

**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, July 12, 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 Paul Strada/NAS Sign Company, 1628 Elmwood Avenue, Buffalo, New York 14207 for one [1] variance for the purpose of erecting a sign on premises owned by Identity Resources Limited, at 4891 Transit Road, Lancaster, New York.

A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(a) of the Code of the Town of Lancaster for the purpose of erecting a sign on the premises containing a total maximum face area of 118 square feet.

Chapter 50, Zoning, Section 30F.(2)(a) of the Code of the Town of Lancaster limits the total maximum face area of all signs on the premises to 60 square feet. The petitioner, therefore, requests a 58 square foot variance of the total maximum face area of all signs permitted on premises.

2. The petition of Paul E. Connolly III, 84 Willowcrest Drive, West Seneca, New York 14224 for a variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)(1) of the Code of the Town of Lancaster for the purpose of constructing a private dwelling on premises located at 4841 William Street, Lancaster, New York and owned by Mark S. Brown, 4N Burbank Drive, Buffalo, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)(1) of the Code of the Town of Lancaster. The location of the proposed dwelling would result in a total width of both side yards of fourteen [14] feet, zero [0] inches.

Chapter 50, Zoning, Section 10C.(3)(b)(1) of the Code of the Town of Lancaster requires the total width of both side yards to be a minimum of 25% of the lot width, namely seventeen and a half [17.5] feet for this dwelling. The petitioner, therefore, requests a three and a half [3.5] foot total width of both side yards variance.

3. The petition of Jeffrey Rogowski, 3 Michaels Walk, Lancaster, New York 14086 for one variance for the purpose of erecting a four [4] foot high fence in a front yard on premises owned by the petitioner at 3 Michaels Walk, 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 four [4] foot high fence in a 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 one [1] foot fence height variance.

4. The petition of Richard Binner, 4 Old Mill Run, Lancaster, New York for one [1] variance for the purpose of constructing a 204 square foot garage addition to an existing dwelling on property owned by the petitioner at 4 Old Mill Run, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 9C.(3)(b)(1) of the Code of the Town of Lancaster. The location of the proposed garage addition would result in a side yard setback of four (4) feet, six (6) inches.

Chapter 50, Zoning, Section 9C(3)(b)(1) of the Code of the Town of Lancaster requires the minimum width of any side yard to equal 10% of the lot width, but need not exceed ten (10) feet. The petitioner, therefore, requests a four (4) foot eleven (11) inch side yard variance.

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