

Present: David Blakeley, Chairperson
Jerome Collins
Narletta Kaul
Stephen Delzer
Michael E. Stegmeier, ZBA Secretary
Jeff Simme, Building Inspector
Jeff Stribing, Community Development Director

Bergmann Associates
28 East Main Street
Rochester, NY
RE: 1 Central Avenue (Sunoco)

Absent: Adam Dickman, ZBA Member

Documents: Petition 6/27/12
Notice published in Lancaster Bee
Correspondence from Petitioner
Proposed Site Plans

Meeting was called to order at 7:35 p.m. by Chairman Blakeley in the Council Chambers of the Lancaster Municipal Building, 5423 Broadway, Lancaster, New York.

The following excerpt is the public notice as published in the Lancaster Bee:

Please take notice that the Zoning Board of Appeals of the Village of Lancaster, New York will hold an appeal hearing in the Council Chambers of the Municipal Building at 5423 Broadway, Lancaster, New York, on Thursday, August 2, 2012, at 7:30 p.m.

The purpose of this hearing is to consider the request from Yelann Momot (Bergmann Associates), petitioner and representative for property owner, Sunoco, 1 Central Avenue, Lancaster, NY 14086. The petitioner is seeking relief from the following Village Code with respect to relocating an existing freestanding sign on the property:

Section 152-37E Sign regulations: Setbacks.
All freestanding signs shall be a minimum of 25 feet from any adjacent business or industrial lot or 50 feet from an adjacent residential lot or 15 feet from a street right-of-way.

Petitioner is seeking relief from the Village Code to allow the relocation of an existing freestanding sign from the northwest section of its property to the southwest section of its property which is located on the northeast corner of the intersection at Broadway and Central Avenue. Petitioner is requesting a variance from the requirement that the sign must be a minimum of 15 feet from the street right-of-way. The proposed sign location will require a setback variance of 1 foot from Broadway and 9 feet from Central Avenue.

At said hearing, all persons so desiring shall have the opportunity to be heard.

*Michael E. Stegmeier
Village Clerk*

Chairman Blakeley informed those present that the Zoning Board of Appeals was established by the Village of Lancaster and shall hear and decide appeals and requests for variances from the requirements of the zoning laws. Those aggrieved by the decision of the Zoning Board of Appeals may appeal such decision to the Supreme Court pursuant to Article 78 of the Civil Practice Law and Rules.

Brian Murray – Bergmann Associates (Petitioner): He is requesting the variance to relocate an existing sign to the corner of the property near the intersection to increase visibility for motorists. It will also enhance the view of the area near the Opera House which is congested with two signs. The proposed area was chosen to get as close to fifteen feet (15') as possible while maintaining a safe distance for vehicular access.

David Blakeley: He received confirmation that the area where the existing sign is located will be restored to match its current landscaping.

Stephen Delzer: He questioned whether the proposal caused any issues with the master plan for the neighborhood.

Jeff Stribing: He noted that the proposed sign will need approval from the Historic Preservation Commission relating to its type and design. He recommended that the design renderings should be available at the time of the hearing with alternative options that the Commission may consider if they do not approve the original design.

Brian Murray: He indicated that the proposed sign will maintain the same structure with two columns.

Jeff Stribing: He suggested that possibly there could be consideration given to changing the style of the poles and other aspects of the sign. He does not see a problem as long as the sign fits within the design standards of the Historic District. There is no issue regarding the design of the streets or future reconstruction of the intersection.

David Blakeley: He clarified that the zoning variance is strictly related to the position of the sign. It does not affect the type of sign or its design.

Jeff Stribing: He presented documentation regarding the zoning which applies to the area so that the petitioner may review the information prior to the Historic Preservation Commission hearing.

Audience Participation:

-none-

MOTIONS:

Motion made by **Jerome Collins** and seconded by **Stephen Delzer** to adjourn the hearing at 7:47 p.m.

Ayes: D. Blakeley, J. Collins, N. Kaull, and S. Delzer

Nays: -none-

Motion Carried (4-0)

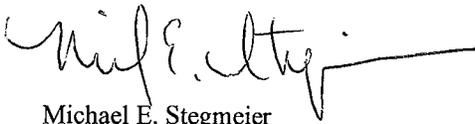
Motion made by **Stephen Delzer** and seconded by **David Blakeley** to approve the request for variance as presented.

Ayes: D. Blakeley, J. Collins, N. Kaull, and S. Delzer

Nays: -none-

Motion Carried (4-0)

Respectfully submitted,



Michael E. Stegmeier
Village Clerk & Treasurer
Secretary to Zoning Board of Appeals

- c: Village Board of Trustees
Zoning Board of Appeals
Arthur A. Herdzyk, Village Attorney
Jeff Simme, Building Inspector
Jeff Stribing, Community Development Director
Yelann L. Momot, Bergmann Associates