

**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 8, 2020 at 7:00 P.M., Local Time, via teleconference by calling 1-716-800-4267 and entering Pin #1232. The meeting will be recorded. The items for consideration by the Zoning Board of Appeals at this meeting are:

1). The petition of David Skalski, 4913 William Street, Lancaster, New York 14086 for one [1] variance for the purpose of adding an addition to an existing, detached garage on premises owned by the petitioner at 4913 William Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10D.(4) of the Code of the Town of Lancaster. The area of the proposed addition is 1680 square feet.

Chapter 50, Zoning, Section 10D.(4) of the Code of the Town of Lancaster limits a detached garage or shed to 750 square feet. The petitioner, therefore, requests a 930 square foot area variance.

2). The petition of Richard Roncone, 110 Pavement Road, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a covered patio on premises owned by the petitioner at 110 Pavement Road, 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 location of the proposed covered patio will be one [1] foot from the primary structure.

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 nine [9] foot variance.

3). The petition of Jason and Christina Miller, 204 Broezel Avenue, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a fence in a required front yard on premises owned by the petitioners at 204 Broezel Avenue, 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 request calls for installing a four [4] 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 or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioners, therefore, request a one [1] foot fence height variance.

4). The petition of Chris McCaffrey, Ulrich Sign Company, 177 Oakhurst Street, Lockport, New York 14094 for two [2] variances for the purpose of erecting pole and wall signs on premises owned by RE6 LLC at 6501 Transit Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(a) of the Code of the Town of Lancaster. The request calls for erecting a pole and wall signs on the premises containing a total of 262.5 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 180 square feet. The petitioner, therefore, requests an 82.5 square foot variance of the total maximum face area of all signs permitted on the premises.

- B. A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(c)[3][b] of the Code of the Town of Lancaster. The proposed pole sign is zero [0] feet from finished grade.

Chapter 50, Zoning, Section 30F.(2)(c)[3][b] of the Code of the Town of Lancaster limits the lowest member, excluding the pole, be less than eight [8] feet from the finished grade of a paved walk, drive or parking area. The petitioner, therefore, requests an eight [8] foot sign height variance.

5). The petition of Anne and Robert Desiderio, 20 Windcroft Lane, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a storage shed on premises owned by the petitioners at 20 Windcroft Lane, 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 storage shed is four [4] feet, two [2] inches from the rear property line and four [4] feet, eight [8] inches from the side property line.

Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster requires a five feet lot line set back for an accessory structure. The petitioners, therefore, request a ten [10] inch rear property line set back variance and a four [4] inch side property line setback variance.

6). The petition of Kenneth Wild, 55 Rehm Road, Lancaster, New York 14086 for one [1] variance for the purpose of installing a hot tub on premises owned by the petitioner at 55 Rehm Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10D.(1)(a) of the Code of the Town of Lancaster to permit installation of a hot tub six [6] inches from an existing deck and nine [9] feet from the house.

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 nine [9] foot, six [6] inch variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
Date: October 1, 2020