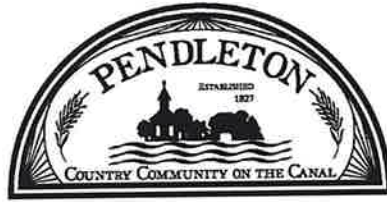


TOWN OF PENDLETON

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 27th day of May 2025 for:

Dale Acker
6555 Campbell Blvd.
Lockport, NY 14094

Owner is wishes to construct a 12' x 20' (240 SF) accessory structure and place it 10' from side property line. Town Code allows for a minimum of 15' side yard setback.

Town Ordinances Affected: § 247—34F(2)(b)

Variance Sought: 5' distance variance

Size of Parcel: 100' x 516' (1.18 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: May 14, 2025

Please Publish: May 20, 2025



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00 PD

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: MAY 27TH 2025

TIME: 7:00 P.M.

REQUESTED BY: Dale J. Acker

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 6555 Campbell BLVD. Lockport 14094

ADDRESS OF OWNER: 6555 CAMPBELL BLVD

E-MAIL ADDRESS: Dakeacker3@gmail.com

To Consider the Following Request: 5'+ Side yard Setback Variance.

OWNER IS SEEKING A 5'+- SETBACK SIDE LOT
VARIANCE TO ALLOW FOR THE PLACEMENT OF A
12'X20' ACCESSORY STRUCTURE CLOSER TO THE 15'
SIDE LOT SETBACK REQUIRED.

Town Ordinances Affected: 247-34 F (2) (b)

Variance Sought: SEEK A 5'+- SETBACK VARIANCE TO ALLOW
FOR THE PLACEMENT OF A 12'X20' ACCESSORY STRUCTURE

Size of Parcel: 100'X 516' OR 1.18 ACRES

Current Zoning: R-2 RESIDENTIAL

[Signature]
Applicant Signature

4/25/2025
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: 6555 CAMPBELL BLVD., LOCKPORT 14094
SBL NUMBER: 150.01-1-36.1
OWNER: DALE J. ACKER
OWNER ADDRESS: SAME AS PROPERTY
E-MAIL ADDRESS: daleacker3@gmail.com

REASON FOR DENIAL

247-34F(2)(b) SIDE YARD SETBACK 15' MIN. NOT MET
1

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

Dale J. Acker
Applicant

Ronald Diedrich
Code Enforcement Officer

4/25/2025
Date

5/7/2025
Date

A vertical line with several symbols. At the top is a stylized bird or winged figure. Below it is a diamond shape containing a circle. Further down is a circle with a horizontal line through its center. At the bottom is a large, solid black arrow pointing downwards.

1033' To North Line of Lot 75 —→


ROBERT M. SIEPEL

Professional Land Surveyor
610 Englewood Ave.
Buffalo, N.Y. 14223
Phone/Fax (716) 838-3344
email: siepelsurveying@hotmail.
Successor To: Richard W. Siepel

Dale J. Acker

TYPE:
Survey
(Not Staked)

7-10-2024

This Map Void Unless EMBOSSED or STAMPED with New York State Licensed Land Surveyor Seal No. 51020
 Altering any item on this Map is in Violation of the law, excepting as provided in Section 7209 of the NYS Education Law.
 This Survey was Prepared without Benefit of Current Abstract of Title.

Job Number 24164

New York License Number 51020

TOWN OF PENDLETON
Town Hall
6570 Campbell Boulevard
Lockport, NY 14094
Phone: (716) 625-8833
Fax: (716) 625-6295



TOWN OF PENDLETON
Department of Public Works
6640 Campbell Boulevard
Lockport, NY 14094
Phone: (716) 625-8033
Fax: (716) 625-6323

April 22, 2025

Dale Acker
6555 Campbell Blvd
Lockport, NY 14094

Property: 6555 Campbell Blvd., Lockport, NY 14094

Proposed Project:

Owner wishes to request a re-hearing of his February 25, 2025 Public Hearing in which a 12' x 20' (240 SF) accessory structure was denied to be placed 5' from the side property line. Town Code allows for a minimum of 15' side yard setback on this parcel.

Board Action Sought:

1. Re-hearing of February 25, 2025 Public Hearing for Dale Acker at 6555 Campbell Blvd, Lockport, NY 14094. A vote to re-hear a previously decided case must be unanimous by those members in attendance.

Board Action:

Mr. Kantor made a motion to re-hear the February 25, 2025 for Dale Acker concerning the property at 6555 Campbell Blvd., Lockport, NY 14094 provided the applicant re-complete the entire application process and pay the appropriate fees. Mr. McLellan seconded the motion.

Voting in Favor: Graves, Meholic, Churchill, Kantor, McLellan

Voting Against: None

Abstained: None

Motion carried by a UNANIMOUS 5-0 vote.

Decision:

- a. Application for side yard setback variance at 6555 Campbell Blvd. may be re-heard as requested by the applicant. The applicant must re-complete the application process and any vote to change the previous decision must be unanimous by all ZBA members in attendance.

Nicholas W. Graves
Chairman, Pendleton ZBA