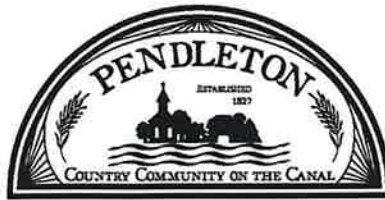


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 22nd day of October 2024 for:

Sean Benoit
7086 Campbell Boulevard
North Tonawanda, NY 14120

For Parcel: 165.00-1-11.1 located on Campbell Boulevard, Pendleton, NY

Owner wishes to construct a 3,000 SF accessory structure on a vacant lot. Town Code states that an accessory structure must be located on the same lot as the principal residence. Owner is also requesting an area variance as Town Code limits the size to 2,000 SF on a residential lot greater than seven acres.

Town Ordinances Affected: § 247- 34A(3) and § 247- 34E
Variance Sought: Location variance and area variance of 1,000 SF
Size of Parcel: 300' x 27 acres
Current Zoning: R-2 Residential

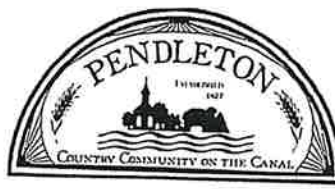
Additional information pursuant to this public hearing may be available at
<https://pendletonny.us/calendar-events/>.



Deborah K. Maurer, Town Clerk

Dated: October 10, 2024

Please Publish: October 15, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

Pd.

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Sean Benoit



ADDRESS OF PROPERTY: V/L Sbl # 165.00-1-11.1

ADDRESS OF OWNER: 7086 Campbell Blvd. North Tonawanda, N.Y. 14170

To Consider the Following Request: owner is requesting a variance to allow for the construction of a 3000^{sf} accessory structure on a vacant lot. Town Code 247-34 A(3) states an accessory structure must be located on the same lot as the principal residence. Furthermore owner is requesting an area variance of 1000^{sf}. Town Code 247-34 E limits the size to 2000^{sf}

Town Ordinances Affected: 247-34 A(3) and 247-34 E

Variance Sought: owner is seeking a location and an area variance of 1000^{sf} to allow for the construction of a 3000^{sf} accessory structure to be located on a vacant lot.

Size of Parcel: 300 x 27 acres

Current Zoning: R-2 residential

[Handwritten Signature]

Applicant Signature

10-7-24

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).



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 1/2 North of 7086 Campbell Blvd.
SBL NUMBER: 165.00-1-11.1
OWNER: Sean Benoit
OWNER ADDRESS: 7086 Campbell Blvd North Tonawanda, N.Y. 14120

REASON FOR DENIAL

owner wishes to construct an accessory structure on a vacant lot. Town Code 247-34 A(3) states an accessory structure must be located on the same lot as the principal residence.

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

[Signature]

Applicant

10-7-24

Date

Ronald Dredich

Code Enforcement Officer

10-7-24

Date

DRAWING NAME: 61 001

LEGEND
 AC = ACRES
 APPROXIMATE AREA = APPROXIMATE

C - CONTIGUOUS
 DA = DATED
 DIST = DISTANCE
 END = END
 JUNC = JUNCTION BOX

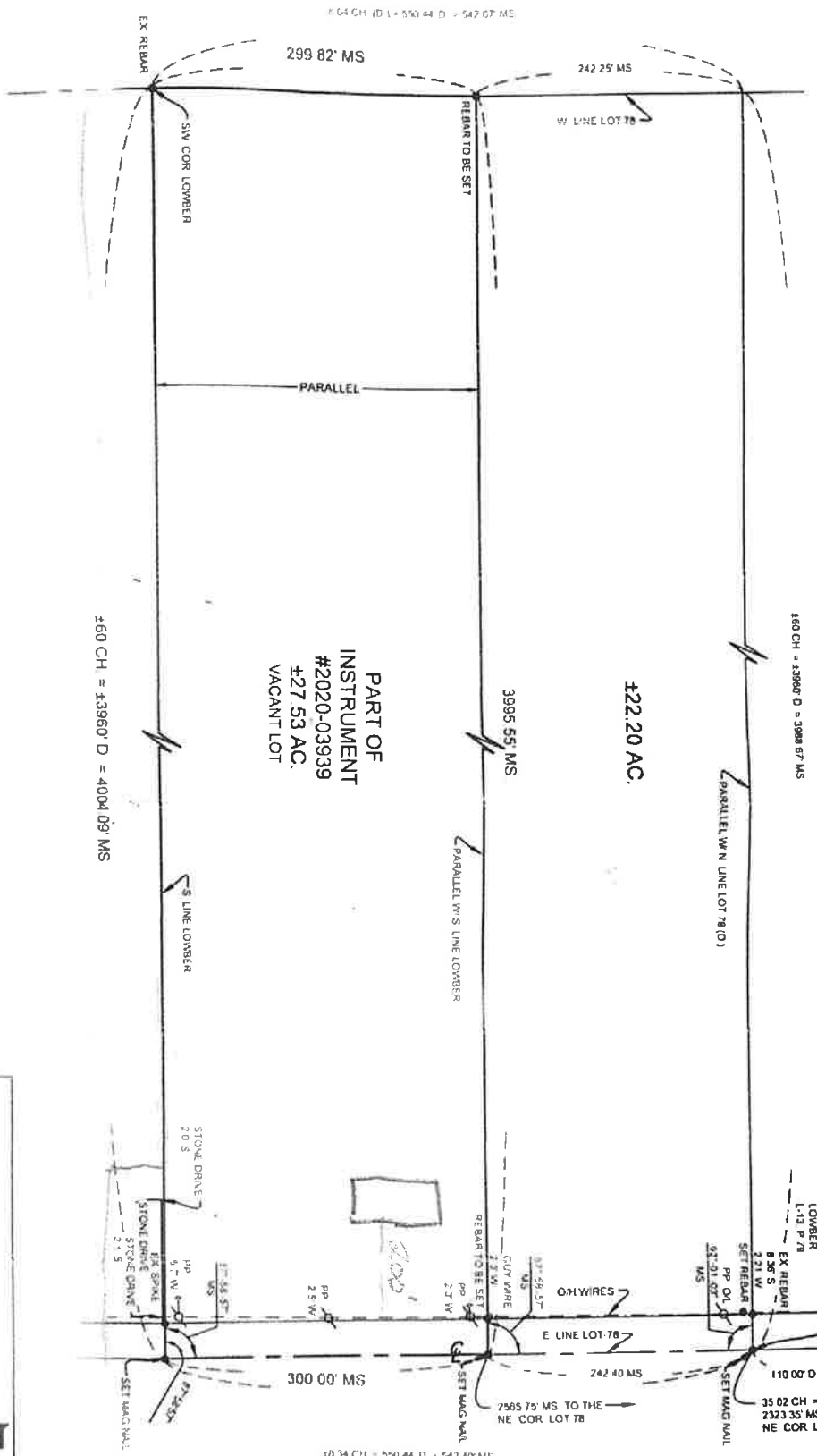
ENG = ENCROACHMENT
 EQM = EQUIPMENT
 EX = EXISTING
 GCR = GARAGE
 IP = IRON PIPE

L = LUMBER
 MH = MANHOLE
 NP = NAIL
 MS = MEASURED
 N = NORTH
 OH = OVERHEAD

OL = OULINE
 PO = POWER POLE
 P = PACE
 PL = PROPERTY LINE
 PAVT = PAVEMENT

RD = ROAD
 S = SOUTH
 ST = STREET
 TM = TOWER
 JUNC = JUNCTION BOX

TYP = TYPICAL
 W = WEST
 WD = WOOD
 WF = WOOD-FRAME



PART OF INSTRUMENT #2020-03939 427.53 AC. VACANT LOT

CAMPBELL BOULEVARD (66.0')



TAX IDENTIFICATION NO: 100 001 1 10
 MAP REFERENCE

NOTES
 COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES UNLESS OTHERWISE NOTED IN ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 759, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

wendel

PROF OF 78 SEC 13 RMC 7
 OF THE HOLLAND LAND COMPANY'S SURVEY
 TOWN PENN ELTON ENCL NO 2863 24 6 701
 COUNTY NICHOLS WV SCALE 1"=50'
 DRAWN BY GUY KAC (CHK RND) DATE 01/28/2024