

Town of Pendleton, NY
Zoning Board of Appeals (ZBA)
Meeting Agenda – January 28, 2025
Pendleton Town Hall - 7:00 PM

1. Public Hearings
 - a. Jacus
7227 Bear Ridge Rd. North Tonawanda, NY. 14120.
 - Owner is seeking to sub-divide a parcel of land into two parcels, one of which will not meet lot width requirements, making it an unbuildable/non-conforming lot. Actual relief sought to be determined due to multiple easements on the property.
2. Open regular meeting of ZBA
3. Changes to agenda
4. New Inquires to ZBA
5. Review minutes from prior meeting(s)
 - a. December 17, 2024
6. Deliberation on Hearing(s)
 - a. Cole (Continued)
 - b. Jacus
7. Review Correspondence
8. Special Topics
 - a. Secretary Appointment
 - b. 2025 ZBA Schedule
 - c. Review of referral requirement to Niagara County Planning Board
Per agreement dated December 2005, referral of area variances is not required. Use variances immediately adjacent to a municipal boundary or park, or corner lots on state highways require ZBA referral. A copy of the full agreement is in the ZBA folder.
 - d. Review of notification requirement to neighboring municipalities
Notice must be transmitted to the clerk of the adjacent municipality at least ten days prior to any hearing for a use variance for property within 500 ft. of the adjacent municipality.
 - e. Annual review of form to Request to Petition for a Variance
9. Miscellaneous ZBA items:
 - a. Next Meeting/Attendance:
February 25, 2025 at 7:00 PM, Pendleton Town Hall.
 - b. Comments: ZBA members, Legal, Building Dept.
10. Adjourn regular meeting of the ZBA

Area Variance Considerations

1. Benefit to applicant vs Detriment to community
2. Mandatory considerations:
 - a. Will the granting of the variance result in an undesirable change to the character of the neighborhood or will it be detrimental to nearby properties
 - b. Are there alternative solutions that would not require a variance
 - c. Is the requested variance substantial
 - d. Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district
 - e. Is the applicant's difficulty self-created

Use Variance Requirements

No such use variance shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located,

- (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- (4) that the alleged hardship has not been self-created.