



INCORPORATED VILLAGE OF  
**Plandome Heights**

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[www.plandomeheights-ny.gov](http://www.plandomeheights-ny.gov)

March 2, 2023

Dear Friends and Neighbors:

I write to advise you of four things.

1. Single family zoning/Housing Compact; Access – Mayor Fran Murray of Rockville Centre is the President of our advocate/lobbyist, the N.Y. Conference of Mayors, and a family acquaintance of Trustee Kristina Lobosco. Trustee Lobosco invited Mayor Murray to visit Plandome Heights and meet the Mayor. We met in Village Hall, then toured downtown Manhasset and had lunch. We were together for 2 hours. We shared our issues on the Housing Compact with him including various things he did not know (like the absence of sewers). So now we have another direct line to someone with a “seat at the table” in Albany to advocate for our concerns.
2. Single family zoning/Housing Compact; Environmental Support – At my request, the Director of our Manhasset Bay Protection Committee prepared a letter of opposition, on environmental grounds, to the Governor’s Housing Compact plan. The letter, signed today, is thoughtful and powerfully worded. I thought you should see it, so it is enclosed.
3. Digital project - In January we launched the project to digitize our Building Department records, funded with a \$50,000 grant from N.Y. State. It should be complete in April or May. Because these are “permanent” records, the original records must be maintained and we will need a proper NYS capable scanner to digitize new records. As such, there will be no reduction in space requirements, but the pace of growth of our physical records will slow going forward.
4. Digital project II – Just yesterday, we applied for a new grant \$25,000 NYS Grant to expand the digital effort into other Village records. Trustee Florence Musalo using her skills as a technology executive, led this effort. Once again Trustee Musalo prepared an outstanding and comprehensive grant application. We will know the results of this very competitive process in July 2023.

The Village remains active and engaged on many fronts. The Trustees and I are committed to oppose the harmful effects of the Governor’s Housing Compact on our Village while we work to continuously improve the Village.

As always, questions, comments and complaints are cheerfully accepted.

Sincerely,  
INCORPORATED VILLAGE OF PLANDOME HEIGHTS

Kenneth C. Riscica  
[Mayor@PlandomeHeights-NY.Gov](mailto:Mayor@PlandomeHeights-NY.Gov)

Enclosure: Letter of MBPC Director Deonarino to Governor Kathy Hochul

**Kenneth C. Riscica**  
Mayor

**Daniel Cataldo**  
**Mary Hauck**  
**Kristina Lobosco**  
**Florence Musalo**  
**Gus Panopoulos**  
**Norman Taylor**  
Trustees

**Arlene Drucker**  
Clerk -Treasurer

**Susan Martinez**  
Deputy Clerk

**Katherine Hannon**  
Deputy Clerk - Court

**Cye E. Ross, Esq.**  
Village Justice

**Mary Breen Corrigan**  
Prosecutor

**Edward P. Butt, AIA**  
Building Inspector  
Stormwater Mgmt.  
Officer

**David Lisner**  
Emergency Mgmt.  
Coordinator

**Maryann Grieco**  
Architectoral Review  
Board, Chair

**Eugene O'Connor**  
Zoning and Appeals  
Board, Chair

**Trey Harragan**  
Technology Advisory  
Board, Chair

**Mary Gabriel**  
Historian



# Manhasset Bay Protection Committee

ManhassetBay.net

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March 1, 2023

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

*Re: Opposition to the Transit-Oriented Development Act of 2023 and the environmental degradation it would cause*

Dear Governor Hochul:

The “Transit-Oriented Development Act of 2023” (henceforth “Act”) included in your proposed FY 2024 Executive Budget raises serious environmental concerns, the first of which is its removal of any environmental review for development in these zones. As background, Manhasset Bay is the western most embayment on the North Shore of Nassau County on Long Island and would be seriously and negatively impacted by this Act. I am writing to represent some of the environmental concerns of the 15 municipalities who make up the Manhasset Bay Protection Committee (henceforth “Committee”). The Committee is an inter-municipal organization focused on addressing water quality and coastal issues with a coordinated, watershed-level approach. The Committee’s goals are to protect, restore, and enhance Manhasset Bay so as to insure a healthy and diverse marine ecosystem while balancing and maintaining recreational and commercial uses.

This proposed Act does not consider the sensitive environmental and ecological concerns of Long Island. Long Island is on a sole-source aquifer, our bays and harbors are already subject to bacteria and nitrogen pollution, and open-space is rapidly disappearing. Long Island municipalities are subject to strict regulations to clean-up our bays and harbors. This Act does not account for these regulations and the impossibility of achieving the environmental enhancements these regulations seek to reach if the Act is passed.

This Act would cover the eastern and southern banks of Manhasset Bay in a high-density metropolis, thus killing any chance at restoration. Manhasset Bay was once one of the largest producers of shellfish in New York State, but now it is closed to shellfishing due to high concentrations of bacteria, carried there by polluted stormwater runoff traveling over impervious surfaces. Those impervious surfaces would increase under the Act, thus increasing polluted stormwater runoff to the Bay.

Additionally, the coastal areas of the Manhasset Bay watershed have very short groundwater travel times to the Bay, further exasperating our issues, especially if new development is put on on-site wastewater treatment systems. For those areas that are within wastewater treatment plant zones, this high density would put a great strain on plant capacity and the ability of those plants to treat wastewater to the

regulated levels of nitrogen removal. The Committee is supporting the sewerage of areas contributing to groundwater pollution and not currently serviced by the plants. This Act would remove any capacity from the wastewater treatment plants for this sewerage.

There would also be impacts to the Manhasset Bay viewshed. Part of the joy of living in or visiting a coastal community are the vistas afforded these areas. The Committee and other organizations are of the belief that the public's enjoyment of a waterway contributes to their willingness to undertake actions that would protect and restore that waterway. The proposed Act would prohibit restrictions on height as well as reasonable requirements relating to property line setbacks, thus removing Manhasset Bay from sight and, therefore, mind.

The exemption of transit-oriented development from any environmental review requirements is unconscionable. The burden is then placed on the locality to prove "bona fide health and safety concerns" in the denial of a transit-oriented building permit. But we would make the argument that environmental degradation is a major health and safety concern. The Act also removes any consideration of open space requirements, but open space is necessary for the infiltration of stormwater, climate change mitigation, protection of clean air and water, and habitat protection.

For these reasons, we request you pull this proposed Act from your budget package. We appreciate the housing difficulties Long Island faces, but it should not be solved at the expense of our delicate environment and, therefore, our public health and safety.

Sincerely,



Sarah Deonarine  
Executive Director

CC Senator Jack Martins  
Assemblymember Gina Sillitti  
Executive Bruce Blakeman, Nassau County  
Supervisor Jennifer DeSena, Town of North Hempstead  
Mayor Nora Haagenson, Village of Baxter Estates  
Mayor Randall Rosenbaum, Village of Flower Hill  
Mayor Pedram Bral, Village of Great Neck  
Mayor Susan Lopatkin, Village of Kensington  
Mayor Kouros Torkan, Village of Kings Point  
Mayor John Popeleski, Village of Manorhaven  
Mayor Lawrence A. Ceriello, Village of Munsey Park  
Mayor Thomas S. Minutillo, Village of Plandome  
Mayor Kenneth C. Riscica, Village of Plandome Heights  
Mayor Barbara Donno, Village of Plandome Manor  
Mayor Robert Weitzner, Village of Port Washington North  
Mayor Peter A. Forman, Village of Sands Point  
Mayor Steven Weinberg, Village of Thomaston  
Councilmember Mariann Dalimonte, Town District 6  
Councilmember Veronica Lurvey, Town District 4