



GATES PLANNING BOARD AGENDA

Monday, March 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

Preliminary/Final Site Plan Approval

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

Zone: General Industrial

Original PH Date: June 19, 2025

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Glen Thornton glen@thorntoneng.com

2. 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.