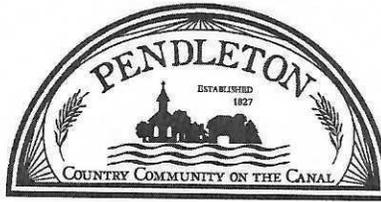


TOWN OF PENDLETON

6570 Campbell Boulevard
Lockport, NY 14094



Noreen E. Lemma, Town Clerk
Phone: (716) 625-8833
Fax: (716) 625-6295
nlemma@pendletonny.us

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 27th day of January 2026 for:

James Rowley and Bill Anderson
5501 Oakwood Drive
North Tonawanda, NY 14120

Owner wishes to construct 30' x 50' accessory structure on the above referenced property. Proposed structure will exceed maximum allowable area of 1,200 sq ft per Town Code. An area variance for 300 sq ft is being requested. Also, the proposed structure does not meet the minimum front yard setback of 150 ft per Town Code. An area variance of 35 ft for the front yard is being requested.

Town Ordinance Affected: §247-34E(2) Max. Size, §247-34F(3)(a) Min. Front Yard Setback
Variance Sought: 300 Sq. Ft. Area, 35 Ft. Front Yard
Size of Parcel: 2.3 Acres
Current Zoning: R-2 Residential

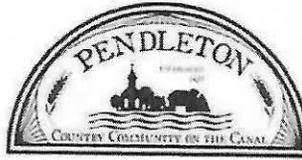
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

A handwritten signature in cursive script, appearing to read "Noreen E. Lemma".

Noreen E. Lemma, Town Clerk

Dated: January 20, 2026

Please Publish: January 21, 2026



ACCESSORY STRUCTURE PERMIT APPLICATION

FEES:

Jobsite Location: 5501 Oakwood Dr, North Tonawanda, NY Date: 1/12/26

Contractor/Applicant: James Rowley Phone: 6 - -

Address: Oakwood Y

Property Owner: Bill Anderson Phone: 716-471-1345

Address:

E-Mail Address: RowleyJimmy1012@yahoo.com

Use of Building: Storage / work shop

Size of Building: 1800 SFT / 1500 SQ. FT.

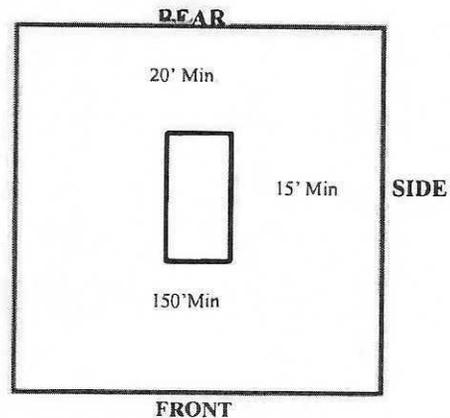
Height of Building: 14ft Walls, 19ft Peak

Estimated Cost: \$ 60,000

Building Access: Garage / Mandoor

By existing Driveway: X New Driveway: X

If New Driveway, Curb Cut Required: Yes X No



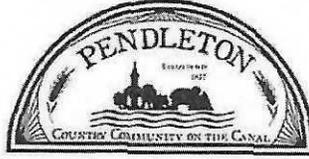
Additional Information:

1. Current Survey is required for permit to be issued showing all buildings, septic, grinder, easements and setbacks.
2. One set of Construction Drawings are required showing sufficient detail for the structure to be constructed.
 - a. Per Section 403 of the 2020 Uniform Residential Code, all freestanding structures over 600 sq. ft. and/or over 10' tall at the eave must meet frost protection requirements.
 - b. All freestanding structures over 600 sq. ft. must be designed by a design professional and bearing their stamp.
 - c. If using trusses, we must have a copy of the stamped truss certificate.
3. Electrical work must be inspected by a certified electrical inspector. This will require both a rough and final inspection.
4. Allowable size of the structure will be directly related to lot sizes. Oversized buildings will require a variance.
5. Setbacks from side yard lot line is 15'. Setbacks from front yard lot line is 150'.
6. Applicant shall call for required inspections. A final inspection is also needed, to include a final electrical inspection, before a Certificate of Occupancy can be given. There shall be no occupancy or storage in the structure until the Certificate is given.

Applicant Signature: [Signature]

Date: 1/12/26

Inspector Approval: _____



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 5501 Oakwood Drive

SBL NUMBER: 166.01-1-34.3

OWNER: Bill Anderson/James Rowley

OWNER ADDRESS: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

Applicant wishes to build accessory structure that exceeds the maximum allowed size and does not meet the front yard setback per Town Code.

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

James Rowley
Applicant

1/14/26
Date

[Signature]
Code Enforcement Officer

1/14/26
Date



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: JAN. 27th

TIME: 7:00 P.M.

REQUESTED BY: James Rowley

PHONE: [REDACTED]

ADDRESS OF PROPERTY: [REDACTED]

ADDRESS OF OWNER: [REDACTED]

To Consider the Following Request: _____

Asking for an additional 300 square feet off the back of our barn to take the total square footage from ~~1200 sqft~~ to ~~1500 sqft~~ 1200 sqft to 1500 sqft.

Town Ordinances Affected: Maximum square feet allowance

Variance Sought: 300 square feet

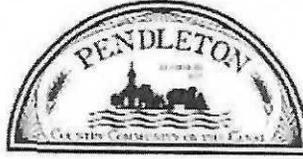
Size of Parcel: 2.33 Acres

Current Zoning: Residential

[Signature]
Applicant Signature

1/12/26
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: JAN. 27th

TIME: 7:00 P.M.

REQUESTED BY: James Rowley

PHONE: [REDACTED]

ADDRESS OF PROPERTY: [REDACTED]

ADDRESS OF OWNER: [REDACTED]

To Consider the Following Request: _____

Asking to Erect our Accessory structure 115' off
of the road.

Town Ordinances Affected: Minimum Road setback

Variance Sought: 35 feet

Size of Parcel: 2.33 Acres

Current Zoning: Residential

[Signature]
Applicant Signature

1/12/26
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).



PLOT PLAN
REVISED: JAN. 7, 2025





PROPOSED ADDITION REVISED 1/2025

THE ROWLEY RESIDENCE
5501 OAKWOOD DRIVE
N. TONAWANDA, NY

PRELIMINARY NOT
FOR CONSTRUCTION

EXISTING TWO STORY HOME

COVERED
BREEZEWAY

PROPOSED 30' POLE BARN

FRONT ELEVATION

REVISED JANUARY 7, 2025

DRAWING
NAME
01.056

LEGEND
AC = ACRES
APPROX = APPROXIMATE
AVE = AVENUE

BIT = BITUMINOUS
CB = CATCH BASIN
CH = CHAIN
CONC = CONCRETE
COR = CORNER
CTV = CABLE TV BOX
CL = CENTERLINE

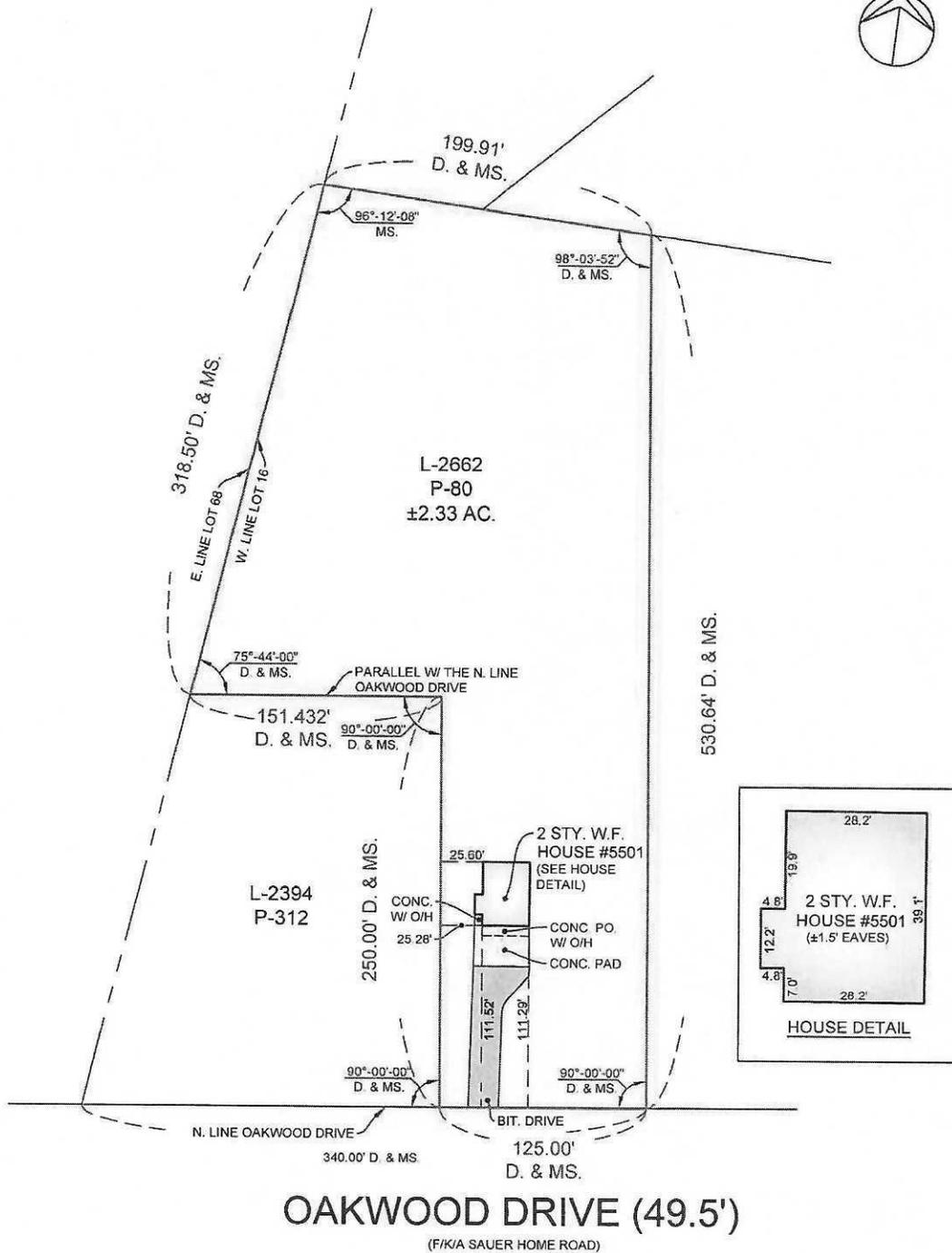
D = DEED
DIA = DIAMETER
DIST = DISTANCE
E = EAST
EJB = ELECTRICAL
JUNCTION BOX
ENG = ENCROACHMENT

ESMT = EASEMENT
EX = EXISTING
FNC = FENCE
GAR = GARAGE
IP = IRON PIPE
L = LIBER
MH = MANHOLE

MP = MAP
MS = MEASURED
N = NORTH
OH = OVERHEAD
O/L = ON LINE
PO = PORCH
PP = POWER POLE

P = PAGE
PL = PROPERTY LINE
PAVT = PAVEMENT
RD = ROAD
S = SOUTH
ST = STREET
STY = STORY

TJB = TELEPHONE
JUNCTION BOX
TYP = TYPICAL
W = WEST
WD = WOOD
WF = WOODFRAME



SURVEY OF
5501 OAKWOOD DRIVE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

NOTES:

-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

wendel

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Williamsville, New York 14221
PHONE: 716 688 0755 FAX: 716 525 6825
WEBSITE: www.wendelcompanies.com

Wendel WD Architecture, Engineering, Surveying and Landscape Architecture P.C.

PART OF LOT	16	SEC.	-	TWP.	13	RNG	7
OF THE HOLLAND LAND COMPANY'S SURVEY							
TOWN	PENDLETON			PROJ. NO.	2963-25-01/056		
COUNTY	NIAGARA, NY		TAX ID No.	166.01-1-34.3		SCALE	1"=80'
CREW	JDB	DWN.SNW	CHK	RNJ	DATE	12/3/2025	