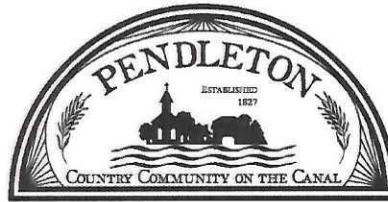


TOWN OF PENDLETON

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 22nd day of September 2026 for:

Kathleen Maiolo
7363 Bear Ridge Road
North Tonawanda, NY 14120

Owner wishes to place a 8' x 10' shed on the above referenced property. Proposed structure is located within the required side yard setback per Town Code. An area variance of 10 ft is being requested.

Town Ordinance Affected: §247-11E Min. Side Yard
Variance Sought: 10 Ft. Side Yard
Size of Parcel: 100'x250'
Current Zoning: R-2 Residential

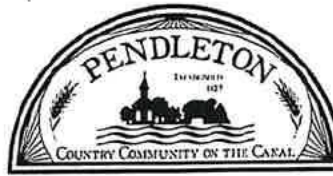
Additional information pursuant to this public hearing may be available at
<https://pendletonny.us/calendar-events/>.

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

Noreen E. Lemma, Town Clerk

Dated: September 8, 2026

Please Publish: September 11, 2026



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: September 22, 2026

TIME: 7:00 P.M.

REQUESTED BY: Kathleen Maio

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 7363 Bear Ridge Rd

ADDRESS OF OWNER: Kathleen & John Maio

To Consider the Following Request:

would like to move an 8x10
so it is 5' from the property line
with permission from the neighbor

Town Ordinances Affected: 247-34F(2)(b) SIDE YARD SETBACK

Variance Sought: 10'

Size of Parcel: 100' x 367'

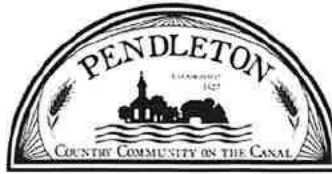
Current Zoning: R-2 RESIDENTIAL

Kathleen Maio
Applicant Signature

8-14-2026

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: 7363 BEAR RIDGE RD.

SBL NUMBER: 165.03-1-27.2

OWNER: KATHLEEN MAIOR PHONE: [REDACTED]

OWNER ADDRESS: 7363 BEAR RIDGE RD.

E-MAIL ADDRESS: _____

REASON FOR DENIAL

OWNER WISHES TO PLACE SHED WITHIN SIDE YARD
SET BACK PER TOWN CODE.

ALLOWED 15 FT
PROPOSED 5 FT

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

Kathleen Maior
Applicant

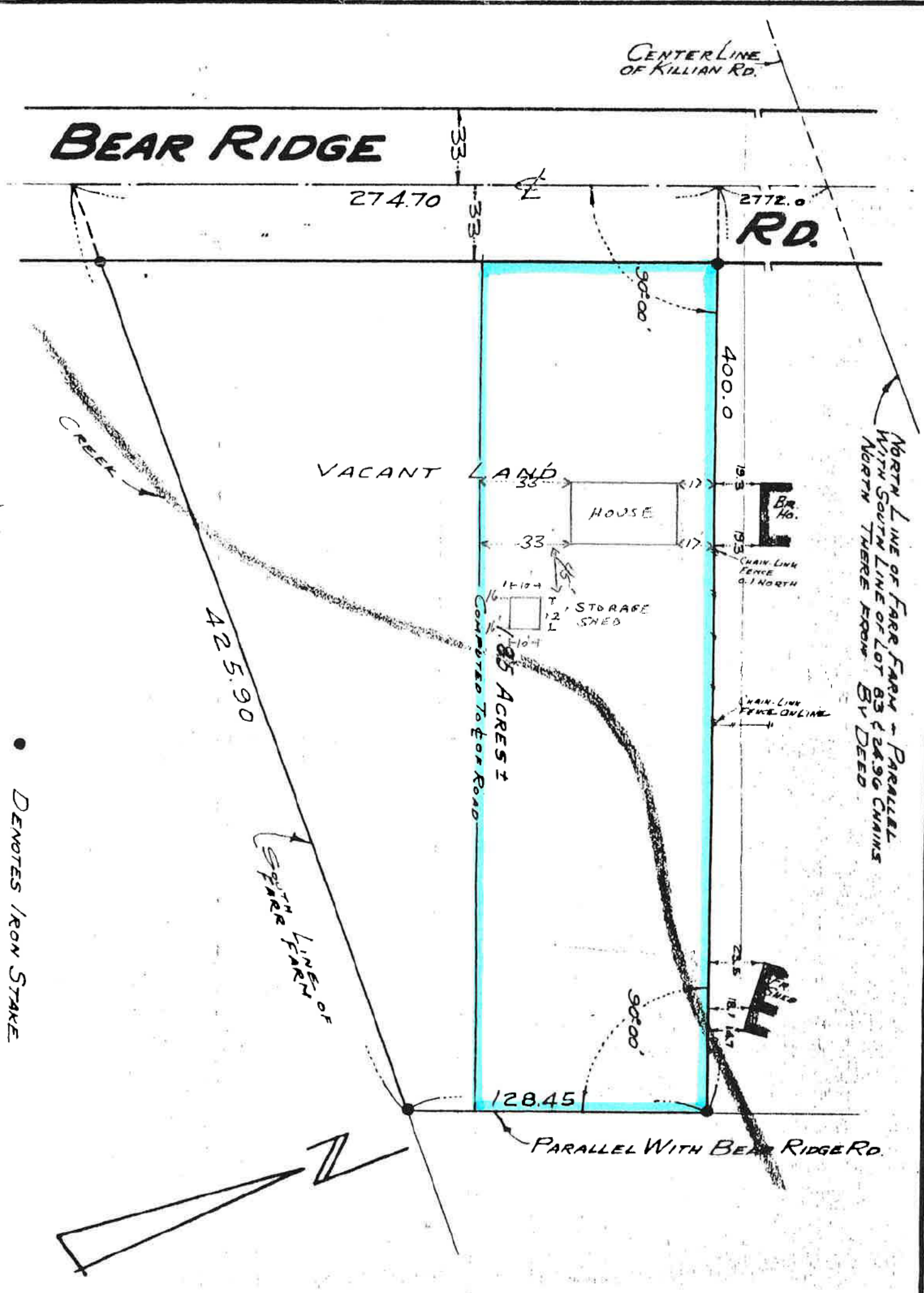
8-14-2026
Date

Ry Barn
Code Enforcement Officer

8-14-26
Date

1.00 - 12'
 0.92 - 11'
 0.83 - 10'
 0.75 - 9'
 0.67 - 8'
 0.59 - 7'
 0.50 - 6'
 0.42 - 5'
 0.33 - 4'
 0.25 - 3'
 0.17 - 2'
 0.08 - 1'
 0.00 - 0'

John D. Kathy Mayo



• DENOTES IRON STAKE

SURVEY OF PART OF LOT 38 ~ TOWNSHIP 13 ~ RANGE 7 TOWN OF PENDLETON, NIAGARA COUNTY, N.Y.		
C. DAVID JANKE LAND SURVEYOR TONAWANDA, NEW YORK N.Y.S. LICENSE NO. 38178	DATE AUG. 14, 1963	RESURVEY SEPT. 7, 1970
	SCALE 1" = 50 FT.	RESURVEY
	P. B. 12-8, 804	RESURVEY
	JOB NO. 16503	RESURVEY