



February 3, 2023

Kenneth C. Riscica
Mayor**Daniel Cataldo**
Silva Ferman
Gus Panopoulos
Dianne Sheehan
Alvin Solomon
Norman Taylor
Trustees**Arlene Drucker**
Clerk - Treasurer**Kathryn Gross**
Deputy Clerk**Kathryn Hannon**
Deputy Clerk, Court &
Building**Cye E. Ross, Esq.**
Village Justice**Mary Breen Corrigan**
Village Prosecutor**Edward P. Butt, AIA**
Village Building
Inspector Stormwater
Mgmt. Officer**Bart Giusto**
Emergency Mgmt.
Coordinator**Maryann Grieco**
Architectural Review
Board, Chair**Eugene O'Connor**
Zoning and Appeals
Board, Chair**Trey Harragan**
Technology Advisory
Board, Chair**Gina L. Sillitti**
Assemblywoman District 16
44 South Bayles Avenue, Suite 200
Port Washington, New York 11050

Dear Assemblywoman Sillitti:

Your email asks for the following information: "Specifically, the following would be helpful to include in your letter:

- What concerns do you have with the "New York Housing Compact"?
- What unique challenges or opportunities does your village have to create more housing?
- What efforts have been undertaken by your village to already address the housing crisis?
- What characteristics regarding your village have not been taken into account by a statewide housing program?"

My response is as follows:

- Housing compact concerns – First, it is a "one size fits all" approach that does not allow for different realities. Secondly, our community is overcrowded in general; what makes sense about increasing density in the most crowded part of the state. Why are we eliminating the application of the environmental laws, SEQUA, for this? The environment doesn't matter anymore?
- Unique challenges to creating new housing in Plandome Heights – Plandome Heights is a mature, fully built out, entirely residential suburb with no available land. There are only two parcels that realistically could be subdivided and so we are full. We have no "unused parking lots or park land" or "empty downtown space." The only way to comply is to tear down single family homes and plop 4 story six unit apartment buildings in the middle of the residential neighborhoods. This will completely change the character of the community and eliminate our way of life. We do not have sewers and so the wastewater management capacity is completely inconsistent with the zoning density suggested. We do not have the clean water resources to accommodate such growth nor the emergency management resources, police, school or healthcare resources.
- What efforts have been taken by the village to address housing - My village has no land available land and so no ability to add new housing without destroying the community.
- What characteristics have not been taken into account – Lack of sewers. Proximity to other parts of Manhasset that do not have our concerns and could support some modest growth in density (underutilized commercial areas, possible use of parklands, etc.). The importance of "green space" in our suburban communities as both a "way of life" measure and an environmental measure to renourish our clean air. As a victim of crime myself, the State has already failed us in public safety and criminal justice; greater density will surely take that failure to another level.

Thank you.

Sincerely,
Village of Plandome Heights
Kenneth C. Riscica, Mayor