

TRANSIT ORIENTED DEVELOPMENTS (TODs) HAVE BECOME A POPULAR WAY TO CREATE DENSITY AROUND AND WITHIN PROXIMITY OF COMMUTER RAIL STATIONS THROUGHOUT NEW YORK STATE. WHEN TODs ARE DEVELOPED WITH COMMUNITY BUY-IN AND APPROVAL FROM LOCAL GOVERNMENT, THEY TEND TO BE SUCCESSFUL.

IN GOVERNOR KATHY HOCHUL'S TELEVISED STATE OF THE STATE ADDRESS, TODs WERE INCLUDED IN A TWO SENTENCE STATEMENT: *"WE'LL FIX OUTDATED LAND USE LAWS THAT HOLD BACK HOUSING SUPPLY. WE'LL ENCOURAGE TRANSIT-ORIENTED DEVELOPMENT AND THE CONVERSION OF HOTELS AND OFFICES TO HOUSING IS ALSO PART OF OUR HOUSING STRATEGY."*

THIS VAGUE LANGUAGE WAS FOLLOWED BY A PARAGRAPH IN THE STATE OF THE STATE REPORT: *"TO SPUR TRANSIT-ORIENTED DEVELOPMENT, GOVERNOR HOCHUL WILL PROPOSE LEGISLATION TO FOSTER MULTIFAMILY CONSTRUCTION IN ZONES DRAWN BY MUNICIPALITIES AROUND RAIL TRANSIT STOPS WITHIN DISTANCE TO NEW YORK CITY. THE STATE WILL PROVIDE ASSISTANCE TO MUNICIPALITIES FOR DRAFTING ORDINANCE CHANGES, EASING THE BURDEN ON SMALLER MUNICIPALITIES."*

WHILE THIS STATEMENT SEEMS TO IMPLY THAT THE STATE WILL WORK WITH LOCAL GOVERNMENTS IN A COOPERATIVE FASHION, THE ACTUAL LEGISLATION – S8006/A9006, PART EE – WILL TAKE AWAY HOME RULE, SIMILAR TO GOVERNOR HOCHUL'S LEGISLATION TO ELIMINATE ONE-FAMILY ZONING STATEWIDE (PART AA).

IN SHORT, GOVERNOR HOCHUL LIED.

EVERY VILLAGE, TOWN AND CITY WILL BE REQUIRED TO CHANGE THE ZONING WITHIN ½ MILE OF A RAIL STATION – INCLUDING THE LONG ISLAND RAIL ROAD, METRO NORTH AND AMTRAK – TO ALLOW AT LEAST 25 UNITS/ACRE.

THIS LEGISLATION WILL NOT FOSTER MULTIFAMILY CONSTRUCTION IN ZONES DRAWN BY MUNICIPALITIES; IT WILL FORCE THE CREATION OF MULTIFAMILY ZONING ON EVERY VILLAGE, TOWN AND CITY IN NEW YORK STATE, WHETHER THEY WANT IT OR NOT.

TAKING AWAY LOCAL DECISIONMAKING 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.

SAY "NO" TO KATHY HOCHUL'S TOD DEVELOPMENT SCHEME & PROTECT NY STATE!