

Please take notice that the following change was made in the Zoning Ordinance of the Town of West Seneca, County of Erie, and State of New York, and notice thereof is hereby given, pursuant to §264 and 265 of the Town Law.

Whereas, the Town Board of the Town of West Seneca received a request for a rezoning and special use permit for the following described property located at 2544 Clinton Street from their classification of M-1 to R-50(S) for construction of a multi-unit residential development:

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.

Whereas, this Town Board held a public hearing on the 27th day of January, 2025 at 6:00 P.M. EDT, to consider granting a rezoning and special use permit for the above-described property; and

Whereas, at such time and place this Town Board did meet to hear any and all persons interested in the subject thereof concerning the same.

Now, therefore, be it resolved, that a rezoning is granted and the same is hereby rezoned from M-1 to R-50(S).

Be it further resolved that the Town Clerk is hereby ordered and directed to make such change on the zoning map and to enter a copy of this resolution with the zoning regulations in a book appropriate for its use.

Kate Newton
West Seneca Town Clerk