

**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, May 13, 2021 at 7:00 P.M., Local Time, via teleconference by calling 1-716-800-4267 and entering Pin #1232. The meeting will be recorded. The items for consideration by the Zoning Board of Appeals at this meeting are:

1). The petition of Kazim Abidi, 2 Middlebury Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing a fence in a front yard on premises owned by the petitioner at 2 Middlebury Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 34, Subsection C 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 34, Subsection C 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.

2). The petition of Daniel Santana, 3725 Bowen Road, Lancaster, New York 14086 for three [3] variances for the purpose of constructing a pole barn on premises owned by the petitioner at 3725 Bowen Road, Lancaster, New York, to wit:

A. A variance from the requirements of Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The location of the pole barn is ten [10] feet, six [6] inches from the rear property line.

Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires a rear property line setback of fifteen [15] feet. The petitioner, therefore, requests a four [4] foot, six [6] inch setback variance.

B. A variance from the requirements of Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The size of the proposed pole barn is 4,210 square feet.

Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster limits the size of an accessory structure to 1,250 square feet. The petitioner, therefore, requests a 2,960 square foot accessory structure size variance.

C. A variance from the requirements of Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The height of the proposed pole barn is twenty-five [25] feet.

Chapter 50, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster limits the building height of an accessory structure to sixteen [16] feet. The petitioner, therefore, requests a nine [9] foot accessory structure height variance.

3). The petition of Sara and Eric Kubik, 7 Hidden Trail, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a foundation extension on premises owned by the petitioners at 7 Hidden Trail, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The proposed location of the foundation extension is five [5] feet from a side property line.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires each side yard, the lesser of: 10% of the lot width, or ten [10] feet side property line set back. The petitioners, therefore, request a two [2] foot, six [6] inch side property line setback variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The proposed location of the foundation extension totals fourteen [14] feet, three [3] inches from both side yard setbacks.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires side yard setback totals, the lesser of 25% of the lot width, or twenty-five [25] feet, total side yard setback. The petitioners, therefore, request a four [4] foot, six [6] inch total side property line setback variance.

4). The petition of Arthur and Cheryl Tubisz, 1236 Penora Street, Depew, New York 14043 for one [1] variance for the purpose of replacing an existing fence in a rear yard with a privacy fence on premises owned by Arthur and Cheryl at 1236 Penora Street, Depew, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 34, Subsection A of the Code of the Town of Lancaster. The petitioners propose to replace a six [6] foot fence in the rear yard with an eight [8] foot privacy fence.

Chapter 50, Zoning, Section 34, Subsection A of the Code of the Town of Lancaster requires that no fence or wall in a residential district shall exceed six [6] feet in height. The petitioners, therefore, request a two [2] foot fence height variance.

5). The petition of Andrew Romanowski, Autumnwood Development of Lancaster, LLC, 4727 Camp Road, Hamburg, New York 14075 for one [1] variance for the purpose of constructing a single family residence located on premises owned by the petitioner at 2 Kevwood Lane, Lancaster, New York; to wit:

A variance from the requirements of Chapter 50, Zoning Section 32 of the Code of the Town of Lancaster. The proposed single family residence will be 82.27 feet from the centerline of Bowen Road.

Chapter 50, Section 32 of the Code of the Town of Lancaster requires a ninety [90] foot front yard setback from the center line of Bowen Road. The petitioner, therefore, requests a 7.73 foot front yard variance.

6). The petition of Elizabeth Reilly-Meegan, Architecture 360, PC, 2129 Como Park Boulevard, Lancaster, New York 14086 for one [1] variance for the purpose of constructing an addition to an existing residence on premises owned by Ronald and Cheryl Gaca at 190 Pleasant View Drive, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The proposed location of the addition is six [6] feet from a side property line.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires each side yard, the lesser of: 10% of the lot width, or ten [10] feet side property line set back. The petitioner, therefore, requests a three [3] foot side property line set back variance.

7). The petition of Daniel Frederick, 119 Avian Way, Lancaster, New York 14086 for one [1] variance for the purpose of installing an inground pool on premises owned by the petitioner at 119 Avian Way, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The proposed location of the inground pool is in a required front yard.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires that accessory structures may not protrude into a front yard. The petitioner, therefore, requests a twenty-seven [27] foot front yard setback variance.

8). The petition of Robert Redenbach, 16 Kevwood Lane, Lancaster, New York 14086 for one variance for the purpose of erecting a fence in a required front yard area on premises owned by the petitioner at 16 Kevwood Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The petitioner proposes to erect a five [5] foot high fence in a required front yard.

Chapter 50, Zoning, Section 34, Subsection C 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 two [2] foot fence height variance.

9). The petition of Patrick and Beth Farrar, 24 Sagebrush Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing an inground pool with spa on premises owned by the petitioners at 24 Sagebrush Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The proposed location of the inground pool with spa is eight [8] feet from an existing rear deck.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum of ten [10] feet from another structure. The petitioners, therefore, request a two [2] foot variance.

10). The petition of Michael Rohloff, 23 Spruceland Terrace, Lancaster, New York 14086 for one [1] variance for the purpose of installing a driveway extension for the purposes of storing a camper/recreational vehicle on premises owned by the petitioner at 23 Spruceland Terrace, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The proposed location of the driveway extension is 3.14 feet from the side property line.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a five [5] foot setback from the side property line. The petitioner, therefore, requests a 1.86 foot side property line set back variance.

11). The petition of Joe Christ, Crist Construction, 189 Coronation Drive, Amherst, New York 14226 for one [1] variance for the purpose of constructing a front porch roof within a required front yard on premises owned by William and Donna Olewniczak at 9 Crabapple Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The proposed location of the front porch roof within a required front yard is thirty-four [34] feet from the front property line.

Chapter 50, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a thirty-five [35] foot setback from the front property line. The petitioner, therefore, requests a one [1] foot front property line setback variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
May 6, 2021