

**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 12, 2023, 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 Irene Trzybinski, 1536 Eastwood Road, Alden, New York 14004, for two [2] variances for the purpose of realigning a property line of an existing nonconforming lot on premises owned by the petitioner at 6388 Broadway 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 realigning a property line of an existing nonconforming lot, increasing it to one hundred fifty [150] feet in width.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires a minimum lot width of three hundred [300] feet if abutting a dedicated street. The petitioner, therefore, requests a one hundred fifty [150] foot lot width 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 realigning a property line of an existing nonconforming lot, increasing it to one and a half [1.5] acres.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires a minimum lot area per dwelling unit of three [3] acres. The petitioner, therefore, requests a one and a half [1.5] acre variance.

2). The petition of Irene Trzybinski, 1536 Eastwood Road, Alden, New York 14004, for two [2] variances for the purpose of realigning a property line of an existing nonconforming lot on premises owned by the petitioner at 6394 Broadway 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 realigning a property line of an existing nonconforming lot, reducing it to one hundred fifty [150] feet in width.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires a minimum lot width of three hundred [300] feet if abutting a dedicated street. The petitioner, therefore, requests a one hundred fifty [150] foot lot width 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 realigning a property line of an existing nonconforming lot, reducing it to one and a half [1.5] acres.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires a minimum lot area per dwelling unit of three [3] acres. The petitioner, therefore, requests a one and a half [1.5] acre variance.

3). The petition of Robert Chadwick, 32 Fieldstone Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing a shed on premises owned by the petitioner at 32 Fieldstone Lane, 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, thirty-one [31] feet from the front property lines in a required front yard.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires that an accessory structure may not protrude into a front yard. The petitioner, therefore, requests a four [4] foot variance.

4). The petition of Tammy Santana, 3725 Bowen Road, Lancaster, New York 14086, for one [1] variance for the purpose of adding roof extensions to the south, north and west sides of an existing pole barn on premises owned by the petitioner at 3725 Bowen Road, Lancaster, New York, to wit:

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 adding 1,464 square feet of roof extensions to the south, north and east sides of an existing pole barn.

Chapter 400, Zoning, Section 13, Subsection C, 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 1,464 square foot variance.

5). The petition of Mark Payne, Quality Quick Signs, 1380 French Road, Depew, New York 14043 for two [2] variances for the purpose of replacing an existing, nonconforming pole sign on premises owned by the Eric Putnam at 5250 Genesee Street, Bowmansville, 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. The request calls for replacing an existing, nonconforming pole sign in a Multi Family Mixed Use (MFMU) Zoning 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 as defined and regulated shall be permitted in the LC, GC, LI and GI Districts only. The petitioner, therefore, requests a variance to allow a pole sign in an MFMU Zoning District.

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. The request calls for a pole sign with a six [6] foot dimension from finished grade.

Chapter 400, Zoning, Section 30, Subsection F (2) (c) [3] [b] of the Code of the Town of Lancaster requires such signs shall not exceed twenty-five [25] feet in height, nor shall the lowest part of the sign be less than eight [8] feet from the finished grade of a paved walk, drive, or parking area. The petitioner, therefore, requests a two [2] foot variance.

6). The petition of Tim Franclemont, 6232 Genesee Street, Lancaster, New York 14086, for two [2] variances for the purpose of constructing a Residential Accessory Structure on premises owned by the petitioner at 6232 Genesee 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 a nineteen [19] foot, six [6] inch tall residential accessory structure.

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 of sixteen [16] feet. The petitioner, therefore, requests a three [3] foot, six [6] inch 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 a 1,262 square foot residential accessory structure.

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 petitioner, therefore, requests a twelve [12] square foot variance.

7). The petition of Randy Schnorr, 94 Maple Drive, Bowmansville, New York 14026 for two [2] variances for the purpose of constructing a Residential Accessory structure on premises owned by Velma Jean Schnorr, 460 Pleasant View Drive, Lancaster, New York, at 94 Maple Drive, Bowmansville, 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 twenty-eight [28] foot tall Residential Accessory structure.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a maximum building height of an accessory structure of sixteen [16] feet. The petitioner, therefore, requests a twelve [12] foot 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 2,080 square foot Residential Accessory structure.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a maximum accessory structure size of 750 square feet. The petitioner, therefore, requests a 1,330 square foot variance.

8). The petition of John Dudziak, 5 Pear Tree Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing an emergency backup generator on premises owned by the petitioner at 5 Pear Tree Lane, 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 an emergency backup generator, two [2] feet from the side property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires that a nonportable exterior heating or air-conditioning structures and generators shall not be located within five [5] feet of any lot line. The petitioner, therefore, requests a three [3] foot variance.

9). The petition of Nicole and Bruce Stutz, 1 Jonquille Court, Lancaster, New York 14086, for one [1] variance for the purpose of installing a fence on premises owned by the petitioners at 1 Jonquille Court, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C, of the Code of the Town of Lancaster. The request calls for installing a six [6] foot fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires, within nonindustrial districts, no fence or wall, other than a necessary retaining wall, over three feet in height, shall extend into the front yard of any lot. The petitioners, therefore, request a three [3] foot variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
October 5, 2023