

LOCAL LAW NO. _____ OF 2015 TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF HENRIETTA TO REZONE PROPERTY COMMONLY KNOWN AS 2695 EAST HENRIETTA ROAD, HENRIETTA, NY (TAX MAP PARCEL 176.06-1-74.1) FROM RESIDENTIAL R-1-15 TO B-1 COMMERCIAL

BE IT ENACTED, by the Town Board of the Town of Henrietta, Monroe County, State of New York, as follows:

Section I. Authorization

The adoption of this Local Law is in accordance with Municipal Home Rule Law Section 10.

Section II. Title and Purpose

This law shall be known as and may be cited as Local Law No. ____ of 2015 to Amend the Official Zoning Map of the Town of Henrietta to Rezone Property Commonly Known as 2695 East Henrietta Road, Henrietta, NY (tax map parcel 176.06-1-74.1) from Residential R-1-15 to B-1 Commercial. The purpose of this Local Law is to rezone the subject lands from the aforementioned Residential R-1-15 zoning to B-1 Commercial zoning so that the land's zoning designation is consistent with its long-established and current use.

Section III. Legislative Finding

The Town Board of the Town of Henrietta finds and hereby determines that it is in the public interest to rezone the subject lands such that the land's zoning designation is consistent with its long-established and current use, which use is consistent with the land's surrounding uses.

Section IV. Amendment.

The Town of Henrietta Official Zoning Map, on file in the Town Hall, and the Town of Henrietta Zoning Code (located at Chapter 295 of the Henrietta Town Code), inasmuch as the Zoning Map is incorporated into the Town of Henrietta Zoning Code, be and hereby is amended by this Local Law as follows:

The following Property, commonly known as 2695 East Henrietta Road, Henrietta, NY, Tax Map Parcel # 176.06-1-74.1, is hereby zoned and designated as follows, subject to all regulations created and established relative to the applicable zoning designations that follow.

Said Property shall be rezoned from Residential R-1-15 zoning to B-1 Commercial, all as more particularly described in the metes and bounds description that follows.

Description of
Parcel to be Rezoned
TA 176.06-1-74.1 – 2695 E. Henrietta Road

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Henrietta, County of Monroe, and State of New York, as shown on the drawing entitled "Rezoning Plan – 2695 East Henrietta Rd"; prepared by Passero Associates, having project number 20141945.0001 drawing number C-100 and dated April 2015, being more particularly bounded and described as follows:

Commencing at a point at the intersection of the south right of way line of Calkins Road and the west property line of 745 Calkins Road (TA 176.06-1-75.001) and the east property line of (TA 176.05-1-59); thence proceeding southerly along said property line on a bearing S02°14'06"E a distance of 807.25 feet to a point; thence turning to the left proceeding along a property line having a bearing of N87°31'51"E a distance of 1280.28' to a point; thence, turning to the right proceeding along a line having a bearing of S15°32'57"W a distance of 168.96 feet to a point; said point of beginning:

1. Thence, proceeding along a line having a bearing of S15°32'57"W a distance of 174.19 feet to a point;
2. Thence, proceeding along a property line having a bearing of S20°33'01"W a distance of 585.00 feet to a point;
3. Thence, turning to the right proceeding along a property line having a bearing of N69°26'59"W a distance of 475.26 feet to a point;
4. Thence, proceeding along a property line having a bearing of S85°41'42"W a distance of 35.93 feet to a point;
5. Thence, turning to the right proceeding along a property line having a bearing of N02°28'08"W a distance of 477.05 feet to a point;
6. Thence, turning to the right proceeding along a property line having a bearing of N87°31'52"E a distance of 246.00 feet to a point;
7. Thence, turning to the left proceeding along a property line having a bearing of N02°28'08"W a distance of 193.00 feet to a point;
8. Thence, turning to the right proceeding along a property line having a bearing of N87°31'52"E a distance of 355.00 feet to a point;
9. Thence, turning to the right proceeding along a property line having a bearing of S12°28'08"E a distance of 153.00; said point of beginning.
10. Thence, turning to the left proceeding along a property line having a bearing of N87°31'52"E a distance of 128.40 feet to a point; said point of beginning:

Intending to describe lands to be rezoned from Residential R-1-15 to Commercial B-1 from tax account No. 176.06-1-74.1 (2695 E Henrietta Road) of approximately 9.986 acres in size.

Section V. Validity and Severability

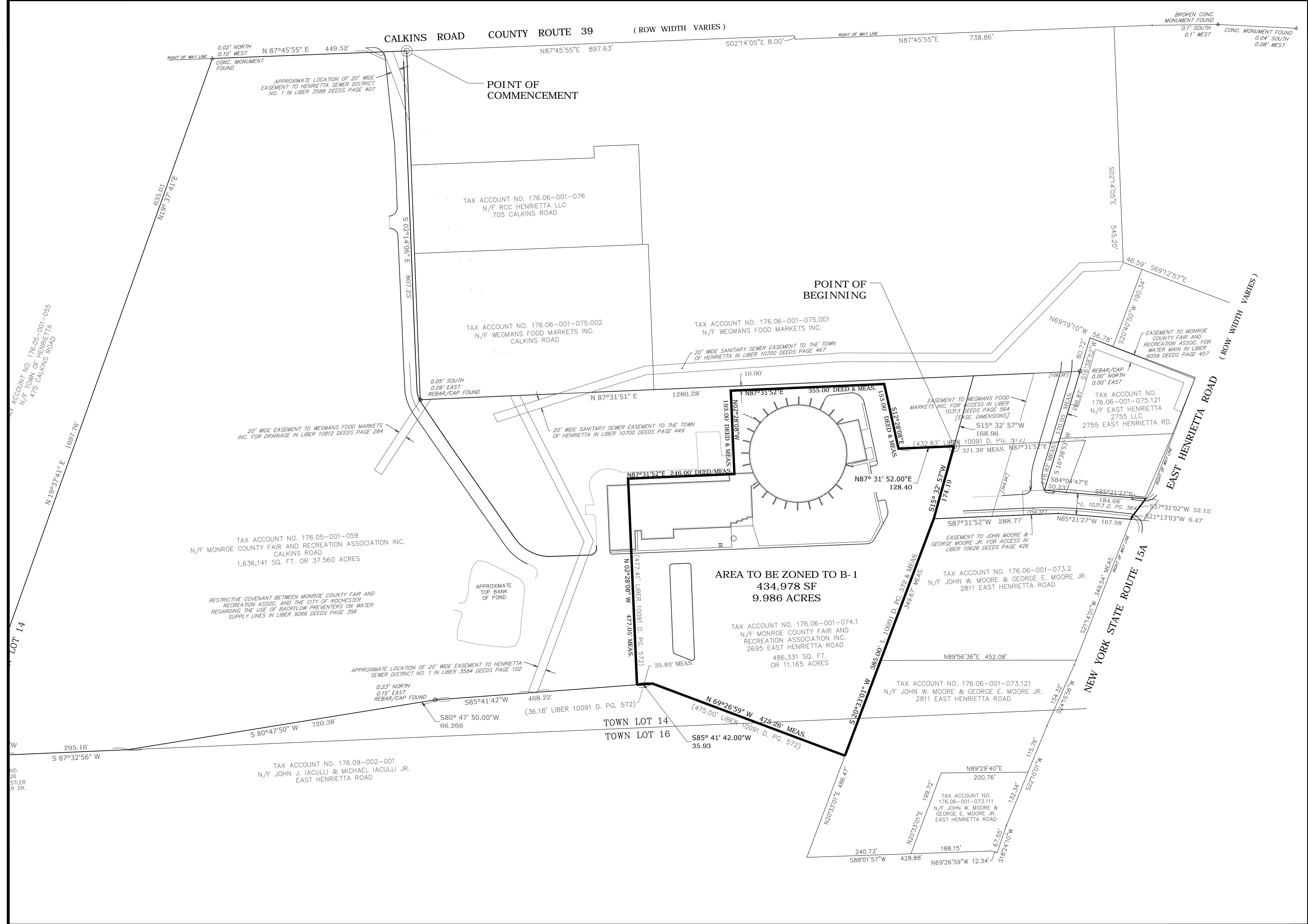
Should any word, section, clause, paragraph, sentence, part or provision of this local law be declared invalid by a Court of competent jurisdiction, such determination shall not affect the validity of any other part hereof.

Section VI. Repeal, Amendment and Supersession of Other Laws

All other ordinances or local laws of the Town of Henrietta which are in conflict with the provisions of this local law are hereby superseded or repealed to the extent necessary to give this local law force and effect during its effective period.

Section VII. Effective Date

This Local Law will take effect upon filing in the office of the New York State Secretary of State.



LOCATION SKETCH

Client:
 PASSERO ASSOCIATES
 242 West Main Street Suite 100
 Rochester, New York 14614
 (585) 325-1000
 Fax: (585) 325-1691
 Principal-in-Charge John F. Caruso, P.E.
 Project Manager Jess D. Sudol, P.E.
 Drafted by Joseph J. Jacobs, EIT



Revisions

No.	Date	By	Description

**Rezoning Plan
 2695 East Henrietta Rd.**

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7303. THESE PLANS ARE COPYRIGHT PROTECTED. ©

Town/City: Henrietta County: Monroe State: New York
 Project No:
20141945.0001
 Drawing No. C 100 Sheet No. 1
 Scale:
1" = 100'
 Date
APRIL 2015