

Minutes of the Village Board Meeting held on September 9, 2021 at 7:30PM

Present: Timothy Egan, Mayor  
Tara Burek, Andrew Giacomazza, Jesus Gomez and Christopher Graziano, Trustees  
Absent: None  
Also Present: Kelly Naughton, Attorney for the Village; Robert Weyant, Village Streets Superintendent;  
Michael Phillips, Water/Wastewater Administrator; Michael Panella, Building Inspector;  
Laurie Tautel, County Legislator

**Public Hearing – Introductory Local Law 10 – No Parking Part of Schunnemunk Road:**

A public hearing was held to entertain public comment on Introductory Local Law 10 of 2021 which will amend Chapter 227 (“Parking, Prohibited”) of the Village Code restricting parking along a portion of Schunnemunk Road. The public notice was printed in the Times Herald Record on August 31, 2021 and the following comments were received:

Mayor Egan noted this restriction is being proposed at the request of the Planning Board and relates to the portion of Schunnemunk Road that is located in front of house #230, which is across from the intersection with Owens Drive.

With no further comments, a motion was offered by Trustee Giacomazza, seconded by Trustee Graziano, to close the public hearing.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

Motion was then offered by Trustee Gomez, seconded by Trustee Burek, to adopt Local Law 10 of 2021 as printed at the end of these minutes.

**ADOPTED BY ROLL CALL AS FOLLOWS:**

|                    |      |
|--------------------|------|
| Mayor Egan         | AYES |
| Trustee Burek      | AYES |
| Trustee Giacomazza | AYES |
| Trustee Gomez      | AYES |
| Trustee Graziano   | AYES |

**Public Comment on Agenda Items Only:** *There were no comments received.*

**Administrative Business:**

a. Acceptance of Minutes:

Motion was offered by Trustee Graziano, seconded by Trustee Giacomazza, to accept receipt of the minutes of the meeting held August 26, 2021.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

b. Approval of Abstract:

Motion was offered by Trustee Burek, seconded by Trustee Gomez, to approve Abstract 7 containing vouchers 210482 - 210613 and totaling \$181,271.44.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

c. Fire Department Equipment Requests:

Motion was offered by Trustee Burek, seconded by Trustee Giacomazza, to approve Fire Department Equipment Requests 2021-18 totaling approximately \$2969.84 for the purchase of four harnesses for the bailout system; 2021-19 totaling approximately \$1212.50 for the purchase of a flashlight and iPad for the new Car 3, new shields for Car 1 and Car 2 and flares and 2021-20 totaling approximately \$11,725 for the purchase of supplies to clean environmental spills, 20 radios and the engraving of 30 radios.

**ADOPTED**      AYES    5            Egan, Burek, Giacomazza, Gomez, Graziano  
                     NOES    0

d. Relevy of Previously Exempt Properties:

Motion was offered by Trustee Burek, seconded by Trustee Graziano, to adopt the following resolution to re-levy a prorated tax amount due on property(ies) located at various locations that was/were previously eligible for an exemption:

**WHEREAS**, the owner(s) of property was/were eligible for an exemption on property taxes and upon the sale/death this exemption must be removed; and

**WHEREAS**, notification was received by the Village Clerk from the Woodbury Assessor that prorated amount(s) need to be re-levied onto the FY2022/2023 taxes for this/these property(ies).

**NOW THEREFORE, BE IT**

**RESOLVED** that the Village Board directs the Village Clerk, Village Tax Collector and any other Village official, employee or agent of the Village to take any and all necessary actions to levy and collect the following amounts on the following affected land(s) in the same manner as all other Village Charges and to take any necessary actions to execute and record a lien upon such land:

|         |                       |          |
|---------|-----------------------|----------|
| 228-6-7 | 15 Shuit Pl, CV       | \$43.22  |
| 230-7-2 | 16 Smith Clove Rd, CV | \$362.63 |

**ADOPTED**      AYES    5            Egan, Burek, Giacomazza, Gomez, Graziano  
                     NOES    0

e. Acceptance of Resignation – P Prozzillo:

Mayor Egan noted Chief Prozzillo has been a member of the fire department for 25 years and has served as Chief for 15 of them. He has been an asset to the department and will be missed. Trustee Giacomazza suggested the issue be tabled until the next meeting. He added Chief Prozzillo is a veteran of 9/11 and feels he should be serving as Chief for the ceremony this weekend. Mayor Egan stated he agrees but noted the Chief requested the resignation be effective immediately. The Board collectively agreed to table the issue to the next meeting.

**Old Business:**

a. Schedule Special Meeting – Interviews for Planning Board Vacancy:

Motion was offered by Trustee Giacomazza, seconded by Trustee Graziano, to schedule a special virtual meeting to be held on September 23, 2021 at 6PM to conduct interviews of individuals interested in serving on the Planning Board.

**ADOPTED**      AYES    5            Egan, Burek, Giacomazza, Gomez, Graziano  
                     NOES    0

b. Discussion/Decision – Introductory Local Law 5 – Bed/Breakfast Overlay District:

Mayor Egan noted the Board has received the final version of the Bed and Breakfast Overlay District with changes incorporate from the comments received at the public hearings and from the

Planning Board. Motion was then offered by Trustee Graziano, seconded by Trustee Burek, to adopt Local Law 11 of 2021 as printed at the end of these minutes.

**ADOPTED BY ROLL CALL AS FOLLOWS:**

|                    |      |
|--------------------|------|
| Mayor Egan         | AYES |
| Trustee Burek      | AYES |
| Trustee Giacomazza | AYES |
| Trustee Gomez      | AYES |
| Trustee Graziano   | AYES |

c. Authorize Mayor to Sign – Revised OCCD FY2020 Agreement (Hydrants):

Mayor Egan noted the County has awarded additional funds to our grant request for more hydrants to be replaced. As such, a revised agreement is required to be signed. Motion was offered by Trustee Gomez, seconded by Trustee Burek, to authorize the Mayor to sign the “Amendment of Municipal Cooperative Agreement Community Development Block Grant-Municipal Agreement for FY2020” with the County of Orange.

|                |      |   |  |
|----------------|------|---|--|
| <b>ADOPTED</b> | AYES | 5 | Egan, Burek, Giacomazza, Gomez, Graziano |
|                | NOES | 0 |  |

**New Business:**

a. Discussion – Virtual vs. In-Person Meetings:

Mayor Egan noted last week the State Legislature, in response to increased positivity rates for COVID, permitted the use of virtual meeting until mid-January 2022. He asked the Board if they wanted to continue to have in-person meetings or go back to virtual meetings. Trustee Graziano stated he prefers the meeting be held in-person. Trustee Gomez stated he likes the in-person meetings as well but feels the safest way to proceed is to go virtual. Trustee Burek stated she agrees with Trustee Gomez and Trustee Giacomazza stated he is in favor of virtual. Mayor Egan stated he agrees going virtual would be the best option for the overall health and safety.

b. Introductory Local Law 11 - ARB Revisions:

Motion was offered by Trustee Giacomazza, seconded by Trustee Burek, to introduce Introductory Local Law 11 of 2021 which would amend Chapter 8 (“Architectural Review Board”), Chapter 310 (“Zoning”) and Chapter A314 (“Architectural Review Board Rules”) of the Village Code to revise and clarify the guidelines and standards of the Architectural Review Board.

|                |      |   |  |
|----------------|------|---|--|
| <b>ADOPTED</b> | AYES | 5 | Egan, Burek, Giacomazza, Gomez, Graziano |
|                | NOES | 0 |  |

Motion was then offered by Trustee Graziano, seconded by Trustee Gomez, to declare the Village Board of Trustees as Lead Agency under SEQRA for this action.

|                |      |   |  |
|----------------|------|---|--|
| <b>ADOPTED</b> | AYES | 5 | Egan, Burek, Giacomazza, Gomez, Graziano |
|                | NOES | 0 |  |

Motion was then offered by Trustee Giacomazza, seconded by Trustee Burek, to type this action as a Type I action under SEQRA.

|                |      |   |  |
|----------------|------|---|--|
| <b>ADOPTED</b> | AYES | 5 | Egan, Burek, Giacomazza, Gomez, Graziano |
|                | NOES | 0 |  |

After reviewing the Environmental Impact Statement as prepared by Attorney Naughton, motion was offered by Trustee Burek, seconded by Trustee Gomez, to declare this action as a negative declaration.

|                |      |   |  |
|----------------|------|---|--|
| <b>ADOPTED</b> | AYES | 5 | Egan, Burek, Giacomazza, Gomez, Graziano |
|----------------|------|---|--|

NOES 0

Motion was then offered by Trustee Graziano, seconded by Trustee Giacomazza, to refer, for comment, this introductory local law to the Orange County Planning Department, the Planning Board and to the Building Department.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

Motion was then offered by Trustee Gomez, seconded by Trustee Graziano, to schedule a public hearing to be held on October 14, 2021 at 7:30PM to entertain public comment on Introductory Local Law 11 of 2021.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

c. Introductory Local Law 12 – Ridge Preservation Revisions:

Motion was offered by Trustee Giacomazza, seconded by Trustee Burek, to introduce Introductory Local Law 12 of 2021 which would amend Chapter 310 (“Zoning”) of the Village Code to clarify the guidelines and standards of Ridge Preservation Review.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

Motion was then offered by Trustee Gomez, seconded by Trustee Graziano, to declare the Village Board of Trustees as Lead Agency under SEQRA for this action.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

Motion was then offered by Trustee Giacomazza, seconded by Trustee Burek, to type this action as a Type I action under SEQRA.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

After reviewing the Environmental Impact Statement as prepared by Attorney Naughton, motion was offered by Trustee Burek, seconded by Trustee Graziano, to declare this action as a negative declaration.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

Motion was then offered by Trustee Gomez, seconded by Trustee Burek, to refer, for comment, this introductory local law to the Orange County Planning Department, the Planning Board and to the Building Department.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

Motion was then offered by Trustee Giacomazza, seconded by Trustee Burek, to schedule a public hearing to be held on October 14, 2021 at 7:30PM to entertain public comment on Introductory Local Law 12 of 2021.

**ADOPTED** AYES 5 Egan, Burek, Giacomazza, Gomez, Graziano  
NOES 0

**Public Comment:**

Felicita Ferrara stated she is having an issue with her neighbor and no one is helping her. Her neighbor has erected a sign on his property that states “No Trespassing – We Don’t Call 911 – Violators Will Be Shot” with a picture of a gun and bullet holes. Her children, and the others that live in this area, can read this sign and she is very upset about it. The Police are aware and there have been multiple

calls made regarding harassment. She noted she has been involved in the community and is appalled that no one will help her when she calls, adding she perceives the sign as threatening to her children. She asked if there are any laws about residential signage that can help her situation. She noted his property is also a very active school bus stop location. Mayor Egan stated Mr. Ferrara reached out to him via email about the issue, which he forward to the Building Department and the Town Police Department. The Building Inspector will review the issues regarding the fence that was raised. Lieutenant Phillips informed him that the owner of the sign, who has the right to erect the signage, informed him it would be removed by the end of the day. Mrs. Ferrara stated the sign has not been removed and the neighbor has stood by it, pointing at it, taunting her with it. When she reached out to the Police, they told her to go to the Town. She spoke to a person that previously lived near her neighbor and they had the same issues with him. Mayor Egan stated he will reach out again to the Police about the issue, adding they work for the Town, but he would see what he could do. Mrs. Ferrara stated there should be a law that regulates signage. Attorney Naughton stated she will research it but believes it falls under the First Amendment. Mrs. Ferrara then asked about the old TD Bank property and the trees that were supposed to be planted but have not been. Mayor Egan suggested Mrs. Ferrara speak to the Building Department for a status update.

**Board Member/Department Comment:**

Mayor Egan stated this weekend is the 20<sup>th</sup> Anniversary of the 9/11 terrorist attack. He noted most of us remember this day, although there is now a generation that only knows it as a historical event. He urged all to attend the memorial ceremony scheduled.

Each board member then recounted their memory of 9/11/2001 – where they were, what they were doing, and how the day has impacted their lives. Trustee Gomez was a NYPD officer working that day and recounted some personal experiences.

Trustee Graziano urged all that write posts on social media supporting or opposing applications before the various Village boards to attend the meeting to voice those concerns or submit them in writing. He added comments made on social media do not become part of the official record.

Clerk Potvin recognized the passing of former Fire Chief/Water-Sewer Superintendent Scott McClennan Sr.

**Adjournment:**

With no further comments received or business to discuss, a motion was offered by Trustee Giacomazza, seconded by Trustee Burek, to adjourn the meeting at 8:15PM.

**ADOPTED**      AYES    5            Egan, Burek, Giacomazza, Gomez, Graziano  
                     NOES    0

Desiree Potvin, Village Clerk

## LOCAL LAW 10 OF 2021

A LOCAL LAW AMENDING CHAPTER 227 (“PARKING, PROHIBITED”) OF THE CODE OF THE VILLAGE OF WOODBURY RESTRICTING PARKING ALONG A PORTION OF SCHUNNEMUNK ROAD

BE IT ENACTED by the Board of Trustees of the Village of Woodbury, Orange County, New York, as follows:

### **SECTION 1      PURPOSE**

The Board of Trustees of the Village of Woodbury finds that it is reasonable and appropriate to amend Chapter 227 (“Parking, Prohibited”) of the Village of Woodbury Code to prohibit parking along a portion of Schunnemunk Road, as recommended by the Village Planning Board. This local law is determined to be an exercise of the police powers of the Village to protect the public health safety and general welfare of its residents.

### **SECTION 2      CHAPTER 227 (“PARKING, PROHIBITED”)**

Section 227-2 (“Prohibited activities”) is hereby amended to include a new Subsection K as follows:

*“It shall be a violation for any person to park, stop or stand a vehicle on the west side of Schunnemunk Road for the length of the property known as 230 Schunnemunk Road, located across from its intersection with Owens Drive.”*

### **SECTION 3      SUPERSEDING PROVISION**

To the extent that any State or local laws fail to provide specific authority for this Local Law or the procedures necessary for its adoption, or otherwise appear to be in conflict with this Local Law or the procedures followed for its adoption, then such laws are hereby superseded by this Local Law pursuant to New York Municipal Home Rule Law and the common law.

### **SECTION 4      SEVERABILITY**

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered, and the remaining provisions shall remain in full force and effect.

### **SECTION 5      EFFECTIVE DATE**

This law shall take effect upon the filing of this Local Law with the New York Secretary of State in the manner provided for in the Municipal Home Rule Law.

**LOCAL LAW 11 of 2021**

**A LOCAL LAW AMENDING CHAPTER 310 (“ZONING”) OF THE CODE OF THE VILLAGE OF WOODBURY TO CREATE A BED-AND-BREAKFAST OVERLAY ZONING DISTRICT**

BE IT ENACTED by the Board of Trustees of the Village of Woodbury, Orange County, New York as follows:

**SECTION 1 PURPOSE**

The purpose of this Local Law is to restrict and re-prioritize transient and guest unit housing options and promote the public health, safety and welfare by amending Chapter 310 of the Village of Woodbury Village Code entitled “Zoning” and the Village of Woodbury Zoning Map to provide locations for bed-and-breakfasts that maintain the character of the existing Village and are appropriate for such uses.

**SECTION 2 CHAPTER 310 (“Zoning”)**

Section 310-2(B) (“Definitions”) is hereby amended to add the following language at the end of the definition for “bed-and-breakfast”: “This shall not include rentals such as Airbnbs or VRBO.”

Section 310-2(B) (“Definitions”) is hereby amended to repeal the definition of “Boardinghouse”.

Section 310-3(A) (“Enumeration of districts”) is amended to add the following language:

| <i>Title</i>                     | <i>Symbol</i> |
|----------------------------------|---------------|
| <i>Bed and Breakfast Overlay</i> | <i>BNB</i>    |

Section 310-7 (“Schedule of zoning district regulations”) is hereby amended to include as an accompanying zoning table the attached Schedule of Zoning District Regulations for the Bed and Breakfast Overlay District.

The Schedules of Zoning District Regulations contained in Section 310-7 of the Village of Woodbury Village Code are hereby amended as follows:

- The R-3A zoning table is hereby amended to repeal Special Permit Use No. 3 (“Bed-and-breakfast enterprises with or without outdoor amenities, limited to 5 guest rooms per premises”), and renumber Special Permit Use Nos. 4 through 16 to Nos. 3 through 15 accordingly.
- The R-2A zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 3, 7 and 9”), and replace it with “Same uses as and as regulated in the R-3A District except items 6 and 8.
- The R-2A zoning table is hereby amended to repeal Special Permit Use No. 2 (“Bed-and-breakfast enterprises with no outdoor amenities which would not generally be associated with a residence, limited to 5 guest rooms per premises”) and Special Permit Use No. 3 (“Bed-and-breakfast enterprises with outdoor amenities, limited to 5 guest rooms per premises”), and renumber Special Permit Use Nos. 4 and 5 to Nos. 2 and 3 accordingly.
- The R-1A zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 3, 5, 6, 7, 8, 13 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 6, 7, 12 and 14.

- The R-1A zoning table is hereby amended to repeal Special Permit Use No. 4 (“Bed-and-breakfast enterprises with no outdoor amenities, limited to 5 guest rooms per premises”) and Special Permit Use No. 5 (“Bed-and-breakfast enterprises with outdoor amenities, limited to 5 guest rooms per premises”), and renumber Special Permit Use No. 6 to No. 4 accordingly.
- The R-0.25A zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 3, 5, 6, 7, 8, 13 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 6, 7, 12 and 14.
- The R-0.25A zoning table is hereby amended to repeal Special Permit Use No. 3 (“Bed-and-breakfast enterprises with no outdoor amenities, limited to 5 guest rooms per premises”) and Special Permit Use No. 4 (“Bed-and-breakfast enterprises with outdoor amenities, limited to 5 guest rooms per premises”).
- The HB zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 5, 6, 8, 12 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 7, 11 and 14.
- The LC zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 5, 6, 12 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 11 and 14.
- The CR zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 5, 6, 7, 12 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 6, 11 and 14.

Section 310-40 (“Off-street parking”) is hereby amended to remove the language “or boardinghouse”.

**SECTION 3 ZONING MAP AMENDMENTS.**

The Zoning Map of the Village of Woodbury is hereby amended to include the following properties within the Bed and Breakfast (BNB) Overlay District:

|                                |                                |                               |
|--------------------------------|--------------------------------|-------------------------------|
| Section 218, Block 1, Lot 3    | Section 218, Block 1, Lot 4.1  | Section 218, Block 1, Lot 4.2 |
| Section 218, Block 1, Lot 5    | Section 218, Block 1, Lot 6    | Section 218, Block 1, Lot 7.1 |
| Section 218, Block 1, Lot 16.1 | Section 218, Block 1, Lot 16.2 | Section 218, Block 2, Lot 6   |
| Section 218, Block 2, Lot 8    | Section 218, Block 2, Lot 9    | Section 218, Block 2, Lot 10  |
| Section 218, Block 2, Lot 11   | Section 218, Block 2, Lot 12   | Section 218, Block 2, Lot 13  |
| Section 219, Block 3, Lot 10   | Section 219, Block 3, Lot 11   | Section 219, Block 3, Lot 12  |
| Section 219, Block 3, Lot 13   | Section 219, Block 4, Lot 3.1  | Section 219, Block 4, Lot 4.2 |
| Section 219, Block 5, Lot 9    | Section 219, Block 5, Lot 10   | Section 219, Block 5, Lot 11  |
| Section 219, Block 5, Lot 12   | Section 219, Block 5, Lot 13   | Section 219, Block 5, Lot 14  |
| Section 219, Block 5, Lot 15   | Section 219, Block 5, Lot 16   | Section 219, Block 5, Lot 17  |
| Section 219, Block 6, Lot 3.1  | Section 219, Block 6, Lot 5    | Section 219, Block 6, Lot 6   |
| Section 220, Block 1, Lot 1    | Section 220, Block 1, Lot 2    | Section 220, Block 2, Lot 1.1 |
| Section 220, Block 2, Lot 3    | Section 220, Block 2, Lot 4    | Section 220, Block 3, Lot 1   |
| Section 220, Block 3, Lot 2    | Section 220, Block 3, Lot 3    | Section 220, Block 3, Lot 4   |
| Section 220, Block 3, Lot 5    | Section 220, Block 3, Lot 6    | Section 220, Block 3, Lot 7   |
| Section 220, Block 3, Lot 23   | Section 220, Block 3, Lot 25   | Section 220, Block 3, Lot 26  |
| Section 220, Block 4, Lot 1    | Section 220, Block 5, Lot 14   | Section 220, Block 5, Lot 15  |
| Section 220, Block 5, Lot 16   | Section 220, Block 5, Lot 17   | Section 220, Block 5, Lot 18  |



Section 220, Block 5, Lot 19      Section 220, Block 5, Lot 20      Section 220, Block 5, Lot 21  
Section 220, Block 5, Lot 22.21      Section 220, Block 5, Lot 24      Section 220, Block 5, Lot 25  
Section 220, Block 5, Lot 26      Section 220, Block 5, Lot 27      Section 220, Block 5, Lot 28  
Section 220, Block 5, Lot 29.1      Section 220, Block 5, Lot 29.2

Section 228, Block 4, Lot 2      Section 228, Block 4, Lot 3      Section 228, Block 4, Lot 4  
Section 228, Block 4, Lot 5      Section 228, Block 5, Lot 3.1      Section 228, Block 5, Lot 4  
Section 228, Block 5, Lot 5      Section 228, Block 10, Lot 7

Section 229, Block 1, Lot 1.2      Section 229, Block 1, Lot 26      Section 229, Block 1, Lot 27  
Section 229, Block 1, Lot 28      Section 229, Block 2, Lot 1

Section 230, Block 5, Lot 2      Section 230, Block 5, Lot 8.2      Section 230, Block 5, Lot 9  
Section 230, Block 5, Lot 10.1      Section 230, Block 5, Lot 10.2      Section 230, Block 5, Lot 11  
Section 230, Block 5, Lot 12      Section 230, Block 5, Lot 13      Section 230, Block 5, Lot 14  
Section 230, Block 6, Lot 5      Section 230, Block 6, Lot 6      Section 230, Block 6, Lot 7  
Section 230, Block 6, Lot 8.1      Section 230, Block 6, Lot 9.1      Section 230, Block 6, Lot 10  
Section 230, Block 6, Lot 11      Section 230, Block 6, Lot 12      Section 230, Block 6, Lot 13  
Section 230, Block 7, Lot 1      Section 230, Block 7, Lot 2      Section 230, Block 7, Lot 17.2  
Section 230, Block 7, Lot 20      Section 230, Block 7, Lot 21      Section 230, Block 7, Lot 22  
Section 230, Block 7, Lot 23.1      Section 230, Block 7, Lot 23.2      Section 230, Block 7, Lot 24  
Section 230, Block 7, Lot 27      Section 230, Block 9, Lot 6      Section 230, Block 9, Lot 7  
Section 230, Block 9, Lot 8      Section 230, Block 9, Lot 9

Section 237, Block 1, Lot 124

Section 241, Block 1, Lot 15      Section 241, Block 1, Lot 16      Section 241, Block 1, Lot 17  
Section 241, Block 1, Lot 18      Section 241, Block 1, Lot 20      Section 241, Block 1, Lot 21  
Section 241, Block 1, Lot 22      Section 241, Block 1, Lot 23      Section 241, Block 1, Lot 24  
Section 241, Block 1, Lot 25      Section 241, Block 1, Lot 26      Section 241, Block 1, Lot 27

Section 253, Block 1, Lot 1

**SECTION 4      SUPERSEDING PROVISION**

To the extent that any State or local laws fail to provide specific authority for this Local Law or the procedures necessary for its adoption, or otherwise appear to be in conflict with this Local Law or the procedures followed for its adoption, then such laws, including, but not limited to, Article 7 of the New York State Village Law, including but not limited to, Village Law §§ 7-706 and 7-708, are hereby superseded by this Local Law pursuant to New York Municipal Home Rule Law and the common law.

**SECTION 5      SEVERABILITY**

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered, and the remaining provisions shall remain in full force and effect.

**SECTION 6      EFFECTIVE DATE**

This law shall take effect upon the filing of this Local Law with the New York Secretary of State in the manner provided for in the Municipal Home Rule Law.

ZONING  
310 Attachment 12  
Village of Woodbury  
§ 310-7  
Schedule of Zoning District Regulations

**Bed and Breakfast Overlay District**

| Special Permit Uses       |   | Minimum Required                  | Maximum Permitted |                  |                   |                  |                   |                  |                    |                 |   |
|---------------------------|---|-----------------------------------|-------------------|------------------|-------------------|------------------|-------------------|------------------|--------------------|-----------------|---|
| Zoning District           | Accessory Uses Permitted Uses   | Planning Board                    | Lot Area (sq ft)  | Lot Width (feet) | Front Yard (feet) | Side Yard (feet) | Both Sides (feet) | Rear Yard (feet) | Coverage (percent) | Building Height | Off-Street Parking                              |
| BNG                       | 1. Outdoor amenities, such as decks, porches, fire pits, pools, etc.  | 1. Bed and Breakfast <sup>1</sup> |                   |                  |                   |                  |                   |                  |                    |                 |   |
| Bed and Breakfast Overlay | (The underlying zoning of the properties within this overlay district remains, and any uses permitted therein continue with the applicable bulk requirements.)                  |                                   |                   |                  |                   |                  |                   |                  |                    |                 | Refer to Section 310.7 for parking requirements |
|                           | Purpose: To allow bed and breakfast uses within areas of the Village that are appropriate for such activity, and have a connection to the central business area of the Village. |                                   |                   |                  |                   |                  |                   |                  |                    |                 |   |

Refer to underlying Zoning District requirements.

**NOTES:**

- <sup>1</sup> All bed-and-breakfasts shall be owner-occupied, which shall be demonstrated by either (1) a driver's license showing the Village of Woodbury address as issued by the State, or (2) the voter registration for the owner reflects the Village of Woodbury address. If the owner of the property is an entity, then the individual owning the greatest level of ownership interest in the controlling entity shall be considered to be the owner.