

564 N Perry-Storage Expansion

Location- 564 N Perry St, Johnstown, NY 12095

Company- Reliable Storage

Contact- Colby Leahon

Phone- (518)308-9177

Email- Colby@reliable518.com

THIS PACKET INCLUDES

- Application to Johnstown's Planning Board
- Building Permit Application
- Project Narrative
- Proposed Building Layout Sketch
- Proposed Lighting Layout
- Short EAF Form
- Narrative of Proposed Action and Potential Environmental Impact
- Previously Approved Plans of Site (showing all info not provided by all other forms attached)

Project Narrative – Proposed Storage Building Addition

Project Name: Johnstown Storage Expansion

Property Address: 564 N Perry Street, Johnstown, NY 12095

Parcel ID: S.B.L. 149.17-2-4

Project Description:

Reliable Storage is proposing an addition to its existing self-storage facility located at 564 N Perry Street in Johnstown, NY. The expansion will consist of two new single-story, exterior drive-up, metal storage buildings to be constructed on-site on the already flat area adjacent to the current indoor storage units. This project is a continuation of our commitment to serving the local community with secure, accessible, and modern storage solutions.

Building Details:

- **Building A:** 30' x 100' – Approximately 3,000 sq ft
- **Building B:** 20' x 100' – Approximately 2,000 sq ft
- **Total New Construction Area:** 5,000 sq ft
- **Construction Type:** Steel framing on concrete slab foundations
- **Exterior Finishes:** Metal siding and metal roofing
- **Access:** Each unit will have roll-up doors with a mixture of unit sizes, including 10x30, 10x15, 10x10, and 5x10

Site Improvements:

- Grading and drainage will be addressed to accommodate new building footprints
- Access driveways will be extended as needed
- Electrical service will be extended to both buildings for lighting and power. Power will be run from the existing panel in the existing building
- No additional water or sewer service is required as the buildings are non-habitable

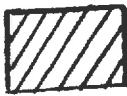
Purpose:


The purpose of this addition is to meet the increasing demand for storage space in the region. The project is designed to integrate seamlessly with the existing facility and to meet all applicable zoning, building, and safety codes.


Please let us know if there are any additional documents, forms, or design modifications required to proceed with permit review.

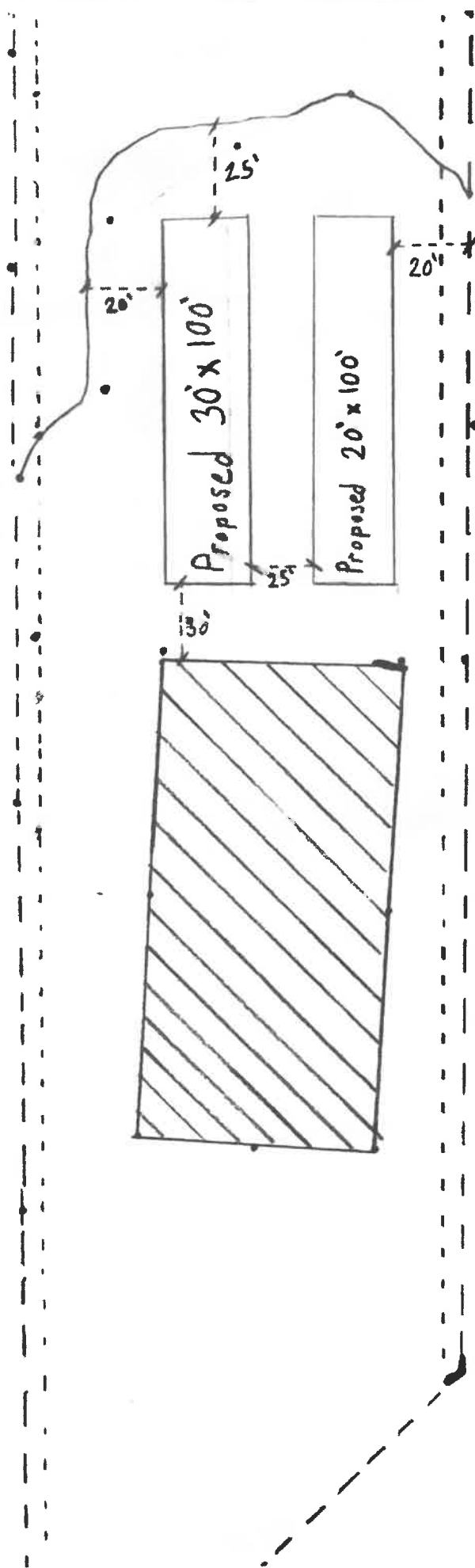
Sincerely,
Colby Leahon
Reliable Storage

564 North Perry St
Johnstown, NY 12095

 = Existing Building

 = Property Line

 = 5' side yard setback

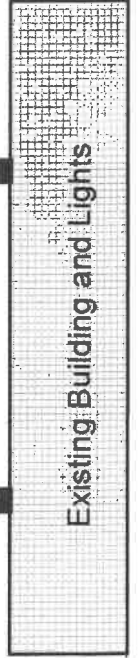
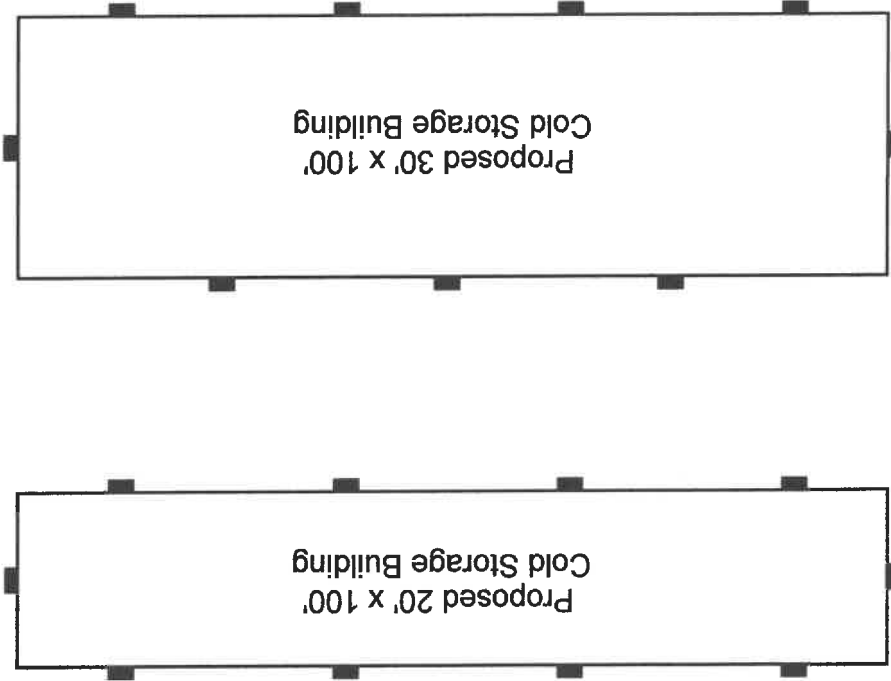


Not drawn to scale

PROPOSED- LIGHTING LAYOUT

Legend

- - Down-lit full cut off exterior lighting



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			
Company name- Reliable Storage			
Name of Action or Project: 564 N Perry Expansion.			
Project Location (describe, and attach a location map): 564 N Perry st Johnstown NY 12095			
Brief Description of Proposed Action: We are expanding our existing storage facility at 564 North Perry St, Johnstown, NY 12095 with the addition of two new exterior drive-up climate-controlled storage buildings: <ul style="list-style-type: none"> • One building sized 20' W x 100' L x 9' H • One building sized 30' W x 100' L x 9' H These new structures will enhance the site's capacity and functionality, offering convenient, accessible storage solutions as part of the ongoing development of the facility.			
Name of Applicant or Sponsor: Colby Leshon (Reliable Storage)		Telephone: (518)308-9177 E-Mail: Colby@Reliable518.com	
Address: 757 Columbia Turnpike, East greenbush NY 12061			
City/PO: East Greenbush		State: NY	Zip Code: 12061
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> 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 type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ 1.89 acres b. <u>Total acreage to be physically disturbed?</u> _____ 115 acres c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ 1.89 acres			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

Narrative Description of Proposed Action and Potential Environmental Impact- 564 N Perry Expansion

The proposed action involves the construction of two new exterior, drive-up climate-controlled storage buildings at an existing self-storage facility located at **564 North Perry Street, Johnstown, NY 12095**. The expansion is intended to meet growing demand for secure, accessible storage in the area.

The project consists of:

- One building measuring **20 feet wide by 100 feet long by 9 feet high**
- One building measuring **30 feet wide by 100 feet long by 9 feet high**

These structures will be constructed on previously developed or disturbed land within the existing facility footprint. No major changes to site access, traffic flow, or impervious surface coverage are anticipated beyond what the property is already zoned and utilized for.

The intent of the proposed action is to increase storage capacity and improve the functionality of the facility by providing modern, climate-controlled storage options for both residential and commercial use. The proposed construction will adhere to current building and energy codes, with appropriate stormwater management, fire protection, and site drainage as required by local and state regulations.

Environmental Resources Consideration:

- **Land Use:** The proposed buildings are consistent with the current use of the site and surrounding zoning designations.
- **Water & Soil:** There is no anticipated impact to groundwater or soil erosion, as site work will be limited to grading and utility connections on existing developed land.
- **Wetlands & Floodplain:** The project site is not within a designated wetland or floodplain area.
- **Vegetation & Wildlife:** Minimal to no disturbance of vegetation or wildlife habitat is expected.
- **Air & Noise:** Temporary noise and dust may occur during construction but will be minimized using standard mitigation measures. No long-term air or noise impacts are expected.

Overall, the project is a low-impact development that supports the continued commercial use of the property, improves service to the local community, and aligns with the municipality's land use goals.

BUILDING PERMIT

APPLICATION FOR BUILDING PERMIT & CERTIFICATE OF OCCUPANCY

APPLICATION is hereby made to the Code Enforcement Officer for a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for construction of buildings, additions, alterations, removal or demolition as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations, etc. as follows:

- A. The applicant shall notify the Code Enforcement Office of any changes in the information contained in the application during the period for which the permit is in effect. A permit will be issued when the application has been determined to be complete and when the proposed work is determined to conform to the requirements of the Uniform Code. The authority conferred by such a permit may be limited by conditions.
- B. A building permit may be suspended or revoked if it is determined that the work for which it pertains is not proceeding in conformance with the Uniform Code or with any condition attached to such permit, or if there has been a misrepresentation or falsification of a of a material fact in connection with the application for permit.
- C. A building permit shall expire **one (1) year from the date of issuance** or upon the issuance of a Certificate of Occupancy (other than a temporary certificate of occupancy), whichever comes first. The permit may, upon written request, be renewed for successive one-year periods provided that **(1.)** the permit has not been revoked or suspended at the time the application for renewal has been made; **(2.)** the relevant information in the application is up to date; and **(3.)** the renewal fee is paid (half cost of original permit).
- D.

CERTIFICATION:

I hereby certify that I have read the instructions and examined this application and known the same to be true and correct. All provisions of Laws and Ordinances covering this type of work will be completed with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or Local Law regulating construction or the performance of construction.

Owner/Authorized Agent _____

Date: _____

07/07/25

Referred to Planning Board for Approval: _____

Date: _____



CITY OF JOHNSTOWN
 Code Enforcement Office
 PO Box 160, 244 North Perry Street
 Johnstown, New York 12095
 (518) 736-4076

- OFFICE USE ONLY -

Approved: ___ / ___ / ___ Receipt # _____
 Permit #: _____, 20___ Fee Paid: _____
 Signature: _____

ADDRESS

NAME

TYPE

BUILDING / DEMOLITION PERMIT APPLICATION

Applicant shall notify this Office of any changes in the information contained in the application during the period for which the permit is in effect. **A permit will be issued when: a) application has been determined to be complete, b) fee has been paid and 3) when proposed work is determined to conform to the requirements of the Uniform Code.** The authority conferred by such a permit may be limited by conditions.

Permit may be suspended or revoked if it's determined that work is not proceeding in conformance with the Uniform Code, with any conditions attached to such permit, or if there has been misrepresentation or falsification of a material fact in connection with the application for permit.

Demolition Permit will expire six (6) months from date of issuance / Building permit will expire one (1) year from the date of issuance or upon issuance of a Certificate of Occupancy (other than a temporary Certificate of Occupancy), whichever comes first. Permit may, upon written request, be renewed for successive one-year periods provided that a) permit has not been revoked or suspended at the time the application for renewal has been made; b) relevant information in the application is up to date; and c) renewal fee is paid (half cost of original permit).

Additional terms of permit can be found on Schedule of Permit Fees.

APPLICANT INFORMATION		
Name / Company	Reliable Storage	Phone: (518)496-7867
Contact Person	Colby Leahon	Email Colby@reliable518.com
Address	757 Columbia Turnpike, East Greenbush	State NY Zip 12061

PROPERTY OWNER INFORMATION, IF DIFFERENT THAN APPLICANT		
Name	Phone	
Address	State	Zip

SUBCONTRACTOR INFORMATION (attach additional sheets if necessary)	
Name of Company	Phone

PROJECT INFORMATION		
Location	564 North Perry St, Johnstown NY	Renewal Application: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Estimated Cost of Project: 80,000	Work will begin: 07 / 01 / 2025	for a period of _____ day(s) 30 week(s)

DEMOLITION GENERAL COMMENTS
Environmental Survey – _____
Asbestos Abatement w/ Way Bill – _____
Where is Debris going? – _____