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:

Heather Thompson
5509 Tonawanda Creek Road
North Tonawanda, NY 14120

Owner wishes to construct an accessory structure, consisting of a 40'x40' enclosed storage area and a 12'x40' covered patio lean-to for recreational purposes, on the above referenced property. Proposed structure exceeds the maximum allowed area of 1,200 sq ft per Town Code. An area variance of 880 sq ft is being requested.

Town Ordinance Affected: §247-34E(2) Accessory Structure Max. Size
Variance Sought: 880 Sq. Ft.
Size of Parcel: 4.6 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
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: _____ TIME: 7:00 P.M.

REQUESTED BY: Heather Thompson PHONE: [redacted]

ADDRESS OF PROPERTY: 5509 Tonawanda Creek Rd.

ADDRESS OF OWNER: Same as above.

E-MAIL ADDRESS: [redacted]

To Consider the Following Request: Replacing existing structure in poor condition. Looking to build a slightly bigger structure for storage purposes with a lean-to. The lean-to area will be used for recreational use.

Town Ordinances Affected: 247-34E(2) Max Size.

Variance Sought: 400 sq ft w/ 400 sq ft porch.

Size of Parcel: 4.6 acres

Current Zoning: R-2

H Thompson
Applicant Signature

10/06/26
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).

Rev. 5/6/2026

Town of Pendleton
Building Department

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tbarnes@pendletonny.us
darnts@pendletonny.us

DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 5509 TONAWANDA CREEK

SBL NUMBER: 166.03-1-2.11

OWNER: HEATHER THOMPSON PHONE:

OWNER ADDRESS: 5509 TONAWANDA CREEK

E-MAIL ADDRESS:

REASON FOR DENIAL

OWNER WISHES TO CONSTRUCT ACCESSORY STRUCTURE THAT EXCEEDS MAX ALLOWABLE SIZE.
ALLOWABLE 1,200 S.F.
PROPOSED 1,600 SF ACCESSORY STRUCTURE
+ 400 SF PORCH

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

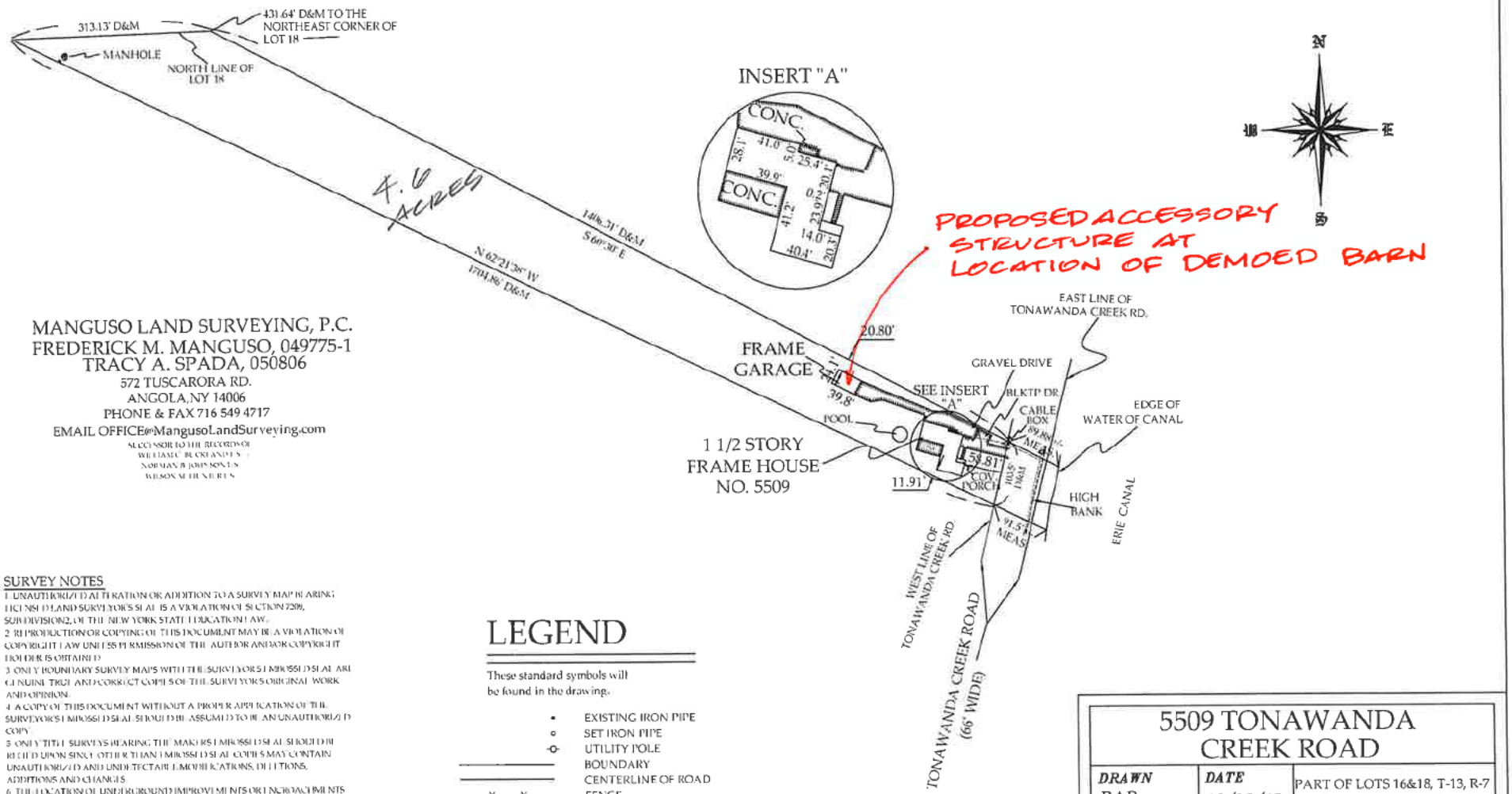
H Thompson
Applicant

10/6/26
Date

Code Enforcement Officer

10.6.26
Date

Revised 6/30/2026



MANGUSO LAND SURVEYING, P.C.
FREDERICK M. MANGUSO, 049775-1
TRACY A. SPADA, 050806
572 TUSCARORA RD.
ANGOLA, NY 14006
PHONE & FAX 716 549 4717
EMAIL OFFICE@MangusoLandSurveying.com
SUCCESSOR TO THE RECORDS OF
WILLIAM C. BUCKLAND P.L.S.
NORMAN B. JOHNSON L.S.
WILSON SHUNTERS

SURVEY NOTES

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7. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS THAT MAY ARISE THEREFROM.
8. NO STAKES SET AS PER CONTRACT.
9. THIS SURVEY NOT VALID WITHOUT AFFIDAVIT OF NO CHANGE.
10. THIS SURVEY NOT VALID FOR SUBSEQUENT OWNERS, MORTGAGES OR TITLE INSURERS UNLESS THIS SURVEY HAS BEEN RECERTIFIED BY THIS SURVEYOR.

LEGEND

These standard symbols will be found in the drawing.

- EXISTING IRON PIPE
- SET IRON PIPE
- UTILITY POLE
- BOUNDARY
- CENTERLINE OF ROAD
- —X—X— FENCE
- DRIVE
- OVERHEAD UTILITY LINE

0 100 200 300

SURVEY PERFORMED UNDER HEAVY SNOW COVER AND IS SUBJECTS TO ANY FACTS THAT MAY ARISE THEREFROM

5509 TONAWANDA CREEK ROAD

DRAWN BAB	**DATE** 12/28/18	PART OF LOTS 16&18, T-13, R-7 TOWN OF PENDLETON COUNTY OF NIAGARA STATE OF NEW YORK
APPROVED FMM	**DATE** 12/28/18	
SCALE 1" = 150'	**SHEET**	**PROJECT NO.** 20181469

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Sean Thompson

Foundation Plan

P1 = 4ply 2x6 Glulam Post
P2 = 6x6 P.T. Post
F1 = 24" Diameter 10" Thick Pad

F2 = 30" DIAMETER, 12" THICK PAD

Concrete Floor
Slope Towards Doors
or Install Drains

Reviewed By
STATE OF NEW YORK
PETER JAMES RADKA
LICENSED PROFESSIONAL ENGINEER
073962
9-29-26