

**Public Hearing
Rezone and Special Use Permit –
5700 Seneca 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 C-2 Commercial to C-2(s) Commercial to develop the property into a multi-use development.

PARCEL DESCRIPTION

Schedule A

Parcel "A"

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 No. 227, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and described as follows:

BEGINNING at the intersection of the north line of Seneca Street and the west line of Transit Road; thence westerly along the north line of Seneca Street, 210 feet to a point; thence northerly parallel to the west line of Transit Road, 210 feet to a point; thence easterly parallel to the north line of Seneca Street, 210 feet to a point; thence southerly along the west line of Transit Road, 210 feet to the point of beginning.

EXCEPTING AND RESERVING those parts appropriated by the People of the State of New York by Notice of Appropriation recorded in the Erie County Clerk's Office in Liber 10882 of Deeds at page 9377, being Parcel Nos. 173 and 191 and Notice of Appropriation recorded in Liber 10883 of Deeds at page 4930 being Parcel No. 172.

Parcel "B"

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 No. 227, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and described as follows:

BEGINNING at a point on the northerly right of way bounds of Seneca Street as a 4 rod wide road, said point being distant 210 feet westerly of the westerly right of way bounds of Transit Road as measured along the said northerly right of way bounds of Seneca Street; thence westerly along the said northerly right of way bounds of Seneca Street, for a distance of 78.31 feet; thence northerly at an interior angle of 104° 27' 26" for a distance of 209.66 feet to the westerly project of the northerly line of lands conveyed to Charles and Margaret Fanslow by deed recorded in the Erie County Clerk's Office in Liber 3762 of Deeds at page 332; thence easterly along the said westerly projection of the northerly line of lands conveyed to Charles and Margaret Fanslow and the aforementioned northerly line of lands conveyed to Charles and Margaret Fanslow at an interior angle of 75° 46' 30", for a distance of 79.60 feet to the northeasterly corner of said lands conveyed to Charles and Margaret Fanslow; thence southerly along the easterly line of said lands conveyed to Charles and Margaret Fanslow at an interior angle of 103° 53' 36", for a distance of 210 feet by record deed, 291.21 feet measured to the aforementioned northerly right of way bounds of Seneca Street at the point and place of beginning.

EXCEPTING THEREFROM lands appropriated by the People of the State of New York by Notice of Appropriation recorded in the Erie County Clerk's Office in Liber 10883 of Deeds at page 1350.

NOW, THEREFORE, a public hearing will be held on the 14th day of April, 2025, 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