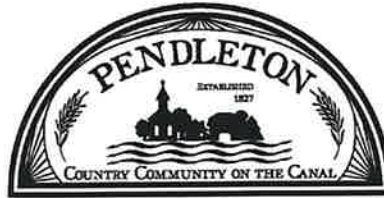


TOWN OF PENDLETON

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 17th day of December 2024 for:

Warren Jacus
7227 Bear Ridge Road
North Tonawanda, NY 14120

Owner is seeking a distance variance to allow for subject property to be split and sold as an approved building lot.

Town Ordinances Affected: § 247- 11C1
Size of Parcel: 5.078 divided into 4.5 acres and 0.578 acres
Current Zoning: R-2 Residential

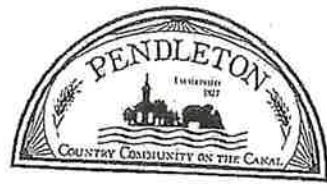
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

A handwritten signature in blue ink that reads "Deborah K. Maurer". The signature is written in a cursive style and is positioned above a horizontal line.

Deborah K. Maurer, Town Clerk

Dated: December 10, 2024

Please Publish: December 12, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 12/17/2024 7PM

TIME: 7:00 PM

REQUESTED BY: Warren Jacus

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 7227 Bear Ridge Rd. N.T. 14120

ADDRESS OF OWNER: 7227 Bear Ridge Rd. N.T. 14120

To Consider the Following Request: 2 Lot Minor subdivision of Lot No. 1 Jacus Subdivision to create a 9th lot that fronts on Creekbend Dr. with a frontage of 95.20' and depth of 350.0'

NOTE: Easements of a total of 80' along frontage must be considered in width and size.

Town Ordinances Affected: 247-11C1 R2 Zoning district

Variance Sought: Lot width of 15.20 vs. 100' required when subtracting easements.

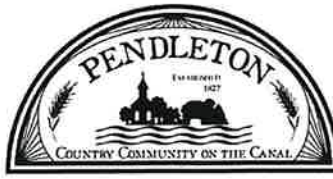
Size of Parcel: 5.078 divided into 4.5Ac and 0.578Ac.

Current Zoning: R2

Warren Jacus
Applicant Signature

12-06-2024
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: 7227 Bear Ridge Rd. N.T. 14120
SBL NUMBER: 165.03-1-6.1
OWNER: Warren Jaws
OWNER ADDRESS: 7227 Bear Ridge Rd N.T. 14120

REASON FOR DENIAL

owner wishes to split the larger lot and create a building lot on creek bend Dr. That does not meet minimum width requirements of 100' in an R2 zoning district

Town Code 247-11C1

Single family residence with sewers: 25000 SF with a minimum width of 100' and a minimum depth of 250 ft.

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

Applicant

Date

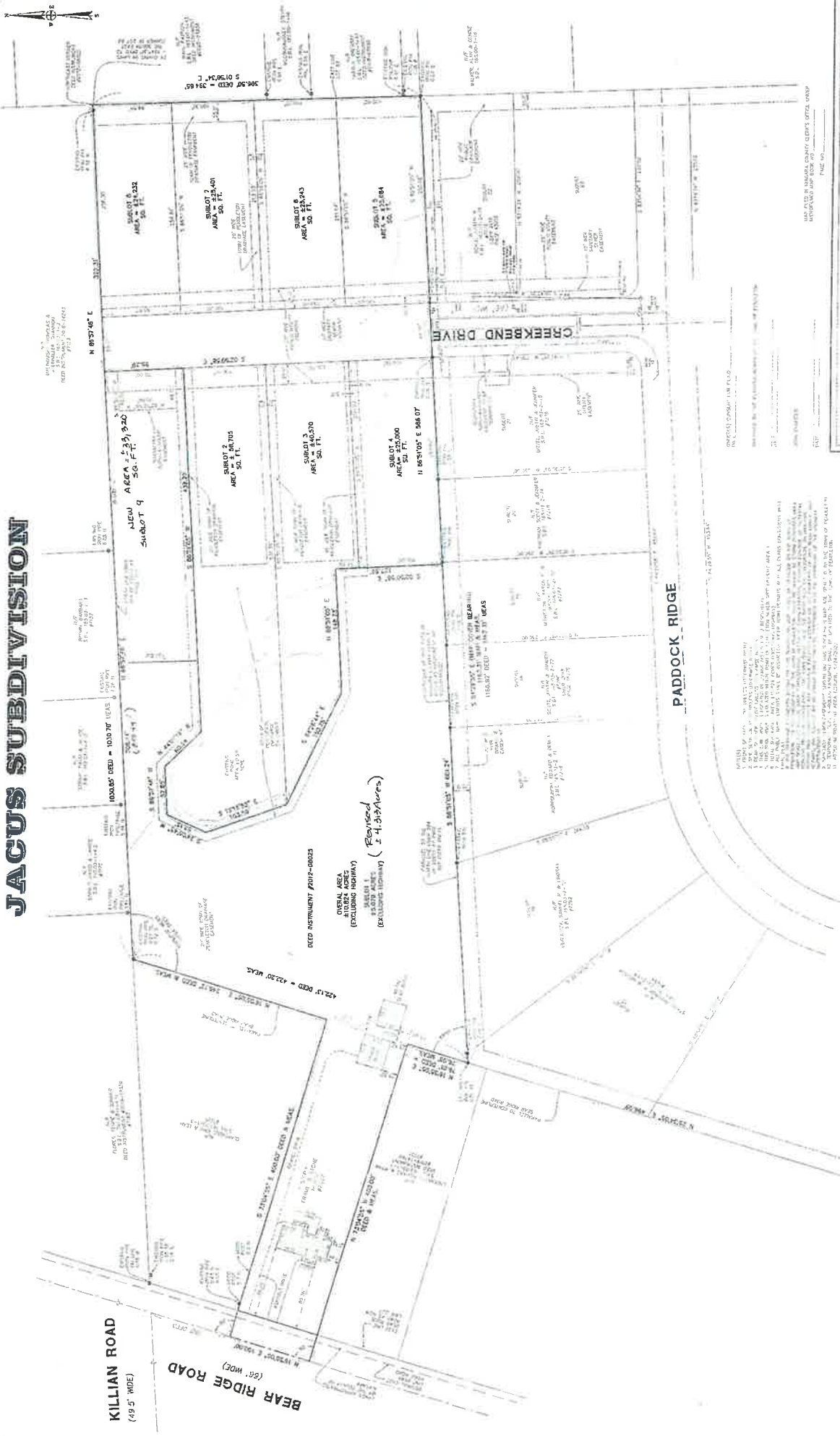
Ronald Drednick

12/3/24

Code Enforcement Officer

Date

JACUS SUBDIVISION



APPROXIMATE BEARINGS & DISTANCES TO CORNERS OF ADJACENT LOTS

KILLIAN ROAD
(49.5' WIDE)

BEAR RIDGE ROAD
(26' WIDE)

DEED INSTRUMENT #1015-0025
OVERALL AREA
SUBLOT 9 AREAS
(EXCLUDING HIGHWAY)
45,000 SQUARE FEET
(1.02 ACRES)

NOTICE TO THE PUBLIC: THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR CONVEYANCE OF INTERESTS IN REAL ESTATE. THE MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE MAP IS NOT TO BE USED FOR CONVEYANCE OF INTERESTS IN REAL ESTATE. THE MAP IS NOT TO BE USED FOR CONVEYANCE OF INTERESTS IN REAL ESTATE.



MAPEX CONSULTING
ENGINEERING SERVICES, P.C.
NAGADA CITY, NY
10000-10000
10000-10000

NO.	DATE	DESCRIPTION
1	10/1/2010	PRELIMINARY MAP
2	10/1/2010	FINAL MAP

STATE OF MICHIGAN
PROFESSIONAL ENGINEER
NO. 10000
EXPIRES 10/1/2010

10/1/2010 10:00 AM