

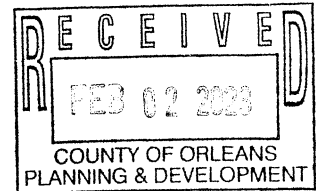
23-04

For County Planning Board Use Only



Zoning Referral Form

Orleans County Planning Board



mail or deliver to:

Orleans County Department of Planning and Development
14016 Route 31 West
Albion, New York 14411

Please type or print in space provided, attaching extra sheets if necessary. Incomplete or missing information will result in delays in processing and review.

I. Information Regarding the Town or Village: MUNICIPALITY: Town of Albion

DATE: 2/2/2023 PHONE: 585-589-7048 ADDRESS: 3665 Clarendon Road Albion, New York 14411

ZIP: 14411

NAME & TITLE OF SUBMITTING OFFICIAL: Daniel D. Strong Town of Albion CEO

- II. Type(s) of Proposed Action:**
- | | | |
|---|--|---|
| <input type="checkbox"/> AREA VARIANCE | <input type="checkbox"/> USE VARIANCE | <input type="checkbox"/> AMENDMENT TO ZONING TEXT |
| <input type="checkbox"/> SPECIAL USE PERMIT | <input checked="" type="checkbox"/> SITE PLAN REVIEW | <input type="checkbox"/> AMENDMENT TO ZONING MAP |
| | | <input type="checkbox"/> NEW ZONING ORDINANCE/LAW |

III. Information Regarding the Site: TAX PARCEL NUMBER: 84.-1-61.12

STREET/ROAD NAME & ADDRESS NUMBER: 14326 West County House Road

NEAREST INTERSECTING ROAD: NYS Rt. 98 PRESENT ZONING DISTRICT: Light Industrial

APPLICANT'S NAME & PHONE: David Hill Orleans Self Storage 716-628-3740

APPLICANT'S ADDRESS: 8978 Ridge Road Gasport NY 14067

OWNER'S NAME & ADDRESS (IF DIFFERENT FROM APPLICANT): _____

RELEVANT SECTION(S) OF ZONING ORDINANCE: Article X

DESCRIPTION OF REQUEST:
Site Plan Review for additional 3 buildings to be added at location of current self storage facility

Signature of Submitting Official: Daniel Strong

This cover form should be attached to all detailed information and documents that the municipal board would utilize to adequately consider impacts. This typically includes additional narrative and at least a site plan map drawn to scale with a north arrow, lot lines and waterways, locations of existing and proposed structures and existing and proposed easements or rights-of-way, the zoning classification of adjoining properties, distance (in feet) of structural setbacks from lot lines, and completed Agricultural Data Statement and Environmental Assessment Form, where applicable.

TOWN OF ALBION

3665 Clarendon Road
Albion, New York 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Approval of Town of Albion Planning Board members to forward application(s) to Orleans County Planning Board for review, comment and recommendations.

Date: 2/1/2023

Applicant (s) *David Hill*

David Hill Orleans Self Storage Tax Parcel # 84.-1-61.12
14326 West County House Road

Type of application received: *Site Plan Review*

Site Plan Review for Proposed additional 3 buildings at existing self-storage facility

Motion made by: *Julie*
Seconded by: *Kyle*

Roll Call Vote of members present

Kevin Sheehan *Yes*

Julie Andrews *Yes*

Issac Robinson

Kyle Smith *Yes*

Recorded By: *Julie Andrews*
Julie Andrews

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Orleans Self Storage</i>			
Project Location (describe, and attach a location map): <i>Dave Hill Mini Storage</i> <i>84-1-61-12 14326 West County</i> <i>Howe</i>			
Brief Description of Proposed Action: <i>Site plan review for self storage facility</i>			
Name of Applicant or Sponsor: <i>DAVID HILL</i>		Telephone: <i>716 628 3748</i>	
Address: <i>8978 Ridge Rd</i>		E-Mail: <i>a.superior.concrete@yahoo.com</i>	
City/PO: <i>GASPORT NY 14</i>		State: <i>NY</i>	Zip Code: <i>14067</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.98</i> acres	
b. Total acreage to be physically disturbed?		<i>.98</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>14.86</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>David Hill</u> Date: <u>1/16/23</u> Signature: <u>[Signature]</u></p>		

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: David Hill
Mailing address: 8978 Ridge Road
Gasport New York 14067

B. Description of the proposed project: Self Storage Facility

C. Project site address: Not assigned Town: Albion

D. Project site tax map number: 84.1-1-58.12

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: .98 Acres

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____?
 No.

H. Name and tax parcel identification number or address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
84.-1-58.112 Panek Family LLC 13420 West County House Road Albion NY 14411

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above. Web-mapping available at tinyurl.com/MapOrleans.

~~~~~  
**FARM NOTE**  
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Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.
~~~~~

Daniel D. Strong  
Name and Title of Person Completing Form

1/16/2023  
Date

**From:** David Hill <asuperiorconcrete@yahoo.com>  
**Sent:** Friday, February 3, 2023 9:33 AM  
**To:** codes@townofalbion.com  
**Subject:** Fwd: phase 3 plan  
**Attachments:** 02022023 DHill.Plot\_Extg Storage Bldgs-Plot Plan.pdf; Untitled attachment 00010.htm

Please see revised plan per fire company's request.  
Thanks,

Dave Hill

Begin forwarded message:

**From:** cbuongiorne@gmail.com  
**Date:** February 3, 2023 at 9:29:49 AM EST  
**To:** David Hill <asuperiorconcrete@yahoo.com>  
**Subject:** RE: phase 3 plan

Here you go – no charge

And I rec'd the check earlier this week – thank you.

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**From:** David Hill <asuperiorconcrete@yahoo.com>  
**Sent:** Friday, February 3, 2023 7:00 AM  
**To:** cbuongiorne@gmail.com  
**Subject:** Re: phase 3 plan

On second thought they probably won't like that. Let's just change the middle building to 25' wide instead of 30'.

Dave Hill

On Feb 2, 2023, at 7:06 PM, [cbuongiorne@gmail.com](mailto:cbuongiorne@gmail.com) wrote:

So...if I stretch that drive to be 25ft wide – theoretically you will be disturbing 44,000sf which is over the (1) acre by 440sf

Thoughts?

**From:** David Hill <[asuperiorconcrete@yahoo.com](mailto:asuperiorconcrete@yahoo.com)>

**Sent:** Thursday, February 2, 2023 12:15 PM

**To:** [cbuongiorne@gmail.com](mailto:cbuongiorne@gmail.com)

**Subject:** Re: phase 3 plan

Hi Chris,

The fire company wants me to change the west driveway on phase three to 25' wide.

Could you make this revision please.

Thanks,

Dave Hill

On Jan 12, 2023, at 9:53 AM, [cbuongiorne@gmail.com](mailto:cbuongiorne@gmail.com) wrote:

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**From:** [cbuongiorne@gmail.com](mailto:cbuongiorne@gmail.com) <[cbuongiorne@gmail.com](mailto:cbuongiorne@gmail.com)>

**Sent:** Thursday, January 12, 2023 9:54 AM

**To:** [asuperiorconcrete@yahoo.com](mailto:asuperiorconcrete@yahoo.com)

**Subject:** phase 3 plan

Hi Dave,

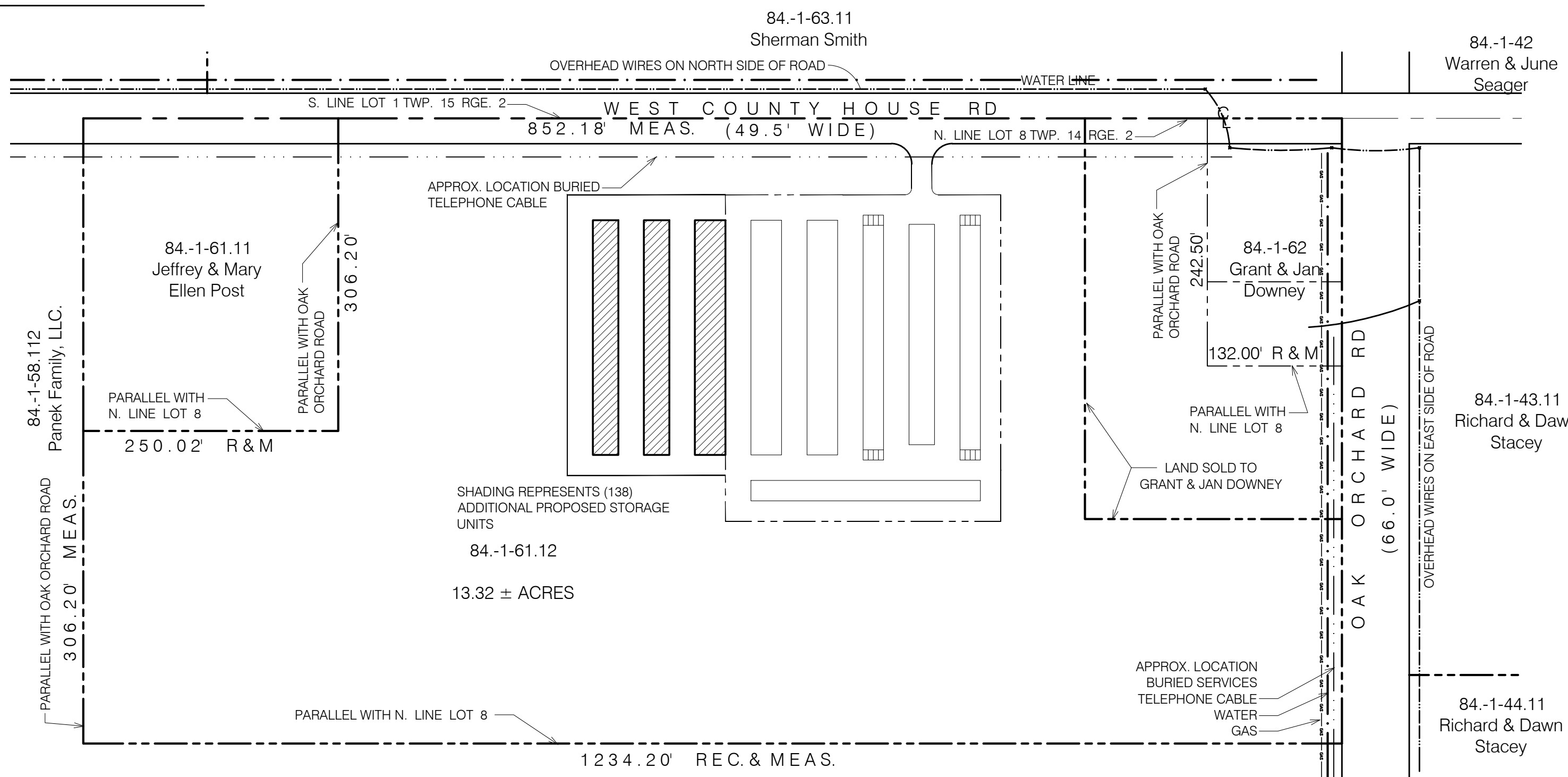
Here is the revised plan, please review and let me know if I understood correctly.

Thank you,

Chris Buongiorne  
Professional Designer  
111 Chamberlain St  
Albion, NY 14411  
(585) 764-1427

<011223 DHill.Plot\_Phase 3 Storage Bldgs-Plot Plan.pdf>



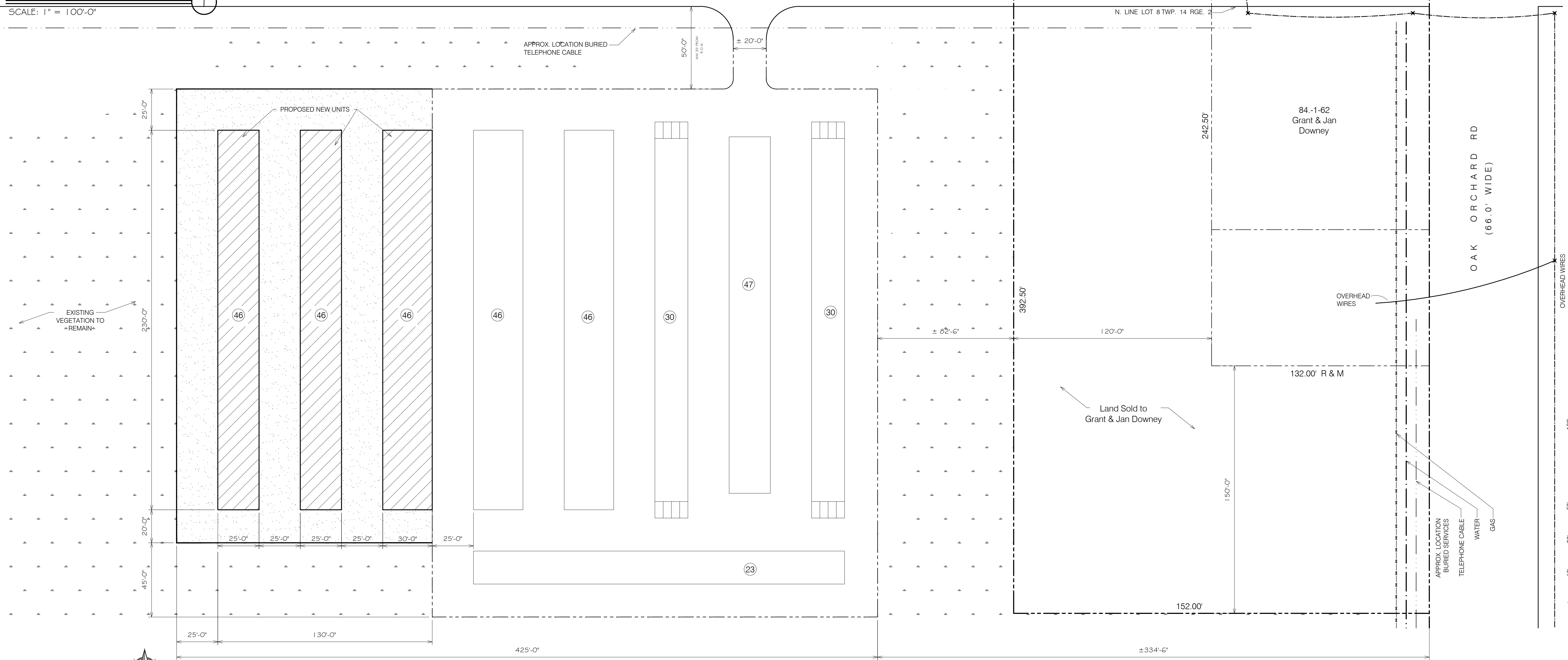


**GENERAL NOTES:**

1. SURROUNDING VEGETATION TO REMAIN UNDISTURBED
2. TOTAL AREA DISTURBED 42,625sf (LESS THAN 1 ACRE)
3. SITE & DRIVEWAY SURFACES WILL BE COMPACTED STONE/GRAVEL
4. SITE DRAINAGE TO PITCH TO EXISTING CULVERTS
5. SITE LIGHTING IS NOT SHOWN, ALL EXTERIOR LIGHTING IS TO BE PROVIDED ON STORAGE BLDGS
6. OVERHEAD WIRES & UTILITY LINES SHOWN ARE FOR REFERENCE ONLY
7. REFERENCE SURVEY MAP AS PREPARED BY OTTNEY & MILLER, L.S.P.C., DATED 03-31-2014

**Key Plan**

SCALE: 1" = 100'-0"

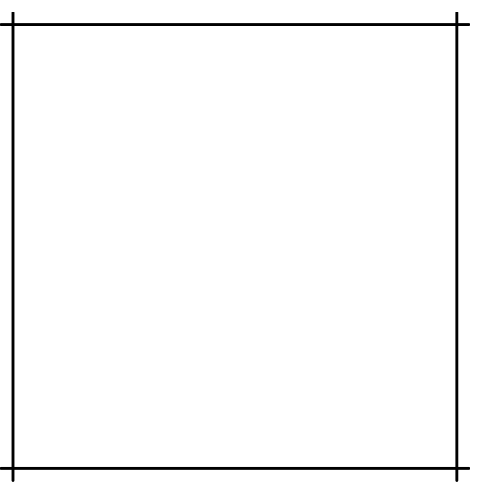


**Phase 3 Plot Plan**

SCALE: 1" = 30'-0"

2

Note:  
This Plot Plan has been prepared based on Survey that was prepared by Ottney & Miller, L.S.P.C., dated 03-31-2014.



Designed/Prepared By:  
**Christine A Buongiorno**  
Residential & Commercial Design Services  
111 Chamberlain Street • Albion, NY 14411-1606  
585-764-1427  
cbuongiorno@gmail.com

Log:

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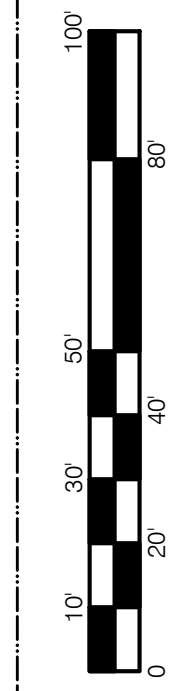
Client Name/Project Location  
David Hill  
2962 Johnson Creek Rd  
Middleport, NY 14105  
Proposed Self Storage Units  
County House Rd, Albion, NY

2020 Residential Code of New York State  
Copyright 2019

Date:  
02/03/2023

Scale:  
AS SHOWN

Project No.  
CO1.22



Dwg No.  
**S-1**

Sheet 1 of 1