



Dear neighbors,

I am reaching out to community stakeholders urging you to join our letter, social media, and email writing campaign to alert the Governor and legislative leaders that we need to remove all facets of the Accessory Dwelling Units (ADU's) and Transit Oriented Development (TOD's) bills out of the state budget. While parts of the initial proposal have already been removed via what's known as 30 Day Amendments (to the Governor's initial proposal), there are still considerations being deliberated on portions of the plan which I have very serious concerns about. The amended proposal allows New York City to establish a new program to address and legalize ADUs that already exist. This program may include providing amnesty from zoning violations, but will not require additional zoning actions, land use review, or environmental review.

While some well intentioned supporters of the legislation are looking for solutions to the housing crisis by allowing for ADUs to be built on property for which they are not currently zoned for, we know that without adequate enforcement, preparation, planning for congestion, additional school seats, infrastructure upgrades, healthcare access and hospital beds, this would be a disaster for Southeast Queens and communities around our state. The proposal in its current incarnation would allow for blanket basement and attic apartment conversions, without the required nuance to determine if and where this may be feasible for our neighborhoods.

Those like me who oppose the legislation, believe that these proposals are ultimately unenforceable, would strip the zoning rights of local community boards, local government and ultimately damage the quality of life residents for many of whom, their single largest investment has been their home.

Thanks to the work of nearly all of our local Queens civics, urban planners, and community leaders, there is a template that you can use to alert the Governor that we do not want to diminish the quality of life of single-family homeowners in New York State.

Please copy and paste the template at the bottom of this message and send to any or all of the following methods to alert the Governor that we need to stop this now.

Contact Governor Kathy Hochul Online

<http://www.governor.ny.gov/contact>

Send a hard copy letter to:

The Honorable Kathy Hochul Governor of New York State

NYS State Capitol Building

Albany, NY 12224

You can also call: Office of NYS Governor Hochul 1-518-474-8390

You can also send messages via social media:

Governor Hochul [Facebook](#)

Governor Hochul [Twitter](#)

Governor Hochul [Instagram](#)

If you have any questions, please feel free to contact my office at 718-765-6359 or info@leroycomrie.org.

Yours in Service,

Leroy Comrie

New York State Senator

District 14 | Queens

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Dear Governor Hochul,

I write to you today in opposition to language inserted in the proposed FY2023 budget bill – S8006/A9006 – which requires the allowance of Accessory Dwelling Units (ADUs) in single family zones across New York State (PART AA) as well as requires upzoning of all residential land within ½ mile of commuter rail stations and commuter parking lots up to 60 miles from NYC to a minimum of 25 units per acre (PART EE). We are also opposed to bills S4547 / A4854 (Harckham/Epstein), both of which closely track with your introduced legislation pertaining to ADUs and the elimination of 1-family zoning.

As per ADUs:

- 1) If this bill is passed into law it will effectively eliminate 1-family zoning throughout New York State.
- 2) In addition, Home Rule by local government will be severely eroded due to the

inability of municipalities to create and enforce their own laws pertaining to land use and zoning.

3) Even if ADUs were to be allowed in other zones rather than 1-family, the design parameters described in the bill – setbacks, ceiling heights, square footage and the like – are harmful to the development patterns of cities, towns and villages throughout the state and, if adopted, will do unfathomable damage to our communities.

4) This proposed legislation would also mandate a blanket “amnesty” program for the tens of thousands of illegal conversions in New York City – and pave the way for similar action throughout the rest of the state.

5) If adopted, it would reward decades of criminal behavior by unscrupulous property owners who charge market-rate rents with no protections for tenants often living in dangerous and – sometimes – deadly conditions, the most recent example being the 11 people who lost their lives trapped in illegal basement apartments in Queens County during Hurricane Ida.

6) In addition, it will punish the many property owners who have legally converted houses, spending tens of thousands of dollars to do it the right way – and paying increased property taxes as a result.

As per transit-oriented development:

1) Unlike what was written in the State of the State report, this legislation will not “foster” multifamily construction in zones drawn by municipalities; it will require the creation of multifamily zoning in every village, town, and city in New York State within 60 miles of New York City within ½ mile of a rail station or commuter parking lot and, once again, impinge on Home Rule. This “one size fits all” approach is unworkable, as every municipality has different needs and approaches to development.

Both of these actions will lead to increased burdens on infrastructure and services: overcrowding in schools, additional production of garbage, overburdened water/sewer, strains on public safety and more. These bills will also not create affordable housing of any kind, despite the continued insistence by your office and other advocates to the contrary. And, as these are unfunded mandates, municipalities will be forced to bear the cost of necessary upgrades and dramatically raise taxes on residents and property owners as a result.

Taking away local decision-making on land use issues and forcing communities to increase density – whether through a statewide elimination of one-family zoning or mandating density near every train station or commuter parking lot – will not only do direct harm to property owners and residents, but will destroy Home Rule, damage democracy, and violate the New York State Constitution.

Therefore, we demand that PART AA and PART EE immediately be stripped from

S8006/A9006 and removed from any further consideration.

Your name

Your Address

Your Neighborhood, State, Zip