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January 31, 2022

Hon. Anna Kaplan
1 Old Country Road, Suite 270
Carle Place, NY 11514

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

Dear Senator Kaplan:

I am contacting you today on behalf of the Village of Flower Hill to express my opposition to the above referenced legislation which would require the Village of Flower Hill, and every other municipality except New York City, to amend their zoning codes to permit accessory housing units on each parcel of property in residential zoned areas and where such municipalities have transit hubs, it would also require that such municipalities amend their zoning to permit transit oriented housing, permitting 25 units per acre.

I am sure the proposal is well intended to help create additional housing throughout the state, but it unfortunately would undermine years of thoughtful planning and development in our community which has incorporated single and multi-family dwelling units. This proposal is overly broad and fails to understand the nuanced local impacts on communities across the state. In addition, it is a violation of Home Rule established under the State Constitution and presents serious environmental and quality of life challenges requiring these proposals to be rejected.

I am greatly concerned about the impacts this proposal will have on our already overtaxed and outdated infrastructure that struggles to support our existing housing stock. Widespread accessory housing and 25 units per acre transit housing would put even greater pressure on our public water supply systems, sewer and septic systems, public education with increased student populations, policing, traffic, and code enforcement.

To implement and regulate the increased density proposal, our Village and other municipal entities would require additional resources necessitating an increase in property taxes. Long Island is already one of the highest taxed areas in the country and our Village has effectively fought to keep taxes low maintaining little to no tax increases over the last few years.

Thank you for your efforts to help address housing issues , but please remove these mandates from the budget that threaten to undermine our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian H.", is written over a horizontal line.

Brian Herrington
Mayor – Village of Flower Hill

MAYOR BRIAN HERRINGTON, DEPUTY MAYOR RANDALL ROSENBAUM
TRUSTEES, GARY LEWANDOWSKI, FRANK GENESE, MARY JO COLLINS, CLAIRE DORFMAN, MAX FRANKEL
VILLAGE ADMINISTRATOR RONNIE SHATZKAMER, ESQ., TREASURER SUZANNE TANGREDI,
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