



**TOWN OF YORK**  
 2668 Main Street P.O. Box 187  
 York, NY 14592  
 Telephone: (585) 243-3128  
 Fax: (585) 243-4618  
 E-mail: donnafalkner@frontier.com

**ZONING REFERRAL FORM**

Date: 6-6-22

Type of Application: (Check all that apply)

- Change in zoning classification (Rezoning)
- Amendment to text of zoning law/ordinance
- Variance to zoning law/ordinance (  Area  Use)
- Special use Permit (special permit or conditional use permit)
- Site Plan Review
- Subdivision Review
- Adoption or amendment of a comprehensive plan
- Moratorium on issuance of building permits or development approvals

Name(s) of Applicant: Michael J. Van Gelder  
 Address: 2871 MAIN ST. YORK NY 14592

Location of property (Attach map indicating exact boundaries.)  
3689 Retsof Rd Retsof, NY 14539

Property is located in Commercial Zoning District.

Describe proposed use or zoning change as completely as possible. Indicate the applicable section of the zoning law or ordinance, and explain the applicant's basis for this application. (Attach separate sheet, if necessary.) Include copy of completed Environmental Assessment Form.

NONE

Municipal board with jurisdiction over application Planning Board  
 (Town Board, Planning Board, Zoning Board of Appeals)

Indicate what action the municipal board has taken on this application (reviewed, approved, discussed, etc.) \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Name of person completing this form: Michael J. Van Gelder  
 Title: President  
 Address: 2871 main st York, NY 14592  
 Phone: 585-734-8421



# VanGelder's Self Storage LLC

## Business Plan

Michael VanGelder, Owner  
Created May 14, 2022

# Executive Summary

## Product

VanGelder's Storage will consist of 1 building containing 34 non-climate controlled storage units.

## Customers

The target customer is the surrounding community and SUNY Geneseo students.

## Future of Company

Our goal is to build a total of 3 buildings containing 102 storage units. Creating an affordable, safe storage space for the local community and college students.

# **Company Description**

## **Mission Statement**

To provide a modern, safe, clean and accessible storage facility that will cater to the needs of the surrounding area.

## **Principal Members**

Michael VanGelder - owner, manager and primary contact

## **Legal Structure**

VanGelder's Storage is a limited liability company.

# Market Research

## Industry

After close to 10 years of research there appear to be many storage units in the area, however they are full and many outdated. There is a large market for safe, secure, clean and affordable storage with the University students and surrounding area.

## Marketing

VanGelder's Storage will have a website, social media page and will be highly visible when searching local storage facilities on Google.

## Pricing Structure

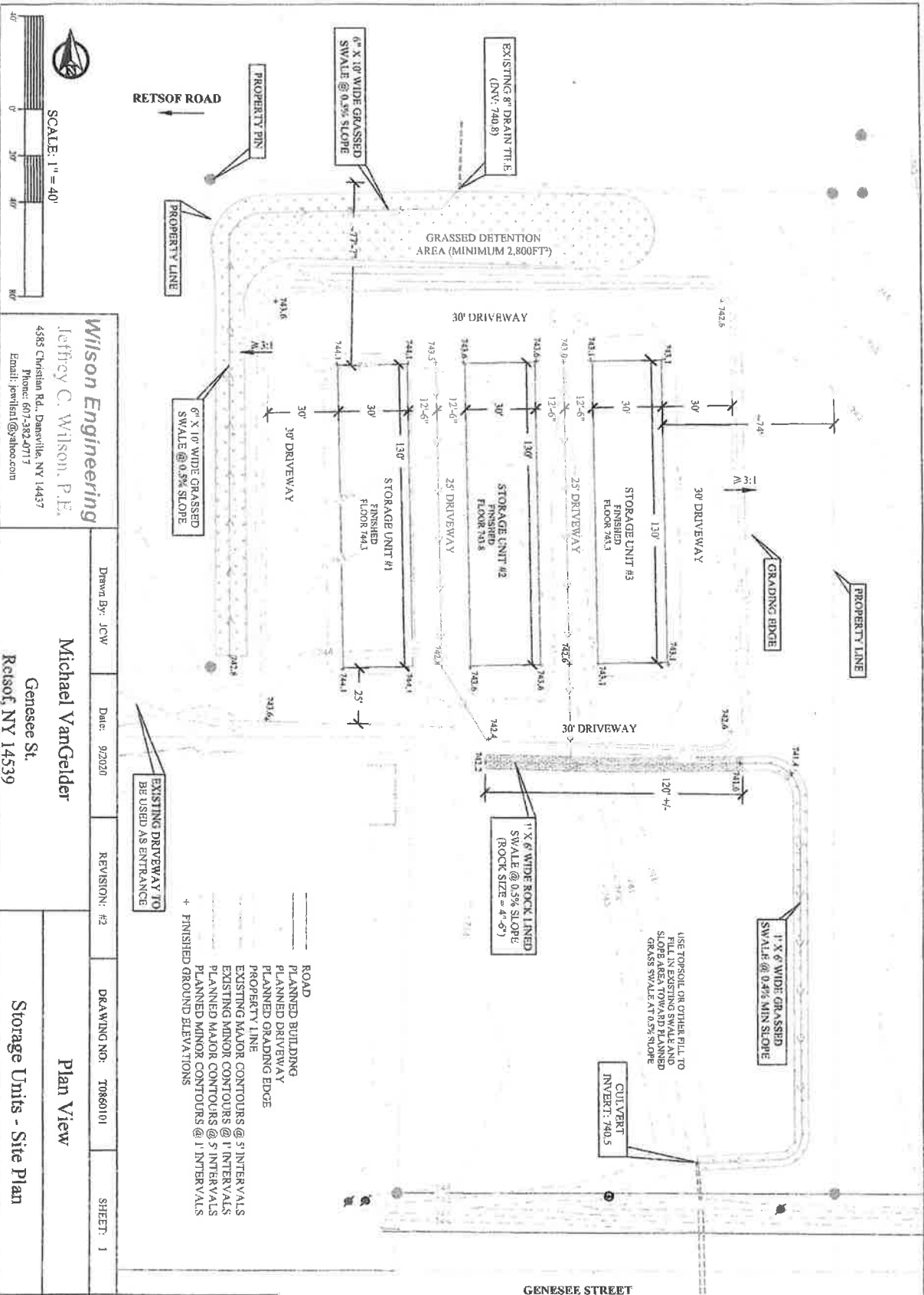
VanGelder's Storage will be starting rentals at \$1/squarefoot which is a competitive rate as the average rate in the area is \$.80/\$1.00/squarefoot.

## Company Advantages

VanGelder's Storage has the following advantages compared to competitors:

- State of the art facility
- New, modern structure
- Pleasing curb appeal
- Draw a favorable clientele to the area
- Great location on the main road with a lot of through traffic from Route 63
- Safe and secure with camera system
- Highly visible from the road

North



**Wilson Engineering**  
 Jeffrey C. Wilson, P.E.  
 4585 Christian Rd., Danville, NY 14437  
 Phone: 607-362-2077  
 Email: jwilson1@vsnoc.com

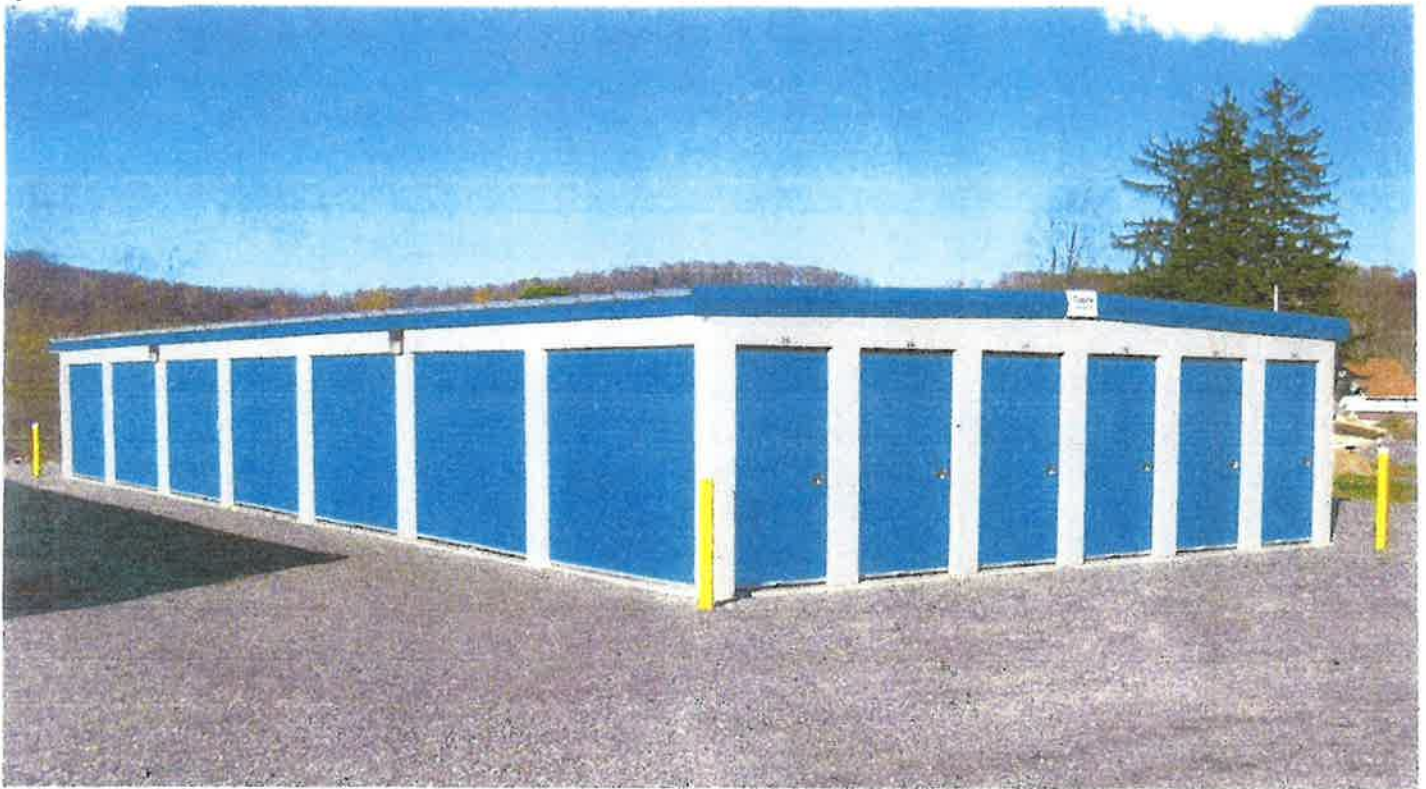
**Michael VanGelder**  
 Genesee St.  
 Retsof, NY 14539

Drawn By: JCV	Date: 9/20/20	REVISION: #2	DRAWING NO.: 70860101	SHEET: 1
<b>Plan View</b>				
<b>Storage Units - Site Plan</b>				

- ROAD
- PLANNED BUILDING
- PLANNED DRIVEWAY
- PLANNED GRADING EDGE
- PROPERTY LINE
- EXISTING MAJOR CONTOURS @ 5' INTERVALS
- EXISTING MINOR CONTOURS @ 1' INTERVALS
- PLANNED MAJOR CONTOURS @ 5' INTERVALS
- PLANNED MINOR CONTOURS @ 1' INTERVALS
- + FINISHED GROUND ELEVATIONS

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THESE PLANS IN ANY WAY





## Building



Single Story  
Low Pitch



Single Story  
High Pitch

## Wall Colors

Ash Gray

## Trim Colors

Royal Blue

## Door Colors

Royal Blue

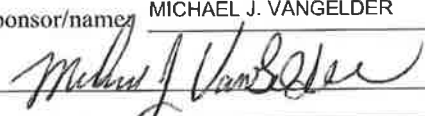
## Roof Colors

*Low pitched buildings are most commonly purchased with a galvalume finish roof, as the roof is not typically visible from the ground.*





		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A WATER NOT NEEDED		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<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?  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"/>	NO YES
		<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 plan?	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?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:  _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:  _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: MICHAEL J. VANGELDER		Date: 6/3/2022
Signature: 		Title: President

Project:

Date:

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

**Short Environmental Assessment Form  
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**