



**LEGAL NOTICE  
GATES PLANNING BOARD AGENDA  
October 27, 2025**

**NOTICE IS HEREBY GIVEN** that on **MONDAY, OCTOBER 27, 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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- 3 The application of Richard Battisti requesting Re-Subdivision and Site Plan Approval to construct three (3) Single-Family homes.

**955 Hinchey Rd**

**Re-Subdividion & Site Plan Approval**

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

**Zone:** R-1-15

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- 4 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

**New Item(s):**

None

**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.**