

**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 14, 2020 at 7:00 P.M., Local Time, via teleconference. The items for consideration by the Zoning Board of Appeals at this meeting are:

1). The petition of Brianna and Nicholas Fiocco, 64 Tranquility Trail, Lancaster, New York 14086 for one [1] variance for the purpose of installing a storage shed on premises owned by the petitioners at 64 Tranquility Trail, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster. The proposed location of the shed results in a three [3] foot property line set back from two side yards.

Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster requires a five [5] foot side yard lot line set back. The petitioners, therefore, request a two [2] foot property line set back variance from two side yards.

2). The petition of Mario Zaggario, 6360 Genesee Street, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a pole barn and attached covered porch on premises owned by the petitioner at 6360 Genesee Street, Lancaster, New York, to wit:

A. A variance from the requirements of Chapter 50, Zoning, Section 10D.(4) of the Code of the Town of Lancaster. The area of the proposed pole barn and attached covered porch is 1800 square feet.

Chapter 50, Zoning, Section 10D.(4) of the Code of the Town of Lancaster limits a detached garage or shed to 750 square feet. The petitioner, therefore, requests a 1050 square foot area variance.

B. A variance from the requirements of Chapter 50, Zoning, Section 10.D.(2) of the Code of the Town of Lancaster. The height of the proposed accessory structure will be eighteen [18] feet.

Chapter 50, Zoning, Section 10.D.(2) of the Code of the Town of Lancaster limits the height of accessory structures to sixteen [16] feet. The petitioner, therefore, requests a two [2] foot height variance.

3). The petition of Transit Rd Acquisitions LLC, 550 Latona Road, Building E, Suite 501, Rochester, New York 14626, for two [2] variances for the purpose of replacing a non-conforming pylon sign advertising Transit French Plaza, 4783 Transit Road, Lancaster on premises owned by the applicant at 4779 Transit Road, Lancaster, New York, to wit:

A. A variance from the requirements of Chapter 50, Zoning, Section 30D.(1) of the Code of the Town of Lancaster to replace a non-conforming sign advertising Transit French Plaza located at 4783 Transit Road.

Chapter 50, Zoning, Section 30D.(1) of the Code of the Town of Lancaster requires no sign shall be used to attract attention to a business not available or located on the premises where the sign is located. The petitioner, therefore, requests a variance to allow offsite advertising to be placed on a parcel.

- B. A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(c)[3] of the Code of the Town of Lancaster to replace a non-conforming sign that totals two [2] pylon signs situated on the parcel.

Chapter 50, Zoning, Section 30F.(2)(c)[3] of the Code of the Town of Lancaster permits one [1] pole sign for each individual building not a part of a multiple development in General Business (GB) Zoning. The petitioner, therefore, requests a variance to permit a non-conforming sign that totals two [2] signs on the parcel.

- 4). The petition of Jason Pfeffer, 591 Lake Avenue, Lancaster, New York 14086 for one [1] variance for the purpose of adding a garage on premises owned by the petitioner at 591 Lake Avenue, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The location of the proposed garage would be 5.79 feet from the side property line.

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires a ten [10] foot side yard. The petitioner, therefore, requests a side yard variance of 4.21 feet.

Signed \_\_\_\_\_  
Diane M. Terranova, TOWN CLERK and  
Clerk to Zoning Board of Appeals  
Date: May 7, 2020