

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 23rd day of May 2023 for:

Andrew and Marianne 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 for a total of 600 SF on a parcel less than 2 acres.

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

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: May 16, 2023

Please Publish: May 18, 2023



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00 Pdf

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 5/23/2023

TIME: 7:00 P.M.

REQUESTED BY: Andrew Yaeger

PHONE: _____

ADDRESS OF PROPERTY: 6988 Bear Ridge Rd

ADDRESS OF OWNER: 6988 Bear Ridge Rd. North Tonawanda, N.Y. 14120

To Consider the Following Request:

Owner is requesting an area variance of 1,128sf. This represents the difference between the allowable size on a 1.9 acre lot and the proposed structure. Town Code limits the size of an accessory structure to 600 sf.

Town Ordinances Affected: 247-34 E(1)

Variance Sought: Owner is seeking a 1,128 sf variance to allow for the construction of a 36'x48' accessory structure totalling 1728 sf.

Size of Parcel: 108' x irregular Totalling 1.9 acres

Current Zoning: R-1 residential


Applicant Signature

4/25/23
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 14120

SBL NUMBER: 165.01-1-2.1

OWNER: Andrew Yeager

OWNER ADDRESS: 6988 Bear Ridge Rd. North Tonawanda, N.Y. 14120

REASON FOR DENIAL

Owner wished to construct a 36'x48' accessory structure totaling 1728 sf. Town code only allows for a total of 600sf on a parcel less than 2 acres.

Town Code affected is 247-34E(1)

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



Applicant

Ronald Dudrich

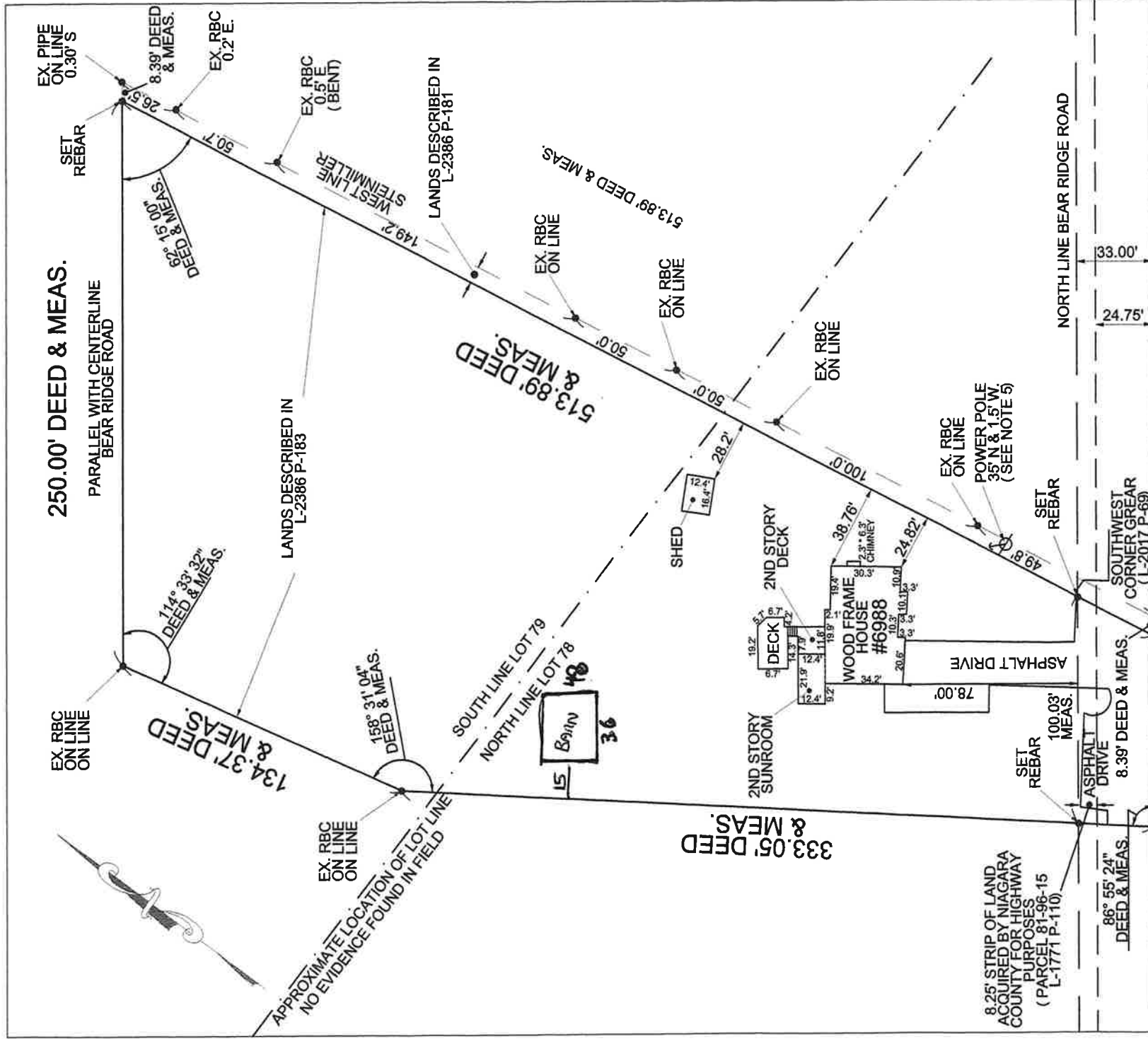
Code Enforcement Officer

4/25/23

Date

5/9/23

Date



BEAR RIDGE ROAD (VARYING WIDTH)

CERTIFICATION:
I hereby certify to the Chicago Title Insurance Co., & M & T Bank, its successors and assigns, that in my professional opinion, this survey was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors.

This certification does not extend to subsequent owners, mortgages, or title insurers, unless this survey has been resurveyed for this purpose by the surveyor.

Michael D. Rozeski 10-08-15
Michael D. Rozeski, L.S. 050523 Date

"Only copies from the original survey map marked with an original of the land surveyor's embossed seal and signature shall be considered to be valid true copies."

PART OF:
LOT 78 & 79 SEC. - TWP. 13 RANGE 7
TOWN OF PENDLETON
NIAGARA COUNTY, NEW YORK
TAX MAP NO.: 165.01-1-2.1

REVISION 1: September 20, 2015: Added certification for Chicago Title Insurance Preliminary Title Report 2015-334

REVISION 2: September 28, 2015: Removed parcel described in L-2386 P-181 from survey.

SURVEY PREPARED FOR
LAW OFFICE OF
PATRICIA GEORGE

LANDS DESCRIBED IN
LIBER 2386
PAGE 183

Michael D. Rozeski

MICHAEL D. ROZESKI, L.S.
N.Y.S. LICENSE NO. 050523

- NOTES:**
- 1) This survey is subject to easements and right of way of record.
 - 2) Measurements made to the siding of the building.
 - 3) This survey was completed without the benefit of an Abstract of Title and is subject to any state of facts that may be revealed by an examination of such.
 - 4) RBC = Rebar w/ cap. All RBC's on this survey were labeled "McIntosh".
 - 5) There is an easement to Niagara Mohawk and New York Telephone to access/maintain this pole (L-2472 P-150).

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law."

CLIMAX DEVELOPMENT OF WNY, LLC
140 WEST MAPLEMERE ROAD
WILLIAMSVILLE, NEW YORK 14221
PHONE: 716-548-2894
SCALE 1" = 60'
AREA = 1.93 ACRES +/-
FIELD SURVEY DATE: AUGUST 1, 2015
OFFICE SURVEY DATE: AUGUST 18, 2015
JOB NO.: 15S-02-027
DRAWN: MDR