

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 June 2023 for:

Carl Argentieri
7301 Paddock Ridge
North Tonawanda, NY 14120

Owner wishes to construct an attached garage 7' from side property line and a single story addition 5' from side property line. Town Code requires a minimum setback of 15'.

Town Ordinances Affected: § 247-11E
Variance Sought: 8' distance variance for garage and 10' distance variance for single story addition
Size of Parcel: 100' x 269'
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: June 14, 2023

Please Publish: June 20, 2023



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: June 27/23

REQUESTED BY: Carl Argentieri

ADDRESS OF PROPERTY: 7301 Paddock Ridge

ADDRESS OF OWNER: 7301 Paddock Ridge North Tonawanda N.Y. 14120

TIME: 7:00 P.M.



To Consider the Following Request: Owner is requesting a distance variance of 8' to allow the construction of an attached garage 7' from side property line. Owner is also requesting a 10' distance variance for the construction of a single story addition 5' from side property line

Town Ordinances Affected: 247-11 E

Variance Sought: the owner is seeking two distance variances to allow for the construction of an attached garage and a single story addition

Size of Parcel: 100' x 269'

Current Zoning: R-2 residential

Applicant Signature: See other sheet attached

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).



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: JUNE 27, 2023

REQUESTED BY: CARL ARGENTIERI

ADDRESS OF PROPERTY: 7301 PARROCK RIDGE

ADDRESS OF OWNER: SAME

To Consider the Following Request:

— We are requesting a side yard setback reduction on the North and South sides of the existing home. This reduced setback would allow for a Garage addition on the North side and a Sunroom addition on the South side of the residence.

— The new proposed additions will complement the architectural style of the neighborhood and will add interest to the existing home. Please see attached drawings for reference. We believe no negative impact will occur if these variances are granted.

Town Ordinances Affected: SIDE YARD SETBACKS

Variance Sought: NORTH SIDE YARD SETBACK : 7'-0"

SOUTH SIDE YARD SETBACK : 5'-0"

Size of Parcel: 0.68 ACRES

Current Zoning: R-2 RESIDENTIAL

Applicant Signature

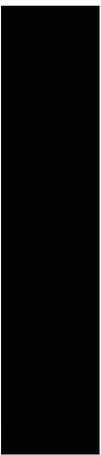
6/2/2023

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).



TIME: 7:00 P.M.





DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 7301 Paddock Ridge
SBL NUMBER: 165.03-2-87
OWNER: Carl Argentieri
OWNER ADDRESS: 7301 Paddock Ridge North Tonawanda N.Y. 14120

REASON FOR DENIAL

Owner wished to construct an attached garage and a single story addition both of which would require a variance. Both projects would not meet the minimum setback of 15'

Affected Town Code is 247-11 E

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

CC

Applicant

Ronald Driedrich

Code Enforcement Officer

6/2/2023

Date

6/12/23

Date

NEW ADDITIONS FOR :
**CARL & DEANNA
ARGENTIERI
RESIDENCE**

7301 PADDOCK RIDGE
NORTH TONAWANDA, NY

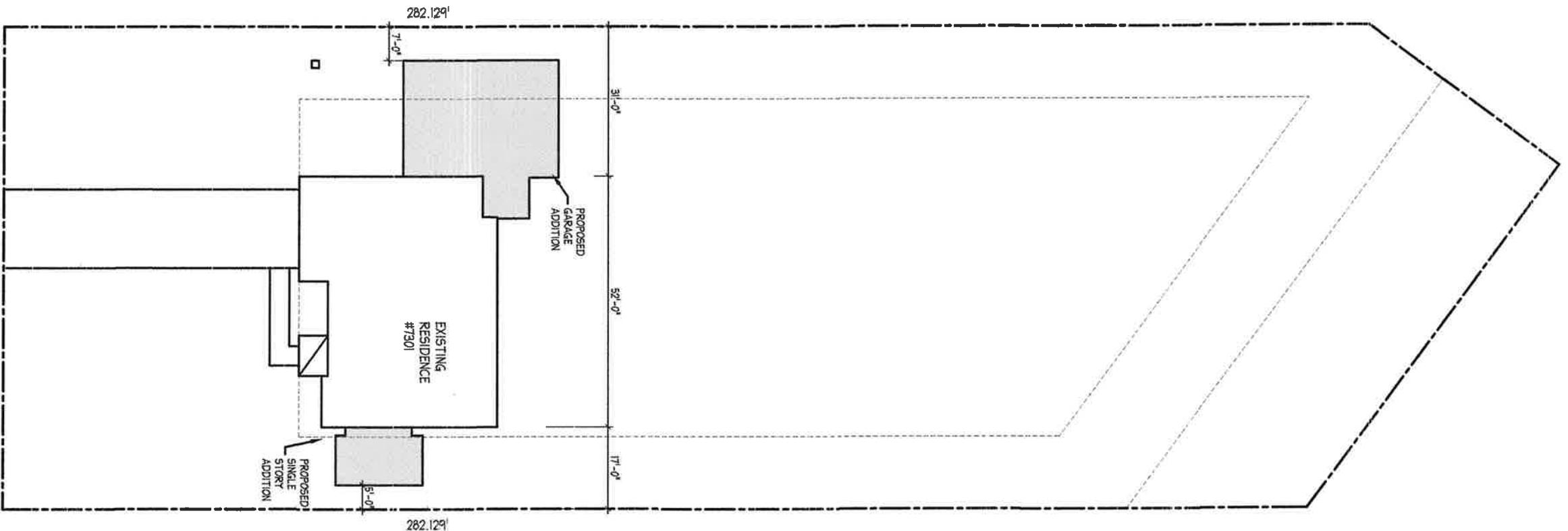


1 Front Exterior Elevation
1/4"=1'-0"

24'-0"
New
Addition

12'-0"
New
Addition

FLOOR LINE
T.O.W.
GRADE



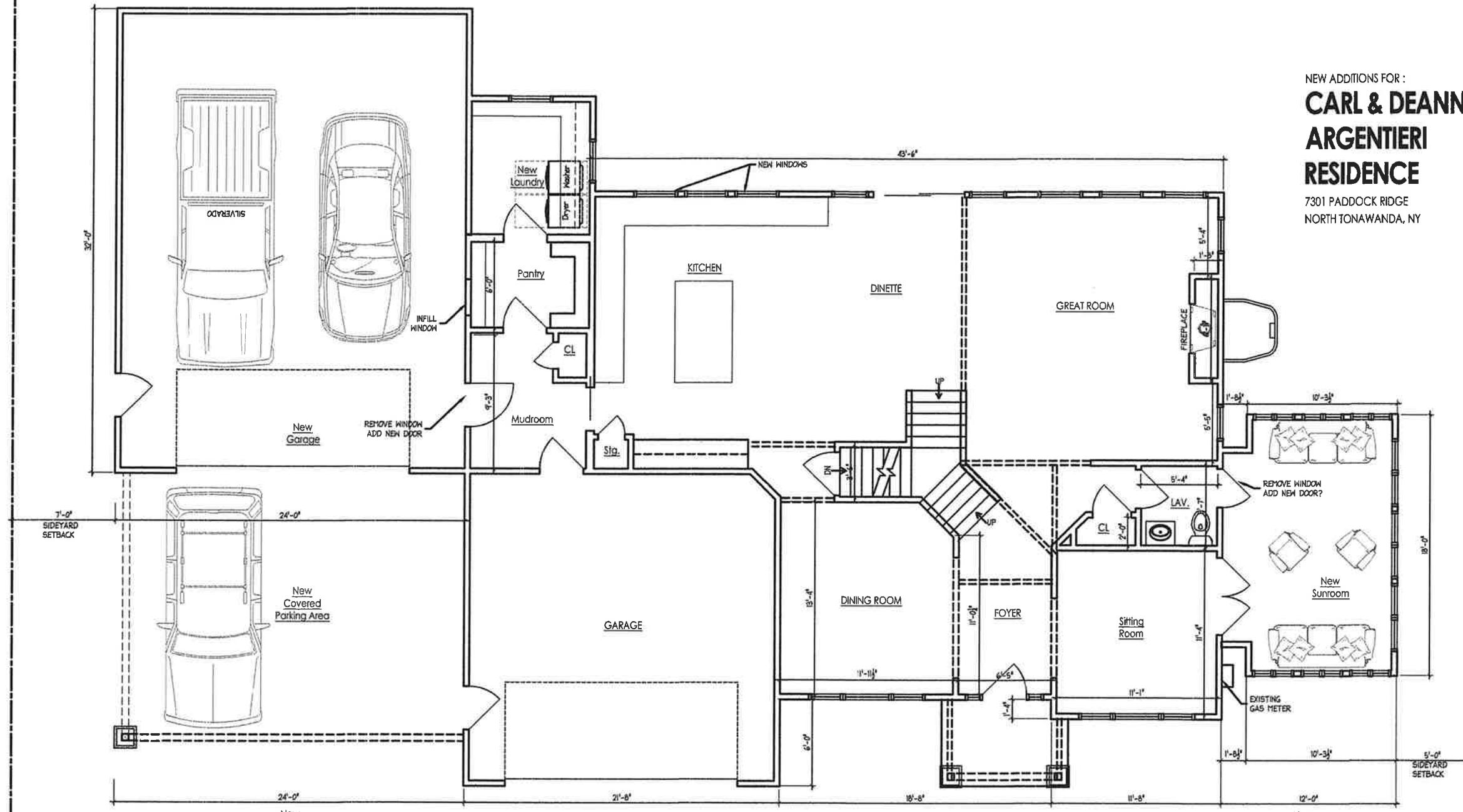
NEW ADDITIONS FOR:
CARL & DEANNA
ARGENTERI
RESIDENCE

7301 PADDOCK RIDGE
 NORTH TONAWANDA, NY

PADDOCK RIDGE

NEW ADDITIONS FOR :
**CARL & DEANNA
 ARGENTIERI
 RESIDENCE**

7301 PADDOCK RIDGE
 NORTH TONAWANDA, NY



2 First Floor Plan
 1/4"=1'-0"