

Reynolds du Pont III
1048 Castle Rd. #63
Fishers Island NY 06390

Southold Town Board
c/o Mrs. Elizabeth A. Neville, Town Clerk
Southold Town Hall
53095 Main Rd
Southold NY 11971-0959

September 8, 2020

Re: Change of Zone Application of Fishers Island UFSD/Walsh Park Benevolent Corporation
Premises: Southeast side of Winthrop Avenue at its intersection with Equestrian Avenue,
Fishers Island, N.Y.
SCTM #: 1000-9-10-10 (the "Subject Property")

Dear Supervisor,

I write to you today in support of the Walsh Park Benevolent Corporation's request for a zoning change on Fishers Island so that they can build affordable housing for year-round residents. This is crucial to the long term viability of the island. This isn't a for profit endeavor but one that invests in the year-round residents that, in large part, help the island survive. Here is a short list of why this project makes sense:

- Need for housing. Over the decades, local housing has been acquired by seasonal residents, shrinking the pool of available houses
- The location of the proposed development is near the center of town, school, ferry, Doctor, gas station and grocery store.
- There are no alternative sites that are viable for a project such as this.
- Precedent: Recently the Town Board granted the Fishers Island Utility Company a change of zone to HD. See Town Resolution 2019-224, dated March 12, 2019, enacting "A Local Law to amend the Zoning Map to change the zoning of the parcel known as SCTM #1000-6-6-20.8, from R-80 (Residential) to HD (Hamlet Density)". The change was conditioned on restricting occupancy of multi-family units to fulltime year-round residents. Pursuant to the change, the Utility Company is currently building a two-family unit to house operations professionals who will be year-round residents.

I hope the request for a zoning change is granted. It would benefit the entire community greatly, especially the year-round population.

Sincerely,

Reyn duPont