



Town of Gates

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

Meeting Minutes

February 9, 2026

MEMBERS PRESENT: Tina Albanese-Stauffer, chairperson; Dave Ferris; Dick Lippa; Steve Zimmer; Don Ioannone;

MEMBER(S) NOT PRESENT: Roger Thaine; Alan Redfern

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 ALBANESE-STAUFFER** at 7:30 p.m. at the Gates Town Hall. **CHAIRPERSON ALBANESE-STAUFFER** explained the purpose and procedure of the Zoning Board.

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CHAIRPERSON ALBANESE-STAUFFER – first order of business is to accept minutes from the November, 2025 meeting;

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

Second – MR LIPPA

All in favor, minutes approved.

APPLICATION

THE APPLICATION OF CITIZENS BANK SEEKING AN AREA VARIANCE FROM ARTICLE V §190-24 B & C TO HAVE ADDITIONAL SIGNAGE AT 2362 LYELL AVENUE ON THE SIDE OF THE BUILDINGS WHICH IS NOT ALLOWED DUE TO THE SIZE AND ALLOTTED NUMBER SIGNS.

KIRK WRIGHT – with Sign and Lighting Services, 530 State Route 104, Ontario, NY; here with Stephen Scello from Citizen’s Bank; moving into old Verizon building on Lyell Avenue; looking for signage on three sides of the building; directional signage with standard green awnings; signs will be internally illuminated, made out of aluminum with acrylic faces

MR ZIMMER – go through signage on each side of the building and tell us what you are looking for and how it is different from the code

MR WRIGHT – south side of building, Lyell Avenue side, looking for a set of channel letters with Citizen’s Bank logo; west elevation is over the main entrance; looking for a set of channel letters with the citizen’s logo; east elevation faces the Mexican restaurant, looking for a set of channel letters with the logo; ATM on that side; positioning of the building to the road with the corner and the entrances to the plaza and the bank are chopped up, when heading west, can’t get to the bank from that entrance, have to go to the end of the parking lot, turn around and come back to that entrance to get to the bank; that is the ATM side of the building; looking to get notice from all sides; when you are approaching from the west, there is a corner there, busy area with Wegmans across the street, the plaza surrounding each side of the bank; that is why asking for signage on three sides of the bank

CHAIRPERSON ALBANESE-STAUFFER – did not get county response, cannot make decision tonight, will have to be tabled

MR ZIMMER – looking at picture, logo is standard corporate

MR SCELLO – yes, corporate branding

MR FERRIS – where the logo is above it?

MR SCELLO – they do it both ways, either to the left or above

MR FERRIS – can be done either way?

MR SCELLO – I believe so, depending on what the requirements are, can be some flexibility; not an expert, but have seen it on the south elevation, but do put it on the side as well

KIRK WRIGHT – on south elevation, the area above windows is a lot narrower, fills space better

MR SCELLO– additional visibility is main reason for the move, different from Walmart location

MR ZIMMER – live near Walmart and never knew it was there

MR SCELLO – adding, excited about move and new technology

CHAIRPERSON ALBANESE-STAUFFER – SEQRA type 2; unlisted, no action

PUBLIC HEARING – no one in attendance

MOTION – to table – **MR IOANONNE**

The Board was unable to make a determination with respect to the requested variances as the Board did not receive the required response from the Monroe County Planning Board as the Property is located on a New York State road.

The Board would ask that the Applicant consider alternative sign designs which may result in a reduction in the requested variances.

The Application will now be heard on Monday, March 9th, at 7:30pm.

Please note that the following facts are not in dispute:

- 1 The Applicant sought variances from with respect to the number of and size of signs at the property located at 2362 Lyell Avenue, Town of Gates (the “Property”);
- 2 The Property is located on a New York State road and the County response was not received prior to the meeting despite the submission having been timely made.
- 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 an Unlisted action, under the State Environmental Quality Review Act (SEQRA) and the Board found that no further proceedings under SEQRA is required.

Second – MR FERRIS

Member Vote Tally

Mr. Ferris - yes

Mr. Zimmer – yes

Mr. Lipa - yes

Mr. Ioannone – yes

Chairperson Albanese-Stauffer - yes

All in favor, variance tabled

MOTION - to adjourn – MR FERRIS
Second – MR LIPPA

Respectfully submitted,

Clare M. Goodwin, Secretary
Gates Zoning Board of Appeals