

Present: David Blakeley, Chairperson
Jerome Collins
Narletta Kaull
Adam Dickman
Michael E. Stegmeier, ZBA Secretary
Jeff Simme, Building Inspector

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

Absent: Stephen Delzer, ZBA Member
Jeff Stribing, Community Development Director

Documents: Petition 10/18/12
Notice published in Lancaster Bee
Correspondence from Petitioner
Historic Preservation Commission minutes dated 10/10/12
Proposed Sign Design
Proposed Site Plan

Meeting was called to order at 4:04 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 Monday, November 19, 2012, at 4:00 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 the installation of a proposed 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 installation of a monument type sign in 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 14 feet from Broadway.

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 Burri – Bergmann Associates (Petitioner): He is requesting a modification to a previously approved variance to relocate an existing sign to the corner of the property near the intersection to provide better visibility for motorists. It will also free up space near the Opera House which is congested with two signs. Due to the requirements of the Historic Preservation Commission, it was necessary to change the type of sign. The addition of brick to the design resulted in a need to re-orient the position of the sign.

Mr. Burri also indicated that the property line is actually set back from the pavement of the road. The sign will be about 38 feet away from the curb line of the street.

Audience Participation:

-none-

MOTIONS:

Motion made by **Narletta Kaul** and seconded by **Jerome Collins** to adjourn the hearing at 4:09 p.m.

Ayes: D. Blakeley, J. Collins, N. Kaul, and A. Dickman

Nays: -none-

Motion Carried (4-0)

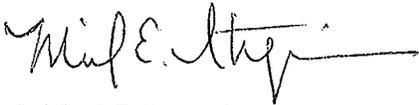
Motion made by **Adam Dickman** and seconded by **Narletta Kaul** to approve the request for variance as presented.

Ayes: D. Blakeley, J. Collins, N. Kaul, and A. Dickman

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
Ryan McNichol, Code Enforcement Officer
Yelann L. Momot, Bergmann Associates