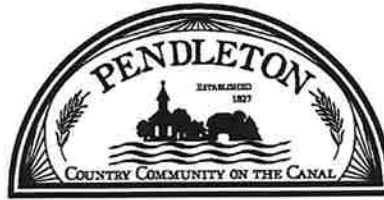


## TOWN OF PENDLETON

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 22<sup>nd</sup> day of October 2024 for:

Matthew Cole  
439 - 69<sup>th</sup> Street  
Niagara Falls, NY 14304

**For Parcel: 164.03-3-41 located on Townline Road, Pendleton, NY**

Owner wishes to build a two-family residence on a non-conforming lot. Town Code requires a minimum lot size of two acres, 200' of frontage and a depth of 250'. Owner also wishes to set the building closer to the side property than what is required by Town Code.

Town Ordinances Affected: § 247-11E and § 247-11C(4)  
Variances Sought: Area, frontage, depth, side and rear setback  
Size of Parcel: 150' x 170' and irregular in shape (approx. .3 acres)  
Current Zoning: R-2 Residential

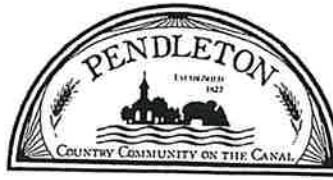
Additional information pursuant to this public hearing may be available at  
<https://pendletonny.us/calendar-events/>.

A handwritten signature in blue ink that reads "Deborah K. Maurer".

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

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: ~~9-24-24~~ 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Matthew Cole

ADDRESS OF PROPERTY: 164.03-3-41

ADDRESS OF OWNER: 439 69<sup>th</sup> Street, Niagara Falls, NY 14304

To Consider the Following Request: owner is requesting two variances of which is reflected in Town Code 247-11 c(4) which covers minimum lot requirements and Town Code 247-11E which covers min of 15' side setback. Town code requires a min of 2 acres, 200' of frontage and a depth of 250' this lot ~~is~~<sup>is</sup> approximately 13,720 SF in size or .3 acres

Town Ordinances Affected: 247-11E & 247-11 c(4)

Variance Sought: is an area variance, a frontage variance, ~~and~~ a depth variance, and a side and rear setback variance to allow for the construction of a 2-family residence

Size of Parcel: 150' x 170' and is irregular in shape approx .3 acres

Current Zoning: R-2 residential

Applicant Signature

9-12-24

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: V/L on TownLine Rd.  
SBL NUMBER: 164.03-3-41  
OWNER: Matthew Cole  
OWNER ADDRESS: 439 69<sup>th</sup> Street, Niagara Falls, N.Y. 14304

REASON FOR DENIAL

owner proposed to build a 2 family residence on a non conforming lot. Town Code requires a minimum of ~~2~~ acres in size parcel for properties that would require a septic system. owner also proposed to set building closer ~~to~~ to the side property line than is required by town code.

Town codes affected 247-11 C(4) minimum lot requirements

247-11 E minimum 15' side setback

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

Matthew Cole

Applicant

9-12-24

Date

Ronald Dridrich

Code Enforcement Officer

9-13-24

Date



129.43

170.75

150

7038

7047

4091

4087

409

4079

Sand Filter

Absorption Bed

SEAS

15' x 30'

6' x 5'

40'

44'

115'

135'

170

Townline Rd