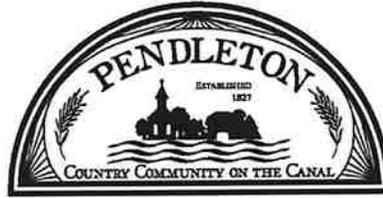


## TOWN OF PENDLETON

6570 Campbell Boulevard  
Lockport, NY 14094



**Deborah K. Maurer, Town Clerk**

Phone: (716) 625-8833

Fax: (716) 625-6295

[dmaurer@pendletonny.us](mailto: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:

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

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 lot depth of 250'. The proposed resulting parcel lot size 203.44' x 186.74' requires a 64' depth variance.

Town Ordinance Affected: § 247-11C(1)  
Variance Sought: 64' depth variance  
Size of Parcel: proposed parcel split to be 203.44' x 186.74' 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 cursive script that reads "Deborah K. Maurer".

---

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

TIME: 7:00 P.M.

TO BE HELD BY: Zoning Board of Appeals

PHONE: [REDACTED] Rodney Phillips  
[REDACTED] Dave Bratek  
(father of Brittany Maloney)

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.

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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

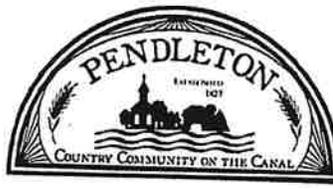
Current Zoning: R-2 Residential

4/30/2025

Applicant Signature

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**

*Dave Bratek*  
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.

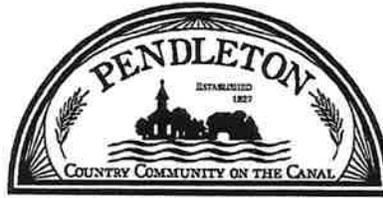
Sincerely,

A handwritten signature in black ink, appearing to read "Rodney Phillips", written in a cursive style.

Rodney Phillips

**TOWN OF PENDLETON**

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Lockport, NY 14094



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**TOWN OF PENDLETON  
NOTICE OF PUBLIC HEARING**

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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

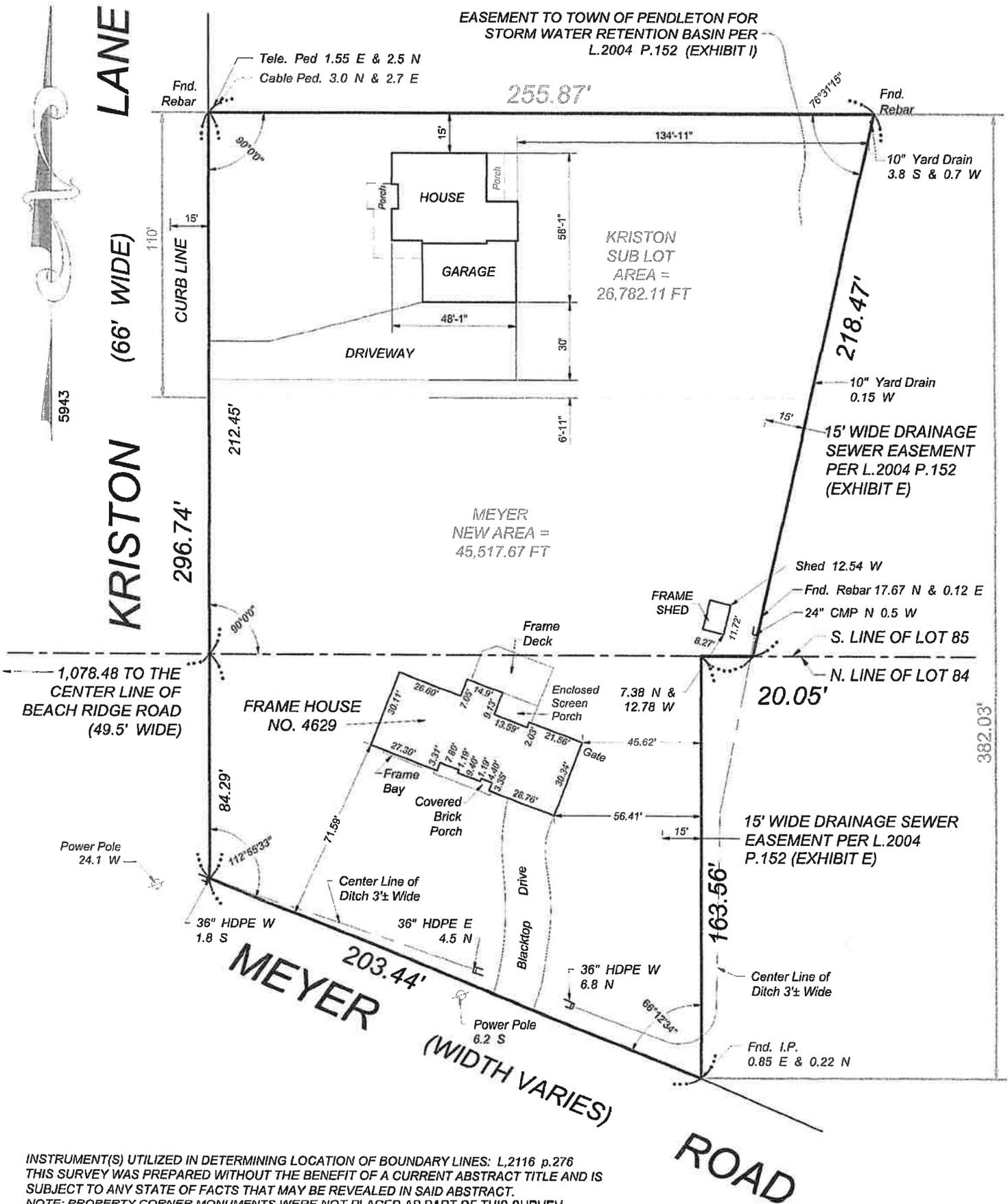
Current Zoning: R-2 Residential

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

Deborah K. Maurer, Town Clerk

Dated: May 14, 2025

Please Publish: May 20, 2025



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: L.2116 p.276  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT TITLE AND IS  
 SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.  
 NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY

