

**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, June 14, 2018 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 Joshua Thomann, Thomann Asphalt Paving Corporation, 56 Gunnville Road, Lancaster, New York 14086 for two [2] variances for the purpose of allowing an expansion of an existing conforming structure devoted to a use not permitted by this ordinance and for a parking, loading and stacking area on premises owned by the petitioner at 56 Gunnville Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 31C.(1) of the Code of the Town of Lancaster. The request calls for an addition of the existing use.

Chapter 50, Zoning, Section 31C.(1) of the Code of the Town of Lancaster states that no nonconforming use of land shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption; nor shall any existing conforming structure devoted to a use not permitted by this ordinance in the district in which it is located or a nonconforming structure itself or its use if nonconforming be enlarged, extended, constructed, reconstructed or moved. The petitioner, therefore, requests a variance to allow an expansion of an existing conforming structure devoted to a use not permitted by this ordinance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 24C.(6) of the Code of the Town of Lancaster. The location of the proposed parking, loading and stacking area would result in a fifteen [15] foot front property line set back.

Chapter 50, Zoning, Section 24C.(6) of the Code of the Town of Lancaster requires twenty five [25] foot front property lot line set back. The petitioner, therefore, requests a ten [10] foot front property line set back variance.

2. The petition of Al Luzi, 26 Pear Tree Lane, 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 26 Pear Tree 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 petitioner proposes to erect a six [6] foot high fence in a required front yard.

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 area to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals