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 27th day of October 2026 for:

Robert Adams
5776 Dunnigan Road
Lockport, NY 14094

Owner wishes to subdivide the above referenced property into two parcels. One of the proposed parcels would have an accessory structure without a primary residence which is not a permitted use per Town Code. A use variance is being requested to allow the accessory structure to remain without a primary residence. Also, the proposed split would create nonconformities with existing structures not meeting the required side yard setback of 15 ft per Town Code. The proposed parcel with the existing residence requires a 2 ft side yard setback variance and the proposed parcel with the existing accessory structure requires a 14 ft side yard setback variance.

Town Ordinance Affected: §247-11 A(5) Accessory Use, §247-11 E Min. Side Yard Setback
Variance Sought: Accessory Use without Primary Use, 2 Ft. & 14 Ft. Side Yard Setback Variances
Size of Parcel: 9.5 Acres, Irregular
Current Zoning: R-2 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 October 16, 2026

Please Publish: October 19, 2026

Town of Pendleton
Building Department

6570 Campbell Blvd.
Lockport NY 14094
716-625-8833 Ext. 115 & 114
www.pendletonny.us
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PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: $125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: OCTOBER 27TH TIME: 7:00 P.M.

REQUESTED BY: ROBERT ADAMS PHONE: [redacted]

ADDRESS OF PROPERTY: 5776 ~~SHEETRAM~~ DUNNIGAN RD. LOCKPORT NY 14094

ADDRESS OF OWNER: 6586 SHEETRAM RD. LOCKPORT NY 14094

E-MAIL ADDRESS: [redacted]

To Consider the Following Request: SPLIT THE HOUSE OFF OF ACREAGE SO I CAN SELL HOUSE + ONE ACRE WITH IT. LOT SIZE WILL BE 110' FRONTAGE BY APPROX. 400' DEPTH TO MAKE 1 ACRE. THE REST OF THE LAND WILL BE LEFT ALONE. IT HAS A 20' x 20' GARAGE ON IT WHICH WILL STORE A TRACTOR AND IMPLEMENTS TO CARE FOR THE LAND.

Town Ordinances Affected: 247-10 A(5) ACCESSORY USE SIDE YARD SET BACKS

Variance Sought: TO KEEP 20' x 20' GARAGE ON THE VACANT LAND WHICH IS APPROX. 8.30 ACRES. THE GARAGE HAS NO UTILITIES TO IT AND WILL BE USED TO STORE A LAWNMOWER/TRACTOR TO MAINTAIN PROPERTY

Size of Parcel: 240' FRONTAGE BY 9.30 ACRES

Current Zoning: R-2 RESIDETIAL

Robt Adams
Applicant Signature

10/2/26
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).

Town of Pendleton
Building Department

6570 Campbell Blvd.
Lockport NY 14094
716-625-8833 Ext. 115 & 114
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DENIAL OF PARCEL SPLIT

PROPERTY LOCATION: 5776 DUNNIGAN

SBL NUMBER: 151.00-1-15

OWNER: ROBERT ADAMS

OWNER ADDRESS: 6586 SHEETRAM RD, LOCKPORT, NY 14094

E-MAIL ADDRESS: [redacted]

REASON FOR DENIAL

DENIED BY PLANNING BOARD FOR CREATING NONCONFORMING LOTS. REQUIRED SIDE YARD SETBACKS NOT MET AND ACCESSORY STRUCTURE USE WITHOUT PRIMARY STRUCTURE.

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

Applicant — Date

Code Enforcement Officer — Date 10/2/26

Revised 1/14/2025

954.2' MEAS.
888.0' DEED

EX. PIPE

SOUTHWEST CORNER OF LOT 62

WEST LINE OF LOT 62

363.3' MEAS.
365.81' DEED

SOUTH LINE OF LOT 62

WOODS

9.5 ± ACRES

PARALLEL WITH WEST LINE OF LOT 62

1224.4' MEAS.
1201.3' DEED

EX. PIPE

HSE. #5754

EX. PIPE

300.00'

WEST LINE OF LOT 62

SOUTH LINE OF L.1609 P.1066 (DAUBNEY)

PARALLEL WITH CENTERLINE OF DUNNIGAN RD.

125.00'

HSE. #5760

EAST LINE OF L.1609 P.1066 (DAUBNEY)

300.00'

BRUSH

EX. PIPE

EX. PIPE 0.4' N 0.3 W

IRR. STONE DR.

137.50'

110.0'

239.50'

125.00'

℄ DUNNIGAN RD. (49.5' WIDE)

BRUSH

SHED 21.1

CONC. AREA

OPEN WOOD PD.

2 STY. FR. HSE. #5776

OPEN WOOD PD.

FUEL TANK

EX. PIPE

Approx. 400' NTS

HSE. #5780

NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT. MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION, ALTERATION AND/OR ADDITION TO THIS SURVEY MAP. IT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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

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> Fax (716) 731-4499

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Newton Land Surveying	Est. 1995
Siuta, P.	Est. 1991
Wilson, M.F.	Est. 1989
Nowacki, M.L.	Est. 1986
Newton, W.J.	Est. 1960
Poyer, F.J.	Est. 1956
Covey, J.E.	Est. 1955
Richards, E.S.	Est. 1955
Basinski, I.S.	Est. 1950
Devlin, J.	Est. 1945
Kuster, A.S.	Est. 1922
Houliston, G.	Est. 1904

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Licensed in the State of New York and Florida

Paul Siuta PLS

THIS MAP VOID UNLESS EMBOSSED WITH NYSPLS SEAL 49969

TOWN OF PENDLETON	COUNTY OF NIAGARA	NEW YORK	
PART OF LOT - 62	TOWNSHIP - 13	RANGE - 7	HOLLAND LAND CO.
REF. DEED L.1864 P.116	REF. SURVEY: WENDEL ENGINEERS P.C., PROJECT NO. 83S-0287, SEPT. 7, 1983		
SBL # 151.00-1-15	SCALE 1" = 80'	JOB # 2250289	DATE : 10/08/2025