

**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, November 18, 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 Dwane and Jenna Laufer, 10 Summerfield Drive, Lancaster, New York 14086 for one [1] variance for the purpose of allowing a cabana installed without a permit to remain in a drainage easement on premises owned by the petitioners at 10 Summerfield Drive, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The cabana was installed without a building permit in a drainage easement.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires no structures, other than fencing, be allowed within any drainage access easement. The petitioners, therefore, request a five [5] foot drainage access easement variance.

2). The petition of Catherin Kresic, 569 Harris Hill Road, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a wood deck on premises owned by the petitioner at 569 Harris Hill Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a wood deck to be constructed four [4] feet from the south property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires each side yard: the lesser of 10% of the lot width or Total side yard: the lesser of 25% of the lot width or twenty-five [25] feet which equals seven [7] feet, six [6] inches. The petitioner, therefore, requests a three [3] foot, six [6] inch property line variance.

3). The petition of Bruce Riexinger, 101 Simme Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a Pole Barn on premises owned by the petitioner at 101 Simme Road, a combined parcel formerly known as 450 Town Line Road, Lancaster, New York, to wit:

A. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for the construction of a 2,560 square foot Pole Barn.

Chapter 400, Zoning, Section 13, Subsection D, Schedule B of the Code of the Town of Lancaster requires a maximum accessory structure size of 1,250 square feet. The petitioner, therefore, requests a 1,310 square foot variance.

B. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for the construction of a thirty-three [33] foot, six [6] inch tall Pole Barn.

Chapter 400, Zoning, Section 13, Subsection D, Schedule B of the Code of the Town of Lancaster requires a maximum accessory structure height of sixteen [16] feet. The petitioner, therefore, requests a seventeen [17] foot, six [6] inch variance.

4). The petition of Quinton Cusimano, 725 Aurora Street, Lancaster, New York 14086 for two [2] variances for the purpose of installing a parking area for storage of a camper on premises owned by the petitioner at 725 Aurora Street, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for installing a parking area zero [0] feet from the south property line for storage of a camper.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum side and rear yard for parking, loading and stacking areas abutting a residential district of five [5] feet. The petitioner, therefore, requests a five [5] foot variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 16, Subsection D(2)(d) of the Code of the Town of Lancaster. The request calls for the storage of a twelve [12] foot tall camper in a side yard.

Chapter 400, Zoning, Section 16, Subsection D(2)(d) of the Code of the Town of Lancaster requires if the stored or parked height exceeds eight [8] feet, the vehicle shall be parked or stored in the rear yard or housed within a completely enclosed building. The petitioner, therefore, requests a four [4] foot variance.

5). The petition of Steven Staniszewski, 49 Steinfeldt Road, Lancaster, New York 14086 for one [1] variance for the purpose of installing a shed on premises owned by the petitioner at 49 Steinfeldt Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for installing a shed seven [7] feet, six [6] inches from an existing inground pool.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires an accessory structure to be a minimum of ten [10] feet from another structure. The petitioner, therefore, requests a two [2] foot, six [6] inch variance.

6). The petition of Mitch Donnelly, Flexlume Sign Co., 1464 Main Street, Buffalo, New York 14209 for three [3] variances for the purpose of replacing an existing pole sign on premises owned by Linda Stang, 327-42 Forestream, LLC, 4711 Transit Road, Depew, New York 14043 at 4725 Transit Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection F.(2)(c)[3] of the Code of the Town of Lancaster to permit a pole sign in an Multi Family Mixed Use (MFMU) District.

Chapter 400, Zoning, Section 30, Subsection F.(2)(c)[3] of the Code of the Town of Lancaster requires one pole sign for each individual building, not a part of a multiple development, shall be permitted in Light Commercial (LI), General Commercial (GC), Light Industrial (LI) and General Industrial (GI) Districts only. The petitioner, therefore, requests allowing a pole sign in an MFMU District variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection F.(2)(c)[3][b] of the Code of the Town of Lancaster to permit a sign height of thirty-three [33] feet.

Chapter 400, Zoning, Section 30, Subsection F.(2)(c)[3][b] of the Code of the Town of Lancaster limits the maximum sign height to twenty-five [25] feet in height. The petitioner, therefore, requests an eight [8] foot sign height variance.

- C. A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection F.(2)(c)[3][e] of the Code of the Town of Lancaster to permit a sign face area of 231 square feet.

Chapter 400, Zoning, Section 30, Subsection F.(2)(c)[3][e] of the Code of the Town of Lancaster limits the maximum sign face area to ninety-six [96] square feet. The petitioner, therefore, requests a 135 square foot sign face area variance.

- 7). The petition of Robert and Kristen Gagliardi, 21 Ryan Street, Lancaster, New York 14086 for three [3] variances for the purpose of constructing a rear deck on premises owned by the petitioners at 21 Ryan Street, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a rear deck to the property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires each side yard: the lesser of 10% of the lot width or ten [10] feet which equals seven [7] feet, six [6] inches on this property. The petitioners, therefore, request a seven [7] foot, six [6] inch variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a rear deck to the property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires the total side yard: the lesser of 25% of the lot width or twenty-five [25] feet which equals eighteen [18] feet, nine [9] inches on this property. The petitioners, therefore, request a five [5] foot, eleven [11] inch variance.

- C. A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection A of the Code of the Town of Lancaster. The request calls for constructing a rear deck to the property line with the railing at approximately seven [7] feet, six [6] inches above finished grade.

Chapter 400, Zoning, Section 34, Subsection A of the Code of the Town of Lancaster limits the height of a fence or wall in a residential district to six [6] feet in height. The petitioners, therefore, request a one [1] foot, six [6] inch variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
November 11, 2021