

**NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, May 11, 2017 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

1. The petition of Ivan Ereiz, 66 Tranquility Trail, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a four [4] foot, six [6] inch high fence in a required front yard area on premises owned by the petitioner at 66 Tranquility Trail, Lancaster, New York 14086, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting in Tranquility Trail with an exterior side yard [considered a front yard equivalent] fronting on Darien Court. The petitioner proposes to erect a four [4] foot, six [6] inch high fence within the required open space area of the exterior side yard fronting on Darien Court.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [consider a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a one [1] foot six [6] inch fence height variance.

2. The petition of John Bierl, Managing Member, Custom Builders of Western New York, 1036 Rice Road, Elma, New York, for a variance for the purpose of constructing a single family residence located on premises owned by Eric and Emily Rosier, 965 Wehrle Drive, Amherst, New York, at 0 William Kidder Road, Lancaster, New York, and further identified on the tax maps as Section Block Lot number 117.00-2-68.211, to wit:

A variance from the requirements of Chapter 50, Section 32 of the Code of the Town of Lancaster. The proposed single family residence will result in a sixty [60] foot front yard setback from the centerline of Town Line Road, Lancaster, New York.

Chapter 50, Section 32 of the Code of the Town of Lancaster requires a ninety [90] foot front yard setback. The petitioner therefore, requests a thirty [30] foot front yard setback variance.

3. The petition of Scott Pezdek, 577 Ransom Road, Lancaster, New York for two [2] variances for the purpose of constructing a 1,152 square foot pole barn on premises owned by the petitioner at 577 Ransom Road, Lancaster New York, to wit:

A. A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 1,152 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioner, therefore requests a 402 square foot accessory use area variance.

B. A variance from the requirements of Chapter 50, Zoning, Section 9D.(1)(b) of the Code of the Town of Lancaster. The proposed location of the pole barn will result in a ten [10] foot side property line set back.

Chapter 50, Zoning, Section 9D.(1)(b) of the Code of the Town of Lancaster requires a fifteen [15] foot set back from any property line. The petitioner, therefore, requests a five [5] foot property line set back variance.

4. The petition of Daniel DePetrocellis, 2 Wendtworth Court, Lancaster, New York, 14086 for one variance for the purpose of erecting a six [6] foot high fence in a required front yard area on premises owned by the petitioner at 2 Wendtworth Court, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50 Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Wendtworth Court with an exterior side yard [considered a front yard equivalent] fronting on Newberry Lane. The petitioner proposes to erect a six [6] foot high fence within the required open space area of the exterior side yard fronting on Newberry Lane.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

5. The petition of Scott and Gayle Dalton, 3 Streamview Lane, Lancaster, New York, 14086 for one [1] variance for the purpose of constructing a covered front porch to the dwelling on premises owned by the petitioners at 3 Streamview Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(a) of the Code of the Town of Lancaster. The proposed covered front porch would result in a front yard setback of 30.63 feet.

Chapter 50, Zoning, Section 10C.(3)(a) of the Code of the Town of Lancaster requires a thirty five [35] foot front yard setback. The petitioners, therefore, request a 4.37 foot front yard setback variance.

6. The petition of Matthew Garis, 8 Parkedge Drive, Lancaster, New York, 14086 for one [1] variance for the purpose for allowing a shed to remain as currently positioned on premises owned by the petitioner at 8 Parkedge Drive, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 9D.(1)(a) of the Code of the Town of Lancaster. The storage shed is positioned three and a half [3.5] feet from the existing dwelling.

Chapter 50, Zoning, Section 9D.(1)(a) of the Code of the Town of Lancaster requires accessory structures to be located at least ten [10] feet from another structure. The petitioner, therefore, requests a six and a half [6.5] foot variance.

7. The petition of Eric Prescott, 11 Magrum Lane, Lancaster, New York, 14086 for one variance for the purpose of erecting a four [4] foot high fence in a required front yard area on premises owned by the petitioner at 11 Magrum Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50 Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a lot fronting on Magrum Lane with an exterior yard [considered a front yard equivalent] fronting on Juniper Boulevard. The petitioner proposes to erect a four [4] foot high fence within the required open space area fronting on Juniper Boulevard.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into an exterior yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a one [1] foot fence height variance.

8. The petition of Eric Van Kuren, 399 Seneca Place, Lancaster, New York, 14086 for one variance for the purpose of erecting a four [4] foot high fence in a required front yard area on premises owned by the petitioner at 399 Seneca Place, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50 Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Seneca Place with an exterior side yard [considered a front yard equivalent] fronting on Newberry Lane. The petitioner proposes to erect a four [4] foot high fence within the required open space area of the exterior side yard fronting on Newberry Lane.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a one [1] foot fence height variance.

Signed _____

DIANE M. TERRANOVA, TOWN CLERK and Clerk to Zoning
Board of Appeals