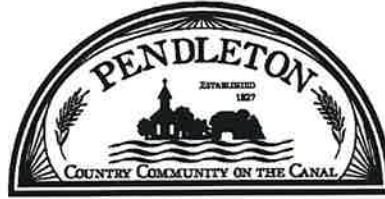


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



Deborah K. Maurer, Town Clerk
Phone: (716) 625-8833
Fax: (716) 625-6295
dmaurer@pendletonny.us

**TOWN OF PENDLETON
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the ZONING BOARD OF APPEALS, Town of Pendleton, at the Town Hall, 6570 Campbell Boulevard, Lockport, NY, 14094, at 7:00 p.m. on Tuesday, the 28th day of February 2023 for:

Dylan Randall on behalf of
Gary and Jayne Baldwin (for parcels 136.22-1-59.12 and 136.00-1-58)
4774 Mapleton Road
Lockport, NY 14094

Applicant is seeking a use variance for the proposed newly created parcel located on Mapleton Rd. Variance would allow for the operation of a recreational facility which currently is not a permitted use by right under current zoning of the parcels.

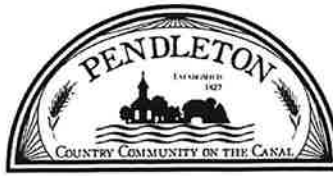
Town Ordinances Affected: § 247-11A
Variance Sought: Use Variance
Size of Parcel: proposed 200' x 267' through merging property
Current Zoning: R-2 Residential



Deborah K. Maurer, Town Clerk

Dated: February 17, 2023

Please Publish: February 21, 2023



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 2/28/2023

TIME: 7:00 P.M.

REQUESTED BY: Dylan Randall

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 136.00-1-59.12 and 136.00-1-58

ADDRESS OF OWNER: 4774 Mapleton Rd. Lockport, N.Y. 14094

To Consider the Following Request: _____

The applicant is seeking a use variance for the proposed newly created parcel located on Mapleton Rd. The variance would allow for the operation of a recreational facility which currently is not a permitted use by right under the current zoning of these parcels.

Town Ordinances Affected: 247-11 A & 247-4

Variance Sought: Applicant is seeking a use variance to allow for the operation of a recreational facility that would not normally be permitted under a R-2 residential zone.

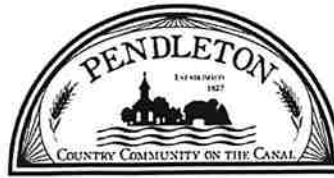
Size of Parcel: Proposed 200' x 267' through merging of property

Current Zoning: R-2 residential

[Signature]
Applicant Signature

1/19/23
Date

Notes: This form must be filed with the Town Clerk, along with the filing fee, 10 days before the date of the Public Hearing. Please bring all documents to the Public Hearing including, Denial for Building Application, Site Survey showing proposed variance, documented reasons for the benefit of relief and any other documents that will support your need for relief. Structures over 1800 SF require a full site plan review by the Town Planning Board, per Town Code §247.34.F (4).



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: Vacant lot on Mapleton Rd.
SBL NUMBER: 136.00-1-59.12 and 136.00-1-58
OWNER: Gary & Jayne Baldwin
OWNER ADDRESS: 4774 Mapleton Rd. Lockport, N.Y. 14094

REASON FOR DENIAL

New owner proposed to purchase and combine a vacant parcel with a portion of another existing parcel. The merging of parcel (A) with part of parcel (B) would create a new parcel with dimensions approximately 200ft wide by 267' in depth. owner wishes to operate a public recreational type business which is not a permitted use under a R-2 Residential district.

Town Codes affected - 247-11 A.

NOTE: This form and supporting documentation must be filed with the Board of Appeals

[Signature]
Applicant

1/19/23
Date

Ronald Dudrick
Code Enforcement Officer

2/15/23
Date

**Jayne & Gary Baldwin
4774 Mapleton Road
Lockport, NY 14094**

We, Jayne and Gary Baldwin, give permission for Dylan Randall and Jason Ball to discuss any and all zoning changes/requirements with the town regarding property located on Mapleton Road with the SBL Numbers 293200-136-000-001-059-012, 293200-136-000-0001-58-000, and 293200-136-000-001-057-000.

If I can be of any further assistance, please contact me at [REDACTED].

*Jayne M Baldwin
Gary R. Baldwin*

Jayne & Gary Baldwin

200'

100

100

Sbl 136.00-1-58

Sbl 136.00-1-59.12

267'

4743

60ft



Original submitted to ZBA is much larger.

* Parking 15-20 cars, 16 items?

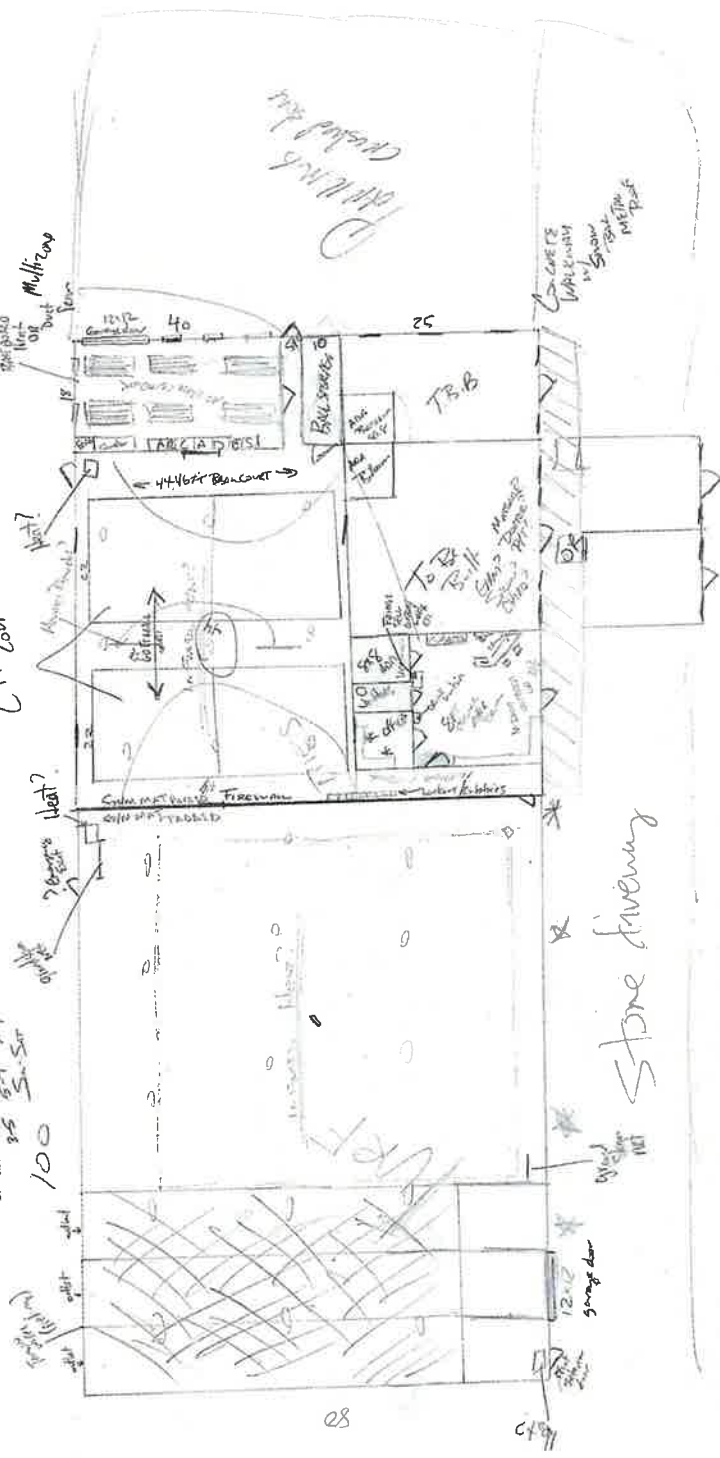
* Drive way wide enough?

* Hours 7am-9pm

* Am I missing the Norwich?

* Baseline 35' in to 9'

* Baseline from building 35' to 54' from S. St



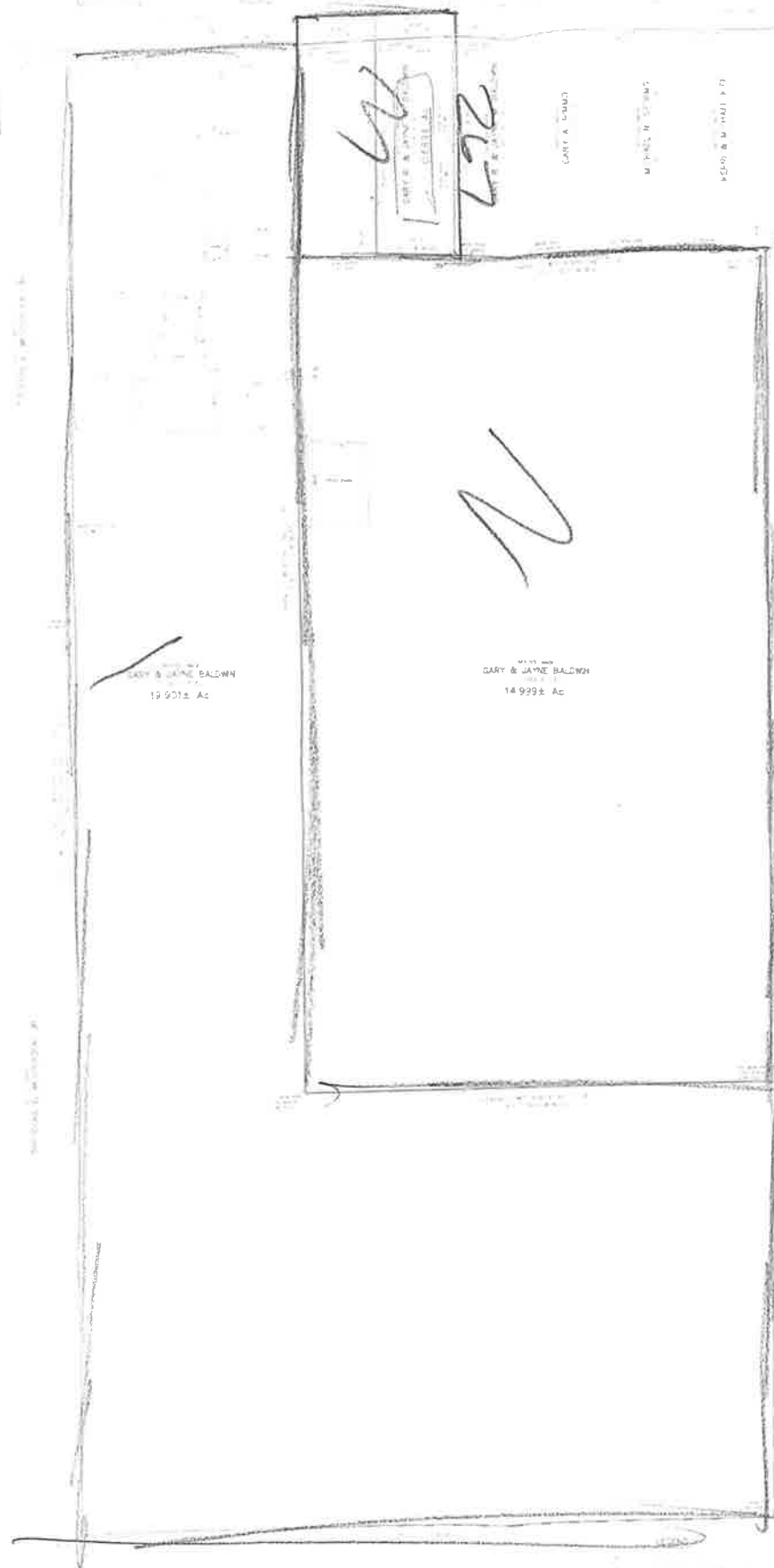
6 BASKETBALL NETS

2 TRIPLE COURT

Handwritten note: "Handwritten note: 'The original submitted to ZBA is much larger.'"

SYNCH?

200



53,400
 TOTAL
 SQ Footage

D. MET (OVER 3,400)
 E. MET (SPOT ON)
 F. (2% USAGE)

~~80,180~~ = 14.4k
 26.966%



4774

4784

4788

4794

4748

MISSISSIPPI