



**LEGAL NOTICE**  
**GATES PLANNING BOARD**  
**MARCH 24<sup>th</sup>, 2025**

NOTICE IS HEREBY GIVEN THAT ON MONDAY, MARCH 24<sup>th</sup>, 2025 AT 7:30 P.M. (Pre-agenda meeting 7:00) THERE WILL BE A PUBLIC HEARING OF THE PLANNING BOARD OF THE TOWN OF GATES TO BE HELD AT THE GATES COMMUNITY CENTER, 1605 BUFFALO ROAD. AT THIS TIME THE PLANNING BOARD SHALL HEAR THE FOLLOWING APPLICATION(S):

**New Item(s):**

1. The application of Vince DiRaimo for Preliminary and Final Subdivision approval to divide the existing 16.169± acre parcel (Lot R1-A) with road frontage on Buffalo Road into two parcels.

Doud Resubdivision

Preliminary & Final Subdivision Approval

OWNER: 898 Buffalo Road LLC  
LOCATION: 898 Buffalo Road  
ENGINEER: DDS Companies

Residential

**Tabled Item(s):**

1. The application of John Gizzi requesting Preliminary & Final Site Plan Approval to construct a 40,000 sqft building expansion for Precise Tool that will provide additional manufacturing space for their growing business.

Precise Tool Expansion

Prelim. & Final Site Plan Approval

OWNER: Boulder Point Developers, Inc.  
LOCATION: 9 Coldwater Crescent  
ENGINEER: Scultz Associates, P.C.

General Industrial

2. The application of Benderson Development Company, LLC requesting Preliminary Site Plan Approval to redevelop the former Rite Aid Pharmacy into a mixed-use retail/restaurant building with new drive thru facility for proposed coffee shop tenant and a new remote drive thru ATM proposed for a future bank tenant.

Gates Plaza Pharmacy Redevelopment Plan

Preliminary Site Plan Approval

OWNER: 570 Delaware XXVII  
LOCATION: 2 Spencerport Road  
ARCHITECT: James Rumsey (Benderson Development)

General Business

