

Legislation Meeting Agenda



800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
WestchesterLegislatorsNY.gov

Monday, July 13, 2026

1:00 PM

Committee Room

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, 8th Floor, White Plains, New York, 10601, and livestreamed via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view the meeting and its video recording online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/>. This website also provides the links to documents to be discussed at a given meeting.

Legislator Colin Smith will be participating remotely from 1132 Main Street, Suite 1, Peekskill, NY 10566.

Legislator Emiljana Ulaj will be participating remotely from 520 White Plains Road, Tarrytown, NY 10591.

Legislator Margaret Cunzio will be participating remotely from 89 East 42nd Street, New York, NY 10017.

MINUTES APPROVAL

Monday, June 29, 2026 at 10:00 AM

I. ITEMS FOR DISCUSSION

[2026-295](#) LOCAL LAW-Eliminating the Master Plumber 51 Percent Business Ownership Requirement

A LOCAL LAW amending section 277.509(A) of the Laws of Westchester County, eliminating the master plumber 51 percent business ownership requirement.

COMMITTEE REFERRAL: COMMITTEE ON LEGISLATION

Guests: Dept. of Consumer Protection: James Maisano, Director; Law Dept.: Jason Whitehead, Associate County Attorney

II. OTHER BUSINESS

III. RECEIVE & FILE

1. [2026-204](#) HON. TYRAE WOODSON-SAMUELS - Memo of Leg. - Property Record Notification & Deed Theft Prevention Law

A Memo of Legislation to protect homeowners - particular seniors and vulnerable residents - from deed theft, fraudulent transfers, and unauthorized encumbrances by establishing a County-operated notification system, in coordination with the Westchester County Clerk, that alerts registered individuals when documents are recorded against their property.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION, BUDGET & APPROPRIATIONS AND INFRASTRUCTURE & HOUSING

2. [2026-205](#) HON. TYRAE WOODSON-SAMUELS - Memo of Leg. - Public Safety Nuisance & Illegal Housing Enforcement Law

A Memo of Legislation to protect residents and neighborhoods by strengthening enforcement tools against illegal housing, chronic nuisance properties and repeat code violators that undermine public safety and quality of life - targeting of Zombie Homes/Distressed properties.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND INFRASTRUCTURE & HOUSING

3. [2026-236](#) HON. JUDAH HOLSTEIN - Memo of Leg. - Safe Access to Religious Institutions Act

A Proposed Act to ensure safe, unobstructed access to religious institutions by establishing reasonable time, place and manner restrictions on protest activity near such locations, while fully preserving First Amendment Rights.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND SOCIAL SERVICES, DISABILITIES & HUMAN RIGHTS

ADJOURNMENT

LOCAL LAW INTRO. NO. -2026

A LOCAL LAW amending Chapter 277, Article XV, of the Laws of Westchester County, regarding the County Board of Plumbing Examiners and County-wide Plumbing License

BE IT ENACTED by the County Board of the County of Westchester as follows:

Section 1: Section 277.504(B) of the Laws of Westchester County is hereby amended to read as follows:

Sec. 277.504. - Board of Plumbing Examiners.

....

B. The ~~board~~ County Executive shall ~~elect its own~~ designate the chairperson ~~by a majority vote~~ from among the members of the board. The chairperson ~~will~~ shall serve for a term of two years.

Section 2: Section 277.509(A) of the Laws of Westchester County is hereby amended to read as follows:

Sec. 277.509. - Unlawful use of license or certification; display.

A. No holder of a license or certification issued under this article shall authorize, consent to or permit the use of his or her license or certification by or on behalf of any other person. No person who has not qualified or obtained a license or certification under this article shall represent himself or herself to the public as holder of a license or certification issued under this article, either directly, by means of signs, sign cards, metal plates or stationery, or indirectly in any other manner whatsoever. However, nothing herein shall be construed

to prohibit the use of a license by the holder thereof for or on behalf of a partnership, corporation or other business association, provided that 51 percent or more of the control of the voting capital stock of such partnership, corporation or other business association is owned by one or more holders of a Westchester County master plumbing license and that all plumbing work performed by such partnership, corporation or other business association is performed by or under the direct supervision of such license a holder or holders of a Westchester County master plumbing license.

Section 3: This Local Law shall take effect immediately.

Tyrae Woodson-Samuels

Legislator, 13th District

Chair, Committee on Budget & Appropriations

**Committee Assignments:**

Infrastructure & Housing

Public Safety & Veterans

Intergovernmental Affairs

Small Business

MEMORANDUM OF LEGISLATION

DATE: March 31, 2026

TITLE: Property Record Notification & Deed Theft Prevention Law

SPONSOR: Legislator Tyrae Woodson-Samuels

PURPOSE OR GENERAL IDEA OF BILL: To protect homeowners—particularly seniors and vulnerable residents—from deed theft, fraudulent transfers, and unauthorized encumbrances by establishing a County-operated notification system, in coordination with the Westchester County Clerk, that alerts registered individuals when documents are recorded against their property.

JUSTIFICATION: Deed theft and real estate fraud are increasing across New York State, with seniors and long-time homeowners disproportionately targeted.

Criminal actors often:

- File fraudulent deeds or transfers
- Record unauthorized liens
- Exploit delays in homeowner awareness

The **Westchester County Clerk's Office** is the official custodian of recorded property documents, making it the **central and most appropriate partner** in developing a notification system tied directly to real-time recording activity.

This legislation:

- Leverages the Clerk's existing authority and systems
- Provides homeowners with immediate awareness of filings
- Creates a critical early-warning mechanism to combat fraud

New York City has successfully implemented a similar model through its ACRIS system.

Tyrae Woodson-Samuels
Legislator, 13th District
Chair, Committee on Budget & Appropriations



Committee Assignments:
Infrastructure & Housing
Public Safety & Veterans
Intergovernmental Affairs
Small Business

SUMMARY OF PROVISIONS:

This Local Law establishes a **Property Record Notification Program**, developed and administered in partnership with the **Westchester County Clerk's Office**, with the following provisions:

1. Establishment of Notification System (County Clerk Collaboration)

- The County, **in coordination with the Westchester County Clerk**, shall create and maintain a **free electronic notification system**
- The system shall be integrated, where feasible, with the Clerk's existing recording and indexing systems

2. Real-Time Document Alerts

- The system shall notify registrants when documents are recorded affecting a property, including:
 - Deeds
 - Mortgages
 - Liens
 - Judgments
 - Any recorded instrument affecting ownership interest

3. Eligible Registrants

The following individuals/entities may register:

- Property owners
- Authorized agents (including family members or caregivers)
- Attorneys representing the owner

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Legislator, 13th District

Chair, Committee on Budget & Appropriations



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- Lienholders
- Executors or administrators of estates

4. Notification Delivery

- Notifications shall be delivered via:
 - Email
 - Optional SMS/text alerts (subject to system capability)
- Alerts shall be triggered upon **recording and indexing** by the County Clerk

5. Registration Process

- Registrants may enroll using:
 - Property address
 - Tax parcel identifier (Section/Block/Lot or equivalent)
- The County Clerk's Office shall assist in ensuring:
 - Accurate property identification
 - Seamless linkage to recorded documents

6. Public Education & Outreach (Joint Effort)

- The County, **in partnership with the County Clerk**, shall conduct a public awareness campaign, including:
 - Targeted outreach to seniors (Dept. of Seniors)
 - Informational materials distributed through Clerk's Office transactions
 - Website, social media promotion and e-blasts
 - Coordination with municipalities and community organizations

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Chair, Committee on Budget & Appropriations



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7. Disclaimer and Limitation of Liability

- The system shall include appropriate disclaimers that:
 - Notifications are **supplemental and informational only**
 - Failure to receive notice does not affect the validity of any recorded document
 - The County and County Clerk assume no liability for missed or delayed notifications

FISCAL IMPACT:

- **Initial implementation cost for system development or integration with the County Clerk's systems**
 - **Potential use of:**
 - **Existing Clerk technology infrastructure**
 - **State or federal grant funding**
- **Minimal ongoing operational costs**

Long-term savings:

- **Reduced fraud-related litigation**
- **Lower enforcement and investigative costs**

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Chair, Committee on Budget & Appropriations



Committee Assignments:
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Small Business

MEMORANDUM OF LEGISLATION

DATE: March 31, 2026

TITLE: Public Safety Nuisance & Illegal Housing Enforcement Law

SPONSOR: Legislator Tyrae Woodson-Samuels

PURPOSE OR GENERAL IDEA OF BILL: To protect residents and neighborhoods by strengthening enforcement tools against illegal housing, chronic nuisance properties, and repeat code violators that undermine public safety and quality of life. Targeting of Zombie Homes/Distressed properties.

JUSTIFICATION: Illegal and unsafe housing conditions:

- Endanger tenants
- Strain municipal services
- Destabilize neighborhoods

This legislation provides a **consistent county-level enforcement mechanism** to support municipalities and deter repeat offenders.

SUMMARY OF PROVISIONS:

Defines “nuisance property” as any property with:

- Repeated housing, fire, or health code violations
- Documented illegal occupancy (including illegal boarding houses)

Establishes a graduated enforcement framework, including:

- Civil penalties (increasing with repeat violations)
- Administrative hearings
- Authority to place **liens on properties** for unpaid fines

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Authorizes County coordination with:

- Municipal code enforcement
- Department of Health
- Law enforcement agencies

Allows for designation of “chronic violator” status after a defined threshold (e.g., 3–5 violations within 12 months)

Provides authority for:

- Mandatory corrective action plans
- Temporary closure in extreme cases (must be carefully structured legally)

FISCAL IMPACT:

Potential positive revenue from fines and penalties

Reduced long-term costs associated with:

- Emergency response
- Health hazards
- Property deterioration

Judah Holstein
Legislator, 10th District



Legislative Memorandum

SPONSOR: Legislator Holstein
TITLE: Safe Access to Religious Institutions Act
DATE: May 4, 2026

Purpose

To ensure safe, unobstructed access to religious institutions by establishing reasonable time, place, and manner restrictions on protest activity near such locations, while fully preserving First Amendment rights.

Summary of Provisions

This legislation establishes narrowly tailored buffer zones around religious institutions during designated hours of operation to prevent obstruction, harassment, and interference with ingress and egress.

Key Provisions

1. Definitions

- **Religious Institution:** Any house of worship or facility primarily used for religious services, including but not limited to synagogues, churches, mosques, temples, and associated schools during hours of religious use.
- **Buffer Zone:** A defined area extending up to 25 feet from any entrance, exit, driveway, or crosswalk providing access to a religious institution.
- **Obstruction:** Any act that blocks, impedes, or interferes with access to or from the institution, including standing, sitting, congregating, or placing objects in a manner that restricts movement.

2. Prohibited Conduct Within Buffer Zone

Within the designated buffer zone, no person shall knowingly:

- Block or impede access to entrances, exits, sidewalks, or crosswalks leading to the institution
- Prevent or attempt to prevent individuals from entering or leaving
- Physically obstruct pedestrian or vehicular traffic
- Engage in conduct that creates a reasonable fear of harm or intimidation directed at individuals accessing the institution

3. Permitted Activity

- Peaceful protest, picketing, or demonstration is permitted **outside** the buffer zone
- Individuals may assemble across the street or in nearby public spaces so long as access is not obstructed
- Normal pedestrian movement through public sidewalks remains unrestricted, provided it does not interfere with access

4. Time, Place, and Manner Limitation

- The buffer zone applies only during:
 - Scheduled religious services
 - Religious school hours
 - Official events hosted by the institution
- Restrictions are **content-neutral** and apply regardless of viewpoint

5. Enforcement

- Violations shall be subject to civil penalties and/or misdemeanor charges
- Law enforcement may issue warnings and require dispersal prior to enforcement, except in cases of immediate obstruction
- Repeat violations may result in enhanced penalties

Justification

Recent incidents have demonstrated an increase in protests directly outside religious institutions, in some cases obstructing access and creating safety concerns. This legislation ensures that individuals can freely exercise their right to worship without interference, while preserving the constitutional right to protest in nearby public spaces.

The framework is consistent with established First Amendment jurisprudence permitting content-neutral time, place, and manner restrictions, including buffer zones upheld in cases involving access to healthcare facilities.