

LOCAL LAW NO. 3-2024

**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
1635 NORTH FRENCH ROAD FROM R3 TO NB 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 the Zoning of 1635 North French Road.”

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 1635 North French Road from R3 Residential District-3 to NB Neighborhood Business 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 R3 Residential District-3 to NB Neighborhood Business the zoning of 1635 North French Road, **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 No. 64, Township 12 and Range 7 of the Holland Land Company’s Survey, being described more particularly as follows:

BEGINNING at a point in the center line of North French Road, which is also the northerly line of said Lot No. 64 distant 714 feet easterly as measured thereon from the northwesterly corner of said Lot No. 64; thence southerly parallel with the westerly line of said Lot No. 64, a distance of 333 feet, more or less, to a point; thence easterly, parallel with the northerly line of said Lot No. 64, a distance of 150 feet to a point; thence northerly parallel with the westerly line of said Lot No. 64, a distance of 333 feet, more or less, to the northerly line of Lot No. 64; thence westerly along the center line of North French Road

and the northerly line of said Lot No. 64, a distance of 150 feet to the point or place of beginning.

EXCEPTING AND RESERVING THEREFROM, those lands conveyed to the County of Erie by deed recorded in Erie County Clerk's Office in Liber 6327 of Deeds at page 524.

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 this 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 immediately 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: March 25, 2024