

**Manhasset Bay Protection**

**Kenneth C. Riscica**

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**From:** Sarah Deonarine [redacted]@gmail.com>  
**Sent:** Wednesday, February 15, 2023 1:31 PM  
**To:** Kenneth C. Riscica  
**Cc:** Kristina Lobosco  
**Subject:** Re: Governor's Housing Compact

Ken,  
I wanted to let you know that the Committee has decided to send a comment letter on the Governor's proposal. We can only comment from an environmental standpoint, but every bit helps.

Sarah

Sarah Deonarine  
Executive Director  
Manhasset Bay Protection Committee  
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On Mon, Feb 6, 2023 at 10:05 AM Kenneth C. Riscica <[ken@riscica.com](mailto:ken@riscica.com)> wrote:

For Plandome Heights, it would eliminate single family zoning and raise the density of housing from 8 units per acre currently to 50 units per acre with no local control. I am told that the law increasing density would overrule the SEQRA laws which I imagine have some significance.

Doing this through the budget means, if passed, it would be law April 1, 2023. So this is a now issue.

I have a Single Family Zoning page on our website which may provide you interesting information.

Ken

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**From:** Sarah Deonarine <[mbpcexec@gmail.com](mailto:mbpcexec@gmail.com)>  
**Sent:** Monday, February 6, 2023 8:33 AM  
**To:** Kenneth C. Riscica <[ken@riscica.com](mailto:ken@riscica.com)>  
**Cc:** Kristina Lobosco <[klobosco@yahoo.com](mailto:klobosco@yahoo.com)>  
**Subject:** Re: Governor's Housing Compact

Ken,

Someone had mentioned it in passing last week, but the knowledge didn't stick until you mentioned density. The Committee meets this week, so we'll discuss then and I'll reach out to other groups, too.

Thank you for alerting me to it.

Sarah

On Sat, Feb 4, 2023 at 12:35 Kenneth C. Riscica <[ken@riscica.com](mailto:ken@riscica.com)> wrote:

Sarah –

Are you aware of the Governor's proposal to increase housing density in our area to 50 units per acre and to eliminate the application of SEQRA to accommodate that? If not, I would think that the environmental community should have a loud voice in this debate. Since it is happening with the Budget, the time is now.

You can see my website for information [Single Family Zoning | Village of Plandome Heights – \(plandomeheights-ny.gov\)](http://SingleFamilyZoning.com)

Ken

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Sarah Deonarine

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