

**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, November 14, 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 Michael Ferraraccio, 35 Pinegrove Court, Elma, New York 14059 for three [3] variances for the purpose of constructing a garage on premises owned by Caroline Lombardo at 730 Pavement Road, Lancaster New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 9D.(1)(b) of the Code of the Town of Lancaster. The proposed location of the garage would result in a five [5] foot north property line set back.

Chapter 50, Zoning, Section 9D.(1)(b) of the Code of the Town of Lancaster requires a fifteen [15] foot property line set back. The petitioner, therefore, requests a ten [10] foot north property line set back variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The area of the proposed garage is 1,024 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of a garage to 750 square feet. The petitioner, therefore, request a 274 square foot accessory use area variance.

- C. A variance from the requirements of Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster. The height of the proposed garage is eighteen [18] feet, eight [8] inches.

Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster limits the height of a garage to sixteen [16] feet. The petitioner, therefore, request a two [2] foot, eight [8] inch height variance.

2). The petition of Rodney and Wendy Lorenz, 1202 Ransom Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a detached garage on premises owned by the petitioners at 1202 Ransom Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 1,200 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioners, therefore, request a 450 square foot accessory area variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster. The height of the proposed pole barn is twenty [20] feet.

Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster limits the height of accessory structures to sixteen [16] feet. The petitioners, therefore, request a four [4] foot height variance.

3). The petition of Sean Collins, 34 Pear Tree Lane, Lancaster, New York 14086 for one [1] variance for the purpose of storing a recreational vehicle on the driveway on premises owned by the petitioner at 34 Pear Tree Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 17D.(3)(d) of the Code of the Town of Lancaster. The height of the recreational vehicle is over eight [8] feet.

Chapter 50, Zoning, Section 17D.(3)(d) of the Code of the Town of Lancaster requires that a recreational vehicle which exceeds eight feet [8'] in height be stored in a rear yard or an enclosed building. The petitioner, therefore, requests a variance to store this recreational vehicle in the driveway in compliance with 50-17.D(3)(a)-(c), which states the following provisions: (a) It shall not obstruct clear vision. (b) It shall not be stored within ten [10] feet of the front lot line. (c) It shall not be stored within five [5] feet of any side lot line.

4). The petition of Paul Perna, 35 Old Post Road, Lancaster, New York 14086 for one [1] variance for the purpose of permitting an existing in-ground pool on premises owned by the petitioner at 35 Old Post Road, 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 an existing in-ground pool to remain nine [9] feet from an existing shed.

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 petitioner, therefore, requests a one [1] foot area variance.

5). The petition of Dennis and Mary Ellen Weiss, 3 Petersbrook Circle, Lancaster, New York 14086 for one [1] variance for the purpose of storing a camper trailer on a driveway within the front yard on premises owned by the petitioners at 3 Petersbrook Circle, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 17D.(3)(d) of the Code of the Town of Lancaster. The height of the trailer is nine [9] feet.

Chapter 50, Zoning, Section 17D.(3)(d) of the Code of the Town of Lancaster requires that a camper trailer which exceeds eight feet [8'] in height be stored in a rear yard or an enclosed building. The petitioners, therefore, request a one [1] foot height variance to store this camper trailer in their front yard driveway.

Signed \_\_\_\_\_  
Diane M. Terranova, TOWN CLERK and  
Clerk to Zoning Board of Appeals  
Date: November 7, 2019