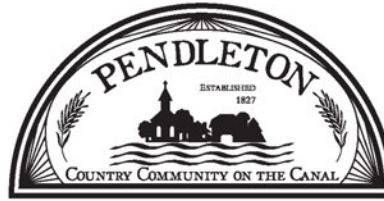


TOWN OF PENDLETON

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:

Wayne R Snyder
6027 Townline Road
Lockport, NY 14094

Owner wishes to construct 32' x 34' accessory structure on the above referenced property. Proposed structure will exceed maximum allowable area of 600 sq ft per Town Code. An area variance for 776 sq ft is being requested. Also, the proposed structure does not meet the minimum front and side yard setbacks of 150 ft and 15 ft respectively per Town Code. An area variance of 50 ft for the front yard and 11 ft for the side yard is being requested.

Town Ordinance Affected: §247-34E(1) Max. Size, §247-34F(3) Min. Yard Setbacks
Variance Sought: 776 Sq. Ft. Area, 50 Ft. Front Yard, 11 Ft. Side Yard
Size of Parcel: 0.72 Acres
Current Zoning: R-1 Residential

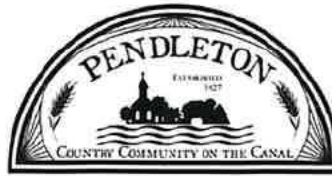
Additional information pursuant to this public hearing may be available at
<https://pendletonny.us/calendar-events/>.

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: Wayne R Snyder

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 6027 Townline Rd

ADDRESS OF OWNER: 6027 Townline Rd.

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: I request a 11ft property line variance and a 776 sq ft Building variance for a out Building for storage due to the lack of basement on my dwelling.

Town Ordinances Affected: 247-34E(1) 247-34F(3)

Variance Sought: 11ft Property line and 800 sqft 50' front yard set back

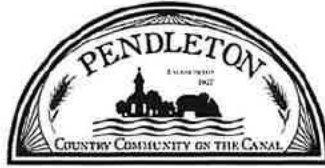
Size of Parcel: 0.72 acres

Current Zoning: Residential

Applicant Signature [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).



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 6027 Townline Rd
SBL NUMBER: 135.00-1-2.12
OWNER: Wayne Snyder
OWNER ADDRESS: 6027 Townline Rd
E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

Proposed accessory structure exceeds max. allowable size and is within the front and side yard setbacks per Town Code 247-34E(1) and 247-34F(3) respectively.

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

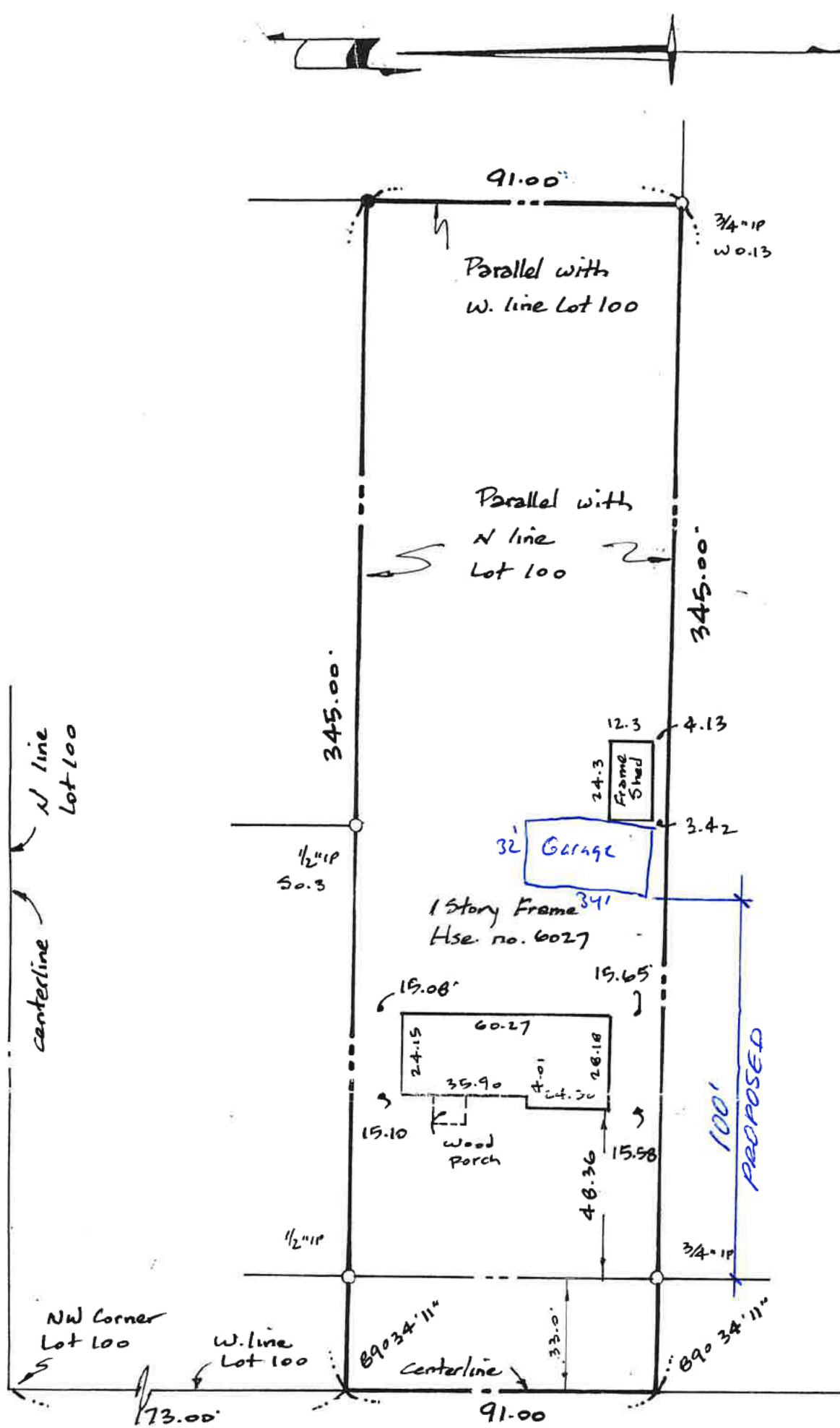
Applicant

[Signature]
Code Enforcement Officer

Date

MARCH 9, 2024
Date

LOCKPORT (66' wide) RD



Reference deed:

L-2645, P-316

○ = monument found as noted

● = 5/8" iron rod set

Area = 0.72 acres

TOWNLINE (66' wide) RD

Survey

6027 Townline Road
 Town of Pendleton, Niagara Co., NY
 Part of Lot 100, Twp. 13, Rng. 7

Date: Oct. 25, 2007

Scale: 1" = 40'

Job no. 07173

Book 34, p. 7

John J. ...



TELLUS
 LAND
 SURVEYING

New York

Pennsylvania

P.O. Box 753

East Aurora, NY 14052-0753

(716) 655-3933

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

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