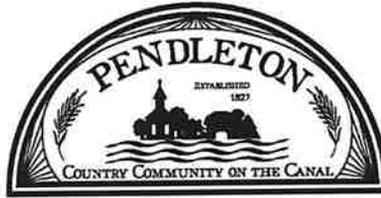


**TOWN OF PENDLETON**  
6570 Campbell Boulevard  
Lockport, NY 14094



**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 27<sup>th</sup> day of May 2025 for:

Rodney Phillips (Owner)  
David Bratek (Representative)  
4629 Meyer Road  
North Tonawanda, NY 14120

The owner wishes to split parcel 149.00-4-30.12 into two parcels to facilitate the construction of a single-family home. Town Code requires a lot size for a single-family detached home to have a minimum width of 100' and a minimum depth of 250'. There is also a 15' sewer easement on the property. Therefore, the minimum depth of the proposed lot must be 265'. The proposed lot size is 110' x 255.87' which will require a 10' depth variance.

Town Ordinance Affected: § 247-11C(1)  
Variance Sought: 10' depth variance  
Size of Parcel: proposed parcel split to be 110' x 255.87' (28,782 SF), irregular shape  
Current Zoning: R-2 Residential

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

A handwritten signature in blue ink that reads "Deborah K. Maurer".

Deborah K. Maurer, Town Clerk

Dated: May 14, 2025

Please Publish: May 20, 2025



**PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE**

Fee: \$125.00

TIME: 7:00 P.M.

TO BE HELD BY: Zoning Board of Appeals

PHONE: [REDACTED]

DATE OF HEARING: May 27, 2025

REQUESTED BY: Rodney Phillips (owner) & Brittany Maloney (purchaser)

ADDRESS OF PROPERTY: 4629 Meyer Road (original parcel) / 4626 Kriston Lane (parcel split)

ADDRESS OF OWNER: 4629 Meyer Road, North Tonawanda, NY 14120

To Consider the Following Request: Parcel split purchase requested by Pat & Brittany Maloney. Brittany grew up on Kriston lane and wishes to return to Pendleton. Preliminary parcel split was reviewed by Ron Deitrich and John Higgins, and they explained that the minimum lot size of 100'x250' (25,000 SF) on Kriston Lane must be in addition to the 15' (1691 SF) sewer easement, therefore the lot would need to be 265' in length. A deeper parcel, although compliant, would not change the sewer easement location nor the need for possible town access. The good news is even with the parcel split there is more than sufficient space providing the town access to the sewer easement.

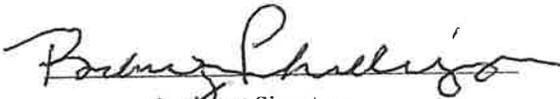
Town Ordinances Affected: Minimum Lot Size 100' x 250' (25,000 SF)

Variance Sought: Since the proposed lot is located on Kriston Lane we respectfully request the same variance that was provided for all the other properties on Kriston Lane whereby those lot depths of 250' are all inclusive of a town water retention easement.

Total relief sought: 10' of 15' sewer easement subtracted from lot depth.

Size of Parcel: 110' x 255.87' (26,782 SF) irregular shape parcel from original 1.65+ acres parcel

Current Zoning: R-2 Residential

  
Applicant Signature

4/30/2025

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: May 27, 2025

TIME: 7:00 P.M.

REQUESTED BY: Rodney Phillips (owner) & Brittany Maloney (purchaser) PHONE: \_\_\_\_\_

ADDRESS OF PROPERTY: 4629 Meyer Road (original parcel) / 4626 Kriston Lane (parcel split)

ADDRESS OF OWNER: 4629 Meyer Road, North Tonawanda, NY 14120

To Consider the Following Request: Page 2

Parcel Split square footage 26,782 minus easement square footage 1691 = 25,901 SF

Minimum square footage by town code is 25,000 SF

Town Ordinances Affected: Minimum Lot Size 100' x 250' (25,000 SF)

Variance Sought: \_\_\_\_\_

Total relief sought: 10' of 15' sewer easement subtracted from lot depth.

Size of Parcel: 110' x 255.87' (26,782 SF) irregular shape parcel from original 1.65+ acres parcel

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4/30/2025

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Date

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**DENIAL OF PARCEL SPLIT**

PROPERTY LOCATION: 4629 MEYER RD, NORTH TONAWANDA, NY 14120

SBL NUMBER: 149.00-4-30.12

OWNER: RODNEY PHILLIPS, REPRESENTED BY: DAVE BRATEK

OWNER ADDRESS: 4629 MEYER RD, NORTH TONAWANDA, NY 14120

E-MAIL ADDRESS: \_\_\_\_\_

REASON FOR DENIAL

PROPOSED PARCEL SPLIT WOULD NOT COMPLY WITH  
MINIMUM LOT SIZE REQUIREMENTS. SPECIFICALLY, 247-11C(1)  
MINIMUM LOT DEPTH OF 250 FEET PER TOWN OF PENDLETON  
ZONING CODE.

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

  
Applicant

5/2/25  
Date

\_\_\_\_\_  
Code Enforcement Officer

\_\_\_\_\_  
Date

# AUTHORIZATION LETTER

Act on Behalf Of

Subject: Authorization Letter to Act on My Behalf

To: Town of Pendleton

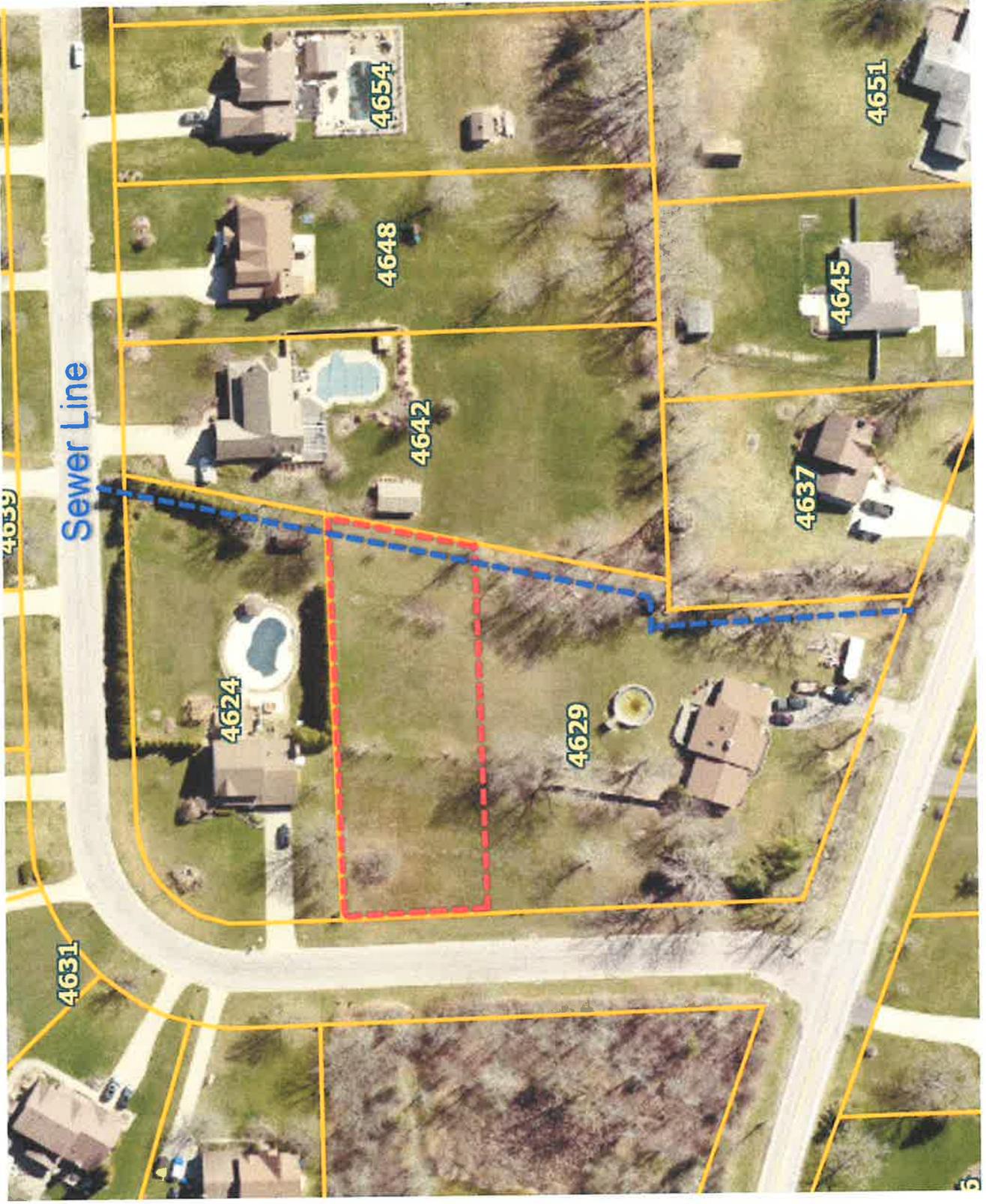
I, Rodney Phillips, hereby authorize David Bratek to act on my behalf in the matter of the 4629 Meyer Road parcel split. Please note this authorization includes the right to discuss and communicate the request for parcel split with the Town of Pendleton Zoning Board of Appeals, Planning Board, and Building Department.

Sincerely,

A handwritten signature in black ink that reads "Rodney Phillips". The signature is written in a cursive style with a long, sweeping underline.

Rodney Phillips









Search bar: Name, SBL or Address

Four empty search result boxes

Public Notification

Select or search for a feature in the map

Search dropdown: 4629 Meyer Rd, North Tonawanda, NY



Apply a search distance

250 Feet

Addressee Layer

Parcel

Format

PDF label 1 x 2-5/8 inches; 30 per page

22 addressees found; do you want to continue?

