



GATES PLANNING BOARD AGENDA

Monday, April 27, 2026

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

TABLED ITEM (S):

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

Sub-division and Preliminary Site Plan Approval

Parc West

Zone: Incentive

Owner: Daniel Thomas (Taouk Development LLC)

Location: 4280 Manitou Rd
(Previously 4610-4660 Lyell Rd & 2480-2484 Manitou Rd)

Identifier: 103.13-1-8

Engineer: LandTech Surveying & Planning PLLC.

Original PH Date: Feb 23, 2026

Continue to TABLE till May (4-14-2026)

Richard Giraulo

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Dan Thomas

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John Sciarabba

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NEW ITEM (S):

The applicant, Erie Materials is under contract to purchase two parcels for the purposes of redeveloping the site (Hotel) for Erie Materials and are requesting Preliminary and Final Site Plan Approval.

Preliminary and Final Site Plan Approval

Erie Materials, Inc

Zone: General Industrial

Owner: HDDA-Rochester LLC

Location: 911 Brooks Ave

Identifier: 135.10-1-1 and 135.1-1-5

Engineer: Alexander H. Amering, PE

Confirmed ATTENDANCE (4-15-2026)

Stephen Chabot

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Alex Amering

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Christian Amering

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CONCEPT REVIEW:

The applicant, Joe Ferrari (Jafco Enterprises Inc.) is looking to add office building, flex storage units, standard and over size self storage units and a field house for recreational uses. He is also seeking a zone change to Incentive from General Business with the Town Board.

Concept Review

Jafco Enterprises Inc.

Zone: (Seeking Change)

Owner: Colonial Plaza
Location: 485-507 Spencerport Rd
Identifier: 135.10-1-1 and 135.1-1-5
Engineer: Kris Schultz, Schultz Associates

Confirmed ATTENDANCE (4-15-2026)

Kris Schultz kris@schultz.com
Joe Ferrari joehooligans@gmail.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.