

WDS 2003

A local law to amend Chapter 150 of the Code of the Village of Woodsburgh, to add a new Article for the creation of a new zoning district to be entitled “Article XI(A) – Coastal Conservation District – Woodmere Club (CC-WC)”, and to amend the Zoning Map of the Village of Woodsburgh, to reclassify the Woodmere Club property from Residence 1A and 2A to Coastal Conservation District-Woodmere Club (CC-WC).

Section one. Chapter 150 of the Code of the Village of Woodsburgh, entitled “Zoning” is hereby amended to add a new Article XI(A), entitled “Coastal Conservation District-Woodmere Club (CC-WC)”, including sections 150-101 through 150-131, to read as follows:

Article XI(A) Coastal Conservation District - Woodmere Club (CC-WC)

§150-101. Title.

This Article shall be known and cited as the "Coastal Conservation District - Woodmere Club (CC-WC) (hereinafter the “CC-WC District”)

§150-102. Legislative Intent/Purpose.

A. The purpose of this Article, in coordination with the contiguous neighboring Town of Hempstead (“Town”) and Village of Lawrence, is to regulate development in the environmentally sensitive coastal areas that span the municipal boundaries of the Village and the contiguous Town and Village of Lawrence, including the area occupied by the Woodmere Club - allowing for the enhanced preservation and protection of the Village's and neighboring Village of Lawrence's and Town's environmental, coastal, open space, natural and cultural resources and the preservation of the residential neighborhoods- both within the Village, the Village of Lawrence and the unincorporated areas of the Town, in and about the former Woodmere Club.

In the low lying southern coastal areas of the Village and the adjacent contiguous Town and Village of Lawrence there are located golf courses that have been in place for more than a century, which natural, open spaces provide not only recreation but a natural mitigation against adverse

impacts on the environment and, therefore, the well-being and safety of the entire region.

Climate change is becoming the defining environmental issue of our time, particularly for vulnerable, low-lying coastal areas. This change has taken shape already, in the form of more frequent and intense storms, sea level rise and extreme flooding. It is no longer a future endeavor, but rather a sound planning imperative that the Village, the Town and the Village of Lawrence, immediately address ongoing and future conditions, including greater risks of flooding presented by sea level rise and enhanced storm surge, inland flooding expected to result from increasingly frequent extreme precipitation events and the increased risk of compound flooding, resulting from simultaneous storm surge and heavy precipitation. Through proper and coordinated regulation, the Village intends to do its part in preserving the health, safety and well-being of residents in the area of the Woodmere Club and the surrounding community.

Along the coast, and particularly in low-lying coastal areas, it is imperative that the Village, Town and the Village of Lawrence, as stewards of the environment and protectors of their community safety, health and welfare, assure that flood risk mitigation measures effectively preserve the floodplain and surrounding areas. As the Department of Environmental Conservation has expressed, the goal of managing the floodplain is not only to ensure that new development is reasonably safe from flooding, but to address existing risks, to avoid increasing risk to others and to sustain natural capacities to slow and diffuse flood flows. Reducing development in flood-prone areas allows the natural landscape to absorb more floodwaters, reduce flooding to adjacent areas, recharge groundwater and sustain a healthy ecosystem.

As a result of declining golf participation and membership at 18-hole golf clubs, golf courses are closing, including The Woodmere Club. The land of The Woodmere Club ("The Woodmere Club Property") is approximately 118.4 acres in size and is located partially in the Village (approximately 40.5 acres), the Town (approximately 55 acres) and Village of Lawrence (approximately 22.9 acres).

As a result, this large and mostly open coastal area, spanning the boundaries of these three contiguous municipalities, is vulnerable to residential and commercial development, seriously threatening both this environmentally-sensitive coastal area, and the well-being of the Village, the Town, the Village of Lawrence and the region as a whole, and which potential adverse impacts and loss of existing open space will not be adequately mitigated by existing and inconsistent zoning regulations in both the contiguous Town and Villages

with respect to permissible development, lot size, lot coverage, density, building height and site-specific development regulations.

It is the belief of the Village, in coordination with the contiguous Town and Village of Lawrence, that, unless addressed, the loss of this existing open space to over-development in the environmentally sensitive coastal area of the Village presents an immediate threat to the public health and safety of the Village, the adjacent Town and Village of Lawrence, and the region as a whole, and can best be mitigated, and the additional benefits accomplished, with the coordinated creation of matching complimentary Coastal Conservation Districts in each municipality in conjunction with the adjacent contiguous Town and Village of Lawrence.

The Woodmere Club Property is located in a relatively vulnerable, low-lying coastal area, well within Special Flood Hazard Area (100-year floodplain) and the New York State Coastal Boundary Area. The Woodmere Club Property is also impacted by shallow groundwater conditions. The New York State Department of Environmental Conservation (NYS DEC) has identified the presence of Significant Natural Communities and Rare Plants and Animals at The Woodmere Club Property. The Woodmere Club Property has also been identified by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) as a potentially-archeologically sensitive area. Given the presence of these environmental and cultural resources, the Village intends to provide for a cluster development, in accordance with Village Law §7-738, with reduced lot size requirements, in this area to properly conserve and protect the low-lying, vulnerable coastal area and natural area and resources.

It also is the intent of the Village to protect significant local historic resources and the character of those resources within the Village. As Woodsburgh and the contiguous Village of Lawrence and Town consider the Woodmere Clubhouse a prominent community asset, given its history associated with the community and the Woodmere Club property, this Article will preserve and enhance the Clubhouse and its associated hospitality services by permitting continued use of the Clubhouse and providing measures for limited expansion within previously paved or covered areas in a way that retains the use and the historic character of the Clubhouse building and associated amenities.

A traditional subdivision layout with a minimum lot size of one acre (43,560 square feet) and two acre (87,120 square feet) within the 40.5 acre Village portion of the course would have a gross yield approximately 39 lots, but the net yield would be reduced significantly when accounting for area regulations, open space and/or parkland reservation, roadway and

infrastructure elements and reserved drainage areas. Cluster-style development provided herein and in the contiguous Town of Hempstead and Village of Lawrence portions of the Woodmere Club property provides for the preservation of some of the most sensitive environmental portions of the property, while permitting sustainable residential development utilizing a cluster subdivision technique within all three municipalities. In so doing, the CC-WC District provides for smaller lots, and larger homes, while preserving the natural, protective and scenic qualities of the Village and the Woodmere Club Property. Sustainable design elements will be required in all residential development applications, incorporating a sustainable approach and low-impact development principles.

While the Village recognizes its responsibility to provide for a properly balanced and well-ordered plan of development and land uses within its community, it also recognizes that, in enacting local zoning, consideration must be given to regional needs and requirements, and that there must be a balancing of the local desire to maintain the status quo within the community and the greater public interest that regional needs be met.

The New York State General Municipal Law, Section 239-NN, indicates the intent and purpose of State of New York to encourage the coordination of land use development and regulation among adjacent municipalities in order that each adjacent municipality may recognize the goals and objectives of neighboring municipalities, and as a result development occurs in a manner which is supportive of the goals and objectives of the general area, and neighboring municipalities.

Pursuant to Article 8, Sections 1 and 2-a of the New York State Constitution, as effectuated by General Municipal Law Article 5-J, Section 119-u, Village Law Section 7- 741, and Town Law Section 284, the Village, Town, and the Village of Lawrence agreed to coordinate regulation and entered into an Intermunicipal Cooperation Planning and Land Use Regulation Agreement (the "Intermunicipal Cooperation Agreement") with the purpose of undertaking mutually beneficial, shared and coordinated comprehensive planning and land use regulation for the Woodmere Club Property in order to promote intergovernmental cooperation, increase coordination and effectiveness of comprehensive planning and land use regulation, and make more efficient use of infrastructure and municipal revenues and resources, as to enhance the protection of community resources which span municipal boundaries.

It is in that spirit, and pursuant to agreement of all three municipalities to work together and the in accordance with the Intermunicipal Cooperation Agreement, that the Village, in, in conjunction and coordination with the adjacent contiguous Town and Village of Lawrence, adopts and creates the

Coastal Conservation District - Woodmere Club (CC-WC), for the Village of Woodsburgh.

The proposed Coastal Conservation District- Woodmere Club (CC-WC District) represents an intermunicipal plan that addresses current and future physical climate risk changes due to sea level rise, storm surge and flooding. The district recognizes these impacts in relation to the unique geographical setting of the property at the Woodmere Channel terminus, its historical and environmentally and ecologically sensitive setting, and the anticipated flood impacts associated with this location. The risks to both private and public, and existing and future development, from flooding in this location under current and anticipated future conditions, necessitates multi-jurisdictional regulation guided by preservation and protection. The CC-WC District incorporates climate change considerations, while preserving both existing development and infrastructure, as well as protecting future development, including development on the Club property, from the virtual certainty of increasing flood risks as time progresses.

The CC-WC District establishes three Sub-Districts to ensure the preservation of existing open space and regulate development in a manner that is compatible with area zoning and development patterns. The Open Space/Recreation Sub-District and the Single-Family Residential Sub-District both include portions of the Village and the contiguous Town of Hempstead and Village of Lawrence, while the Clubhouse/Hospitality Sub-District is located wholly within the Village. The three Sub-Districts are described in §150-110 of this Article.

B. The Village of Woodsburgh Board of Trustees (hereinafter "Village Board") finds that the creation of this zoning district, with its three sub-districts, is in harmony with the coordinated creation of a similar zoning district in the contiguous Town of Hempstead and Village of Lawrence, is in the public interest and that the provisions of these coordinated , contiguous, complimentary zoning districts in each municipality are in the interest of the protection and promotion of the public health, general welfare and safety of both the residents of the Village and contiguous Town of Hempstead and Village of Lawrence.

The creation of this district, in coordination with the contiguous municipalities is intended to preserve the Village's natural resources and environmental features, while also preserving community character and the economic value of other properties in the neighborhood in and about the Woodmere Club property. Special consideration is provided for sustainable design elements, which will help to mitigate flood impacts, preserve open space, decrease stormwater runoff, improve local water quality and reduce traffic impacts. The regulations contained within this Article have been

designed to be compatible and complementary with other permitted land uses in the area and contiguous municipalities and protect the character of their existing and developed residential communities.

C. The Board finds that the CC-WC District, within the Village, is in accordance with the comprehensive planning policy document, which was accepted and adopted by the Board of Trustees in December 2019, and is titled the Village of Woodsburgh Vision Plan (the "Vision Plan"). The Board also finds that the coordinated adoption of the CC-WC District in the Village and the CC-WC zoning districts to be adopted by the Town of Hempstead and Village of Lawrence furthers the Village's goals of providing a comprehensive land use policy Village's Vision Plan that protects community resources that span across the Village boundaries.

The Vision Plan establishes goals and a vision for the future of the Village, in general and specifically regarding certain areas to be incorporated into new proposed zoning districts. The Vision Plan establishes the following Village-wide goals: (a) protect the existing community character and development pattern in the Village; (b) maintain the Village's existing residential and open space/recreational character; (c) preserve and protect the existing natural resources within the Village including surface waters, floodplains, groundwater, wildlife and habitats; (d) preserve existing open space and recreation, as well as provide new open space and recreational opportunities for the community; (e) preserve and enhance local historic resources and important views that define the character and "sense of place" of the community; (f) protect and promote the Village's existing road pattern, improve traffic flow to minimize high volumes of traffic on Village roadways and enhance the pedestrian network to maintain safe pedestrian pathways; and (g) ensure that existing community services have the capacity to serve the Village and any potential developments in the future. The CC-WC District is designed with these goals in mind.

The Board also finds that the CC-WC District is consistent with the Conceptual Land Use Plan contained in the Vision Plan. The CC-WC District includes three sub-districts, each consistent with the land use policy preferences established in the Vision Plan. The Conceptual Land Use Plan identifies conceptual, and distinct, zoning districts applicable to the Woodmere Club Property. These include (a) "Active Recreation/Village Guest Lodging" district encompassing the portion of the Woodmere Club Property containing the Woodmere Clubhouse, adjacent parking areas, athletic facilities and associated landscaping, and recognizing the historic use of this area for more than 100 years, and (b) "Recreation/Very Low Density Residential II" district encompassing the Woodmere Club property, excluding the Active Recreation/Village Guest Lodging. The "Open Space/Recreation Sub-District" and the Single-Family Residential Sub-District" comport with the "Recreation/Very Low Density Residential II" district, and the

“Clubhouse/Hospitality Sub-District” comports with the “Active Recreation/Village Guest Lodging” district, identified in the Vision Plan. The Vision Plan recommends proposed clustering development to preserve sensitive environmental resources and protect against the impacts of flooding and the loss of stormwater absorption points, in the “Recreation/Very Low Density Residential II” district, and the CC-WC district incorporates that recommendation. The Vision Plan also identifies Village residents’ vision to retain the historically important clubhouse, while providing for adaptive uses, including a community center and/or limited overnight accommodations.

§150-103. Applicability.

The CC-WC District shall apply to the land that comprises the privately-owned golf course commonly known as The Woodmere Club, and referred to herein as the Woodmere Club Property (Nassau County Land & Tax Map Section 41, Block F, Lots 37, 40, 48, 310, 123/3024 (Lot Grouping), 3028, 3030A/3030B (Lot Grouping), and 3032; Section 41, Block D, Lots 53 and 55; and Section 41, Block 72, Lot 1/3/4/5A/5B/6-9/11-12 (Lot Grouping)) (the “Property”). Acreages identified within this Article are based upon Nassau County Geographic Information Systems (GIS) 2018 Tax Parcel database.

§150-104. District Defined; Zoning Map Amended.

The area of the Village that constitutes the CC-WC District is identified as Section 41, Block F, Lots 40 (portion of lot in Village), 37 (part in Village), 123, 310, 3029 (identified on the Nassau County Tax Map as 3029A and 3029B), 3030 (identified on the Nassau County Tax Map as 3030A and 3030B), 3032 (portion of lot in Village), Section 41, Block D, Lots 53 and 55, and Section 41, Block 72, Lot 1, on the Nassau County Land and Tax Map (the “District Property”).

The Zoning Map of the Village of Woodsburgh is hereby amended accordingly, to re-classify the District Property as constituting the CC-WC District.

§150-105. Definitions.

The following definitions shall apply in the CC-WC District.

Lot coverage: The horizontal area of a lot covered by the roof areas of all buildings and/or structures, in addition to all other impervious surfaces, including but not limited to driveways, parking areas, patios, terraces, permeable pavement and paver systems and other similar features.

Permeable Pavement Surfaces: Pervious hardscape surfaces that allow for the infiltration of water into soils, helping to remove pollutants and recharge the water table and reduce runoff. Examples of permeable pavement surfaces include pervious concrete, porous asphalt and permeable paving stones. Recycled concrete aggregate (RCA) shall not be permitted as the basecourse material. Open graded natural stone shall be used to facilitate storm water permeability.

Smart Controller Technology: An irrigation control system that reduces outdoor water use by monitoring and using information about site conditions (including, but not limited to soil moisture, rain, wind, slope, soil, plant type), and applying the correct amount of water based on those factors.

Compensatory Storage: A standard which preserves the ability of the floodplain to store water. Compensatory storage means that loss of flood storage due to buildings or fill in the floodplain is compensated for by providing an equal volume of storage to replace what is lost.

§150-106. Master Plan Submission.

A conceptual development plan for the proposed development of the Property is required to be filed simultaneously with the Village, the Town of Hempstead and the Village of Lawrence, for review purposes prior to the filing of a map or subdivision application with the Nassau County Planning Commission. The purpose of this procedure is to facilitate a coordinated review with the Town and Villages, including a conceptual subdivision layout for the three Sub-Districts. The conceptual subdivision layout shall include existing and conceptual proposed grading, proposed drainage for the lots and infrastructure, lot configuration, hospitality development proposal, and plans for maintenance of open space/common areas.

Upon receipt of the conceptual development plan, the Town and Villages shall review the plan for compliance with applicable zoning, subdivision and site-specific (including any performance standards and sustainable design) regulations in effect in the respective jurisdictions. Each municipality shall inform the applicant as to compliance with such regulations, within 45 days of receipt of the conceptual development plan, and may also provide comments regarding any relevant matter, including plans for maintenance of open space and common area.

§150-107. Subdivision Map.

A. The portion of the Property located within the Village and within 300 feet of the Village is subject to the jurisdiction of the Village Planning

Board, in accordance with Village Code Chapter 131. As part of any such application process, the applicant also will be required to demonstrate compliance with Chapter 77 of this Code.

B. No permit shall issue for any building requiring a building permit from the Village unless the site is shown on a subdivision map approved by the Nassau County Planning Commission and any other jurisdiction with primary or concurrent subdivision jurisdiction, and filed in the Nassau County Clerk's office.

§150-108. Interpretation; conflicts with other provisions.

A. In interpreting and applying the provisions of this Article, the rules of interpretation applicable to remedial legislation shall be used so that the spirit and intent of this article shall be observed.

B. In the event of a conflict between the provisions of this article and other provisions of the Village Zoning Code, the provisions of this article shall control.

§150-109. Severability.

If §150-110 or §150-111 of this Article shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall invalidate the remainder of this Article. If any other provision shall be so adjudged, it shall not invalidate the remainder of this Article. If there is found to be any imprecision, including but not limited to lot descriptions or acreage of total property, such will not invalidate this ordinance.

§150-110. Sub-Districts Established.

The CC-WC District establishes three Sub-Districts to regulate development in a manner that is compatible with area zoning and development patterns and ensures the preservation of sensitive natural resources and open space. The Open Space/Recreation Sub-District and the Single-Family Residential Sub-District both include portions of the Village and the contiguous Town of Hempstead and Village of Lawrence, while the Clubhouse/Hospitality Sub-District is located wholly within, and regulated entirely by, the Village. The three Sub-Districts of the CC-WC District are provided in Figures 1 and 2 below and are described as follows:

A. Open Space/Recreation Sub-District:

Accounting for approximately 26.5 acres of the approximately 40.5 acre Village portion of the Property (and approximately 83.3 acres of the

approximately 118.4-acre Woodmere Club Property), the intent of the Open Space/Recreation Sub-District is to preserve critical coastal natural resources and open space areas to the maximum practicable extent. These open space areas provide flood mitigation from storm surge, stormwater, and sea level rise, provide critical habitats for wildlife and contribute significantly to the unique community character of the area. In recognition of the flood mitigation provided by these open space areas, and the protection of existing development and infrastructure in the Village and the surrounding area, the use of fill and development parameters shall be regulated by the restrictions specified herein. Within the Open Space/Recreational Sub-District, grading for the purposes of flood water storage, including Compensatory Storage set forth in section 77-15 of this Code, shall be permitted. In addition, within the Open Space/Recreational Sub-District, with the exception of areas associated for access, as defined in §150-120 of this Article, any removal of trees shall be subject to Chapter 131 and any regulations adopted by the Village.

B. Single-Family Residential Sub-District:

The Single-Family Residential Sub-District (approximately 29.4 acres of the approximately 118.4-acre Woodmere Club Property) comprises two distinct development clusters, one straddling the boundaries of the Villages of Woodsburgh and Lawrence portions of The Woodmere Club Property (8.3 acres within the Village of Woodsburgh and approximately 1.8 acres within the Village of Lawrence, for a total of 10.1 acres in both Villages) and one in the Town of Hempstead portion of The Woodmere Club Property (approximately 19.3 acres in size). These clusters, zoned for residential housing (religious and educational uses permitted by special exception), will allow compatible development between all three municipalities (including development in the Town of Hempstead that is compatible with the existing one-acre minimum lot zoning in the Village of Woodsburgh and the 40,000 square foot minimum lot zoning in the Village of Lawrence), while retaining significantly more natural resources and open space than provided for in previous zoning and land use regulations.

Within this sub-district, any proposed lot that straddles the boundaries of the Village of Woodsburgh and the Village of Lawrence shall be subject to the zoning and building permit jurisdiction of the municipality in which the larger portion of any principal building will be located, as such building is shown on the original subdivision map approved by the respective jurisdictions.

C. Clubhouse/Hospitality Sub-District:

The Clubhouse/Hospitality Sub-District is limited to approximately 5.7 acres within the Village of Woodsburgh portion of The Woodmere Club

Property. The intent of this Sub-District is to preserve and enhance the existing clubhouse of The Woodmere Club and its associated hospitality services, including the parking areas, athletic courts and outdoor swimming pool. This Sub-District is regulated entirely by the Village, as provided in this Article.



LEGEND:

	OPEN SPACE / RECREATION SUB-DISTRICT - 83.3 ± ACRES
	SINGLE FAMILY RESIDENTIAL SUB-DISTRICT - 29.4 ± ACRES
	CLUBHOUSE / HOSPITALITY SUB-DISTRICT - 5.7 ± ACRES
	TOTAL - 118.4 ± ACRES

SITE DATA:

SITE AREA IN TOWN OF HEMPSTEAD:	55.0 ± ACRES
SITE AREA IN VILLAGE OF WOODBURGH:	40.5 ± ACRES
SITE AREA IN LAWRENCE:	22.9 ± ACRES
TOTAL AREA:	118.4 ± ACRES

**TOWN OF HEMPSTEAD
RESIDENTIAL SUB-DISTRICT
STATION OFFSET DESCRIPTION**

POINTS NOS.	STATION	OFFSET
RSD-1	13+83	470
RSD-2	13+50	367
RSD-3	13+04	314
RSD-4	11+08	191
RSD-5	10+31	143
RSD-6	8+21	80
RSD-7	6+83	34
RSD-8	5+98	99
RSD-9	4+80	876
RSD-10	5+01	949
RSD-11	5+22	1023
RSD-12	5+90	1029
RSD-13	6+23	1055
RSD-14	6+83	1070
RSD-15	6+92	1087
RSD-16	7+78	1138
RSD-17	11+36	1347
RSD-18	12+07	1349
RSD-19	12+81	1286
RSD-20	13+96	1015
RSD-21	14+04	959
RSD-22	12+81	808
RSD-23	11+84	780



**ZONING MAP EXHIBIT
COASTAL CONSERVATION DISTRICT
WOODMERE CLUB**
TOWN OF HEMPSTEAD - VILLAGE OF WOODBURGH - VILLAGE OF LAWRENCE
MAY 2020
SCALE: 1" = 200'



**CAMERON ENGINEERING
& ASSOCIATES, LLP**
1175 Corporate Park Drive, Roseland, NJ 07068
100 Corporate Park Drive, Suite 200, Paramus, NY 10765
100 Corporate Park Drive, Suite 200, Paramus, NY 10765
CAMERON

Figure 1: Coastal Conservation District - Woodmere Club Map

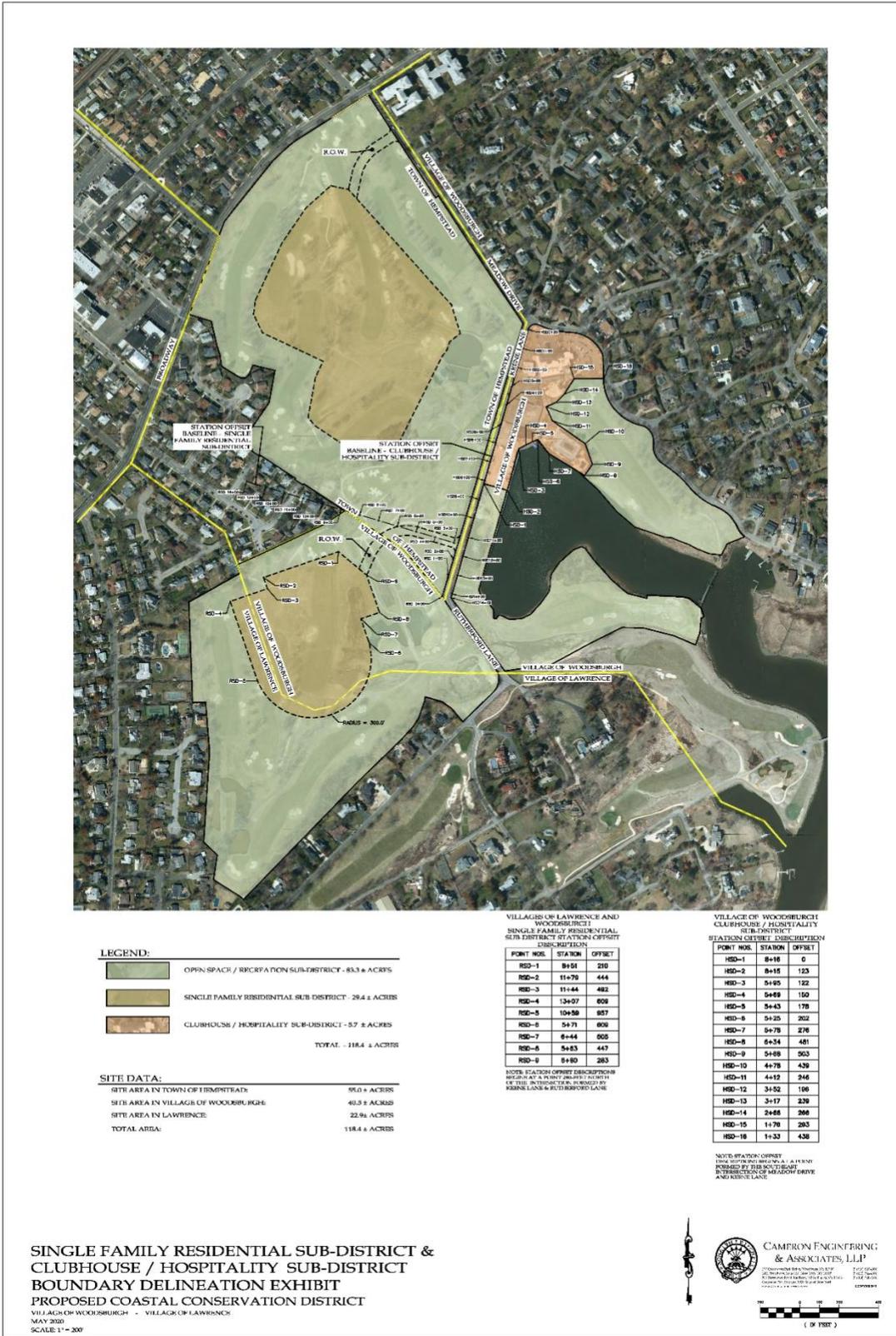


Figure 2

§150.110. Permitted uses.

A. Within the Open Space/Recreation Sub-District, a building may be erected, altered or used and a lot or premises may be used for any of the following purposes, and for no other:

1. Golf course - private or semi-private, including practice golf areas such as putting greens and practice pitching/sand bunker areas.
2. Passive parkland, including walking trails, nature observation areas and passive recreation features.
3. Accessory structures and uses, which are customarily incidental to any of the above-permitted uses, including maintenance buildings not greater than 500 square feet with a maximum height of 16 feet and pavilion/shelter areas not greater than 400 square feet with a maximum height of 16 feet, are permitted. Setbacks for accessory structures within the Open Space/Recreation Sub-District shall be 100 feet from both perimeter property lines and residential homes. Not more than one such accessory structure per seven (7) acres is permitted in this Sub-District.

B. Within the Single Family Residential Sub-District, a building may be erected, altered or used and a lot or premises may be used for any of the following purposes, and for no other:

1. Single-family detached dwelling.
2. Accessory uses on the same lot with and customarily incidental to the above-permitted use, including a private garage, are permitted.

C. Within the Clubhouse/Hospitality Sub-District, the premises may be used for any of the following purposes:

1. Continuation of existing use (clubhouse associated with a private or semi-private golf course).
2. Adaptive reuse of the existing clubhouse for guest accommodations, including a boutique inn providing up to fifteen (15) guest rooms. Any such reuse shall result in no net increase in lot coverage currently existing in this sub-district.
3. Adaptive reuse for non-club members.
4. Community center with passive parkland.

5. Religious uses and educational uses with a special use permit, authorized by the Board of Trustees.

6. Any proposed use shall result in no net increase in lot coverage, in relation to existing lot coverage in this sub-district.

§150-112. Single-Family Residential Sub-District Regulations Established.

Given the sensitive environmental resources present at the Property, special consideration for residential development standards, including bulk regulations, spatial distances and sustainable design features are provided for the Single-Family Residential Sub-District within §150-112 through §150-125 below.

§150-113. Minimum lot area and width.

No dwelling or other building shall be constructed on a lot unless it contains an area of not less than 15,000 square feet and has a minimum street frontage of 100 feet, maintains a minimum 75-foot lot width for a minimum depth of 125 feet, and has a minimum 50 feet of both of its front and rear property lines along adjacent Open Space/Recreation Sub-District property. Building lots located on a cul-de-sac shall have a minimum street frontage of 50 feet and a minimum lot width of 75 feet at a lot depth of 40 feet offset from the street line, and shall maintain a minimum lot width of 75 feet for a depth of 125 feet.

§150-114. Height.

No building shall be greater in height than two- and one-half stories, with a maximum height of 34 feet. Building height within a designated Special Flood Hazard Area shall be regulated by applying §352(H) of the Town of Hempstead Building Zone Ordinance as if such provision is contained in this Article, except that the maximum height restriction of §352(H)(3) of the Town of Hempstead Building Zone Ordinance shall be superseded by the maximum heights set forth in this section.

§150-115. Building area and lot coverage.

For a minimum lot size of 15,000 square feet, the building area shall not exceed 37% of the lot area. In no case shall a building area exceed 5,000 square feet, regardless of lot size. Overall, lot coverage shall not exceed 60% of the lot area. Sustainable design is required through the utilization of Village-approved

Permeable Pavement surfaces, which shall account for a minimum of 50% of any additional lot coverage beyond the building area.

§150-116. Front yards.

A. There shall be a front yard, the depth of which shall be set back at least 30 feet from the street line.

B. In case of a corner lot, a front yard shall be required on each street, and notwithstanding the foregoing, each front yard shall be not less than 30 feet.

§150-117. Side yards.

There shall be two side yards, one on each side of the main building, the aggregate width of which shall be at least 30 feet. Neither side yard shall be less than 15 feet wide.

§150-118. Rear yards.

There shall be a rear yard, the depth of which shall be at least 40 feet.

§150-119. Sustainable Design.

A. For all lots, impervious coverage shall be reduced to the maximum extent practicable and follow the regulations set forth in §150-114 (Building area and lot coverage) above.

B. Each building lot shall provide for the collection, storage and recharge of stormwater on-site, with no surface or roof runoff being directed off of each individual lot, and, accounting for both roof and surface runoff, shall be sized, at a minimum, for the volumetric design of a three-inch rainfall event, based on the one-year, 24-hour storm event in New York State. Roof runoff will be piped underground, directly to storm water drywells, leaching galleys, and/or other accepted infiltration practice. The use of green infrastructure is encouraged. Green infrastructure such as rain gardens and bioswales or other green techniques approved by the Village Building Department will receive an additional credit of two-times the volume capacity provided up to a total reduction of one and one-half inches. The three-inch volumetric design is separate and in addition to any storm water capacity provided for as part of a real property subdivision map associated with the property.

Automatic irrigation systems utilizing Smart Controller Technology shall be required in all new residential construction. All automatic irrigation systems shall also have rain and soil moisture sensors.

§150-120. Subdivision regulations.

A. The requirements for subdivision development within the CC-WC District shall comply with all State and local regulations, including compliance with Nassau County Ordinance No. 46-2009 and Village Code §§131-22 and 23, and obtain all necessary approvals as required by law. Proposed public access roadways in the Village shall have a 50-foot right-of-way width and a paved roadway width of 30 feet, with sidewalk and curb design to be provided in accordance with County and Village requirements. Private access roadways shall have a 50-foot right-of-way width, and subject to approval of the Village Building Department, shall provide a paved roadway width of a minimum of 26 feet, with sidewalk and curb design, if any, commensurate with those indicative of low-density communities. Maintenance of private roads, including snow removal and garbage pickup, shall not be the responsibility of the Village.

B. There shall be perimeter open space view corridors, extending from an interior roadway to the perimeter of the residential lots, not less than 80 feet in width and provided at a minimum for each 500 feet of contiguous residential property.

C. Dedicated rights-of-way providing access to the Property shall be provided at the following locations:

1. Single-Family Residential Sub-District: Access right-of-way shall be provided off Meadow Drive (to be located 250 feet to the centerline of the new right-of-way south of Broadway) and off Keene Lane (to be located 280 feet to the centerline of the new right-of-way northwest of Rutherford Lane). Emergency access rights-of-way shall be provided at the southern terminus of Lotus Street and the north-western terminus of Tulip Street, in the Town of Hempstead.

2. Clubhouse/Hospitality Sub-District: An access right-of-way shall be provided at the intersection of Meadow Drive and Keene Lane. The requirements for subdivision development within the CC-WC shall comply with all State and local regulations, including compliance with Nassau County Ordinance No. 46-2009 and obtain all necessary approvals as required by law.

D. Infrastructure costs associated with access and right-of-way improvements shall be addressed by the respective applicant(s), at the cost

of the applicant(s) as determined at the time of an application made to the Nassau County Planning Commission, the Village Planning Board and the Village of Lawrence Planning Board..

§150-121. Permitted encroachments.

A. The following encroachments are hereby permitted:

1. Cornices, eaves, gutters, chimneys or bay windows projecting not more than 24 inches.
2. Air-conditioning condenser units, emergency generators, basement stairs and basement areaways, projecting not more than 36 inches into one of the required side or rear yards.
3. Driveway piers not exceeding four feet in height.
4. Exclusive of encroachments permitted under this section and structures approved by Board of Appeals grant, second-story additions above existing permitted one-story structures may project into any required yard, provided that they do not extend beyond the wall of the existing structure.

§150-122. Swimming pools.

A. Swimming pools are regulated by Village Code §150-47. Within the CC-WC District, all provisions of §150-47 shall apply except for the regulations provided hereinafter.

B. There shall be 10-foot side yard and 20-foot rear yard setbacks.

C. Swimming pool terraces shall have 10-foot side yard and 20-foot rear yard setbacks.

D. Cabanas shall comply with all requirements set forth in §150-122 this Article.

§150-123. Accessory buildings and structures.

A. Accessory buildings may occupy not more than 18% of the required area of the rear yard up to an average height of 12 feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may be built upon.

B. Exclusive of an accessory private garage and a cabana permitted as an accessory to a swimming pool pursuant to §150-121, only one structure can be erected and thereafter maintained, and such structure shall be erected on the ground and in the rear yard only and shall not exceed 144 square feet of floor area, nine (9) feet in maximum height and 12 feet in height horizontally, unless authorized as a special exception by the Board of Appeals.

§150-124. Fences.

No fence shall exceed six (6) feet in height and shall be permitted on the rear lot line and those linear portions of the side lot lines enclosing a rear yard; provided, however, that four-foot high fencing does not extend beyond the front line of principal building. Fencing shall not substantially obstruct line of sight.

§150-125. Signs.

Such signs which are authorized for single-family residences under §150-50.1 of the Village Code are permitted.

§150-126. Excavations.

No excavations for purposes other than the construction of a driveway, walk, a permitted wall or building or part thereof or accessory thereto, or to remove topsoil from one part of the lands of an owner to another part of the same premises, when such removal is necessary as an accessory use or improving said property, shall be made unless approved by the Board of Trustees.

§150-127. Clubhouse/Hospitality Sub-District Regulations.

Given the historic nature of the Clubhouse building and the Village's intent to preserve and enhance Village history and the Clubhouse, regulations applicable to any renovation or adaptation of the Clubhouse property are provided for in §§150-128 through 130 herein.

§150-128. Minimum lot area and width.

A. The minimum lot area shall not exceed the existing lot area, of the Clubhouse/Hospitality Sub-District.

B. The minimum lot width shall not exceed the existing lot width, of the Clubhouse/Hospitality Sub-District.

§150-129. Height.

The maximum height of the Clubhouse building, or any extension thereof, shall not exceed the existing height of the Clubhouse building.

§150-130. Building Area and lot coverage.

A. Building Area shall not exceed the existing building area of the Clubhouse.

B. Lot coverage shall not exceed the existing lot coverage of the property located in the Clubhouse/Hospitality Sub-District.

C. Adaption of the Clubhouse building or conversion of existing lot coverage, including tennis courts, parking area and swimming pool, to guest accommodations is permitted by special use permit issued by the Board of Trustees, subject to a maximum of fifteen (15) guest units.

§150-131. Transition.

A. Within 45 days of the effective date of this Article, unless a greater period is determined necessary, the Building Department is hereby directed to cause such amendments to be made to the Village zoning map as are reasonably necessary to document the classification of properties provided in this law, and to cause the zoning classification of such properties to be reflected on such zoning map as herein provided.

B. Notwithstanding the foregoing, this Article shall be fully applicable to all properties falling within the definition of the CC-WC District immediately upon adoption of this Article and in accordance with law, and any prior zoning district regulation or classifications are thereby immediately superseded.

Section two. Any local law, ordinance, or resolution of the Village of Woodsburgh in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

Section three. If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, except as noted in the proposed law, but shall be confined in its operation to the clause, sentence, paragraph,

section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section four. This local law shall take effect immediately upon adoption and filing of such law pursuant to the Municipal Home Rule Law and Village Law §7-706.