



Village of
Roslyn Estates

25 The Tulips
Roslyn Estates, NY 11576

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From the Office of Hon. Paul Leone Peters, Mayor

February 5, 2022

Dear Neighbor,

I'm sorry to be intruding again so soon, but I need to make you aware of proposals under consideration in Albany which, if enacted into law, will erode the quality of life in Roslyn Estates – and in all the surrounding villages, as well.

Under current law, the Village of Roslyn Estates enjoys “home rule,” which allows our Village, like other Villages in Nassau County, to control zoning within its geographic boundaries. Thus, we get to enact the various rules that determine our Village’s character, including:

- Whether to allow or prohibit two-family homes;
- Whether to allow or prohibit on-street overnight parking;
- To determine the size of homes to be constructed in the Village;
- To determine the minimum lot size for new homes.

Now, however, buried within the state budget, Governor Hochul has included legislation which would gut “home rule” for every municipality in New York State. The State Senate is considering similar legislation (S.7574). These proposed new laws would allow every homeowner in the state to build a second home anywhere on their property, up to 4 feet from the property line. They would allow garages and basements to be converted to accessory apartments. On-street parking would be allowed if driveway space was insufficient to handle the additional cars that the second residence required. Lot size requirements for homes would be outlawed.

Not only would the very character of our Village be destroyed, the population would explode in Roslyn Estates and every other incorporated village as well, dramatically increasing school enrollments, the traffic on our streets, and tax bills to support all those changes. (As if Roslyn school taxes weren’t already absurdly high enough.)

I am concerned that Governor Hochul’s surreptitious inclusion of these proposals into the budget is intentionally designed to avoid democratic discussion. If the nature of our community is under threat, we should at least be informed so we can express our objections. You can be certain that anyone advocating these changes doesn’t live in any of the communities they will affect.

I think we owe it to our families and each other to let our elected officials know how we feel about their plans to destroy our Village. If you agree, please write and/or call the following elected officials and tell them so. (As you can see by the attached letter from State Senator Anna Kaplan, she is already fighting these new laws!)

1. Governor Kathy Hochul

<https://www.governor.ny.gov/content/governor-contact-form>

518-474-8390

2. State Senator Anna M. Kaplan, New York Senate District 7

kaplan@nysenate.gov

516-746-5924

3. Assemblywoman Gina Sillitti, New York Assembly District 16

sillittig@nyassembly.gov

516-482-6966

Thank you, in advance, for helping to save our beautiful and peaceful Village.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul", written over a light grey rectangular background.

Paul Leone Peters, Mayor

(516) 220-8166

mayor@villageofroslynestates.com

ANNA M. KAPLAN
NYS SENATOR, 7TH DISTRICT

CHAIR
COMMERCE, ECONOMIC DEVELOPMENT
AND SMALL BUSINESS COMMITTEE

COMMITTEES:
ALCOHOLISM AND SUBSTANCE ABUSE
ENVIRONMENTAL CONSERVATION
JUDICIARY
PROCUREMENT AND CONTRACTS
TRANSPORTATION
WOMEN'S ISSUES



THE SENATE
STATE OF NEW YORK

ALBANY OFFICE:
ROOM 805
LEGISLATIVE OFFICE BLDG.
ALBANY, NY 12247
(518) 455-2170

DISTRICT OFFICE:
1 OLD COUNTRY ROAD
SUITE 270
CARLE PLACE, NY 11514
(516) 746-5924

E-MAIL ADDRESS:
kaplan@nysenate.gov

WEBSITE:
kaplan.nysenate.gov

February 1, 2022

VIA EMAIL

Dear Mayor:

Governor Hochul has included two proposals in her SFY 2022-2023 Executive Budget that I believe will adversely impact how local governments can regulate their own communities, and I'm writing to you today to let you know that I will be fighting back against these proposals.

The specific proposals can be found in the legislation S.8006/A.9006 under parts AA and EE. Part AA would require every city, village, and town to permit at least one accessory dwelling housing unit per lot in areas zoned for single-family or multifamily residential use or where there is an existing residential use. Part EE would require that when a city (*this section is solely applicable to cities and amends the General City Law only*) has a designated transit hub, the municipality would be forced to amend its zoning to permit transit-oriented housing, permitting 25 units per acre.

I have serious concerns about the infringement these proposals would have on New York's long-standing history of municipal home rule. Moreover, I believe these proposals would have a profound impact on our communities here in Nassau County and I have made my opposition to these proposals known and will continue to fight against them.

Unrelated to the Governor's budget proposals, but also important to note, legislation has been introduced in the Senate, S.7574, that would effectively ban single-family zoning in New York, eliminate off-street parking requirements in cities, towns and villages, and prevent localities from imposing lot size requirements for homes. Please know that for the same reasons I enumerated above, I will be standing firmly against this proposal as well.

If you have any questions, please don't hesitate to reach out.

Sincerely,

A handwritten signature in blue ink that reads 'Anna M. Kaplan'.

Anna M. Kaplan
State Senator
7th Senate District