

PROJECT NARRATIVE
A-Metro Climate Controlled Self-Storage
2360 Western Turnpike
March 20, 2024

Project Location & Description

The applicant, Rick Ramsey of A-Metro Movers, is proposing to redevelop tax map parcel 39.00-3-58, a 2.99-acre lot zoned LB – Local Business, physical address 2360 Western Tpke to construct one (1) 10,000-SF, 2-story, climate control self-storage building and three (3) cold storage self-storage buildings, totaling 17,000-SF with associated pavement, utilities, and stormwater management practice for water quality treatment utilizing runoff reduction. Access to the site will be provided off of Western Tpke.

Total project disturbance will be 2.4+/-acres.

Existing Site Conditions

The parcel has been previously developed and is currently occupied by a single-story motel and single-family residence. The existing motel and single-family home will be demolished as part of the redevelopment proposal.

Access & Parking

There are currently two full access curb cuts with access from Western Turnpike (NYS Route 20). These curb cuts will be closed and two new curb cuts installed, as shown on the site plan. These new curb cuts will allow for one-way circulation around the building. Per Town of Guilderland zoning code, the 20,000 SF climate controlled self-storage facility requires 6 parking spaces. The plan proposes 6 parking spaces. 3-spaces are provided on the north end of the building at the first-floor access point and 3-spaces are provided at the south end of the building at the second-floor access point.

Fire Protection

The building will be equipped with a fire sprinkler system with a fire department connection proposed at the northeast end of building. Because the site will have one-way access around the facility, fire emergency vehicles will have access to all points of the building.

Employees & Hours of Operations

Renters will have access to the site 24 hours a day, 7 days a week. However, one employee may be on-site from 8AM-5PM Monday through Friday and 8AM-12PM on Saturday, or as needed to handle rentals.

Water

The proposed self-storage facility will connect to municipal water with a 6" waterline, as the building climate control building will be fire sprinklered. The facility will have only one (1) employee which would generate approximately 15 gallons per day (gpd) of water usage. The existing motel, with 20 rooms, potentially generates up to 2,600 gpd when at full capacity. Therefore, the self-storage facility will have a positive impact on the Town's water supply.

Sewer

The proposed self-storage Facility will connect to existing sewers, which run west to east along Western Ave.

Stormwater Management

Currently the existing motel and single-family home has no stormwater management system, allowing for uncontrolled runoff from the site to Western Tpke. Right-of-Way. The Stormwater Management Plan for the proposed project includes the use of positive surface sheet flow and drainage swales to infiltration basin practices, located at the northern end of the site, to meet water quality volume (WQv) and minimum runoff reduction volume (RRv) per NYSDEC stormwater regulations. The stormwater management area will detain all runoff volumes up to the 100-year storm and control the

release such that the post-development peak discharge rates are less than the pre-development peak discharge rates.

Solid Waste

There will be no solid waste dumpsters on-site. Dumpsters on self-storage sites are problematic as renters tend to use them to get rid of their junk.

Impact on Adjoining Property

The proposed self-storage facility will generate little traffic and virtually no noise and is surrounded by commercial property at the east and the Western Ave. Golf Course to the South and east, therefore, will not have an adverse impact on adjoining properties. The project will involve the removal of an old run-down motel, construction of a new building, and landscaping which will provide a positive impact on the adjoining properties.

Impact on School District

The proposed self-storage facility will generate school tax revenue without adding children to the school district, therefore, will have a positive impact on the school district.

Traffic

Self-storage facilities typically generate very low vehicle trip generation during AM and PM peak hours. Per ITE Trip Generation Manual, it is anticipated that the proposed self-storage facility will generate 5-6 trips during the AM peak hours, which generally range from 8AM – 10PM, and 5 tips during the PM peak house, which generally range from 5PM-7PM. Per the ITE Trip Generation Manual, the existing use of a motel with 20-rooms typically generates 13-14 vehicle trips during AM peak hours and 14 vehicle trips during the PM peak hours. Therefore, the redevelopment of this site from a motel to self-storage would significantly reduce vehicular traffic on Western Ave., creating a positive impact on the area.