

PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 5/27/25

TIME: 7:00 P.M.

REQUESTED BY: _____

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 6600 WEST CANAL

ADDRESS OF OWNER: 2575 Fuller Rd

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: SEE ATTACHED

Town Ordinances Affected: _____

Variance Sought: _____

Size of Parcel: _____

Current Zoning: _____

Joe Snyder
Applicant Signature

5/8/25
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).

variance request

I am requesting a variance for town approval of a 60' set back from bear ridge road and the west canal road to be reduced to no less than 40ft. With no noted setbacks given John Bradbury consulted with Ron Diedrich and was left with the impression we needed to keep the dwelling 60' from the edge of both bear ridge road and west canal road. Jonathan Bradbury of JCS builders inc. and Joe Snyder maintained approximately 65' upon layout of the foundation. Mid December The foundation was formed, poured, and inspected. Early march framing began and was completed early may, with additional inspections and no mention or notice of property line infringements. It wasn't until Mid-march pacific pools requested a new survey showing the house, after submitted to the town we were made aware the home was supposed to be 60' from the property lines of both roads as opposed the edge of bear ridge road and west canal creating a 14' through 16 ' encroachment. Upon consideration I'd ask that the board recognizes not only are there upwards of 50 homes to the north and south of our property less the 60' from the road but my own next-door neighbor has a pole barn less then 2' from our property line. Please know none of this was done intentionally! With our current home under contract to sell time is of the essence and stopping work any longer than we have would create a very difficult living situation for my family. Under these circumstances I ask that the board renders a decision of acceptance within 24 hours so we can plan accordingly.



DENIAL OF BUILDING APPLICATION OR CONSTRUCTION

PROPERTY LOCATION: 6600 WEST CANAL
SBL NUMBER: 150.00-2-23.12
OWNER: JOE & JULIE SNYDER
OWNER ADDRESS: 2575 FULLER RD BURT, N.Y. 14028
E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

ON 4/23/25 A WORK STOP ORDER WAS AFFIXED TO THE STRUCTURE KNOWN AS 6600 WEST CANAL RD. ALSO IDENTIFIED AS TAX MAP NO. 150.00-2-23.12 A NOTICE OF VIOLATION WAS SENT TO OWNER (SEE ATTACHED) 4/23/25. OWNER IS SEEKING A POTENTIAL REMEDY BY APPEALING TO THE TOWN OF PENDLETON ZONING BOARD OF APPEALS. OWNER WILL BE SEEKING A DISTANCE VARIANCE TO ALLOW FOR THE CONTINUED CONSTRUCTION OF A SINGLE FAMILY HOME. OWNER HAS PLACED THE HOME IN VIOLATION OF TOWN CODE 247-11 D(1) MINIMUM FRONT YARD SETBACK OF 60'

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

[Signature]
Applicant

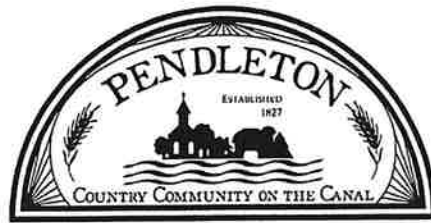
Ronald Diedrich
Code Enforcement Officer

5/9/25
Date

5/9/25
Date

Town of Pendleton
Building Department

(716) 625-8833 Ext 115 & 114



6570 Campbell Blvd
Lockport, New York 14094

www.pendletonny.us

Notice of Violation

Date: 04/23/2025

Joseph Snyder
6600 West Canal Road
Lockport, NY 14094

Dear Property Owner,

According to our records you are the owner of the property located at:

6600 West Canal Road

Tax Map No: 150.00-2-23.12

On 04/23/2025 an apparent Violation was observed on your property, specifically:

owner did not meet the town code for minimum setback requirements Town code 247-11D(1) and 247-26 require the house to be a minimum of 60 feet from the property line on both West Canal and Bear Ridge Rd. A Work Stop Order will be place on the structure and all work shall cease.

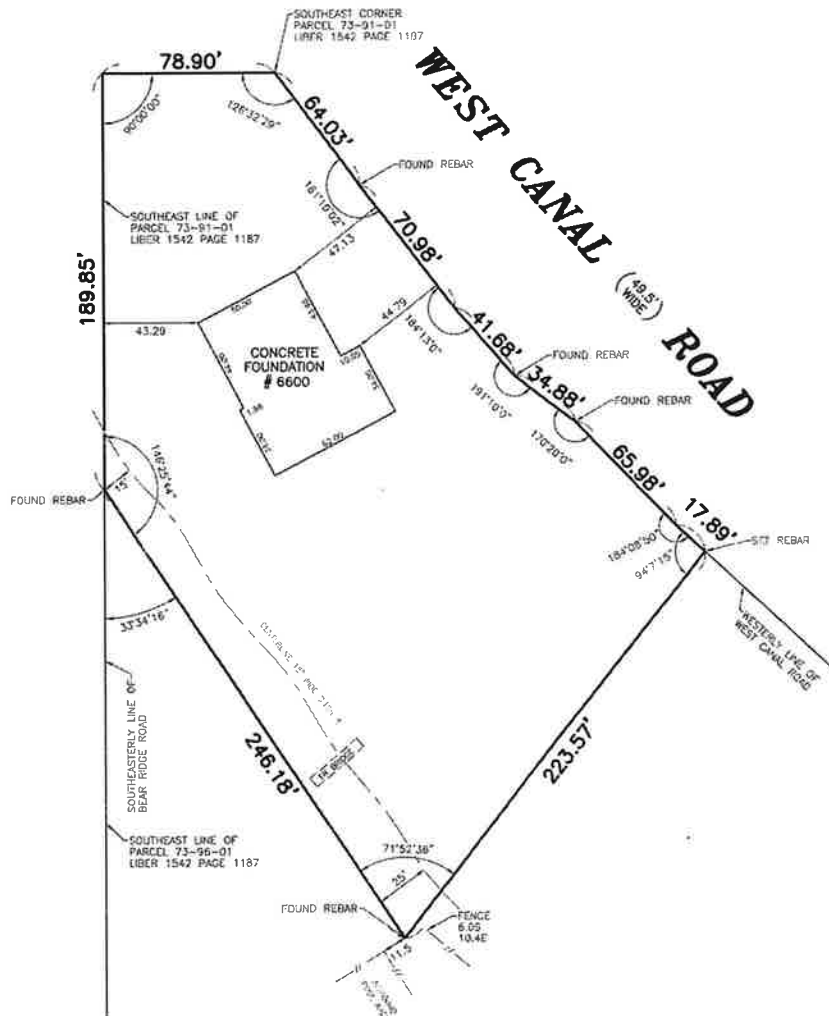
If you believe you are not in violation of the above please contact this office at the number above.

Sincerely,

A handwritten signature in cursive script, reading "Ronald Diedrich", is written over a horizontal line.

Ronald Diedrich
Building Inspector

NOTE: THIS SURVEY IS MADE AND VOID WITH AN ASSURANCE OF NO CHANGE
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE
OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION
OF SUCH



BUILDING DEPT.
TOWN OF PENDLETON

[illegible]