

LOCAL LAW NO. 11-2023

**Town of Amherst
County of Erie, State of New York**

**A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST
CODE, KNOWN AS THE ZONING ORDINANCE, TO REZONE 1561-1703
NIAGARA FALLS BOULEVARD FROM CTR-5 to SC AND TO AMEND THE
ZONING MAP ACCORDINGLY.**

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This local law shall be referred to as, "A Local Law Amending Chapter 203 of the Town of Amherst Code, Known As The Zoning Ordinance, to Rezone 1561-1703 Niagara Falls Blvd. from CTR-5 to SC and to Amend The Zoning Map Accordingly."

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 1561-1703 Niagara Falls Blvd. from CTR-5 to SC zoning has been filed and is in proper order. The Town Board further finds that the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from CTR-5 to SC the zoning of 1561-1703 Niagara Falls Blvd., subject to any conditions imposed by the authorizing resolution; legally described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot 85, Township 12, Range 7 of the Holland Land Company s Survey, bounded and described as follows:

BEGINNING at the intersection of the east line of Niagara Falls Boulevard (width varies) with the north line of Romney Road (width varies) also being the northerly corner of lands to the Town of Amherst per Deed filed in the Erie County Clerk's Office in Liber 7282 Deeds at page 265 and in Liber 10867 of Deeds page 9151 (Parcel B.3);

Thence N 00°46'44" E, along the east line of Niagara Falls Boulevard, , a distance of 1061.95 feet to the southwest corner of lands appropriated by the State of New York as shown on Map No. 144 Parcel No. 152;

Thence S 89°57'05" E, a distance of 8.98 feet to the southeast corner of said appropriation to the State of New York;

Thence N 00°46'44" E, a distance of 32.81 feet to the northeast corner of said appropriation to the State of New York;

Thence N 89°57'05" W, a distance of 8.98 feet to the northwest corner of said appropriation to the State of New York and the said east line of Niagara Falls Boulevard;

Thence N 00°46'44" E, along the said east line of Niagara Falls Boulevard, , a distance of 99.22 feet;

Thence S 89°58'07" E, a distance of 150.00 feet;

Thence N 00°49'37" E, a distance of 150.00 feet to a point in the south line of Ridge Lea Road (width varies);

Thence S 89°54'15" E, along the said south line of Ridge Lea Road, a distance of 1159.60 feet to the northwest corner of lands appropriated by the State of New York as shown on Map No. 2, being Parcel No. 104;

Thence S 00°05'45" W, along the west line of said Parcel No. 104 a distance of 25.39 feet;

Thence S 89°54'15" E, along the south line of said Parcel No. 104 a distance of 79.91 feet;

Thence S 88°06'44" E, along the south line of said Parcel No. 104 a distance of 119.22 feet;

Thence continuing along the south line of said Parcel No. 104, along a curve to the right having a radius of 522.95' feet an arc distance of 706.86 feet to a point of tangency in the west line of North Bailey Avenue (width varies);

Thence S 02°10'30" E, along the said west line of North Bailey Avenue a distance of 119.48 feet;

Thence S 00°05'36" E, along the said west of North Bailey Avenue a distance of 878.85 feet to the said north line of Romney Road;

Thence westerly along said north line of Romney Road the following (5) courses

- 1.) N 89°54'15" W, a distance of 961.25 feet to a point;
- 2.) N 00°49'34" E, a distance of 44.99 feet to a point;
- 3.) N 89°54'15" W. a distance of 187.49 feet to a point;
- 4.) N 00°49'34" E, a distance of 17.02 feet to a point;
- 5.) N 89°54'56" W, a distance of 706.89 feet;
- 6.) N 59°29'48" W, a distance of 163.92 feet to the point or place beginning.

This parcel containing 64.087 Acres of land more or less.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

The invalidity of any provision of the Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediate when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Francina J. Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

Adopted: September 5, 2023