



Town of Gates

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

Meeting Minutes

July 13, 2026

MEMBERS PRESENT: Tina Albanese-Stauffer, chairperson; Dick Lippa;
Don Ioannone; Alan Redfern; 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 the minutes from the June, 2026 meeting;

MOTION – MR LIPPA – Motion to accept minutes from the June, 2026 meeting.
Second – MR IOANNONE

Member Vote Tally

Mr. Thaine - yes

Mr. Redfern – yes

Mr. Lippa - yes

Mr. Ioannone – yes

Chairperson Albanese-Stauffer - yes
All in favor, Minutes approved.

TABLED APPLICATION

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

MOTION - to lift from table - MR IOANONNE
Second – MR THAINE

ATTORNEY MAC CLAREN – county reply received, referred back as a local matter, table has been satisfied

MOTION – to accept – MR IOANONNE

Prior to the July 13th meeting, the Board received 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 referring the matter back as a local matter.

Based on the Application and information presented by the Applicant at the June 8th meeting, the Board approved the requested reduction in the required setback from fifty (50) feet to eight (8) feet, resulting in a reduction of forty-two (42) feet and permitting the requested shed to be built no closer than eight (8) feet from the rear lot line.

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 received prior to the July 13th meeting and the matter was referred back as a local matter.
- 3 The required public hearing was opened, held, and closed at the June 8th 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 LIPPA

All in favor, application approved

MOTION - to adjourn - **MR IOANNONE**
Second – **MR LIPPA**

Respectfully submitted,

Clare M. Goodwin, Secretary
Gates Zoning Board of Appeals