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July 3, 2019

**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 11, 2019 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 Stanley Wienckowski, 207 Ransom Road, Lancaster, New York 14086 for one [1] variance for the purpose of replacing a shed on premises owned by the petitioner at 207 Ransom Road, Lancaster, New York, to wit:

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 shed will result in a 4.27 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 lot line set back. The petitioner, therefore, requests a 10.73 foot side property line set back variance.

2). The petition of Dennis Zimny, 4864 William Street, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a pole barn on premises owned by the petitioner at 4864 & 4868 William Street and 0 Halstead Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10.D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is one thousand two hundred [1,200] square feet.

Chapter 50, Zoning, Section 10.D.(4) of the Code of the Town of Lancaster limits the area of accessory structures to seven hundred and fifty [750] square feet. The petitioner, therefore, requests a four hundred and fifty [450] square foot variance.

3). The petition of Julie Taylor, 6293 Genesee Street, 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 6293 Genesee Street, 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.

4). The petition of Barclay Damon, LLP, Main Street, Clarence, New York 14031, representing Fairways at Lancaster Holdings, 5360 Genesee Street, Bowmansville, New York 14026 for two variances for the purpose of installing additional parking for a restaurant on premises owned by Fairways at Lancaster Holdings, located at 5354 Genesee Street, Bowmansville, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 18C.(3) of the Code of the Town of Lancaster. The proposed side yard setback from a Non Residential District for parking is zero [0] feet.

Chapter 50, Zoning, Section 18C.(3) of the Code of the Town of Lancaster requires that there be a ten [10] foot side yard setback. The petitioner, therefore, requests a ten [10] foot side yard setback variance from a Non Residential District.

- B. A variance from the requirements of Chapter 50, Zoning, Section 18C.(3) of the Code of the Town of Lancaster. The proposed rear yard setback from a Residential District for parking is 19.67 feet.

Chapter 50, Zoning, Section 18C.(3) of the Code of the Town of Lancaster requires that there be a twenty-five [25] foot rear yard setback. The petitioner, therefore, requests a 5.33 foot rear yard setback variance from a Residential District.

5). The petition of Carol Abendschein, 3717 Bowen Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a detached garage on premises owned by the petitioner at 3717 Bowen 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 900 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of a detached garage or shed to 750 square feet. The petitioner, therefore, requests a 150 square foot 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 garage is nineteen [19] feet, eight [8] inches.

Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster limits the height of accessory structures to sixteen [16] feet. The petitioner, therefore, requests a three [3] foot, eight [8] inch height variance.

6). The petition of John Kaniecki, 239 Warner Road, Lancaster, New York 14086 for one [1] variance for the purpose of installing a replacement fence in a public drainage easement on premises owned by the petitioner at 239 Warner Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 17A.(5) of the Code of the Town of Lancaster. The petitioner requests to install a replacement fence in a public drainage easement contrary to the recommendation of the Town Engineer.

Chapter 50, Zoning, Section 17A.(5) of the Code of the Town of Lancaster prohibits all structures other than fencing, within any drainage or access

easement. The petitioner, therefore, requests a five [5] foot public drainage easement variance.

7). The petition of David and Joanne Kotowski, 45 Apple Blossom Boulevard, Lancaster, New York 14086 for one [1] variance for the purpose of installing a storage shed on premises owned by the petitioner at 45 Apple Blossom Boulevard, 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 petitioner requests to install a shed within a front yard of a corner lot, ten [10] feet from the east property line.

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 petitioner, therefore, requests a twenty-five [25] foot property line variance.

8). The petition of Michael Gleeson, 1 Old Schoolhouse Road, 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 1 Old Schoolhouse Road, 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.

9). The petition of Dale Plueckhahn, 138 Peppermint Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a pole barn on premises owned by the petitioner at 138 Peppermint 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 896 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 146 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 sixteen [16] feet, ten [10] inches.

Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster limits the height of accessory structures to sixteen [16] feet. The petitioner, therefore, requests a ten [10] inch height variance.

Signed \_\_\_\_\_  
Diane M. Terranova, TOWN CLERK and  
Clerk to Zoning Board of Appeals  
Date: July 3, 2019