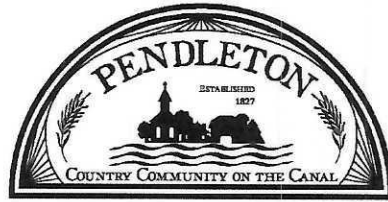


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 27th day of August 2024 for:

Ferlito Restaurants Inc.
4072 Beach Ridge Road
North Tonawanda, NY 14120

Owner is requesting a use variance to allow for expansion of his restaurant business on Beach Ridge Road and a parking lot at his adjacent property located at 7083 Townline Road.

Town Ordinances Affected: § 247-10 & § 247-4
Variance Sought: Use variance to allow for merger of two properties
Size of Parcel: Two properties combined 200' x 166'
Current Zoning: R-1 Residential

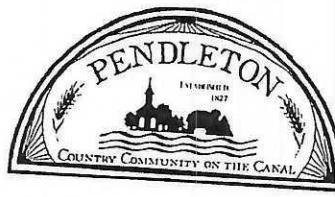
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

Deborah K Maurer

Deborah K. Maurer, Town Clerk

Dated: August 19, 2024

Please Publish: August 21, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: Aug 27 2024

REQUESTED BY: Tom Ferlito

TIME: 7:00 P.M.

PHON [REDACTED]

ADDRESS OF PROPERTY: 4072 Beach Ridge & 7083 Townline

ADDRESS OF OWNER: 4072 Beach Ridge Rd.

To Consider the Following Request: owner is requesting a Use Variance to allow for the expansion of his restaurant business on Beach Ridge Rd and a parking lot @ his adjacent property located @ 7083 Townline Rd.

(see attached)

Town Ordinances Affected: 247-10 & 247-4

Variance Sought: Use variance to allow for the merger of two properties and the ability to expand his business

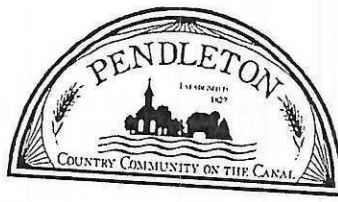
Size of Parcel: Two properties combined 200' x 166'

Current Zoning: R1 residential

Applicant Signature

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: 4072 Beach Ridge
SBL NUMBER: 164.03-3-26
OWNER: Ferlito Restaurants Inc. (Tom Ferlito)
OWNER ADDRESS: 4072 Beach Ridge N.T. 14120

REASON FOR DENIAL

This property currently is being used as a Restaurant and this use is non-conforming with the current zoning designation or zoning. Therefore no consideration shall be given without first receiving a use variance for future expansion.

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

Paul J. Hay, PE
Applicant

5-28-2024
Date

Ronald Driedrich
Code Enforcement Officer

5/28/24
Date



Country Cottage
RESTAURANT
Since 1948

June 26, 2024

Zoning Board of Appeals Town of Pendleton
6570 Campbell Blvd.
Lockport, NY 14094

Subject: Request to Be Added to July 23, 2024, ZBA Meeting Agenda

Dear Members of the Zoning Board of Appeals,

I am writing to formally request that the granting of a Use Variance for the properties at 4072 Beach Ridge Road and 7083 Townline Road be added to the agenda for the ZBA meeting scheduled for July 23, 2024.

As you are most likely aware, I am trying to address parking issues associated with the Country Cottage Restaurant, an existing non-conforming use, by providing additional on-site parking. In support of this, I will be combining the two parcels in question and requesting a Use Variance to allow additional parking to be constructed behind the structure currently located on the 7083 Townline Road parcel. That structure will be utilized as a Country Store and Ice Cream Parlor as part of the "Country Cottage" branding within the currently R-1 zoned parcels.

I have enclosed our check for the meeting fee of \$125.00. Copies of the Subdivision Map containing the Legal Description for the newly created combined parcel, along with a Conceptual Layout Plan for the proposed parking, will be presented at the July 23, 2024, meeting unless submittal is required prior.

I kindly request that you consider my request and provide confirmation of my inclusion on the agenda. If there are any additional steps or requirements, please let me know.

Thank you for your attention to this matter.

Sincerely,

Country Cottage Restaurant



Tom Ferlito
716 481-8411
tjferlito@aol.com

cc: Invictus Engineering – Richard J Haight, PE

Town of Pendleton Planning Board



Town Hall, 6570 Campbell Blvd. Lockport, New York 14094

716-625-8833
Ext. 25

Date: 5/23/2024

To: Ron Diedrich

From: John Higgins, Administrative Assistant, Planning Board

Subject: Country Cottage 4072 Beach Ridge Road

The Planning Board has denied the Country Cottage Site Plan Review due to a non-permitted use in Town Code Section 247-10.

The applicant will require a Use Variance from The Zone Board Of Appeals to continue the project.

Respectfully,

John Higgins
Administrative Assistant, Planning Board

