



INCORPORATED VILLAGE OF
Plandome Heights

37 Orchard Street, Manhasset, New York 11030
Tel: (516) 627-1136 Fax: (516) 627 1393
www.plandomeheights-ny.gov

Kenneth C. Riscica
Mayor

Daniel Cataldo
Silva Ferman
Gus Panopoulos
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Zoning and Appeals
Board, Chair

Trey Harragan
Technology Advisory
Board, Chair

February 3, 2022

RE: NY State Proposes to Eliminate Single Family Zoning

Dear Residents:

The issue of eliminating Single Family Zoning has been on my radar, and in our Newsletter, for a while.

This week I learned that Governor Hochel has brought the issue to New York. The Governor's budget includes a proposal to require every village and town to amend its zoning code to permit accessory housing units* on each parcel of property in residential zoned areas and further to require municipalities in 'transit hubs' to permit transit-oriented housing permitting 25 units per acre.

Unrelated to the Governor's budget proposals, but also important to note, legislation has been introduced in the Senate, S.7574, that would effectively ban single-family zoning in New York, eliminate off-street parking requirements in cities, towns and villages, and prevent localities from imposing lot size requirements for homes.

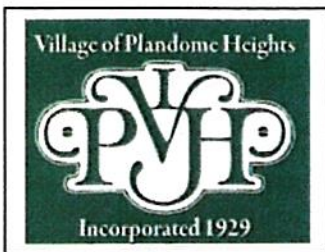
My letter to our NY State representatives is on the reverse side of this letter, as well as on our website. Further, I have spoken to Assemblywoman Sillitti and the office of Senator Kaplan on the matter.

I thought you should know this from me.

Regards,

Kenneth C. Riscica
Mayor

*Allowing single family homes to be used as multi-family homes



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New York Senate District 7
Hon. Anna M. Kaplan
LOB 805
Albany, NY 12247

New York Assembly District 16
Hon. Gina Sillitti
LOB 920
Albany, NY 12248

Dear Senator Kaplan and Assemblywoman Sillitti,

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.

Regards,

Kenneth C. Riscica
Mayor