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:

Leroy Gates
6771 Bear Ridge Road
Lockport, NY 14094

Owner wishes to construct an accessory structure for storage on the above referenced property. Proposed structure does not meet the required front and side yard setbacks, 150 ft and 15 ft respectively, per Town Code. Area variances of 30 ft for the front yard setback and 5 ft for the side yard setback are being requested.

Town Ordinance Affected: §247-34F(2) Min. Setbacks
Variance Sought: 30 Ft. Front Yard, 5 Ft. Side Yard
Size of Parcel: 17.5 Acres, Irregular
Current Zoning: R-1 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: Leroy Gates PHONE: [redacted]

ADDRESS OF PROPERTY: 6771 Bear Ridge, Lockport NY 14094

ADDRESS OF OWNER: Same

E-MAIL ADDRESS: [redacted]

To Consider the Following Request: PLACE STORAGE ACCESSORY STRUCTURE WITHIN FRONT & SIDE YARD SETBACKS. STRUCTURE'S PROPOSED LOCATION IS IN LINE W/ EXIST RESIDENCE AND GARAGE, AND PLACED IN REAR YARD.

Town Ordinances Affected: 247-34F(2) MIN. SETBACKS

Variance Sought: 30 FT. FRONT YARD SETBACK
5 FT. SIDE YARD SETBACK

Size of Parcel: 17.5 ACRES

Current Zoning: R-1 RESIDENTIAL

Leroy Gates
Applicant Signature

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. 114 & 115
www.pendletonny.gov
tbarnes@pendletonny.us
darnts@pendletonny.us

DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 6771 BEAR RIDGE RD.

SBL NUMBER: 165.02-2-12

OWNER: LEROY GATES PHONE: [redacted]

OWNER ADDRESS: 6771 BEAR RIDGE RD, LOCKPORT, NY

E-MAIL ADDRESS: [redacted]

REASON FOR DENIAL

OWNER WISHES TO CONSTRUCT A STORAGE ACCESSORY STRUCTURE WITHIN THE FRONT AND SIDE YARD SETBACKS

PROPOSED:

FRONT YARD: 120 FT.

SIDE YARD: 10 FT.

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

Leroy Gates
Applicant

10/6/2026
Date

Greg Barnes
Code Enforcement Officer

10/6/26
Date

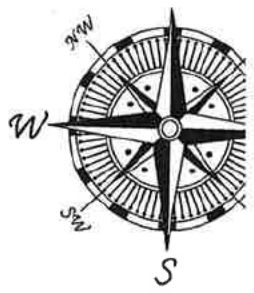
0.25 – 3"
0.33 – 4"
0.42 – 5"
0.50 – 6"
0.58 – 7"
0.67 – 8"
0.75 – 9"
0.83 – 10"
0.92 – 11"
1.00 – 12"

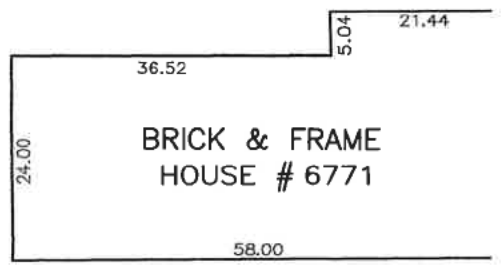
OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

6771 BEAR RIDGE RD.
OCT. 27th 2026 ZBA

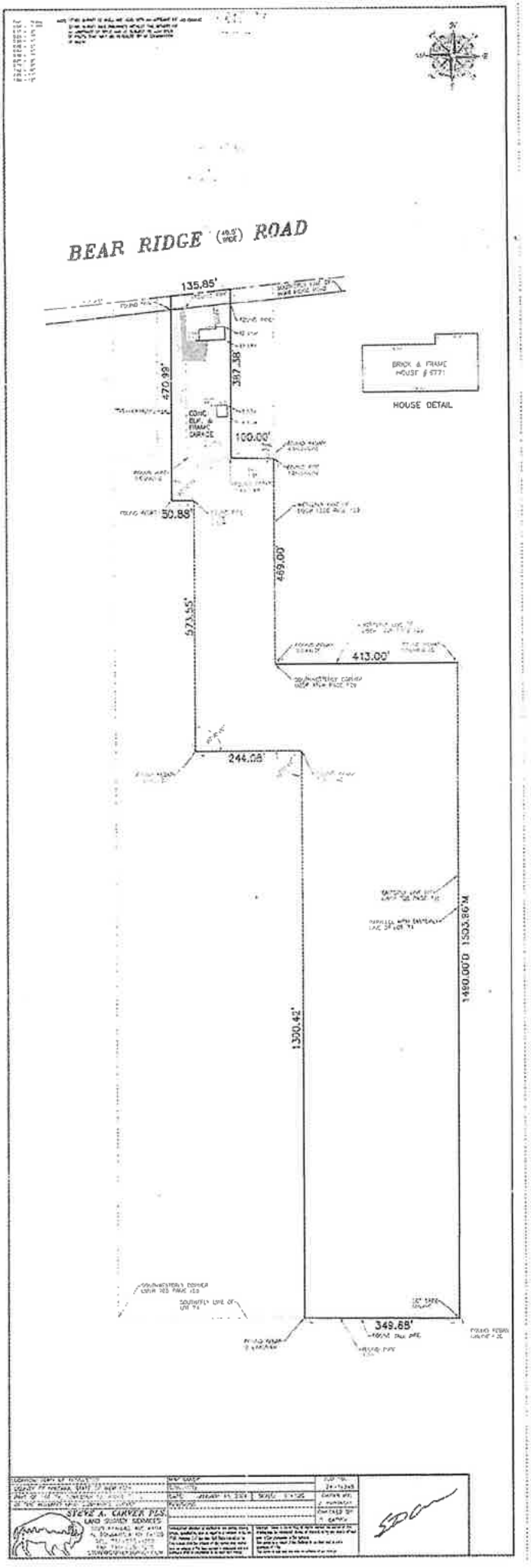
BEAR RIDGE (49.5' WIDE) ROAD

NORTHEASTERLY CORNER LIBER 1310 PAGE 438
SOUTHERLY LINE OF BEAR RIDGE ROAD
CENTERLINE
FOUND NAIL
FOUND PIPE
135.85'
FOUND PIPE
50.06
120'
BLACKTOP DRIVE
CONC. WALL
12.95W
12.18W
387.38'
PROPOSED 20' x 20' STORAGE STRUCTURE
10'
470.99'
374.40'
CONC. WALL 24.74
24.85
8.58W
8.11W
CONC. BLK. & FRAME GARAGE
6' DIA. WELL
100.00'
FRAME SHED
FOUND REBAR 4.8N,ONLINE
100.00'D
102.33'M
FOUND PIPE 3.6,ONLINE
SHED 1.9N
FOUND PIPE 1.2N,ONLINE
FOUND REBAR 1.4N,1.4W
90°00'00"
FOUND REBAR
50.88'
FOUND PIPE 0.17S 0.32W
WESTERLY LINE OF LIBER 1226 PAGE 129
469.00'
573.55'
SOUTHERLY LINE OF LIBER 1226 PAGE 129
FOUND REBAR 0.9N,0.2E
FOUND REBAR ONLINE,0.3E
413.00'
SOUTHWESTERLY CORNER LIBER 1226 PAGE 129
90°00'00"
244.08'





HOUSE DETAIL


BEAR RIDGE (49.5' (60') ROAD
135.85'
470.99'
397.38'
BRICK & FRAME HOUSE # 5771
HOUSE DETAIL
CONC. BLK. & FRAME GARAGE
100.00'
50.88'
469.00'
571.55'
413.00'
244.08'
1460.00'D 1503.86'M
1390.42'
349.88'
STEVE A. CARVER PLS
LAND SURVEY SERVICES