

Testimony of a Public Hearing of the Town of Union Planning Board held at the Town Office Building, 3111 East Main Street, Endwell, NY, Tuesday, August 13, 2018, at 9:07 p.m.

PRESENT:

Members present: L. Miller
L. Cicciarelli
S. McLain
T. Crowley
S. Forster
M. Jaros
D. Kudgus
S. Yalamanchili

Others present: Marina Lane
Sarah Zubalsky-Peer
Rick Materese
Rose Pope
Mark Parker
James Hunter
Michael Heide
Kevin Valenta

MS. MILLER: We will open the Public Hearing for a Special Permit for Outdoor Storage at 301 Glendale Drive and I will read the public hearing notice.

The Town of Union Planning Board will conduct a public hearing relative to an application by Heritage Self Storage, LLC for a Special Use Permit for Outdoor Storage in an Industrial zoning district. The project, located at 301 Glendale Drive (property tax map # 156.11-1-1), is for the outdoor storage of vehicles in the rear of an existing indoor storage facility and does not include any construction.

The public hearing will take place on Tuesday, August 13, 2019, at 7:10 PM in the Town Board Meeting Room on the second floor of the Town of Union Office Building located at 3111 East Main Street, Endwell, New York. The application is available for review in the Town of Union Planning Department (at the address listed above) during normal business hours (8 AM to 4PM).

Individuals with special needs requiring accommodations may contact the Planning Department at (607) 786-2985 at least 24 hours prior to the scheduled public hearing. Sara Zubalsky-Peer, Secretary.

MS. MILLER: Does anyone have any questions or comments?

MR. HEIDE: No (laughter). Mike Heide; I live at 212 Glendale Drive. Just a comment; the other vehicles are tractor-trailers stored out there. Some of the neighbors, when we saw this, we all got together to discuss it. We thought they were going to expand it and if that were the case, we would probably not be in favor of it. But I guess the property is changing hands, so as long as they stay in their lane, I guess they are going to be good.

MS. MILLER: That is what actually triggered this whole thing.

MR. HEIDE: I called, and I don't know if I talked to you.

MS. LANE: Maybe you called while I was on vacation and spoke with Sara.

MR. HEIDE: Maybe. She was nice. She just said the property was being sold.

MS. LANE: So, how do you see those tractor-trailers?

MR. HEIDE: Usually at night. Because when they come out from out back, the tractor-trailers, well I guess there is only one way in and out, so when they make the swing, if I am sitting in my living room watching television, it gets real bright all of a sudden and then it diminishes, but it's not terrible.

MR. PARKER: So you are not necessarily citing that.

MR. HEIDE: No, there could be worse things across the street.

MR. JAROS: So let me ask, because I was up there today. So currently, it's not just RVs, it's not just boats, but also tractor-trailers that are coming in.

MR. HEIDE: Other vehicles, like I said, there are a half a dozen of them. And you know, if they are not there, they are going to find another spot to park. You know what I mean? They will park over at Round Top. We're not opposed to it if a tractor-trailer parks there.

MR. PARKER: There's plenty of room for a tractor-trailer to park there if you look at the size of the areas that we have hatched out there. There is plenty of room to park one and still maintain the 24-foot access aisle.

MS. MILLER: I think if it was a constant all day in and out, it might be a problem.

MR. HEIDE: The organization is good to the community and it's really been a good relationship. We are not trying to make a stink over this.

MS. MCLAIN: How long is a tractor and trailer in its parking space? Is it just over night, or is it for a week or two at a time, or what?

MR. HUNTER: To answer your question, it is roughly seventy-eight feet in length. We have accommodations for that. We did limit the rental space to tractor-trailers. We get a call every day to rent those spaces. As a course of action over the past year and a half, we got rid of about half of dozen of them because we did have more. So at this point, there are only six left.

MS. MCLAIN: And they are permanently there for long term?

MR. HUNTER: It's a monthly contract and they pay the rate as they go.

MS. LANE: And we are familiar with a tractor-trailer driver who cannot find a place to park. He is investing a lot of money into building a garage and going for all the approvals, just to be able to park his tractor trailer.

MR. HUNTER: He'd be better to just park over at the mall.

MS. LANE: Even that may not be permitted for long either because Sears is changing hands.

MR. FORSTER: I have a question for you. The RV storage will probably be over the winter?

MR. HUNTER: Yes. We have that where they rent seasonally, but we have some who rent all year round. So they come in all modes.

MR. CICCARELLI: Some of the trailers probably have tow lines as well.

MS. LANE: I'm sorry, but can you tell us your name?

MR. HUNTER: James Hunter, I am the general manager.

MR. JAROS: If I could ask a quick question. I went up there today and looked at it, and it looks like it is partially full at least. Is that fair to say?

MR, HUNTER: On average we have 82 rented spaces and we have 100 spaces there.

MR. JAROS: So right now are there about 82 there that are currently being used year round?

MR. HUNTER: Year round customers, yes.

MR. JAROS: And out of those, there are about six tractor-trailers?

MR. HUNTER: Yes.

MR. JAROS: Just trying to get the lay of the land. Because I guess it would be a big concern if all of a sudden, of those hundred spaces, fifty or sixty went to tractor-trailers, because it would turn into a tractor-trailer depot and that would be a disaster. Is there any way to prevent that from happening?

MS. LANE: What is going to happen is that we are going to approve a special permit, and when we approve those special permits, then we put stipulations of approval in there. So, for instance, per Mark's email to me, or Justin Alexander's email actually, he was saying that the owner said just vehicles. Therefore, that already went into my draft approval for vehicles. So, is there a reasonable, and I don't mean to speak for you, but I sense that Mark is maybe asking if there's a limit that someone could agree to, with the understanding that the next owner would be bound by those stipulations also?

MR. HUNTER: So, are you talking about the current inventory, meaning the current inventory of tractor-trailers?

MS. LANE: So six would be a maximum number?

MR. HUNTER: That's where I'm at.

MS. LANE: Are you staying on?

MR. HUNTER: No.

MR. JAROS: The idea here is that we are trying to create a balance. We want to make sure that a business gets what it needs, but as you said, it is difficult to find a spot for those tractor-trailers. Let's say that there are thirty spots there, and we had thirty more trailers in there, all of sudden that landscape is going to change. So maybe if we could work with a number that is feasible for the business and for the neighborhood, it would make sense.

MR. HUNTER: If I could just state that we have removed quite a few. We have three tractor-trailers, and then there are three trailers that they change in and out. They are good tenants, and they are all good custodians of the lot. They actually bring more security into the back lot. We get reports when we are not there because these guys come in at 2 o'clock in the morning, and I'll get a call saying this or that is going

on. The reason that they are there is because they have been exceptional customers. I have no issues at all.

MR. JAROS: It's just that after you are gone, this will be the code for the next owner. So we want to make sure that, let's say that he thinks a little bit differently than you do, and says "hey, we can put all of these tractor-trailers in. We can charge them more money and make a little bit more, so let's get more tractor-trailers in."

MR. CICCARELLI: Someone might say "I have thirty tractor-trailer spots," and so there is nothing to prevent National Pipe and Plastics from coming in and saying "I need someplace to store my trailers."

MR. KUDGUS: Exactly. That's an excellent point.

MS. LANE: So if you put a limit on it today, then the new purchaser would have to abide by that limit. And if they want to change it, they would need to come in for a new special permit.

MR. FORSTER: Now, I want to get back to the RVs. One thing that recreational vehicles have, whether it's just a trailer or it's the drivable kind, a lot of them have these things called holding tanks. Do you require them to be empty when they go in there? You know what I'm talking about, right?

MR. HUNTER: I know what you are talking about, yes. It's a parking space. We rent parking spaces and we are specific about what can be parked in the spaces. What they do with that vehicle is... I am sure that they discharge their holding tanks when they go out, but that is not something that we monitor.

MR. HEIDE: They are there over the winter so they have to be winterized.

MR. CROWLEY: This shouldn't be part of what we are talking about now, but the next part. The question I would bring up is, do you have a spill kit plan? You are going to have that many vehicles back there; if something punctures, are you going to have spill kits available so that you don't have the DEC coming down there? You should have one in place; it's going to be a recommendation.

MR. HUNTER: Is it a recommendation for every parking lot?

MR. CROWLEY: With that many vehicles.

MR. HUNTER: I'm just saying it's a parking lot.

MR. CROWLEY: A very simple spill kit could be ten bags of speedy dry and you are covered. If a tractor-trailer comes in there, and it has a barrel on the back of it or something like that, and it starts leaking on the property, and the DEC is called, you should have something on site to accommodate that.

MR. HUNTER: I do have speedy dry on site.

MR. CROWLEY: Okay. So that would be my recommendation as we go down, a spill kit available.

MS. MILLER: Any other questions? Then we will close the Public Hearing.

Public Hearing concluded: 9:20 p.m.

I, CAROL M. KRAWCZYK, do hereby certify that the foregoing transcript of a Public Hearing of the Town of Union Planning Board is a true, accurate, and complete transcript of my stenographic notes/tape taken at the above time and place.

CAROL M. KRAWCZYK