



Town of Gates

1605 Buffalo Road
Rochester, New York 14624
585-247-6100

Meeting Minutes

October 14, 2025

MEMBERS PRESENT: Steve Zimmer, chairperson; Tina Albanese-Stauffer; Roger Thaine; Dave Ferris; Alan Redfern; Dick Lippa;

MEMBER(S) NOT PRESENT: Don Ioannone;

ALSO PRESENT: Robert Mac Claren, Esq., Board Attorney
Lee Cordero, Councilman & Zoning Board liaison

A public hearing of the Gates Zoning Board of Appeals was called to order by **CHAIRPERSON ZIMMER** (acting chairperson) at 7:30 p.m. at the Gates Town Hall.

CHAIRPERSON ZIMMER explained the purpose and procedure of the Zoning Board.

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CHAIRPERSON ZIMMER – first order of business is to accept minutes from the September, 2025 meeting;

MOTION – MR FERRIS – Motion to accept minutes from September, 2025 meeting.

Second – MS ALBANESE-STAUFFER

All in favor, minutes approved. Alan Redfern and Dick Lippa abstain

TABLED APPLICATION

THE APPLICATION OF PHILLIP PASSAFIUME SEEKING AN AREA VARIANCE FROM ARTICLE XIV § 190-54 FOR THE PLACEMENT OF A 10' x 12' SHED WHICH WILL ENCROACH INTO THE 8 FOOT SIDE SETBACK BY APPROXIMATELY 1 FOOT AND WILL ENCROACH INTO THE 5 FOOT REAR SETBACK BY APPROXIMATELY 1.5 FEET AT 34 CITRUS DRIVE.

MOTION – to lift from table– **MR FERRIS**

Second – **MR ZIMMER**

CHAIRPERSON ZIMMER – variance is four feet from property line?

PHILLIP PASSAFIUME – yes, measured, 23 feet out takes it to the end of the driveway, measured and it is 4 feet.

MOTION – to approve 4 foot variance– **MS ALBANESE-STAUFFER**

Based on the additional evidence provided by you at the October 14th meeting, the Board was able to make a determination with respect to the variances requested by the Applicant.

In furtherance of the above, the Board approved the following variances:

1. A reduction of the rear five (5) foot setback by one and one-half (1.5) feet to three and one-half (3.5) feet; and
2. A reduction of the side eight (8) foot setback by four (4) feet to four (4) feet.

Please note that the following facts are not in dispute:

- 1 The Applicant sought variances from with respect to the setback for a shed at the property located at 34 Citrus Drive, Town of Gates (the “Property”);
- 2 The Property is not located on a State or County road and therefore a County response was not required.
- 3 The required public hearing was opened, held, and closed at the meeting and no parties appeared to support or object to the Application; and
- 4 This application involved a Type II action, under the State Environmental Quality Review Act (SEQRA) and the Board found that no further proceedings under SEQRA is required.

Second – MR THAINE

Member Vote Tally

Mr. Thaine - yes

Mr. Ferris - yes

Mr. Lippa - yes
Ms. Albanese-Stauffer - yes
Mr. Redfern – abstain
Chairperson Zimmer – yes
All in favor, variance approved

MOTION - to adjourn – **MR FERRIS**

Second – **MR LIPPA**

Respectfully submitted,

Clare M. Goodwin, Secretary
Gates Zoning Board of Appeals