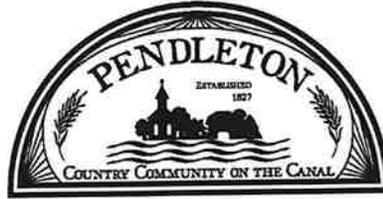


**TOWN OF PENDLETON**  
6570 Campbell Boulevard  
Lockport, NY 14094



**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 26<sup>th</sup> day of August 2025 for:

Virgil Cross  
5401 Oakwood Drive  
North Tonawanda, NY 14120

Owner wishes to construct a 24' x 32' addition to a preexisting nonconforming accessory structure on the above referenced property. Proposed addition will exceed maximum allowable area per Town Code. An area variance for 768 sq ft is being requested.

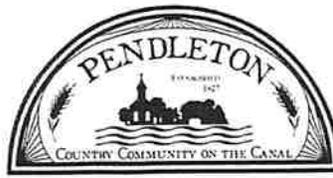
Town Ordinance Affected: § 247-34E(1)  
Variance Sought: 768 Sq. Ft.  
Size of Parcel: 156' x 250'  
Current Zoning: R-2 Residential

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

  
Deborah K. Maurer, Town Clerk

Dated: August 15, 2025

Please Publish: August 19, 2025



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

CREDIT CARD

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 8/26/2025

TIME: 7:00 P.M.

REQUESTED BY: VIRGIN CROSS

ADDRESS OF PROPERTY: 5401 OAKWOOD DR.

ADDRESS OF OWNER: 5401 OAKWOOD DR.

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: 24' x 32' ADDITION TO GARAGE

Town Ordinances Affected: 247-34 E(1)

Variance Sought: 768 sq FT

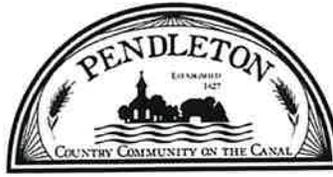
Size of Parcel: 1 ACRE

Current Zoning: R2 RESIDENTIAL

Virgin Cross  
Applicant Signature

7-29-2025  
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 PARCEL SPLIT**

PROPERTY LOCATION: 5401 OAKWOOD DR  
SBL NUMBER: 166.01-1-2.2  
OWNER: VIRGIL CROSS  
OWNER ADDRESS: 5401 OAKWOOD DR.  
E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

PROPOSED ADDITION TO EXISTING ACCESSORY  
STRUCTURE EXCEEDS MAXIMUM ALLOWABLE SIZE  
PER SECTION 247-34E(1) RESIDENTIAL LOTS UP TO  
AND INCLUDING TWO ACRES ARE PERMITTED 600 SF.

EXISTING STRUCTURE 1,200 SF.  
PROPOSED ADDITION 768 SF.

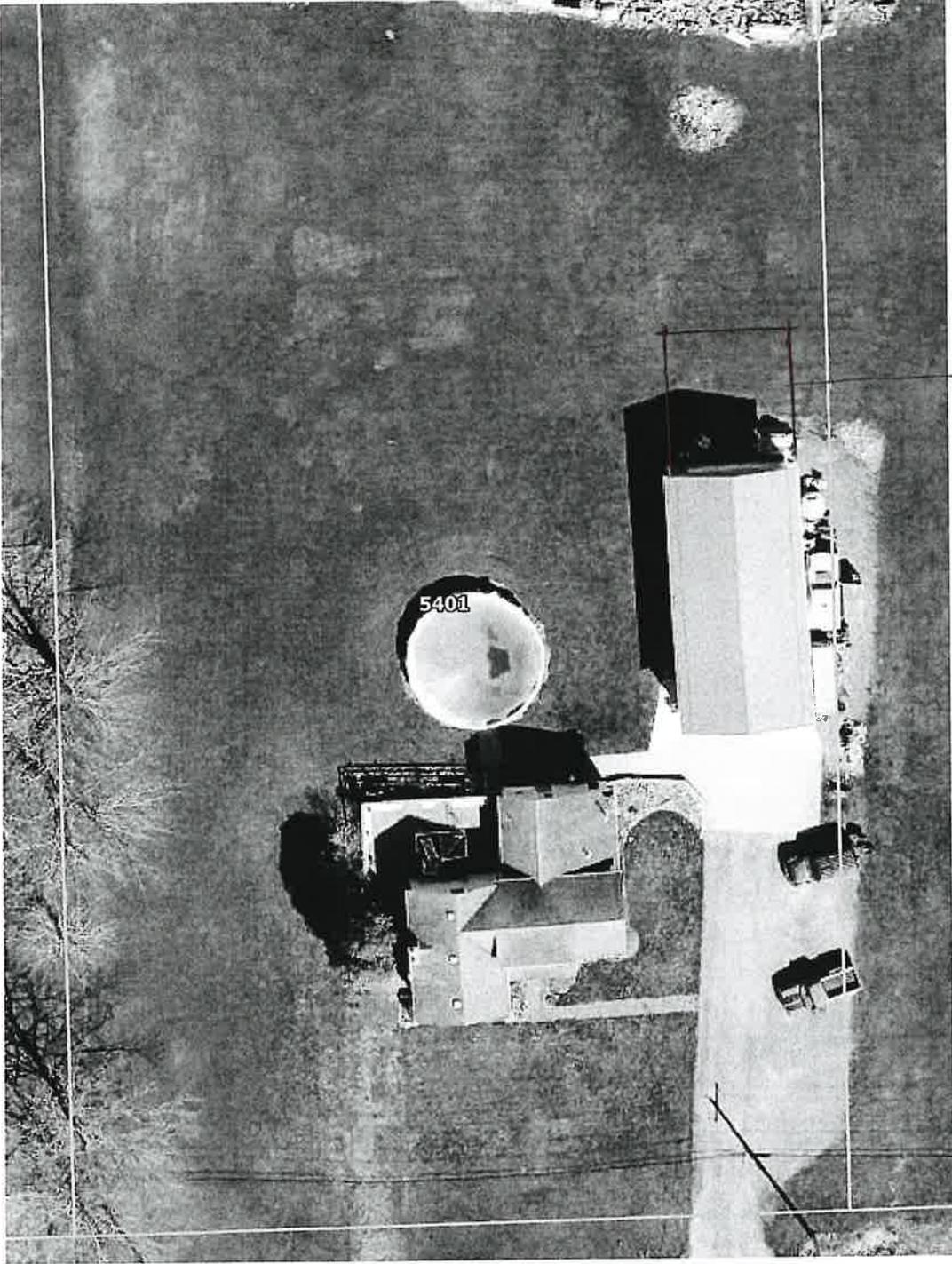
**NOTE: This form and supporting documentation must be filed with the Board of Appeals**

  
Applicant

7-29-2025  
Date

  
Code Enforcement Officer

7-31-2025  
Date



PROPOSED 24'x32'

5401 OAKWOOD DR  
VIRGIL CROSS