

M. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

N. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

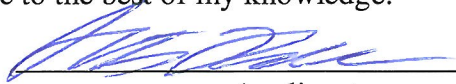
O. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

P. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described: N/A

Q.

Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency is included the Agency's Policy Manual which can be accessed at [www.albanyida.com](http://www.albanyida.com).

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.



Applicant

By: Seth Rosenblum

Title: President, Rosenblum Development Corporation, its Manager

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NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION  
APPEARING ON PAGES 26 THROUGH 29 HEREOF BEFORE A NOTARY PUBLIC AND MUST  
SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 30  
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**II(C)(2)(d) 40 North Russell Road, Albany - Photograph(s)**



**Existing commercial building prior to abatement and removal by Applicant (east side)**



**Site after abatement and removal of commercial building (west side)**



VERIFICATION

(If applicant is limited liability company)

STATE OF New York)  
COUNTY OF Albany) SS.:

\_\_\_\_\_, deposes and says  
(Name of Individual)  
that he is one of the members of the firm of Rosenblum Properties, LLC, sole member  
of UltraSpace Albany, LLC,  
(Limited Liability Company)

the limited liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.



Sworn to before me this  
1<sup>st</sup> day of December, 2016

Cheryl L. Stock  
(Notary Public)

CHERYL L. STOCK  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01ST6193482  
Qualified In Albany County  
My Commission Expires 09-15-2020

## HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Albany Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issue of bonds requested therein are favorably acted upon by the Agency, and (ii) the Agency's financing of the Project described therein; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: 

Sworn to before me this

1 day of December, 2016

  
(Notary Public)

CHERYL L. STOCK  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01ST6193482  
Qualified In Albany County  
My Commission Expires 09-15-2020



TO: Project Applicants  
 FROM: City of Albany Industrial Development Agency  
 RE: Cost/Benefit Analysis

In order for the City of Albany Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

### **PROJECT QUESTIONNAIRE**

1. Name of Project Beneficiary ("Company"):	ValuSpace Albany, L.L.C.
2. Brief Identification of the Project:	Construct new +/- 90,000 SF, 3-story, temperature controlled self storage facility
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ N/A
B. Value of Sales Tax Exemption Sought	\$ 353,147 (est)
C. Value of Real Property Tax Exemption Sought	\$ N/A
D. Value of Mortgage Recording Tax Exemption Sought	\$ 63,062 (est)
4. Likelihood of accomplishing the Project in a timely fashion (please explain):	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> All approvals have been received; existing building has been removed; start of site work imminent for shovel-readiness; bids underway.

### **PROJECTED PROJECT INVESTMENT**

A. Land-Related Costs	
1. Land acquisition	\$825,000
2. Site preparation	\$450,000 (est)
3. Landscaping	\$ 25,000 (est)
4. Utilities and infrastructure development	\$ 20,000 (est)
5. Access roads and parking development	\$ 70,000 (est)
6. Other land-related costs (describe)	\$ 40,000 (est)
Fencing and gates	
B. Building-Related Costs	
1. Acquisition of existing structures	\$ Incl. in "Land acquisition"
2. Renovation of existing structures	\$ N/A
3. New construction costs	\$4,230,252 (est)
4. Electrical systems	\$ Incl. in above
5. Heating, ventilation and air conditioning	\$ Incl. in above
6. Plumbing	\$ Incl. in above
7. Other building-related costs (describe)	\$ Incl. in above

C.	Machinery and Equipment Costs	
1.	Production and process equipment	\$ N/A
2.	Packaging equipment	\$ N/A
3.	Warehousing equipment	\$ N/A
4.	Installation costs for various equipment	\$ N/A
5.	Other equipment-related costs (describe)	\$ N/A
D.	Furniture and Fixture Costs	
1.	Office furniture	\$ 20,000 (est)
2.	Office equipment	\$ 10,000 (est)
3.	Computers	\$ 5,000 (est)
4.	Other furniture-related costs (describe)	\$
E.	Working Capital Costs	
1.	Operation costs	\$ N/A
2.	Production costs	\$ N/A
3.	Raw materials	\$ N/A
4.	Debt service	\$ 60,224 (est)
5.	Relocation costs	\$ N/A
6.	Skills training	\$ N/A
7.	Other working capital-related costs (describe)	\$ N/A
F.	Professional Service Costs	
1.	Architecture and engineering	\$ 183,800 (est)
2.	Accounting/legal	\$ 55,000 (est)
3.	Other service-related costs (describe)	\$
G.	Other Costs	
1.	Other acquisition and soft costs	\$ 208,343 (est)
2.	Finance costs	\$ 103,574 (est)
H.	Summary of Expenditures	
1.	Total Land-Related Costs	\$1,430,000 (est)
2.	Total Building-Related Costs	\$4,230,252 (est)
3.	Total Machinery and Equipment Costs	\$
4.	Total Furniture and Fixture Costs	\$ 35,000 (est)
5.	Total Working Capital Costs	\$ 60,224 (est)
6.	Total Professional Service Costs	\$ 238,800 (est)
7.	Total Other Costs	\$ 311,917 (est)



### **PROJECTED PROFIT\***

- I. Please provide projected profit as defined by earnings after income tax but before depreciation and amortization:

YEAR	Without IDA benefits	With IDA benefits
1	\$(260,731) (est)	\$(245,203) (est)
2	\$15,992 (est)	\$39,406 (est)
3	\$79,816 (est)	\$103,779 (est)
4	\$85,805 (est)	\$110,343 (est)
5	\$92,002 (est)	\$117,144 (est)

### **PROJECTED CONSTRUCTION EMPLOYMENT IMPACT**

- I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	8 (est)	\$354,705 (est)	\$14,188 (est)
Year 1	31 (est)	\$1,418,818 (est)	\$56,753 (est)
Year 2		\$	\$
Year 3		\$	\$
Year 4		\$	\$
Year 5		\$	\$

### **PROJECTED PERMANENT EMPLOYMENT IMPACT**

- I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application.
- II. Estimates of the total new permanent jobs to be created at the Project are described in the tables in Section IV of the Application.
- III. Please provide estimates for the following:
- A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.
- IV. Provide the projected percentage of employment that would be filled by City of Albany residents:  
**N/A - see note in "A" below**

A. Provide a brief description of how the project expects to meet this percentage:

**Applicant is utilizing a third party management company that specializes in operating self storage facilities. All hiring will be at the sole discretion of the management company and therefore, outside the Applicant's control.**

*\*[i]n accordance with Section 87(2)(d) of the Public Officers Law the Applicant requests that this information be treated as a confidential record exempt from disclosure.*

## PROJECTED OPERATING IMPACT

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 <sup>st</sup> year following project completion)	\$ <u>17,748 (est)</u>
Additional Sales Tax Paid on Additional Purchases	\$ <u>1,420 (est)</u>
Estimated Additional Sales (1 <sup>st</sup> full year following project completion)	\$ <u>23,001 (est)</u>
Estimated Additional Sales Tax to be collected on additional sales (1 <sup>st</sup> full year following project completion)	\$ <u>1,840 (est)</u>

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"): N/A

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year			
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

III. Please provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response):  
**See attached.**



## Project Questionnaire - Project Operating Impact

III. The project site at 40 North Russell Road is the end parcel on the west side of North Russell Road opposite the Price Chopper in Westgate Plaza; Home Depot is located immediately to the west. A paved ingress/egress easement on the property connects North Russell Road to the Home Depot parking lot. The property contained a single one-story commercial building constructed circa 1950. Originally a roller skating rink, the building was later subdivided and fell into extreme disrepair, which resulted in ongoing vacancies and transient tenancies. The Applicant determined that the existing building was unsalvageable due to its condition and hazardous materials within, and has since remediated and removed it.

Prior to the Applicant acquiring the property in June 2016, the former ownership was unsuccessfully attempting to redevelop the property into a retail development. The site has little-to-no visibility from Central Avenue, and limited accessibility due to the existing road infrastructure, which limits the site's potential for traditional retail or other commercial uses that would generate significant retail or peak commercial traffic. It was therefore important to identify an alternative infill use with limited parking requirements. Applicant proposes an adaptive reuse of the site for a new-construction, multistory, temperature controlled self-storage facility.

One in ten U.S. households utilizes self-storage space and demand is growing, driven by some 40 million individuals moving each year according to U.S. Census data, and by various lifestyle transitions such as marriage, divorce, a death in the family, or retirement. The Baby Boomer generation in particular has accumulated more possessions than any previous generation; as these empty nesters downsize their homes and seek more walkable lifestyles, they require places to store possessions and family keepsakes they will pass down to the next generation(s). **As such, clean, safe self storage is an increasingly important neighborhood amenity, complementing the nearby retail and varying housing types available in the surrounding area.**

The primary trade area for self-storage is typically a three-mile radius. Hundreds of new apartment units have been constructed in the City of Albany over the past five years **within three miles or less** of the project site, among them the Lofts at 733 Broadway in downtown and Park South Apartments adjacent to Albany Medical Center, and additional developments such as the The Wilson at 191 North Pearl Street and 760 Broadway are proposed or under construction in the trade area.

While there are several storage facilities within the City, **none provide the modern design, accessibility, temperature control and security features** that align with customer expectations of a retail storage experience. In keeping with the Applicant's focus on best-in-class properties (see enclosed "About The Rosenblum Companies"), the proposed project will reverse the blight at 40 North Russell Road, which adjoins other important retail services, and **address the growing community-driven need** for convenient, quality storage featuring:

- High-tech security including code-controlled access, high-resolution IP camera system, and alarmed exterior doors. Because self storage is **generally accessed during off-peak hours** (nights and weekends), industry research indicates personal safety at storage facilities is another important consideration, particularly amongst women, who comprise up to 66% of self-storage users.
- A mix of unit sizes and amenities designed to appeal to homeowners and renters, as well as small businesses; e.g. solopreneurs and independent contractors.
- A welcoming office professionally staffed six to seven days a week.

The proposed project will **create virtually no parking requirement** or **impact on traffic volume** based on the low number of trips typical for self-storage operations, and will **reduce demand on municipal sewer and water systems** relative to the former use. The site will be well lit and landscaped. Further, the Applicant will repave the easement road and continue to allow through traffic between Westgate Plaza and Home Depot to the benefit of neighboring businesses and consumers.

Finally, this project will support dozens of jobs during construction, and generate **significant additional property tax revenues**.





## About The Rosenblum Companies

**The Rosenblum Companies** is one of the largest developers and full service owner-operators of premier commercial properties in the Capital Region totaling over **one million square feet**. For nearly four decades, Rosenblum has provided better spaces and real estate services to Fortune 500 corporations, regional businesses, medical practices, government agencies and nonprofit institutions alike. Founded in 1979, The Rosenblum Companies was the first to construct office space on Washington Avenue Extension in Albany, New York, ultimately completing ten new buildings, eight of which comprised the *Corporate Plaza* campus. Rosenblum sold Corporate Plaza in 2016 after successfully operating the property for over 30 years. In 1990, the company developed another unique parcel at the nexus of the region's main transportation routes into *Great Oaks*, today **one of the most desirable office parks** in the Albany area.

The Rosenblum Companies has long focused on offering healthier, more productive workplaces through ongoing investment and innovation. Rosenblum is **one of only two private commercial property owners in the Capital Region to achieve ENERGY STAR certification for five or more buildings**; commercial buildings that earn EPA's ENERGY STAR are verified to perform in the top 25 percent of similar facilities nationwide for energy efficiency. Other sustainability practices the company has implemented include utilizing all-green cleaning products, porous pavement parking lots to mitigate storm water runoff, construction material and carpet tile recycling, as well as annual e-cycling days and installing electric vehicle charging stations, both of which are free to tenants. In 2015, Rosenblum was awarded both the **Town of Guilderland Green Award** and the **TOBY** ("The Office Building of the Year") **Earth Award** from The Building Owners and Managers Association (BOMA). Rosenblum's novel "Re-envisioning the Workplace" initiative assists companies with the creation of custom spaces that uniquely meet their particular corporate culture, workflow and staff needs.

In 2009, The Rosenblum Companies expanded into multifamily residential with the adaptive reuse of a derelict former car dealership built in 1928 for 24 customized residences called *17 Chapel Boutique Condominiums*. Downtown Albany's first and only luxury condo building, 17 Chapel was a catalyst for the City's urban housing renaissance, with over 200 new units following into development. 17 Chapel has received numerous accolades including a 2012 *Sustainable Cities Award* from the Historic Albany Foundation and in 2014, the *Albany Business Review* recognized 17 Chapel as one of "50 Projects That Are Reshaping Life and Business in the Capital Region."



*The Rosenblum Companies – Great Oaks Office Park*



*17 Chapel Boutique Condominiums*

The Rosenblum Companies is actively pursuing new, diversified ground-up and adaptive reuse projects as well as strategic acquisitions; in 2016, Rosenblum acquired 14 well located warehouse and office building properties in the Karner Road/Central Avenue and Wolf Road/Winners Circle areas of the Town of Colonie respectively.


The Rosenblum Companies also provides comprehensive property management and related services to investors and end-users delivered by an in-house staff of experts in property operations, real estate transactions, project management and marketing.

## CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

<b>Date Signed:</b> <u>December 1, 2016</u>	<b>Name of Person Completing Project Questionnaire on behalf of the Company.</b>  <b>Name:</b> <u>Seth D Rosenblum</u> <b>Title:</b> <u>President, Rosenblum Development Corp, its Manager</u> <b>Phone Number:</b> <u>518 869 9302</u> <b>Address:</b> <u>300 Great Oaks Blvd, Ste 310,</u> <u>Albany, NY 12203</u>  <b>Signature:</b> 
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## SCHEDULE A

## CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company.

[illegible]

Should you need additional space, please attach a separate sheet.

## CHAPTER 2

*CONFIDENTIAL - [i]n accordance with Section 87(2)(d) of the Public Officers Law the Applicant requests that this document be treated as a confidential record exempt from disclosure.*

### **Manager's Job Description**

#### **Specific Duties**

The following are brief descriptions and topics of information. Each procedure and policy will be explained in more detail as you complete the manual.

*Remember that you only get one chance to make a good first impression.*

1. Implement, follow and enforce any procedures set forth in the Operations and Policy & Procedure Manual on file in the office and any other memo or instruction given to you by your District Manager.
2. Operate the facility at its highest and best potential.
  - a. Renting all available units to qualified customers and making sure that all units are clean prior to rental.
  - b. Timely collection of rent, deposits and assessed fees.
  - c. Selling accessory merchandise, such as locks, packing materials, and any other merchandise or services that may be available at your storage location.
  - d. Making past due call to delinquent accounts.
  - e. Marketing the facility according to guidelines requested by the home office or your District Manager
3. Visually inspect the facility twice daily, observe and respond promptly to any potential breach of security problems, such as unsecured locks, unsecured gates, fencing, units, any evidence of tampering with anything anytime, or suspicious activity by any person or persons on or around the facility. Be watchful and suspicious of unidentified substances, which could be drugs, or toxic or flammable chemicals. You should make sure every unit is locked on a daily basis.
4. Perform a lock audit weekly. Also pick up trash and note any repairs and/or maintenance that may be needed.
5. You should be thoroughly familiar with emergency procedures dealing with fires, criminal activity, accidents and natural or "man-made" disasters.
6. Handle all customer inquiries or problems in a timely, courteous manner. Satisfied customers are our biggest asset. It is best to contact a customer 10 minutes after their call with the call center, leaving a voicemail or third party such as Sparefoot. If the customer spoke with you directly, follow up the next business day unless otherwise discussed.
7. Be sure to take detailed notes anytime you speak with current or potential customers.



8. At Supervisor's direction, assist in inventorying the content of storage units and with all steps necessary to impose and collect delinquent rent owed, including proper retention of lien sale files in accordance with the Company policy.
9. Train and supervise your assistant manager with your District Manager, which includes familiarizing the assistant manager with all the policies and procedures needed to perform all the management duties and policies in your absence. (Manager Only)
10. Prepare in a timely and professional manner such management, marketing, operational or other reports as required in this Manual or as requested from time to time by the Supervisor.
11. Make daily bank deposits and deliveries to the Post Office. You will be instructed on night drop-off procedures, if necessary.
12. You will be responsible for accurate computer accounting records and petty cash funds or company use credit cards. Utilize the Expense Report each time the company card is used. Send the Expense report to [expenses@storageasset.com](mailto:expenses@storageasset.com) and your District Manager on Mondays.
13. Follow proper dress attire, good grooming, and hygiene habits. Smoking by employees is prohibited in the office and in front of or around any customers. Proper dress attire is black or khaki dress pants or shorts (no jeans). Shorts cannot be shorter than 2" above your knees. If your pants/shorts have belt loops, a belt must be worn. Shirt should be a tucked in polo with your company name and/or logo. Ask your District Manager about ordering polo's for your store if you do not have any. Must wear closed toe shoes, sneakers should be in good condition and not too dirty. If logo shirts are not available, polo, button down, or business attire dress shirts may be worn.
14. The physical condition of the facility is your responsibility. Non-emergency requests should be submitted to the Home Office. Keep the premises in a neat and clean condition, the grounds free of debris, and the landscaped areas free of weeds. Advise District Manager of any construction defects or subsequent maintenance items as soon as you are aware of them and supervise the work of subcontractors authorized by the Company on the facility.
15. Prepare, as requested, your marketing/sales plan for the facility (i.e., sales calls, apartment and/or business promotions, seasonal specials, etc.). Once adopted, you will be responsible for the implementation of the plan. Your District Manager will assist you in creating the plan. Update the Monthly Marketing Report in Google Drive.
16. Participate in training programs or seminars at management's request.
17. Perform any other managerial duties which may from time to time be requested by

the Company.

18. We strongly encourage our managers to be actively involved in local professional associations, the Chamber of Commerce and/or community functions that promote your professional position at the property.
19. The property has a petty cash fund and/or a company use credit card. You may use this fund to purchase supplies for day-to-day operation of your facility.  
**You are NOT authorized to sign contracts on behalf of your facility;**  
as such, all contracts must be submitted to your supervisor for approval and signature.
20. You must follow the strict schedule for auction procedures. See the Auction Timeline Calculator in Google Drive under SAM Forms, Manuals, Training Info, then click on Auction Related Forms. There are different tabs for each state at the bottom of the form, make sure you click on your state.
21. Keep in mind that rentals can be made online.

***Good Luck and Good Renting!***

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Employee Signature

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Date

## **ASSISTANT MANAGER'S JOB DESCRIPTION**

### **Specific Duties**

The following are brief descriptions and topic of information. Each procedure and policy will be explained in more detail as you complete the manual.

*Remember that you only get one chance to make a good first impression.*

1. Implement, follow and enforce any procedures set forth in the Operations and Policy & Procedure Manual on file in the office and any other memo or instruction given to you by your Supervisor or Manager.
2. The property has a petty cash fund and/or company use credit card. With permission, you may use this fund to purchase supplies for day-to-day operation of your facility. **You are NOT authorized to sign contracts on behalf of your facility;** as such, all contracts must be submitted to your supervisor for approval and signature.
3. Operate the facility at it highest and best potential.

Rent units and make sure that all units are clean prior to rental

Timely collection of rent, assessed fees and other fees

Selling accessory merchandise, such as lock, packing materials and boxes

Make past due calls

Ensure that all leases that are out for signature, are being followed up with

Conduct daily visual audit of entire complex twice a day

Overlooking and unlocking of units

Prepare and process daily, weekly and monthly reports

Prepare and make bank daily bank deposits

Maintain cleanliness and organization of rental office

Maintain cleanliness of any public or employee restrooms

Maintain cleanliness of site

Consistent and regular attendance and punctuality

May be required to work other sites as needed

Follow proper attire and grooming habits

Participate in training programs or seminars at management's request

Perform other managerial duties requested by the site Manager or Home Office

\_\_\_\_\_  
Employee Signature

\_\_\_\_\_  
Date

**NOTIFICATION OF LOCAL ACTION  
DECISION OF THE CITY OF ALBANY PLANNING BOARD**

ADDRESS OF SUBJECT PROPERTY: 40 N. Russell Rd.

IN THE MATTER OF: Site Plan Approval (§375-33D) to allow for construction of a three (3)-story, +/- 90,000 square foot self-storage building with +/- 15 off-street parking spaces.

CASE NUMBER: 5-16, 970

**RECEIVED**

NOV - 3 2016

Submittal Date: 5/9/16

Presentation Date(s): 5/19/16; 9/15/16

HERSHBERG & HERSHBERG Date of Decision(s): 9/15/16

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Vote:	For Approval:	5	Abbott:	Y	Hull:	Y
	Against:	0	Bates:	Y	Pryor:	Y
	Abstain:	0	DeSalvo:	Y		

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**Relevant Considerations:**

**Property Owner:** Weownit, LLC, 749 Tanner Rd., Clifton Park, NY 12065

**Project Applicant:** Rosenblum Development Corporation, 300 Great Oaks Blvd., Suite 310, Albany, NY 12203

**Authorized Agent:** Hershberg & Hershberg, 18 Locust St., Albany, NY 12203

**Project Engineer:** Hershberg & Hershberg, 18 Locust St., Albany, NY 12203

**Zoning:** M-1 (General Industrial)

**Project Details:** Applicant proposes to demolish the existing building at the site – a single-story, 22,700 square foot commercial/warehouse structure. Upon completion of the demolition, applicant proposed to construct a three-story, +/- 90,000 square foot self-storage facility with individual storage units for rent, a small office space and a retail space to sell moving and packing supplies. A total of fifteen off-street parking spaces will be provided in support of the use, inclusive of two handicapped spaces. The site will be fenced and gated to control access by customers. Signage is proposed near the top of the building on multiple elevations to increase visibility.

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**Actions Taken:**

The Board issued a **Negative Declaration** for this **Unlisted Action** as per the provisions of SEQR, as the environmental impacts are negligible or non-existent.



The Board Approved the demolition of the existing structure at the property.

The Board Approved the site plan as presented.

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I, Albert DeSalvo representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Planning Board made at a meeting thereof duly called and held on the day of September 15, 2016.

Date: 9/15/16

Signature: Albert R DeSalvo

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This is not a building permit. All building permits must be approved and issued by the Building Department prior to the start of any construction.

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Prior to making an application for a Certificate of Occupancy, the applicant will be required to submit to the Building Department an "as built" site plan which depicts all elements shown on the approved site plan including but not limited to contours, landscaping, building locations, utilities paved and parking areas, signage, accessory structures and other related physical improvements.

617.20  
Appendix B  
Short Environmental Assessment Form

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Rosenblum Self Storage Facility			
Project Location (describe, and attach a location map): 40 North Russell Road			
Brief Description of Proposed Action: Applicant proposes to demolish the existing building. The Applicant proposes to build a 5 story self storage facility with a building footprint of 20,000 +/- SF. The total building area would be 100,000 +/- SF. This would include office space, retail space to sell moving and packing supplies and potentially a small conference room. Applicant will construct up to eighteen (18) parking spaces including two (2) handicapped spaces. The site will be fenced and gated to control access by customers. Signage is proposed near the top of the building on multiple elevations to increase visibility.			
Name of Applicant or Sponsor: Rosenblum Development Corporation (Contract Vendee)		Telephone: E-Mail:	
Address: 300 Great Oaks Boulevard, Suite 310			
City/PO: Albany	State: New York	Zip Code: 12203	
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 type="checkbox"/>	YES <input checked="" 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: Building Dept. (Build. Permit), Dept. of W&WS (Water & Sewer Connection Permit), Department of General Service (Street Opening Permit, Highway Access Permit), Planning Board (Site Plan Approv., Demolition Review, BZA (variances, Parking LP)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.93 acres	
b. Total acreage to be physically disturbed?		0.70 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.93 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	N/A <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?		NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <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 type="checkbox"/>	<input checked="" 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 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 checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES The site will discharge to an existing detention basin. _____ _____		NO <input type="checkbox"/>	YES <input type="checkbox"/>

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: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: Daniel R. Hershberg, Engineer for the Applicant Date: 5/09/16 Signature: <u>Daniel</u> <small>Digitally signed by Daniel Hershberg DN: cn=Daniel Hershberg, o=Hershberg &amp; Hershberg, ou=Managing Partner, email=dan@hershberg.com, c=US Date: 2016.05.08 15:53:00 -04'00'</small> <b>Hershberg</b>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>



	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. 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 checked="" 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.
<u>City of Albany Planning Board</u>	<u>9/15/16</u>
Name of Lead Agency	Date
<u>Albert R. DeSalvo</u>	<u>Chair</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Albert R. DeSalvo</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



CITY OF ALBANY  
DEPARTMENT OF ASSESSMENT  
24 EAGLE STREET--ROOM 302  
ALBANY, NEW YORK 12207  
TELEPHONE (518) 434-5155

KATHY SHEEHAN  
MAYOR

KEITH McDONALD  
COMMISSIONER

November 21st, 2016

Mr. Seth Rosenblum  
The Rosenblum Companies  
300 Great Oaks Blvd Suite 310  
Albany, New York 12203

Dear Mr. Rosenblum,

RE: 40 N Russell Road

Please be advised that I have reviewed the information you provided regarding the proposed 3 story 88,614 square foot storage facility located at 40 N Russell Road and it is my intention to place an assessed value of 1,508,000 upon completion.

If you have any questions please feel free to contact me at 434-5155.

Sincerely,

A handwritten signature in black ink that reads "Keith McDonald".

Keith McDonald  
Commissioner