



Town of Lancaster

BUILDING DEPARTMENT
21 CENTRAL AVENUE
LANCASTER, NEW YORK 14086
716-684-4171
FAX 685-5317

TOWN BOARD
Supervisor
Johanna M. Coleman

Councilmembers
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

TOWN SHED PERMITS

UNDER 144 SQUARE FEET

INFORMATION REQUIRED

AN ACCURATE STAMPED SURVEY

A PLOT PLAN WITH EXACT MEASUREMENTS FROM LOT LINES AND ALL STRUCTURES

DIMENSIONS OF SHED (LENGTH, WIDTH AND HEIGHT)

INSURANCE CERTIFICATES IF USING A CONTRACTOR OR WAIVER CERTIFICATE IF SELF CONTRACTING

DETAILED INFORMATION ON STRUCTURE AND MATERIALS

CHECK FOR \$25 PAYABLE TO THE TOWN OF LANCASTER

LOCAL CODES

IN AN R1 AND AR ZONING DISTRICT WITH PUBLIC SEWER

SHED MUST BE LOCATED A MINIMUM OF 5' FROM SIDE AND REAR PROPERTY LINES AND 10' FROM ANY STRUCTURE.

IN AR ZONING DISTRICT WITHOUT PUBLIC SEWER

SHED MUST BE LOCATED A MINIMUM OF 15' FROM SIDE AND REAR PROPERTY LINES AND 10' FROM ANY STRUCTURE.

NO SHED IS ALLOWED IN ANY EASEMENT WITHOUT APPROVAL FROM THE TOWN ENGINEER



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TOWN SHED/GARAGE PERMITS

144 SQUARE FEET AND OVER

INFORMATION REQUIRED

A REVIEW FOR COMPLIANCE IS REQUIRED BEFORE A PERMIT IS ISSUED

AN ACCURATE STAMPED SURVEY

PLOT PLAN WITH EXACT MEASUREMENTS FROM LOT LINES AND ALL BUILDINGS

INSURANCE CERTIFICATES IF USING A CONTRACTOR OR WAIVER CERTIFICATE IF SELF CONTRACTING

2 SETS OF DRAWINGS IN COMPLIANCE WITH 2015 NYS CODES

LOCAL CODES

IN AN R1 AND AR ZONING DISTRICT WITH PUBLIC SEWER

SHED/GARAGE MUST BE LOCATED A MINIMUM OF 5' FROM SIDE AND REAR PROPERTY LINES AND 10' FROM ANY STRUCTURE.

IN AR ZONING DISTRICT WITHOUT PUBLIC SEWER

SHED/GARAGE MUST BE LOCATED A MINIMUM OF 15' FROM SIDE AND REAR PROPERTY LINES AND 10' FROM ANY STRUCTURE.

NO SHED/GARAGE IS ALLOWED IN ANY EASEMENT WITHOUT APPROVAL FROM THE TOWN ENGINEER