

STAFF REPORT

Zoning Referral #2025-073, Town of York Site Plan Review for a Self-Storage Facility on Route 63 (Applicant: LandTech Surveying & Planning)

November 13, 2025

Description of the Proposal

The Town of York is considering a proposal for the expansion of a self-storage facility on Genesee Street/Route 63 in the hamlet of Piffard, consisting of a single, new 60 ft x 115 ft building with 26 storage compartments. The Site Plan includes adjustments to the existing parking lot area, landscaping, lighting and stormwater management. The site parking lot will be redeveloped to reduce on site pavement coverage and to introduce new landscaping and grass areas along Route 63. The parcel is currently accessed by existing curb cuts along Route 63 and Retsof Road; no new curb cuts are proposed.

This project was previously reviewed as ZR# 2025-049 for Area Variances concerning setbacks and lot coverage. ZR# 2025-049 was returned for local option, with comments regarding pavement coverage and landscaping; Area Variances for Lot coverage and setbacks were granted by the Town of York on August 19, 2025. The Site Plan has since been amended to reduce pavement coverage on site, with a final approval for 76% lot coverage (6% above the permitted 70% lot coverage), including all impermeable surfaces.

A public hearing took place on October 22, 2025.

INTER-COMMUNITY & COUNTY-WIDE ISSUES

1. **Municipal Notifications.** The proposed property is not within 500 feet of the boundary of a village, town, county, state park or parkway. The proposed does not require municipal notification, per Town Law § 264.
2. **Traffic.** State Route 63 is a State Highway. The Institute of Transportation Engineers Trip Generation Manual, which is referenced by NYSDEC in the new SEQR workbook to help municipalities determine the significance of traffic impacts, assumes that generating fewer than 100 peak hour vehicle trips per day will not result in any significant increases in traffic. The threshold for generating that many vehicle trips in a warehousing use is 180,000 square feet. The proposed building would add 6,900 SF of storage space to the site, for a total of 14,400 SF.

The proposed building will be accessed via an existing curb cut onto SR 63. No new curb cuts are proposed.

3. **Agricultural District #1.** The proposed is not included in Ag District #1.

4. **DAN Plan.** The DAN Plan encourages land use development to take place in a rational manner and to be consistent with its surroundings. Redevelopment of commercial property is preferred over building on a vacant site.
 5. **Natural Resource Inventory.** The NRI does not show any significant natural resource issues for the proposed. A SHPO Letter of No Impact was included with application materials.
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Local Issues

1. **SEQR.** Planning Staff believes that the proposed is an Unlisted Action under SEQR because it is not listed as a Type I or Type II Action. The Applicant has submitted a Short Environmental Assessment Form for the Town to review.

Advisory comment: If not done already, the Town should complete the SEQR process before final action is taken.

2. **Land Use Compatibility.** The surrounding land uses include commercial, government and industrial. The adjacent property to the north is single-family residential.
3. **Zoning.** The proposed is zoned as Commercial. Self-storage is a permitted use in the Commercial District.
4. **Landscaping.** The Town of York Code includes provisions and requirements for landscaping along rights-of-way, parking areas with more than ten parking spaces, landscape maintenance agreements, and screening requirements for construction adjacent to residential properties. A landscaping plan was included with application materials. The Town Code requires a minimum of one deciduous tree for every 30 feet of frontage along a public Right-of-Way, which according to the Code includes both Genesee Street and Retsof Road. The Town Code also requires screening for commercial uses abutting a single-family residential use, such as the parcel to the north. The current plan does not meet the requirements of the Town Code.

Advisory Comment: If not done already, the Applicant should ensure all landscaping proposals adhere to the requirements of Section 520: "Landscaping" in the Town of York Code.

5. **Lighting.** The proposed building will have exterior wall lights. The Town of York expects all exterior lighting to be dark sky compliant. A lighting plan was included in the application.

Advisory Comment: If not done already, the Applicant should ensure that all proposed lighting meets the Town of York Outdoor Lighting Regulations and is "dark sky" compliant. All lighting should be planned in such a way as to ensure that it does not interfere with safe travel on New York State Route 63, or with neighboring properties.

6. **Signage.** The Town of York Code contains provisions and requirements for sign regulations in a commercial use. No proposals for signs were included in the application.

Advisory Comment: If not done already, the Applicant should submit details for all proposed signs for the Town to review.