



Town of Gates

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

Meeting Minutes

October 11, 2022

MEMBERS PRESENT: Bill Kiley, Chairperson; Dave Ferris; Christine Maurice; Don Ioannone; Alan Redfern

MEMBER(S) NOT PRESENT: NA

ALSO PRESENT: Robert J. Mac Claren, Esq., Board Attorney
Chris DiPonzio, Councilman & Zoning Board liaison

A public hearing of the Gates Zoning Board of Appeals was called to order by **CHAIRPERSON KILEY** at 7:30 p.m. at the Gates Town Hall. **CHAIRPERSON KILEY** explained the purpose and procedure of the Zoning Board.

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CHAIRPERSON KILEY - Explains process and role of the ZBA; must have at least three votes to approve application; applications published in daily record and on town website; Storage Mall application requested to be tabled to next month

CHARIPERSON KILEY – first order of business is to accept minutes from the , September, 2022 meeting; no changes or corrections;

MOTION – MS MAURICE – Motion to accept minutes
Second – MR IOANNONE
All in favor, minutes approved

CHAIRPERSON KILEY – Tabled application of Rameshwar Singla has been withdrawn.

APPLICATION NO 1

THE APPLICATION OF JESSICA NEWCOMB REQUESTING AN AREA VARIANCE FROM ARTICLE XIX, SECTION 190-94, TO ERECT A TWENTY FOOT ADDITION ON THE FRONT OF THEIR HOME LOCATED AT 350 WESTSIDE DRIVE WHICH WILL ENCROACH INTO THE REQUIRED SETBACKS.

JESSIE NEWCOMB – with wife Jessica, 350 Westside Drive; small porch area on front of house that was incorporated into the living room at one point; want to put an addition onto the front of the house to be able to have a living room space; what is now the living room would become a dining room; talked to architect; waiting for approval; because of layout, if added onto back, would have to change layout, not feasible; house adjacent is older, pre-dates zoning laws, with this addition, still will be further than it is currently, thought might warrant exception;

CHAIRPERSON KILEY – put “here” on map, still further back

JESSIE NEWCOMB - Correct, on corner

MS MAURICE – on drawing, show it will extend 20 feet, is that a definite?

MR NEWCOMB – based on what is needed for adequate space, could be some flexibility if needed

MS MAURICE – need to know exactly what is being approved; according to the map, 20 feet would put you 43.4 feet back from right of way; 50 required; 6.6 foot variance; if approved, it is as presented, limited to that, could be less

MS NEWCOMB – understanding is that if approved, would be 20 or less

MR FERRIS – comfortable with 25 x 20 foot structure with 5 foot porch?

MS NEWCOMB – yes, would work out details with architect, comfortable with footprint

MR FERRIS – fine with 20 foot ?

MS NEWCOMB – yes, 20 foot towards Westside Drive

MS MAURICE – intend to blend with rest of house?

MS NEWCOMB – yes, that is the goal

MR FERRIS – one story?

MS NEWCOMB – yes

CHAIRPERSON KILEY – understood; SEQRA, no environmental impact; type

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PUBLIC HEARING – no one in attendance

CHAIRPERSON KILEY- because we have not heard back from the county, this is all we can do tonight; next month, expect to hear by then, will vote on application

ATTORNEY MAC CLAREN – will be first next month

MOTION – MR FERRIS – Motion to table to next month

Second – **MS MAURICE**

Member Vote Tally

Mr. Redfern - yes

Ms. Maurice – yes

Mr. Ferris - yes

Mr. Ioannone - yes

Chairperson Kiley – yes

All in favor- variance tabled

MOTION - to adjourn – **MR IOANNONE**

Second – **MR REDFERN**

All in favor

Respectfully submitted,

Clare M. Goodwin, Secretary
Gates Zoning Board of Appeals