

# 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 Irondequoit

FILED  
STATE RECORDS

MAR 20 2024

Local Law No. 2

of the year 2024 DEPARTMENT OF STATE

A local law to Amend the Official Zoning Map of the Town of Irondequoit

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

County  City  Town  Village  
(Select one.)

of Irondequoit

as follows:

[See Attached]

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

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 2 of 2024 of the (County)(City)(Town)(Village) of Irondequoit was duly passed by the Town Board on February 28, 2024, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_ 20   in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

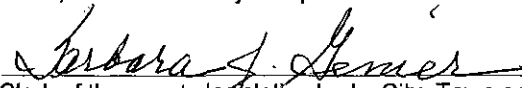
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.



Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

(Seal)

Date: March 13, 2024

**LOCAL LAW NO. 2 OF 2024  
TO AMEND THE  
OFFICIAL ZONING MAP OF THE TOWN OF IRONDEQUOIT**

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

**Section 1.** The Official Zoning Map of the Town of Irondequoit is hereby amended so that a portion of Tax Account Number: 091.07-1-96.2 is rezoned from R-4 Residential to C- Business District in accordance with the plan submitted as Attachment A (attached hereto).

**Section 2.** This law shall be effective upon filing with the Secretary of State of New York, as required by the Municipal Home Rule Law.

**DESCRIPTION OF LANDS TO BE CONVEYED  
AND RE-ZONED FROM R-4 RESIDENTIAL TO C-BUSINESS  
HUDSON AVENUE, TOWN OF IRONDEQUOIT**

ALL THAT TRACT OR PARCEL of land situate in part of Town Lot 37, Township 14, Range 7 of the Phelps and Gorham Purchase, Town of Irondequoit, County of Monroe and State of New York being further described as follows:

COMMENCING at a point in the east right-of-way line of Hudson Avenue (66 feet wide), said point being the southwesterly corner of Lot 2 of the Eagle Ridge Hudson Subdivision as shown on a map filed in the Monroe County Clerk's Office in Liber 363 of Maps, Page 97. Said point also being the southwesterly corner of lands conveyed to 1700 Hudson Avenue, LLC by deed filed in the Monroe County Clerk's Office in Liber 11407 of Deeds, Page 517; thence, N 86°36'22" E, along the southerly line of said Lot 2, a distance of 461.05 feet to the True Point of Beginning; thence,

- 1) N 86°36'22" E, along the southerly line of said Lot 2, a distance of 141.61 feet to a point in the easterly line of said Lot; thence,
- 2) S 03°14'02" E, along said easterly line, a distance of 251.88 feet to a point, said point being the southeasterly corner thereof; thence,
- 3) S 87°01'00" W, along the southerly line of said Lot, a distance of 142.71 feet to the southwesterly corner thereof, thence;
- 4) N 02°59'00" W, along the westerly line of said Lot 2, a distance of 250.86 feet to the Point and Place of Beginning.

Intending to describe the southerly portion of Lot 2 of the Eagle Ridge Hudson Subdivision and containing 35,733.1 square feet or 0.820 acres of land more or less.



**McMahon Larue Associates, P.C.**  
 ENGINEERS AND ARCHITECTS

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 WESTFIELD, NY 12145  
 TEL: 518-837-1111 FAX: 518-837-1112  
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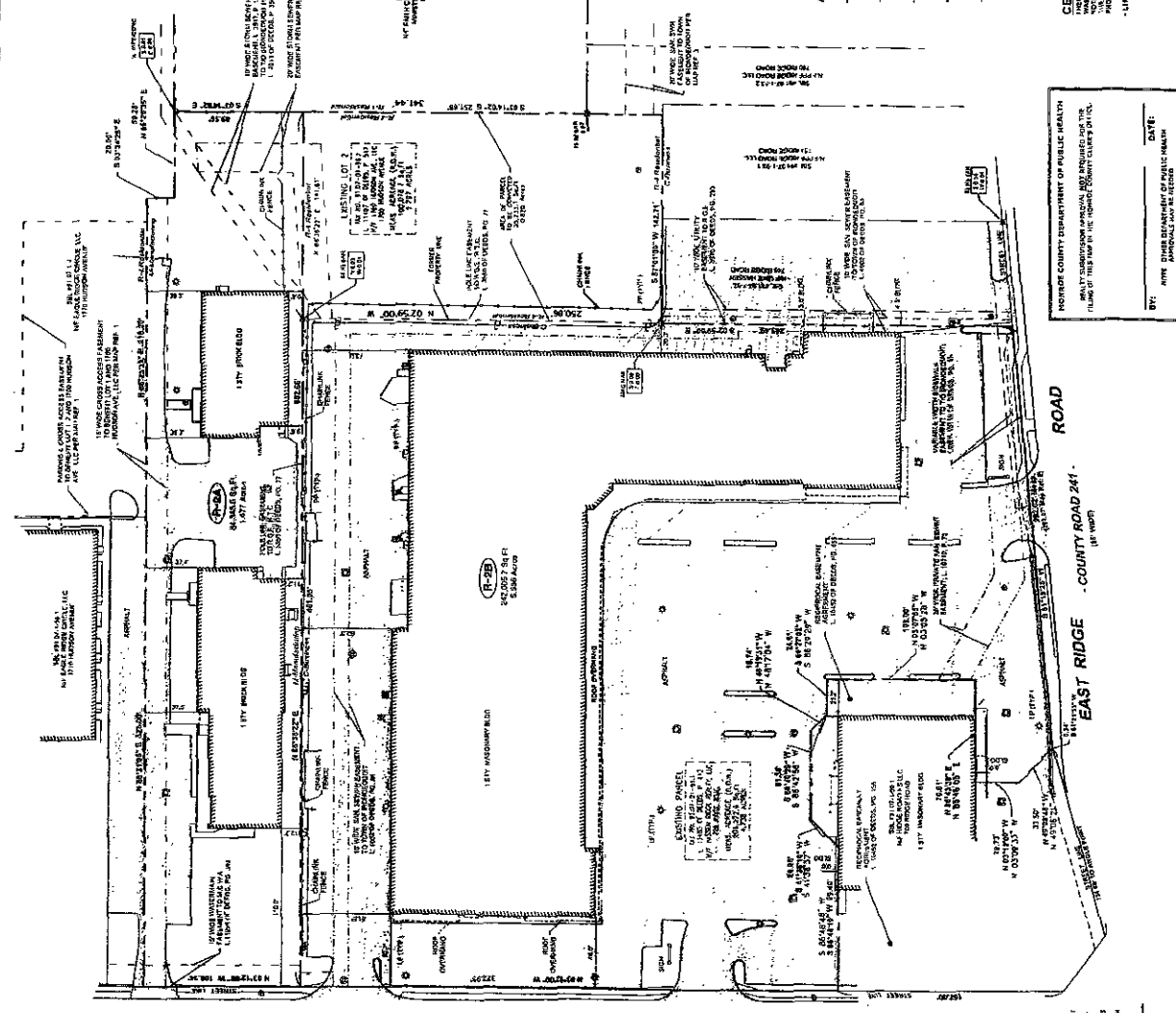
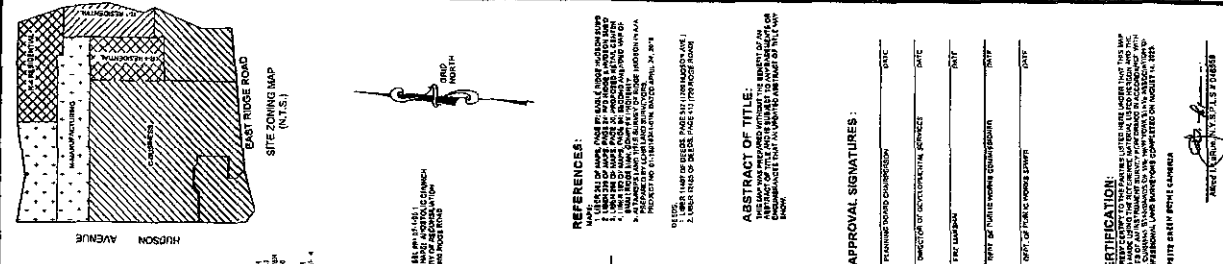
DATE: 02/02/2011  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1

**PRELIMINARY PLAT**  
 700 HEDGE RD, 7000 HEDGE AVENUE  
 EAST RIDGE, NY 12045

**OWNER:**  
 EXCELLENT HOMES OF SEVENSON  
 1000 HEDGE RD, 7000 HEDGE AVENUE  
 EAST RIDGE, NY 12045

**TOWN OF SEVENSON**  
 TOWN OF SEVENSON, MONROE COUNTY  
 STATE OF NEW YORK

**DATE:** 02/02/2011  
**SCALE:** AS SHOWN  
**SHEET NO.:** 1 OF 1



**REFERENCES:**

1. ALL LOTS OF THIS MAP ARE TO BE CONSIDERED AS ONE LOT.
2. ALL LOTS OF THIS MAP ARE TO BE CONSIDERED AS ONE LOT.
3. ALL LOTS OF THIS MAP ARE TO BE CONSIDERED AS ONE LOT.
4. ALL LOTS OF THIS MAP ARE TO BE CONSIDERED AS ONE LOT.

**ABSTRACT OF TITLE:**  
 THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAS FOUND NO RECORDS WHICH WOULD AFFECT THE VALIDITY OF THIS MAP.

**APPROVAL SIGNATURES:**

PLANNING BOARD CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SUPERVISOR OF PUBLIC WORKS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN CLERK: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATION:**  
 I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK AND THAT I AM THE AUTHOR OF THIS MAP. I HAVE CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAVE FOUND NO RECORDS WHICH WOULD AFFECT THE VALIDITY OF THIS MAP.

**TAKES PAID STAMP:**  
 MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH  
 HEALTH SUPERVISOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEY CONTROL NOTES:**  
 THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAS FOUND NO RECORDS WHICH WOULD AFFECT THE VALIDITY OF THIS MAP.

**GRAPHIC SCALE: 1" = 40'**