

**LOCAL LAW No. 7 OF 2024  
VILLAGE OF WOODBURY**

**A LOCAL LAW AMENDING THE ZONING MAP OF THE VILLAGE OF  
WOODBURY**

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

**SECTION 1. PURPOSE.**

It is the purpose of this local law is to (i) change the zoning designation for property located along the east side of Route 32, being north of Ford Avenue, south of Spring Road, and west of Woodbury Creek (said property being formed by consolidation of all of part of Section 218, Block 2, Lots 7, 9, 10, 11 and 13 and part of Section 218, Block 2, Lots 7, 11, and 13) in the Village of Woodbury from their current designations to Senior Citizen Housing (SH); (ii) change the zoning designation for a portion of the remainder of the property known as Section 218, Block 2, Lot 13 from LC (Limited Commercial) to R-1A (Residential, One-Acre) upon its joinder with Section 218, Block 1, Lot 103, leaving the rest zoned LC; (iii) change the zoning designation for the 0.18 acre remainder of the property known as Section 218, Block 2, Lots 11 from LC (Limited Commercial) to R-1A (Residential, One-Acre) upon its joinder with Section 218, Block 1, Lot 103 and (iv) change the zoning designation for the remainder of Section 218, Block 2, Lot 7 from R-2A (Residential, Two-Acre Minimum) to R-1A (Residential, One-Acre) upon its joinder to Section 218, Block 1, Lot 103, and to have the Village’s Zoning Map reflect such changes.

**SECTION 2. ZONING MAP AMENDMENT.**

The Zoning Map of the Village of Woodbury is hereby amended as follows and as graphically shown on the attached plan:

Tax Lot	Current Zoning	Proposed Zoning	Remarks
218-2-7	LC R-2A	SH – 4.49 acres R-1A – 5.8 acres*	*Lot line adjustment to transfer 5.8 acres from R-2A to SBL 218-2-103
218-2-9	LC	SH – 0.23 acres	
218-2-10	LC	SH – 0.92 acres	
218-2-11	LC	SH – 8.41 acres* R-1A – 0.18 acres**	*North to be rezoned SH ** Lot line adjustment to transfer 0.18 acres in the southeast portion to SBL 218-2-103
218-2-13	LC	LC – 2.49 acres* SH – 1.19 acres** R-1A – 0.21 acres***	*Southwest portion of the property remains LC **Lot line adjustment to transfer northern 1.19 acres to be rezoned SH *** Lot line adjustment to transfer eastern 0.21 acres to SBL 218-2-103
218-2-103	R-1A – 19.9 acres	R-1A – 26.09 acres	Included in this table for informational purposes.

**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, 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 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.

