



**LEGAL NOTICE
GATES PLANNING BOARD AGENDA
JULY 28, 2025**

NOTICE IS HEREBY GIVEN that on **MONDAY, JULY 28, 2025 AT 7:30 PM** (Pre-agenda meeting at 7:00pm). The Town of Gates, **Planning Board** will hold a Public Hearing to hear the following applications at the Gates Town Hall, 1605 Buffalo Rd.:

New Item(s):

1. The application of Steve Capizzi requesting Preliminary Site Plan Approval to construct a 7,000 sf storage warehouse with 20 parking spaces including 2 handicap spaces, on a property with an existing building and parking lot.

135 FedEx Way Storage Facility

Preliminary Site Plan Approval

Owner: Steve Capizzi
Location: 135 FedEx Way
Engineer: LandTech

Zone: General Industrial

Tabled Item(s):

1. The application of Bell Atlantic Mobile Systems LLC d/b/a Verizon requesting Preliminary & Final Site Plan Approval to construct and operate a wireless telecommunications facility. The project will consists of of a 105' monopole tower (plus additional 4' lightening rod), with 9 attached wireless telecommunications antennas, equipment cabinets, and other site improvement.

Verizon's Wireless Telecommunications Facility

Prelim. & Final Site Plan Approval

Owner: 3500 Buffalo Road LLC
Location: 2870 Manitou Road (formerly 3500 Buffalo Rd.)
Engineer: Costich Engineering, D.P.C.

Zone: Limited Industrial

-
2. 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

Zone: Residential

3. The application of Benderson Development Company, LLC requesting Preliminary Site Plan Approval to redevelop the former Rite Aid Pharmacy into a mixed-use retail/restauarant 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
Archetectic: James Allen Rumsey

Zone: General Business

All interested parties are invited to attend. Plans are on file for the above applications in the Director of Public Works Office and may be reviewed by the public during regular business hours.