TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094

Noreen E. Lemma, Town Clerk
Phone: (716) 625-8833
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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:

Joseph Snyder
6600 West Canal Road
Lockport, NY 14094

Owner wishes to place a 10' x 24' shed on the above referenced property. Proposed structure is located within the required front yard setbacks of a corner lot. Per Town Code the structure is to meet the required accessory structure front yard setback on one street side and the adjoining street side setback shall be required to meet the minimum setback of the primary dwelling. Area variances of 65 ft for the West Canal Rd. front yard setback and 13 ft for the Bear Ridge Rd. minimum primary structure setback are being requested.

Town Ordinance Affected: §247-34F(2)(a) Min. Front Yard Setback, §247-26 Corner Lots
Variance Sought: 65 Ft. Front Yard (West Canal), 13 Ft. Setback (Bear Ridge)
Size of Parcel: 1.3 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

PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: $125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10/27/2026 TIME: 7:00 P.M.

REQUESTED BY: Joe Snyder PHONE: [redacted]

ADDRESS OF PROPERTY: 6600 W Canal Road

ADDRESS OF OWNER: Same

To Consider the Following Request: Variance for Garage not 150' from Road. Currently About 100' off Road

Town Ordinances Affected: 247-34F(2)(a) MIN. FRONT YARD

Variance Sought: Set Back for Garage @ 150' Is Not Possible.

Size of Parcel: 1.3 Acres

Current Zoning: R-2 RESIDENTIAL

J Snyder
Applicant Signature

9/9/2026
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: 6600 W. CANAL

SBL NUMBER: 150.00-2-23.12

OWNER: JOE SNYDER PHONE: [redacted]

OWNER ADDRESS: 6600 W. CANAL RD, LOCKPORT, NY 14094

E-MAIL ADDRESS:

REASON FOR DENIAL

OWNER WISHES TO PLACE SHED IN FRONT YARD SETBACKS PER TOWN CODE.

150' REQUIRED SETBACK OFF OF W. CANAL
85' PROPOSED

43' REQUIRED SETBACK OFF OF BEAR RIDGE
30' PROPOSED

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

Applicant — Date

Code Enforcement Officer — Date 9/10/26

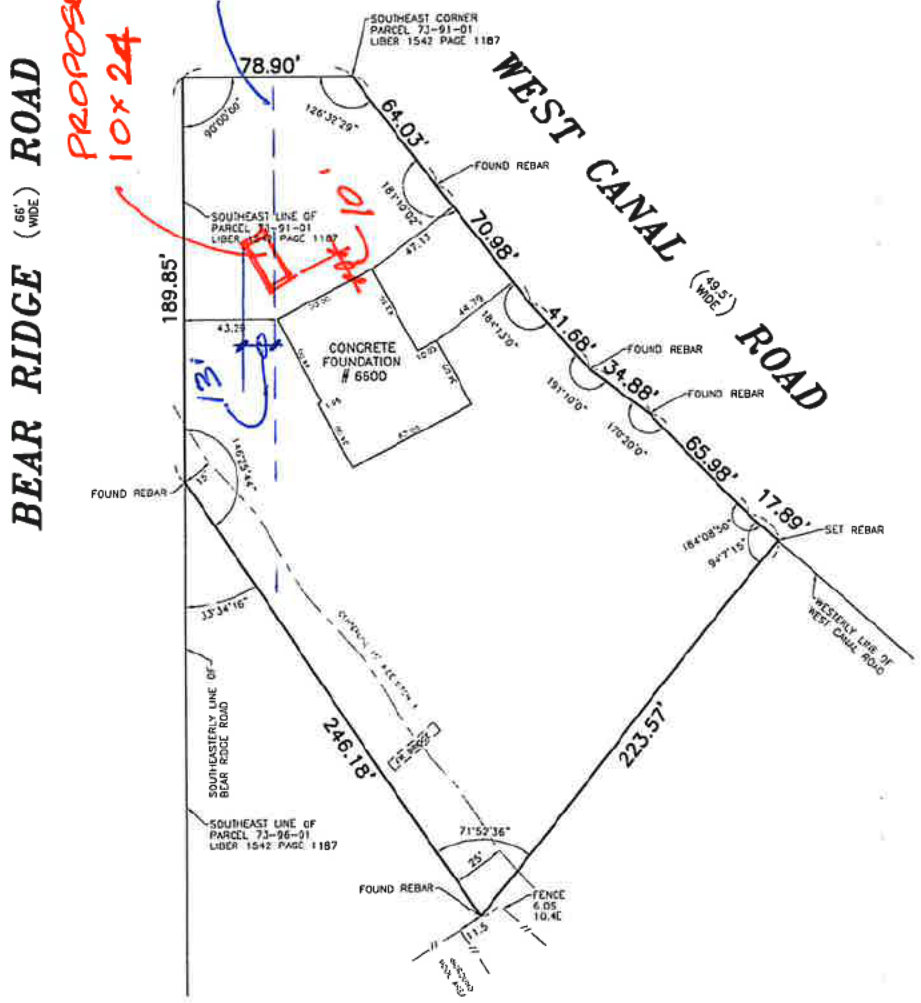
Revised 6/30/2026

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

ASSUMED BEAR RIDGE ROAD FRONT YARD SETBACK OF PRIMARY STRUCTURE

PROPOSED 10x24 SHED



LOCATION: TOWN OF PENDLETON	MAP COVER:		JOB NO.: 25-12677
COUNTY OF NIAGARA, STATE OF NEW YORK	SUBLOT(S):		DRAWN BY: S. CARVER JR
PART OF LOT 65 & 70, TOWNSHIP 13, RANGE 7	DATE: MARCH 20, 2025	SCALE: 1"=40'	CHECKED BY: S. CARVER
OF THE HOLLAND LAND COMPANY'S SURVEY	REVISIONS:		

STEVE A. CARVER PLS.
LAND SURVEY SERVICES
318 BRYANT STREET
N. TONAWANDA NY 14120
TEL. 716-525-1250
FAX 716-525-1275
STEVE@CARVERSURVEY.COM

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