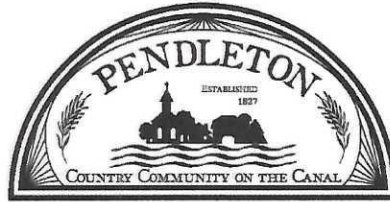


TOWN OF PENDLETON

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:

David Foti
6644 Bear Ridge Road
Lockport, NY 14094

Owner wishes to place a 10' x 20' shed on the above referenced property replacing an existing shed. The existing shed has a preexisting nonconformity of being within the required front yard setback per town code, with a roughly 75 ft existing front yard setback. The new structure is proposed to be 25 ft closer to the road. An area variance for 100 ft is being requested for the front yard setback.

Town Ordinance Affected: §247-34F(2)(a) Accessory Structure Front Yard Setback
Variance Sought: 100 Ft.
Size of Parcel: 0.66 Acres, Irregular
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: SEP. 22ND

TIME: 7:00 P.M.

REQUESTED BY: David Foti

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 6644 Bear Ridge Rd Lockport NY 14094

ADDRESS OF OWNER: Same

To Consider the Following Request: reduce set back requirement for shed. Existing shed about 100' from center of the road will be removed. Would like to put new shed 25' closer to the road. This is similar to other houses on the street. Placement in backyard is not possible due to lot shape and septic placement

Town Ordinances Affected: 247-34 F(2)(2)

Variance Sought: 100 FT

Size of Parcel: 0.66 acres

Current Zoning: R-2 RESIDENTIAL

[Signature]
Applicant Signature

8/19/20
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).



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 6644 BEAR RIDGE RD.
SBL NUMBER: 150.00-2-32.1
OWNER: DAVID FOTI PHONE: [REDACTED]
OWNER ADDRESS: 6644 BEAR RIDGE RD, LOCKPORT, NY 14094
E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

OWNER WISHES TO PLACE SHED WITHIN FRONT
YARD SETBACK. SHED IS REPLACING EXISTING SHED
AND WILL INCREASE NON CONFORMITY.

OWNER IS PROPOSING TO DECREASE EXIST FRONT
YARD SETBACK BY 25 FT.

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

[Signature]
Applicant

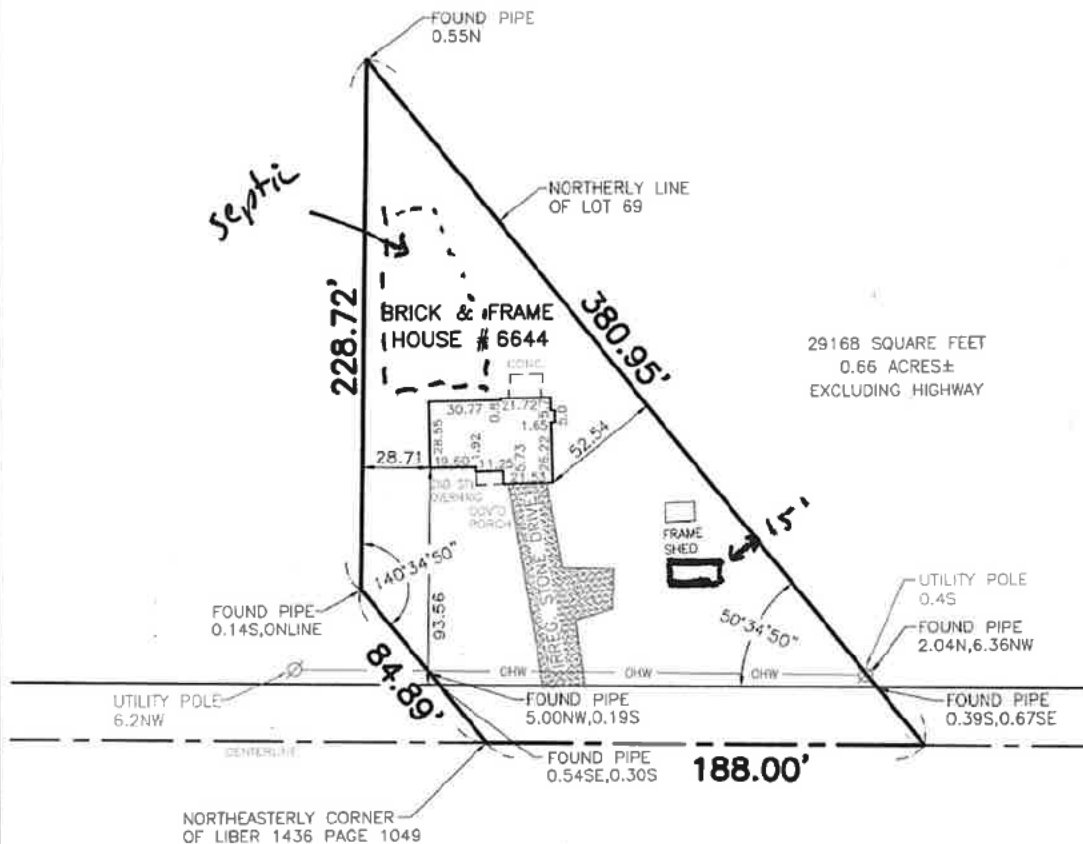
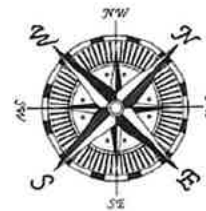
8/19/26
Date

[Signature]
Code Enforcement Officer

8-19-26
Date

Feet Inches
 0.08 - 1 inch
 0.17 - 2"
 0.25 - 3"
 0.33 - 4"
 0.42 - 5"
 0.50 - 6"
 0.58 - 7"
 0.67 - 8"
 0.75 - 9"
 0.83 - 10"
 0.92 - 11"
 1.00 - 12"

NOTE: 1) THIS SURVEY IS NULL AND VOID WITH AN AFFIDAVIT OF NO CHANGE
 2) 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



BEAR RIDGE (49.5' WIDE) ROAD

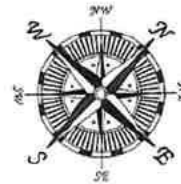
SPC

LOCATION: TOWN OF PENDLETON	MAP COVER:	JOB NO.:
COUNTY OF NIAGARA, STATE OF NEW YORK	SUBLOT(S):	20-6497
PART OF LOT 69, TOWNSHIP 13, RANGE 7	DATE: MAY 12, 2020	SCALE: 1" = 60'
OF THE HOLLAND LAND COMPANY'S SURVEY	REVISIONS:	DRAWN BY: J. HARTWELL
		CHECKED BY: S. CARVER
STEVE A. CARVER PLS. LAND SURVEY SERVICES 965 RUE ROAD, NORTH TONAWANDA NY 14120 TEL. 716-525-1250 FAX 716-525-1275 CELL 716-361-2939 EMAIL STEVE@CARVERSURVEY.COM		
Unauthorized alteration or addition to any survey, drawing, design, specification, plan or report is a violation of Section 2206, Provision 3 of the New York State Education Law. Only copies from the original of this survey map marked with an original of the land surveyor's embossed seal and signature shall be considered to be valid true copies.		
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North Tonawanda, New York 14120

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0.17 - 2"
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