

**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 10, 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 Katie and Robert Derrick, 1 Biscayne Drive, Lancaster, New York 14086 for two [2] variances for the purpose of installing a shed and fence in a required front yard on premises owned by the petitioners at 1 Biscayne Drive, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 17A.(3) of the Code of the Town of Lancaster. The storage shed is positioned ten [10] feet from the right of way on Seitz Road.

Chapter 50, Zoning, Section 17A.(3) of the Code of the Town of Lancaster stipulates that no accessory structure shall project into a front yard. The petitioners, therefore, request a twenty-five [25] foot, front yard lot line variance.

- B. A variance from the requirements of Chapter 50 Zoning, Section 35C. of the Code of the Town of Lancaster. The petitioners propose 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 petitioners, therefore, request a three [3] foot fence height variance.

2). The petition of Ryan Smith, 63 Heritage Drive, Lancaster, New York 14086 for one [1] variance for the purpose of installing a shed in a public drainage easement on premises owned by the petitioner at 63 Heritage Drive, 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 the approval to install a twelve [12] foot by twenty [20] 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 petitioner, therefore, requests a seven [7] foot, four [4] inch public drainage easement variance.

3). The petition of Donald Suchyna, 6 Alyssum Court, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a covered porch on premises owned by the petitioner at 6 Alyssum Court, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(a) of the Code of the Town of Lancaster. The proposed construction would be within a required front yard.

Chapter 50, Zoning, Section 10C.(3)(a) of the Code of the Town of Lancaster requires a thirty-five [35] foot front yard setback. The petitioner, therefore, requests a 2.33 foot front yard setback variance.

4). The petition of Gilberto Lopez, 71 Tranquility Trail, Lancaster, New York 14086 for one [1] variance for the purpose of installing a fence in a required front yard on premises owned by the petitioner at 71 Tranquility Trail, 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 request calls for installing 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 or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

Signed \_\_\_\_\_  
Diane M. Terranova, TOWN CLERK and  
Clerk to Zoning Board of Appeals  
Date: October 10, 2019