

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 April 2025 for:

Salvatore Mattina
5821 Dunnigan Road
Lockport, NY 14094

Owner wishes to construct a 12' x 28' (336 SF) accessory structure and place it 100' from front property line. Town Code allows for a minimum of 150' front yard setback.

Town Ordinances Affected: § 247-34F(2)(a)
Variance Sought: 50' distance variance
Size of Parcel: 300' x 774' (approx. 5.33 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
Deborah K. Maurer, Town Clerk

Dated: April 14, 2025

Please Publish: April 16, 2025

Town of Pendleton
Building Department



6570 Campbell Blvd.
Lockport NY 14094
716-625-8833 Ext. 115 & 114
www.pendletonny.us
rdiedrich@pendletonny.us
tbarnes@pendletonny.us

DENIAL OF PARCEL SPLIT

PROPERTY LOCATION: 5821 DUNNIGAN Rd. Lockport, 14094
SBL NUMBER: 151.00-2-42.1
OWNER: SALVATORE MATINA
OWNER ADDRESS: 5821 DUNNIGAN Rd. Lockport, N.Y. 14094
E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

RESIDENT WISHED TO BUILD AND PLACE A
12'X28' ACCESSORY STRUCTURE 100' FROM THE
FRONT PROPERTY LINE. TOWN CODE REQUIRES A
MIN FRONT YARD SETBACK OF 150'.
TOWN CODE AFFECTED 247-34 F (2)(a)

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

[Signature] 3/11/25
Applicant Date
Ronald Driedrich 3/17/25
Code Enforcement Officer Date

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PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: April 22nd

TIME: 7:00 P.M.

REQUESTED BY: Salvatore Mattina

PHS: 

ADDRESS OF PROPERTY: 5821 Dunnigan Rd. Lockport, 14094

ADDRESS OF OWNER: 5821 Dunnigan Rd Lockport, 14094

E-MAIL ADDRESS: 

To Consider the Following Request:

OWNER IS SEEKING A 50' DISTANCE
VARIANCE TO ALLOW FOR THE PLACEMENT OF AN
ACCESSORY STRUCTURE AT 100' SETBACK AS OPPOSED
TO TOWN CODE REQUIRED DISTANCE OF 150'

Town Ordinances Affected: 247-34 F(2)(a.)

Variance Sought: SEEKING A DISTANCE VARIANCE OF
50' TO ALLOW FOR THE PLACEMENT OF A 12'X28'
ACCESSORY STRUCTURE

Size of Parcel: 300 X 774 APPROX 5.33 ACRES

Current Zoning: R-2 RESIDENTIAL



Applicant Signature

3/11/25

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).

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ACCESSORY STRUCTURE PERMIT APPLICATION

FEE: \$

Jobsite Location: 5821 Dunnigan Rd Date: 03/11/2025

Contractor/Applicant: JCM Phone: _____

Address: _____

Property Owner: Salvatore Mattina Phone: 

Address: 5821 Dunnigan Road Lockport NY 14094 United States

E-Mail Address: 

Use of Building: Garage/Storage

Size of Building: 12' x 28'

Height of Building: 10' 8"

Estimated Cost: \$9,995

Building Access: Garage door/ side door

By existing Driveway: X New Driveway: _____

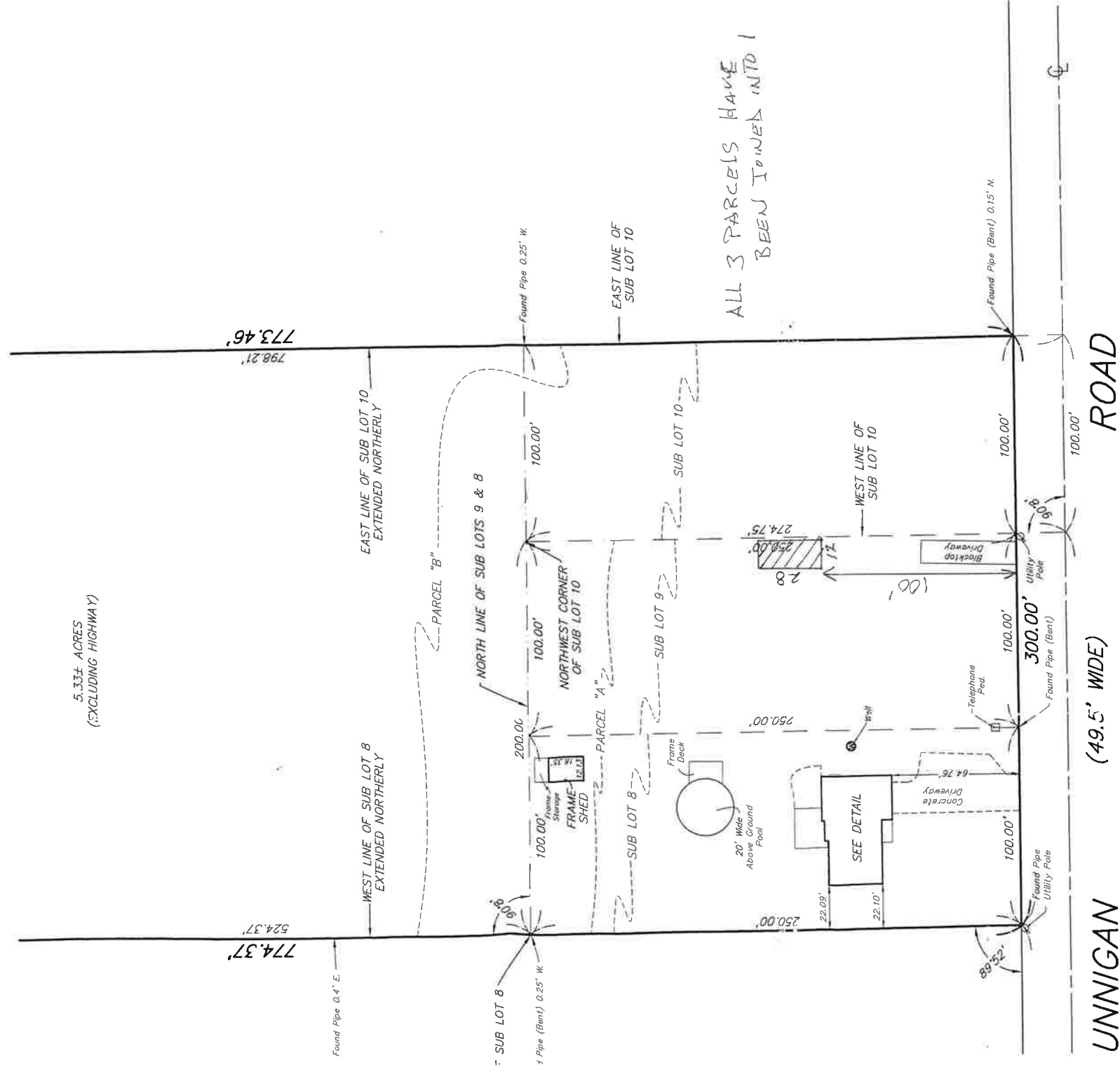
If New Driveway, Curb Cut Required: Yes No

Additional Information:

1. Current Survey is required for permit to be issued showing all buildings, septic, grinder, easements and setbacks.
2. One set of Construction Drawings are required showing sufficient detail for the structure to be constructed.
 - a. Per Section 403 of the 2020 Uniform Residential Code, all freestanding structures over 600 sq. ft. and/or over 10' tall at the eave must meet frost protection requirements.
 - b. All freestanding structures over 600 sq. ft. must be designed by a design professional and bearing their stamp.
 - c. If using trusses, we must have a copy of the stamped truss certificate.
3. Electrical work must be inspected by a certified electrical inspector. This will require both a rough and final inspection.
4. Allowable size of the structure will be directly related to lot sizes. Oversized buildings will require a variance.
5. Setbacks from side yard lot line is 15'. Setbacks from front yard lot line is 150'.
6. Applicant shall call for required inspections. A final inspection is also needed, to include a final electrical inspection, before a Certificate of Occupancy can be given. There shall be no occupancy or storage in the structure until the Certificate is given.

Applicant Signature:  Date: 03/11/25

Inspector Approval: _____

 γ

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Head of Search
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND
NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE
CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE
BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF
Michael R. Hettler, Esq.

FRANÇOIS CHOLLET

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Millard, Mackay & Delles
LAND SURVEYORS, LLP

150 AERO DRIVE

130 AERO DRIVE
BUFFALO, NEW YORK 14225

BUFFALO, NEW YORK 14223
PHONE (716) 631-5140 ~ FAX 631-3811

SUB LOTS 8, 9 & 10, BOOK 48

MICROFILMED MAPS PAGE 4650 & MORE

PART OF LOT 62 SECTION TOWNSHIP 13 RANGE 7 OF THE:
Holland Land Company's SURVEY - Niagara COUNTY, N.Y.

SURVEY OF: 5821 Dunnigan Road, Town of Pendleton

SBL No.