



# Town of Gates

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

## Meeting Minutes

July 13, 2021

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

**MEMBER(S) NOT PRESENT:** Don Rutherford

**ALSO PRESENT:** Robert J. Mac Claren, Esq., Board Attorney  
Lee Cordero, Councilman and acting Zoning  
Board liaison

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

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**CHAIRPERSON MAURICE** - Explains process and role of the ZBA;

**CHARIPERSON MAURICE** – first order of business is to accept minutes from June, 2021 meeting;

**MR FERRIS** – liaison from last month was Mr. Cordero

**CHAIRPERSON MAURICE** minutes to reflect change

**MOTION – MR IOANNONE**

**Second - MR KILEY**

*All in favor, minutes approved with one correction*

Tabled from June 14, 2021 Meeting

**THE APPLICATION OF BRAD WHITE REQUESTING AN AREA VARIANCE FROM ARTICLE VIII, SECTION 190-36 TO ERECT A STORAGE BUILDING WHICH WILL ENCROACH INTO THE REQUIRED FRONT YARD SETBACK ON PROPERTY LOCATED AT 2551-2565 BUFFALO ROAD.**

**CHAIRPERSON MAURICE** – Tabled appeal from the last meeting; motion to lift table needed

**MOTION – MR IOANNONE** – Motion to lift the table  
**Second - MR FERRIS**

All in favor

**CHAIRPERSON MAURICE** - recaps, last month had not received the county response, now received; county has a new semi-automated system; needed to be able to tell Planning from Zoning Board issues; should have been sent back as a local matter; applicant gave run through; asked questions; had public hearing; applicant was told that he did not have to come back as the questions had been answered

**ATTORNEY MAC CLAREN** – reminds the Board that they are looking for an eight foot variance; forty-two feet from the road; full fifty cuts into safety lane; safety issue

**PUBLIC HEARING** – no one in attendance

**MOTION – MR IOANNONE** – Motion to grant variance

The approval is based upon the following findings of fact, which adequately demonstrated the standards applicable to granting the application:

- 1 The Applicant sought a variance from Town of Gates Code Chapter 190, Section 36 to permit the construction of a building which will encroach into the front setback on the property located at 2551-2565 Buffalo Road, Town of Gates;

- 2 There were no parties who spoke in opposition of the Applicant's plea;
- 3 The Board found that the requested variance met all of the criteria for permitting the requested area variance;
- 4 The Board received the response from the Monroe County Planning Board referring this matter back as a local matter;
- 5 This application involved an Unlisted action, under the State Environmental Quality Review Act (SEQRA) and no further proceedings under SEQRA is required.

Second – **MR KILEY**

Member Vote Tally

Mr. Ioannone – yes

Mr. Kiley – yes

Mr. Redfern – yes

Mr. Ferris – yes

Chairperson Maurice - yes

*Variance granted 5-0*

**MOTION** - to adjourn – **MR KILEY**

Second – **MR FERRIS**

All in favor

Respectfully submitted,

Clare M. Goodwin, Secretary  
Gates Zoning Board of Appeals