

LOCAL LAW NO. 7-2024

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 3880 & 3910 EAST ROBINSON ROAD FROM GB TO MFR-7 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 Town of Amherst Code, Known As The Zoning Ordinance, to Rezone 3880 & 3910 East Robinson Road from GB to MFR-7 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 3880 & 3910 East Robinson Road from GB to MFR-7 and to Amend The Zoning Map Accordingly has been filed and is in proper order. The Town Board further finds that the request including 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 GB to MFR-7 the zoning classification of 3880 & 3910 East Robinson 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, State of New York, being part of Lot 40, Township 12, Range 7 of the Holland Land Survey, bounded and described as follows:

BEGINNING at the intersection of the west line of lands conveyed to the Town of Amherst by deed recorded in the Erie County Clerk's Office in Liber 11024 of Deeds at Page 646 with the northwest line of lands appropriated by the People of the State of New York by Notice of Appropriation recorded in the Erie County Clerk's Office in Liber 11225 of Deeds at Page 4977, Map No. 117, Parcel No. 117;

THENCE: Through lands conveyed to Kenmore Realty Corporation by deed recorded in the Erie County Clerk's Office in Liber 7456 of Deeds at Page 389 and through lands

conveyed to Rainbow Racquet Club by deed recorded in the Erie County Clerk's Office in Liber 8470 of Deeds at Page 435, the following six (6) courses and distances;

- 1.) Southwesterly, along the northwesterly line of said Map No. 117, Parcel No. 117 lands, having an interior angle of $125^{\circ}49'48''$, a distance of 22.38 feet to a point.
- 2.) Westerly, along the north line of said Map No. 117, Parcel No. 117 and the north line of lands appropriated by the People of the State of New York by Notice of Appropriation recorded in the Erie County Clerk's Office in Liber 11225 of Deeds at Page 4959, Map No. 114, Parcel No. 114, having an interior angle of $144^{\circ}06'08''$, a distance of 242.17 feet to a point.
- 3.) Northerly at right angles with the previous course, a distance of 4.27 feet to a northeast corner of said Map No. 114, Parcel No. 114 lands.
- 4.) Westerly at right angles with the previous course, along a northerly line of said Map No. 114, Parcel No. 114 lands, a distance of 238.47 feet to a northwest corner of said Map No. 114, Parcel No. 114 lands.
- 5.) Southerly at right angles with the previous course, a distance of 4.27 feet to a northerly line of said Map No. 114, Parcel No. 114 lands.
- 6.) Westerly, along a northerly line of said Map No. 114, Parcel No. 114 lands, having an interior angle of $90^{\circ}13'59''$, a distance of 75.05 feet to the west line of said Rainbow Racquet Club lands by aforesaid deed.

THENCE: Northerly, along the said west Rainbow Racquet Club lands, having an interior angle of $99^{\circ}13'25''$, a distance of 664.41 feet to the north line of Lot 40;

THENCE: Easterly, along the said north line of Lot 40, having an interior angle of $80^{\circ}46'09''$, a distance of 682.21 feet to the west line of said Town of Amherst lands by Liber 11024 of Deeds at Page 646;

THENCE: Southerly, along the said west line of Town of Amherst lands, having an interior angle of $89^{\circ}50'31''$, a distance of 644.65 feet to the POINT OR PLACE OF BEGINNING, having an area of 9.44 acres be the same 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 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: September 3, 2024