

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 22nd day of April 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 11' 3" of the side property line. Town Code requires a minimum side yard setback of 15'.

Town Ordinances Affected: § 247-11E
Variance Sought: 3' 9" 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

Deborah K. Maurer, Town Clerk

Dated: April 14, 2025

Please Publish: April 16, 2025



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: APRIL 22nd

TIME: 7:00 P.M.

PHONE: [REDACTED]

REQUESTED BY: GREG & SUSAN LAMBROS

ADDRESS OF PROPERTY: 4999 TONAWANDA CREEK Rd.

ADDRESS OF OWNER: 4999 TONAWANDA CRK Rd N. TONAWANDA, NY 14120

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: OWNER IS REQUESTING A 3' 9" DISTANCE VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A GARAGE ADDITION. THE GARAGE ADDITION WOULD BRING THE FRONT CORNER TO WITHIN 11'-3' 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 3'-9" DISTANCE VARIANCE TO ALLOW FOR A GARAGE ADDITION TO BE CONSTRUCTED AT 11'-3' FROM SIDE PROPERTY LINE.

Size of Parcel: 100' X 350'

Current Zoning: R-2 RESIDENTIAL

Applicant Signature: Susan D. Lambros
(Susan D. Lambros)

Date: 3/19/2025

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: [REDACTED]

REASON FOR DENIAL

DOWNER WISHED TO ADD TO AN EXISTING GARAGE.
BY ADDING THIS GARAGE IN ADDITION THEY WOULD BE
ENCROACHING ON THE MINIMUM SETBACK REQUIREMENT
OF 15' FROM SIDE LOT LINE.

TOWN CODE 247-11E

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

Applicant: Susan D. Lambros | Date: 3/19/2025
Ronald Diodrich | Date: 3/24/2025
Code Enforcement Officer



SHEET NO.

SK

COPYRIGHT © 2025 ASHWOOD ARCHITECTURAL, PC

TITLE
SETBACK DIMENSIONS

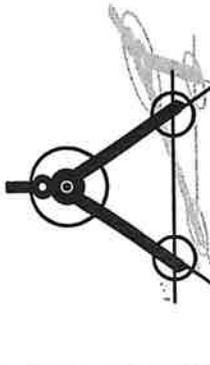
PROJECT
4999 TONAWANDA CREEK ROAD

SCALE
1" = 20'-0"

JOB NO.
25-342B

PATE
2/20/2025

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



Ashwood Architectural, PC

State of New York
County of Niagara

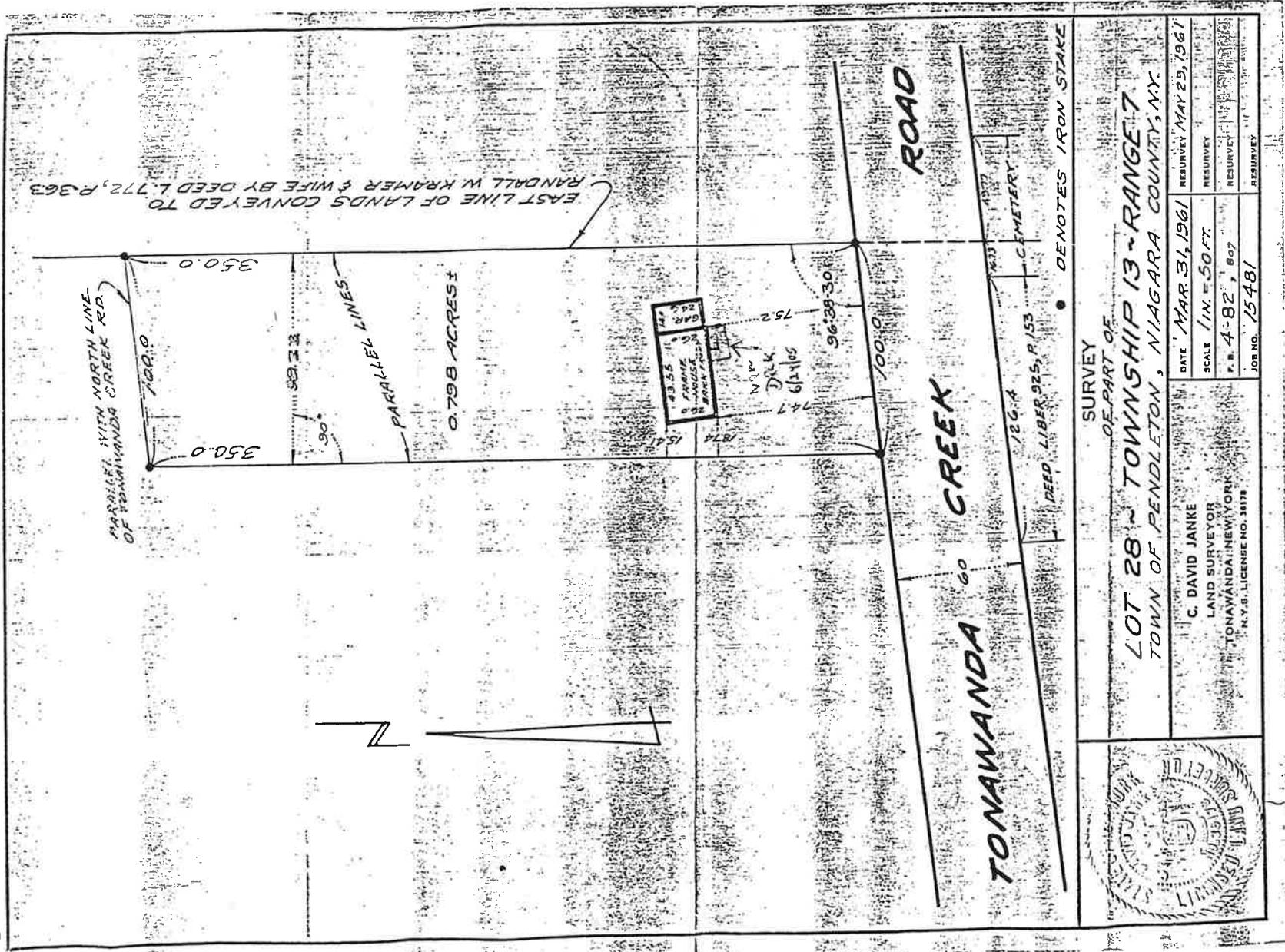
Recorded on the _____ day of _____
A: D: 19 _____ at _____
o'clock . M. In Liber _____
of _____

at Page _____ and examined

11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Cl. +

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



SURVEY
OF PART OF
LOT 28 ~ TOWNSHIP 13 ~ RANGE 7
TOWN OF PENDLETON, NIAGARA COUNTY, N.Y.

C. DAVID JANKE
LAND SURVEYOR
TONAWANDA, NEW YORK
N.Y.S. LICENSE NO. 38178

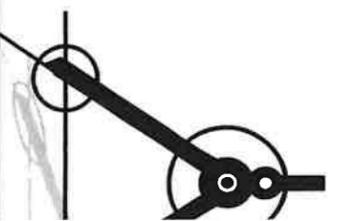
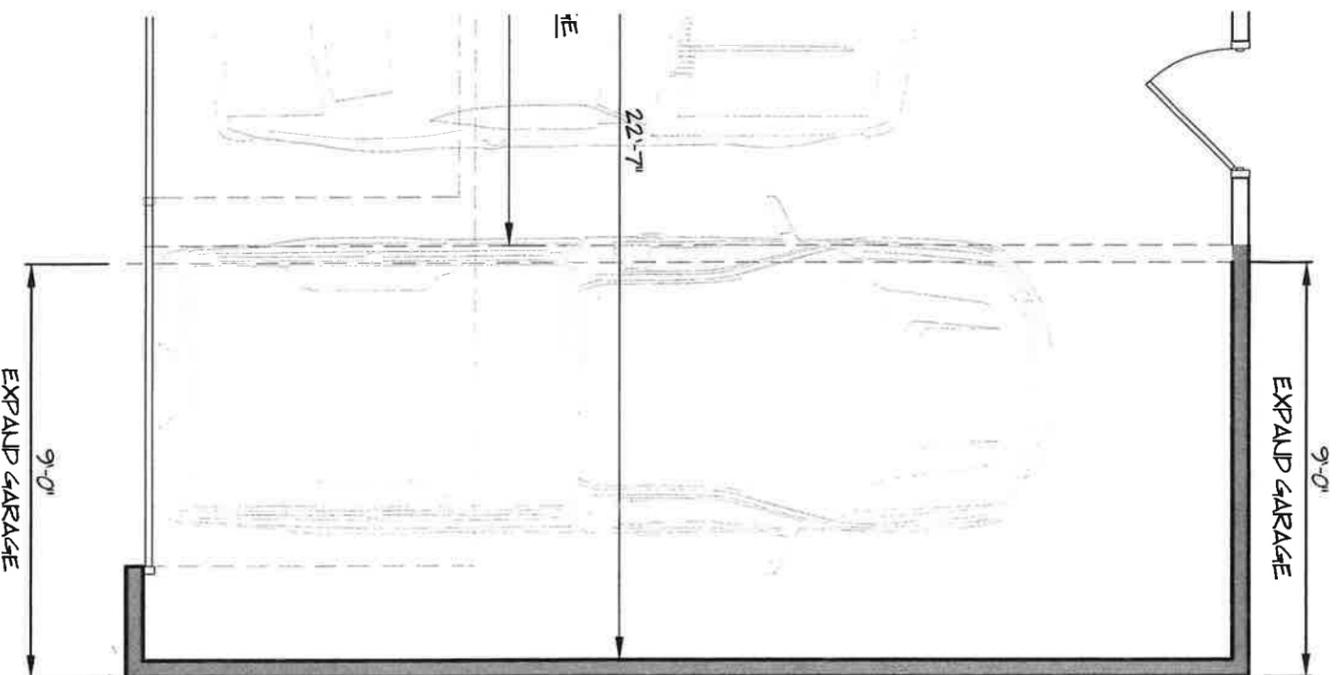
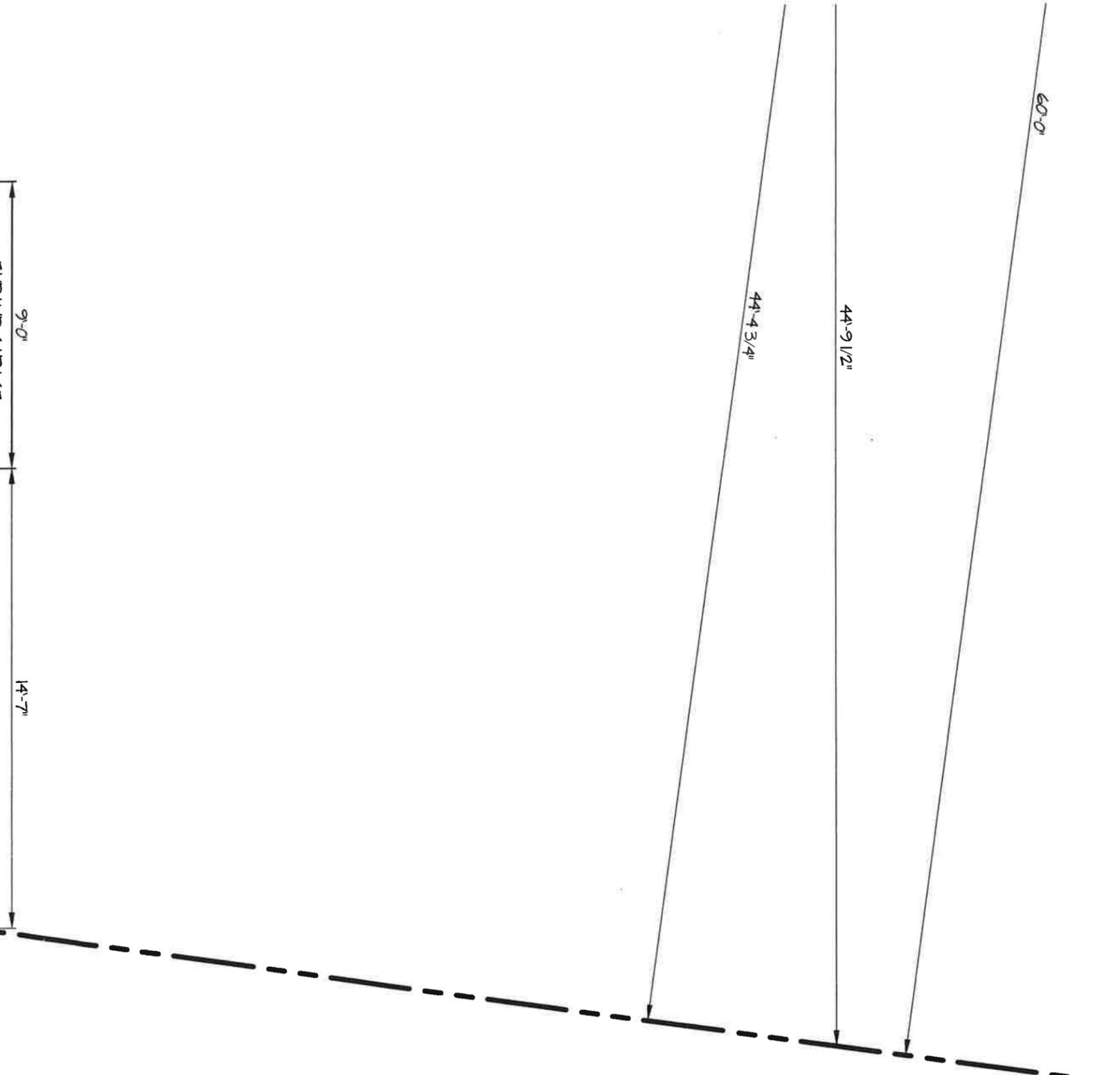
DATE: MAR 31, 1961
SCALE: 1" = 50 FT.
P. B. 4-82, 807
JOB NO. 15481

RESURVEY MAY 29, 1961
RESURVEY
RESURVEY
RESURVEY

60'-0"

44'-9 1/2"

44'-4 3/4"



Ashwood Archi

-The Wurlitzer
 908 Niagara Falls
 N. Tonawanda,
 Office: 716-2
 Email: jbennett@ashwoo

SEAL / SIGNATURE

Following is an excerpt from the New York State E
 & applies to this drawing. It is a violation of this law, i
 the direct supervision of a licensed Architect or a lic
 held in any way, if an individual bearing the seal of an in
 and the signature and date of such violation and a g
 SHEET TITLE

PROPC
 APPDT