



# Incorporated Village of LLOYD HARBOR

May 2024

## MAYOR'S MESSAGE

### Re: **“Faith-Based Affordable Housing Act”** New York State’s Latest Attempt to Destroy “Home Rule” & Local Zoning

The latest destructive measure coming out of Albany and backed by your Governor is the **“Faith-Based Affordable Housing Act.”** There is nothing “faith-based” about this. It is a deliberate continuation of the effort to shift the burden of New York City’s self-inflicted illegal immigration & related housing crisis onto law abiding, hard working & tax paying Long Islanders. The result would destroy local zoning, devastate property values and ruin our quality of life on Long Island.

Memorialized in *Assembly Bill A. 8386 (Cunningham)* & *Senate Bill S. 7791 (Gounardes)*, this effort is malicious & targeted in approach. It would destroy local zoning & silence your voice as to the type of community in which you want to live. “Faith- Based Affordable Housing” is simply “NY Housing Compact” & “Accessory Dwelling Unit” efforts of prior years redux. All are aimed at destroying local zoning.



MAYOR  
JEAN M. THATCHER

These “faith-based” bills would mandate high-density housing in our communities as follows:

- Use of religious institutions as vehicles to **FORCE as-of-right development of “affordable housing” in villages & towns across Long Island**
- Parcel(s) owned solely, directly or indirectly by religious institutions would qualify for “faith-based” development
- Unregulated residential construction ***anywhere* deemed “a place of worship”**
- **No compliance with local zoning codes**, no environmental review, no analysis of burden on entire infrastructure - police, fire depts., sanitation & sewer systems, schools, etc., carelessly & dangerously accelerating construction time
- Building Departments required to issue permits within 60 days of receipt of application
- **Only requirement is training course for “faith-based” entity prior to disposal of land** via sale/lease to developer for high density residential housing
- Denial of a building permit allows a **“religious institution” to initiate an Article 78 civil lawsuit.** Town/Village issuing the denial responsible for attorney fees
- **Population under 50,000:** residential construction up to 3 stories high. Density 30 units / acre.  
**Population over 50,000:** residential construction up to 5 stories high. Density 50 units / acre.

**Please act now! All will be delivered to Governor & NYS Legislators**  
Sign & return enclosed letter in self addressed envelope.  
Sign the electronic letter at [www.lloydharbor.org](http://www.lloydharbor.org).



TRUSTEE/  
DEPUTY MAYOR  
WILLIAM  
BURDO



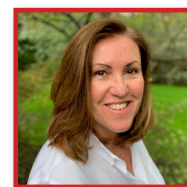
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TRUSTEE  
MATTHEW  
STRUNK



## **Critical Info Re: Local Zoning & “Home Rule”**

**Remember** ... Local zoning is directly affected by State mandates. Mandates are a deadly slippery slope. Once in the “mandate” business anything with regard to local government is fair game. Mandating dissolution of your local Police; public access to your Village Park; & maintenance/plowing (or lack of) on your roads; forcing local officials to run on a national party line as opposed to independently... the list of abusive mandates is endless. **These & so much more are local issues which should be decided by local residents & local governments who know & care about the needs & desires of the local community.**

Governor Kathy Hochul is a former Town Councilwoman. She should be expected at the minimum to understand the fundamental importance of local control in response to the needs of local residents. Clearly the lure of raw power overrides any modicum of comprehension, common sense or regard for the desires of her constituents. *The level of condescension & attitude by the Governor 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 is appalling. Behavior of this kind by government officials only breeds serious resentment & distrust.*

**Please act now - Your voice is essential to preservation of local government & local control!**



May 2024

Honorable Kathy Hochul  
Governor, State of New York  
NYS State Capitol Building  
Albany, NY 12224

Dear Governor Hochul:

**I/we write to state our extreme opposition to the “Faith-Based Affordable Housing Act.”** This “Act” is memorialized in *Assembly Bill A. 8386 (Cunningham) & Senate Bill S. 7791 (Gounardes)*. It is targeted at undermining local zoning control and is a deliberate and outrageous assault on “Home Rule,” a concept embedded in the NY State Constitution.

I/we ask that you respect the desires of your constituents to govern their local zoning and other affairs. Local issues should be the purview of local residents and local governments who know the needs, desires and capacities of their communities. **Mandating anything such as the “Faith-Based Affordable Housing Act” or other similar effort to override local control and “Home Rule” is guaranteed to breed serious resentment and distrust on the part of your constituents.**

Should any of these Bills come before you, I/we respectfully ask that you veto them.

Sincerely yours,

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Signature

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Signature

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Name (Print)

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Name (Print)

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CC: NYS Senate Majority Leader Andrea Stewart-Cousins  
NYS Senate Minority Leader Robert G. Ort  
NYS Assembly Majority Leader Crystal D. Peoples-Stokes  
NYS Assembly Minority Leader William A. Barclay  
NYS Assembly Speaker Carl Heastie  
**NYS Senator Mario Mattera**  
**NYS Assemblyman Keith Brown**