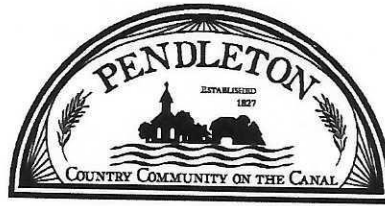


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 26th day of September 2023 for:

Eric Bogart
6885 Campbell Blvd.
North Tonawanda, NY 14120

Owner wishes to build a 32' x 56' accessory structure totaling 1,792 SF. Town Code limits total square feet to 1,200 on a parcel that is between two and seven acres.

Town Ordinances Affected: § 247-34E(2)
Variance Sought: 592' area variance
Size of Parcel: ~187.50' x 663.82' (2.85 acres)
Current Zoning: R-2 Residential

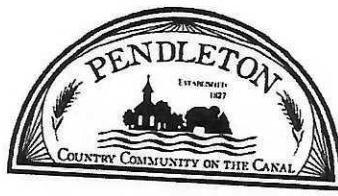
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: September 13, 2023

Please Publish: September 19, 2023



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 9/26/23

REQUESTED BY: Eric Bogart

TIME: 7:00 P.M.

PHONE: (716)

ADDRESS OF PROPERTY: 6885 Campbell Blvd.

ADDRESS OF OWNER: 6885 Campbell Blvd. N. Ton N.Y. 14120

To Consider the Following Request: owner is seeking a 592 sq area variance to allow for the construction of a 32x56' accessory structure. Town Code limits total sq to 1,200. Property is 2.85 acres in size. Total sq of proposed is 1,792 sq

Town Ordinances Affected: 247-34 E (2)

Variance Sought: owner is seeking a 592 foot area variance to allow for the construction of a 32x56' Pole barn totaling 1,792 sq.

Size of Parcel: approx 187.50 x 663.82 2.85 acres

Current Zoning: R-2 residential

[Signature]
Applicant Signature

8/25/23
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: 6885 Campbell Blvd.

SBL NUMBER: 165.02-1-1.221

OWNER: Eric Bogart

OWNER ADDRESS: 6885 Campbell Blvd.

REASON FOR DENIAL

owner wished to build an accessory structure
totaling 1,792 sq. ft. Town code limits the total
sq ft to 1,200 on a parcel that is between 2 and
7 acres.

Town Code affected 247-34 E (2)

parcel is zoned R2 residential

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

Eric Bogart

Applicant

8/25/23

Date

Ronald Diedrich

Code Enforcement Officer

8/26/23

Date

BEGING PART OF A SURVEY BY JAMES CLIFFORD JAMES ROGERMAN, L.S. CONSULTING SURVEY & ENGINEERING SERVICES, P.C. AS PER DEED NO. 181083 AND LAST DATED 8/13/2017.

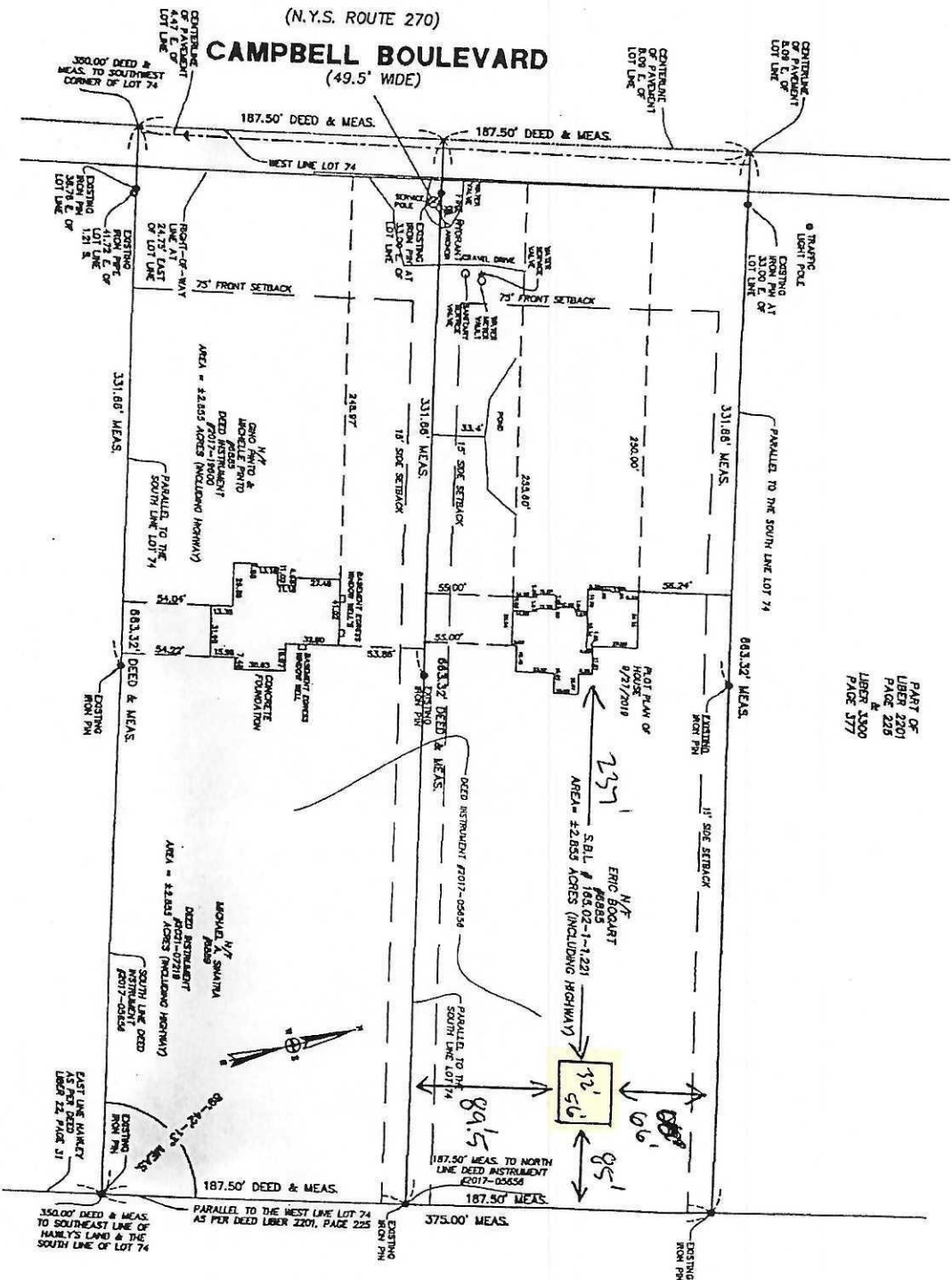
NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY INFORMATION DERIVED BY AN EXAMINATION OF THE SAME.
- 2) ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND ENDORSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.
- 3) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SBL NUMBER: 165.02-1-1.222 & 1.221

***REVERSED SITE LAYOUT
9-27-19
FOR ERIC BOGART**

PART OF
LIBER 2201
PAGE 228
&
LIBER 3300
PAGE 377



APPEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.

NIAGARA COUNTY
102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 338-0188 FAX: (716) 338-0189

BEGING PART OF LOT 74, TOWNSHIP 13,
RANGE 26, COUNTY OF MONROE,
STATE OF NEW YORK.

DATE: 2/4/2019 JOB NO. 191011
SCALE: 1" = 50' RESURVEY:
REVISIONS: 2/28/2022, GJR

CLIFFORD JAMES ROGERMAN, L.S.
N.Y.S. LICENSE NO. 050620

