

**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 8, 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 Robert Chadwick, 32 Fieldstone Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing a fence on premises owned by the petitioner at 32 Fieldstone Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for constructing a six [6] foot tall fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires within nonindustrial districts, no fence or wall, other than a retaining wall, over three [3] feet in height shall extend into the front yard of any lot. The petitioner, therefore, requests a three [3] foot variance.

- 2). The petition of Christopher and Marnie Guck, 381 Stony Road, Lancaster, New York 14086 for one [1] variance for the purpose of installing a hot tub on premises owned by the petitioners at 381 Stony Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for installing a hot tub eight [8] feet, six [6] inches from the principal structure.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires a minimum location from another structure of ten [10] feet. The petitioners, therefore, request a variance of one [1] foot, six [6] inches.

- 3). The petition of Beth and Don Palmisano, 1707 Como Park Boulevard, Lancaster, New York 14086 for three variances for the purpose of constructing a shed on premises owned by the petitioners at 1707 Como Park Boulevard, 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 a shed one [1] foot from the west, side property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum accessory location from a lot line of five [5] feet. The petitioners, therefore, request a four [4] 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 shed three [3] feet from the south, rear property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum accessory location from a lot line of five [5] feet. The petitioners, therefore, request a two [2] foot variance.

- C. 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 shed seventeen [17] feet tall.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a maximum accessory height of sixteen [16] feet. The petitioners, therefore, request a one [1] foot variance.

- 4). The petition of Adam and Antonia McMahon, 30 Tanglewood Drive, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a patio roof on premises owned by the petitioner at 130 Avian Way, Lancaster, New York, to wit:

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 patio roof thirty-one [31] feet, eight [8] inches from the rear property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum rear yard of thirty-five [35] feet. The petitioner, therefore, requests a three [3] foot, four [4] inch variance.

- 5). The petition of Christopher Neth, 56 Hidden Meadow Crossing, Lancaster, New York 14086 for two variances for the purpose of installing a retaining wall within a Public Drainage Easement and installing a shed structure on premises owned by the petitioner at 56 Hidden Meadow Crossing, 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 installing a retaining wall to alter grade, five [5] feet within a Public Drainage Easement.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires that no structures, other than fencing, be allowed within any drainage access easement. The petitioner, therefore, requests a five [5] 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 installing a shed five [5] feet from an inground pool.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum location of an accessory from another structure of ten [10] feet. The petitioner, therefore, requests a five [5] foot variance.

- 6). The petition of Franklin and Vanessa Palumbo, 65 Pheasant Run Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing a fence on premises owned by the petitioners at 65 Pheasant Run Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for constructing a six [6] foot tall privacy fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires within nonindustrial districts, no fence or wall, other than a retaining wall, over three [3] feet in height shall extend into the front yard of any lot. The petitioners, therefore, request a three [3] foot variance.

7). The petition of Michael Kline, 33 Weathersfield Lane, Lancaster, New York 14086 for two variances for the purpose of constructing a shed and a fence in a required front yard on premises owned by the petitioner at 33 Weathersfield Lane, 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 a shed in a required frontyard.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires an accessory building may not protrude into a front yard. The petitioner, therefore, requests a twenty [20] foot variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for constructing a six [6] foot tall fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires within nonindustrial districts, no fence or wall, other than a retaining wall, over three [3] feet in height shall extend into the front yard of any lot. The petitioner, therefore, requests a three [3] foot variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
June 1, 2023