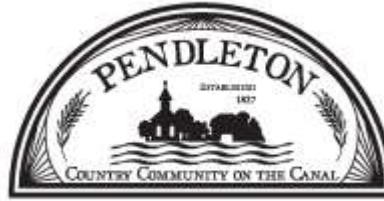


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 25th day of July 2023** for:

Chelsea Shadwick
23 Henley Road
Buffalo, NY 14216

Owner wishes to build a single family residence on a nonconforming 98.56' wide lot. Town Code requires a minimum lot width of 100'. Parcel #137.03-1-9.12 is located at 6118 Bear Ridge Road.

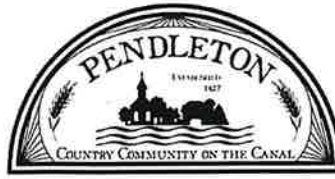
Town Ordinances Affected: § 247-11C
Variance Sought: 1.5' distance variance
Size of Parcel: 98.5' x 666'
Current Zoning: R-2 Residential

Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

Deborah K. Maurer, Town Clerk

Dated: July 12, 2023

Please Publish: July 18, 2023



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

Pol
RTD

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: June 27th 2023

ehelsea chadwick

TIME: 7:00 P.M.

REQUESTED BY: Ron D. (Building Inspector)

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 6118 Bear Ridge Rd Lockport NY 14094

ADDRESS OF OWNER: 23 Henley Rd. Buffalo NY 14216

To Consider the Following Request: to build a home on 98.56 ft lot

Owner is requesting a 1.5' foot distance variance to allow the owner to build on a non conforming lot. Town Code 247-11c requires a min. road frontage of 100' feet for a buildable lot in a R-2 residential district.

Town Ordinances Affected: 247-11c

Variance Sought: 1.5 foot distance variance to allow the nonconforming lot be buildable for a single family residence.

Size of Parcel: 98 1/2 feet wide x 666'

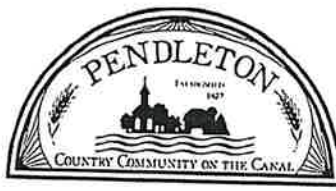
Current Zoning: R2 - ~~light industrial~~ residential

[Handwritten Signature]
Applicant Signature

6/12/2023

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: 6118 Bear Ridge Rd Lockport, N.Y. 14094

SBL NUMBER: 137.03-1-9.12

OWNER: _____

OWNER ADDRESS: _____

REASON FOR DENIAL

owner wished to build a single family residence that is not a legal building lot Per Town Code 247-11C. Town code requires a Minimum of 100' in width to be considered a legal building lot in a R-2 residential district, this lot is only 98.56 ft as measured parallel to the road.

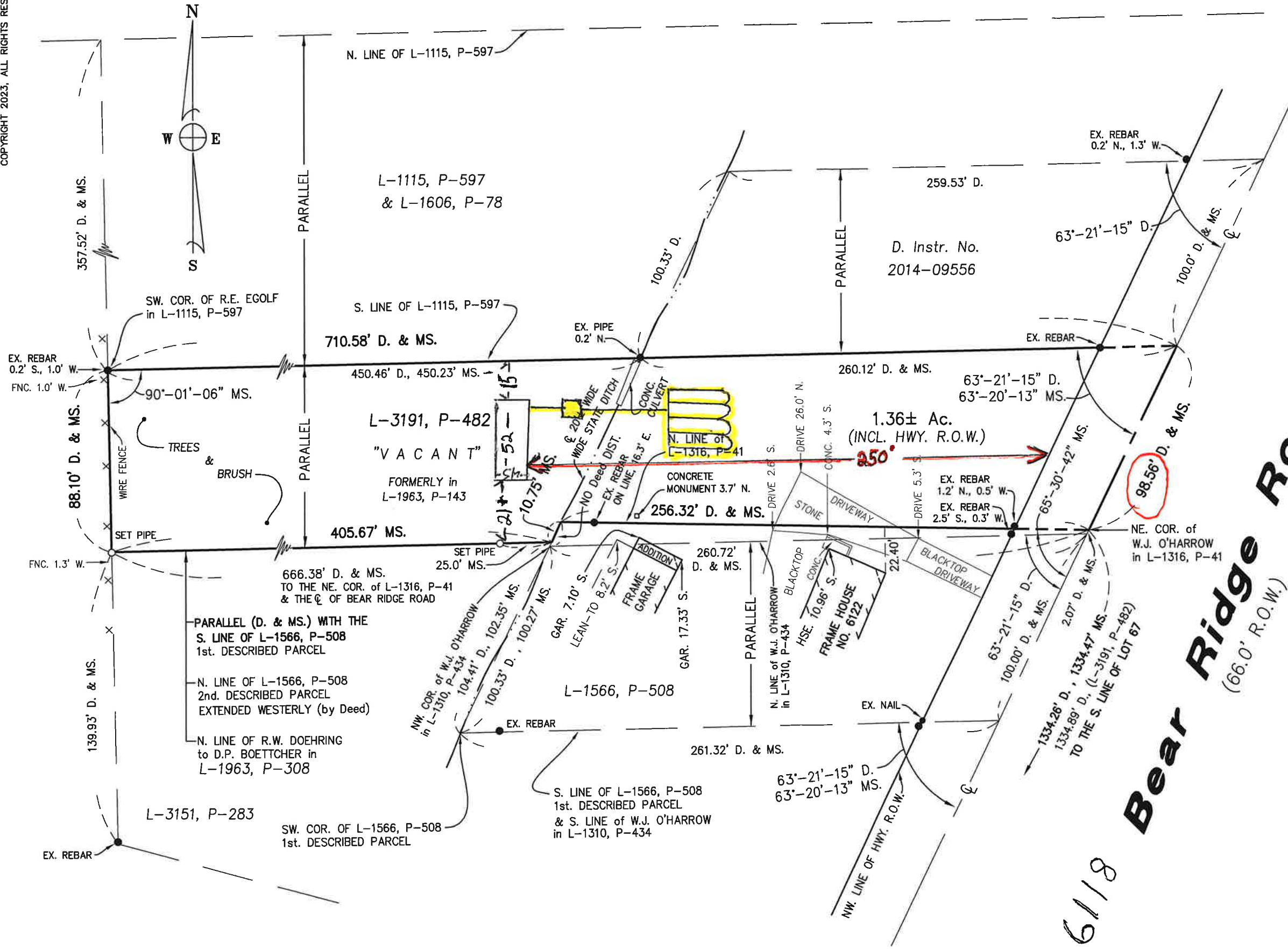
NOTE: This form and supporting documentation must be filed with the Board of Appeals

Joe Rampato GC
Applicant

6/13/23
Date

Ronald Dudrick
Code Enforcement Officer

6/14/23
Date



Chelsea Jan Shadwick
Joseph Panerento

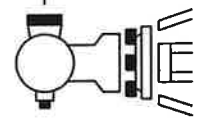
6118 Bear Ridge Road (66.0' R.O.W.)

NOTE: DRIVEWAY AGREEMENT FILED IN L-2351, P-76.

NOTE: WATER LINE EASEMENT FILED IN L-1558, P-210;
34' FROM ϕ ROAD.

D. = DEED	MP. = MAP	MS. = MEASURED	● = EXISTING IRON	○ = SET IRON	ENC. = ENCROACHMENT
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NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
NOTE: THIS SURVEY WAS PREPARED 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.NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.



VOSS - MARTIN
LAND SURVEYING, P.C.
9140 COLEMAN ROAD, BARKER, N.Y. 14012
PHONE # (716) 434 - 6531 ; FAX # (716) 650 - 5737
VOSS.MARTIN.SURVEY@GMAIL.COM

SUCCESSOR TO THE RECORDS OF
ROSS W. MARTIN, P.L.S., EST. 1981.
SURVEY BEING PART OF LOT 67, SECT. --, TWP. 13, RG. 7 OF THE HOLLAND LAND COMPANY'S SURVEY.

LOCATION: TOWN OF PENDLETON, COUNTY OF NIAGARA, STATE OF NEW YORK.
SCALE: 1"=50'
DATE: MAY 23, 2023
JOB # 2305016
S.B.L. # 137.03-1-9.12

CHRISTIAN J. VOSS, L.S.
N.Y.S. LICENSE NO. 050637

Christian J. Voss