



**LEGAL NOTICE
GATES PLANNING BOARD AGENDA
September 22, 2025**

NOTICE IS HEREBY GIVEN that on **MONDAY, SEPTEMBER 22, 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

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

3. 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

Zone: General Business

- 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

- 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

New Item(s):

- 1 The application on behalf of the Gates Fire District for a proposed construction of a 5,100sq. ft. building to be used as a training facility.

Gates FD/CPAT Building

Preliminary & Site Plan Approval

Owner: N/A
Location: 2215 Long Pond Rd
Engineer: Passero Associates

Zone: R--11

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.