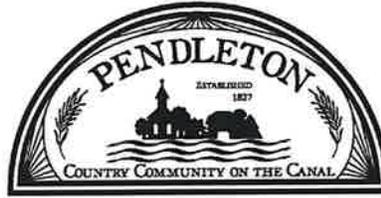


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 25th day of June 2024 for:

Justin Dowd
5295 Irish Road
Lockport, NY 14094

Owner wishes to construct a 36' x 40' (1,440 SF) accessory structure on a parcel less than seven acres. Town Code limits the total square footage to 1,200 SF on a parcel this size.

Town Ordinances Affected: § 247-34E(2)
Variance Sought: 240 SF area variance
Size of Parcel: 200' x 1071' (approx. 4.31 acres)
Current Zoning: R-2 Residential

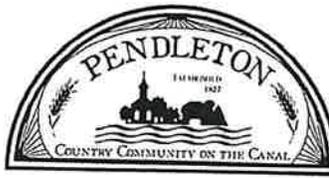
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: June 6, 2024

Please Publish: June 18, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 6/25/2024

TIME: 7:00 P.M.

REQUESTED BY: Justin Dowd

P:

ADDRESS OF PROPERTY: 5295 Irish Rd Lockport, N.Y. 14094

ADDRESS OF OWNER: 5295 Irish Rd

To Consider the Following Request: owner is seeking an area variance of 240 sf. The variance amount represents the difference between the allowable amount of 1200^{sf} and the proposed size of 1,440^{sf}.

Town Ordinances Affected: 247-34 E(2)

Variance Sought: owner is seeking a 240 sf area variance to allow for the construction of a 36'x40' Accessory structure.

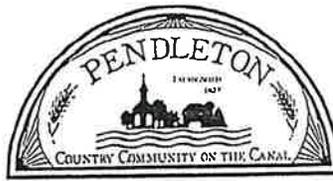
Size of Parcel: 200 X 1071 APPROX 4.31 ACRES

Current Zoning: R-2 Residential

[Signature]
Applicant Signature

5-29-24
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: 5295 Irish Rd Lockport, N.Y. 14094

SBL NUMBER: 150.00-2-40.11

OWNER: Justin Dowd

OWNER ADDRESS: 5295 Irish Rd.

REASON FOR DENIAL

owner wished to construct a 1440 sf accessory structure whereas town code 247-34 E (2) allows up to 1200 sf on a parcel less than 7 acres.

Town Code 247-34 E (2)

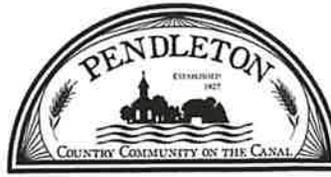
NOTE: This form and supporting documentation must be filed with the Board of Appeals

[Signature]
Applicant

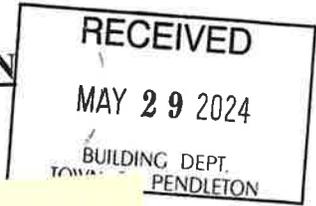
5-29-24
Date

Ronald Drednick
Code Enforcement Officer

6-4-24
Date



ACCESSORY STRUCTURE PERMIT APPLICATION



FEE: \$

Jobsite Location: 5295 Irish Road

Date: 5-29-24

Contractor/Applicant: # Justin Dowd

Phone: _____

Address: 5295 Irish Rd, Lockport NY 14094

Property Owner: Justin Dowd

Phone: _____

Address: Same as above

Use of Building: Recreational

Size of Building: 26 x 40

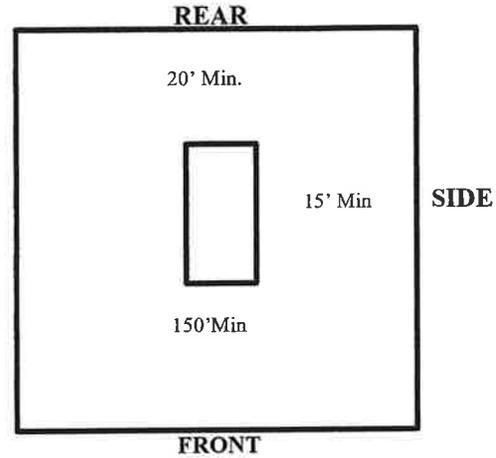
Height of Building: 12

Estimated Cost: \$50,000.00

Building Access: Garage doors / Man door

By existing Driveway: Yes New Driveway: No

If New Driveway, Curb Cut Required: Yes No



Additional Information:

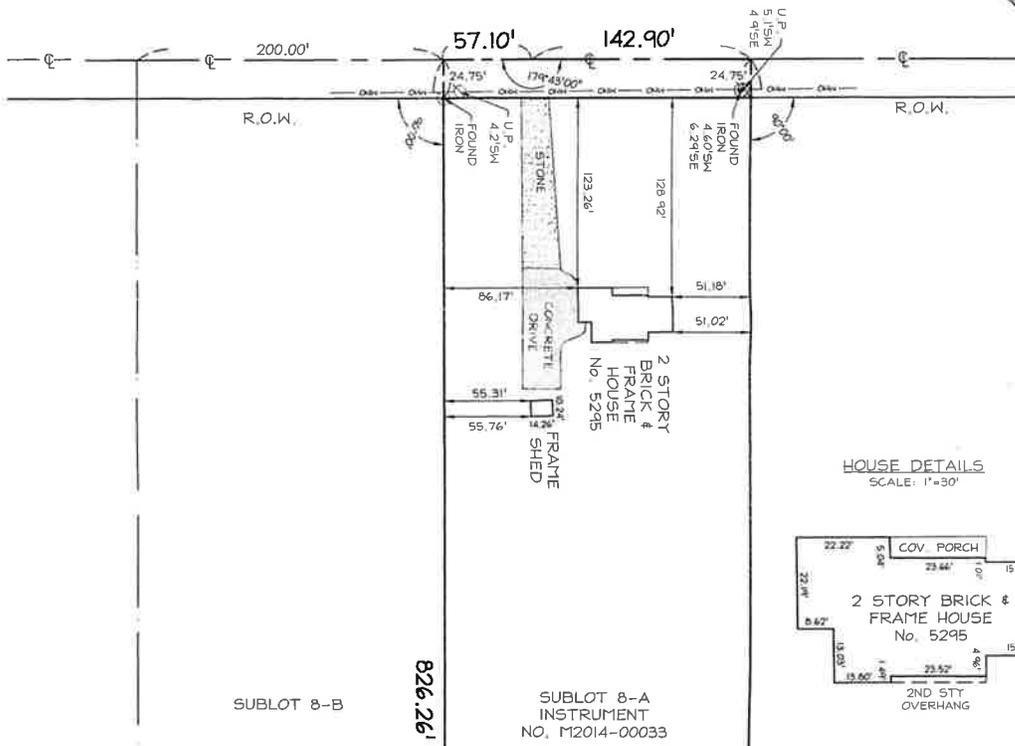
1. Current Survey is required for permit to be issued showing all buildings, septic, grinder, easements and setbacks.
2. One set of Construction Drawings are required showing sufficient detail for the structure to be constructed.
 - a. Per Section 403 of the 2020 Uniform Residential Code, all freestanding 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: _____

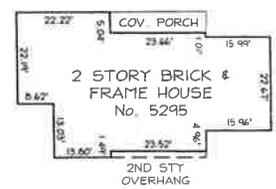
Date: _____

Inspector Approval: _____

IRISH ROAD (49.5' WIDE)



HOUSE DETAILS
SCALE: 1"=30'



SUBLOT 8-A
INSTRUMENT
NO. M2014-00033

SUBLOT 8-B

AREA = 4.31 ACRES
(INCLUDING HIGHWAY)

1071.27'

SUBLOT 8
HOLLER SUBDIVISION IN
BOOK 57 OF MICROFILMED
MAPS, PG. 5794

EAST LINE OF
L 2635, P 247,
PARCEL 1

NORTH LINE OF
L 2635, P 247,
PARCEL 1



3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
P (716) 827-8000 F (716) 270-6091 www.nussbaumer.com

BOUNDARY SURVEY
5295 IRISH ROAD
Part of Lot 69, Township 13, Range 7
Holland Land Company's Survey
Town of Pendleton
County of Niagara, State of New York

Date of Survey: 06/14/2019 Scale: 1" = 80' Project No.: 1912-0831

Michael J. E.

NO MONIES SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
Unauthorized duplication or additions to any survey drawing
without the specific written consent of the surveyor is
prohibited by Section 2 of the New York State Education Law

THIS SURVEY WAS PREPARED WITH REFERENCE TO CHICAGO TITLE INSURANCE
COMPANY SEARCH NO. 1415-01602 DATED DECEMBER 5, 2014.
(29) EASEMENT TO TOWN OF PENDLETON SEWER IMPROVEMENT NO. 1 L 1637, P. 42
AFFECTS PREMISES EXACT LOCATION NOT SPECIFIED IN DEED.
(30) EASEMENT TO TOWN OF PENDLETON SEWER IMPROVEMENT NO. 1 L 1637, P. 44
AFFECTS PREMISES EXACT LOCATION NOT SPECIFIED IN DEED.