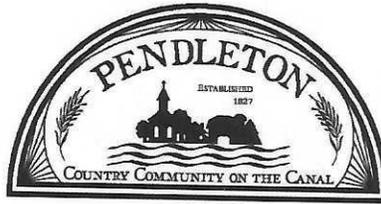


TOWN OF PENDLETON

6570 Campbell Boulevard
Lockport, NY 14094



Noreen E. Lemma, Town Clerk

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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 24th day of March 2026 for:

Dan D'Angelo
4214 Beach Ridge Road
North Tonawanda, NY 14120

Owner wishes to subdivide the above referenced property into two parcels. Proposed parcels will not meet the minimum depth requirement of 250 ft and one parcel will not meet the minimum lot area requirement of 31,250 sq. ft. per Town Code. Area variances of 25 ft. for lot depth and 2,370 sq. ft. for lot area are being requested. Also, one of the proposed parcels would temporarily have an accessory structure without a primary residence which is not a permitted use per Town Code. A use variance is being requested to allow the accessory structure to remain without a primary residence until it is demolished to construct a new single-family residence.

Town Ordinance Affected: §247-10 C(1) Min. Area & Lot Depth, §247-10 A(5) Accessory Use
Variance Sought: 25 Ft. Depth, 2,370 Sq. Ft. Area, Accessory Use
Size of Parcel: 2.29 Acres Irregular
Current Zoning: R-1 Residential

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

Noreen E. Lemma, Town Clerk

Dated: March 13, 2026

Please Publish: March 16, 2026