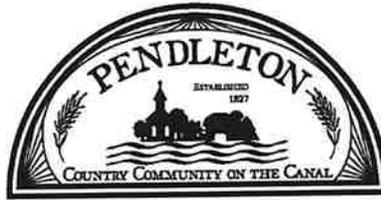


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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:

Alan Shoen
4811 Mapleton Road
Lockport, NY 14094

Owner wishes to construct a 40' x 60' accessory structure and maintain existing 12' x 24' shed on the above referenced property. Proposed accessory structure and existing shed exceeds maximum allowable area of 1,200 sq ft per Town Code. An area variance for 1,488 sq ft is being requested.

Town Ordinance Affected: § 247-34E(2)
Variance Sought: 1,488 Sq. Ft.
Size of Parcel: 3.3 Acres
Current Zoning: R-2 Residential

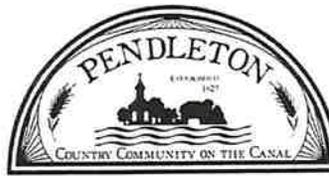
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.



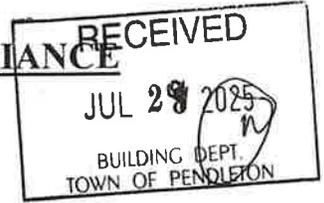
Deborah K. Maurer, Town Clerk

Dated: August 15, 2025

Please Publish: August 19, 2025



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE



Cash
Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 8/26/2025

TIME: 7:00 P.M.

REQUESTED BY: Alan Shoen

ADDRESS OF PROPERTY: 4811 mapleton Rd Lockport ny 14094

ADDRESS OF OWNER: 4811 mapleton Rd Lockport NY 14094

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: Requesting 1,488 variance for a
2,400 s.f. accessory storage structure for inside hosted
personal storage and keep my boat out of my
Drive way.

Town Ordinances Affected: 247-34 E2

Variance Sought: 1,488 SF additional.

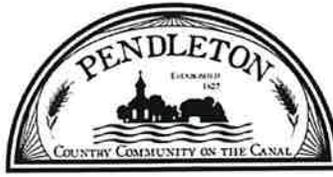
Size of Parcel: 3.3 acres

Current Zoning: R2 Residential

[Signature]
Applicant Signature

7/28/2025
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: 4811 mspleton rd. Lockport NY 14094

SBL NUMBER: _____

OWNER: Alan Shora

OWNER ADDRESS: 4811 mspleton Rd Lockport NY 14094

E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

Proposed structure exceeds allowable area for an accessory structure per Town Code 247-324 E(2).

Proposed 2400 SF
Allowable 912 SF

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

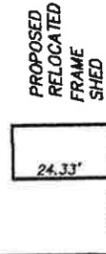
[Signature]
Applicant

7/28/2025
Date

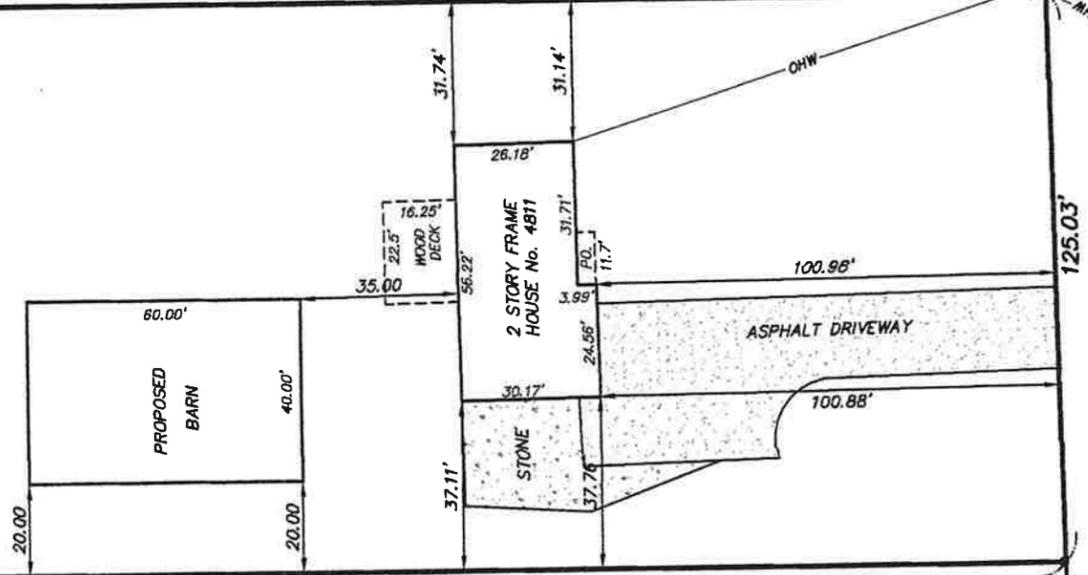
[Signature]
Code Enforcement Officer

8/12/2025
Date

PROPOSED
4811 MAPLETON RD.



REPUTED OWNER
ALAN SHOEN
INSTRUMENT No. 2017-07073



SOUTH LINE LOT 82

MAPLETON (66.0' WIDE) ROAD

PLOT PLAN
PART OF LOT 82, TOWNSHIP 13, RANGE 7
HOLLAND LAND SURVEY
TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK

DATE	REVISION/TYPE



GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4050 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

• SET OR EX. 5/8" REBAR OR AS NOTED



125.03' D. ~ 125.00' M.

EX. I.P.I.PE

EX. I.P.I.PE
4.0'S, 10.6'W.

EX. I.P.I.PE
5.3'S, 0.35'E.

1084.97'

1082.23'

PROPOSED
4811 MAPLETON RD.

EXISTING
4811 MAPLETON RD.

WEST LINE L-994, P-262

REPUTED OWNER
ALAN SHOEN
INSTRUMENT No. 2017-07073

PARCEL B

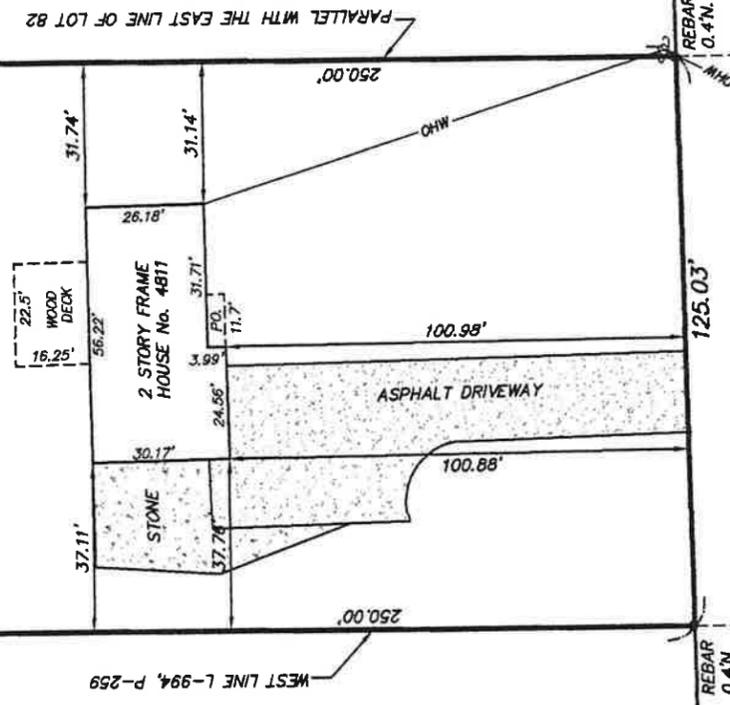
NORTH LINE L-2328, P-147
N.W. CORNER L-2328, P-147
PARALLEL WITH THE SOUTH LINE LOT 82
125.03'
N.E. CORNER L-2328, P-147

FRAME SHED
16.95'
24.33'
17.15'
11.61'

PARCEL A

WOOD DECK
22.5'
16.25'

2 STORY FRAME HOUSE No. 4811



MAPLETON (66.0' WIDE) ROAD

[Handwritten Signature]

SURVEY OF
PART OF LOT 82, TOWNSHIP 13, RANGE 7
HOLLAND LAND SURVEY
TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK



GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
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DATE	REVISION / TYPE



● SET OR EX. 5/8" REBAR OR AS NOTED

EX. I.P.I.P.E. 125.03' D. ~ 125.00' M. NORTH LINE L-994, P-262

EX. I.P.I.P.E. 4.0'S, 10.6'W.

N.W. CORNER L-994, P-262

EX. I.P.I.P.E. 5.3'S, 0.36'E.

EAST LINE L-2328, P-147 EXTENDED NORTHERLY

1084.97' 868.37' DEED ~ 867.98' MEAS.

1082.23' 868.37' DEED ~ 865.23' MEAS.

EXISTING
4811 MAPLETON RD.