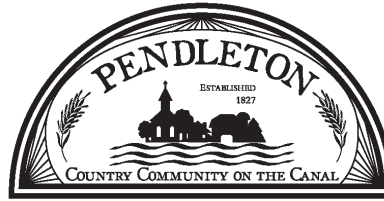


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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:

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.

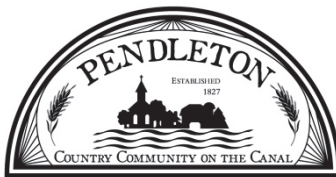
Town Ordinance Affected: §247-10 C(1) Min. Area & Lot Depth, §247-10 A(5) Accessory Use
Variance Sought: 25 Ft. Depth, 2,370 Sq. Ft. Area, Accessory Use
Size of Parcel: 2.29 Acres Irregular
Current Zoning: R-1 Residential

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

Noreen E. Lemma
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 24th

TIME: 7:00 P.M.

REQUESTED BY: Dan & Craig D'Angelo

PHONE: _____

ADDRESS OF PROPERTY: 4214 Beach Ridge Rd.

ADDRESS OF OWNER: 677 Erie Ave, North Tonawanda, NY 14120

E-MAIL ADDRESS: _____

To Consider the Following Request:

Subdivide parcel into two parcels to eventually demo existing structures and construct single-family residences. Proposed parcels do not meet required lot depth of 250 ft., and one does not meet min. lot area.

One of the proposed parcels would have an accessory structure without a primary residence, making it nonconforming until demolition takes place.

Town Ordinances Affected: 247-10 C(1) Min. Depth and Area, 247-10 A(5) Accessory Use

Variance Sought:

25' Depth, 2,370 Sq. Ft. Lot Area, Temp. use of accessory structure without principal residence.

Size of Parcel: 432 Ft. frontage x 225 Ft. depth

Current Zoning: R-1 Residential

Applicant Signature

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).