

**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, August 8, 2019 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

1). The petition of Adam Patnella, 48 Tranquility Trail, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a detached two story garage on premises owned by the petitioner at 48 Tranquility Trail, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 10.D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 1,269 square feet.

Chapter 50, Zoning, Section 10.D.(4) of the Code of the Town of Lancaster limits the area of accessory structures to 750 square feet. The petitioner, therefore, requests a 519 square foot 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 is twenty-four [24] 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 an eight [8] foot height variance.

2). The petition of Benderson Development Company, LLC, 570 Delaware Avenue, Buffalo, New York 14202 for two [2] variances for the purpose of constructing a tenant buildout space that requires a total of combined occupancies' parking allotment at 4931 Transit Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 28. E.(1)(a)[5] of the Code of the Town of Lancaster. The tenant buildout space provides 158 parking spaces.

Chapter 50, Zoning, Section 28.E.(1)(a)[5] of the Code of the Town of Lancaster requires any building or lot occupied by two or more uses having different parking requirements to be computed separately to determine a total off-street parking requirement. The requirement for this tenant buildout space is 193 parking spaces. The petitioner, therefore, requests a variance to reduce the required parking spaces by 35 spaces.

- B. A variance from the requirements of Chapter 50, Zoning Section 19C.(3) of the Code of the Town of Lancaster. The parking lot setback of the proposed buildout space is eight [8] feet.

Chapter 50, Zoning, Section 19C.(3) of the Code of the Town of Lancaster requires a ten (10) foot parking lot setback. The petitioner, therefore, requests a two (2) foot parking lot setback variance.

Signed \_\_\_\_\_  
Diane M. Terranova, TOWN CLERK and  
Clerk to Zoning Board of Appeals  
Date: August 1, 2019