



**IMPORTANT MESSAGE FROM THE SUFFOLK COUNTY VILLAGE OFFICIALS ASSOCIATION:  
Governor's New York "Housing Compact"**

TO ALL LONG ISLAND RESIDENTS & HOMEOWNERS:

With the *New York Housing Compact* inserted into the 2023-24 budget, Governor Hochul has re-launched a really alarming attack on local zoning control and on her constituents. **This is a deliberate, outrageous and targeted assault on "Home Rule", a concept imbedded in the NYS Constitution (Article IX) which guarantees villages, towns, and municipal entities control over local zoning, "property affairs and government." This assault will silence your voice and the voice of local government.**

The *New York Housing Compact* will **MANDATE** multi-family housing and density requirements across NY State. It will impose target dates and penalties for non-compliance. Within 3 years 38,000 new housing units will be mandated in Nassau/Suffolk alone. To achieve the State set "goals" for increasing affordable housing stock the Governor has proposed that local zoning codes be overridden. Failure to meet such "goals" will allow developers to obtain State authorization to ignore local zoning codes and build without local permission, including placement of otherwise illegal housing stock in village/town residential areas, i.e., multi-family housing in single-family zones. Such building will be without regard to local zoning density, height, and plot coverage requirements, let alone consideration of any environmental, sanitation or other items. The Governor's vague suggestions include items such as "repurposing underutilized office parks and strip malls to offer new incentives towards multi-family buildings..." If the Governor's "goals" are not realized by the villages/towns, the State can simply give permission to a developer to build wherever and whatever the developer/State want – and village/town zoning codes can be ignored. The Governor's plan adds: "To expedite rezoning and development of new homes, **specific relief from environmental review** will be included in the new home target..."

Despite being a former town councilwoman, your Governor clearly knows **NOTHING** about your local community and cares less. There has not been the slightest thought given to items such as **environmental implications, utilities, emergency services, traffic, parking, sanitation, sewer systems, school system capacity, etc... let alone the type of community in which you want to live.** The level of condescension and attitude that constituents are either too ignorant to know what is best for them, or too distracted by the demands of making a living on Long Island to notice the Governor's intention, is appalling. Your Governor pretends that "out-migration" from NYS is the result of a housing crunch that a "one size fits all" mandate can fix. She would be far better advised to confront the real reasons for "out-migration." Among these are:

- progressive criminal justice agenda that she either feels powerless to control or unable to rein in;
- the extreme tax load that constituents shoulder;
- the fact that NYS ranks 49<sup>th</sup> in the State Business Climate Index.

Predictably, the Governor has **linked her *New York Housing Compact* to an increase in school**

aid – obviously an attempt to get legislators to vote for the budget, despite the fact that the mandatory compliance items contained therein will have serious negative impacts on their suburban constituents. **Going to war with constituents is not the way for the Governor to address the issues of either housing or out-migration from New York State. This approach will only breed further distrust and resentment. The New York Housing Compact should be removed from the proposed 2023-24 NY State budget.**

SCVOA Counsel Peter Bee, Bee Ready Fishbein Hatter & Donovan, consulted on this message.

*The Suffolk County Village Officials Association (SCVOA) informs, supports, & advocates on behalf of the 32 villages & more than 130,000 village residents of Suffolk County. The Executive Board of SCVOA works tirelessly in its commitment to create a strong, effective, cohesive organization that promotes an exchange of ideas & strategies that enable village government to serve the interests of Suffolk County village residents. For more information, please contact SCVOA at [mail@scvoa.com](mailto:mail@scvoa.com).*