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:

Daniel Cuzzacrea
5826 Donner Road
Lockport, NY 14094

Owner wishes to construct a 20'x30' accessory structure on the above referenced property. The proposed structure does not meet the minimum front yard setback of 150 ft per Town Code. An area variance of 88 ft is being requested.

Town Ordinance Affected: §247-34F(2)(a) Min. Front Yard Setback
Variance Sought: 88 Ft.
Size of Parcel: 200' x 216'
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
darnts@pendletonny.us
tbarnes@pendletonny.us

PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: $125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: Oct. 27th TIME: 7:00 P.M.

REQUESTED BY: Dan Cuzzacrea PHONE: [redacted]

ADDRESS OF PROPERTY: 5826 Donner Rd

ADDRESS OF OWNER: 5826 Donner Rd

E-MAIL ADDRESS: [redacted]

To Consider the Following Request: Move accessory Building inside 150' front Set Back

Town Ordinances Affected: Front property Line Set Back 247-34 F(2)(a)

Variance Sought: Approval to move Accessory Building inside 150' front Set Back

Size of Parcel: 1 Acre

Current Zoning: Residential R-2

Applicant Signature

Date 9/3/26

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).

Rev. 5/6/2026

16' to Avg of Eve/Ridge

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DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 5826 DONNER RD

SBL NUMBER: 137.00-2-77

OWNER: DAN CUZZACREA PHONE: [redacted]

OWNER ADDRESS: 5826 DONNER RD, LOCKPORT NY 14094

E-MAIL ADDRESS:

REASON FOR DENIAL

OWNER WISHES TO BUILD ACCESSORY STRUCTURE ON ABOVE REFERENCED PROPERTY WITHIN THE FRONT YARD SETBACK.

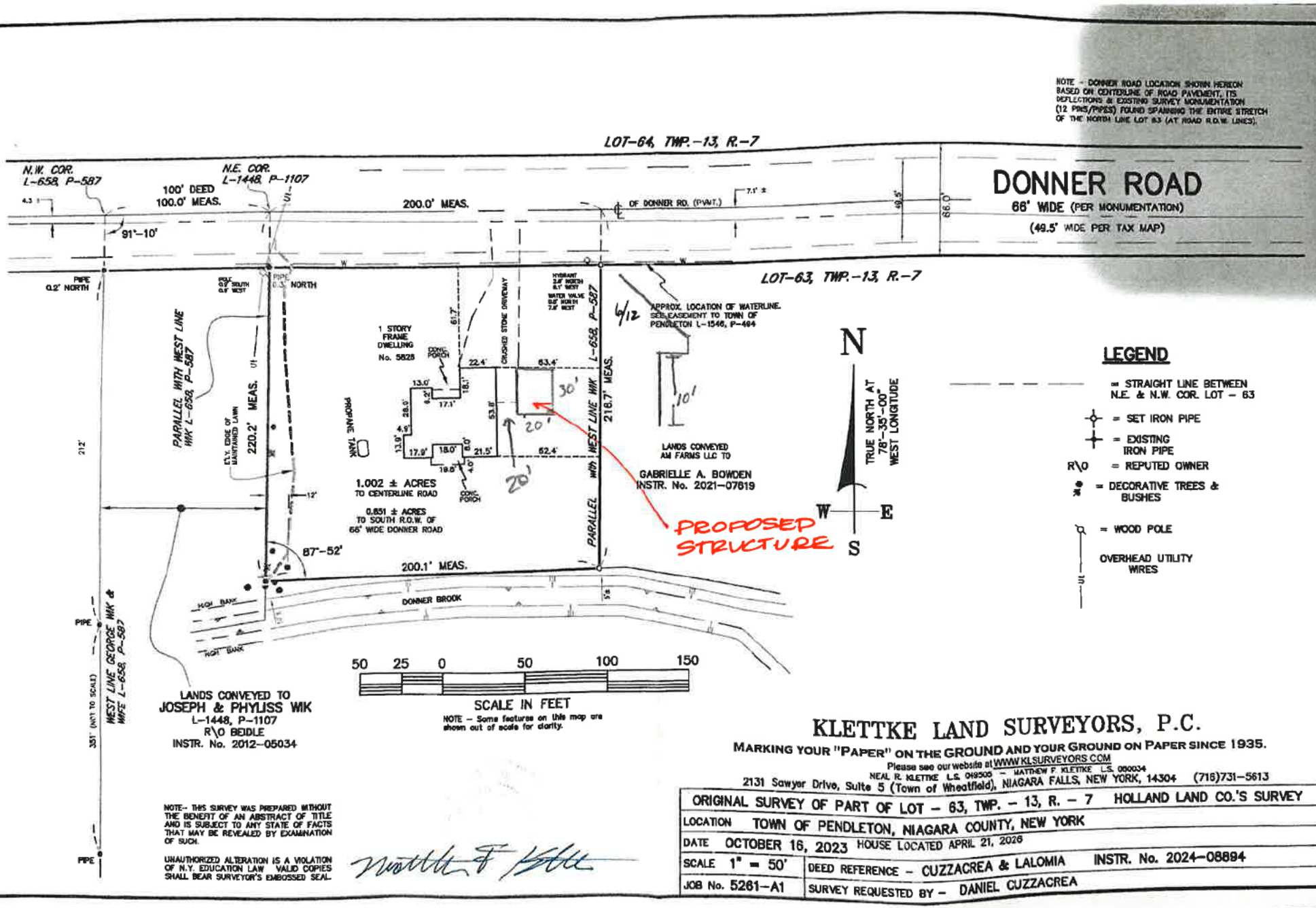
PROPOSED 62'
ALLOWABLE 150'

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

Applicant — Date: 9/10/26

Code Enforcement Officer — Date: 9-10-26

Revised 6/30/2026



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 EXAMINATION OF SUCH.

UNAUTHORIZED ALTERATION IS A VIOLATION OF N.Y. EDUCATION LAW VALID COPIES SHALL BEAR SURVEYOR'S EMBOSSED SEAL.

KLETTKE LAND SURVEYORS, P.C.

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Please see our website at WWW.KLSURVEYORS.COM

NEAL R. KLETTKE L.S. 049505 - MATTHEW F. KLETTKE L.S. 050034

2131 Sawyer Drive, Suite 5 (Town of Wheatfield), NIAGARA FALLS, NEW YORK, 14304 (716)731-5613

ORIGINAL SURVEY OF PART OF LOT - 63, TWP. - 13, R. - 7	HOLLAND LAND CO.'S SURVEY
LOCATION TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK	
DATE OCTOBER 16, 2023 HOUSE LOCATED APRIL 21, 2026	
SCALE 1" = 50'	DEED REFERENCE - CUZZACREA & LALOMIA INSTR. No. 2024-08894
JOB No. 5261-A1	SURVEY REQUESTED BY - DANIEL CUZZACREA