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:

Matthew McClelland
4899 Beach Ridge Road
Lockport, NY 14094

Owner wishes to install an extension to the existing driveway to access rear pole barn on the above referenced property. The proposed driveway does not meet the 5 ft required minimum side yard setback per town code. An area variance for 4 ft is being requested for the side yard setback.

Town Ordinance Affected: §247-11E(1)(a) Minimum Side Yard Setback for Driveways
Variance Sought: 4 Ft.
Size of Parcel: 2.07 Acres
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
rdiedrich@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: _____ TIME: 7:00 P.M.

REQUESTED BY: Matthew McClelland PHONE: [redacted]

ADDRESS OF PROPERTY: 4899 Beach Ridge Road, Pendleton NY 14094

ADDRESS OF OWNER: 4899 Beach Ridge Road, Pendleton NY 14094

E-MAIL ADDRESS: [redacted]

To Consider the Following Request: Request for an area variance to construct a concrete driveway providing necessary access to an existing pole barn used to store vehicles and trailers that cannot be practically accessed or utilized due to the absence of a driveway. Due to the limited space between the existing residence/ attached garage and the adjoining property line, a portion of the proposed driveway would be located approximately 1 foot from the property line.

Town Ordinances Affected: Town Code § 247-11(E)(1)(a) — required 5-foot minimum side-yard setback for driveways.

Variance Sought: A maximum 4-foot area variance from the required 5-foot driveway side-yard setback, permitting the edge of the proposed driveway to be located no closer than 1 foot from the adjoining side property line.

Size of Parcel: 2.07 acres

Current Zoning: R2

Applicant Signature _____ Date 9/8/2026

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: 4099 BEACH RIDGE RD.

SBL NUMBER: 150.01-1-74.1

OWNER: MATTHEW McCLELLAND PHONE:

OWNER ADDRESS: 4099 BEACH RIDGE RD, LOCKPORT, NY 14094

E-MAIL ADDRESS:

REASON FOR DENIAL

OWNER WISHES TO INSTALL A DRIVEWAY EXTENSION TO ACCESS REAR POLE BARN THAT DOES NOT MEET THE MIN. SIDEYARD SETBACK REQUIREMENT PER CODE.

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

Applicant — Date: 9/19/2026

Code Enforcement Officer — Date: 9.18.26

Revised 6/30/2026

WRITTEN JUSTIFICATION FOR AREA VARIANCE

4899 Beach Ridge Road, Pendleton, NY 14094

The existing pole barn located at the rear of the property is used for the storage of vehicles, trailers, lawn equipment needed to maintain the property, and other household and property-maintenance items. It is currently accessible only by driving across the lawn. Following rainfall, and during seasons when the ground remains wet or soft, the pole barn cannot be accessed by vehicles or trailers without causing severe damage to the lawn, creating ruts and muddy conditions, and compacting the soil.

The proposed 12-foot-wide concrete driveway would provide safe, stable, and properly graded year-round access to the pole barn. The proposed width is necessary to safely accommodate vehicles and trailers, including adequate maneuvering room and clearance alongside the existing residence and attached garage.

The available space between the existing residence/attached garage and the adjoining property line is limited. I am therefore requesting a maximum 4-foot area variance from the required 5-foot driveway setback, permitting the driveway to be located no closer than 1 foot from the adjoining property line, if necessary. The final driveway location will maintain the greatest setback practicable based on grading, clearance from the existing structures, and safe vehicle and trailer access.

A fence permit has already been granted for the property. The entire portion of the proposed driveway extending beyond the rear of the residence and attached garage will be located within the fenced portion of the property. The fence will screen that portion of the driveway from the adjoining property. Snow from the driveway will be plowed and stored toward the interior of my property and will not be intentionally pushed or stored toward the neighboring property.

The proposed driveway will remain entirely within my property and is not expected to create an undesirable change to the character of the neighborhood or an adverse visual impact on the adjoining property.

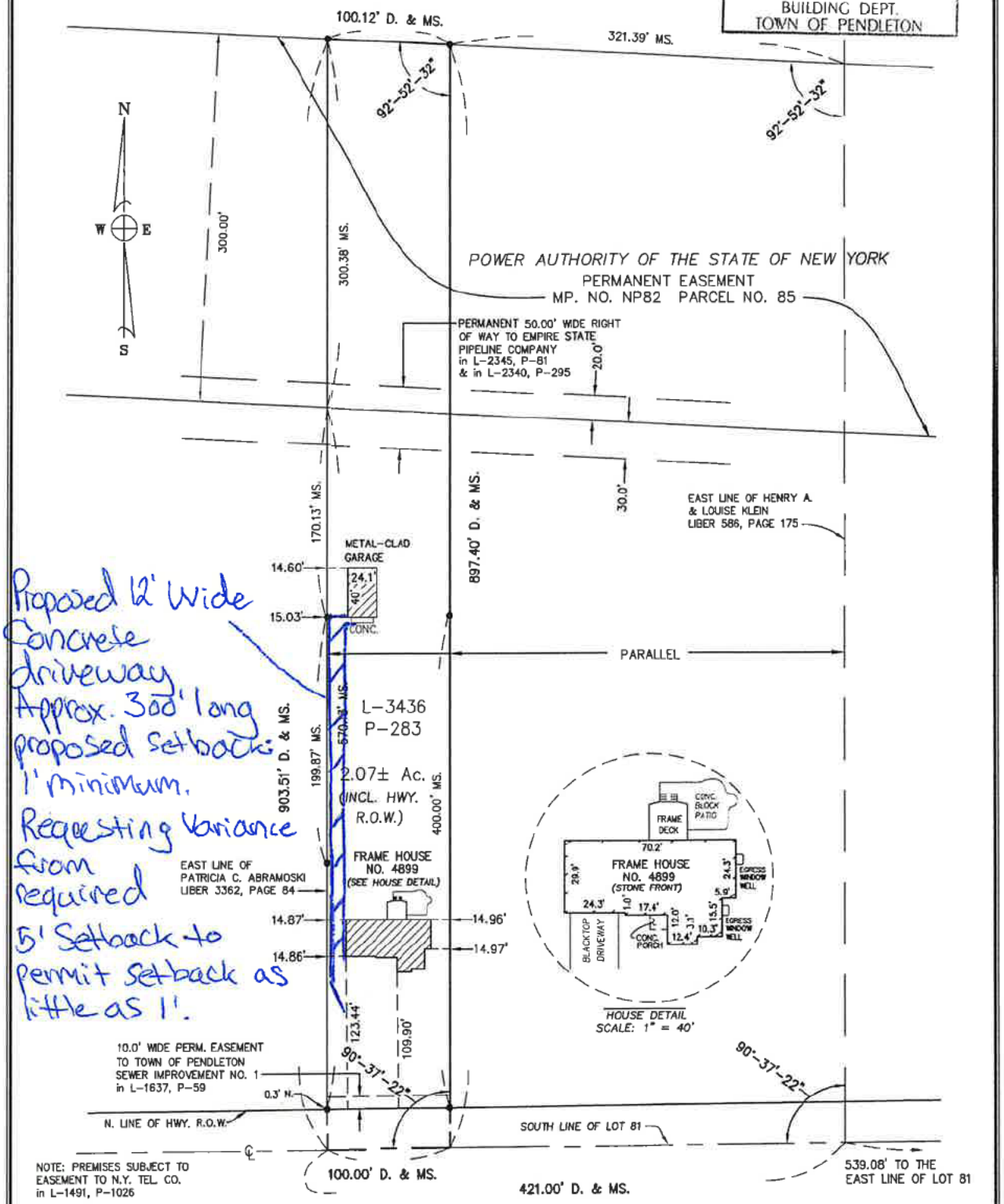
Matthew McClelland

Signature: 

Date: 9/18/2026

COPYRIGHT 2026, ALL RIGHTS RESERVED

RECEIVED
SEP 18 2026
BUILDING DEPT.
TOWN OF PENDLETON



Beach Ridge Road (66.0' R.O.W.)

D. = DEED	MP. = MAP	MS. = MEASURED	● = EXISTING IRON	○ = SET IRON	ENC. = ENCROACHMENT

VOSS – MARTIN
LAND SURVEYING, P.C.
9140 COLEMAN ROAD, BARKER, N.Y. 14012
PHONE # (716) 434 – 6531 ; FAX # (716) 650 – 5737
VOSS.MARTIN.SURVEY@GMAIL.COM
SUCCESSOR TO THE RECORDS OF ROSS W. MARTIN, P.L.S., EST. 1981.

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 AN EXAMINATION OF SUCH.

NOTE: UNAUTHORIZED ALTERATION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SURVEY BEING PART OF LOT 81, TWP. 13, RG. 7 OF THE HOLLAND LAND COMPANY'S SURVEY.

LOCATION: TOWN of PENDLETON, COUNTY of NIAGARA, STATE of NEW YORK.

SCALE: 1"=80' | DATE: AUGUST 4, 2026 | JOB # 2607051 | S.B.L. # 150.01-1-74.1

Christian J. Voss

NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND ENDORSED WITH THE SURVEYOR'S SEAL, N.Y.S. LICENSE NO. 050637 SHALL BE VALID COPIES.

CHRISTIAN J. VOSS, L.S.
N.Y.S. LICENSE NO. 050637


TOYOTA





