



Town of Gates

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

Meeting Minutes

March 9, 2026

MEMBERS PRESENT: Tina Albanese-Stauffer, chairperson; Dick Lippa;
Don Ioannone; Roger Thaine; Alan Redfern

MEMBER(S) NOT PRESENT: Dave Ferris; Steve Zimmer;

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 February, 2026 meeting;

MOTION – MR IOANONNE – Motion to accept minutes from the February, 2026 meeting.

Second – MR LIPPA

Mr. Redfern and Mr. Thaine abstain

All in favor, minutes approved.

TABLED 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.

MOTION – to lift the table – **MR IOANNONE**

Second – **MR LIPPA**

CHAIRPERSON ALBANESE-STAUFFER – notice from county received; sign on west side elevation; change size to fit smaller variance

KIRK WRIGHT – stacked, west elevation?

CHAIRPERSON ALBANESE-STAUFFER – correct, do have one on the east side that was elongated instead of stacked; make letters larger and variance smaller

MR WRIGHT – yes, would do a single line, looking for 13 square feet of relief, keep it under 30 square feet

ATTORNEY MAC CLAREN – about 28?

MR WRIGHT – yes

ATTORNEY MAC CLAREN – would be allowed to position

KIRK WRIGHT – centered on that are

CHAIRPERSON ALBANESE-STAUFFER - sign above ATM on east side;

ATTORNEY MAC CLAREN – separate variance votes, three, one for each, east, south and west to be clear

CHAIRPERSON ALBANESE-STAUFFER – west elevation is the one that is stacked to be elongated and it is proposed to be elongated to 28 feet

ATTORNEY MAC CLAREN – 13 foot variance

MOTION – to accept for west elevation – **MR IOANNONE**

The requested variances were approved as presented in the Application, with the exception of the following, (i) the requested additional sign on the East elevation of the Property was denied and therefore will not be allowed and (ii) the requested variance for the West elevation of the Property was amended by agreement/request of the Applicant to reduce the variance request to twenty-eight (28) square feet, resulting in a variance of thirteen (13) feet.

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 received prior to the meeting, with the County referring the matter back as a local matter.
- 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 LIPPA

Member Vote Tally

Mr. Lippa - yes

Mr. Ioannone – yes

Chairperson Albanese-Stauffer - yes

All in favor, variance approved

Mr. Redfern and Mr. Thaine abstain

CHAIRPERSON ALBANESE-STAUFFER - east elevation, above ATM machine

ATTORNEY MAC CLAREN - to permit a non-permitted sign

MOTION – to deny for above ATM sign – **MR IOANONNE**

Second – MR LIPPA

Member Vote Tally

Mr. Lippa - yes

Mr. Ioannone – yes

Chairperson Albanese-Stauffer - yes

All in favor, variance for east sign denied

Mr. Redfern and Mr. Thaine abstain

CHAIRPERSON ALBANESE-STAUFFER – south elevation sign

ATTORNEY MAC CLAREN - eleven foot variance

MOTION – to accept for south side – **MR IOANONNE**

Second – CHAIRPERSON ALBANESE-STAUFFER

Member Vote Tally

Mr. Lippa - yes

Mr. Ioannone – yes

Chairperson Albanese-Stauffer - yes

All in favor, variance for south sign approved

Mr. Redfern and Mr. Thaine abstain

ATTORNEY MAC CLAREN – west and south approved, east is denied

APPLICATION NO 1

THE APPLICATION OF BRUNO FALLONE SEEKING AN AREA VARIANCE FROM ARTICLE V §190-6 AND §190-34B TO ERECT AN ADDITION AT 15 HYTEC CIRCLE WHICH WILL ENCROACH INTO THE BUFFER ZONE BY 5.6 FEET.

BRUNO FALLONE – 1726 Long Pond Road, 14606; owner of 15 Hytec Circle; rented; asking for variance for addition, which is approximately 5 feet, 6 inches; touches buffer zone of back lot line; trees will not be disturbed; encumbering southwest corner of building; addition will be built the same as the existing building, no eyesore; well kept, one story

CHAIRPERSON ALBANESE-STAUFFER – is measurement from the new corner of building to tree line?

MR FALLONE – from dotted line to building they are building, the way the engineer does it

CHAIRPERSON ALBANESE-STAUFFER – SEQRA no environmental impact; not a county road;

PUBLIC HEARING

MOTION – to approve – MR THAINE

The Board approved the request to reduce the required one hundred (100) foot buffer by five and six-tenths (5.6) feet resulting in buffer zone of ninety-four and four-tenth (94.4) feet at the Property.

Please note that the following facts are not in dispute:

- 5 The Applicant sought a variance from with respect to the required buffer area in connection with the erection of an addition at the property located at 15 Hytec Circle, Town of Gates (the “Property”);
- 6 The Property is not located on a State or County road and therefore a County response was not required.

- 7 The required public hearing was opened, held, and closed at the meeting and no parties appeared to support or object to the Application; and
- 8 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 LIPPA

Member Vote Tally

Mr. Ioannone – yes

Mr. Redfern - yes

Mr. Thaine – yes

Mr. Lippa - yes

Chairperson Albanese-Stauffer - yes

All in favor, variance approved

MOTION - to adjourn – **MR IOANNONE**

Second – **MR LIPPA**

Respectfully submitted,

Clare M. Goodwin, Secretary
Gates Zoning Board of Appeals