

**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, January 13, 2022, 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 Thomas Alexander, 16 Bentley Circle, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a patio roof on premises owned by the petitioner at 16 Bentley Circle, 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 patio roof at thirty-two [32] feet from the rear property line.

Chapter 400, 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 three [3] foot variance.

- 2). The petition of George Johnson, 277 Ransom Road, Lancaster, New York 14086 for two [2] variances for the purpose of an addition to the existing residence on premises owned by the petitioner at 277 Ransom Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for an addition to the existing residence four [4] feet from the side yard property line.

Chapter 400, Zoning, Section 13, Subsection C, 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 Total side yard. The petitioner, therefore, requests a six [6] foot variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for an addition to the existing residence with a total of both side yard setbacks at sixteen [16] feet, six [6] inches.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires each side yard: the lesser of 25% of the lot width or twenty-five [25] feet. The petitioner, therefore, requests an eight [8] foot, six [6] inch variance.

- 3). The petition of Timothy Boyle, NOCO Express properties, LLC, 2101 St. Rita's Lane, Williamsville, New York 14221 for seven [7] variances for the purpose of constructing a car wash facility on premises owned by the petitioner at 3620 Walden Avenue and 371 Central Avenue, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a proposed lot size of .94 acres.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum lot area of one [1] acre. The petitioner, therefore, requests a .06-acre (= 2,613.6 square feet) variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a ten [10] foot side yard setback abutting a residential district.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum side and rear yard for structures abutting a residential district of fifty [50] feet. The petitioner, therefore, requests a forty [40] foot variance.

- C. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a ten [10] foot side yard setback abutting a non-residential district.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum side and rear yard for structures abutting a non-residential district of twenty-five [25] feet. The petitioner, therefore, requests a fifteen [15] foot variance.

- D. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a parking area with a nine [9] foot setback from the west lot line right of way of a dedicated street.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum yard for parking, loading and stacking areas from the right of way of a dedicated street of twenty [20] feet. The petitioner, therefore, requests an eleven [11] foot variance.

- E. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a parking area with a ten [10] foot setback from the south lot line right of way of a dedicated street.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum yard for parking, loading and stacking areas from the right of way of a dedicated street of twenty [20] feet. The petitioner, therefore, requests a ten [10] foot variance.

- F. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a parking area with a thirteen [13] foot, six [6] inch setback from the right of way of a dedicated street.

Chapter 400, Zoning, Section 18, 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 twenty-five [25] feet. The petitioner, therefore, requests an eleven [11] foot, six [6] inch variance.

- G. A variance from the requirements of Chapter 400, Zoning, Section 28, Subsection E(2)(a) of the Code of the Town of Lancaster. The request calls for thirty-one [31] stacking spaces.

Chapter 400, Zoning, Section 28, Subsection E(2)(a) of the Code of the Town of Lancaster requires thirty-five [35] spaces per stall of a rapid car wash. The petitioner, therefore, requests a four [4] space variance.

4). The petition of Ryan Kuznik and Kayla Williams, 825 Erie Street, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a pole barn on premises owned by the petitioners at 825 Erie Street, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a pole barn twenty-three [23] feet in height.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the maximum building height for an accessory structure of sixteen [16] feet. The petitioners, therefore, request a seven [7] foot variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a 2,720 square foot pole barn.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the maximum accessory structure size of 1,250 square feet. The petitioners, therefore, request a 1,470 square foot variance.

5). The petition of Gary and Kelly Gallagher, 5 Butler Drive, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a garage addition on premises owned by the petitioners at 5 Butler 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 request calls for constructing a garage addition twenty point two [20.2] feet from the right-of-way.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum front yard of thirty-five [35] feet. The petitioners, therefore, request a fourteen point eight [14.8] foot variance.

6). The petition of Brent Paradowski, 133 Avian Way, Lancaster, New York 14086 for one [1] variance for the purpose of a driveway/parking area on premises owned by the petitioner at 133 Avian Way, 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 driveway/parking area in a drainage swale, zero [0] feet from the property line.

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.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
January 6, 2022