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Montesano Concerned about Apartment Zoning Requirements for Small Villages & Towns

Assemblyman Michael Montesano (R,C,I,LBT-Glen Head) is opposed to legislation (A.9006) which would require all cities, villages and towns in New York to amend zoning laws to allow for accessory apartments in homes and apartment buildings in certain areas. According to the New York State Constitution, villages and towns have the right to take care of their own zoning and planning. Currently, many villages and towns on Long Island do not allow for people to rent out apartments in their homes, unless it is to family.

"It is a constitutional right for these villages and towns to be able to take care of their own zoning and planning. The governor and the state Legislature should not be interfering in that right," said Montesano. "This proposal could increase the size of these otherwise small communities by a considerable amount, and put additional burdens on not only residents but utility companies, fire and police departments and schools."

The legislation will require permits for accessory housing units on each parcel of property in residential zoned areas. Additionally, if municipalities have "transit hubs," such as a Long Island Rail Road station, those areas will be required to permit transit-oriented housing, which would permit 25 units per acre.

"These places were simply not made to accommodate such large numbers of people and to change that would require millions, potentially even billions, of dollars. You would potentially have to re-route roads to accommodate increased traffic and figure out where utility companies are going to get additional water, power and more to provide for a larger population. We simply cannot handle this legislation without costing New York a ridiculous amount of money and putting a significant amount of strain on communities," said Montesano.

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