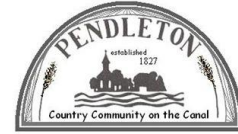


# Town of Pendleton Planning Board

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Town Hall, 6570 Campbell Blvd. Lockport, New York 14094

**716-625-8833**  
**Ext. 25**

Date: 2/26/2024

To: Joel Maerten  
Supervisor, Town of Pendleton

From: John Higgins, Administrative Assistant, Planning Board

Subject: Campbell Blvd Rezoning Request

Supervisor Maerten,

Regency Builders & property owner Sharon Brown have requested a small portion (2 ½ acres) of her properties be rezoned (SBL 136.00-1-46.12 & 136.00-1-46.112) from Light Commercial CO-1 to Residential R-2 on Campbell Blvd. The properties are currently dual zoned, both R-2 & CO-1. Regency Builders proposes to build a major subdivision (27 lots) on the northern most lot & is not allowed to construct residential homes in Light Commercial zoned areas.

Per Town code, the Town Planning Board will review the request & make a recommendation to the Town Board who has final approval authority. The Planning Board has reviewed the proposal & unanimously recommends approval of the rezoning proposal at their Feb 2024 meeting.

John Higgins  
Administrative Assistant, Planning Board