OFFICE OF THE TOWN CLERK PH:845-679-2113 ext 14,Fax: 845-679-8743

E-mail: townclerk@woodstockny.org Website: http://www.woodstockny.org

Colony of the Arts

TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

RESOLUTION 191-2025

Offered by: Supervisor McKenna
Seconded by: Councilmember Ricci

BE IT RESOLVED, to forward Zoning Amendments to Chapter 260, the Zoning Law, regarding boundary line of Hamlet Commercial (HC) District of the Town of Woodstock Zoning Map to the Woodstock Planning Board and the Ulster County Planning Board, and
BE IT FURTHER RESOLVED, the Woodstock Town Board declares its intent to be Lead Agency regarding SEQRA, and
BE IT FURTHER RESOLVED, the Town Board directs the Supervisor to prepare SEQRA documents.

All voted 5–0:

- Supervisor McKenna – Aye
- Councilmember Ricci – Aye
- Councilmember Ratcliff – Aye
- Councilmember Courtis – Aye
- Councilmember Conte - Aye

Meghann Reimondo

Meghann Reimondo, Deputy Town Clerk

Ulster County Planning Board

General Municipal Law 239 M-N Referral Submittal Form

Print Form

Please Fill Out All Sections - Type or Print Only

Municipality: Town of Woodstock

Referring Board: Town Board

Referring Official: Town Supervisor

Phone Number: 845 679 2113

Local File #:

Applicant Name: Town of Woodstock

Project Name: Zoning Amendment to Zoning Map

Type of Referral
(Check All Those That Apply)

239-M:
- [ ] Site Plan Review
- [ ] Special Permit
- [ ] Area Variance
- [ ] Use Variance
- [ ] Amend Zoning Statute
- [x] Amend Zoning Map
- [ ] Comprehensive Plan
- [ ] Other Special Authorizations

239-N:
- [ ] Subdivision

SEQRA Determination
- [ ] Type I Action
- [x] Type II Action
- [ ] Unlisted Action

Parcel(s) Information

Section	Block	Lot
27.54	2	10.100
27.54	2	8

Number of Lots: 2

Project Acreage: 2.34

Zoning District(s) of Project: HC / HR

Parcel Utilities
- [x] Central Water
- [ ] Private Water
- [x] Central Sewer
- [ ] Individual Septic

GML/Ulster County Charter Referral Criteria:
(Choose One)

- [x] **Within 500 feet of a:** County Road or State Road, City, Village, Or Town Boundary, County or State Park or Other Recreation Area, Stream or Drainage Channel Owned or Established Channel Line by County, County or State Owned Land with public building or institution Located on it, or Boundary of Parcel with a farm operation
- [ ] **Greater than 500 feet of :** Any of the Above Listed Conditions

Location of Project: (Address or Nearest Intersection)

5 Library Lane Woodstock NY & 100 Tinker St. Woodstock NY

Project Description: (Please Be As Specific as Possible)

Amend Zoning map to follow boundary of properties

Referring Official - Signature - Certification of Application's Completeness:

UCPB Staff Use Only

Received Stamp:

Referral #

Agenda Date:

Major Project? [ ]

Return Form to:
Referral Officer
Ulster County Planning Board
P.O. Box 1800
Kingston, NY 12402

Mail or Hand Delivery Only Please!

Questions? - Call 845-340-3340

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

100 Tinker Street / 6 Library Lane Zoning Map Amendment

Name of Action or Project:

100 Tinker Street / 6 Library Lane Zoning Map Amendment

Project Location (describe, and attach a location map):

100 Tinker Street / 6 Library Lane, Woodstock, NY

Brief Description of Proposed Action:

Applicant requests a minor zoning map amendment to correct an anomaly in the existing zoning amp in which the zoning district boundaries for the Hamlet Commercial and Hamlet Residential Zoning Districts intersect approximately in the middle of the subject properties and certain buildings located thereon.

Name of Applicant or Sponsor:	Telephone: 917-282-0662
Homesick Blues LLC and Bearsville Center LLC	E-Mail: rpordy@pordylaw.com

Address:

100 Tinker Street and 6 Library Lane

City/PO:	State:	Zip Code:
Woodstock	NY	12498

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Woodstock Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 02.34 acres
   b. Total acreage to be physically disturbed? 00.00 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 02.68 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): Ex-Urban
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: n/a	☐	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	
16. Is the project site located in the 100-year flood plan?		✓
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	✓	
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	✓	

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: _____ Date: _____

Signature: _____ Title: _____

PRINT FORM

PORDY & CAVALLARO LLP

ATTORNEYS AT LAW
PO Box 241
Barnegat, New Jersey 08005
TEL: (917) 282-0662
rpordy@pordylaw.com
www.pordylaw.com

September 30, 2025

Via Email and Hand Delivery
Woodstock Town Board
47 Comeau Drive
Woodstock, NY 12498

Re: **Lasher House Complex / Tinker Street and Library Lane, Woodstock, NY**

Dear Supervisor McKenna and Members of the Town Board:

We are the attorneys for Bearsville Center LLC, Homesick Blues LLC and their principal, Lizzie Vann, owners of the below-referenced properties.

We request that we are given a place on the Town Board's agenda for its next available open board meeting on October 14 or 21, to present our application for a minor amendment to the Woodstock Zoning Map pursuant to Article XIII of the Woodstock Zoning Law as it pertains to two of the tax parcels that comprise a portion of the subject properties.

A copy of Article XIII of the Woodstock Zoning Law as it relates to zoning map amendments is attached for your reference.

As required under the Zoning Law, our application seeks a resolution by the Town Board to refer this matter to the Woodstock Planning Board for a report and recommendation back to the Town Board for the zoning map amendment in accordance with the attached map prepared by Medenbach, Eggers and Carr, engineers and surveyors for the project.

Lizzie Vann, through her LLC's, began purchasing the properties that comprise the Lasher House and Library Properties, in September of 2023. The properties are comprised of the following tax lots:

1. Section: 27.54 / Block: 2 / Lot: 10.100 — Lasher Funeral Home 100 Tinker
2. Section: 27.54 / Block: 2 / Lot: 9 — Library Vacant Lot
3. Section: 27.54 / Block: 2 / Lot: 8 — 5 Library Lane Building Lot

As you may know, the LLCs, through Lizzie Vann, have invested significant sums in buildings within the environs of Woodstock, including improvements to the Bearsville Center property and

the Lasher House property. Work also has begun to stabilize the old Woodstock Library building in recent weeks.

The plan for the subject properties includes preserving their historical and architectural significance, whilst at the same time creating a property that will offer the town's citizens health and wellness facilities, plus economic development in line with the Town of Woodstock's Comprehensive Plan.

The requested zoning map amendment results from an anomaly in the town's existing zoning map.

In it:

- The district lines for the Hamlet Commercial and Hamlet Residential zoning districts run directly through the properties, even bisecting some of the buildings contained thereon (see attached map).
- This is likely the result of a drafting error which occurred when the zoning map was first created since the subject lots and buildings located thereon predate the existence of the map by multiple decades.
- The request is minor in nature and seeks a relocation of the existing zoning district lines affecting the properties by shifting the line approximately 150 feet to run along the northerly side of the property boundaries of the Lasher Hose and Library properties.

We now wish to rectify this anomaly, which limits certain otherwise permitted uses for the properties, and to bring conformity to this portion of the main commercial thoroughfare of the town.

It is our firm belief that this request does NOT create or result in spot zoning.

- Spot zoning is the singling out of a small parcel of land for a use classification different from the surrounding area, typically for the benefit of a private party and not in accordance with the municipality's comprehensive plan.
- To the contrary, in this case, the subject properties are already partially located within the Hamlet Commercial District and/or directly abut it and has historically been used in conformity with the permitted commercial uses found in the surrounding area.
- The proposed uses of subject properties are completely aligned with the 2018 Woodstock Comprehensive Plan (the "Comprehensive Plan"). More detail will be provided in a presentation to the Planning Board at the meeting to which we hope our matter will be heard.

Regarding compliance with SEQRA, please note that the proposed action is an Unlisted Action thereunder and a SEAF is attached for the Board's review.

As there is no known application form for the zoning map amendment request before the Town Board, please let this letter serve as the formal application for such request.

Please confirm that this matter will be scheduled on the Town Board agenda for the October 14 or 21st open board meetings and please do not hesitate to contact the undersigned with any questions or concerns.

Additionally, we will be available to answer and address any questions or concerns regarding the foregoing, including this project's conformity to the Comprehensive Plan, Zoning and SEQRA, at the Town Board meeting at which this application is to be considered.

We thank you in advance for your consideration of the applicants' request in this matter.

Very truly yours,

Ronald S. Pordy

cc: Butch Hoffman
Melissa Gray
Lizzie Vann
Ian Troxell
Barry Medenbach
Solomon Latham
Graydon Yearick

PORDY & CAVALLARO LLP
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TEL: (917) 282-0662
rpordy@pordylaw.com
www.pordylaw.com

September 22, 2025

Via Email and Hand Delivery
Woodstock Town Board
47 Comeau Drive
Woodstock, NY 12498

Re: **Lasher House Complex / Tinker Street and Library Lane, Woodstock, NY**

Dear Supervisor McKenna and Members of the Town Board:

We are the attorneys for Bearsville Center LLC, Homesick Blues LLC and their principal, Lizzie Vann, owners of the below-referenced properties.

As a follow up to our earlier correspondence from this morning regarding this matter, we would like to address whether the proposed action complies with the Woodstock 2018 Comprehensive Plan. In fact, the proposed action supports the Comprehensive Plan as follows (the referenced page numbers are keyed to the Comprehensive Plan pages):

Page 12 - The rental market in Woodstock has an historic vacancy rate of less than 1%. The combination of the high price of housing, the lack of high density zoning, the low availability of rentals, and the recent transfer of many possible rental homes from long-term to short-term accommodations, such as Airbnb, has created considerable difficulty for young families, and those with lower incomes, in the effort to find affordable housing.

Response: The proposed Project includes the design and implementation of affordable rental units.

Pages 16, 17, 21, 38 and 43 – Tech Is Evolving In the Hudson Valley, Healthcare Workforce and Business Incubator.

Response: The Project, at its core, includes a Tech and Business Incubator Space and Healthcare Related Spaces.

Additionally, the following uses and implementations are proposed:

Page 28	*Expand the use of RE sources that reduce and control the use of fossil fuels*	We intend the whole complex from 5 Library Lane to 106 Tinker Street to be fueled by renewable energy.
Page 4	*Aim for smaller distributed housing projects*	2 sites within our property on which we would like to create apartments with multiple small units of housing.
Page 5	*Plan to maintain and expand recreational facilities*	We want to extend the Library into a much larger Park and add two natural ponds
Page 5	*Encourage economic sustainability by considering the establishment of a business incubator*	This is our plan for the Lasher barns.

Finally, please note that the proposed action is an Unlisted Action under SEQRA and a SEAF is attached for the Board's review.

Please do not hesitate to contact the undersigned with any questions or concerns. Additionally, we will be available to answer and address any questions or concerns regarding the foregoing, including this project's conformity to the Comprehensive Plan, Zoning and SEQRA, at the meeting tomorrow evening.

We thank you in advance for your consideration of the applicants' request in this matter.

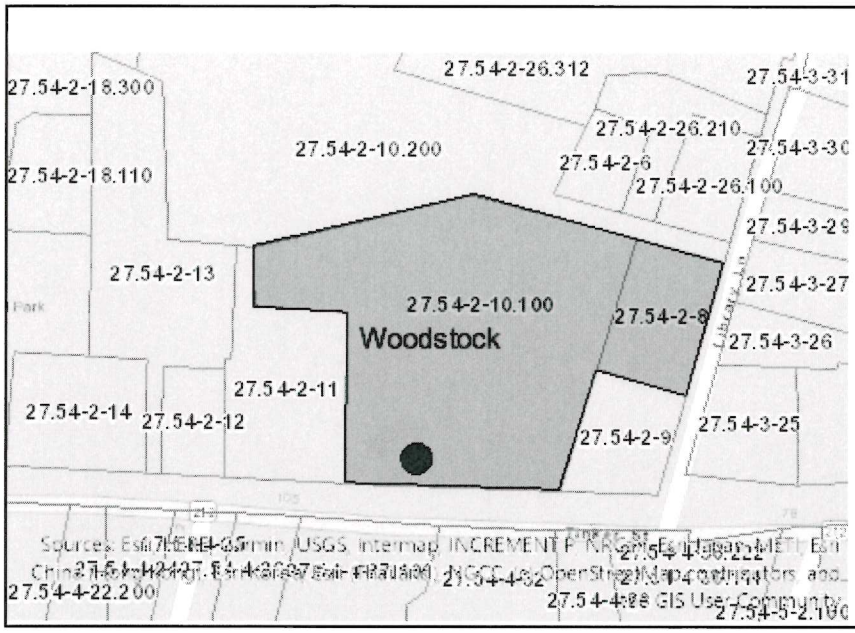
Very truly yours,

Ronald S. Pordy

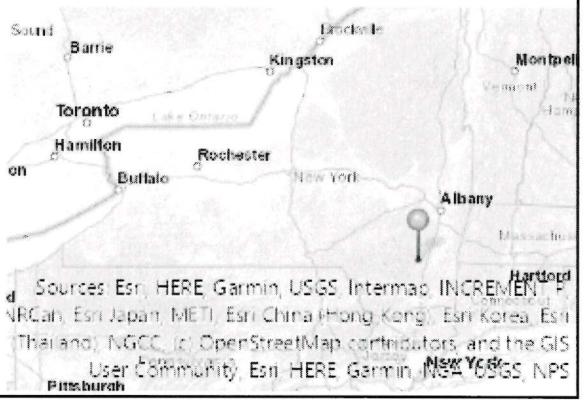
cc: Lizzie Vann
Ian Troxell
Barry Medenbach
Solomon Latham
Graydon Yearick

EAF Mapper Summary Report

Friday, September 19, 2025 9:25 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

ARTICLE XIII

Amendment Procedure

§ 260-112. Applicability.

This chapter, or any part thereof, including the Zoning Map indicating the various district boundaries, may from time to time be amended, supplemented, changed, modified or repealed by the Town Board in the manner provided by §§ 264 and 265 of the Town Law and the procedures more particularly set forth in this article.

§ 260-113. Initiation.

An amendment to this chapter may be initiated in one of three ways:

A. By the Town Board upon its own motion.

B. By resolution of the Planning Board or Zoning Board of Appeals, filed with the Town Clerk, or by petition filed with the Town Clerk duly signed and acknowledged from the owners of 10% or more of the land area in any district wherein certain changes to or repeal of certain provisions of this chapter is recommended, in which case it shall be the duty of the Town Board to act on such proposed amendment within 90 days of the time such resolution is filed by the Planning Board, the Zoning Board of Appeals or the owners of 10% or more of the land area in any district in the office of the Town Clerk.

C. By a committee appointed by either the Town Board or the Town Supervisor for the purpose of amending this chapter. Within 45 days of the time the committee's report is given to the Town Board, the Town Board shall refer the report to the Planning Board for its review. The Planning Board shall treat all such referrals as if made pursuant to Subsection A above.

§ 260-114. Report of Planning Board.

A. All proposed amendments, supplements or changes originating by motion of the Town Board, the Zoning Board of Appeals, or by petition filed with the Town Clerk duly signed and acknowledged from the owners of 10% or more of the land area in any district shall be referred to the Planning Board for a report and recommendation thereon. However, this subsection shall not require referral to the Planning Board of a petition for a zoning amendment when the Town Board decides not to act on the same. In undertaking such review as shall be requested by the Town Board, the Planning Board shall make inquiry and provide recommendation concerning the matters specified below:

(1) Whether such change is consistent with the purposes embodied in this chapter as applied to the particular district or districts concerned;

(2) Which areas and establishments in the Town will be directly affected by such change and in what way they will be affected;

(3) Whether adequate public services and other support facilities exist or can be created to serve the needs of any additional development that may occur as a result of such change;

(4) The indirect implications of such change in its effect on other regulations; and

(5) Whether such proposed amendment is consistent with the underlying objectives of the Town of Woodstock Comprehensive Plan and this chapter.

B. The Planning Board shall submit its report within 45 days after receiving such referral. Failure of the

Planning Board to report within the required time period shall be deemed to be a recommendation of approval of the proposed amendment.

§ 260-115. Town Board procedure.

A. Public notice and hearing. The Town Board by resolution shall fix the time and place of a public hearing on the proposed amendment and cause notice thereof to be given as follows:

(1) By publishing a notice at least 10 calendar days prior to the time of such hearing in the official

newspaper or newspapers of the Town, as designated by the Town Board, specifying:

(a) The nature of the proposed amendment;

(b) The land or district affected; and

(c) The date, time and place where the public hearing shall occur.

(2) By providing a copy of such notice of any proposed change or amendment affecting property within 500 feet of any other municipality to the clerk of such municipality at least 10 calendar days prior to the date of such public hearing.

B. Required referral. The Town Board shall transmit a full statement of any proposed amendment, whether a map amendment or a text amendment, that meets the referral requirements of §§ 239-l and 239-m of the General Municipal Law to the Ulster County Planning Board for its review and recommendation. No action shall be taken by the Town Board on such proposed amendment until a recommendation has been received from the Ulster County Planning Board or 30 calendar days have elapsed since the Ulster County Planning Board received such full statement.

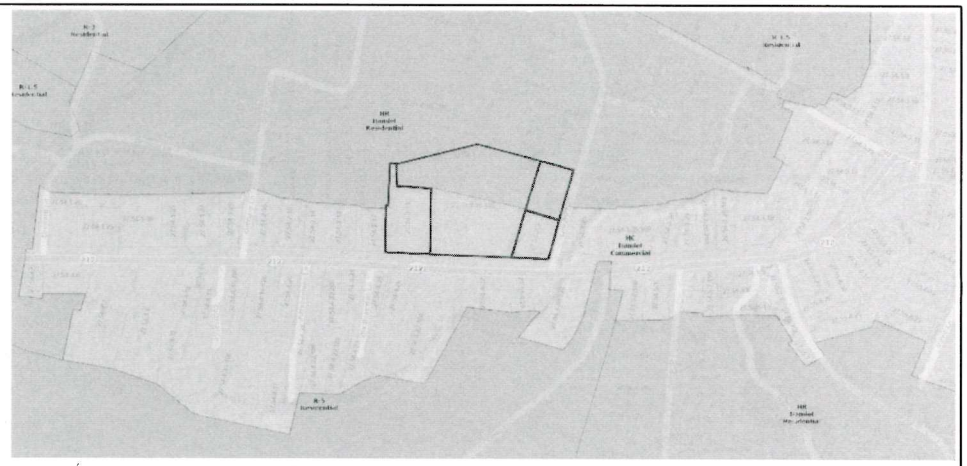
C.Compliance with SEQRA. Proposed amendments are actions subject to the provisions of the New York State Environmental Quality Review Act (SEQRA). Prior to formal consideration and public hearing, the Town Board shall make a determination as to the type of action, lead agency status, and environmental significance of the proposal in accordance with Article 8 of the Environmental Conservation Law and Part 617 of the New York Codes, Rules and Regulations (NYCRR).

D. Town Board action. The Town Board may approve any such proposed amendment by a majority voteof said Board, except that a favorable vote of at least four members of the Town Board, that is, a majority plus one, shall be required if:

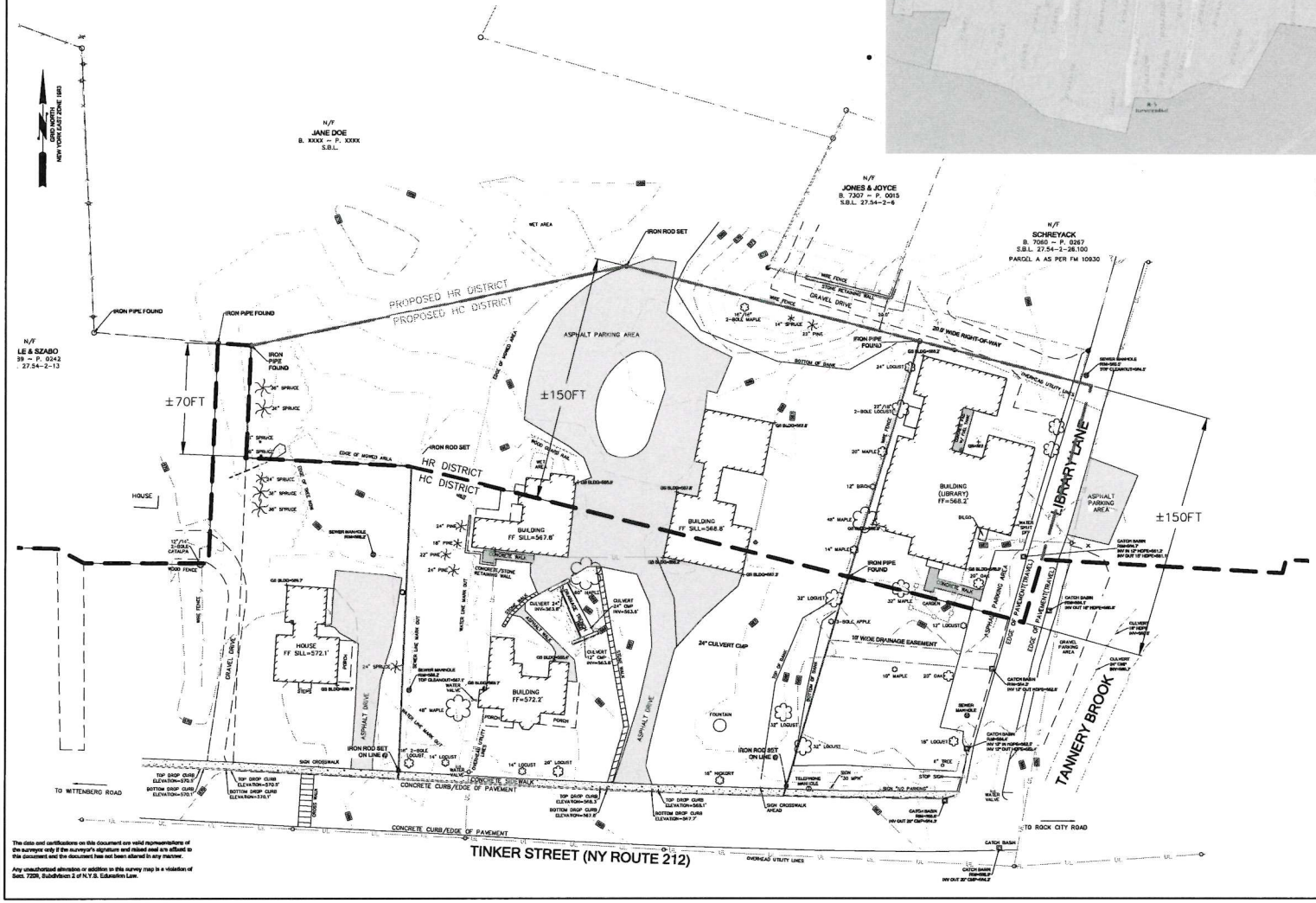
(1) The action being taken is contrary to the advisory recommendation received from the Ulster County Planning Board under the provisions of §§ 239-l and 239-m of the General Municipal Law; or

(2) In accordance with the provisions of § 265 of the Town Law, a protest petition against such amendment has been duly signed and acknowledged by the owners of at least 20% of the land area included in such proposed change or of that immediately adjacent extending 100 feet therefrom or directly across a street.

E. Conformance with Town of Woodstock Comprehensive Plan. In all cases where the Town Board shall approve an amendment to the Zoning Map, said Board shall find, for reasons fully set forth in its resolution, such amendment to be in conformity with the Town of Woodstock Comprehensive Plan.



ZONING MAP
PER ULSTER COUNTY PARCEL VIEWER



The data and certifications on this document are valid representations of the surveyor only if the surveyor's signature and raised seal are affixed to this document and the document has not been altered in any manner.

Any unauthorized alteration or addition to this survey map is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.

ZONING MAP

SHOWING LANDS OF

LIZZIE VAN

TOWN OF WOODSTOCK
ULSTER COUNTY – NEW YORK

30 0 30 60 90

Scale: 1" = 30'

SEPTEMBER 15, 2025

MEDENBACH, EGGERS & CARR
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 447-0047

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Medenbach, Eggers & Carr Engineering & Surveying
Stone Ridge, New York
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E23 047

(This form is used to file a local law with the Secretary of State.)

Matter being eliminated is not struck through, and underlining is not used to indicate new or changed matter.

Town of Woodstock

Proposed Local Law No. ___ of the year 2025

A local law amending: Chapter 260 of the Woodstock Code, the Zoning Law of the Town of Woodstock, Ulster County, New York, as previously amended: to modify the Hamlet Commercial (HC) District line to include entire parcels.

Be it enacted by the Town Board of the Town of Woodstock, County of Ulster, State of New York, as follows:

Section 1. Statutory Authority.

This Local Law is enacted in accordance with Article XIII of Chapter 260 of the Woodstock Code, the Zoning Law of the Town of Woodstock, as amended; Articles 9 and 16 of the Town Law of the State of New York, which grant the Town Board of the Town of Woodstock authority to enact local laws for the purpose of promoting the health, safety and welfare of the people of the Town; Article 2, Section 10 of the Municipal Home Rule Law, which gives the Town of Woodstock the power to protect and enhance its physical environment; Article 12-B, Sections 239-l and m, of the General Municipal Law; Section 10 of the New York Statute of Local Governments; Article IX of the New York State Constitution; and other legislative authority of the State of New York, as amended from time to time.

Section 2. Findings, Purposes and Intent.

This amendment is hereby adopted to correct an anomaly in the Town of Woodstock Zoning Map regarding the below-referenced parcels whereby the district lines for the Hamlet Commercial and Hamlet Residential zoning districts run directly through the properties, even bisecting some of the buildings contained thereon. This is the result of a drafting error which occurred when the zoning map was first created since the subject lots and buildings located thereon predate the existence of the map by multiple decades. This local law shall rectify this anomaly and bring conformity to this portion of the main commercial thoroughfare of the town by moving the zoning boundary of the Hamlet Commercial District to include the entirety of the below-referenced parcels. This shall also serve to promote and effectuate the orderly physical development of the Town of Woodstock in accordance with the Town of Woodstock Comprehensive Plan, to encourage the most appropriate use of land in the Town in order to conserve and enhance the value of property, to regulate business development consistent with the character and environmental resources of the Town, to provide for adequate and suitably located commercial facilities, to realize a development plan properly designed to

conserve the use of land and to keep down the cost of municipal services and to enhance Town aesthetics and to maintain the Town's present character and natural beauty.

Section 3. Amendments to Chapter 260-9, Zoning Law of the Town of Woodstock, as follows:

This Local Law, in accordance with §260-40 and Article XIII of the Zoning Law of the Town of Woodstock, amends the Zoning Map of the Town of Woodstock, as established in §260-9 of Local Law No. 2 of the year 1989, the Zoning Law of the Town of Woodstock, as previously amended, to amend the zoning map of the Town of Woodstock by moving the zoning boundary of Hamlet Commercial (HC) District to include entirety of the following parcels:

Section27.54/Block 2/Lot 10.100

Section27.54/Block 2/Lot 8

Section 4. Repeal, Amendment, and Supersession of Other Laws.

All other Resolutions, Ordinances or Local Laws of the Town of Woodstock which conflict with the provisions of this Local Law are here-by superseded or repealed to the extent necessary to give this Local Law force and effect.

Section 5. Severability.

If any section, sub-section, sentence, clause, phrase, or other part of this Local Law is, for any reason, held by any court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portion(s) of this Local Law.

Section 5. Effective Date.

This Local Law shall take effect upon being filed in the office of the New York State Secretary of State.