



# Town of Gates

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

## Meeting Minutes

March 14, 2022

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

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

**ALSO PRESENT:** Robert J. 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 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; applications published in daily record and on town website;

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

**MOTION – MS MAURICE** – Motion to accept minutes

**Second - MR REDFERN**

*All in favor, minutes approved*

*Mr. Ferris abstained*

APPLICATION TABLED FROM FEBRUARY MEETING

**THE APPLICATION OF INDUS HOSPITALITY GROUP (JETT MEHTA) REQUESTING AREA VARIANCES FROM ARTICLE VIII, SECTION 190-36 TO ALLOW A PROPOSED BUILDING TO ENCROACH INTO BOTH FRONT SETBACKS; AND TO ALLOW FOR PARKING TO BE CLOSER TO ROAD THAN ALLOWED ON PROEPRTY LOCATED AT 1578 SPENCERPORT ROAD.**

**MOTION – MS MAURICE** Motion to lift table  
Second – **MR REDFERN**

**CHAIRPERSON KILEY** – public hearing held last month; SEQRA type 2, nothing further needed; received county response

**MOTION – MS MAURICE** Motion to approve two setback variances and parking set back as presented, based on what was presented last month, questions asked and answered

In addition to the above discussion of the necessary criteria for the issuance of the variance, the tabling was based upon the following findings of fact:

- 1 The Applicant sought a variance from Town of Gates Code Chapter 190, Section 36 to permit the construction of a building within the required front setbacks and parking to be closer to the road than allowed at property located at 1578 Spencerport Road, Town of Gates (the “Property”);
- 2 The required public hearing was opened, held, and closed at the initial meeting;
- 3 The Board did receive the response from the County Planning Board prior to second meeting; and
- 4 This application involved a Type II action, under the State Environmental Quality Review Act (SEQRA) and no further proceedings under SEQRA is required.

Second – **MR REDFERN**

Member Vote Tally

Mr. Redfern - yes

Ms. Maurice – yes

Chairperson Kiley – yes

All in favor

*Variance approved*

**MOTION** - to adjourn – **MR FERRIS**

Second – **MR REDFERN**

All in favor

Respectfully submitted,

Clare M. Goodwin, Secretary  
Gates Zoning Board of Appeals