

**Public Hearing  
Rezone and Special Use Permit –  
2544 Clinton Street, West Seneca NY**

Whereas, the Town Board of the Town of West Seneca has received a request for a rezone and special use permit for the following described property changing its classification from M 1 to R 50(S) to develop the property into a multi-family development.

**PARCEL DESCRIPTION  
2544 CLINTON STREET**

All that tract or parcel of land situate in Lot 123, Township 10, Range 7, Buffalo Creek Reservation, Town of West Seneca, County of Erie, State of New York, all as shown on a map entitled "2544 & 2574 Clinton Street Properties Existing Features" prepared by Costich Engineering D.P.C., having Drawing No. 9263-VA100, dated 12/18/2023, and being more particularly bounded and described as follows:

Beginning at a point being the southeast corner of lands now or formerly owned by Clinton Street Realty Holdings having T.A. # 124.00-2-5 and the southwest corner of lands now or formerly owned by Clinton Street Realty Holdings having T.A. # 124.00-2-7 said point also being a point on the north right-of-way line of Clinton Street - N.Y.S. Route 354 (R.O.W. Varies); thence

1. N60°14'10"W, and along said north bounds of Clinton Street - N.Y.S. Route 354 a distance of 257.62 feet to a point; thence
2. N69°30'45"W, and along said north bounds of Clinton Street - N.Y.S. Route 354 a distance of 303.36 feet to a point; thence
3. N18°32'09"E, a distance of 49.86 feet to a point on a tie line along Cayuga Creek; thence
4. N58°16'52"E, along said top bank and tie line along Cayuga Creek a distance of 97.41 feet to a point; thence
5. N45°50'37"E, along said top bank and tie line along Cayuga Creek a distance of 117 .18 feet to a point; thence
6. N36°27'10"E, along said top bank and tie line along Cayuga Creek a distance of 182.98 feet to a point; thence
7. N22°31'38"E, along said top bank and tie line along Cayuga Creek a distance of 139.72 feet to a point; thence
8. N00°32'17"E, along said top bank and tie line along Cayuga Creek a distance of 174.62 feet to a point; thence
9. N45°55'41"E, along said top bank and tie line along Cayuga Creek a distance of 169.39 feet to a point; thence
10. N76°21 '19"E, along said top bank and tie line along Cayuga Creek a distance of 71.00 feet to a point; thence
11. S32°14'12"E, along said top bank and tie line along Cayuga Creek a distance of 206.22 feet to a point; thence
12. S43°42'17"E, along said top bank and tie line along Cayuga Creek a distance of 178.00 feet to a point; thence
13. S59°29'13"E, along said top bank and tie line along Cayuga Creek a distance of 117.85 feet to a point; thence
14. S29°45'50"W, a distance of 733.40 feet to the point and place of beginning. Containing 9.402 acres of land, more or less to tie line along Cayuga Creek. Ownership is to centerline of Cayuga Creek, area to centerline Cayuga Creek is 12. 7 acres more or less.

NOW, THEREFORE, a public hearing will be held on the 15th day of July, 2024, at 6:00 P.M., EDT in the Court Room at the West Seneca Town Hall, 1250 Union Road, West Seneca, at which time and place this Town Board will meet to hear all persons interested in the subject matter thereof concerning the same.

Kate Newton  
West Seneca Town Clerk