



Town of Gates

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

Meeting Minutes

June 8, 2026

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

MEMBER(S) NOT PRESENT: Dave Ferris;

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- explains the process

CHAIRPERSON ALBANESE-STAUFFER – first order of business is to accept minutes from the April, 2026 meeting;

MOTION – MR THAINE – Motion to accept minutes from the April, 2026 meeting.

Second – MR LIPPA

All in favor, one abstention, minutes approved.

APPLICATION NO 1

THE APPLICATION OF CORNERSTONE CENTRE LLC SEEKING AN AREA VARAINCE FROM ARTICLE XIV §190-55 AND 190-127 IN CONNCETION WITH THE CONSTRUCTION OF A SHED AT 2300 BUFFALO ROAD WHICH WOULD BE WITHIN THE REQUIRED SETBACK.

JOHN MESITI – Cornerstone Center, 2300 Buffalo Road, Rochester, NY 14624; wants to build a shed on the property; Northwest corner; auxiliary shed for landscaping; set back requirements not currently met; setback variance requested to build shed sufficiently;

MR IOANONNE – is the existing shed going to remain?

MR MESITI - no

CHAIRPERSON ALBANESE-STAUFFER – what will it look like?

MR MESITI – stick built shed; 16 x 30 exactly; gables facing south and north; garage door on south side; windows on east side; custom built

CHAIRPERSON ALBANESE-STAUFFER – material?

MR MESITI – wood frame; plywood sheeting; asphalt, roofing shingles match the architecture of the buildings

ATTORNEY MAC CLAREN – in looking at the drawing, Board has to give a number to the town to reduce the setback; on map it looks like the closest is 8.3 feet?

MR MESITI – yes, closest is 8.3 feet?

ATTORNEY MAC CLAREN – makes sense, closest 8.3 off lot line

MR MESITI - yes

ATTORNEY MAC CLAREN – Board members, recommend use 8.3 as “no closer than”, so that at no point, the building is any closer than 8.3 feet to the lot line; if further, no problem

MR MESITI – contractor thought because there is a bit of a drainage swale further north and a drop off to the west, recommended putting a small retaining wall on west and north side to keep the gravel for the base; if variance is 8.3, is that where the building would have to line up or does that retaining wall have to be at 8.3?

ATTORNEY MAC CLAREN – where the structure is; the retaining wall, because it is not part of the structure, can be closer; actual building cannot be closer than 8.3 feet

MR MESITI – the timbers of the retaining wall could be a little bit off?

ATTORNEY MAC CLAREN – yes, it is separate guide

PUBLIC HEARING – no one in attendance

CHAIRPERSON ALBANESE-STAUFFER – SEQRA type 2, no further action is required

MOTION – to table, no county response received – **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 either on or within 500 feet of a New York State or Monroe County road.

The Application will now be heard on Monday, July 13th, at 7:30pm.

Please note that the following facts are not in dispute:

- 1 The Applicant sought a variance with respect to the location of a proposed she within the required setback at property located at 2300 Buffalo Road, Town of Gates (the “Property”);
- 2 The Property is located either on or within 500 feet of a New York State or Monroe County 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 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. Lippa - yes

Mr. Ioannone – yes

Mr. Redfern – yes

Mr. Thaine - yes

Chairperson Albanese-Stauffer - yes

All in favor, application tabled

MOTION - to adjourn - MR ZIMMER

Second – MR LIPPA

Respectfully submitted,

Clare M. Goodwin, Secretary
Gates Zoning Board of Appeals