

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 1425 Orchard Park Road from their classification of C-1 and R-75 to C-1(S) for construction of a multi-unit residential development:

1425 Orchard Park Road

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of West Seneca, County of Erie, and State of New York, being part of Lot Number 369, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and described as follows:

BEGINNING at the intersection of the southwest line of the Orchard Park Road in its intersection with the north line of lands conveyed to St. Peter's Church by deed recorded in the Erie County Clerk's Office in Liber 139 of Deeds at page 466; thence west along said north line and making an interior angle with the southwest line of Orchard Park Road at 59° 26' 38", 753.68 feet to the south line of said Lot No. 369; thence north at right angles to the south line of said Lot No. 369; 180 feet to a point; thence northeasterly 352.56 feet to the southwest line of lands conveyed to Willie the Whale, Inc. by deed recorded in the Erie County Clerk's Office in Liber 8370 of Deeds at page 319; thence southeast along the southwest line of lands so conveyed to Willie the Whale, Inc. and along a line parallel with the southwest line of Orchard Park Road, 218.04 feet to a point; thence northeast 200 feet to a point in the southwest line of Orchard Park Road, which point is 237.62 feet northwest from the point of beginning as measured along the southwest line of Orchard Park Road; thence southeast along the southwest line of Orchard Park Road 237.62 feet to the point or place of beginning.

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 C-1 and R-75 to C-1(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