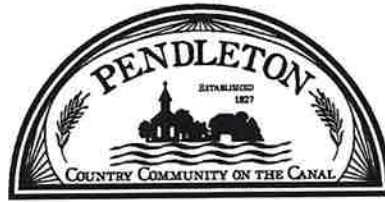


TOWN OF PENDLETON

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 March 2024 for:

Francis Matuszewski
1389 Masters Street
North Tonawanda, NY 14120

For Parcel: 135.00-1-16 located on Lockport Road, Pendleton, NY

Owner wishes to build a single family residence on a 21,700 SF nonconforming lot. Town Code requires a legal lot without public sewers to be a minimum of one acre or 43,560 SF. The property is also 25' short in width and 33' short in depth per Town Code.

Town Ordinances Affected: § 247-10C(2) and § 247-10C(4)

Variance Sought: 17,344 SF area variance

Size of Parcel: 100' x 217' (.49 acres)

Current Zoning: R-1 Residential

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

A handwritten signature in blue ink that reads "Deborah K. Maurer". The signature is written in a cursive style and is positioned above a horizontal line.

Deborah K. Maurer, Town Clerk

Dated: March 14, 2024

Please Publish: March 19, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: March 26 2024

TIME: 7:00 P.M.

REQUESTED BY: Francis Matuszewski

PHONE: [REDACTED]

ADDRESS OF PROPERTY: Vacant Parcel 135.00-1-16

ADDRESS OF OWNER: 1389 masters street North Tonawanda, NY 14120

To Consider the Following Request: owner is requesting an area variance 17,344 sf. this represents the difference between the 21,700 sf that the property is and the 43,560 sf minimum required for a lot without sewers. Property is also 25' short in width and 33' short in depth per Town Code 247-10 C(2)

Town Ordinances Affected: 247-10 c(2)

Variance Sought: owner seeks a 17,344 sf area variance to allow a non conforming lot to be buildable with a private sewer system.

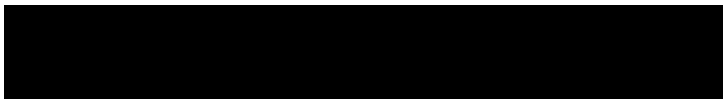
Size of Parcel: 100' x 217' or .49 acres

Current Zoning: R-1 residential

Francis M Matuszewski
Applicant Signature

February 22ND, 2024
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: Lockport Rd
SBL NUMBER: 135.00-1-16
OWNER: Francis Matuszewski
OWNER ADDRESS: 1389 Master Street North Tonawanda, N.Y. 14120

REASON FOR DENIAL

Owner wishes to build a single family residence on a nonconforming lot. Town Code requires a legal lot to be a minimum of 125' x 250' with public sewers. If no public sewers are available than the required lot size needed would be one acre. The current size of the lot is 100' x 217'.

Affected town code 247-10 C(2)

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

Francis M Matuszewski
Applicant

Ronald Diedrich
Code Enforcement Officer

February 22nd, 2024
Date

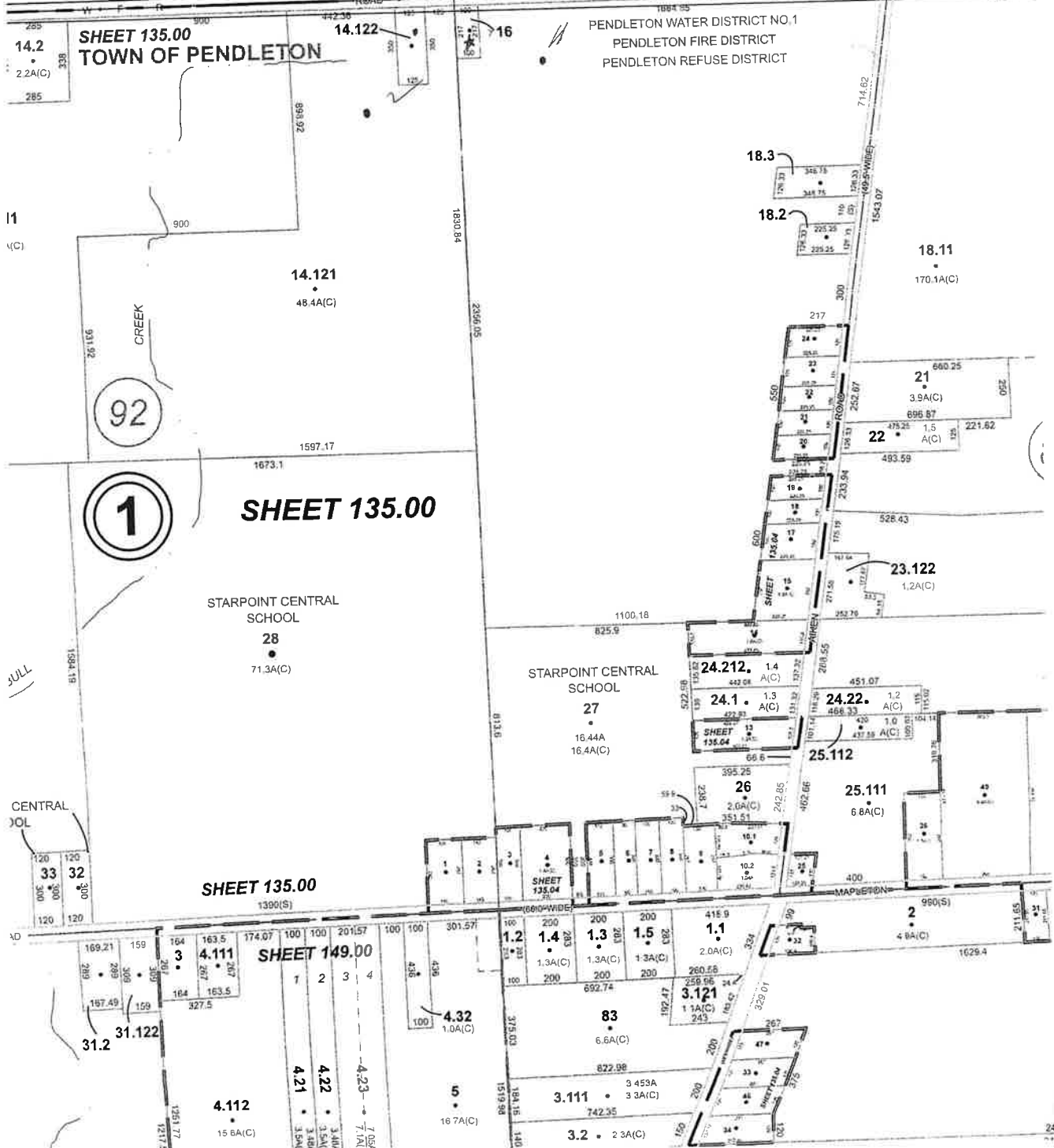
March 5th 2024
Date

TOWN OF CAMBRIA

Woodrat Rd

SHEET 135.00
TOWN OF PENDLETON

PENDLETON WATER DISTRICT NO.1
PENDLETON FIRE DISTRICT
PENDLETON REFUSE DISTRICT



SHEET 135.00

STARPOINT CENTRAL SCHOOL
28
71.3A(C)

STARPOINT CENTRAL SCHOOL
27
16.44A
16.4A(C)

SHEET 135.00

SHEET 149.00

4.112
15 BA(C)

4.32
1.0A(C)

83
6.6A(C)

5
16 7A(C)

3.111
742.35
3 453A
3 3A(C)

3.2
2 3A(C)

18.11
170.1A(C)

21
3.9A(C)

22
1.5 A(C)

23.122
1.2A(C)

24.22
1.2 A(C)

25.111
6 BA(C)

2
4 BA(C)

11
(C)

JULL

CENTRAL JOL