

Publish Once
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**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, July 13, 2017 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The item for consideration by the Zoning Board of Appeals at this meeting is:

1. The petition of Paul Tryjankowski, 33 St. Anthony Street, Lancaster, New York 14086 for one variance for the purpose of erecting a six [6] foot high fence in a required front yard area on premises owned by the petitioner at 33 St. Anthony Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50 Zoning, Section 35C. of the Code of the Town of Lancaster. The petitioner proposes to erect a six [6] foot high fence in a required front yard.

Chapter 50, Zoning, Section 35C. 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 three [3] foot fence height variance.

2. The petition of Jeff and Michelle Derkovitz, 6 Grace Way, Lancaster, New York 14068 for one [1] variance for the purpose of erecting an addition on property owned by the petitioners at 6 Grace Way, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(c) of the Code of the Town of Lancaster. The proposed addition would result in a twenty [20] foot, six [6] inch rear yard set back.

Chapter 50, Zoning, Section 10C.(3)(c) of the Code of the Town of Lancaster requires a 35 foot [35] rear yard set back. The petitioners, therefore, request a fourteen [14] foot six [6] inch rear yard set back variance.

3. The petition of Jagg Electrical & Control, 18 Lancaster Parkway, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a ground sign on premises owned by Greg Golombek at 18 Lancaster Parkway, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning Section 30F.(2)(c)[2][a] of the Code of the Town of Lancaster to permit a sign height of five [5] foot eight [8] inches over finished grade.

Chapter 50, Zoning, Section 30F.(2)(c)[2][a] of the Code of the Town of Lancaster limits the height of a ground sign to four [4] feet above finished grade. The petitioner, therefore, requests a one [1] foot eight [8] inch ground sign height variance.

4. The tabled petition of M&B Flix, LLC, 388 Evans Street, Williamsville, New York, by attorneys Gross, Shuman, Brizdle and Gilfillan, P.C., calling upon the Zoning Board of Appeals for an interpretation concerning the Notice of Violations/Order and Second Notice/Order to Remedy of M&B Flix, LLC located at 4901 Transit Road, Lancaster, New York.

Pursuant to Chapter 50, Zoning, Section 45.C(1) of the Code of the Town of Lancaster and Section 267-a(4) of New York State Town Law, the Board shall hear and decide appeals where it is alleged that there is an error or misinterpretation in any order, requirement, decision or determination by any administrative official of the Town

charged with the enforcement of the Town Law. The Board may reverse, modify or affirm, in whole or in part, any such appealed order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as in its opinion ought to be made in strictly applying and interpreting the provisions of this ordinance, and for such purposes shall have all powers of the officer from whom the appeal is taken.

The petitioner hereby appeals to the Zoning Board of Appeals of the Town of Lancaster for an interpretation of the Notice of Violations/Order and Second Notice/Order to Remedy of M&B Flix, LLC, pursuant to the authority granted in Chapter 50, Zoning, Section 45.C(1) of the Code of the Town of Lancaster and Section 267-a(4) of New York State Town Law.

Signed _____

DIANE M. TERRANOVA, TOWN CLERK and Clerk to Zoning
Board of Appeals