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 24th day of October 2023 for:

Francis Morabito
4424 Beach Ridge Road
Lockport, NY 14094

Owner wishes to remove existing structures on property and construct a new 40' x 60' (2,400 SF) accessory structure. Town Code limits an accessory structure to 600 SF on a parcel less than two acres. Owner also wishes to place the proposed structure at a side yard setback of less than 15'.

Town Ordinances Affected: § 247-34E(1) and § 247-34F(2)(b)
Variance Sought: 1,800 SF area variance and a side yard variance
Size of Parcel: 125' x 400'
Current Zoning: R-1 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: October 13, 2023

Please Publish: October 18, 2023

Town of Pendleton
Building Department

6570 Campbell Blvd.
Lockport NY 14094
716-625-8833 Ext. 115 & 114
www.pendletonny.us

PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: $125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/24/23 TIME: 7:00 P.M.

REQUESTED BY: Francis Morabito [redacted]

ADDRESS OF PROPERTY: 4424 Beach Ridge Rd.

ADDRESS OF OWNER: 4424 Beach Ridge Rd.

To Consider the Following Request: owner is requesting an area variance of 1,800 sf to allow for the construction of a 40'x60' accessory structure that would be 2,400 sf. Town Code allows for up to 600 sf on a parcel less than 2 acres. owner is also requesting a side yard setback variance of ? feet.

Town Ordinances Affected: 247-34 E(1) and 247-34 F(2)(b)

Variance Sought: owner is seeking a 1,800 sf area variance and a side yard variance to allow for the construction of a 40'x60' accessory structure

Size of Parcel: 125'x 400'

Current Zoning: R-1 residential

Applicant Signature

9/29/23
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).

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DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 4424 Beach Ridge Rd Lockport, N.Y. 14094

SBL NUMBER: 149.04-1-40

OWNER: Francis Morabito

OWNER ADDRESS: 4424 Beach Ridge Rd. Lockport, N.Y. 14094

REASON FOR DENIAL

owner wished to remove the existing structures and construct a new 40'x60' accessory structure that totals 2400 sf. Town Code limits an accessory structure to 600 sf on a parcel less than 2 acres. The proposed structure would also be closer than the required 15' side yard setback.

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

Francis Morabito
Applicant

9/29/23
Date

Ronald Diedrich
Code Enforcement Officer

9/30/23
Date

Revised 3/9/2022

Francis Morabito

4424 Beach Ridge Rd

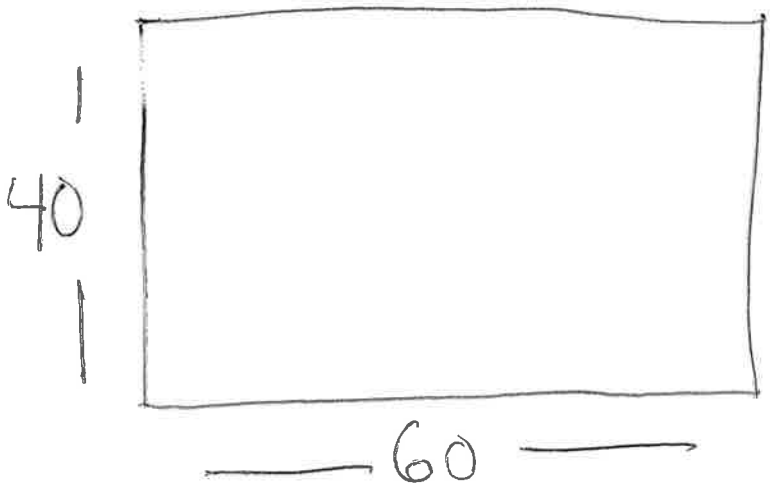
Lockport, NY 14094

Projected Building Size(rough draft photos attached)

-40x60x14 2400sq ft

In order to build the new barn, I will be taking down three 24x24 buildings that are on property now, which equals 1728sq ft. I will be within 15ft of Victor Demjamenckos property. He is willing to speak on my behalf in accepting how close the building is to his propertyline.

My cell phone is [redacted]



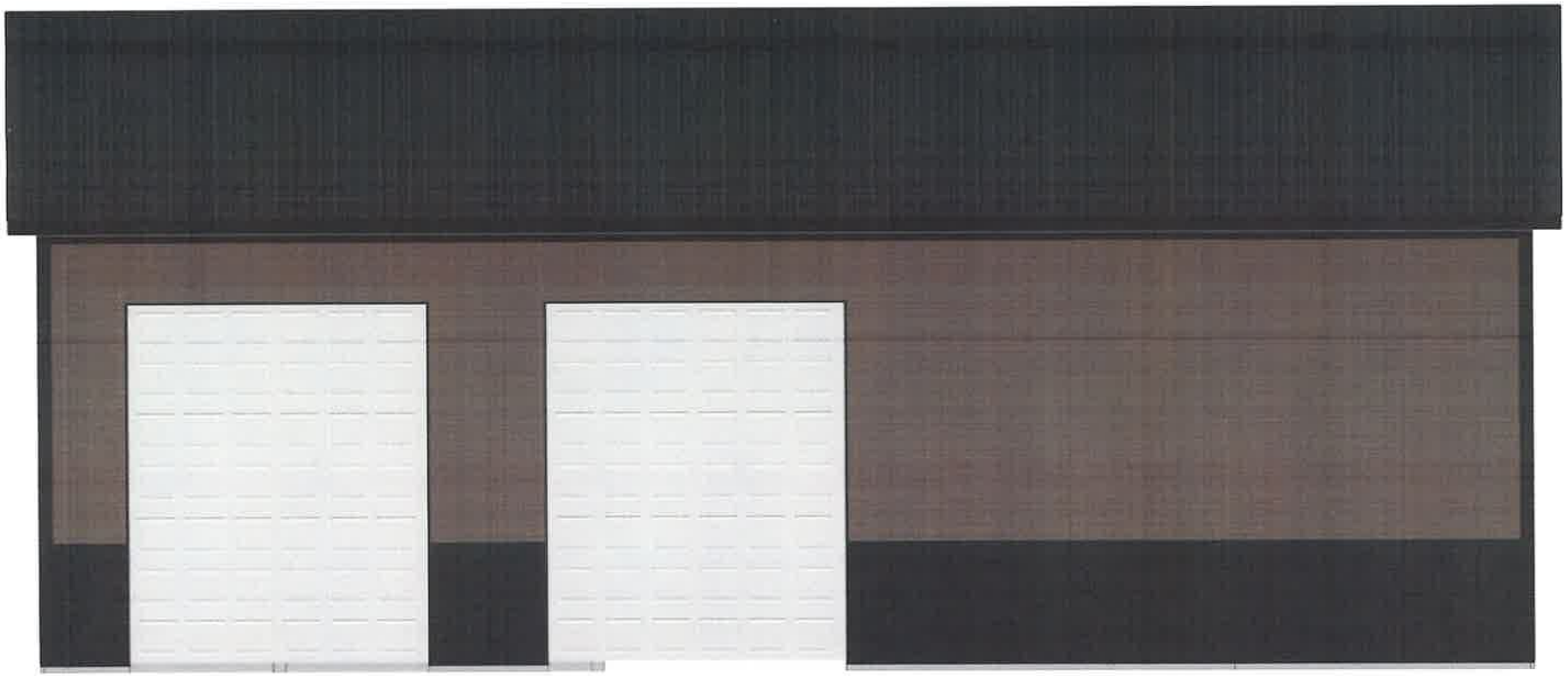
Front Elevation for Frank Morabito

40 ft

Back Elevation for Frank Morabito

40 ft

Left Elevation for Frank Morabito



60 ft

4424