



GATES PLANNING BOARD AGENDA

Monday, October 26, 2026

7:00pm PRE-AGENDA MEETING

7:30pm PUBLIC HEARING

TABLED ITEM (S):

The application of 168 Spencerport Rd. St. Theodore's Catholic Church is requesting Preliminary/Final Subdivision Approval. The goal of the subdivision is to be able to sell off portions of the property to be rehabilitated.

Preliminary/final Subdivision Approval

St. Theodore's Catholic Church

Zone: R-1-8 Residential One Family

Owner: St. Theodore's Catholic Church
Location: 168 Spencerport Rd.
Identifier: 104.14-1-3.1 and 104.14-1-4.1
Engineer: Costich

Original Public Hearing Date: July 27, 2026 (Not Heard, asked to be Tabled)

The applicate is proposing a building addition, reconfigured entrance, ATM Drive-thru relocation, and parking lot redevelopment.

Preliminary (Building Addition) Site Plan Approval

Gates Federal Credit Union

Zone: Neighborhood Business (NB)

Owner/Applicant: Kelly DeFranco, CEO (Gates FCU)
Location: 2870 Buffalo Rd.
Identifier: 118.15-1-34.11
Engineer/Architect: SWBR

Original Public Hearing Date: September 28, 2026

The applicate is proposing a 510-square foot Brew Coffee Stand, remote 338 square foot cooler/dry storage, canopies, and associated site improvements.

Preliminary Site Plan Approval

Seven-Brew

Zone: General Business (GB)

Owner/Applicant: Brew Team, LLC
Location: 2344 Lyell Ave.
Identifier: 104.15-1-1-67
Engineer/Architect:

Original Public Hearing Date: September 28, 2026

NEW ITEM (S):

The applicate is proposing a contractor flex park consisiting of pole-barn-style commercial building containing flexible contractor office, shop, and indoor storage spaces, together with associated parking and related site improvements.

Preliminary/Final Site Plan Approval

Contractor Flex Park

Zone: Incentive Zone (TB 7/6/2026))

Owner/Applicant: Rochester Development LLC
Location: 2600 Buffalo Rd.
Identifier: 118.12-1-3
Engineer/Architect: Ian Kuchman, McMahon LaRue Associaates

The applicate is proposing a contractor flex park consisiting of pole-barn-style commercial building containing flexible contractor office, shop, and indoor storage spaces, together with associated parking and related site improvements.

Concept Site Plan

Byrne Dairy

Zone: General Business (GB)

Owner/Applicant: Sonbyrne Sales, Inc
Location: 1485 Buffalo Rd.
Identifier: 119.11-2-40
Engineer/Architect: Julian Clark, P.E., Plumley Engineering

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.