

Public Hearing of the Town of Union Planning Board held at the Town Office Building, 3111 East Main Street, Endwell, NY, Tuesday, November 9, 2021, at 7:08 p.m. in the Town Board Room.

PRESENT:

Members present: L. Miller  
S. McLain  
S. Forster  
T. Crowley  
C. Curtin, Alternate

Others present: Marina Lane  
Ashley Perry  
Quinton Perry  
Mark Parker  
Joseph Abisaid  
Carmen DiDiano  
Mohammad Amin

MS. MILLER            We will open the public hearing and I will read the public notice.

The Town of Union Planning Board will conduct a public hearing relative to an application by PAG Investments for a Special Use Permit to expand Outdoor Storage in an Industrial zoning district at 301 Glendale Drive (Tax Map # 156.11-1-1). The property owners request the expansion for the outdoor storage of vehicles and storage containers in the rear of an existing indoor and outdoor storage facility, including the expansion of an existing parking lot.

The public hearing will take place on Tuesday, November 9, 2021, beginning at 7:00 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) 786-2926 at least 24 hours prior to the scheduled public hearing. Margaret J. Scarinzi, Secretary.

MS. LANE:            I just want to make a note that they did change the name of their company to Northpath Investments.

MS. PERRY:           I am not sure about that. I hadn't heard that as the updated name.

MS. LANE:           Yes, they did. It is not a big deal. I just noticed it because the legal

notice had the original name, but they did just change it.

MS. MILLER: Would you like to say anything?

MR. PARKER: I came prepared; I didn't know if you wanted me to. As Marina had stated, we were here a year ago to get approval for an outdoor storage, which would have been for vehicles, RVs, and boats. We didn't build the lot and they had a change in plan. They still want to build the lot and provide outdoor storage, but they also want to add storage units. I heard you refer to them as storage containers. Right now, there is quite a bit of call for outdoor storage. The top part of this row [points] in the parking lot will be used for the outdoor vehicles. Then they will start to bring in these storage units based on demand. They are going to start filling up the bottom row of the parking lot and they will bring them in as the demand goes. If there are not storage units there, outdoor vehicles will potentially park in those spots. There will be either an outdoor storage unit or an outdoor vehicle.

MR. FORSTER: I have a question. Are these shipping containers like they use to bring stuff over from China?

MR. PARKER: I don't think so. I saw a couple of different cut sheets and one that I saw had different knock out doors. I see that they put them side by side; obviously you can't knock out the doors on the side. I think they were also accessible from each end.

MS. LANE: I think I emailed that out to everybody.

MR. PARKER: I didn't bring one with me but I think I did send that to you.

MS. LANE: I did have it. They were attractive and, of course, they are brand new in the pictures. They are not as rough looking as ---

MR. PARKER: You see storage units all over the place. I think they look more like a typical storage unit. We didn't use the word storage containers.

MS. LANE: That was my word because it is a container for storage. They are self-contained individual pods that can be put in the parking space.

MR. PARKER: Right.

MS. LANE: Relocatable.

MR. PARKER: We wanted to make sure it was clear that we don't plan on bringing

them in and out and in and out.

MS. LANE: Right.

MR. PARKER: They are going to add, depending on demand, but once they are there, there is no real plan to move them back out. They are not going to be hustled in and out.

MR. FORSTER: Are they going to be bringing them in one at a time? Alternatively, will you bring in five and then when they get full bring in five more?

MR. PARKER: As I said, it is going to be based on the demand. I think they have a backlog right now for indoor storage units, so they may start with an "x" amount of that number, and then as they need goes, they will add them as needed.

MS. LANE: I spoke with Ashley about this, and her working partner. They did indicate that there are many people waiting for storage.

MS. PERRY: Yes, we currently just had a decent amount of move-outs, which still leaves us with about 90 percent occupancy. There are maybe 10 or 15 units available inside. We are 100-percent filled with RVs in our parking area and have been for two years. I currently have a wait list for about fifteen people for RV parking. In addition, that wait time during the last two years has varied anywhere between nine and twenty-five people. In addition, there are people calling in and when you tell them you are sold out, a lot of people don't want to be on the wait list. Therefore, there is definitely a demand in the community for it. The outside ones are a lot cheaper than the indoor ones for what the consumer pays because the indoor units are climate controlled and you can drive inside the building. We are seeing a demand for people who want to spend less on something that doesn't need to be climate controlled.

MS. LANE: And I also spoke with Justin because Ashley was explaining that you have a computer program that helps you to keep track of what is open and available or not. I was asking him about that and he said that pretty much it is a company that does that.

MS. PERRY: Yes, it is a software program that is pretty much used nationwide. For the company that I work with, they have about four-hundred locations and we use them at all of our locations.

MS. LANE: So that seems to be how it works.

MS. MILLER: So how many total could there be, like the end result? What would be the total capacity?

MS. LANE: It's probably about sixty.

MR. PARKER: I don't have a number here and I don't want to be strict with a number. The parking lot is going to be this size; it is not going to be any bigger.

MS. MILLER: Right.

MR. PARKER: As Ashley just said, we already have a demand for outdoor vehicles, so the way that I understand it, the plan is to keep that top row, which is about eighteen spaces, for the vehicles. In addition, as I stated before, they are going to be bringing these storage units in on a demand basis. Only so many will fit.

MS. LANE: But I think that is going to be flexible. Carol was asking me if they have to stripe the parking lot, and I said they don't want to stripe it because as you were pointing out, maybe they will decide that they want to leave space between the different units. I think that as they put them on, then they will see what works best.

MR. PARKER: That middle row could theoretically be all outdoor vehicles. They want that flexibility. We want to make sure that it is understood that there is either going to be a storage unit there or some type of vehicle storage.

MS. LANE: I apologize to the Planning Board that I didn't print the flyer that shows what the units look like. Do you remember what the size might be?

MR. PARKER: They will be 10' x 30'. I was looking at that earlier today and one height dimension was 9'7".

MS. PERRY: Yes, the unit is about 8½' or 9' once you get inside of them.

MS. LANE: Thank you.

MS. MCLAIN: And who owns the units? Do the people who are storing things in the units own them, or are they owned by the company?

MR. PARKER: They are owned by the company I would imagine, then they are rented out for storage to people.

MS. LANE: So it is consistent. They are consistent colors and styles.

- MS. MILLER: So you could fit a vehicle in it.
- MR. PARKER: Sure, I suppose you could.
- MR. FORSTER: In a shipping container that you see on television that are stacked out in the ports off the west coast, you could fit a vehicle in those, so if these are comparable you could.
- MR. PARKER: So theoretically, it is possible. They are about 10' wide and somebody might have a sports car that they want to keep out of the weather and store it in there.
- MS. MILLER: Like a seasonable type deal.
- MR. PARKER: Maybe I'll bring my motorcycle over there. (laughter)
- MS. MILLER: So does anybody have any other questions? Okay, so we will close the public hearing.

Public Hearing concluded: 7:20 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.

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CAROL M. KRAWCZYK