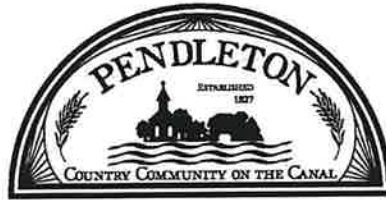


TOWN OF PENDLETON

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 July 2024 for:

Mark Vona
5363 Oakwood Drive
North Tonawanda, NY 14120

Owner wishes to construct a 1,672 SF accessory structure, in addition to an existing 192 SF structure on the property totaling 1,864 SF. Town Code limits the total square footage to 1,200 on a 4.5-acre parcel.

Town Ordinances Affected: § 247-34E(2)

Variance Sought: 664 SF area variance

Size of Parcel: 4.5 acres

Current Zoning: R-1 Residential

Additional information pursuant to this public hearing may be available at

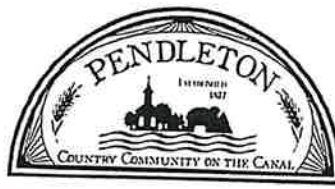
<https://pendletonny.us/calendar-events/>.

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: July 16, 2024

Please Publish: July 18, 2024



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: Mark Vona

PHONE:

ADDRESS OF PROPERTY: 5363 Oakwood drive

ADDRESS OF OWNER: 5363 Oakwood drive

To Consider the Following Request: owner is requesting an area variance of 664 sf. The owner has an existing structure totaling 192 sf and a proposed new structure with a total of 1672 sf. Together the total sf is 1864 sf which is 664 sf greater than allowable by Town Code. Code for a parcel of 4.5 acres limits SF to 1200 sf

Town Ordinances Affected: 247-34 E2

Variance Sought: owner is seeking an area variance of 664 sf to allow for the construction of a 1672 sf accessory structure

Size of Parcel: 4.5 acres

Current Zoning: R-1 residential

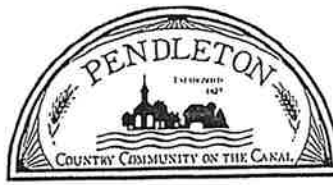
Mark Vona

Applicant Signature

6/25/2024

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: 5363 Oakwood drive
SBL NUMBER: 166.01 - 1 - 54.21
OWNER: Mark Vona
OWNER ADDRESS: 5363 Oakwood drive

REASON FOR DENIAL

owner wished to construct a 16'x12' accessory structure which would put him over the allowable of 1200 sq' for a parcel less than 7 acres.
Town Code 247-34 E2

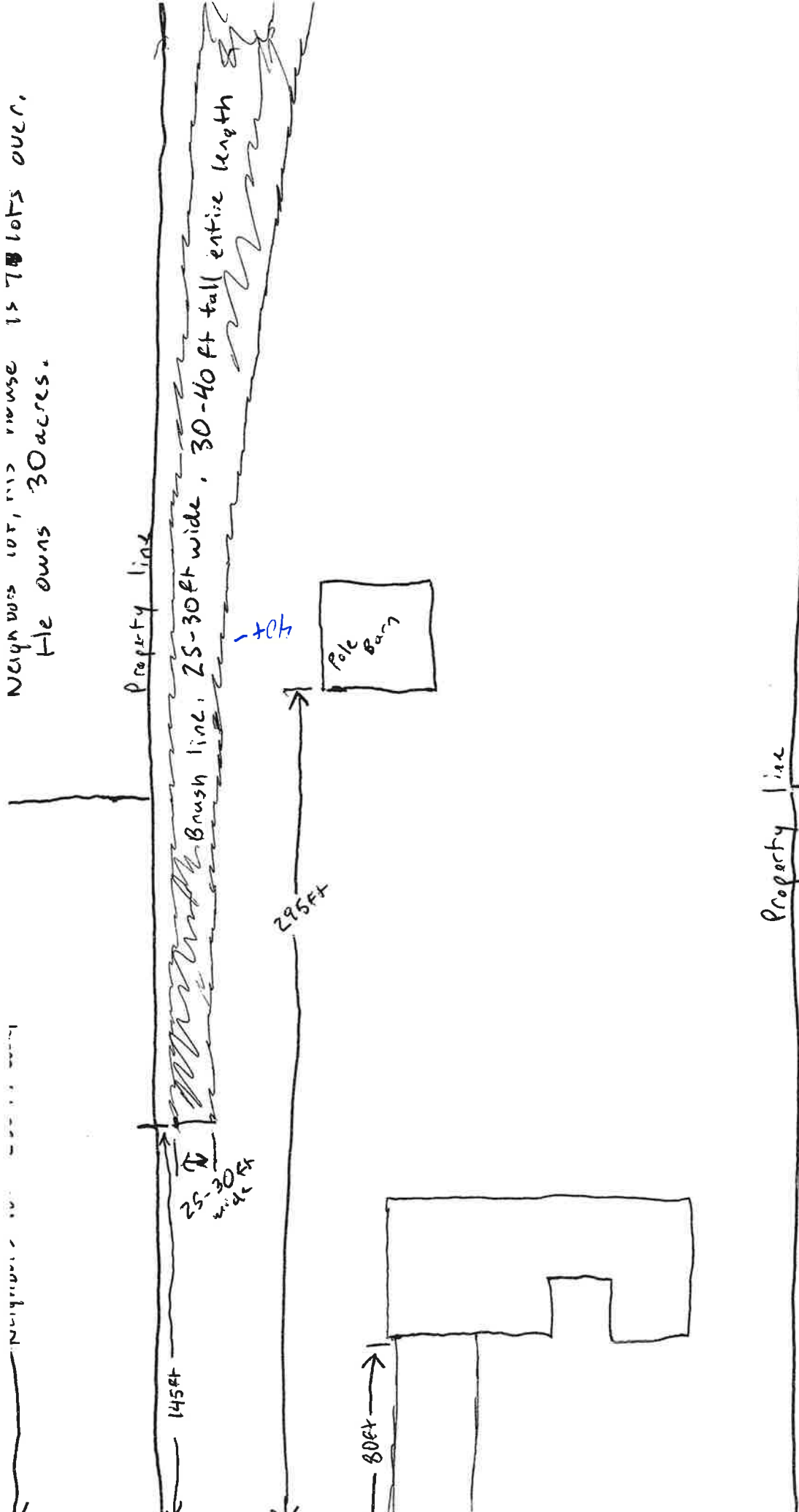
NOTE: This form and supporting documentation must be filed with the Board of Appeals

Mark Vona
Applicant
Ronald Drednick
Code Enforcement Officer

6/25/2024
Date
7/10/2024
Date

Neighbors lot, his house is 7 lots over.
He owns 30 acres.

Neighbors lot 250 ft deep

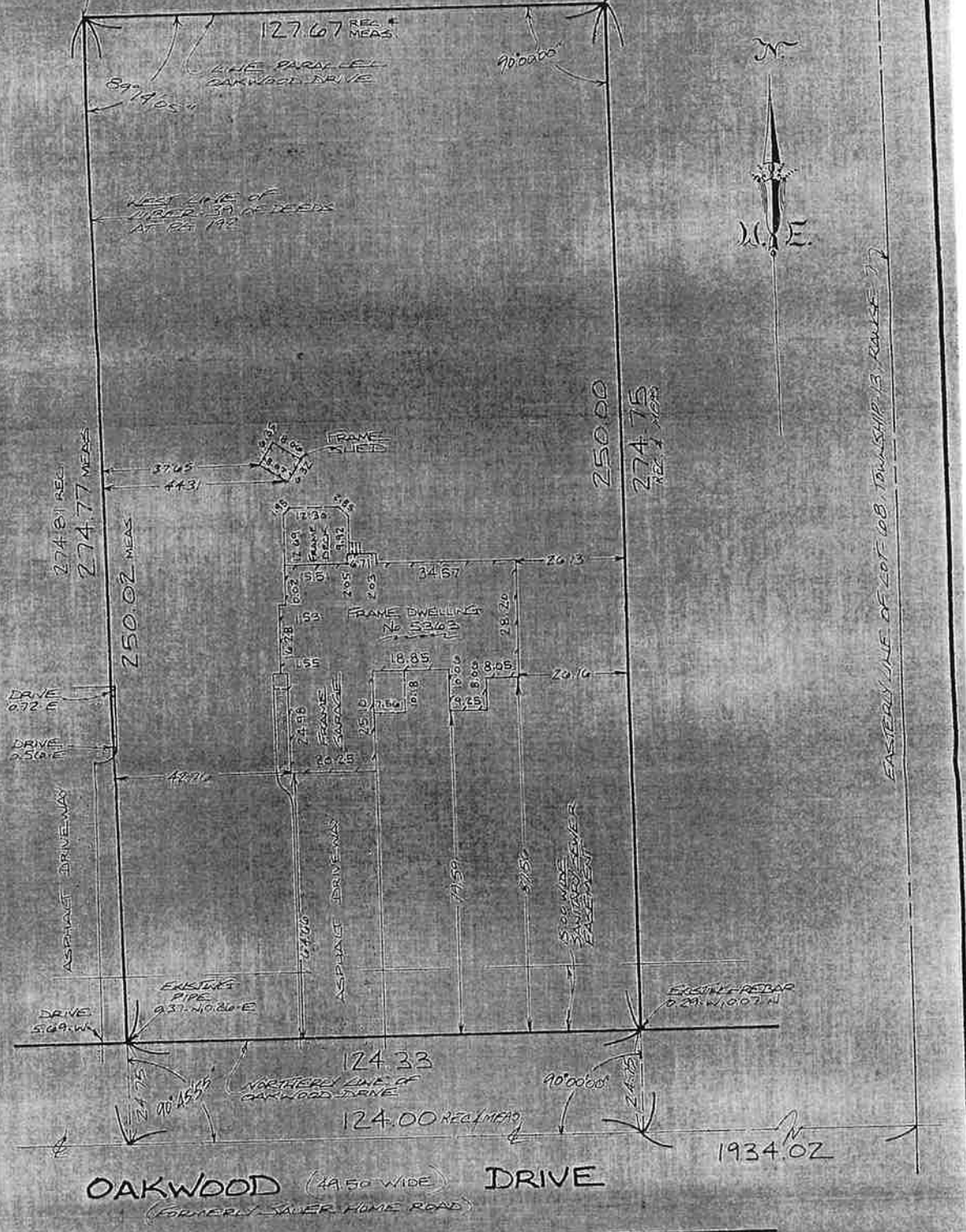


Neighbors lot, house is 4 lots down.
He owns 14 acres, all land behind 4 houses.

← Neighbors lot 250 ft deep →

EXISTING PIPE
0.716 E 0.91 N

EXISTING REBAR
0.66 E 0.20 N



EASTERN LINE OF LOT 08, TOWNSHIP 13, RANGE 7D

OAKWOOD (44.50 WIDE) DRIVE
(FORMERLY SAWYER HOME ROAD)

1934.02

Part of Lot(s) 08 Section 15 Township 13 Range 7D of the HIGHLAND LAND COMPANY'S SURVEY
City (or Village) of WENDELSCH Town of WENDELSCH County of NICHARA State of New York

Notes:
1) This map is void unless embossed with New York State licensed Land Surveyors seal #050182.
2) Altering any item on the map is in violation of the law, excepting as provided in section 7209 part 2 of the New York State Education Law.
3) This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of same.
Drawing Scale: 1" = 30'

Date of Survey: OCTOBER 4, 2017 Signature: Marshall L. Mill

**MARSHALL L. MILL PLS
KRAUSE AND GANTZER
LAND SURVEYORS
13 OLEAN STREET
EAST AURORA
NEW YORK, 14052**



Feet	inches	Feet	inches
0.08	1 inch	0.58	7 inches
0.17	2 inches	0.67	8 inches
0.25	3 inches	0.75	9 inches
0.33	4 inches	0.83	10 inches
0.42	5 inches	0.92	11 inches
0.50	6 inches	1.00	12 inches

Note: This Map Void If Filed With An Affidavit Of No Change

No. 107,858 LL 9771