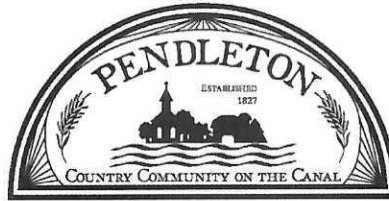


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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:

Patrick Tighe
4702 Beach Ridge Road
Lockport, NY 14094

Owner has placed an accessory structure shed on the above referenced property. The structure does not meet the minimum side yard setback of 15 ft per Town Code. An area variance of 10.1 ft for the side yard is being requested.

Town Ordinance Affected: §247-34F(2)(b) Min. Side Yard Setback
Variance Sought: 10.1 Ft. Side Yard
Size of Parcel: 0.77 Acres, Irregular Lot
Current Zoning: R-2 Residential

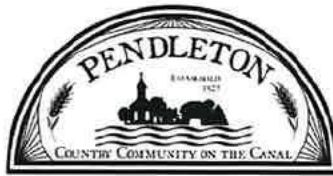
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

A handwritten signature in cursive script, reading "Noreen E. Lemma", is written over a horizontal line.

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: PATRICK TIGHE

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 4702 Beach Ridge Rd.

ADDRESS OF OWNER: 4702 Beach Ridge Rd.

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: Please see the attached document

Town Ordinances Affected: _____

Variance Sought: Requesting relief from the setback requirement to keep my cement pad and shed in the same place on my property

Size of Parcel: _____

Current Zoning: R-2 RESIDENTIAL

Patrick Tighe
Applicant Signature

5/14/20
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).

Variance Request Supporting Statement

I am requesting an area variance to allow an existing shed to remain approximately 9–10 feet from the property line, where the Town ordinance requires a 15-foot setback.

The shed was placed in its current location due to the slope and grade of the property, which made this the most practical and suitable area for installation. A concrete pad was installed prior to delivery of the shed to ensure proper stability and drainage.

At the time of installation, I was unaware of the 15-foot setback requirement. The shed is currently positioned approximately 9–10 feet from the property line.

The property directly to the east does not have any nearby dwellings in proximity to the shed, and the structure does not negatively impact neighboring properties in terms of visibility, use, or enjoyment.

Relocating the shed would create unnecessary hardship due to the existing concrete pad and site conditions. The requested variance is minimal and will not produce any undesirable change in the character of the neighborhood.

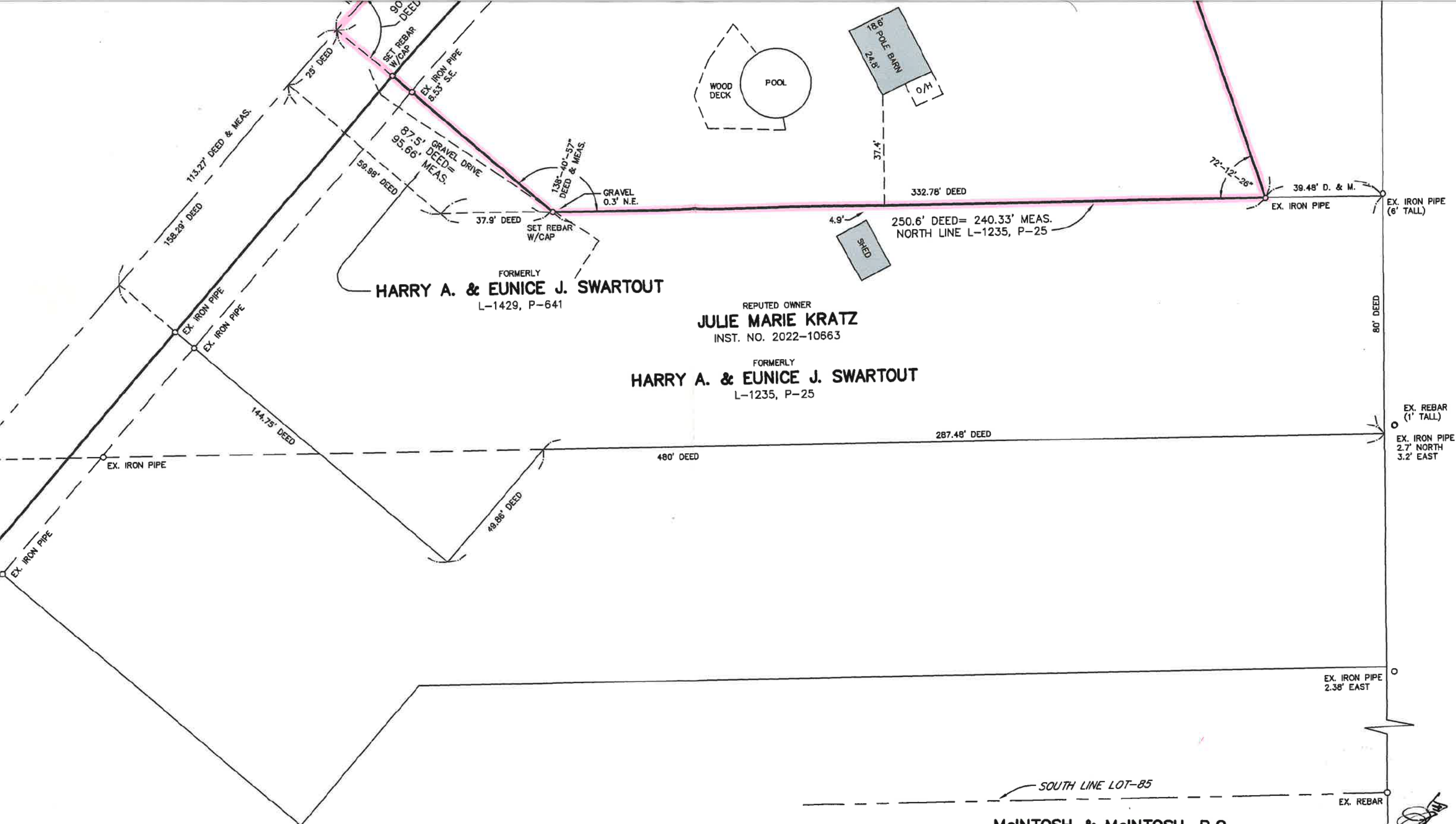
I respectfully request the Board's consideration in granting this variance.

Respectfully submitted,



Applicant Signature

Date: 5/4/26



REPUTED OWNER
JULIE MARIE KRATZ
 INST. NO. 2022-10663
 FORMERLY
HARRY A. & EUNICE J. SWARTOUT
 L-1235, P-25

McINTOSH & McINTOSH, P.C.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 LOCKPORT, NEW YORK BUFFALO, NEW YORK
 PHONE 433-2535 PHONE 625-8360

McIntosh

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

RESURVEY	REVISION	SURVEY OF PART OF LOT-85, TWP.-13, R.-7, HOLLAND PURCHASE			
		TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK			
		JOB No. 1236	SCALE: 1" = 30'	DATE: OCTOBER 3, 2025	DRAWN
					COMP.
					DESC.
					CHECKED