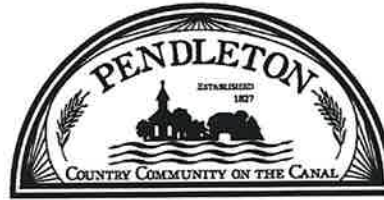


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 25th day of June 2024 for:

Dan & Colleen Bright
5038 Tonawanda Creek Road
North Tonawanda, NY 14120

Owner wishes to split off a piece of property with a width of 79 +/- feet from a parcel having 179' of frontage. Town Code requires any newly created lot to have a minimum width of 100' in an R-2 residential district. It also requires a minimum of 25,000 SF.

Town Ordinances Affected: § 247-11C(1) & (2)
Variance Sought: 25' width and 35' depth
Size of Parcel: 179' x 378' and is irregular in shape
Current Zoning: R-2 Residential

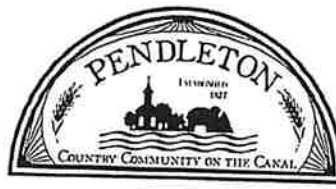
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: June 14, 2024

Please Publish: June 18, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 6/25/2024

TIME: 7:00 P.M.

REQUESTED BY: Colleen Bright

PHONE:

ADDRESS OF PROPERTY: 5038 Tonawanda ctk Rd N.T. 14120

ADDRESS OF OWNER: 5038 Tonawanda ctk Rd N.T. 14120

To Consider the Following Request: owner is requesting a distance variance of 21ft for the required min width of a parcel and a 35 ft variance to meet the min. depth of 250 ft. both distances are required so min lot size in a R-2 residential zone.

Town Ordinances Affected: 247-11 c(1) & (2)

Variance Sought: owner is seeking a 21ft width and a 35ft depth variance to allow for the creation of a legal building lot

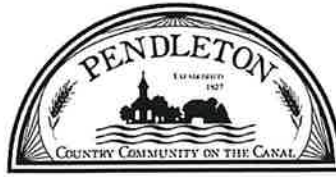
Size of Parcel: 179' x 378' and is irregular in shape

Current Zoning: _____

Colleen C Bright
Applicant Signature

June 13, 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 PARCEL SPLIT

PROPERTY LOCATION: 5038 Tonawanda Creek Rd.
SBL NUMBER: 178.02-1-17
OWNER: Dan & Colleen Bright
OWNER ADDRESS: 5038 Tonawanda creek Rd.

REASON FOR DENIAL

owner was requesting to split off a piece of property with a width of 79+or-4ft from a parcel known as 5038 Tonawanda creek Rd having 179ft of frontage. Town Code requires any newly created lot must have a min width of 100' in a R-2 residential district. Also requires a min of 25,000 sf
Town Code 247-11c(1)

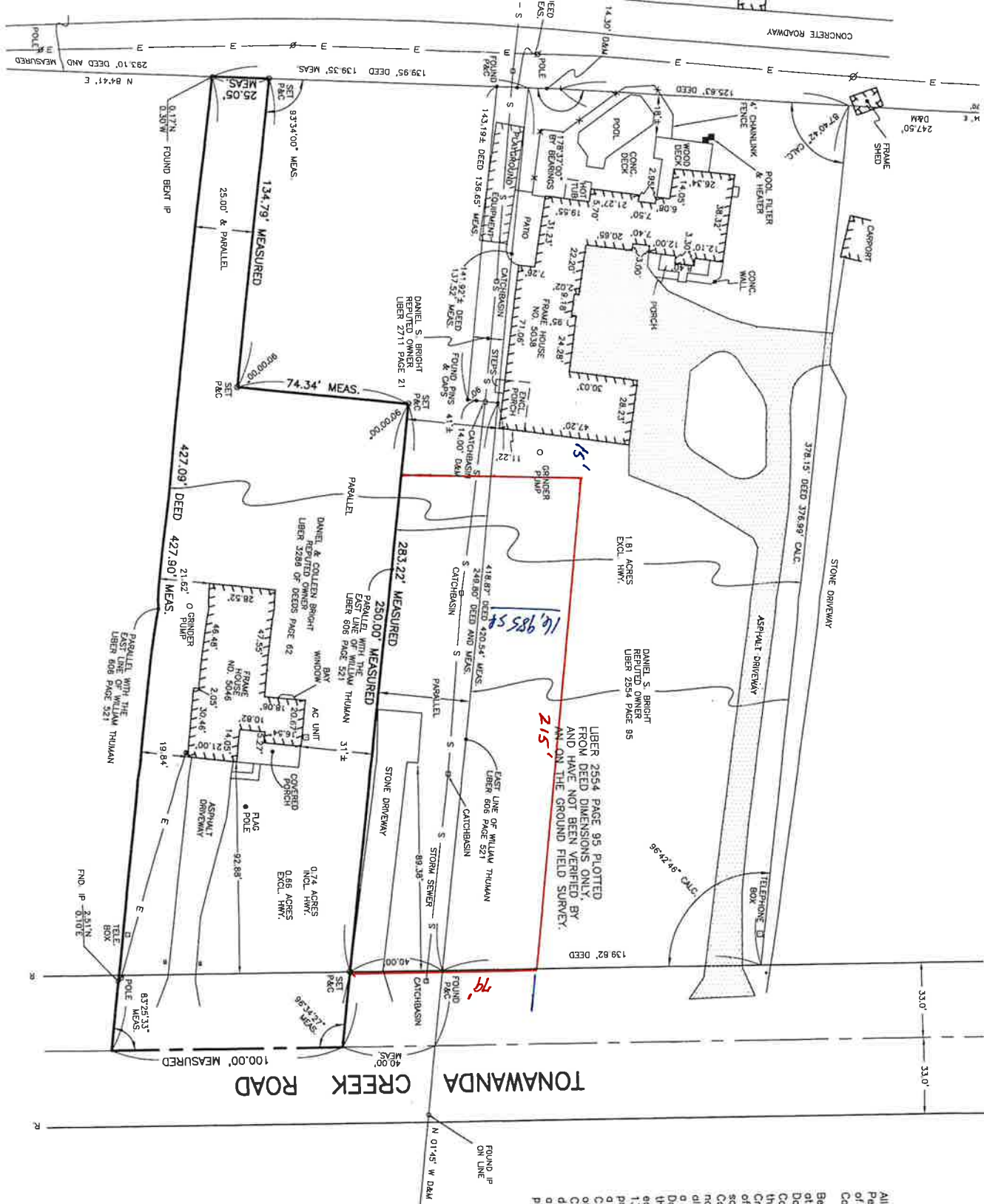
NOTE: This form and supporting documentation must be filed with the Board of Appeals

Colleen C Bright
Applicant

Ronald Dredlich
Code Enforcement Officer

June 13, 2024
Date

6/14/2024
Date



All that tract of parcel of land, situate in the Town of Penetion, County of Niagara, and State of New York, be of Lot 26, Township 13, Range 7 of the Holland Land Company's survey being more particularly described as follows: Beginning at a point in the centerline of Tonawanda Creek at a distance of 40.00 feet east of the east line of lot Daniel S. and Colleen C. Bright as recorded in the Niagara County Clerk's Office in Liber 3286 of Deeds at Page 62 hence easterly, continuing along the centerline of Tonawanda Creek Road, a distance of 100.00 feet to the northeast of said lands of Daniel S. and Colleen C. Bright; thence southerly along the east line of said lands of Daniel S. and Colleen C. Bright, a distance of 427.90 feet to a point in north line of Canal Lands, a distance of 25.05 feet to a point on a line of a distance of 25.00 feet west of the said east line of Daniel S. and Colleen C. Bright, as measured at right angles therefrom; thence northerly along a line parallel with the east line of Daniel S. and Colleen C. Bright, a distance of 134.79 feet to a point; thence westerly at right angles to the previously described line, a distance of 74.34 feet to a line parallel with the said east line of Daniel S. and Colleen C. Bright drawn from the point of beginning, and at a distance of 250.00 feet southerly from the south line of Tonawanda Creek Road; thence northerly at right angles to the previously described line, and parallel with the said east line of Daniel S. and Colleen C. Bright, a distance of 283.22 feet to the piece of beginning.