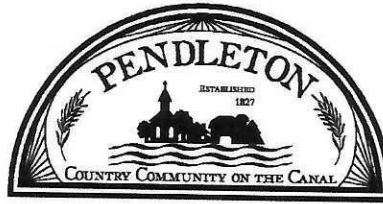


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 23rd day of April 2024 for:


Peter Fitch Jr.
4630 Budd Road
Lockport, NY 14094

For Property Address: 4445 Tonawanda Creek Road, North Tonawanda, NY 14120, 177.00-3-8.1

Owner wishes to construct a single family home approximately 415' from the front property line. Town Code limits front yard setback to 250'.

Town Ordinances Affected: § 247-10D(3)
Variance Sought: 165' distance variance
Size of Parcel: 125' x 36.9 acres
Current Zoning: R-1 Residential

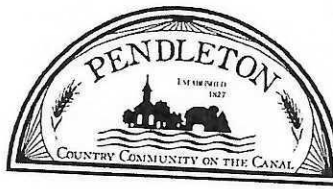
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.



Deborah K. Maurer, Town Clerk

Dated: April 16, 2024

Please Publish: April 18, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 4/23/2024

REQUESTED BY: PETER FITCH JR

TIME: 7:00 P.M.

ADDRESS OF PROPERTY: 4445 TONAWANDA CREEK RD. NORTH TONAWANDA, NY

ADDRESS OF OWNER: 4630 BUDD RD. LOCKPORT, NY 14094 14120

To Consider the Following Request: owner wishes and requests
a distance variance of 165' which represents
the difference between the maximum setback
of 250' and the desired setback of 415' for
the construction of a new single family ~~home~~ home.

Town Ordinances Affected: 247-10 D(3)

Variance Sought: a distance variance of 165' to allow
for the construction of a new single family
home 415' off of front property line.

Size of Parcel: 125' x 36.9 acres

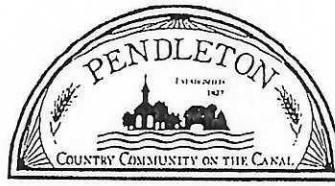
Current Zoning: R-1 residential

Applicant Signature

4/9/2024

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: 4445 Tonawanda creek Rd North Ton 14120
SBL NUMBER: 177.00-3-8.1
OWNER: Peter Fitch JR.
OWNER ADDRESS: 4630 Budd Rd. Lockport, N.Y. 14094

REASON FOR DENIAL

owner wished to construct a new single family home approximately 415' from the front property line on Tonawanda creek Rd. Town Code limits front yard setback to 250'.
Town Code 247-10 D(3)

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

Peter Fitch
Applicant

4/9/2024
Date

Ronald Diehich
Code Enforcement Officer

4/9/2024
Date

LOT 1
57,809 Sq. Ft.
1.33 Acres

WEST LINE OF L.395 P.424

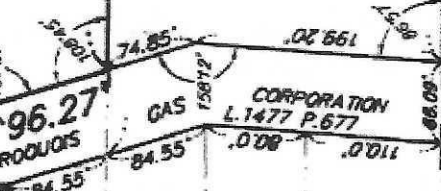
581.19'



EASEMENT THROUGH
GAS CORP. LANDS
BY L.1603 P.28

445.29' / E.
9150'

EXCEPTION L.1298 P



GAS CORPORATION
L.1477 P.677

558.11'
EXCEPTION L.998 P.309

EXCEPTION L.998 P.306

EXCEPTION L.468 P.410

EXCEPTION L.469 P.389

75' MINIMUM BUILDING SETBACK

ROAD

(66' WIDE)

NEW YORK STATE BARGE CANAL
TONAWANDA CREEK

581.99'

42

4403.91

5
16.22A
16.6A(C)

6
19.62A
19.6A(C)

7
22.2A(C)

8.1
36.3A(C)

SHEET 177.00

207.3
280

SEE REMAINDER
ON MAPS
MATCH LINE
177.02, 178.01

10
3.6A
3.6A(C)

SEE REMAINDER
ON MAPS
MATCH LINE
477.00, 178.01

SHEET 177.02

9.2
9.9A(C)

1

40

1
ASPA
S.1400

SHEET 165.03

28
2.89A
2.8A(C)

38

BEAR RIDGE ROAD

2

E1,092,358

N1,120,037

SHEET 165

26.1
29.3A(C)

SEE REMAINDER
ON MAPS
MATCH LINE
177.00, 177.02, 178.01

NATIONAL
FUEL GAS
TRANSMISSION
LINE (66' WIDE)
611.37

28
13.5A(C)

26.22

2.1
6.7A(C)

1
4.7A(C)

2
4.8A(C)

3
4.9A(C)

