

TOWN OF GUILDERLAND

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MEMORANDUM

TO: Stephen J. Feeney, Chairman
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

Date: September 7, 2022

SUBJ: Self-Storage Facility, Indoor – 1583/1593 Western Ave – Guilderland Realty
Partners, LLC
Site Plan Review for a Special Use Permit

Background

The applicant is proposing a 3-story, 93,600 square feet indoor, climate controlled self-storage facility on two existing parcels located in the Transit Oriented Development (TOD) District. The applicant is proposing a lot line amendment, including 1583 and 1593 Western Avenue as part of the Special Use Permit. Approximately 2 acres from the existing 2.8 acres on the 1583 Western Avenue parcel will be merged with the existing 1.9 acres on 1593 Western Avenue parcel.

Access, Parking and Circulation

The applicant is proposing two ingress/egress driveways for the development, with one full access driveway and one egress only driveway. Painted crosswalks are proposed for each driveway entrance. The NYSDOT will need to review and approve of the commercial driveway permits. Considering the low vehicle trip generation associated with self-storage facilities, two driveways for the proposed use may not be necessary.

Fourteen parking spaces are required for the proposed use and 14 spaces are proposed in front of the building, including 1 accessible parking space. A 29' wide drive aisle is proposed between the building and parking stalls and will allow vehicle circulation in front of the building. A drive aisle is proposed on the east side of the building, which will provide access to the dumpsters and stormwater management area at the rear of the building and will also allow for emergency vehicle access to the rear of the building.

Lot Coverage, Landscaping and Lighting

The TOD District allows a maximum of 75% lot coverage. The site plans indicate a parcel size of 2.793 acres +/- . The applicant is proposing a paved surface area of 21.1% of the site and building

area covering 36.2% of the site for a total 57.3% lot coverage. Proposed green space is 42.7% of the site.

The site plans indicate 5 street trees will be installed adjacent to Western Avenue and 6 evergreen trees will be installed on the eastern portion of the site. The landscape plan indicates 5 Hornbeam's will be installed along Western Avenue and 6 White Spruce along the eastern property line. The caliper size proposed is 3" to 3.5" with 6' to 8' minimum tree heights.

The site plans indicate two area lights are proposed adjacent to Western Avenue and eleven building mounted lights are proposed on the south, east and north sides of the building. The project narrative states outdoor lighting will consist of downward facing, enclosed high-pressure sodium lights or LED fixtures rather than mercury vapor lights. Mercury vapor lights negatively affect nocturnal animals that can be found in the Pine Bush. The lighting plan indicates the levels of illumination for all building and parking will not exceed 0.2 foot candles at the property line.

Building Elevations

Two renderings were included in the application. The renderings show a building design that has incorporated architectural details including pop-outs, varied roof heights, multiple façade treatments, canopies, window treatments and colors. The building design gives the appearance of an office building vs indoor self-storage facility.

Traffic

Self-storage facilities are generally a low impact use related to traffic impacts. The applicant provided trip generation estimates based on the ITE Trip Generation manual, with an estimated 18 trips in the PM peak hour. Based on NYSDOT's Traffic Data for this area of Western Avenue, the AADT is estimated at 45,284 vehicle trips per day. The number of additional trips generated by the proposed indoor self-storage facility project will be minor.

Hours of Operation

The project narrative indicates the hours of operation will be as follows:

Monday -Friday: 9-5:30

Saturday: 9-3

Sunday: TBD

Self-Storage Access: 6AM-10PM

Albany Pine Bush Preserve Commission

The site of the proposed development is located within the Albany Pine Bush Preserve Study Area. The project site is located in an area that is not recommended for protection.

Town Planner Comments

The Zoning Board of Appeals should use a town designated engineer to review the stormwater management plan, grading and drainage.