

Town of Woodbury Preservation Kit

COURTESY of "CITIZENS FOR THE PRESERVATION OF WOODBURY"

Facts You Need To Know About Village Creation

**Your Vote Counts
Vote Thursday
August 10, 2006
Polls open 12 noon to 9:00 pm
Only at Town Hall, Rt. 32**

Citizens for the Preservation of Woodbury

Chairman, Ralph Caruso
Secretary, Veronica J. Quercia

Vice-Chairwoman, Carol Mullooly
Treasurer, Jeanette M. Caruso

Dear Residents and Neighbors,

We the residents of the Town of Woodbury are about to reach a critical fork in the road, where on August 10, 2006 we will go to the Town Hall between 12:00 noon and 9:00 pm and vote to create the Village of Woodbury.

To answer the questions you may have, we have prepared this package of information. Many of us who are part of the Citizens for the Preservation of Woodbury are among those who organized the effort for the Petition Circulation to Create the Village of Woodbury, two years ago in the Spring of 2004. There were about 1,800 registered Woodbury voters that signed these petitions that were filed with the Town Clerk of Woodbury, on July 12, 2004.

Shortly thereafter, a lawsuit was filed with the State of New York Supreme Court, 9th JD challenging the petition and in effect the creation of the Village of Woodbury. July 11, 2006, this year, the Courts rendered a decision in favor of the people to have the right to vote for the Village of Woodbury. That now allows us to move forward with the village creation election, as mentioned above.

We firmly believe, that the village as proposed, that covers all of the lands in Woodbury with the exception of that part of Harriman that is in Woodbury, is our salvation, for a variety of reasons. No other village(s) can be created in a village, the Village of Woodbury will contract with the Town of Woodbury for all services for a \$1.00 a year for each service, **NO TOWN SERVICES will be CHANGED, NO EMPLOYEES WILL LOSE their JOBS, the FIRE DISTRICT WILL NOT CHANGE.** We could continue listing the services, that will not change, however, it is better stated that all services and benefits now received by the residents of the Town of Woodbury, will continue as we know them, when the Village of Woodbury is created and we all become residents of both the Town of Woodbury and the Village of Woodbury.

Annexation of lands from one municipality to another municipality is not just a land grab by an adjoining municipality, as some would have you believe. There are New York State Laws that set forth procedures, as in General Municipal Law, Article 17. This includes the following; a petition must be filed that is signed by 20 percent of the residents or more than 50 percent of the assessment of property owners of the area to be annexed. Both Boards of each municipality must hold a hearing to take in information. Both Boards must approve the annexation for it to move to the next step. If one Board denies the petition, the petitioners have only one recourse, that of taking it to court. If both Boards approve the annexation, a special election is set where a vote by the residents for the area to be annexed must take place. It's not as simple as people are being told.

To get all the information you will need, please read all the material in this package, and if you have any additional questions, you can call me at 928-2059.

This community is yours, ours, and we believe the only way to protect our community's zoning, our community's land, and our community's quality of life, for the over 10,000 residents who live here, is to vote for the creation of the Village of Woodbury, on August 10, 2006 at the Town Hall, Rt. 32.

The information contained in this entire package will be available on the Web Site: www.villageofwoodbury.info.

Thank you for taking the time to read this letter, and to review this information.

Sincerely,



Chairman, Citizens for the Preservation of Woodbury
Former Councilman, Town of Woodbury

WHAT CAN WE EXPECT WITH THE VILLAGE OF WOODBURY

- ***No other villages can be created within the new Village, Village Law Article 2-200-(1), thus preventing any other village or multiple villages from being created in the Town and Village of Woodbury!***
- ***The Town of Woodbury & the Village of Woodbury will form a Joint Fire District, Town Law Article 11-A, and operate under Town Law Article 11, the same law that they operate under now, with no changes!***
- ***All services, Police, Fire, Highway, Parks, etc., will be contracted by the Village of Woodbury to the Town of Woodbury, for \$1.00 for each services per year! Assuring all current employees of the Town that there will be no changes!***
- ***The cost of the Village of Woodbury to the Taxpayer is \$28.00 per \$100,000.00 of assessed value of property. The annual cost for a house assessed at \$300,000.00 will be \$28.00 x 3 or \$84.00!***
- ***The village law requires a village to have 7 positions, 1 – Mayor, 4 – Trustees, 1 – Village Clerk, 1 – Village Treasurer. All positions will be part time. Proposed annual salaries, Mayor \$4,000, Trustees \$2,000 each, Village Clerk \$7,500 and Village Treasurer \$7,500!***
- ***The Village of Woodbury will rent the limited office space needed for the part time operation. The present Town Clerk can also be considered for appointment to serve as the Village of Woodbury Village Clerk/Treasurer!***
- ***All the present residents who are able to vote for the Town of Woodbury elected positions, will also be able to vote for the Village of Woodbury elected positions, and vise versa. You will choose who represents you on both Village and Town Boards, no one else!***

YOUR QUESTIONS ANSWERED ABOUT CREATING A VILLAGE

QUESTION

After the village of Woodbury is created, can land be annexed simply because another village wants it?

ANSWER

NO, General Municipal Law article 17, details the process which includes the following; 1. A request in the form of a petition, signed by more than 50 % of the assessment of land owners, or 20 % of the residents of the area to be annexed, must be submitted to both town(s) or village(s) simultaneously. 2. The both boards must then set a hearing on the petition, to receive comments and information. For an annexation to move along in the process, both the town(s) or village(s) boards must vote to accept the petition. If one of town(s) or village(s) boards votes not to approve the annexation, then the only alternative for signers of the petition would be to take it to court. 3. If the both town(s) or village(s) boards were to approve the annexation petition, a vote by the residents living in the area must take place, where a majority of the residents in the area must vote to approve it, to actually occur. Annexation is not a simple transfer of property from one municipality to another, as some would have you believe. It must be justified and carry creditable proof, why one town or village needs the land more than the other town or village.

QUESTION

What will be the cost of our Village of Woodbury, to us taxpayers?

ANSWER

The total proposed annual budget in Sept. 2004 was \$146,559. Adjusting for cost of living increases, the present cost will be \$153,979 as the proposed annual budget. This will cost each homeowner in taxes \$28 per \$100,000 of assessed valuation. A home assessed at \$300,000 will pay \$28 x 3 equaling \$84 per year total. Add or deduct \$28 for each \$100,000 of assessed valuation to reflect your total annual cost. In any event the average should be \$100 per home per year.

QUESTION

When the Village of Woodbury is created, will there be any changes to the fire district?

ANSWER

NO CHANGES, town law article 11-a authorizes a town board and a village board to form a joint fire district that will operate under town law article 11, which is the same law that the fire district operates under right now. The fire district will continue to have elected commissioners, who are responsible for all operations and budgeting.

QUESTION

After the Village of Woodbury is created, can other villages be created inside our village boundary lines?

ANSWER

NO, village law article 2-200-(1) is clear, no villages can be created or formed inside of another village. This is a solid law with no loopholes.

QUESTION

If the Town of Woodbury does not create a single Village of Woodbury now, that covers all lands in the Town of Woodbury, can other groups create many other smaller villages in the Town of Woodbury?

ANSWER

YES, if we don't vote to approve the village now, by law we can not try again for at least one year to create a village, and by that time other groups will file village creation petitions. Once that happens we can't create a village within the villages that will be created.

QUESTION

When the Village of Woodbury is created, what will the impact be to the services we presently receive?

ANSWER

NONE, all the residents of the Village of Woodbury will still remain residents of the Town of Woodbury. The village will contract to the town for \$1 a year for each service and all our residents will continue to receive the current town services, and benefits that are enjoyed today, without any change or additional expense.

QUESTION

After the Village of Woodbury is created, how many Village elected and appointed positions will there be?

ANSWER

The law requires 7 positions, one elected mayor (part time), four elected trustees (part time), one village clerk (appointed), one village treasurer (appointed) (part time), both the treasurer and clerk positions can be combined into one position called, the village clerk/treasurer, (part time).

QUESTION

After the Village of Woodbury is created, Whom will I be able to vote for?

ANSWER

Creating one Village of Woodbury that covers the entire Town of Woodbury, allows all registered voters in the village and the town to vote for both Town of Woodbury elected positions and the Village of Woodbury elected positions. You will decide who gets elected to both Village and Town Boards.

QUESTION

After the Village of Woodbury is created, will the zoning regulations change as compared to the present Town of Woodbury zoning regulations?

ANSWER

NO, the intent of the proposed village is to secure our present zoning and not to change it. Preventing multiple villages from being created will prevent changes in zoning, which is in the best interest of our residents. To protect the zoning we now have we must approve the Village of Woodbury.

QUESTION

I presently receive star school tax exception will that change?

ANSWER

NO, you will continue to receive all the present benefits from the star program you now receive. This program is a New York State school tax reduction program.

QUESTION

I presently receive a senior citizens property tax reduction will that change?

ANSWER

NO, all benefits will not change, and you will continue to receive what you receive now.

QUESTION

If other smaller villages are created inside the Town of Woodbury, can I vote for their elected positions and can they vote for the Town of Woodbury positions?

ANSWER

Only if you live in that smaller village can you vote for their Village positions. However, residents of the smaller villages can vote for our town elected positions, such as in the Town of Monroe where there are three villages that vote for town elected positions.

QUESTION

If we don't create one single village, and many smaller villages are created inside the Town of Woodbury, what do we have to be concerned about?

ANSWER

Multi villages will most likely create their own services and employ their own personnel. This will decrease the need for town services and most likely increase the cost of services to the remaining town residents.

QUESTION

I am an employee of the town, will I lose my job?

ANSWER

NO, the Village of Woodbury will have no employees, and contract for \$1.00 a year for each of the services with the Town of Woodbury.

QUESTION

I am a member of one of the fire companies, will the fire companies remain?

ANSWER

YES, the two fire companies are independently incorporated and operate under the authority of the fire chiefs and members.

QUESTION

Will the town emergency services or the emergency services personnel, be changed or eliminated?

ANSWER

NO, the Woodbury Ambulance Corp and Fire Companies are each independently incorporated and as such govern and choose their own volunteers and operations. The Police Department will also stay the same and be contracted by the village for all services at \$1 a year.

QUESTION

Who will benefit by having one single village covering the entire Town of Woodbury?

ANSWER

All the residents, the employees of the Town, all the Volunteer Fire and Ambulance members, because it's a single village, we will continue to use the existing services and personnel.

QUESTION

Will the new Village of Woodbury have or need a large building, new or used for its administration?

ANSWER

NO, there is no need for the village to build or obtain a building for administration. In the proposed village budget there is a line item of \$2,000 a month toward rent for office space. Arrangements for the once a month village board meeting can be made for the use of the town hall. Keep in mind, all of the services will be contracted with the town who will continue to administer all operations.

QUESTION

If a Village of Woodbury is created will I remain a resident of the Town of Woodbury?

ANSWER

YES, because the Village of Woodbury will cover all the lands of the Town of Woodbury. Residents will remain residents of the Town of Woodbury and also be residents of the Village of Woodbury.

ANNEXATION?, NOT SO FAST!

July 27, 2006

To the editor:

The Residents of the Town of Woodbury are going to have a one and only opportunity to vote for the creation of the Village of Woodbury on August 10, 2006.

When a Village is created, no other Village can be created within that Village, thus preventing multiple smaller villages from being created in Woodbury. I am in-favor of a single Village as proposed, that covers our entire Town, it's the only way to save and protect our complete town from total invasion and devastation.

The annexation of lands is on the minds of some, because others are attempting to discourage people from voting for the village, using scare tactics. To clear up any misinformation, I offer the following, based on General Municipal Law Article 17. Land can't be simply annexed from towns or villages to other town(s) or village(s), and must follow the Rule and Procedure of Law. A request in the form of a petition, signed by more than 50 % of the assessment of land owners, or 20 % of the residents of the area to be annexed, must be submitted to both town(s) or village(s) simultaneously. The both Boards must then set a hearing on the petition, to receive comments and information. For an annexation to move along in the process, both the town(s) or village(s) boards must vote to accept the Petition. If one of town(s) or village(s) boards votes not to approve the annexation, then the only alternative for signers of the petition would be to take it to court. If the both Town(s) or Village(s) Boards were to approve the annexation petition, a vote by the residents living in the area must take place, where a majority of the residents in the area must vote to approve it, to actually occur.

Annexation is not a simple transfer of property from one municipality to another, as some would have you believe. It must be justified and carry creditable proof, why one town or village needs the land more than the other town or village. In any case, it would be tied up in courts for years.

The Town of Woodbury is in the process of completing a Comprehensive Master Plan that is designed to protect against unjustified annexation attempts. It plans for and designates present and future use of all the lands remaining in Woodbury. This Plan is conclusive proof to any Court of land uses and the need for Woodbury to keep our lands.

People in Woodbury and others look around and see a lot of open land, particularly when you look east towards Route 6. Most people don't realize that 52 % of all lands in Woodbury are made up of Federal and State lands that can't be built on. The fact is only about 3000 acres of undeveloped land remains to be built on, of which much is steep grades and wet lands, that can't be built on.

In Woodbury we are continuing to grow and need these 3000 acres to build our own housing needs. It is highly unlikely any Judge is going to grant an annexation to another municipality and leave our Town or Village with no land to grow and build on, simply because a group wants land annexed. The only weak link in the process is our four Town of Woodbury Town Council Members, who must be told that we don't want any of our land annexed and expect them to fight to keep what is ours.

Protect the zoning and our quality of life in Woodbury, and VOTE YES for the Creation of the Village of Woodbury, because without a Village we can not protect our quality of life and our lands.

Sincerely,

Ralph Caruso

Chairman, Citizens for the Preservation of Woodbury
Former Councilman, Town of Woodbury

Photo News Friday July 28, 2006

Why Woodbury needs a village

To the editor:

I believe that by voting for the Village of Woodbury you are providing the best defense against the inevitable changes that will most likely occur. As a former councilwoman, I strongly supported the five local laws recently reenacted. This was the first step towards maintaining our current style of housing.

The second step is to incorporate as a single village. By voting yes for the current incorporation, you minimize the impact of future zoning and boundary changes to the territory we live in.

A perfect example is Kiryas Joel. Their own incorporation allowed them the ability to build as they chose without complying with Monroe's zoning. They built according to their own standards.

KJ is up front about their need for high density housing. They need additional lands to continue to grow. It is very likely that they will either attempt to annex those lands into their existing village. If they can't, they may choose to create another village in Woodbury.

I believe if KJ created a village within Woodbury, you would quickly see other villages popping up throughout Woodbury. Highland Mills, close to KJ "2," would most like choose to create its own village to prevent further encroachment. Central Valley may then decide they need to create their own village to protect their interests.

Not only would we now have three to four villages throughout Woodbury, only certain villages would contain the tax ratables. Most of the business district would be centralized in Central Valley, where most of the money would be. How would this impact the taxes of the other newly formed villages? What would they have for revenue?

The best way to prevent this dissection is to vote yes for the current village proposal on Aug. 10. This village would prevent any future villages from popping up because you cannot create a new village within an existing village. This proposal would allow all the revenue to continue to be shared equally by all. It would be closest scenario to maintaining what we currently have.

While it is truly unfortunate that we are faced with this dilemma, faced with it we are. To sit back and do nothing is to allow forces beyond our control to control us. Working out the details of how a single village would operate within the Town of Woodbury is a heck of a lot easier than three to four villages vying for their piece of the pie. Oh, and let's not forget that the village with the most inhabitants would control the vote. Just look at Monroe.

We need to be proactive and seize our own destiny. We can do that by voting yes for the village incorporation on Aug. 10.

Colleen Campbell
Central Valley

Former Councilwoman
Town of Woodbury

John P. Burke

May 30, 2008

“THE TIME HAS COME”

In August 2004, almost two years ago, I asked the residents of Highland Mills and Central Valley to support the formation of the “Village of Woodbury.” Shortly thereafter, a court challenge was presented by the attorney who does legal work for those whom then, and now, have their own village in Monroe. As you all know, this village has made their own zoning laws. At the very least, a new village can create it’s own high density zoning which would have dramatic impacts on the village itself and all surrounding areas. Additional pressures would be put on our infrastructure such as water and sewer, roads, police, fire, ambulance services and air quality.

Since it is not that difficult to form a village, it is possible that the Town of Woodbury could be made up of multiple villages. The situation of multiple villages or the creation of a single village, which has the intent of creating high density zoning, would be disastrous to the “character, heritage, and quality of life” that we love and enjoy today.

It is best for our town that we vote “YES” on August 10, 2006, in order to control our own destiny. This will give us another layer of protection, which is needed to stop those who have much different ideas regarding the future of Woodbury. We cannot pass up this opportunity because this would allow others to submit petitions to create a new village(s) of smaller size thus opening the door for many problems such as creating a drain on our town taxes, imbalance in voting, and massive increases in density. A “YES” vote for a village will allow for a continuation of the quality of life that we enjoy. As your Supervisor, I pledge to work cooperatively with the newly elected village officials to continue to have our town as we know it.

John P. Burke

‘The best interest of Woodbury’

To the Editor:

In news articles about the proposed Village of Woodbury, I was quoted several times. I want to comment that “the best interest of Woodbury” is the story, not politics.

When asked for answers on what would become of the town government, I actually said I couldn’t predict, but gave one of many possible options. As far as the organization of the governing boards for the town and village, that will be determined by our elected officials. The aim is to have no duplications, but a town board and village board that compliment each other for the welfare of the Woodbury residents.

The drive for the village is a bipartisan effort. Conservatives, Democrats, Independents and Republicans carried petitions for village incorporation. The citizens have a legal right to bring a petition to form a village. The Supervisor’s role by law is to determine the sufficiency of the petition in order to go forward with a special election or referendum. All should stay on course with the issue and avoid political mud slinging.

A village of Woodbury would help maintain the character, zoning, continuity of services and boundaries for Highland Mills and Central Valley.

The goals of any one individual, politician or group are not at stake here. It is “the best interests of the residents of Woodbury” which must be considered.

The true voice of the people of Woodbury regarding village incorporation can only be heard in a vote.

Michael Queenan is a present
Town of Woodbury Councilman

Michael Queenan
Highland Mills

Times Herald Record – Sunday, July 11, 2004
“ANOTHER KIRYAS JOEL IN THE MAKING”

“K J residents plan to build second village”

From an Article – By Chris McKenna – Reporter

“Dennis Lynch, a Nyack lawyer who represents Vaad Hakiryah, confirmed he’s been” “engaged to immediately proceed with a village incorporation effort” “in or near Monroe, Woodbury and Blooming Grove, the towns surrounding Kiryas Joel. He wouldn’t say who his client was or discuss the plans further. But he vowed:” “This effort will establish a record in time and successful completion.” “ The proposal could prove explosive in the region, setting up a race with non-Hasidic groups already seeking to cordon off their villages and contributing to what could be the balkanization of southern Orange County outside Kiryas Joel.” “Separate groups in Woodbury and Blooming Grove are circulating petitions to create villages, at least partly out of hope that having greater zoning control will keep the dense, multifamily housing of the Hasidim from spreading to their more rural or suburban areas.”

Footnote: Dennis Lynch is the Lawyer that handled the lawsuit trying to stop Woodbury from creating a village. WHY?

Times Herald Record Friday October 1, 2004

“The cost of a new village”

From an Article - By Maureen Nandini Mitra - Reporter

“Woodbury – Organizers for the proposed Village of Woodbury have for the first time attached a price tag to their new locality: \$146,559 a year. All village positions will be part time and the village would contract with the Town of Woodbury for most services, said Michael Queenan, town Planning Board Chairman, who spearheaded the village’s creation.” “Proponents hope incorporating most of Woodbury into a village would stop residents from neighboring Kiryas Joel from creating a Hasidic village within town boundaries, leading to changes in zoning laws and construction of multiunit homes.”

“ Village of Woodbury projected costs”

“Total budget of proposed village: \$146,559 a year. Annual salaries ... , Mayor: \$4,000, Four Village Trustees \$2,000 each, Village Clerk \$7,500, Village Treasurer: \$7,500. All positions would be part time. ... ,the Village would contract with the Town of Woodbury for all other services for \$1 each, including police, fire, water, highway, village justice and tax collection services. A village attorney would be hired ... per diem. The estimated cost to ... homeowners: \$27 per \$100,000 of assessed property value.”