

Open for more info...

- Property taxes will increase between \$800 and \$2,000 per year if Mastic Beach becomes a Village!
- A limited service Village costs more than a full service Village!
- The proposed Village will not have a Village Police Department!
- Village residents do not get to vote on the Village budget or salaries!
- Village income from fines and fees will be a "hidden tax" to residents!

Smart People Get the Facts!

JOIN THE FIGHT

AGAINST

HIGHER TAXES
 LESS SERVICES
 MORE GOVERNMENT
 LANDLOCKED
 MASTIC BEACH

TO SAVE

THE WATERFRONT
 THE MARINAS
 THE STICK DOCKS
 THE MASTIC BEACH
 WAY OF LIFE

VOTE NO VILLAGE



THE MASTIC BEACH PROPERTY OWNERS ASSOCIATION
A VOICE FOR THE COMMUNITY SINCE 1928

Special Edition Newsletter

“Tax Neutral Villages” do not exist!

A new Village is another layer of government. Village homeowners will pay an additional \$800 to \$2,000 in property taxes per year for the same services now provided by the Town.

“Limited Service Villages” still cost more!

Highway/waste management/environmental protection/traffic safety; these departments, and others, are transferred to the Village and must be funded through Village property taxes.

Village Debt starts on day one!

Borrowing takes place immediately, to cover day-to-day operation of a Village. Homeowners start paying higher property taxes to the Village to cover these debts. Costly contracts must be negotiated.

Where is the Village feasibility study?

The proposed Village will have a population of more than 12,000 residents, comparable in size to the Villages of Patchogue and Babylon. To date, the residents of Mastic Beach have not been provided with factual data to prove the claim that a Village will be “tax neutral”.

Smart People Get the Facts*
Read on for More...

*These facts were garnered from; three (3) public forums/panel discussions; twenty-seven (27) Freedom of Information Act (FOIAs) submitted to the Town and County; NYS Village Law; budgets from over a dozen Long Island Villages; reports from the NYS Comptroller’s office; and information found in local, national newspapers and magazines. A full listing is available on-line at: www.masticbeachpropertyownersassociation.org

Why you will pay \$800 to \$2,000 more per year in property taxes!

A Village is RESPONSIBLE for roads & sidewalks

The Town will no longer maintain our roads and sidewalks. We will have to pay more and wait longer to get these same services.

A Village is RESPONSIBLE for garbage collection, recycling, storm debris clean-up, brush and leaf pickup

The Town will no longer pick-up and dispose of this kind of debris. These services will not “stay” with the Town. The cost of these services will be calculated at overtime (OT) rates per employee, the cost of materials, plus Town “tipping fees” at the dump. We will have to pay more for services we already receive at a discount.

A Village is RESPONSIBLE for removal of dumped couches, appliances, boats, cars, motor homes, tires and debris etc.

The Town will no longer pick-up and dispose of this type of debris. A Village will also need to have an impound lot to process dumped vehicles and boats with the Department of Motor Vehicles.

A Village is RESPONSIBLE for maintaining storm drains and all waste water management

A Village must install, maintain, and clean-out any new or existing storm drains. They are also responsible for: all dredging, dredge spoils removal, and management of excess tidal & storm water on Village properties.

A Village is RESPONSIBLE for clean-up of neglected properties

This includes the boarding and securing of “blighted and abandoned properties,” as well as the removal of excessive yard waste. It is mandatory for a Village to employ: legal counsel, building and waste management investigators, fire marshals, animal control officers, and work crews when securing a property.

A Village is RESPONSIBLE for the maintenance, installation, and replacement of all street-lighting and traffic-safety devices

Outside traffic consultants and engineers are required, along with street-sign shops, electricians, traffic-safety device vendors, and technicians. These services must be provided by the Village at significantly higher costs—in property tax dollars—than we now pay to the Town.

A Village is RESPONSIBLE for all code-enforcement

Code-enforcement by the Town includes work done by legal, building, and waste management investigators, public safety officers, attorneys, and outside counsel. On an annual basis, the Town of Brookhaven law department (law investigators and attorneys) spends close to \$500,000 per year on code-enforcement in the 11951 zip code—at no additional cost to the residents of Mastic Beach. A majority of the fines and fees projected as Village income will be levied from residents of Mastic Beach to close the budget gap.

A Village is RESPONSIBLE for all planning & zoning functions, which are complex and costly

Planning and zoning functions require a multitude of paid professionals in planning, zoning, environmental protection, municipal code, and law. A Village is required to have a planning department, building & fire safety department, planning board, zoning board, zoning board of appeals, accessory apartment review board, and historic district advisory board. These departments are required by law and will be costly to taxpayers of the proposed Village.

The Town has established a Brookhaven Community Court

As of this year, the Town of Brookhaven Community Court is being provided for all residents without an additional tax. This court is designed especially to address quality-of-life code-enforcement violations, and eliminates the need for a Village court. In 2009-10, the Village of Babylon’s Village court expenses were \$214,000, with \$27,000 just for court office supplies. The Village of Babylon’s population is very close to the population of the proposed Village of Mastic Beach. How can we have a court for \$35,000?

The Mastic Beach Property Owners Association has been serving the community of Mastic Beach for the past 82 years. The organization is run and operated by Mastic Beach property owners. Members donate hundreds of hours of their time each year working for the betterment of our community. The MBPOA is not taking a position on Village incorporation. This is a decision that must be made by the voters of Mastic Beach at the appropriate time. However, the MBPOA as part of its service to the community, feels strongly that the residents should be presented with factual information regarding the effects of incorporation on our residents and our property taxes.

If you are interested in becoming a member of the MBPOA, or making a donation to help protect the MBPOA properties, please call 399-6111 for more details and information. You can also make a donation to assist us in our efforts to provide the residents of Mastic Beach with the real facts regarding Incorporation.

New Village Expenses Lead to Higher Property Taxes

- A new Village will have to take out a **tax anticipation bond** on their first day of incorporation to cover their first year’s operating and capital expenses.
- A new Village is responsible for all its official records from the mayor, trustees, Village clerk, treasurer, assessor, planning, building, environmental protection, zoning, fire marshals, law and code-enforcement departments, and the Village court. **The costly storage and maintenance of all records for the proposed Village of more than 12,000 residents and 5,000 properties is required by law.**
- A new Village will have overhead: computers, printers, software licensing, faxes, telephones, scanners, office furniture, desks, chairs, conference tables, book shelves, filing cabinets, etc.
- A new Village must have various types of **insurance coverage and bonding** for their elected officials and all employees, departments, and functions.
- A new Village must provide **transportation and/or travel expenses for their employees**, and reimburse many other expenses for their elected officials, appointees, and civil service workers.
- A new Village must **pay for all mailing and printing expenses** for Village code, public notices, tax bills, and for website creation/maintenance.
- A new Village must have a **Village hall large enough** to conduct Village business for more than 12,000 residents, including a Village courthouse.
- A new Village must **pay for all costs associated with a Village court**, including a Village justice, associate justice, court stenographer, outside legal counsel, and transcription of all court proceedings.