

**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 10, 2021 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The meeting will be recorded. The items for consideration by the Zoning Board of Appeals at this meeting are:

1). The petition of Kenneth Horbett, 293 Pavement Road, Lancaster, New York 14086 for two [2] variances for the purpose of reconstruction of two existing nonconforming residential accessory structures on premises owned by the petitioner at 146 Pavement Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 31, Subsection C (1) of the Code of the Town of Lancaster. The request calls for the reconstruction of two existing nonconforming residential accessory structures.

Chapter 50, Zoning, Section 31, Subsection C (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, except in changing the use of the structure to a use permitted in the district or to make the structure conforming. The petitioner, therefore, requests a variance to allow the reconstruction of the two existing accessory structures on the parcel.

- B. A variance from the requirements of Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The height of the proposed reconstruction is twenty-four [24] feet on the south wall and sixteen [16] feet, eight [8] inches on the north wall.

Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster limits the structure height to a maximum of sixteen [16] feet. The petitioner, therefore, requests an eight [8] foot south wall and an eight [8] inch north wall accessory structure height variance.

2). The petition of Jonathan Herod, 5815 Genesee Street, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a pole barn on premises owned by the petitioner at 5815 Genesee Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The size of the proposed pole barn is 1,800 square feet.

Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster limits the size of an accessory structure to 1,250 square feet. The petitioner, therefore, requests a 550 square foot accessory structure size variance.

3). The petition of Jerome Boyd, 676 Pleasant View Drive, Lancaster, New York 14086 for one [1] variance for the purpose of installing an inground pool on premises owned by the petitioner at 676 Pleasant View Drive, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The location of the pool is six [6] feet from an existing covered rear porch.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires ten [10] feet from another structure. The petitioner, therefore, requests a four [4] foot set back variance.

4). The petition of David Steinel, 214 Belmont Street, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a rear patio roof on premises owned by the petitioner at 214 Belmont Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The location of the rear patio roof is 27.38 feet from the rear property line.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum rear yard of thirty-five [35] feet. The petitioner, therefore, requests a 7.62 foot set back variance.

5). The petition of Christopher Reilley, 2 Magrum Lane, Lancaster, New York 14086 for one variance for the purpose of erecting a fence in a required front yard area on premises owned by the petitioner at 2 Magrum Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The petitioner proposes to erect a four [4] foot high fence in a required front yard.

Chapter 50, Zoning, Section 34, Subsection C 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.

6). The petition of Kazim Abidi, 2 Middlebury Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing a fence in a front yard on premises owned by the petitioner at 2 Middlebury Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for installing a six [6] foot high fence in a required front yard.

Chapter 50, Zoning, Section 34, Subsection C 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 petitioner, therefore, requests a three [3] foot fence height variance.

7). The petition of Carlo DiRienzo, 72 Michael's Walk, Lancaster, New York 14086 for one [1] variance for the purpose of installing a shed on premises owned by the petitioner at 72 Michael's Walk, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The proposed location of the shed is thirteen [13] feet from the required front yard lot line.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum front lot line of thirty-five [35] feet. The petitioner, therefore, requests a twenty-two [22] foot set back variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
June 3, 2021