

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:

Lauren A. Molloy
6679 East Canal Road
Lockport, NY 14094

Owner is wishes to construct a 30' x 40' (1,200 SF) accessory structure to be erected 58' from front property line. Town Code requires a minimum front yard setback of 150'.

Town Ordinances Affected: § 247-34F(3)(a)

Variance Sought: 92' Distance Variance

Size of Parcel: 549' x 228', irregular in shape, approx. 2.12 acres

Current Zoning: R-2 Residential

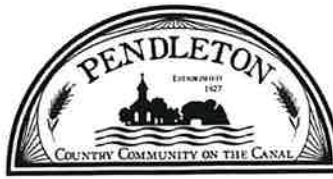
Additional information pursuant to this public hearing may be available at

<https://pendletonny.us/calendar-events/>.


Deborah K. Maurer, Town Clerk

Dated: May 14, 2025

Please Publish: May 20, 2025



Credit card
PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

APR 16 2025

BUILDING DEPT.
TOWN OF PENDLETON

TIME: 7:00 P.M.

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: MAY 27TH 2025

REQUESTED BY: LAUREN Molloy

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 10679 East Canal Rd Lockport NY 14094

ADDRESS OF OWNER: Same

E-MAIL ADDRESS: l.molloy@hotmail.com

To Consider the Following Request: OWNER IS REQUESTING A 92' DISTANCE

VARIANCE. THIS 92' REPRESENTS THE DIFFERENCE
BETWEEN THE MIN. SETBACK DISTANCE ALLOWED
AND THE PROPOSED SETBACK DISTANCE OF 58'

Town Ordinances Affected: TOWN CODE 247-34 F(3)(a)

Variance Sought: SEEKING A 92' DISTANCE VARIANCE TO
ALLOW FOR THE CONSTRUCTION OF A 30'X40' ACCESSORY
STRUCTURE TO BE ERRECTED 58' FROM FRONT PROPERTY

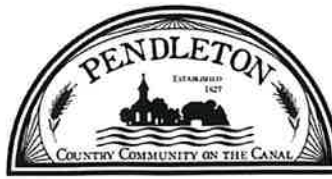
Size of Parcel: 549' X 228 AND IS IRREGULAR IN SHAPE LINE

Current Zoning: R-2 RESIDENTIAL APPROX 2.12 ACRES

[Signature]
Applicant Signature

4/16/25
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: 6679 East canal Rd. Lockport NY 14094
SBL NUMBER: 151.00-1-54
OWNER: Lauren A. Molloy
OWNER ADDRESS: 6679 East Canal Rd Lockport NY 14094
E-MAIL ADDRESS: l.molloy@hotmail.com

REASON FOR DENIAL

OWNER WISHED TO CONSTRUCT A 30'X40' ACCESSORY
STRUCTURE CLOSER TO THE FRONT PROPERTY LINE
THAN IS ALLOWED. TOWN CODE REQUIRES A MIN.
FRONT YARD SET BACK OF 150'.

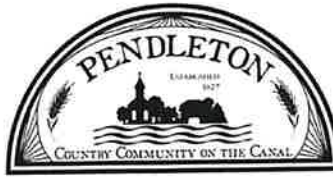
TOWN CODE 247-34 F(3)(a)

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

Lauren Molloy
Applicant
Ronald Diedrich
Code Enforcement Officer

4/16/25
Date
4/28/25
Date

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

*credit
card*

FEE: \$ 180.00

ACCESSORY STRUCTURE PERMIT APPLICATION

RECEIVED

APR 16 2025

BUILDING DEPT.
TOWN OF PENDLETON

Jobsite Location: 6679 East Canal Rd

Date: 4/16/25

Contractor/Applicant: _____ Phone: _____

Address: _____

Property Owner: Lauren Molloy Phone: [REDACTED]

Address: 6679 East Canal Rd Lockport NY 14094

E-Mail Address: l.molloy@hotmail.com

Use of Building: Storage

Size of Building: 30' x 40'

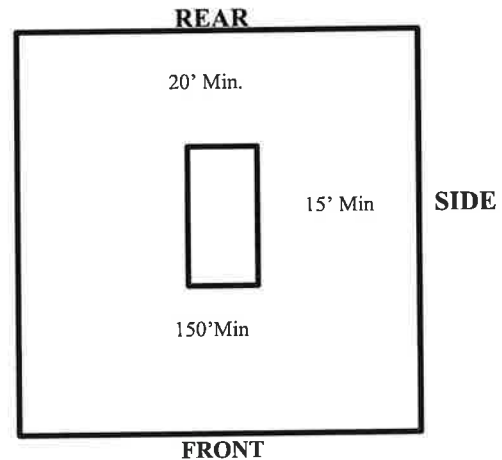
Height of Building: 16' max

Estimated Cost: \$15,000.00

Building Access: _____

By existing Driveway: ☒ 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: [Signature]

Date: 4/16/25

Inspector Approval: _____

LEGEND
 EX=EXISTING Q=CENTERLINE L=LIBER P=PAGE MS=MEASURED D=DEED
 N=NORTH S=SOUTH E=EAST W=WEST STY=STORY WF=WOOD FRAME
 CONC=CONCRETE OIH=OVERHEAD PP=POWERPOLE P=PORCH GAR=GARAGE
 CH=CHAIN OIL=ON LINE TJB=TELEPHONE JUNCTION BOX W=WITH
 EJB=ELECTRIC JUNCTION BOX

Project # 2020-10-11

January 11, 2021

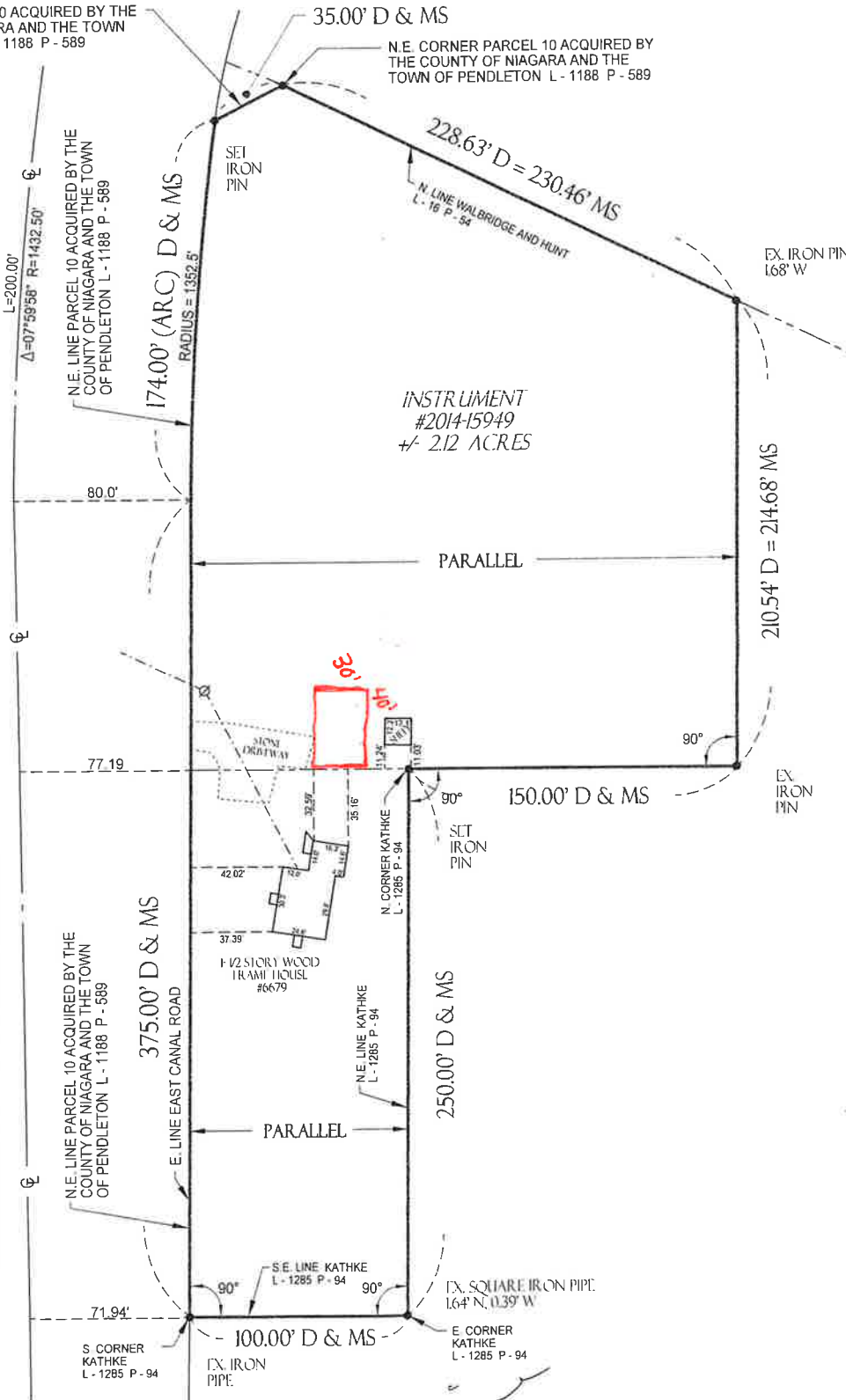
SURVEY OF
 PART OF LOT 65, TOWNSHIP 13, RANGE 7
 OF THE HOLLAND LAND COMPANYS SURVEY
 TOWN OF PENDLETON, NIAGARA COUNTY, NY
 SCALE: 1" = 50'



S.E. LINE PARCEL 10 ACQUIRED BY THE
 COUNTY OF NIAGARA AND THE TOWN
 OF PENDLETON L - 1188 P - 589

35.00' D & MS

N.E. CORNER PARCEL 10 ACQUIRED BY
 THE COUNTY OF NIAGARA AND THE
 TOWN OF PENDLETON L - 1188 P - 589



EAST CANAL ROAD (VARIOUS WIDTHS)

A/K/A COUNTY ROAD NO. 130
 DEDICATED TO THE COUNTY OF NIAGARA AND TOWN OF PENDLETON L - 1188 P - 589

ONLY PRINTS OF THIS SURVEY MAP MARKED WITH AN ORIGINAL SIGNATURE AND
 AN EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF
 SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

BICKLE LAND SURVEYING

4063 DAY ROAD
 LOCKPORT, NY 14094
 PHONE: 716-434-8401
 FAX: 716-434-2255

517 A MAIN STREET
 MEDINA, NY 14103
 PHONE/FAX: 585-798-6357

Untitled Map

Write a description for your map.

Legend

📍 6679 E Canal Rd



6679 E Canal Rd

100 ft

E Canal Rd

Google Earth



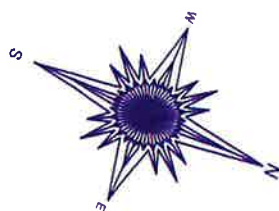
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PART OF LOT 65, TOWNSHIP 13, RANGE 7
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TOWN OF PENDLETON, NIAGARA COUNTY, NY
SCALE: 1" = 50'



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OF PENDLETON L - 1188 P - 589

35.00' D & MS

N.E. CORNER PARCEL 10 ACQUIRED BY
THE COUNTY OF NIAGARA AND THE
TOWN OF PENDLETON L - 1188 P - 589

228.63' D = 230.46' MS

EX IRON PIN
168' W

L=200.00'
 $\Delta=07^{\circ}59'58''$ R=1432.50'

N.E. LINE PARCEL 10 ACQUIRED BY THE
COUNTY OF NIAGARA AND THE TOWN
OF PENDLETON L - 1188 P - 589

174.00' (ARC) D & MS
RADIUS = 1352.5'

INSTRUMENT
#2014-15949
± 212 ACRES

210.54' D = 214.68' MS

PARALLEL

150.00' D & MS

EX IRON PIN

N. CORNER KATHKE
L - 1285 P - 94

1-1/2 STORY WOOD
FRAME HOUSE
#6679

250.00' D & MS

375.00' D & MS

E. LINE EAST CANAL ROAD

PARALLEL

N.E. LINE KATHKE
L - 1285 P - 94

EX SQUARE IRON PIPE
164' N, 0.39' W

E CORNER
KATHKE
L - 1285 P - 94

S.E. LINE KATHKE
L - 1285 P - 94

100.00' D & MS

EX IRON PIPE

S. CORNER
KATHKE
L - 1285 P - 94

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COUNTY OF NIAGARA AND THE TOWN
OF PENDLETON L - 1188 P - 589

EAST CANAL ROAD (VARIOUS WIDTHS)

A/K/A COUNTY ROAD NO. 130

DEDICATED TO THE COUNTY OF NIAGARA AND TOWN OF PENDLETON L - 1188 P - 589

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