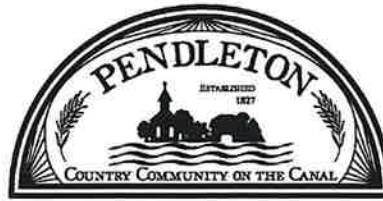


**TOWN OF PENDLETON**  
6570 Campbell Boulevard  
Lockport, NY 14094



**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 23<sup>rd</sup> day of July 2024 for:

James Moll  
4714 Tonawanda Creek Road  
North Tonawanda, NY 14120

Owner wishes to construct a 600 SF accessory structure. A 100 SF accessory structure already exists on this parcel. Town Code limits the total square feet of accessory structures to 600 SF on a parcel less than two acres. Owner also wishes to construct this accessory structure 50' from front property line where Town Code requires a minimum of 150' setback.

Town Ordinances Affected: § 247-34E(1) and § 247-34F(2)(a)  
Variance Sought: 100 SF area variance and 100' distance variance  
Size of Parcel: 110' x 279'  
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: July 8, 2024

Please Publish: July 16, 2024



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 4714 Tonawanda Creek Road  
SBL NUMBER: 178.01-1-18  
OWNER: James Moll  
OWNER ADDRESS: 4714 Tonawanda Creek Road

REASON FOR DENIAL

RESIDENT WISHES TO CONSTRUCT A 600 SQ FT  
ACCESSORY STRUCTURE WITH AN EXISTING STRUCTURE  
OF 100 SQ.FT. TOWN CODE 247-34F(1) LIMITS  
THE TOTAL SQ FT OF ACCESSORY STRUCTURES TO  
600 SQ FT ON A PARCEL LESS THAN 2 ACRES  
  
ALSO BECAUSE OF THE WIDTH OF THE LOT  
OWNER WISHES TO BUILD 50' BACK FROM  
FRONT PROPERTY LINE. TOWN CODE 247-34F(2)(c)  
STATE BUILDING FRONT SET BACK MUST BE  
150' BACK

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

James Moll  
Applicant  
Chris Burgess  
Code Enforcement Officer

6/27/2024  
Date  
6/27/24  
Date



**PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE**

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 7/23/24

TIME: 7:00 P.M.

REQUESTED BY: James Moll

PHON

ADDRESS OF PROPERTY: 4714 Tonawanda Creek Rd

ADDRESS OF OWNER: 4714 Tonawanda Creek Rd

To Consider the Following Request: Building a garage  
OWNER IS REQUESTING A 100 SQ FT VARIANCE TO  
ALLOW THE CONSTRUCTION OF A 600 SQ FT ACCESSORY  
STRUCTURE (100 SQ FT EXISTING SHED) ON LESS THAN 2 ACRES  
ALSO BUILD 50' FROM FRONT PROPERTY LINE

Town Ordinances Affected: \_\_\_\_\_

Variance Sought: RESIDENT IS SEEKING A 100 SQ FT VARIANCE  
FOR SETBACK AND A 100 LINEAL FT VARIANCE FOR  
SETBACK

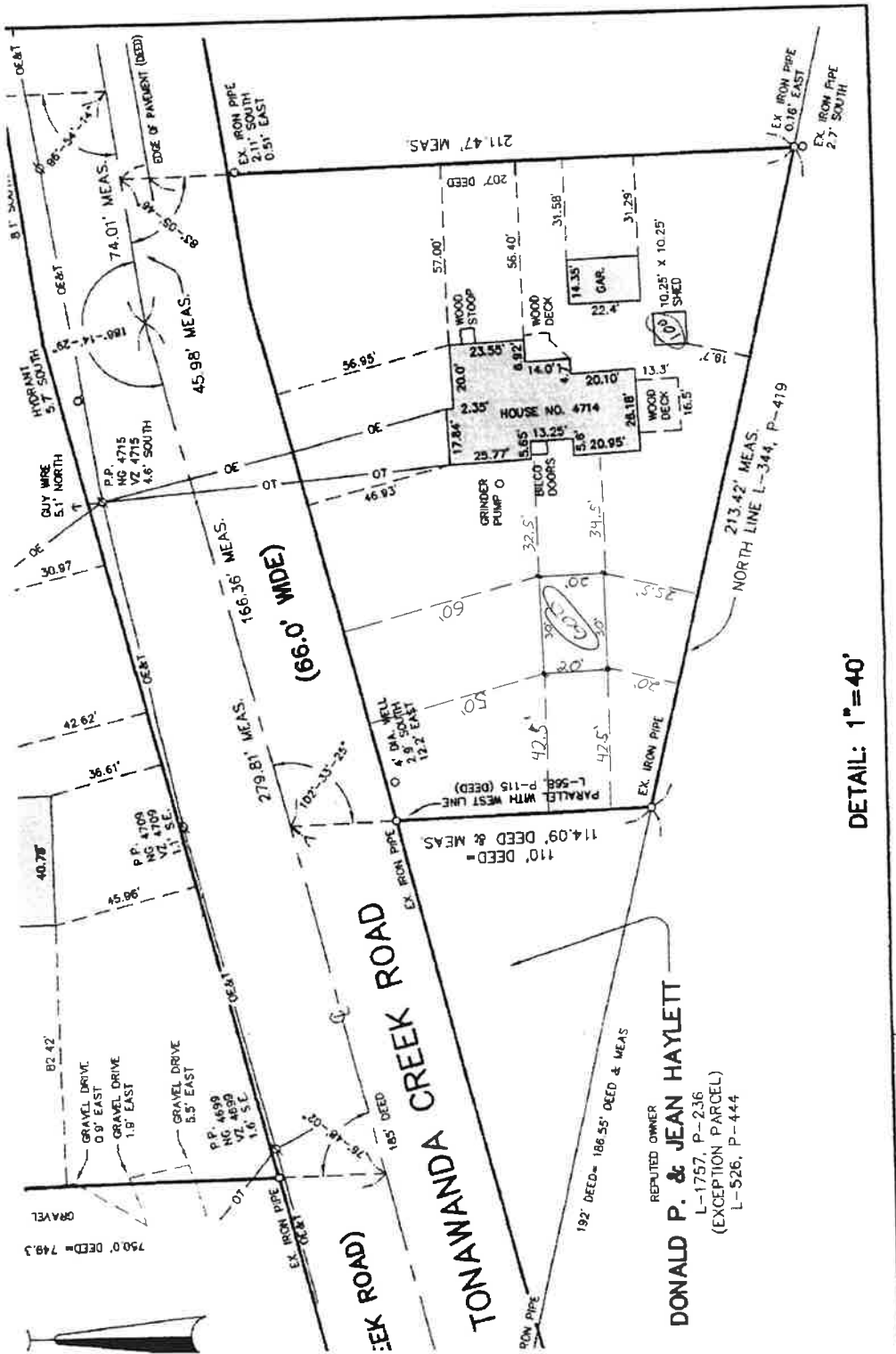
Size of Parcel: 110' x 279'

Current Zoning: R-2 RES

James Moll  
Applicant Signature

6/27/24  
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).



DETAIL: 1"=40'

DONALD P. & JEAN HAYLETT  
 REPUTED OWNER  
 L-1757, P-236  
 (EXCEPTION PARCEL)  
 L-526, P-444