

**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, October 11, 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 Waldemar Palka, 342 Westwood Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a pole barn with an enclosed covered area on premises owned by the petitioner at 342 Westwood 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 960 square feet with a 384 square foot enclosed covered area.

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 594 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 covered area would result in a ten [10] foot east property line set back.

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

2. The petition of Paul Strada, NAS Sign Company, 1628 Elmwood Avenue, Buffalo, New York 14207 for one [1] variance for the purpose of rebuilding a pole sign on premises owned by NOCO Motor Fuels, 2040 Sheridan Drive, Tonawanda, New York 14223 at 370 Central Ave, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(c)[3][e] of the Code of the Town of Lancaster. The total face area of the pole sign is one hundred six [106] square feet.

Chapter 50, Zoning, Section 30F.(2)(c)[3][e] of the Code of the Town of Lancaster limits the total maximum face area of a pole sign to sixty-four [64] square feet. The petitioner, received a variance on 6/12/03 for seventy-five [75] square feet, therefore, he requests a thirty one [31] square foot variance of the total maximum face area permitted for this pole sign.

3. The petition of Michael and Roseann Was, 593 Erie Street, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a pole barn on premises owned by the petitioner at, 593 Erie Street, 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 1,728 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 978 square foot accessory use area variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster. The height of the proposed pole barn is eighteen [18] feet, eight [8] inches.

Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster limits the height of accessory structure to sixteen [16'] feet. The petitioner, therefore, requests a two [2] foot, eight [8] inch height variance.

4. The petition of Mark Steinel, 22 Windsor Ridge, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a storage shed on premises owned by the petitioners at 22 Windsor Ridge, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster. The proposed location of shed results in a three [3] foot side yard lot line set back.

Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster requires a five [5] foot side yard lot line set back. The petitioners, therefore, requests a two [2] foot side yard lot line set back variance.

5. The petition of Bryan and Suzanne Donovan, 34 Magrum Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing a shed on the premises owned by the petitioners at 34 Magrum Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 17A.(3) of the Code of the Town of Lancaster. The storage shed will be positioned in the front yard along Juniper Boulevard.

Chapter 50, Zoning, Section 17A.(3) of the Code of the Town of Lancaster stipulates that no accessory structure shall project into a front yard. The petitioners, therefore, request a variance for the structure to be positioned in the front yard.

6. The petition of Kevin Fox, 6 Sussex Lane, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a storage shed on the premises owned by the petitioner at 6 Sussex Lane, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 10D.(1)(a) of the Code of the Town of Lancaster to permit construction of a storage shed within zero [0] feet of a principal structure.

Chapter 50, Zoning, Section 10D.(1)(a) of the Code of the Town of Lancaster requires an accessory structure to be located ten [10] feet from any other structure. The petitioner, therefore, requests a ten [10] foot variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster. The proposed location of the shed results in a .82 foot side yard lot line set back.

Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster requires a five [5] foot side yard lot line set back. The petitioner, therefore, requests a 4.18 foot side yard lot line set back variance.

Signed _____

Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
Date: October 11, 2018