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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 239-1 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:

Section 27.54/Block 2/Lot 10.100

Section 27.54/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.