

**Town of Blooming Grove**

**Introductory Local Law No. 3 of 2025**

A Local Law to enact certain amendments to Chapter 235, Zoning, of the Code of the Town of Blooming Grove, to amend and clarify the location of those areas contained within the Ridgeline Overlay Zoning District.

**SECTION I. TITLE.**

This local law shall be known as “A Local Law Enacting Certain Zoning Amendments to Chapter 235, Zoning, of the Code of the Town of Blooming Grove amending the Ridgeline Overlay Zoning District”.

**SECTION II. AUTHORITY.**

This Local Law is enacted pursuant to the authority of Municipal Home Rule Law § 10 and in accordance with Chapter 235, Article XIX (Amendments) of the Code of the Town of Blooming Grove.

**SECTION III. PURPOSE AND FINDINGS.**

The Town of Blooming Grove seeks to amend the boundaries of the Ridgeline Overlay Zoning District to ensure that it regulates the most highly visible and ecologically sensitive ridgetops, ridgelines and hillsides of the prominent hills located within the unincorporated area of the Town. The Ridgeline Overlay Zoning District has been refined using newer, state-of-the-art mapping techniques which better define the specific location of these sensitive areas within the Town.

**SECTION IV. REVISIONS TO CHAPTER 235.**

The following amendments are hereby made to Chapter 235, Zoning, of the Code of the Town of Blooming Grove.

- 1. Modify the definition of Ridgeline.** Amend Section 235-4, Definitions, to delete the existing definition of “Ridgeline”, and to replace it with the following new definition of “Ridgeline”:

**“RIDGELINE/RIDGELINE AREA**

All those areas shown on the Town of Blooming Grove Zoning Map as being contained within the Ridgeline Overlay Zoning District. The Overlay District includes all ridgelines, ridgetops, and ridgeline areas associated with the following named hills, mountains and ridges, and all lands at a specified elevation (in feet above mean sea level, or msl) or higher, as follows:

<u>Hill/Mountain Name</u>	<u>All Lands at an Elevation, In Feet, and Higher</u>
Lazy Hill	700 feet msl and higher
Durland Hill	700 feet msl and higher
Bull Mine Hill	700 feet msl and higher
Red Ridge	600 feet msl and higher
Round Hill	700 feet msl and higher
Helms Hill	650 feet msl and higher
Woodcock Hill	700 feet msl and higher
Tobias Hill	500 feet msl and higher
Schunnemunk Mountain	700 feet msl and higher

- 2. Modify the Zoning Map.** Amend Section 235-6, Zoning Map, by deleting the existing Ridgeline Overlay Map as shown on the official Zoning Map of the Town of Blooming Grove, and adopting a new Ridgeline Overlay Zoning District as shown on the attached Map.

**SECTION V. SEVERABILITY.**

If any word, phrase, sentence, part, section, subsection, or other portion of this Law or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection or other portion, or the proscribed Application thereof, shall be severable, and the remaining provisions of this Law, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect.

**SECTION VI. CONFLICT WITH OTHER LAWS.**

Where this Law differs or conflicts with other Laws, rules and regulations, unless the right to do so is pre-empted or prohibited by the County, State or federal government, the more restrictive or protective of the Town and the public shall apply.

**SECTION VII. EFFECTIVE DATE.**

This Law shall become effective upon filing with the New York State Secretary of State.

**SECTION VIII. AUTHORITY**

This Local Law is enacted pursuant to the Municipal Home Rule Law. This Local law shall supersede the provisions of the Town Law to the extent it is inconsistent with same, and the extent permitted by the New York State Constitution, the Municipal Home Rule Law, or any other applicable statute.