

**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, June 13, 2019 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

1). The petition of Elizabeth Meegan, Meegan Architecture 360 PC, 2129 Como Park Boulevard, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a covered porch on premises owned by Ken and Cynthia Lorenz at 26 Pleasant View Drive, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10D.(4) of the Code of the Town of Lancaster. The area of the proposed covered porch on the west side of the pole barn is 1280 square feet.

Chapter 50, Zoning, Section 10D.(4) of the Code of the Town of Lancaster limits a detached garage or shed to 750 square feet. An area variance was granted on July 11, 2002 allowing 2450 square feet of relief to construct a 3200 square foot pole barn with an attached six [6] foot, sixteen [16] inch covered porch on the south side for a total of 3296 square feet. The petitioner, therefore, requests a 1376 square foot area variance.

2). The tabled petition of Jake Nicometi and Debbie Over, 132 Belmont Avenue, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a deck on property owned by Debbie Over at 132 Belmont Avenue, 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 deck would be twenty-eight [28] feet from the rear property line.

Chapter 50, Zoning, Section 10C.(3)(c) of the Code of the Town of Lancaster requires a thirty-five [35] foot rear yard setback. The petitioners, therefore, request a seven [7] foot rear yard setback variance.

3). The petition of Owl Homes of Fredonia, 3752 East Main Street, Fredonia, New York 14063 for two variances for the purpose of installing a deck on premises owned by Paul and Laura Connolly at 4841 William Street, Lancaster, New York; to wit:

A. A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The location of the proposed deck on the east side of the house would result in a side yard lot line setback of 2.75 feet.

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires a seven [7] foot side yard lot line setback per the variance granted on July 12, 2018. The petitioner, therefore, requests a side yard lot line setback variance of 4.25 feet.

B. A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)(1) of the Code of the Town of Lancaster. The location of the proposed deck/landing would result in a total width of both side yards of 9.75 feet.

Chapter 50, Zoning, Section 10C.(3)(b)(1) of the Code of the Town of Lancaster requires the total width of both side yards to be a minimum of 25% of the lot width. A variance for 13.39 feet total was granted on April 3, 2019. The petitioner, therefore, requests a 3.63 foot total width of both side yards variance.

4). The petition of Thomas and Eileen Kisicki, 51 Country Place, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a shed in a public drainage easement on premises owned by the petitioners at 51 Country Place, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 17A.(5) of the Code of the Town of Lancaster. The petitioners request the approval to install a ten [10] foot by fourteen [14] foot shed in a public drainage easement.

Chapter 50, Zoning, Section 17A.(5) of the Code of the Town of Lancaster prohibits all structures other than fencing within any drainage or access easement. The petitioners, therefore, request a ten [10] foot public drainage easement variance.

5). The petition of Tobian Woods and Jonathan Breidert, 11 Riemers Avenue, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a patio cover on premises owned by the petitioners at 11 Riemers Avenue, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10D.(1)(a) of the Code of the Town of Lancaster to permit construction of a patio cover within six [6] feet of an in-ground pool.

Chapter 50, Zoning, Section 10D.(1)(a) of the Code of the Town of Lancaster requires an accessory structure to be located ten [10] feet from any other structure. The petitioners, therefore, request a four [4] foot variance.

6). The petition of Brian Kimpel, 7 Chapin Circle, Lancaster, New York 14086 for one [1] variance for the purpose of installing a driveway extension on premises owned by the petitioner at 7 Chapin Circle, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 17D.(3)(c) of the Code of the Town of Lancaster. The proposed driveway extension on the north side of the garage is for the purpose of parking a camper trailer approximately one [1] foot, six [6] inches from the side property line.

Chapter 50, Zoning, Section 17D.(3)(c) of the Code of the Town of Lancaster requires that a trailer shall not be parked or stored within five [5] feet of any side lot line. The petitioner, therefore, requests a three [3] foot, six [6] inch variance.

7). The petition of Kathleen Reiman, 155 Siebert Road, 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 155 Siebert Road, 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.

8). The petition of Thomas Bertucci, 7 Robinwood Court, Lancaster, New York 14086 for one [1] variance for the purpose of installing a replacement fence in a public drainage easement on premises owned by the petitioner at 7 Robinwood Court, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 17A.(5) of the Code of the Town of Lancaster. The petitioner requests to install a replacement fence in a public drainage easement contrary to the recommendation of the Town Engineer.

Chapter 50, Zoning, Section 17A.(5) of the Code of the Town of Lancaster prohibits all structures other than fencing, within any drainage or access easement. The petitioner, therefore, requests a five [5] foot public drainage easement variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
Date: June 6, 2019