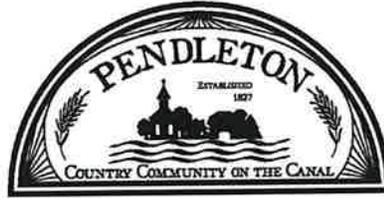


TOWN OF PENDLETON

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 26th day of August 2025 for:

Matt Lengel
5024 Tonawanda Creek Road
North Tonawanda, NY 14120

Owner wishes to extend existing covered porch with a proposed 5 ft. rear yard setback on the above referenced property. Town Code requires a minimum 50 ft. rear yard setback for the primary structure. An area variance for 45' is being requested. Also, owner is proposing the construction of an inground pool with a 5 ft. rear yard setback on the same property. Town Code requires a minimum 15 ft. setback for swimming pools. An area variance for 10 ft. is being requested.

Town Ordinance Affected: § 247-11F Rear Yard Setback, § 222-2C Swimming Pool Setback
Variance Sought: 45' rear yard distance (covered porch), 10' rear yard distance (swimming pool)
Size of Parcel: 1 Acre, Irregular
Current Zoning: R-2 Residential

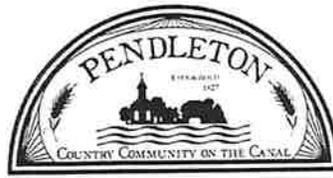
Additional information pursuant to this public hearing may be available at
<https://pendletonny.us/calendar-events/>.

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: August 15, 2025

Please Publish: August 19, 2025



INVOICE #
12500469

PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00 CK # 3061

RECEIVED
AUG 11 2025
BUILDING DEPT.
TOWN OF PENDLETON

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: _____

TIME: 7:00 P.M.

REQUESTED BY: MATT LENGEL

ADDRESS OF PROPERTY: 5024 TONAWANDA CEX. RD. 14120

ADDRESS OF OWNER: SAME

E-MAIL ADDRESS: _____

To Consider the Following Request: _____

Town Ordinances Affected: 249-11 F MINIMUM REAR YARD SET BACK
222-2C SWIMMING POOL SETBACK

Variance Sought: 10' VARIANCE REQUEST FOR SWIMMING POOL
45' REQUEST FOR COVERED PORCH EXTENSION

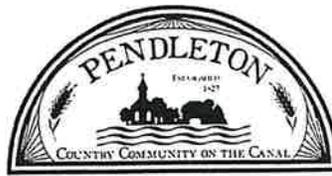
Size of Parcel: 1 ACRE

Current Zoning: R-2 RESIDENTIAL

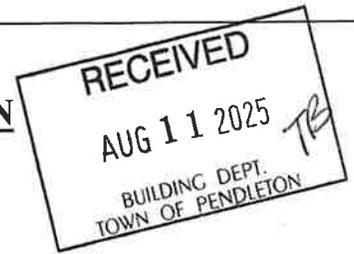
[Signature]
Applicant Signature

8/10/25
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



PROPERTY LOCATION: 5024 TONAWANDA CREEK
SBL NUMBER: 178.02-1-29.1
OWNER: MATT LENGEL
OWNER ADDRESS: 5024 TONAWANDA CRK. RD. 14120
E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

OWNER WISHES TO CONSTRUCT AN INGROUND POOL
WITHIN REAR YARD SETBACK OF 15 FEET REQUIRED
BY TOWN CODE 222-2C SWIMMING POOL SETBACK
REQUIREMENT.

ALSO, OWNER WISHES TO EXTEND EXISTING COVERED
PORCH INTO REQUIRED REAR YARD SETBACK REQUIRED
BY TOWN CODE 247-11F MINIMUM REAR YARD SETBACK
OF 50 FEET.

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

MATT LENGEL
Applicant

8/10/25
Date

[Signature]
Code Enforcement Officer

8/11/25
Date



PROPOSED FENCE & 24"
MAX RETAINING WALL

10' REAR PROPERTY LINE
SETBACK VARIANCE REQUESTED

PROPOSED
COVERED PORCH
EXTENSION

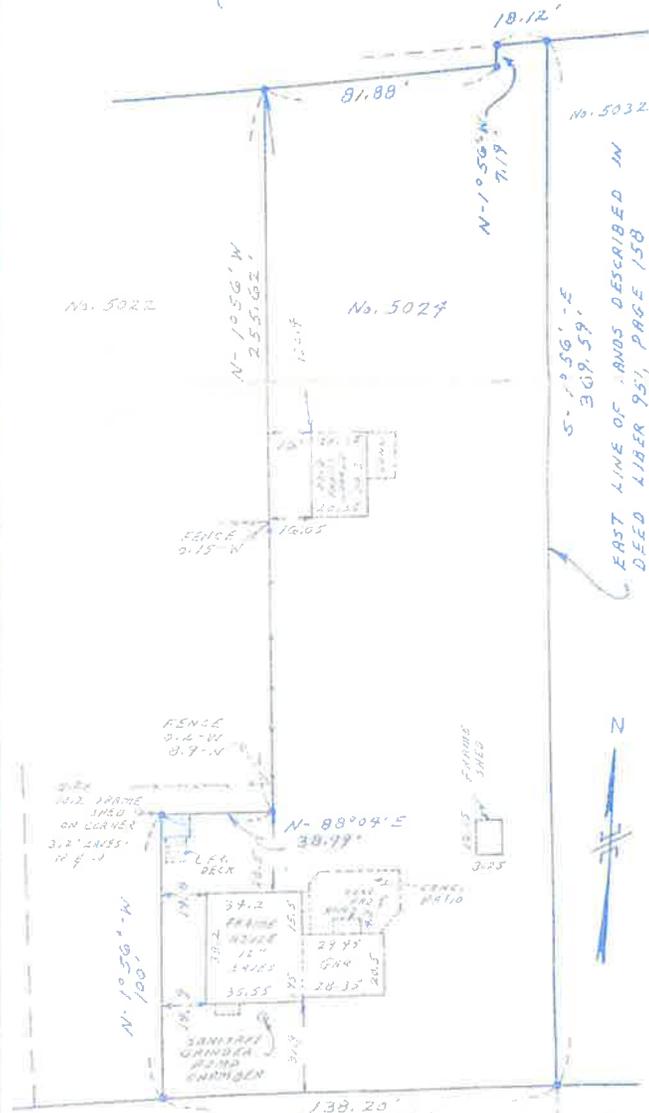
PROPOSED
IN-GROUND POOL

15'-0"

15'-0"

● = EXISTING IRON STAKE

NORTH
TONAWANDA CREEK ROAD
(WIDTH VARIES)



OLD TONAWANDA CREEK ROAD (NOT OPEN)
OF 16' CONC. PAVEMENT

TONAWANDA CREEK
(N.Y.S. BARGE CANAL)

NOTE: THIS SURVEY WAS FULFILLED AND IN THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS NOT BE REVEALED BY AN EXAMINATION OF SAID

SURVEY OF		GRAF LAND SURVEYORS	
PART OF LOT 20, TOWNSHIP 13, RANGE 7		ALBERT E. GRAF, P.L.S.	
TOWN OF TONAWANDA, COUNTY OF NIAGARA, STATE OF NEW YORK		JAMES A. GRAF, P.L.S.	
<small>THIS MAP WAS PREPARED BY THE SURVEYOR AND IS SUBJECT TO ANY STATE OF FACTS NOT BE REVEALED BY AN EXAMINATION OF SAID</small>		<small>STATE OF NEW YORK</small>	