



NASSAU COUNTY VILLAGE OFFICIALS ASSOCIATION

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January 31, 2022

By Email

Senator James Gaughran

Gaughran@nysenate.gov

Assemblyman Fred W. Thiele, Jr.

ThieleF@nyassembly.gov

**Re: Part AA S.8006 A.9006
Part EE S.8006 A.9006**

Dear Messrs Gaughran and Theile:

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. The Nassau County Village Officials Association which represents all 64 Nassau County villages with 475,000 residents strongly opposes this legislation, and the proposals should be removed from the pending Budget bill. 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 unit 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 serious 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, 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.

Sincerely yours,



Ralph J. Kreitzman
Executive Director