

**INC. VILLAGE OF OYSTER BAY COVE**

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**Charles Goulding**

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VIA EMAIL

February 1 , 2022

Senator James Gaughran

[Gaughran@nysenate.gov](mailto:Gaughran@nysenate.gov)

Legislative Office Building Room 848

Albany, NY 12247

Dear Senator Gaughran,,

Re: Part AA S.8006 A.9006

Part EE S.8006 A.9006

The above referenced legislation would require every city (except New York City), village and town in the state to amend its zoning code to permit accessory housing units on each parcel of property in residential zoned areas and where such municipalities had transit hubs, it would also require that such municipalities amend its zoning to permit transit oriented housing, permitting 25 units per acre.

This is a gross violation of the local zoning powers granted to local governments in the State Constitution. My village strongly opposes this legislation and the proposals should be removed from the pending Budget bill. However, besides this being a Violation of Home Rule and a long history of local zoning by duly elected officials, there are other very valid reasons why these proposals should be rejected.

These proposals would have many negative impacts on local communities. Widespread accessory housing and 25 units per acre transit housing would put great pressure on public water supply systems, sewer and septic systems, public education with increased student populations, policing, traffic, and code enforcement. These are real quality of life and environmental issues.

Each community sets its own goals and develops its own overall plan. Local elected officials deal with problems and challenges in their community. If local boards think that the Governor's proposals have merit, they can enact them. If the Governor believes that these proposals are very important, maybe incentives could be given to local governments that believe these programs are something good for their community.

In the meantime, these should be rejected, the mandates eliminated, and years of thoughtful and community planning should not be tossed aside with no regard for widespread negative results.

Best Regards,



Charles R. Goulding



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February 4, 2022

Honorable Kathy Hochul  
Governor of New York State  
New York State Capitol Building  
Albany, New York 12224

Dear Governor Hochul,

We write to you with utmost importance regarding the future of New York's suburbs. As elected officials collectively representing the more than 300,000 residents of America's fourth largest township and 17 incorporated villages, we express grave concern regarding "Section AA" of the proposed 2022-23 New York State Budget. This provision, intended to eliminate single-family home zoning across New York State, threatens both the sovereignty and quality of life of suburban municipalities. It will strain the critical community resources including police departments, school districts, utilities, sewage and energy needs and, very importantly, the limitations of fresh drinking water, to name but a few. If passed, this policy will have a devastating effect on our environment, increasing the carbon footprint at least twofold as it compromises our cherished quality of life. This initiative will also greatly increase the tax burden on residents, who already pay some of the highest property taxes in the nation, whether they build accessory apartments or not. We are surprised that New York State leaders, who have communicated a priority of protecting the environment, would now propose the construction of an overwhelming and dangerous number of accessory apartments while removing local government control. The very long list of problems that will surely arise as the result of this legislation includes very high density, which we have learned is one of the contributing factors making a pandemic more dangerous and intensive. Parking, traffic density, air pollution, water pollution, and safety are but a few of the items that are realistic and deeply concerning.

Local governments know their communities best, and thus the principle of Home Rule is granted by statute in the New York State and United States Constitutions to allow local governments to regulate the quality of life in communities while providing direct services to the people. Disturbingly, "Section AA" of the proposed 2022-23 New York State Budget has detrimental impacts on our suburban quality of life. Overcrowding classrooms and school districts greatly increases the cost of education to taxpayers while diminishing its quality. The strain on public safety resources and the increase in crime are obvious. The destruction of our environment and the increase of the carbon footprint directly compromises our cherished quality of life and will turn neighborhoods in this state into the overcrowded urban centers that most suburban residents fled. Make no mistake, it will be Long Island's middle class families and seniors who will bear the burden of this proposal and be forced to pay even higher taxes to attempt to address the increase in services it would require. Dramatic increases in traffic would overwhelm roadways and parking availability, a delicate sole-source aquifer would be threatened by increased demand, and necessary garbage collection and sewage needs will exceed capacity. And, while government leaders are addressing issues associated with climate change, this legislation undoubtedly

exacerbates our carbon footprint and violates open space requirements necessary for environmental sustainability. How can we be addressing the needs for storm drainage, the oxygenation of our atmosphere and the support of our environmental species while cutting down trees and paving over grass in such a wholesale manner? Additionally, this proposal would essentially provide amnesty for exploitative landlords who evade taxes and endanger the lives of their tenants by renting illegally converted homes. Surely, the aforementioned initiative and its consequences will cause the State of New York to violate the intended purpose of Home Rule jurisdiction in our constitutions. We implore you to reverse this initiative.

While we all agree that affordable housing is a necessary and important priority for elected officials at all levels of government, destroying the quality of life in existing neighborhoods and minimizing the American dream of homeownership across the State of New York is not the way to accomplish it. Again, Governor Hochul, please remove your proposal to eliminate single-family homes from the 2022-23 State Budget. We have faith that you truly care about protecting the environment. Our communities are counting on you to save our suburbs!

Sincerely,



Joseph S. Saladino  
Town Supervisor



Robert E. DeNatale  
Mayor, Bayville



Daniel Serota  
Mayor, Brookville



Lawrence Schmidlapp  
Mayor, Centre Island



Thomas Zoller  
Mayor, Cove Neck

Ralph Ekstrand  
Ralph Ekstrand  
Mayor, Farmingdale

**Robert Fagiola**  
Robert Fagiola  
Mayor, Lattingtown



Daniel DeVita  
Mayor, Laurel Hollow



Daniel Pearl  
Mayor, Massapequa Park



Peter Quick  
Mayor, Mill Neck

**James Liguori**  
James Liguori  
Mayor, Muttontown

**Bernie Ryba**  
Bernard Ryba  
Mayor, Old Brookville



Charles Goulding  
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Sandy Quentzel  
Mayor, Roslyn Harbor



Elena Villafane  
Mayor, Sea Cliff



Elliot S. Conway  
Mayor, Upper Brookville



Edward Novick  
Mayor, Old Westbury

***Kenneth Goodman***

Dr. Kenneth Goodman  
Mayor, Matinecock