PUBLIC HEARING
PLANNING BOARD
TOWN OF ORCHARD PARK

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Board of the Town of Orchard Park, Erie County, New York at the Community Activity Center, 4520 California Road, Orchard Park, New York on the 12th day of November 2026 at 7:00 P.M. in the matter of the application of BaMarco Development LLC requesting Final Plat Plan Approval of Sheffer Farms, a community of 23 new townhome units in seven (7) new buildings., located on a 4.95 +/- acre site, in an R-4 Zoning District, located on the west side of California Road, and fronting on private road Bentley Drive, pursuant to Article 16, Section 276 of the Town Law. (SBL #161.70-1-15).

This proposed project is bounded and described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situated in the Town of Orchard Park, County of Erie and State of New York, being part of Lot 32, Township 9 and Range 7 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point on the west line of California Road (66.0 feet wide) at the northeast corner of a subdivision map of Sheffer Farms Estates Phase 1 filed in the Erie County Clerk's Office under Map Cover No. 3911;

Thence along the bounds of said Map Cover 3911, the following eight (8) courses and distances;

1) thence S 89°42'35" W a distance of 91.80 feet to a point;
2) thence S 73°20'35" W a distance of 81.61 feet to a point;
3) thence S 55°09'40" W a distance of 207.39 feet to a point;
4) thence S 10°00'00" W a distance of 357.75 feet to a point;
5) thence S 00°17'25" E a distance of 81.50 feet to a point;
6) thence N 89°42'35" E a distance of 187.45 feet to a point;
7) thence S 00°17'25" E a distance of 85.62 feet to a point;
8) thence N 88°43'15" E a distance of 217.41 feet to the west line of California Road;

Thence N 00°17'25" W, along the west line of California Road, a distance of 655.98 feet to the POINT OF BEGINNING.

DATED: October 15, 2026
Harold Fabinsky, Planning Board Chairman, Town of Orchard Park