



**LEGAL NOTICE**  
**GATES PLANNING BOARD AGENDA**  
**August 25, 2025**

**NOTICE IS HEREBY GIVEN** that on **MONDAY, AUGUST 25, 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.:

**Tabled 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

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2. The application of Eastern Bluebird Storage LLC requesting Preliminary and Final Site Plan Approval to construct a two\_story climate controlled self stoage facility at 20 Industrial Park Circle.

**Eastern Bluebird Storage Facility**

**Preliminary/Final Site Plan Approval**

**Owner:** Eastern Bluebird Storage LLC  
**Location:** 20 Industrial Park Circle  
**Engineer:** Thornton Engineering

**Zone:** General Industrial

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**New Item(s):**

1. The application of Benderson Development Company, LLC requesting Final 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.

**Gates Plaza Pharmacy Redevelopment Plan**

**Final Site Plan Approval**

**Owner:** 570 Delaware XXVII  
**Location::** 2 Spencerport Road  
**Archetectic:** James Allen Rumsey

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2. The application of Whitestone Development Partners LLC requesting to Modify Previously Approved Site Plan and Subdivision Approval of 500 Frank Dimino Way and 3410 Buffalo Rd

**500 Frank Dimino Way & 3410 Buffalo Rd.**

**Modifying Previously Approved Site Plan & Subdivision Approval**

**Owner:** Italian American Community Center  
**Location:** 500 Frank Dimino Way  
**Engineer:** Passero Associates

**Zone:** PUD

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3. The application of Gallina Development requesting Preliminary and Final Site Plan Approval to construct a 33,900 square foot, one-story building with associated infrastructure on Lot 20, at 325 Mile Crossing Blvd. in the Elmgrove Crossing Subdivision.

**325 Mile Crossing Blvd.**

**Preliminary & Final Site Plan Approval**

**Owner:** Gallina Development  
**Location:** 325 Mile Crossing Blvd (Lot 20)  
**Engineer:** MRB Group

**Zone:** General Industrial

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4. The application of Richard Battisti requesting Re-Subdivision and Site Plan Approval to construct three (3) Single-Family homes.

**955 Hinchey Rd**

**Re-Subdivision & Site Plan Approval**

**Owner:** Daniel Lamphron  
**Location:** 955 Hinchey Rd  
**Engineer:** LandTech

**Zone:** R-1-15

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5. The application of Karlen Alvarado, Walmart Project Manager requesting ReModel Project associated with an Architectural building expansion.

**2150 Chili Ave**

**Re-Subdivision & Site Plan Approval**

**Owner:** Agree Limited Partnership  
**Location:** 2150 Chili Ave (WalMart #2859)  
**Engineer:** Colliers

**Zone:** General Business &  
AOD Airport Overlay

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**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.**