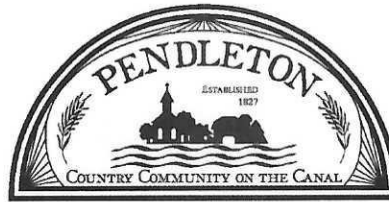


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



Noreen E. Lemma, Town Clerk
Phone: (716) 625-8833
Fax: (716) 625-6295
nlemma@pendletonny.us

Town of Pendleton Notice of Public Hearing

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 26th day of May 2026 for:

Nikolay Blyashuk
6132 Bear Ridge Road
Lockport, NY 14094

Owner wishes to dig a 75' x 180' recreational pond on the above referenced property. Proposed pond exceeds allowable lot coverage of 10% per Town Code. A variance for 2.3% is being requested for lot coverage. Also, the proposed pond does not meet the minimum side yard setback of 100 ft per Town Code. A variance for 50 ft is being requested for the side yard setback.

Town Ordinance Affected: §247-46A Lot Coverage, §247-46A(1) Min. Side Yard Setback
Variance Sought: 2.3% Lot Coverage, 50 Ft. Side Yard Setback
Size of Parcel: 2.5 Acres, Irregular Lot
Current Zoning: R-2 Residential

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

A handwritten signature in cursive script that reads "Noreen E. Lemma".

Noreen E. Lemma, Town Clerk

Dated: May 18, 2026

Please Publish: May 20, 2026



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: MAY 26th

TIME: 7:00 P.M.

REQUESTED BY: Nikolay Blyashuk

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 137.03-1-9.2 Bear Ridge Rd Pendleton NY

ADDRESS OF OWNER: 3094 Lower Mtn Rd Sanborn 14132

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: Digging a recreational pond (1/3 of an acre)
close to property lines, approximately 50 feet from sides

Town Ordinances Affected: 247-46(A) AREA 247-46A(1) MIN. SIDE YARD SETBACK
LOT COVERAGE

Variance Sought: app
2.3% LOT COVERAGE
50' SIDE YARD

Size of Parcel: 2.5 acres

Current Zoning: R-2 RESIDENTIAL

[Signature]
Applicant Signature

4-23-26
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: 6132 BEAR RIDGE RD.
SBL NUMBER: 137.03-1-9.2
OWNER: NIKOLAY BLYASHUK
OWNER ADDRESS: 3094 LOWER MTN. RD. SANBORN 14132
E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

PROPOSED POND AREA LOT COVERAGE
12.3% PROPOSED
10.0% ALLOWED

SETBACKS
SIDE YARD 50' PROPOSED
100' ALLOWED

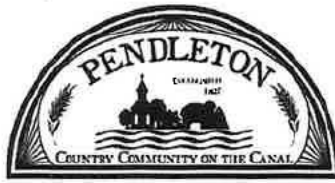
NOTE: This form and supporting documentation must be filed with the Board of Appeals

[Signature]
Applicant

5-4-26
Date

[Signature]
Code Enforcement Officer

5-4-26
Date



POND PERMIT APPLICATION

The construction of ponds is regulated in order to protect natural resources and public health and safety. Before constructing a pond, this application must be completed and returned to the Code Enforcement Office. All applications will be reviewed to determine if the location, dimensions, construction and proposed use of the pond will comply with environmental, health, and safety regulations and not adversely affect drainage patterns. Additional approval from the Town Planning Board may be required.

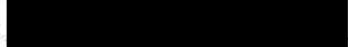
FEE: \$65.00

Date: 4-23-26

Owner Information

Owner/Applicant: Nikolay Blyashuk

Mailing Address: 3094 Lower Mountain Rd

City: Sanborn State: NY Zip: 14132 Phone: 

Property Information

Address/Location: 137.03-1-9.2 Bear Ridge Rd Pendleton NY

Contractor: EDG Excavating Phone: 

Construction Information

Proposed use(s) of pond (check all that apply):

- Recreational Storm Water Retention Fire Protection
 Agricultural Other (describe):

Approximate Size of Pond: 1/3 of an acre Estimated Cost: \$ 15,500

Where will material excavated from the pond be placed? backfill

Will any dam be constructed? Yes No If yes, provide construction details

Will any dock or other structure be built? Yes No

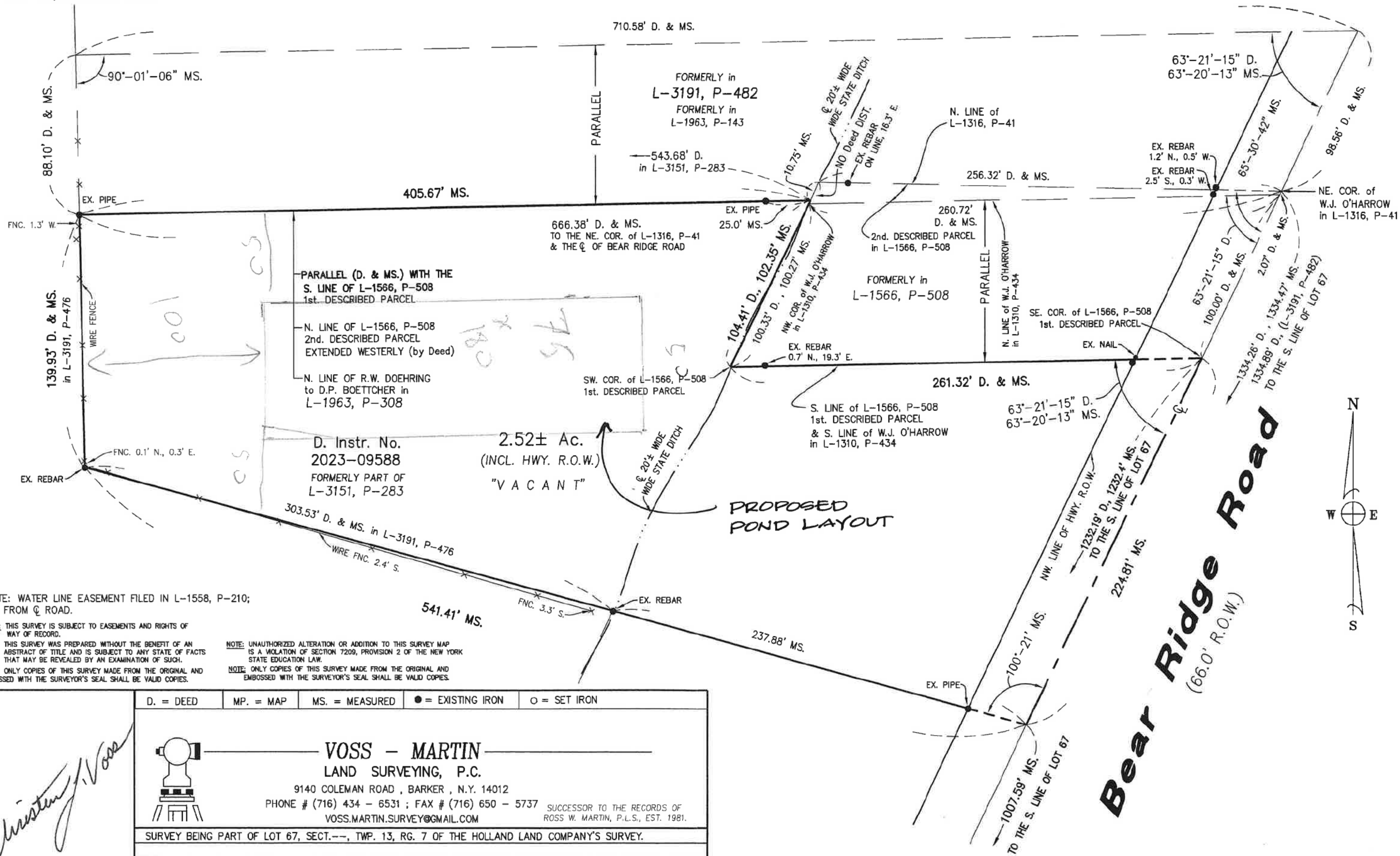
Will the pond be stocked with fish or other wildlife? Yes No

Contractor License Required in the Town of Pendleton

Applicant hereby affirms that all work shall be performed in accordance with applicable codes, regulations and manufacturer's installation instructions and authorizes the Code Enforcement Officer, his deputy or assistants to enter the premises listed herein in any reasonable time to perform all required inspections of the permitted work.

Applicant Signature:  Date: 4-23-26

Inspector Approval: _____



NOTE: WATER LINE EASEMENT FILED IN L-1558, P-210; 34' FROM \varnothing ROAD.

NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

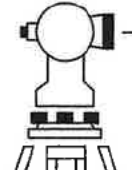
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.

D. = DEED	MP. = MAP	MS. = MEASURED	● = EXISTING IRON	○ = SET IRON
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VOSS - MARTIN
LAND SURVEYING, P.C.
9140 COLEMAN ROAD, BARKER, N.Y. 14012
PHONE # (716) 434 - 6531 ; FAX # (716) 650 - 5737
VOSS.MARTIN.SURVEY@GMAIL.COM

SUCCESSOR TO THE RECORDS OF
ROSS W. MARTIN, P.L.S., EST. 1981.

SURVEY BEING PART OF LOT 67, SECT.--, TWP. 13, RG. 7 OF THE HOLLAND LAND COMPANY'S SURVEY.

LOCATION: TOWN OF PENDLETON, COUNTY OF NIAGARA, STATE OF NEW YORK.

SCALE: 1"=50' DATE: OCTOBER 29, 2025 JOB # 2509072 S.B.L. # 137.03-1-9.2

Christian J. Voss

CHRISTIAN J. VOSS, L.S.
N.Y.S. LICENSE NO. 050637