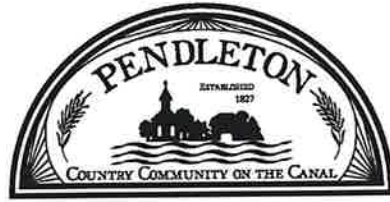


TOWN OF PENDLETON

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:

Greg & Susan Lambros
4999 Tonawanda Creek Road
North Tonawanda, NY 14120

Owner wishes to add to an existing garage. This addition would bring the front corner to within 8' 2" of the side property line. Town Code requires a minimum side yard setback of 15'.

Town Ordinances Affected: § 247-11E
Variance Sought: 6' 10" distance variance
Size of Parcel: 100' x 350'
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: May 14, 2025

Please Publish: May 20, 2025



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: MAY 27TH

TIME: 7:00 P.M.

REQUESTED BY: GREG & SUSAN LAMBROS

PHONE: (617) 231-1111

ADDRESS OF PROPERTY: 4999 TONAWANDA CREEK RD.

ADDRESS OF OWNER: 4999 TONAWANDA CRK RD N. TONAWANDA, N.Y. 14120

E-MAIL ADDRESS: SOMERSCREW@AOL.COM

To Consider the Following Request: OWNER IS REQUESTING A 6'10" DISTANCE VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A GARAGE ADDITION. THE GARAGE ADDITION WOULD BRING THE FRONT CORNER TO WITHIN 8'-2" OF THE SIDE PROPERTY LINE. TOWN CODE REQUIRES A MINIMUM SETBACK OF 15'

Town Ordinances Affected: 247-11 E

Variance Sought: OWNER IS SEEKING A 6'-10" DISTANCE VARIANCE TO ALLOW FOR A GARAGE ADDITION TO BE CONSTRUCTED AT 8'-2" FROM SIDE PROPERTY LINE.

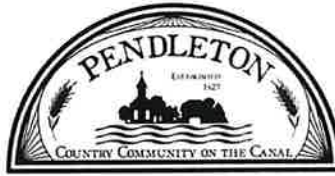
Size of Parcel: 100' X 350'

Current Zoning: R-3 RESIDENTIAL

[Signature]
Applicant Signature

5/27/25
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: 4999 TONAWANDA CREEK ROAD
SBL NUMBER: 178.02-1-7
OWNER: SUSAN & GREG LAMBROS
OWNER ADDRESS: 4999 TONAWANDA CREEK RD
E-MAIL ADDRESS: SOMERSCREW @ AOL.COM

REASON FOR DENIAL

OWNER WISHED TO ADD TO AN EXISTING GARAGE.
By ADDING THIS GARAGE ADDITION THEY WOULD BE
ENCHROCHING ON THE MINIMUM SETBACK REQUIREMENT
OF 15' FROM SIDE LOT LINE

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

Applicant

Donald Driedrich
Code Enforcement Officer

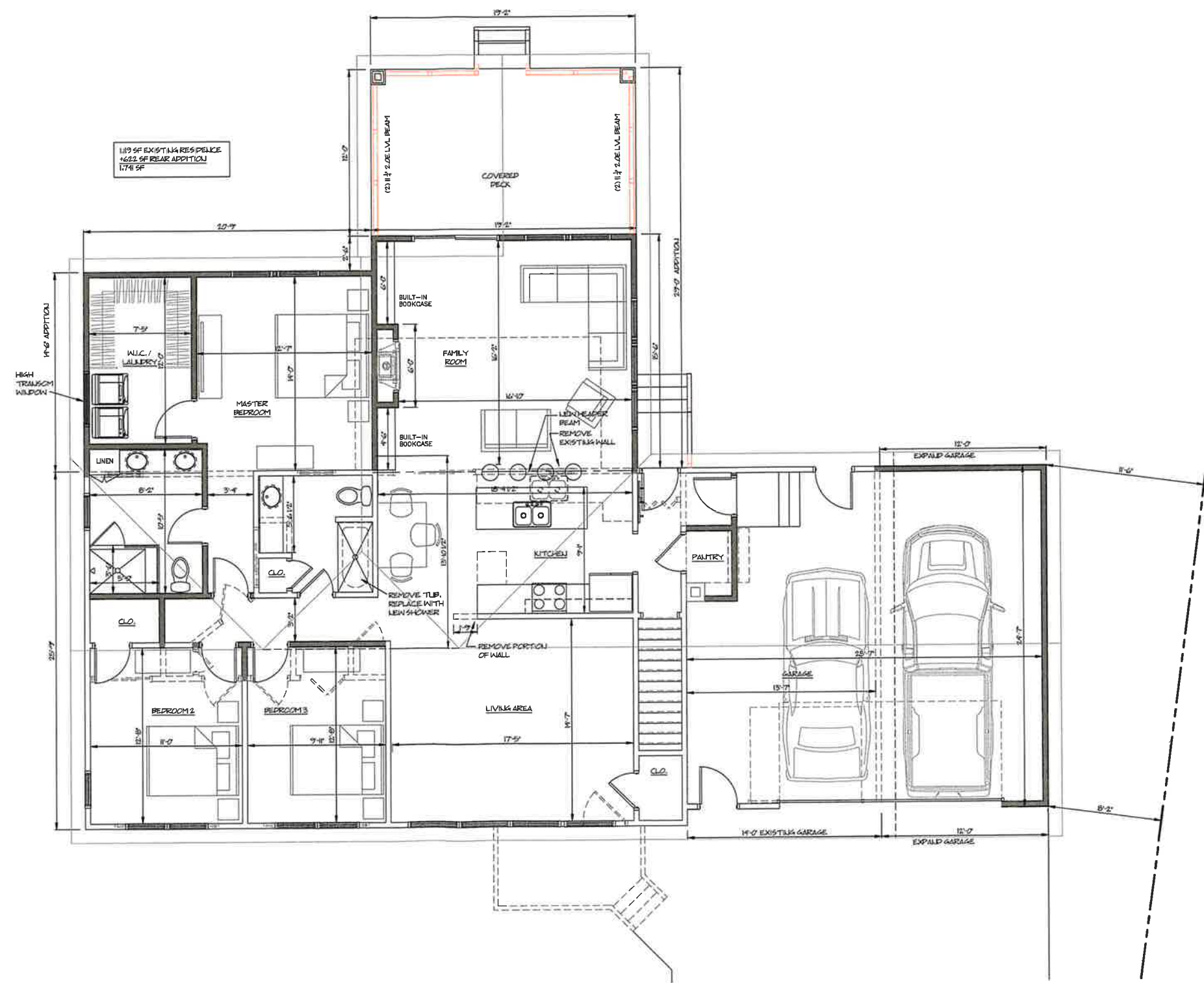
Date

Date

4999 TONAWANDA CREEK RD



PLOT PLAN
SCALE: 1" = 20'-0"



① FLOOR PLAN
SCALE: 1/4" = 1'-0"

4999 Tonawanda Creek Road
N. Tonawanda, NY 14120

Project: _____

Proposed Addition

PROJECT #	DATE
25-3428	03/2025

CONSULTANTS:

	Date & Issue Description
1	1/1/2018
2	1/1/2018
3	1/1/2018
4	1/1/2018
5	1/1/2018
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7	1/1/2018
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98	1/1/2018
99	1/1/2018
100	1/1/2018



Ashwood Architectural, PC

-The Wurlitzer Building-
908 Niagara Falls Boulevard
N. Tonawanda, NY 14120
Office: 716-236-8212
Email: jbennett@ashwoodarchitectural.com

REAL ESTATE TRUST

Following is an excerpt from the New York State Education Law, Article 145, Section 721. It applies to the drawing of a student's or student's parents' name in a lottery and the first determination of a Licensed Educator or a Licensed Professional Engineer to allow a term in any year. It also has bearing on the goal of an individual or organization to obtain the lottery outcome or to engage with the lottery and the lottery, "ALTERED D" follows the lottery outcome and the goal of both efforts with a monthly variation of the lottery.

8488 • J. Neurosci., July 26, 2006 • 26(30):8482–8488

FLOOR PLAN

CONCLUSIONS

A-1.0

SCALE

AS NOTED

4/15/2025 4:00

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State of New York
County of Niagara

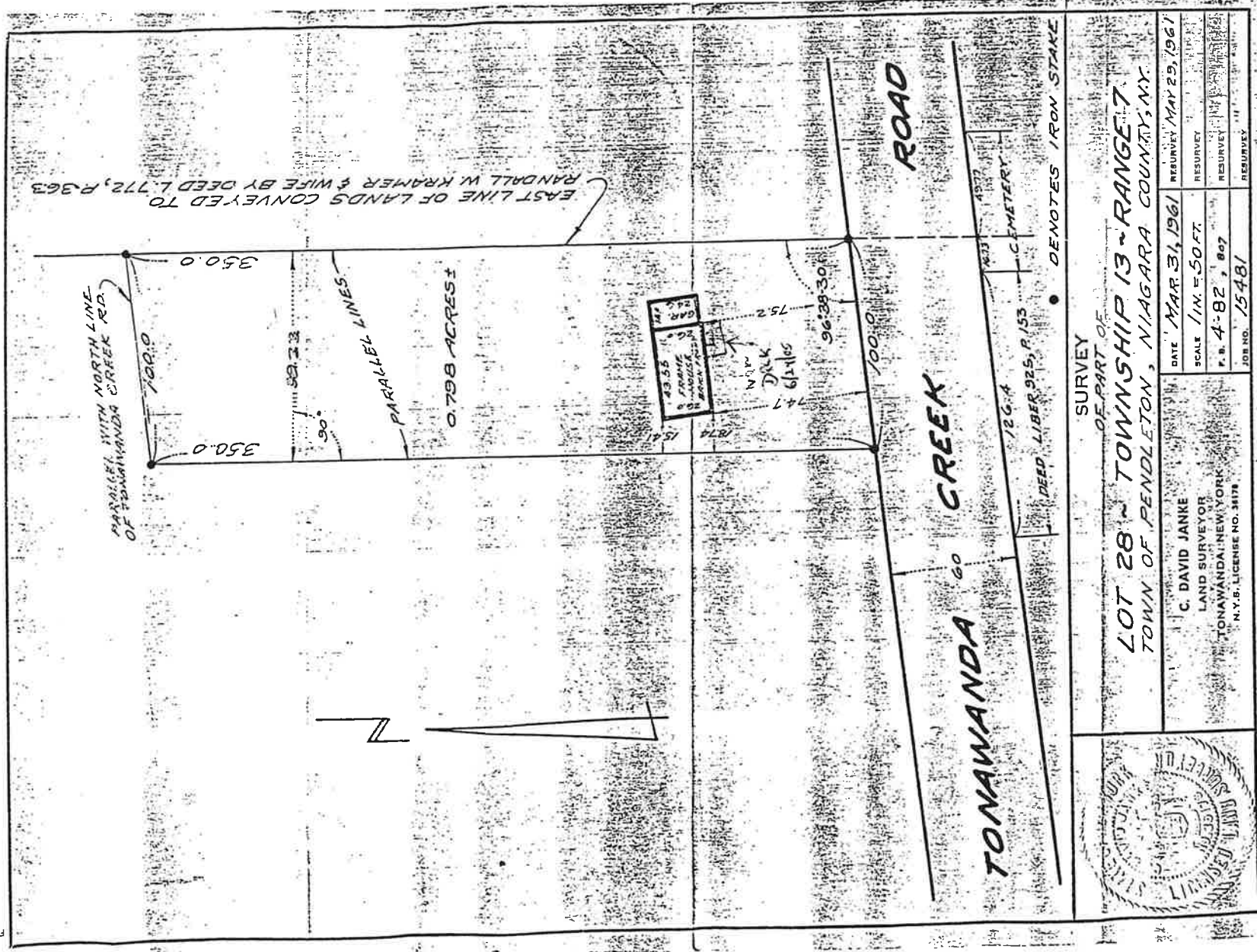
Recorded on the _____ day of _____
 _____ A: D: 19____ at _____
 _____ o'clock, M. In Liber _____
 _____ of _____

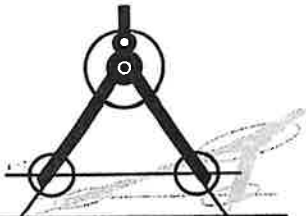
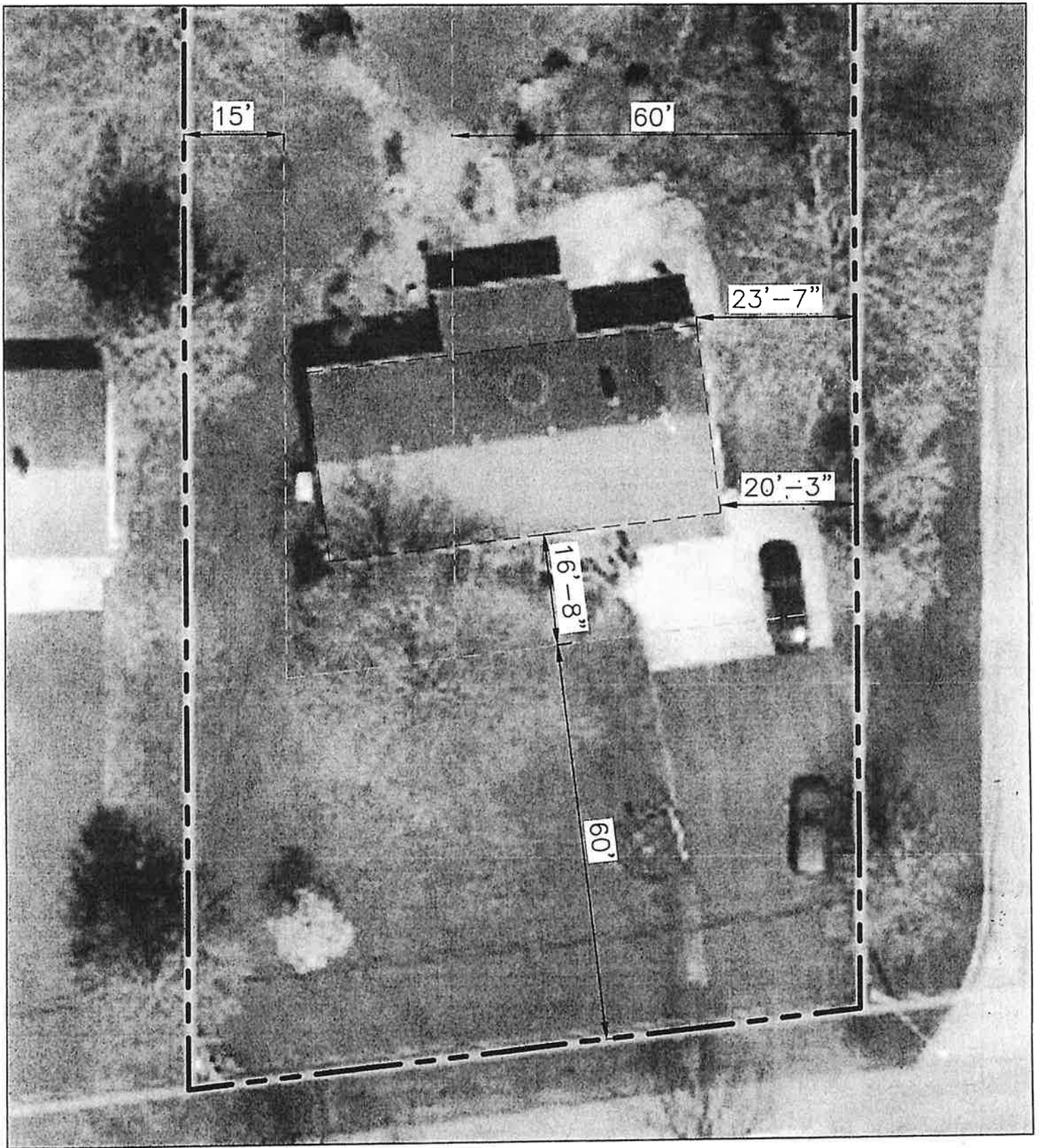
at Page _____ and. examined

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0.92
1.00

RECORDED
89 OCT 10 AM 9:37
NIAGARA COUNTY
CLERK'S OFFICE
LOCKPORT, N. Y.





Ashwood Architectural, PC

Ashwood Architectural, PC
-The Wurlitzer Building-
908 Niagara Falls Boulevard
N. Tonawanda, NY 14120
Office: 716-236-8212

TITLE
SETBACK DIMENSIONS

PROJECT
4999 TONAWANDA CREEK ROAD

SCALE
1" = 20'-0"

JOB NO.
25-3428

SHEET NO.

SK

DATE
2/20/2025

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