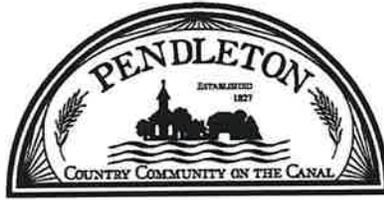


**TOWN OF PENDLETON**

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 24<sup>th</sup> day of June 2025 for:

Melissa Roskopf  
4617 Tonawanda Creek Road  
North Tonawanda, NY 14120

Owner wishes to construct a 1,600 sq. ft. accessory structure on the above referenced property. Town Code allows for a maximum 600 sq. ft. accessory structure. An area variance for 1,000 sq. ft. is being requested.

Town Ordinance Affected: § 247-34E(1)  
Variance Sought: 1,000 Sq. Ft.  
Size of Parcel: 80' x 334'  
Current Zoning: R-2 Residential

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

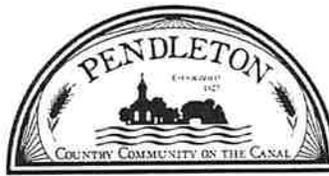
A handwritten signature in cursive script that reads "Deborah K. Maurer".

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Deborah K. Maurer, Town Clerk

Dated: June 16, 2025

Please Publish: June 19, 2025



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

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: June 24, 2025

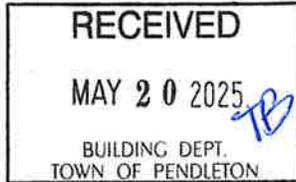
REQUESTED BY: Melissa Roskopf

ADDRESS OF PROPERTY: 4617 Tonawanda Ck rd N

ADDRESS OF OWNER: 4617 Tonawanda Ck rd N

E-MAIL ADDRESS: m[redacted]@gmail.com

To Consider the Following Request: 1600 ft. pole barn



TIME: 7:00 P.M.

PHONE: [redacted]

Town Ordinances Affected: \_\_\_\_\_

Variance Sought: 1000 square feet

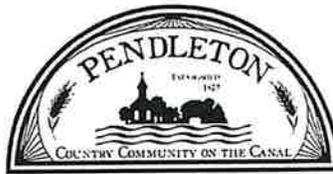
Size of Parcel: .64

Current Zoning: R2

Melissa K Roskopf  
Applicant Signature

5/20/25  
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).



**DENIAL OF BUILDING APPLICATION**

RECEIVED  
MAY 20 2025 TB  
BUILDING DEPT.  
TOWN OF PENDLETON

PROPERTY LOCATION: 4417 Tonawanda Ck rd N  
SBL NUMBER: 178.01-1-3  
OWNER: Melissa (Raskopf) Moderaccki  
OWNER ADDRESS: 4417 Tonawanda Ck rd N  
E-MAIL ADDRESS: [REDACTED]@gmail.com

REASON FOR DENIAL

PROPOSED STRUCTURE IS 1600 S.F., EXCEEDING  
SECTION 247-34 ACCESSORY STRUCTURES  
247-34 E(1) MAXIMUM SIZE, ON RESIDENTIAL  
LOTS UP TO 2 ACRES, OF 600 SQUARE FEET.

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

Melissa K Moderaccki  
Applicant

5/20/25  
Date

[Signature]  
Code Enforcement Officer

5/21/25  
Date