



LONG ISLAND  
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ADDITIONAL TESTIMONY OF THE LONG ISLAND BUILDERS INSTITUTE ON THE DRAFT  
2010 NASSAU COUNTY DRAFT MASTER PLAN

SUBMITTED FEBRUARY 1, 2011  
MITCHELL H. PALLY, CHIEF EXECUTIVE OFFICER

The Long Island Builders Institute would like to add the following materials to our original testimony on the draft Nassau County Master Plan which was dated December 1, 2010.

Upon the recent release of the 2011 Long Island Index, it is more important than ever for our towns and villages in Nassau County to have an objective goal of the number of new residential units which should be constructed in their downtown centers and around the existing Long Island Rail Road stations. For too long, we have relied on the goodwill of elected officials and community groups, and what we have is a significant shortage of such housing for our young people and the continued movement of young people out of Nassau County and Long Island. We can no longer rely on goodwill; we must now rely of specific legislative goals and objectives, with incentives and rewards for those municipalities which meet their goals and with specific penalties for those municipalities which do not meet their housing goals.

With this in mind, the Long Island Builders Institute calls for the inclusion within the new Nassau County Master Plan of a recommendation which would require the Nassau County Legislature to set specific housing goals and number of units to be built for all of the towns and villages in Nassau County within a two year period. Such municipalities which meet such goals should be provided with additional county and state aid which are controlled by the county, and those municipalities which do not meet the goals should lose a portion of their county and state aid. Such a system is in place in Westchester County and has worked very well over the years. In this way, Nassau County can either get serious about building such units in downtown areas for our young people or we can continue to moan and groan when they leave. It is our choice.

On behalf of the Long Island Builders Institute, thank you very much for allowing us to supplement our initial testimony on the draft Master Plan.