

Legal Notice
Town of Boston
Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Boston Town Board, Erie County, New York, will hold a Public Hearing at the Boston Town hall, 8500 Boston State Road, Boston, New York, on Wednesday, July 5, 2017 at 7:40 p.m., Eastern Prevailing Time, to amend the zoning classification of approximately 28.51 acres of 36.59 acres of the Project Site from C-1 to R-3 Two or More Family Residence District ("R-3") to accommodate a clustered residential subdivision consisting of 20 lots to be serviced by a public roadway connecting Boston State Road and twelve two-story apartment building consisting of 96 units and from C-1 to C-2 to accommodate three single story commercial buildings for small businesses as well as a future hotel.

The property is described as follows:

Parcel A

ALL THAT TRACT OR PARCEL OF LAND situate in the town of Boston, County of Erie and State of New York, being part of Lot No. 30, Township 8, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the center line of the Boston State Road (formerly known as Hamburg-Springville State Highway) 238.4 feet northwesterly as measured along the center line of said road from its intersection with the northerly line of W.P. Klein, said northerly line being described in a boundary line agreement recorded in Erie County Clerk's office in Liber 4976 of Deeds at page 106; thence easterly making an angle to the left with the last described line of $63^{\circ} 21'$ a distance of 112.73 to the southeast corner of lands appropriated by the State of New York by deed recorded in the Erie County Clerk's Office in Liber 7800 of deeds at page 467, said southeast corner being the TRUE POINT OR PLACE OF BEGINNING; CONTINUING THENCE EASTERLY along the last described course, a distance of 389.82 feet to a point; thence southerly at right angles to the last mentioned line a distance of 212.4 feet to a point in the north line of Klein as described in Liber 4976 of Deeds at page 106, said point being 395.85 feet easterly as measured along said north line of Klein from its intersection with the center line of the Boston State Road; thence easterly along northerly line of Klein as described in said boundary line agreement a distance of 1254.48 feet to a point; thence northwesterly at an interior angle of $53^{\circ} 13'4$, a distance of 516.02 feet to a point; thence westerly at an interior angle of $127^{\circ} 13'49''$, a distance of 223.53 feet to a point; thence northwesterly at an exterior angle of $127^{\circ} 13'53''$, a distance of 1009.90 feet to a point; thence westerly at an interior angle of $127^{\circ} 16'49'$, a distance of 244.01 feet to a point; thence southerly at an interior angle of $89^{\circ} 57'37''$, a distance of 739.49 to a point on the south line of lands conveyed by Liber 3151 of Deeds at page 384; thence easterly along the southerly line of said lands, a distance of 134.70 feet to a point; thence southerly at right angles with the last mentioned line, a distance of 213.09 feet to a point; thence westerly at right angles with the last mentioned line, a distance of 396.70 feet to the northeast corner of said lands appropriated by the State of New York; thence southerly

along the easterly line of said appropriation, a distance of 60.03 feet to the TRUE POINT OR PLACE OF BEGINNING.

Said parcel containing an area of 21.0 acres, more or less.

Parcel B

ALL THAT TRACT OR PARCEL OF LAND situate in the town of Boston, County of Erie and State of New York, being part of Lot No. 30, Township 8, Range 7 of the Holland Land Company's Survey bounded and described as follows:

BEGINNING at a point in the north line of the Town of Boston at the northeast corner of land acquired by the People of the State of New York, designated as map 242, parcel 201 per Liber 5443 Deeds Page 275 and Liber 7850 Deeds Page 55; thence southeasterly along said acquisition at an interior angle of $67^{\circ} 49' 40''$, a distance of 232.57 feet to point of curve; thence southerly at a curve to the right having a radius of 698.721 feet, a distance of 774.80 feet to a point in the northeasterly line of Boston State Road now laid out; thence southeasterly along Boston State Road at a curve to the right, making an interior chord angle to the last described course of $136^{\circ} 6' 28''$ having a radius of 1657.887, an arc distance of 65.02 feet to a point; thence easterly at an interior chord angle to the last described course of $124^{\circ} 14' 39''$ and along the south line of Liber 3151 of Deeds page 384, a distance of 370.69 feet to a point; thence northerly at an exterior angle of $89^{\circ} 59' 23''$, a distance of 739.49 feet to a point : thence easterly at an exterior angle of $89^{\circ} 57' 37''$, a distance of 244.01 feet to a point; thence northwesterly at an angle of $127^{\circ} 16' 49''$, a distance of 320.29 feet to the north line of the Town of Boston; thence westerly along the north line of the Town of Boston at an interior angle of $127^{\circ} 16' 49''$, a distance of 421.89 feet to the point of beginning.

Dated: June 21, 2017

BY ORDER OF THE TOWN BOARD
DAWN M. BONCAL, TOWN CLERK