

**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, April 13, 2023, at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The meeting will be recorded. The items for consideration by the Zoning Board of Appeals at this meeting are:

- 1). The petition of Gary Machniak, 21 Pavement Road, Lancaster, New York 14086 for one [1] variance for the purpose of amending an approved site plan on premises owned by the petitioner at 21 Pavement Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 17, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for a five [5] feet, one quarter [1/4] inch side yard setback from the north property line.

Chapter 400, Zoning, Section 17, Subsection C, Schedule B of the Code of the Town of Lancaster requires a minimum side and rear yard for parking, loading and stacking areas abutting a residential district. The petitioner, therefore, requests a nineteen [19] foot, eleven and three quarters [11 3/4] inch variance.

- 2). The petition of Bryce Blair, 6518 Broadway Street, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a shed in a rear yard on premises owned by the petitioner at 6518 Broadway Street, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 17, Subsection C of the Code of the Town of Lancaster. The request calls for constructing a twelve by fourteen foot shed in a rear yard, five [5] feet from the rear lot line abutting a Residential District.

Chapter 400, Zoning, Section 17, Subsection C of the Code of the Town of Lancaster requires a minimum side and rear yard for structures abutting a Residential District of fifty [50] feet. The petitioner, therefore, requests a forty-five [45] foot variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 17, Subsection C of the Code of the Town of Lancaster. The request calls for constructing a twelve by fourteen foot shed in a rear yard, five [5] feet from the side property line abutting a Nonresidential District.

Chapter 400, Zoning, Section 17, Subsection C of the Code of the Town of Lancaster requires a minimum side and rear yard for structures abutting a Nonresidential District of twenty-five [25] feet. The petitioner, therefore, requests a twenty [20] foot variance.

- 3). The petition of Luke Fisher, 555 Pleasant View Drive, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a pole barn on premises owned by the petitioner at 555 Pleasant View Drive, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for constructing an eighteen hundred [1,800] square foot pole barn.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires the maximum accessory structure of seven hundred fifty [750] square feet. The petitioner, therefore, requests a one thousand fifty [1,050] foot variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a twenty [20] foot, four [4] inch tall pole barn.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires the maximum building height of an accessory structure of sixteen [16] feet. The petitioner, therefore, requests a four [4] foot, four [4] inch variance.

- 4). The petition of Jason Kwiatkowski, 33 Summit Street, Lancaster, New York 14086 for one [1] variance for the purpose of installing a front porch deck on premises owned by the petitioner at 33 Summit Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 36, Subsection C (2) of the Code of the Town of Lancaster. The request calls for installing a front porch deck, twenty-five [25] feet, one and a half [1.5] inches from the front property line.

Chapter 400, Zoning, Section 36, Subsection C (2) of the Code of the Town of Lancaster requires that an open porch or entranceway not project more than eight [8] feet into a required front yard. The petitioner, therefore, requests a one [1] foot, ten and a half [10.5] inch variance.

- 5). The petition of Kyle Banasik, Autopia, LLC, 5520 William Street, Lancaster, New York 14086 for one [1] variance for the purpose of the proposed construction of a commercial building on premises owned by the petitioner at 6218 Broadway Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 17, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing an eight thousand [8,000] square foot commercial building, twenty-five [25] feet from a side yard abutting a Residential District.

Chapter 400, Zoning, Section 17, Subsection C, Schedule B of the Code of the Town of Lancaster requires a minimum side and rear yard for structures abutting a Residential District of fifty [50] feet. The petitioner, therefore, requests a twenty-five [25] foot variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
April 6, 2023