

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.

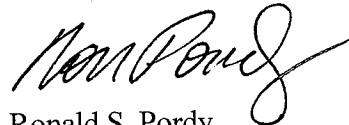
As there is no known application form for the zoning map amendment request before the Town Board, please let this letter serve as the formal application for such request.

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