

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
*(Select one.)*

of Shawangunk, Ulster County, New York

Local Law No. 3 of the year 2022

A local law to amend the Zoning Law to provide for "Lot Line Adjustments/Natural Subdivisions"  
*(Insert Title)*

Be it enacted by the Town Board of the  
*(Name of Legislative Body)*

County  City  Town  Village  
*(Select one.)*

of Shawangunk as follows:

See attached.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

**Town of Shawangunk**

**Local Law No. 3 of 2022**

A Local Law to enact certain amendments to Chapter 177, Zoning, of the Code of the Town of Shawangunk, to regulate lot line adjustments and natural subdivisions.

**SECTION I. TITLE.**

This local law shall be known as the "Lot Line Adjustment/Natural Subdivision" Local Law, enacting certain zoning amendments to Chapter 177, Zoning, of the Code of the Town of Shawangunk to regulate the process associated with applications to the Town of Shawangunk Planning Board involving lot line adjustments and natural subdivisions within the Town of Shawangunk.

**SECTION II. PURPOSE AND FINDINGS.**

It is the intent of this Local Law to establish procedures and requirements for allowing lot line adjustments and natural subdivisions in the Town of Shawangunk in a manner that streamlines the planning review process, and to properly provide for the health, safety and welfare of the general public.

The Town of Shawangunk, in an effort to minimize the costs to landowners seeking simple adjustments to property lines, recognizes that it is in the interest of the Town to create regulations which simplify the review process.

**SECTION III. STATEMENT OF AUTHORITY**

This local law is authorized by the New York State Constitution, including Article IX Section 2, the relevant provisions of the New York Municipal Home Rule Law, the Statute of Local Governments, the Town Law, the General Municipal Law, the Zoning Law and the local laws and land-use regulations of the Town of Shawangunk and the general police power vested in the Town Board of the Town of Shawangunk to provide for the health, safety and welfare of the citizens of the Town.

**SECTION IV. REVISIONS TO CHAPTER 177, ZONING.**

Chapter 177, Zoning, of the Code of the Town of Shawangunk hereby is amended as follows:

1. **Definitions.** Section 177-65., Definitions; word usage; Subsection B, is amended to add the following new definitions:

**LOT LINE ADJUSTMENT** - The transfer of land between two adjoining parcels or lots by relocating the property line between the two lots so that no new lot is created, whether or not the lots are in the same or different ownership. The transfer of land shall be incorporated into the lot receiving said land, said land shall not be considered a separate parcel for building, zoning or tax purposes, and may not be conveyed separately from the lot in which it is to be incorporated. A Lot Line adjustment shall not be deemed to be a subdivision as that term is defined in the NYS Town Law and Chapter 152 of the Code of the Town entitled "Subdivision of Land".