

TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



Deborah K. Maurer, Town Clerk
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**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 25th day of March 2025 for:

Scott Lombardo
5535 Irish Road
North Tonawanda, NY 14120

Owner wishes to construct a 30' x 40' pole barn with a 15' x 40' attached lean-to, for a total of 1,800 SF. Town Code limits the total square footage to 600 SF on a parcel less than two (2) acres.

Town Ordinances Affected: § 247-34(1)
Variance Sought: 1,200 SF area variance
Size of Parcel: 1.86 acres, 120' frontage
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: March 5, 2025

Please Publish: March 18, 2025



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 3/25/25

TIME: 7:00 P.M.

REQUESTED BY: Scott Lombardo

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 5535 Irish Rd.

ADDRESS OF OWNER: 5535 Irish Rd.

E-MAIL ADDRESS: slombardo@pendletonny.us

To Consider the Following Request: owner is requesting a 1,200 SF area variance to allow for the construction of a 1,800 SF accessory structure. Town Code only allows a total ~~of 600 SF~~ 600 SF for a parcel up to and including 2 acres.

Town Ordinances Affected: 247-34 E(1)

Variance Sought: 1,200 SF area variance to allow for the construction of a 1,800 SF accessory structure

Size of Parcel: 1.86 acres 120' frontage

Current Zoning: R-2 residential

Scott A. Lombardo
Applicant Signature

02/20/25
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: 5535 Irish Rd.
SBL NUMBER: 166.01-1-11
OWNER: Scott Lombardo
OWNER ADDRESS: 5535 Irish Rd
E-MAIL ADDRESS: slombardo@pendletonny.us

REASON FOR DENIAL

owner wished to construct a 30x40 pole barn with a 15x40 lean-to attached. Total square footage is 1800 sq ft, whereas the maximum square footage allowed on a parcel less than 2 acres is 600 sq ft.
Town Code 247-34 E(1)

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

Scott a. Lombardo
Applicant

02/20/25
Date

Ronald Diedrich
Code Enforcement Officer

2/28/25
Date

Miscellaneous Notes

Some features shown on this plan may be shown out of scale for clarity.
 Certain easements etc. for utility lines, may or may not be shown herein, however this shall not imply that all easements or utilities affecting premises are shown.
 Unauthorized Alteration or Addition to this Survey Map as a Violation of Section 7269 Paragraph 2 of the New York State Education Law
 This Survey was prepared without the benefit of an up-to-date abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Legend of Symbols & Abbreviations

N	North	Enc	Encroachment
S	South	Rd	Roadway
E	East	Ch	Chimney
W	West	Cl	Circle
+	Point	I	Indicates Mutual Owner
o	Open Circle	N/T	New or Formerly Measured
o	Open Circle	One Chain	= 66.0 Ft
o	Open Circle	One Meter	= 3.2808333 Ft
o	Open Circle	One Acre	= 43,560.0 Sq Ft
o	Open Circle	Existing	
o	Open Circle	Property Boundary	
o	Open Circle	Line of Record	
o	Open Circle	Line of Record, Owned Over	
o	Open Circle	Edge of R.O.W	
o	Open Circle	Holland Land Co. Lot Line	
o	Open Circle	Road Centerline	

Map of 5535 Irish Road

Being Part of
 Lot 16 Township 15 Range 7
 Holland Land Company Survey
 Town of Pendleton
 Niagara County, New York

Surveyor's Certification
 I hereby certify
 that this survey was prepared in accordance with the Current Code of Practice for Land Surveyors.

This certification does not affect the substantial owners' privileges or interests unless this survey has been re-surveyed and approved by the surveyors. This statement is given in full and shall not be held liable for any error or omission.

David S. Freeman

Survey Prepared By:
 Licensee Surveyor David S. Freeman
 License No. 50435C
 State of New York
 Date of Survey October 21, 2024
 Date of Last Revision
 Drawing Scale 1" = 125'
 Freeman Job No. 19829



Freeman Land Surveying PLLC
 10432 Crump Road - Genesee, N.Y. 14059
 Phone 1/607-592-1740, Email: Survey@freemansurveyors.com

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SBL: 151-00-1-32
 Lands of NIF Anthony Brick
 Line parallels with the
 North Bounds of Lot 16

88.25' S88°53'27"W
 North Bounds of NIF Beiler

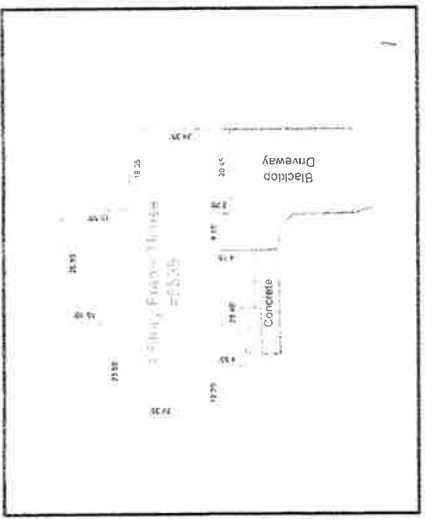
5535 Irish Road
 1.91 Acres, SBL: 166-01-1-11
 Instrument No. 2022-22725

806.92' M, 813.40' R - S00°06'26"E

5525 Irish Road
 SBL: 166-01-1-10
 L 3400 / P 781

5543 Irish Road
 SBL: 166-01-1-12
 L 3402 / P 918

New Pole barn
 415'-0" X 40'-0"



House Detail - Scale: 1" = 30'

Copyright Information

This Bureau publishes in many different colors. Any Black and White reproduction is not a valid map from Freeman Land Surveying PLLC.

Reference Data

Maps and notes from the Holland Land Company Survey

Statement of Intent/Instructions

Notes



