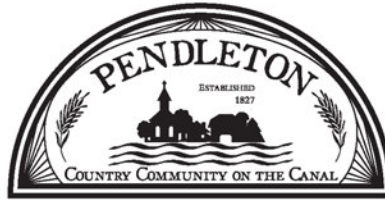


TOWN OF PENDLETON

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:

Andrew Gottler
4965 Brauer Drive
Lockport, NY 14094

Owner wishes to construct 14' x 28' accessory structure on the above referenced property. Proposed structure does not meet the minimum front yard setback of 150 ft per Town Code. An area variance of 38 ft for the front yard is being requested.

Town Ordinance Affected: §247-34F(2)(a) Min. Front Yard Setback
Variance Sought: 38 Ft. Front Yard
Size of Parcel: 0.7 Acres
Current Zoning: R-2 Residential

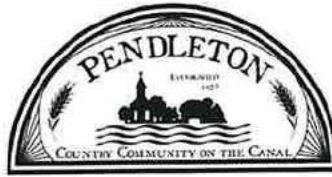
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

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 24th

TIME: 7:00 P.M.

REQUESTED BY: DREW (ANDREW) GOTTLER

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 4965 BRAUER DR, LOCKPORT NY 14094

ADDRESS OF OWNER: 4965 BRAUER DR, LOCKPORT NY 14094

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: _____

① THERE IS A POND AND DRAINAGE EASEMENT IN THE BACKYARD THAT I WOULD NOT BE ABLE TO PUT THE SHED ON

② THERE ARE CURRENTLY OTHER SHEDS ALONG THE POND IN THE NEIGHBORHOOD

Town Ordinances Affected: _____

Variance Sought: TO HAVE THE SETBACK FROM THE FRONT YARD LOT LINE TO BE 112 FEET INSTEAD OF 150 FEET.

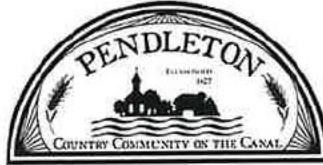
Size of Parcel: .7 ACRES

Current Zoning: R-2 RES.

[Signature]
Applicant Signature

3/5/2026
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: 4965 Brauer Dr
SBL NUMBER: 150.04-3-16
OWNER: Andrew Gottler
OWNER ADDRESS: 4965 Brauer Dr
E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

Proposed accessory structure is within front yard setback per Town Code §247-34F(2)(a) Min. Front Yard Setback.
150 Ft. Allowable
112 Ft. Proposed

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

Applicant

Code Enforcement Officer

Date

Date

3/6/26

4965 BRAVER DR.
ANDREW GOTTLER

S.L. 16
34,362.1 Sq Ft

35' WIDE PUBLIC
DRAINAGE EASEMENT

PUBLIC DRAINAGE EASEMENT
14.17'
N 01°32'12" W 318.17'

S 01°32'12" E 318.17'

10' WIDE PUBLIC
DRAINAGE EASEMENT

15' OFF

2.50 2.50'

28.89'

10' OFF

29.06'

EGRESS WELL CHAM.

50.54'

No. 4965

2 STY. FRAME & STONE
FACADE HOUSE

30.00'

30.26'

2.75' 2.00' 22.21'

COV. POR

29.11'

28.91'

28.05'

60' SETBACK

91.10'

81.15'

STONE
DRIVE

10' WIDE PUBLIC
DRAINAGE EASEMENT

TRANS.

TELE.

10.00'

1591.28' TO THE EAST LINE
OF CAMPBELL BOULEVARD

S 88°27'48" W 108.00'

112 FT.
PROPOSED SETBACK

BRAUER (60' WIDE) DRIVE

SURVEY OF
SUB LOT 16, MAP FILED IN INSTRUMENT No. M2022-0001
MEADOWS AT PENDLETON NORTH
PART OF LOT 20