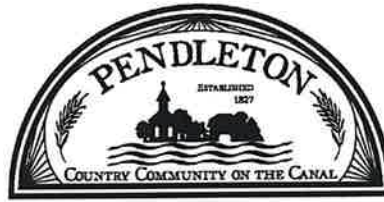


**TOWN OF PENDLETON**  
6570 Campbell Boulevard  
Lockport, NY 14094



**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:

Regency Builders, LLC  
8899 Meyer Road  
North Tonawanda, NY 14120

**For Proposed Regency Estates Subdivision Sub Lots 6, 7, 8, 9, 14, 16, 17, 26, and 27**

Owner is seeking a myriad of variances consisting of lot width, depth and overall area on nine proposed parcels being part of a larger proposed subdivision.

Town Ordinance Affected: § 247-11C(1)

Variances Sought: Multiple variances requested. See details on website as indicated below.

Size of Parcel: Various lot sizes. See details on website as indicated below.

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". The signature is written in a cursive style and is positioned above a horizontal line.

Deborah K. Maurer, Town Clerk

Dated: October 10, 2024

Please Publish: October 15, 2024

October 7, 2024

Ron Diedrich  
Town of Pendleton  
6570 Campbell Blvd  
Lockport, NY 14094

Re: **VARIANCE REQUEST**  
**REGENCY ESTATES**  
**REGENCY HOMES, LLC; APPLICANT**

Dear Mr. Diedrich,

The Regency Estates subdivision is under design review by the Town of Pendleton. This 27 lot subdivision located east of Campbell Boulevard requires a number of area variances on the proposed lots. These variances are primarily due to the presence of NYSDEC wetlands and associated buffer area and easements along the property lines.

Please find enclosed three (3) copies of the Variance applications for the following lots: 6, 7, 8, 9, 14, 16, 17, 26, 27. Each application has been completed and includes a lot exhibit showing the requested variances. Also enclosed is an overall subdivision map for the property, justification for the relief and the fee check in the amount of \$ 1,125 to cover the filing fee for each of the lots that require a variance.

We request to be placed on the October Zoning Board of Appeals agenda. If you have any questions or require any additional information, please feel free to contact me at 989-3342. Thank you for your time and consideration in this matter.

Sincerely,



Kenneth C. Zollitsch  
Director of Land Planning  
4950 Genesee Street, Suite 100  
Buffalo, NY 14225

Cc: Town of Pendleton Zoning Board of Appeals  
Deborah Maurer, Pendleton Town Clerk  
Elliot Lasky, Regency Builders, LLC  
File No. 2300035

RECEIVED  
OCT 07 2024

BY: .....

## Regency Estates Variance Request

**Lots 6, 7, 8, 9, 14, 16, 17, 26, 27**

### Justification of Variances

Area variances are being sought on each of the above-mentioned lots in the proposed Regency Estates subdivision. These variances include the following types:

- Lot Area Variance (Lots 6, 7, 8, 14, 16)
- Lot Depth Variance (Lots 6, 7, 8, 9, 14)
- Lot Width Variance (Lots 14, 16, 17, 26, 27)

While these variances are being sought, we believe that all of the lots within the development meet the intent of the code. The variances are required due to Town Code Section 247-11 C. (5) which specifically excludes the counting of wetland buffers and easement area towards the regulatory requirements. All of the above noted lots would meet, if not well exceed the minimum code requirements if it were not for this section.

When the initial concept layout as well as the initial site engineering for the property was performed, the NYSDEC buffer area did not extend as far west as it is now. This change to the buffer which occurred during the wetland permitting process required lots 6-9 to have a conservation easement at the rear that is monumented and includes those protected wetland areas. This caused the need for a depth variance as well as an area variance for those lots as well as lot 14.

Additionally new easements were also required to convey drainage on lots 16, 17, 26, and 27. Our initial design did not include a pond behind those lots which meant easements were not required. However, in an effort to reduce fill on the site and be able to capture the stormwater drainage from those lots on the western portion of the subdivision, a new pond was design which required drainage easements to and from the facility. These new easements resulted in the lots not meeting the clear unencumbered width of 100'.

There is a limited ability to revise the design plans due to the existing New York Power Authority powerline easement that runs along the entire south side of the project and the expanded location of DEC wetland. This prevents us from making some of the lots either deeper or wider in order to reduce the number of requested variances.



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

**Fee:** \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Regency Builders, LLC

PHONE: (716) 525-3201

ADDRESS OF PROPERTY: Sublot 6, Regency Estates Subdivision

ADDRESS OF OWNER: 8899 Meyer Rd, Pendleton, NY 14120

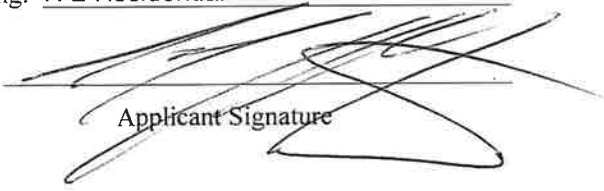
To Consider the Following Request: Two variances to the minimum lot size requirement: 1) A variance of 998 square feet (sf) to allow an unencumbered lot area of 24,002 sf. Per Town Code 25,000 sf is required. This lot has 29,252 total sf but the rear portion is on a conservation easement due to a USACE wetland which cannot be counted towards lot area per Section 247-11 C. (5). 2) A variance of 23 feet to allow an unencumbered lot depth of 227 ft. Per Town Code 250 feet is required. This lot has a minimum lot depth of 280.24 ft but the rear portion is on a conservation easement which cannot be counted towards lot depth per Section 247-11 C. (5).

Town Ordinances Affected: Town Code Section 247-11 C. (1)

Variance Sought: - Request an unencumbered lot area of 24,002 square feet, a variance of 998 square feet  
- Request an unencumbered lot depth of 227 feet, a variance of 23 feet

Size of Parcel: 29,252 total sf; 24,002 unencumbered

Current Zoning: R-2 Residential

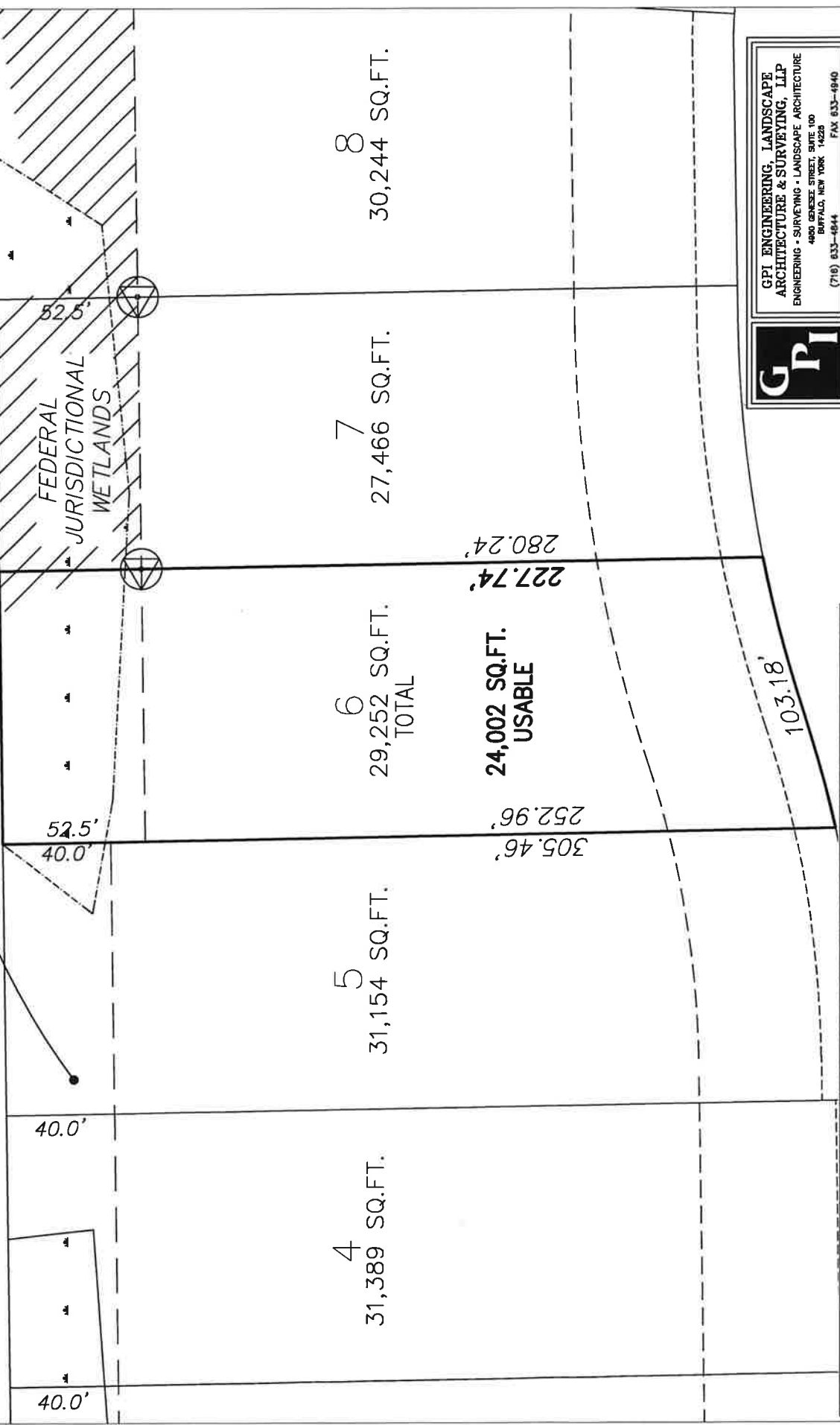
  
Applicant Signature

10/4/24  
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).

CONSERVATION EASEMENT

100.00'



LOT #	LOT DEPTH PER CODE (FT)	LOT DEPTH PROVIDED (FT)	LOT AREA PER CODE (SF)	LOT AREA PROVIDED (SF)
6	250	227.74	25,000	24,002



GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP  
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
 4800 GENESEE STREET, SUITE 100  
 BUFFALO, NEW YORK 14226  
 (716) 633-4844 FAX 633-4840

Job No. WNY-2300035.00 Date: October 2024  
 Scale: 1" = 50'



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

**Fee:** \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Regency Builders, LLC

PHONE: (716) 525-3201

ADDRESS OF PROPERTY: Sublot 7, Regency Estates Subdivision

ADDRESS OF OWNER: 8899 Meyer Rd, Pendleton, NY 14120

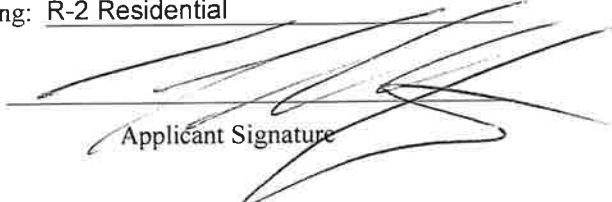
To Consider the Following Request: Two variances to the minimum lot size requirement: 1) A variance of 2,785 square feet (sf) to allow an unencumbered lot area of 22,215 sf. Per Town Code 25,000 sf is required. This lot has 27,466 total sf but the rear portion is on a conservation easement due to a USACE wetland which cannot be counted towards lot area per Section 247-11 C. (5). 2) A variance of 31 feet to allow an unencumbered lot depth of 219 ft. Per Town Code 250 feet is required. This lot has a minimum lot depth of 272.41 ft but the rear portion is on a conservation easement which cannot be counted towards lot depth per Section 247-11 C. (5).

Town Ordinances Affected: Town Code Section 247-11 C. (1)

Variance Sought: - Request an unencumbered lot area of 22,215 square feet, a variance of 2,785 square feet  
- Request an unencumbered lot depth of 219 feet, a variance of 31 feet

Size of Parcel: 27,466 total sf, 22,215 sf unencumbered

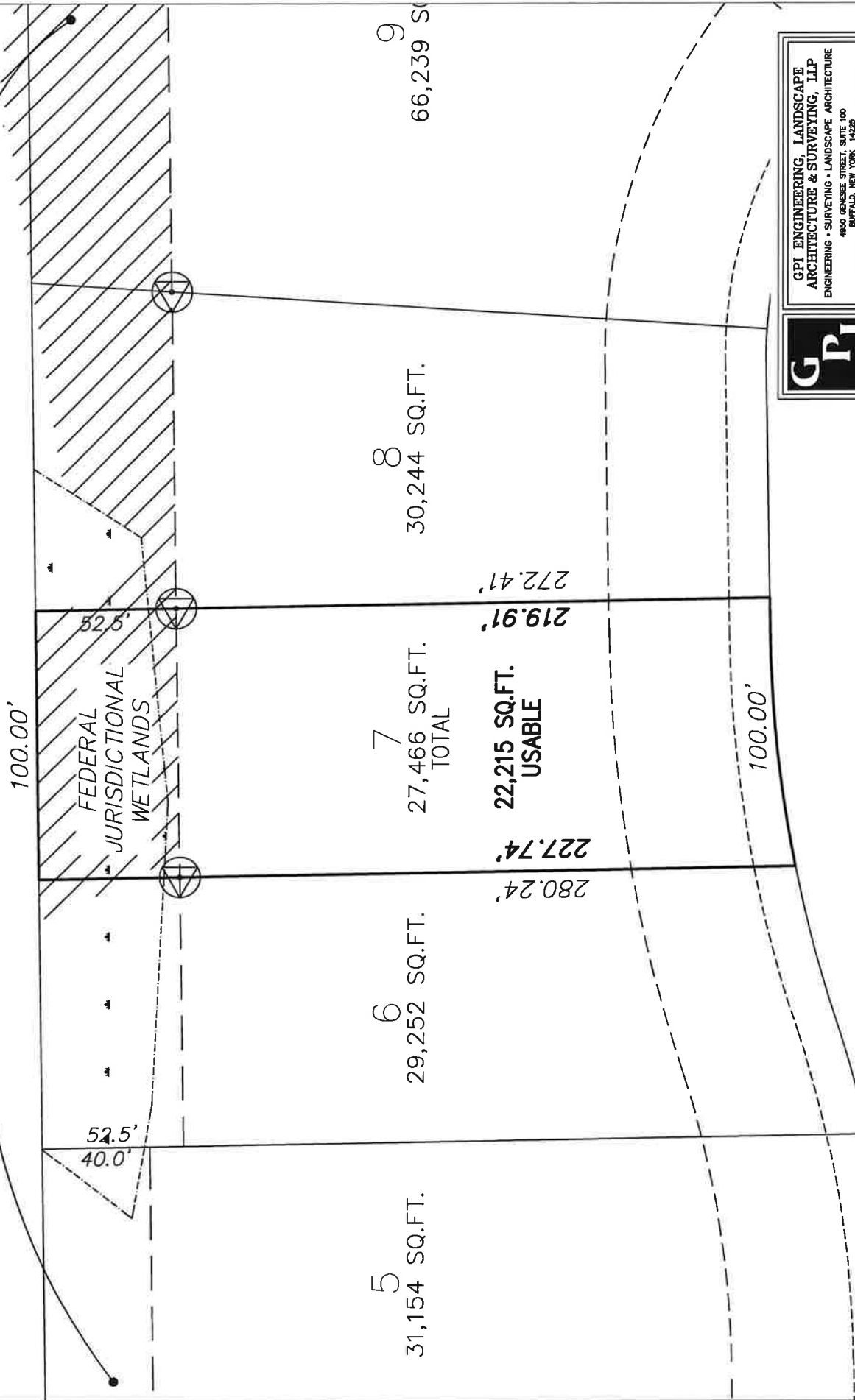
Current Zoning: R-2 Residential

  
Applicant Signature

10/4/24  
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).

CONSERVATION EASEMENT AREA



LOT #	LOT DEPTH PER CODE (FT)	LOT DEPTH PROVIDED (FT)	LOT AREA PER CODE (SF)	LOT AREA PROVIDED (SF)
7	250	219.91	25,000	22,215

**GPI**

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP  
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
 4650 GENESEE STREET, SUITE 100  
 BUFFALO, NEW YORK, 14225  
 (716) 633-4844 FAX 633-4844

Job No. WNY-2300035.00 Date: October 2024  
 Scale: 1" = 50'



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

**Fee:** \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Regency Builders, LLC

PHONE: (716) 525-3201

ADDRESS OF PROPERTY: Sublot 8, Regency Estates Subdivision

ADDRESS OF OWNER: 8899 Meyer Rd, Pendleton, NY 14120

To Consider the Following Request: Two variances to the minimum lot size requirement: 1) A variance of 1,050 square feet (sf) to allow an unencumbered lot area of 23,950 sf. Per Town Code 25,000 sf is required. This lot has 30,244 total sf but the rear portion is on a conservation easement due to a USACE wetland which cannot be counted towards lot area per Section 247-11 C. (5). 2) A variance of 31 feet to allow an unencumbered lot depth of 219 ft. Per Town Code 250 feet is required. This lot has a minimum lot depth of 272.41 ft but the rear portion is on a conservation easement which cannot be counted towards lot depth per Section 247-11 C. (5).

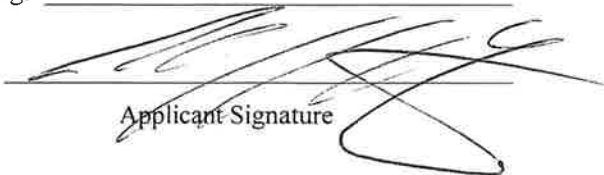
Town Ordinances Affected: Town Code Section 247-11 C. (1)

Variance Sought: - Request an unencumbered lot area of 23,950 square feet, a variance of 1,050 square feet

- Request an unencumbered lot depth of 219 feet, a variance of 31 feet

Size of Parcel: 30,244 total sf; 23,950 sf unencumbered

Current Zoning: R-2 Residential

  
Applicant Signature

10/4/24  
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).



CONSERVATION EASEMENT AREA

122.00'

52.5'  
40.0'

FEDERAL JURISDICTIONAL WETLANDS

52.5'



6

29,252 SQ.FT.

7

27,466 SQ.FT.

8

30,244 SQ.FT.

TOTAL

23,950 SQ.FT. USABLE

9

66,239 SQ.FT.

219.91'  
272.41'

221.12'  
273.79'

100.00'

LOT #	LOT DEPTH PER CODE (FT)	LOT DEPTH PROVIDED (FT)	LOT AREA PER CODE (SF)	LOT AREA PROVIDED (SF)
8	250	219.91	25,000	23,950



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ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
4800 GENSEE STREET, SUITE 100  
BUFFALO, NEW YORK 14226  
(716) 633-4844 FAX 633-4940

Job No. WNY-2300035.00 Date: October 2024  
Scale: 1" = 50'



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

**Fee:** \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Regency Builders, LLC

PHONE: (716) 525-3201

ADDRESS OF PROPERTY: Sublot 9, Regency Estates Subdivision

ADDRESS OF OWNER: 8899 Meyer Rd, Pendleton, NY 14120

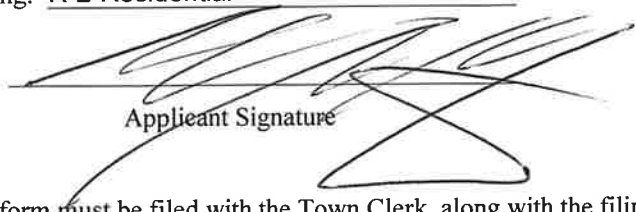
To Consider the Following Request: One variance to the minimum lot size requirement: A variance of 29 feet to allow an unencumbered lot depth of 221 ft. Per Town Code 250 feet is required. This lot has a minimum lot depth of 273.79 ft but the rear portion is on a conservation easement due to NYSDEC wetland buffer area which cannot be counted towards lot depth per Section 247-11 C. (5).

Town Ordinances Affected: Town Code Section 247-11 C. (1)

Variance Sought: - Request an unencumbered lot depth of 221 feet, a variance of 29 feet

Size of Parcel: 66,239 total sf; 43,153 sf unencumbered

Current Zoning: R-2 Residential

  
Applicant Signature

10/4/24  
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).

N EASEMENT AREA

346.30'

52.5'

8

30,244 SQ.FT.

9

66,239 SQ.FT.

273.79'

221.12'

250.00'

417.39'

R=405.00'

10  
242,465 SQ.FT.

100.37'

LOT #	LOT DEPTH PER CODE (FT)	LOT DEPTH PROVIDED (FT)
9	250	221.12



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 4690 GONSESE STREET, SUITE 100  
 BUFFALO, NEW YORK 14225  
 (716) 833-4844 FAX 833-4940

Job No. WNY-2300035.00 Date: August 2024  
 Scale: 1" = 50'



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

**Fee:** \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Regency Builders, LLC

PHONE: (716) 525-3201

ADDRESS OF PROPERTY: Sublot 14, Regency Estates Subdivision

ADDRESS OF OWNER: 8899 Meyer Rd, Pendleton, NY 14120

To Consider the Following Request: Three variances to the minimum lot size requirement: 1) A variance of 2,626 square feet (sf) to allow an unencumbered lot area of 22,374sf. Per Town Code 25,000sf is required. This lot has 450,479 total sf but the rear property contains a conservation easement which cannot be counted towards lot area per Section 247-11 C. (5). 2) A variance of 2.3 feet to allow an unencumbered lot frontage of 97.7 ft. Per Town Code 100 feet is required. This lot has a minimum lot frontage of 133 ft along the ROW but the ROW contains a turnaround leg. 3) A variance of 4 feet to allow an unencumbered lot depth of 246 ft. Per Town code 250 ft is required. This lot has a minimum lot depth of 260.12 ft but the rear portion is on a conversation easement.

Town Ordinances Affected: Town Code Section 247-11 C. (1)

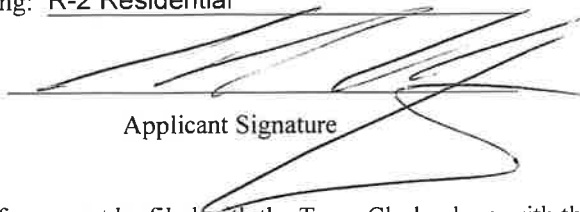
Variance Sought: - Request an unencumbered lot area of 22,374 square feet, a variance of 2,626 square feet

- Request an unencumbered lot width of 97.7 feet, a variance of 2.3 feet

- Request an unencumbered lot depth of 246 feet, a variance of 4 feet

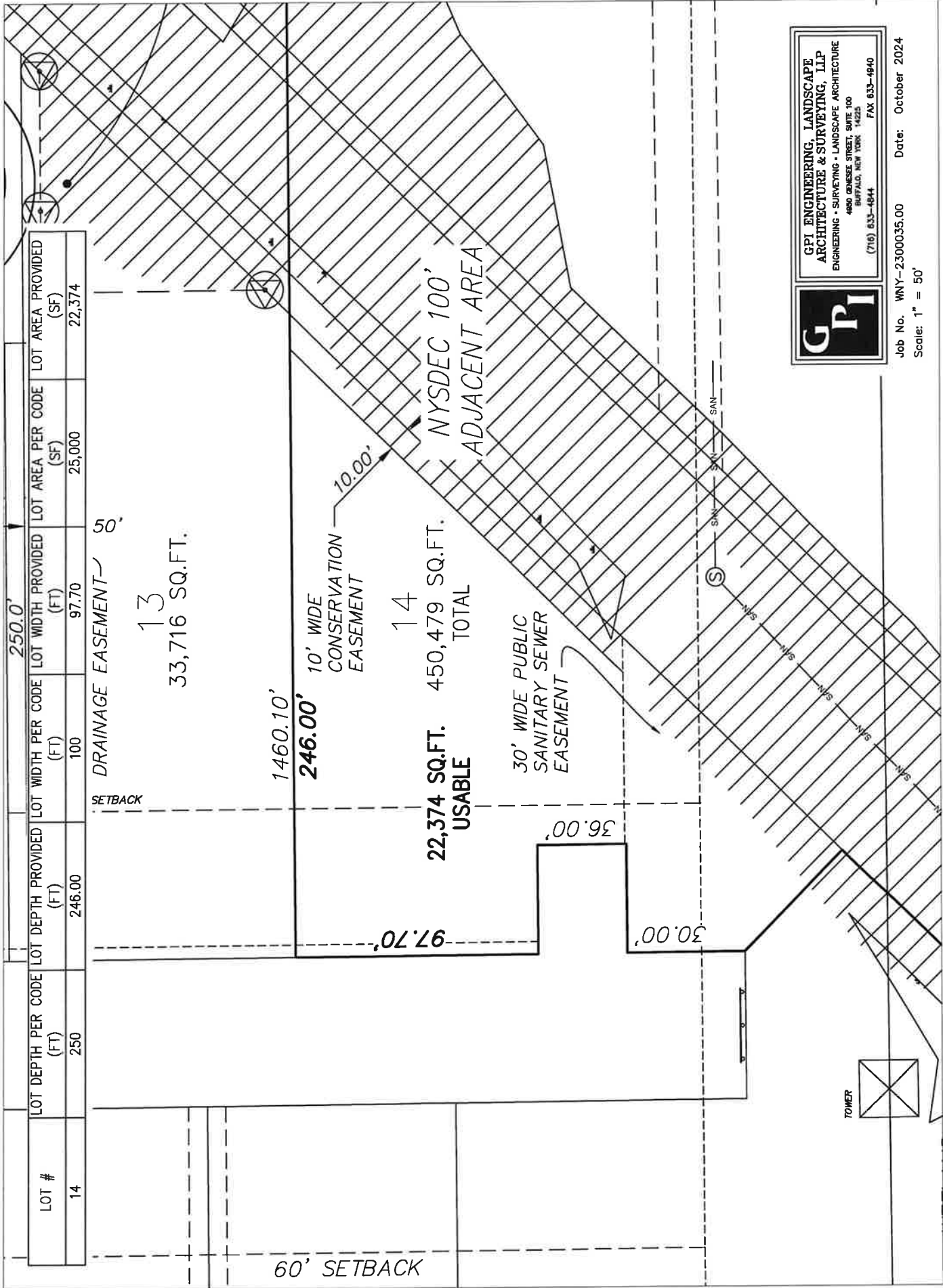
Size of Parcel: 450,479 total sf; 22,374 sf unencumbered

Current Zoning: R-2 Residential

  
Applicant Signature

10/21/24  
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).




**GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP**  
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
 4900 GORHAM STREET, SUITE 100  
 BUFFALO, NEW YORK 14225  
 (716) 633-4844 FAX 633-4844

Job No. WNY-2300035.00 Date: October 2024  
 Scale: 1" = 50'



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

**Fee:** \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Regency Builders, LLC

PHONE: (716) 525-3201

ADDRESS OF PROPERTY: Sublot 16, Regency Estates Subdivision

ADDRESS OF OWNER: 8899 Meyer Rd, Pendleton, NY 14120

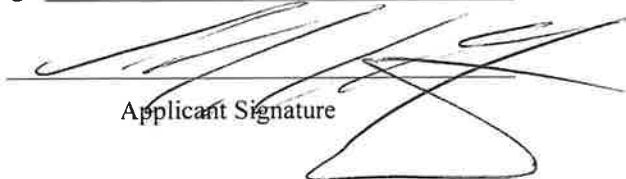
To Consider the Following Request: Two variances to the minimum lot size requirement: 1) A variance of 1,848 square feet (sf) to allow an unencumbered lot area of 23,152 sf. Per Town Code 25,000 sf is required. This lot has 37,061 total sf but the north side yard includes a 7.5 ft drainage easement for a storm pipe which cannot be counted towards lot area per Section 247-11 C. (5). 2) A variance of 7.5 feet to allow an unencumbered lot width of 92.5 ft. Per Town Code 100 feet is required. This lot has a minimum lot width of 100.00 ft but the north side yard includes a 7.5 ft drainage easement which cannot be counted towards lot width per Section 247-11 C. (5).

Town Ordinances Affected: Town Code Section 247-11 C. (1)

Variance Sought: - Request an unencumbered lot area of 23,152 square feet, a variance of 1,848 square feet  
- Request an unencumbered lot width of 92.5 feet, a variance of 7.5 feet

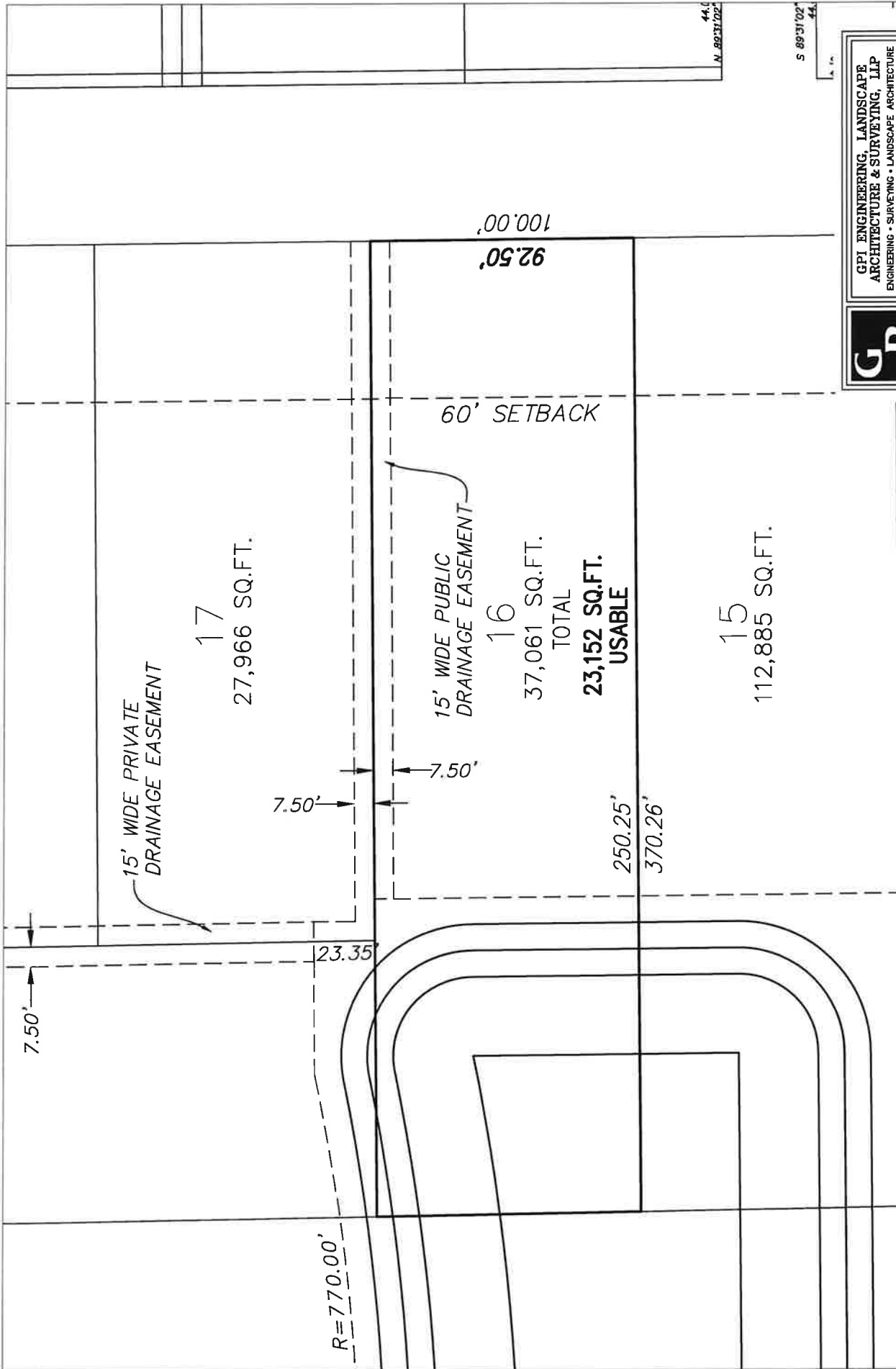
Size of Parcel: 37,061 total sf, 23,152 sf unencumbered

Current Zoning: R-2 Residential

  
Applicant Signature

10/14/24  
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).



LOT #	LOT WIDTH PER CODE (FT)	LOT WIDTH PROVIDED (FT)	LOT AREA PER CODE (SF)	LOT AREA PROVIDED (SF)
16	100	92.50	25,000	23,152

**GPI**  
**GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP**  
 ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE  
 4800 GENSER STREET, SUITE 100  
 BUFFALO, NEW YORK, 14225  
 (716) 633-4944 FAX 633-4940

Job No. WNY-2300035.00 Date: October 2024  
 Scale: 1" = 50'

44.0  
 N. 89°31'02"  
 S 89°31'02"  
 44.0



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

**Fee:** \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Regency Builders, LLC

PHONE: (716) 525-3201

ADDRESS OF PROPERTY: Sublot 17, Regency Estates Subdivision

ADDRESS OF OWNER: 8899 Meyer Rd, Pendleton, NY 14120

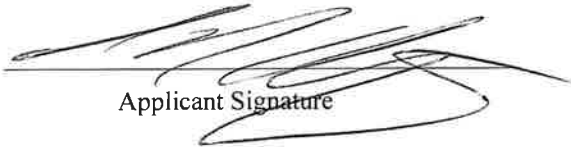
To Consider the Following Request: One variance to the minimum lot size requirement: A variance of 2.5 feet to allow an unencumbered lot width of 97.5 ft. Per Town Code 100 feet is required. This lot has a width of 105.00 ft but the south side yard includes a 7.5 ft drainage easement for a storm pipe which cannot be counted towards lot width per Section 247-11 C. (5).

Town Ordinances Affected: Town Code Section 247-11 C. (1)

Variance Sought: - Request an unencumbered lot width of 97.5 feet, a variance of 2.5 feet

Size of Parcel: 27,966 total sf; 25,239 sf unencumbered

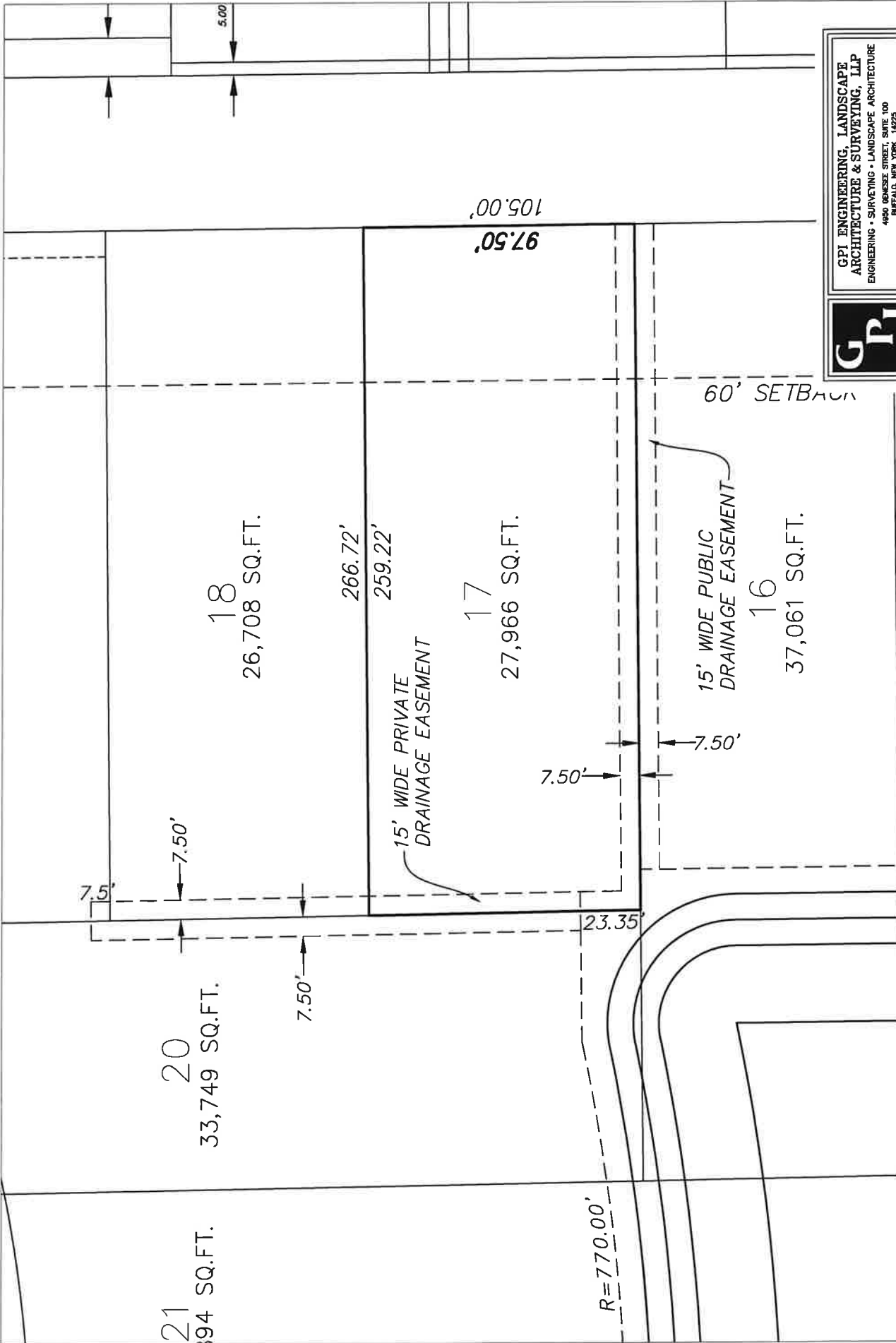
Current Zoning: R-2 Residential

  
Applicant Signature

10/9/24  
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).





**GPI**  
**GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP**  
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
 4990 WENESSEE STREET, SUITE 100  
 BUFFALO, NEW YORK 14225  
 (716) 833-4944 FAX 833-4940

Job No. WNY-2300035.00 Date: October 2024  
 Scale: 1" = 50'

LOT #	LOT WIDTH PER CODE (FT)	LOT WIDTH PROVIDED (FT)
17	100	97.50



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

**Fee:** \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Regency Builders, LLC

PHONE: (716) 525-3201

ADDRESS OF PROPERTY: Sublot 26, Regency Estates Subdivision

ADDRESS OF OWNER: 8899 Meyer Rd, Pendleton, NY 14120

To Consider the Following Request: One variance to the minimum lot size requirement: A variance of 7.5 feet to allow an unencumbered lot width of 92.5 ft. Per Town Code 100 feet is required. This lot has a width of 100.00 ft but the west side yard includes a 7.5 ft drainage easement for a storm pipe which cannot be counted towards lot width per Section 247-11 C. (5).

Town Ordinances Affected: Town Code Section 247-11 C. (1)

Variance Sought: - Request an unencumbered lot width of 92.5 feet, a variance of 7.5 feet

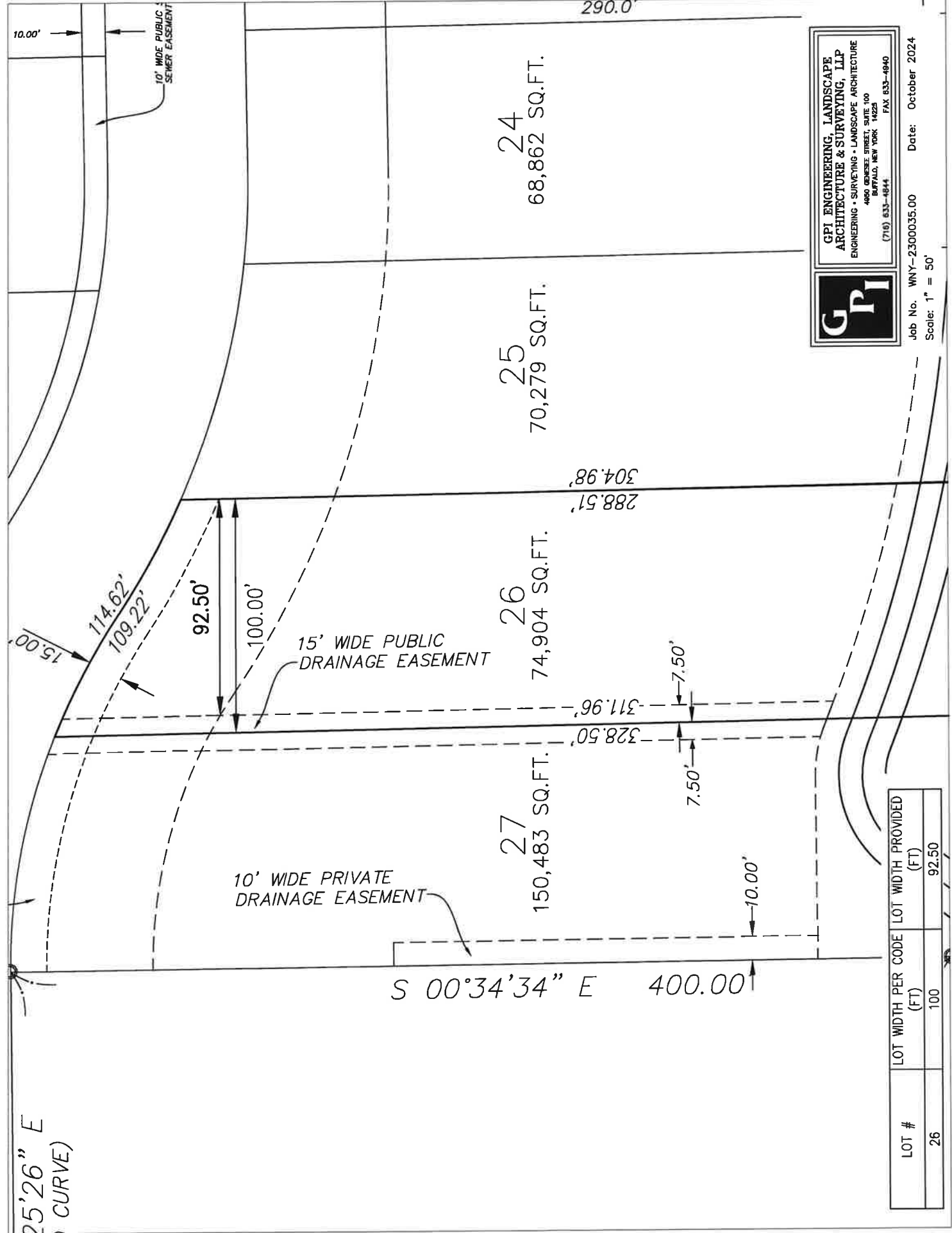
Size of Parcel: 74,904 total sf, 27,825 sf unencumbered

Current Zoning: R-2 Residential

  
Applicant Signature

10/19/24  
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).



**GPI**  
**GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP**  
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
 4880 DENNETT STREET, SUITE 100  
 BUFFALO, NEW YORK 14224  
 (716) 633-4644 FAX 633-4640

Job No. WNY-2300035.00 Date: October 2024  
 Scale: 1" = 50'

LOT #	LOT WIDTH PER CODE (FT)	LOT WIDTH PROVIDED (FT)
26	100	92.50



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

**Fee:** \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/22/24

TIME: 7:00 P.M.

REQUESTED BY: Regency Builders, LLC

PHONE: (716) 525-3201

ADDRESS OF PROPERTY: Sublot 27, Regency Estates Subdivision

ADDRESS OF OWNER: 8899 Meyer Rd, Pendleton, NY 14120


To Consider the Following Request: One variance to the minimum lot size requirement: A variance of 7.5 feet to allow an unencumbered lot width of 92.5 ft. Per Town Code 100 feet is required. This lot has a width of 100.00 ft but the east side yard includes a 7.5 ft drainage easement for a storm pipe which cannot be counted towards lot width per Section 247-11 C. (5).

Town Ordinances Affected: Town Code Section 247-11 C. (1)

Variance Sought: - Request an unencumbered lot width of 92.5 feet, a variance of 7.5 feet

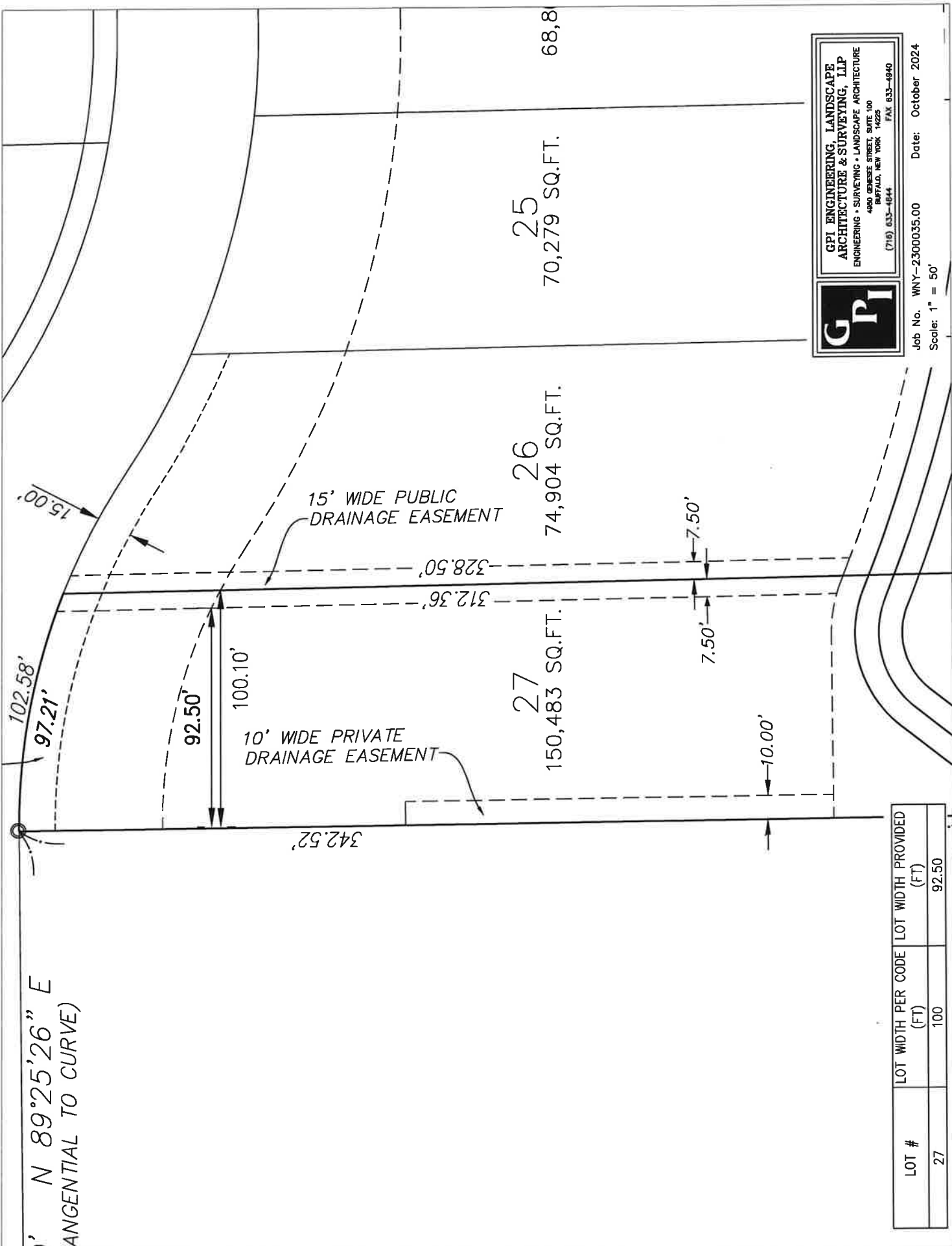
Size of Parcel: 150,483 total sf; 28,351 sf unencumbered

Current Zoning: R-2 Residential

  
Applicant Signature

10/4/24  
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).



0' N 89°25'26" E  
TANGENTIAL TO CURVE)

102.58'  
97.21'  
15.00'

92.50'  
100.10'

342.52'

312.36'  
328.50'

15' WIDE PUBLIC  
DRAINAGE EASEMENT

10' WIDE PRIVATE  
DRAINAGE EASEMENT

7.50'  
7.50'

10.00'

25  
70,279 SQ.FT.

26  
74,904 SQ.FT.

27  
150,483 SQ.FT.

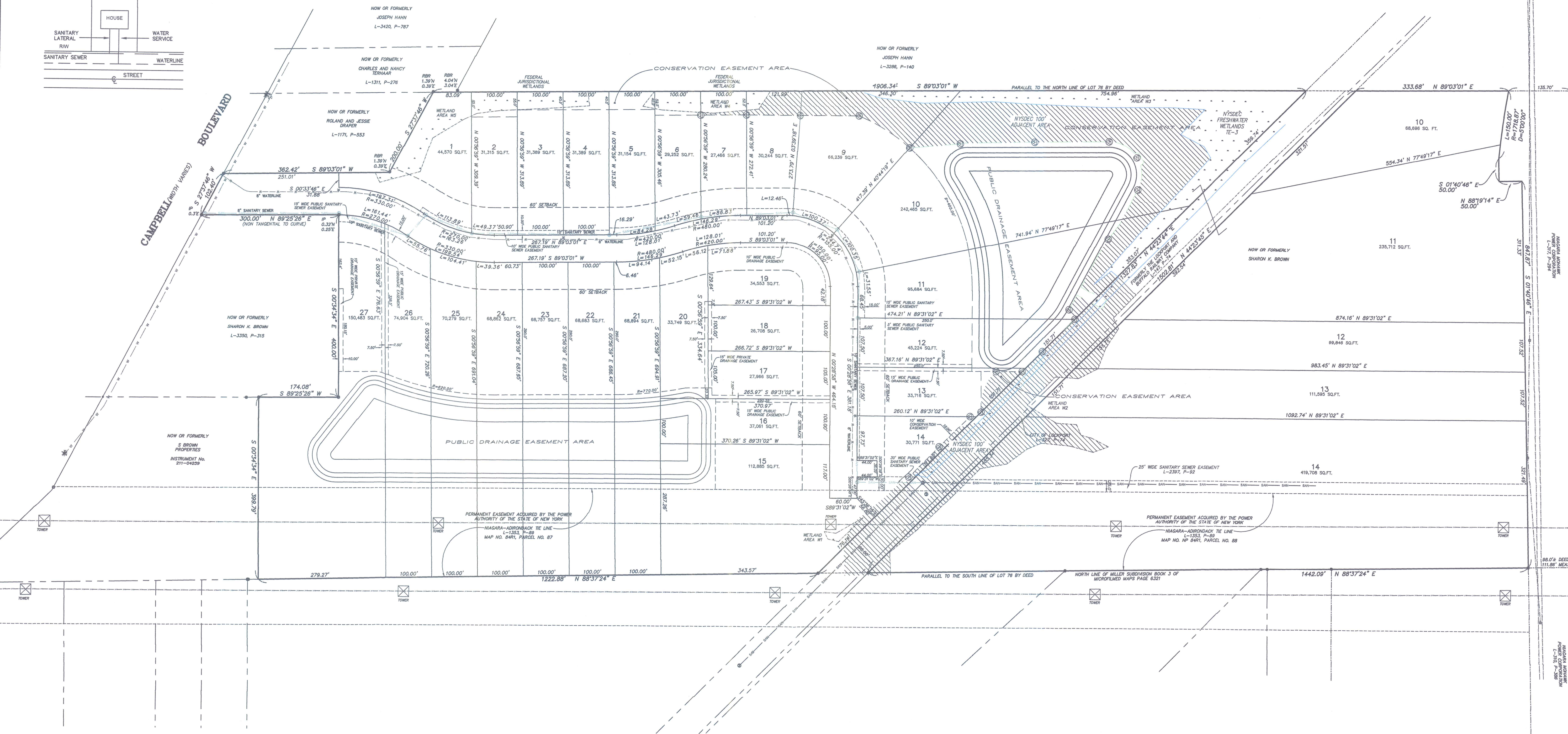
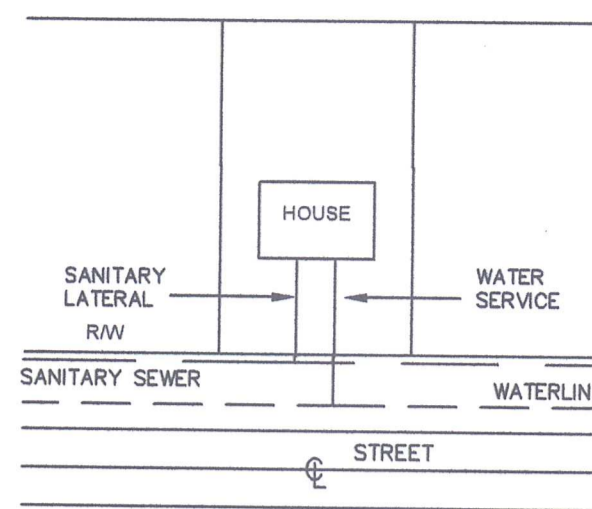
68,8

**GPI ENGINEERING, LANDSCAPE  
ARCHITECTURE & SURVEYING, LLP**  
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
4990 GENESSEE STREET, SUITE 100  
BUFFALO, NEW YORK 14229  
(716) 633-4644 FAX 633-4940

Job No. WNY-2300035.00 Date: October 2024  
Scale: 1" = 50'

LOT #	LOT WIDTH PER CODE (FT)	LOT WIDTH PROVIDED (FT)
27	100	92.50

SANITARY SEWER FACILITIES, EXISTING AND PROPOSED, AND WATER SUPPLY FACILITIES, EXISTING AND PROPOSED, SHOWN ON THIS SUBDIVISION MAP ARE FOR THE PURPOSE OF COMPLIANCE WITH NEW YORK STATE REALTY SUBDIVISION LAW, S.P.L. ENGINEERING, LANDSCAPE ARCHITECTURE AND SURVEYING, L.L.P. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR THE APPROVAL, CONSTRUCTION OR ACCEPTANCE BY APPROPRIATE GOVERNMENT AGENCIES OF SAID FACILITIES.

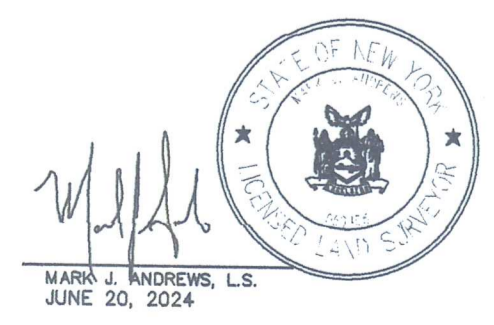


WEST SUBDIVISION AREA: 39.971 ± Acres  
 EAST SUBDIVISION AREA: 21.477 ± Acres  
 TOTAL SUBDIVISION AREA: 61.448 ± Acres

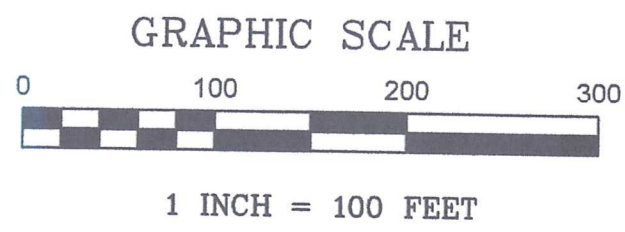
OWNER'S CONSENT FOR FILING:  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY THE TOWN OF PENDLETON ENGINEER:  
 TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY THE TOWN OF PENDLETON PLANNING BOARD:  
 CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
 FILED IN THE NIAGARA COUNTY CLERK'S OFFICE  
 AS INSTRUMENT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_

NOTE:  
 ALL IMPROVEMENTS WILL BE INSTALLED UNDER TOWN PERMITS WITH ALL PLANS CONSISTENT WITH PRELIMINARY PLAT.  
 THE PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS SUBDIVISION MAP SHALL BE GRANTED TO THE TOWN OF PENDLETON. THE RESPONSIBILITY OF THE TOWN OF PENDLETON SHALL BE LIMITED TO STORM PURPOSES ONLY AND SHALL NOT INCLUDE BANK STABILIZATION, AESTHETIC CONSIDERATIONS OR EROSION OR SILTING ELIMINATION AT DETENTION FACILITIES.  
 SANITARY SEWER EASEMENTS SHOWN ON THIS SUBDIVISION MAP ARE TO BE GRANTED TO THE TOWN OF PENDLETON.

ⓐ INDICATES MONUMENT TO BE SET WHERE LOT LINES INTERSECT THE EDGE OF WETLANDS/CONSERVATION AREAS



PURSUANT TO CHAPTER 605 OF THE LAWS OF 1985, I CERTIFY THAT THIS SUBDIVISION MAP WAS PREPARED UNDER MY DIRECTION AND THE OUTBOUNDS SURVEY OF THE PREMISES CONTAINED WITHIN SAID SUBDIVISION WAS PREPARED UNDER MY DIRECTION AND IS SHOWN ON MY SURVEY DATED \_\_\_\_\_



Regency Estates  
 TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK  
 BEING PART OF LOT 76, TOWNSHIP 13, RANGE 7, HOLLAND LAND SURVEY

**GPI**  
 GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP  
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
 4950 GENESEE STREET, SUITE 100  
 BUFFALO, NEW YORK 14225  
 (716) 633-4844 FAX 633-4940

JOB No.: 2300035 DATE: OCTOBER 7, 2024