



GATES PLANNING BOARD AGENDA Monday, February 23, 2026

7:00pm **PRE-AGENDA MEETING**
7:30pm **PUBLIC HEARING**

TABLED ITEM (S):

1. The application of Eastern Bluebird Storage LLC requesting Preliminary and Final Site Plan Approval to construct a two-story climate controlled self storage facility at 20 Industrial Park Circle.

Eastern Bluebird Storage Facility

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

Preliminary/Final Site Plan Approval

Zone: General Industrial

Original PH Date: June 19, 2025

Jennifer Silvarole jennifersilvarole@gmail.com
Glen Thornton glen@thorntoneng.com

2. 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

Owner: Steve Capizzi
Location: 135 FedEx Way
Identifier: 118.05-1-9.1
Engineer: LandTech

Preliminary Site Plan Approval

Zone: General Industrial

Original PH Date: July 28, 2025

Steve Capizzi Stevecapizzi@gmail.com
Tucker Velepec tucker@landtechny.com
Tom Sutherland Tom@landtechny.com

NEW ITEM (S):

1. The application of Parc West requesting Preliminary Site Plan Approval for a 71-Unit Residential apartments for Rent project and associated improvements.

Parc West

Preliminary Site Plan Approval

Owner: Daniel Thomas (Taouk Development LLC) **Zone:** Incentive
Location: 4280 Manitou Rd
(Previously 4610-4660 Lyell Rd & 2480-2484 Manitou Rd)
Identifier: 103.13-1-8
Engineer: LandTech Surveying & Planning PLLC.

Richard Giraulo rgiraulo@landtechny.com
Dan Thomas taoukdevelopment@gmail.com
John Sciarabba john@landtechny.com

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.