

TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



Deborah K. Maurer, Town Clerk
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**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:

Andrew Yaeger
6988 Bear Ridge Road
North Tonawanda, NY 14120

Owner wishes to construct a 36' x 48' accessory structure totaling 1,728 SF. Town Code only allows a total of 600 SF on a parcel less than two acres.

Town Ordinances Affected: § 247-34E(1)
Variance Sought: 1,128 SF area variance
Size of Parcel: 108' x irregular (total 1.9 acres)
Current Zoning: R-1 Residential

A handwritten signature in blue ink that reads "Deborah K. Maurer". The signature is written in a cursive style.

Deborah K. Maurer, Town Clerk

Dated: February 9, 2023

Please Publish: February 17, 2023



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00 *pd*

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 2/28/23

TIME: 7:00 P.M.

REQUESTED BY: Andrew Yaeger

ADDRESS OF PROPERTY: 6988 Bear Ridge Rd.

ADDRESS OF OWNER: 6988 Bear Ridge Rd. North Tonawanda, N.Y. 17120

To Consider the Following Request: owner is requesting an area variance of 1,128 sf. This represents the difference between the allowable and that which the owner wishes to build. Town code limits the size of an accessory structure to 600 sf on a lot that is less than 2 acres.

Town Ordinances Affected: 247-34 E (1)

Variance Sought: owner is seeking a 1128 sf variance to allow for the construction of a 36'x48' accessory structure totaling 1728 sf

Size of Parcel: 108 x irregular Total 1.9 acres

Current Zoning: R-1 Residential

Applicant Signature

1/12/23

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: 6988 Bear Ridge Rd. North Tonawanda N.Y. 14120
SBL NUMBER: 165.01-1-2.1
OWNER: Andrew Yaeger
OWNER ADDRESS: 6988 Bear Ridge Rd. North Tonawanda N.Y. 14120

REASON FOR DENIAL

Owner wishes to construct a 36'x48' accessory structure totaling 1728 Sf. Town Code only allows a total of 600 Sf on a parcel less than Two Acres. Town Code affected is 247-34 E(1)

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

[Signature]
Applicant

1/12/23
Date

Ronald Dudnich
Code Enforcement Officer

2/7/2023
Date

ZBA HEARING ADDRESSES

Owner – Marianne Yaeger – 6988 Bear Ridge Road, N. Tonawanda, NY 14120 – 165.01-1-2.1

Addresses within 250 feet –

1. Denis Steinmiller – 6964 Bear Ridge Road, N. Tonawanda, NY 14120
2. Andrew Rawe – 6971 Bear Ridge Road, N. Tonawanda, NY 14120
3. Susan Bubb – 6987 Bear Ridge Road, N. Tonawanda, NY 14120
4. Scott Grear – 6991 Bear Ridge Road, N. Tonawanda, NY 14120
5. Roger Grear – 6997 Bear Ridge Road, N. Tonawanda, NY 14120
6. Benjamin Kubit – V/L – Bear Ridge Road – Mailing Address – 420 Linwood Avenue,
N. Tonawanda, NY 14120