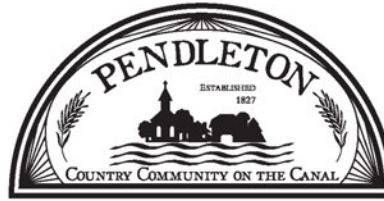


TOWN OF PENDLETON

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 24th day of March 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/>.

Noreen E. Lemma

Noreen E. Lemma, Town Clerk

Dated: March 13, 2026

Please Publish: March 16, 2026



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: March 24

TIME: 7:00 P.M.

REQUESTED BY: James Rowley

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 5501 Oakwood Drive, N. Tonawanda Ny 14120

ADDRESS OF OWNER: 5501 Oakwood Drive, N. Tonawanda NY 14120

To Consider the Following Request: Approval to build a pole barn that is 1500 square feet. Also to build this structure 115' feet off of the road way.

Town Ordinances Affected: Maximum square Footage / Minimum Road Setback

Variance Sought: _____

300 additional square feet

35' of road setback, 115' instead of 150'

Size of Parcel: 2.33 Acres

Current Zoning: Residential

[Signature]

Applicant Signature

2/11/26

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).



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 5501 Oakwood Drive

SBL NUMBER: 166.01-1-34.3

OWNER: Bill Anderson/James Rowley

OWNER ADDRESS: 5495 Oakwood Drive, North Tonawanda, NY 14120

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



PROPOSED ADDITION - BEING ADDED TO
THE ROWLEY RESIDENCE
5501 OAKWOOD DRIVE
N. TONAWANDA, NY

PRELIMINARY, NOT FOR CONSTRUCTION

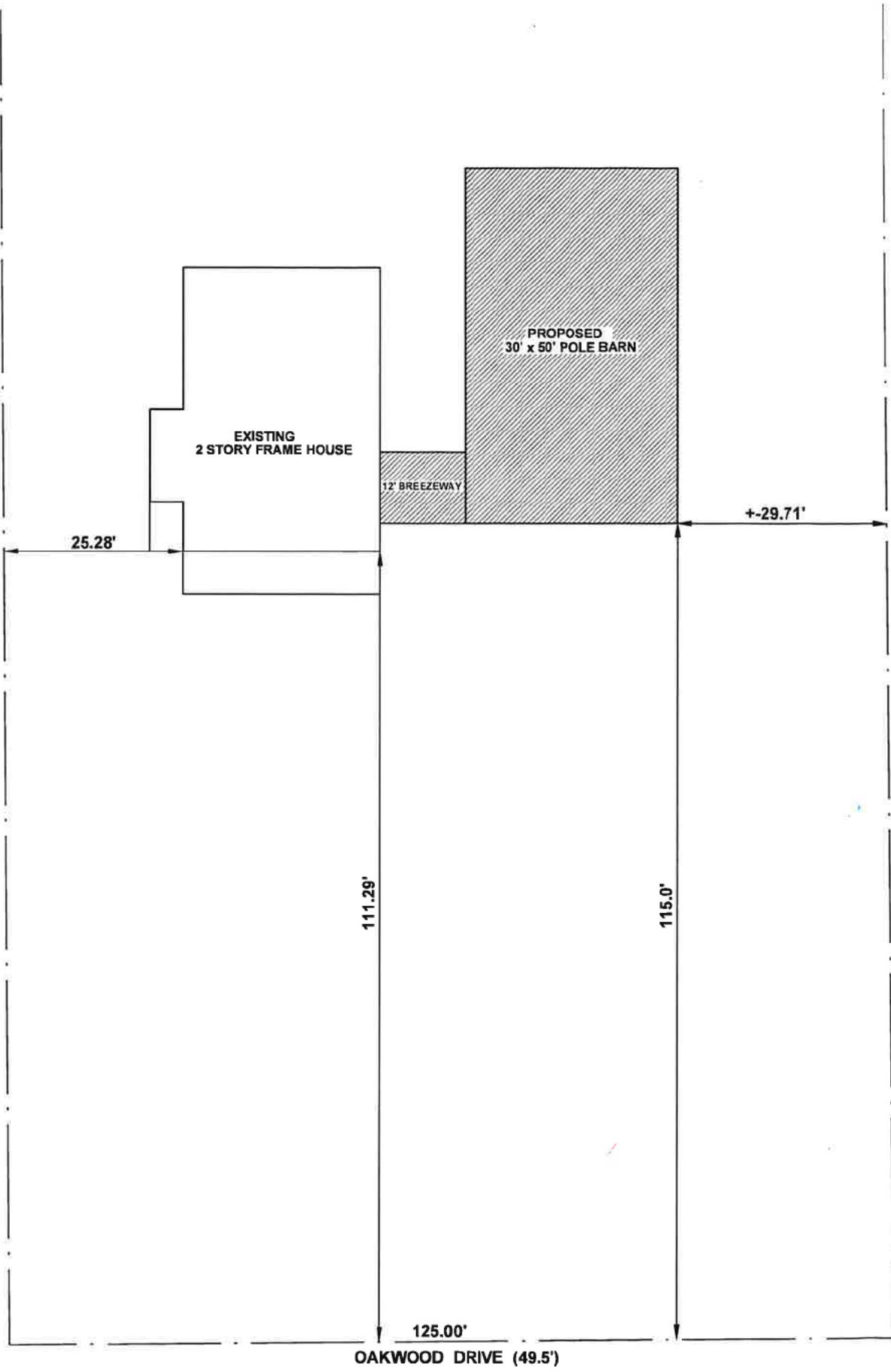
EXISTING TWO STORY HOME

COVERED BREEZEWAY

PROPOSED 20' POLE BARN

FRONT ELEVATION

REVISED: JANUARY 7, 2025



PLOT PLAN
REVISED: JAN. 7, 2025



DRAWING
NAME
01.056

LEGEND

AC = ACRES
APPROX = APPROXIMATE
AVE. = AVENUE

BIT = BITUMINOUS
CB = CATCH BASIN
CH = CHAIN
CONC. = CONCRETE
COR. = CORNER
C.T.V. = CABLE TV BOX
C = CENTERLINE

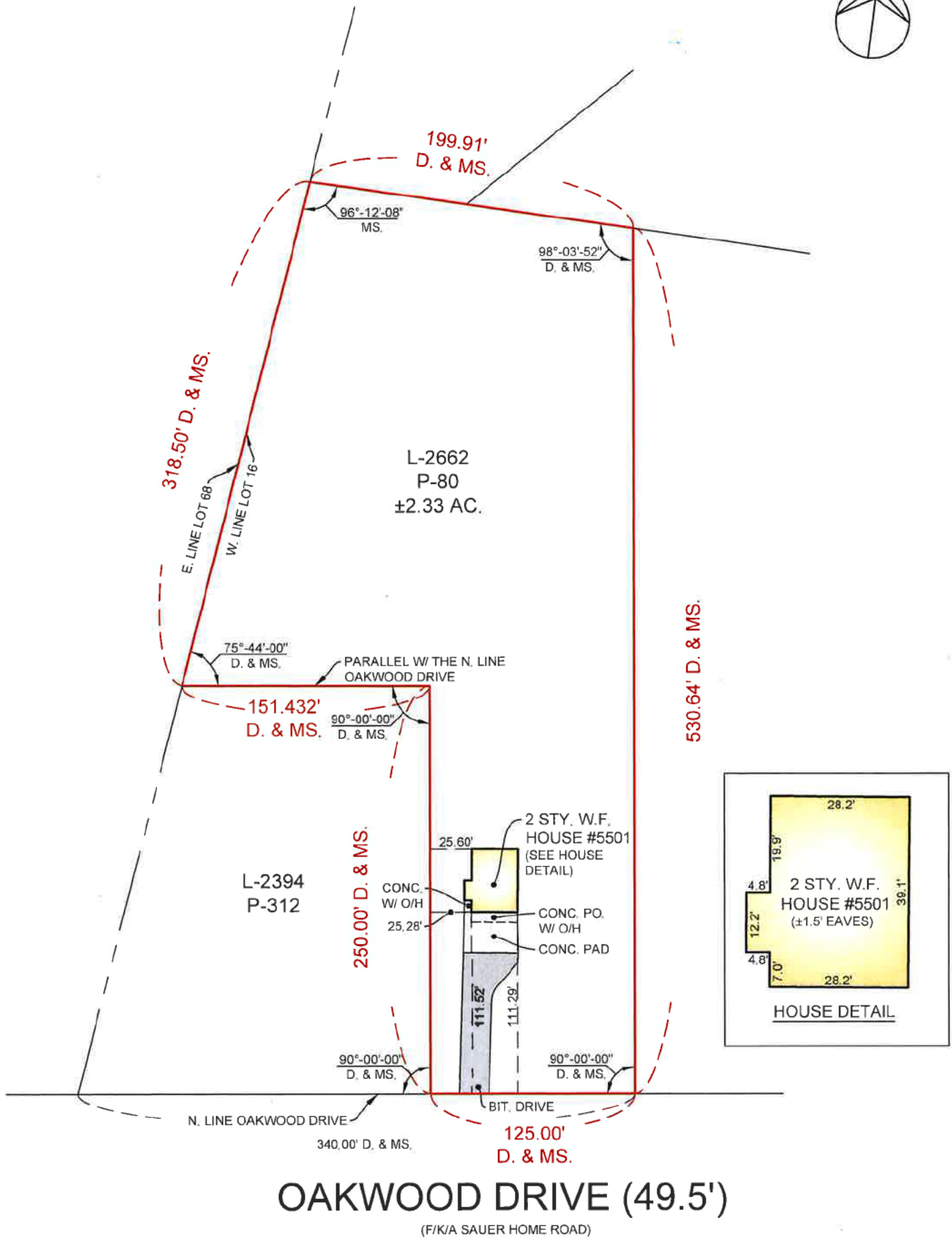
D. = DEED
DIA. = DIAMETER
DIST. = DISTANCE
E. = EAST
EJB = ELECTRICAL
JUNCTION BOX
ENC. = ENCROACHMENT

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

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

P = PAGE
P. = PROPERTY LINE
PAV'T = PAVEMENT
RD. = ROAD
S. = SOUTH
ST. = STREET
STY. = STORY

TJB = TELEPHONE
JUNCTION BOX
TYP. = TYPICAL
W. = WEST
W/ = WITH
WD. = WOOD
W.F. = WOODFRAME



530.64' D. & MS.

OAKWOOD DRIVE (49.5')

**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



Centerpointe Corporate Park • 375 Esjay Road, Suite 200
Williamsville, New York 14221
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WEBSITE: www.wendelcompanies.com
Wendel WD Architecture, Engineering, Surveying and Landscape Architecture P.C.

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.

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