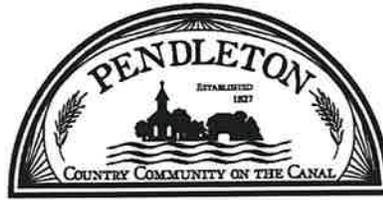


## TOWN OF PENDLETON

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:

Steven Hynes  
5757 Tonawanda Creek Road  
Lockport, NY 14094

Owner wishes to construct a 20' x 30' accessory structure and maintain existing 10' x 16' shed on the above referenced property. Proposed accessory structure and existing shed exceeds maximum allowable area of 600 sq ft per Town Code. An area variance for 160 sq ft is being requested. Also, the proposed adjacent front yard setback for the proposed structure is 55'. Town Code requires corner lots to have an adjacent front yard setback of 60'. A distance variance for 5' is being requested.

Town Ordinance Affected: § 247-34E(1), § 247-26D  
Variance Sought: 160 Sq. Ft., 5' distance variance  
Size of Parcel: 191.27' x 161.92' Irregular  
Current Zoning: R-1 Residential

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

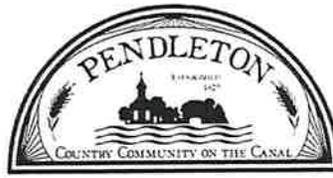
A handwritten signature in cursive script that reads "Deborah K. Maurer".

---

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 *cash*

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 6-24-2025

TIME: 7:00 P.M.

REQUESTED BY: STEVEN HYNES

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 5757 TONAWANDA CREEK ROAD LOCKPORT

ADDRESS OF OWNER: 5757 TONAWANDA CREEK ROAD

E-MAIL ADDRESS: [REDACTED] @ AOL.COM

To Consider the Following Request: WOULD LIKE TO BUILD A  
20' x 30' GARAGE AND KEEP EXISTING  
10' x 16' SHED.

Town Ordinances Affected: 247-34E(1) AND 247-26-D

Variance Sought: 160 SQ. FT. ACCESSORY STRUCTURE MAX. SIZE  
5 FT. ADJOINING STREET SET BACK

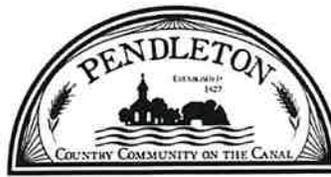
Size of Parcel: 1 ACRE

Current Zoning: RESIDENTIAL R-1

[Signature]  
Applicant Signature

6-5-2025  
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).



**DENIAL OF BUILDING APPLICATION**

PROPERTY LOCATION: 5757 TONAWANDA CREEK RD.  
SBL NUMBER: 166.01-3-1  
OWNER: STEVEN HYNES  
OWNER ADDRESS: 5757 TONAWANDA CREEK RD.  
E-MAIL ADDRESS: [REDACTED]@AOL.COM

REASON FOR DENIAL

PROPOSED ACCESSORY STRUCTURE EXCEEDS  
MAXIMUM ALLOWABLE SIZE PER SECTION 247-34 E(1)  
RESIDENTIAL LOTS UP TO AND INCLUDING TWO ACRES:  
PROPOSED NEW STRUCTURE IS 600 SQ FT  
EXISTING STRUCTURE TO REMAIN IS 160 SQ FT.

TOTAL: 760 SQ FT.

247-26-D

SET BACK FOR ADJOINING STREET SIDE  
SET BACK WILL NOT BE MET. VARIANCE  
REQUEST WILL BE FOR A 30 FEET SET BACK.  
55

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

[Signature]  
Applicant

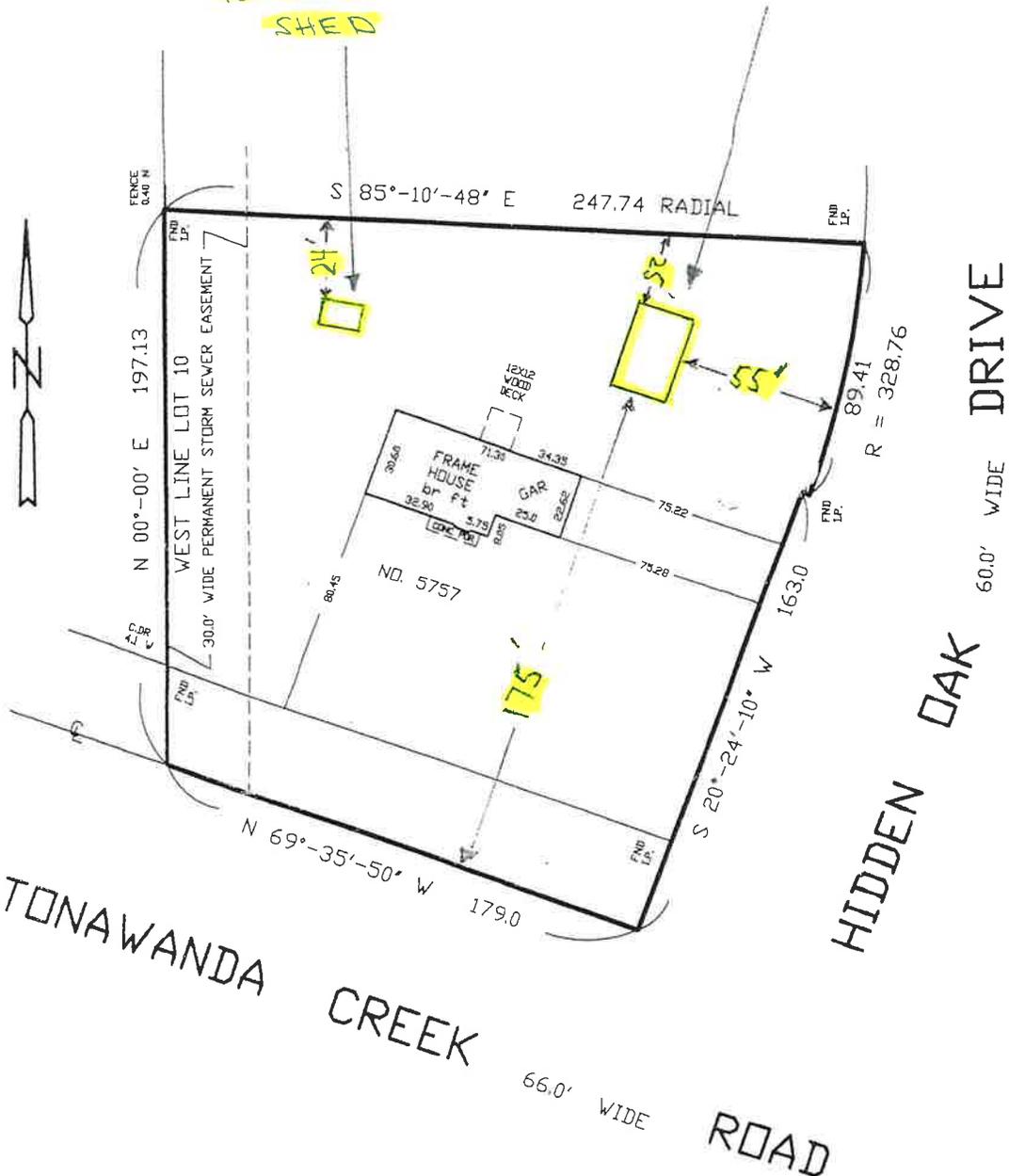
6-5-2025  
Date

[Signature]  
Code Enforcement Officer

6-6-2025  
Date

EXISTING  
10' x 16'  
SHED

NEW 20' x 30'  
BUILDING



TONAWANDA

CREEK

66.0' WIDE ROAD

HIDDEN OAK DRIVE

60.0' WIDE DRIVE

**ferguson** electric  
your connection to quality

EVERY MAP IS A VIOLATION  
OF THE PROFESSIONAL SURVEYOR  
CATION LAW

THERE IS STILL  
ANOTHER 17' OF  
SPACE ~~PAST~~ PAST  
THE 55' LOT LINE  
BEFORE HITTING  
HIDDEN OAK DR.

SURVEY

ART OF LOT 10, TOWNSHIP 13, RANGE 7  
LAND LAND COMPANY SURVEY  
'N OF PENDELTON, NIAGARA COUNTY, NEW YORK

JMAS P. RYAN  
J.D. LAND SURVEYOR  
327, LANCASTER, NY 14086  
300 TERRACE, MARILLA, NY 14102  
PHONE: 652 8886

DATE: AUGUST 8, 2014	RESURVEY
SCALE: 1" = 50'	
F.B.	
JOB NO. 108034	