

Corbin's Corners Stash & Store

Beardsley Property LLC is seeking Planning Board approval to construct two, 30'x120' mini storage buildings to service our local community at the northwest corner of Routes 36 and 20. The facility will be operated under the name of Corbin's Corners Stash and Store LLC; in keeping with the historical name of this corner. Both entities will be owned and operated by Jeffrey Beardsley, a Linwood resident and local residential contractor (Beardsley Building Innovations LLC). Beardsley Building Innovations, LLC will be the General Contractor for the build with Cole Building Solutions LLC providing the building packages.

We have found our local community is in need of additional storage units with all facilities surrounding the community being at maximum occupancy with waiting lists. It is our intent to pull from the northern end of the Town of York as well as the surrounding Caledonia, Avon, and Pavilion townships. We do not intend to infringe on other facilities already in existence. Research suggests that in times of economic stress, storage demand typically increases with a greater number of households looking to downsize. These households then need capacity to store belongings they do not wish to part with or are of seasonal use.

We are anticipating offering RV/Boat storage during the winter months- again pulling from those same communities listed above. We plan to utilize the surface area atop the high-pressure gas lines that run across the property. The highest and best use for this particular section of the property would best be suited for parking since vertical construction is not conducive over the gas lines. Utilizing this rear portion for this use will also avoid reduced visibility at the corner for traffic flow. The driveway will also be placed some distance away from the corner in order to promote safe ingress and egress of the property. Discussions with the Gas Company and NYS DOT are underway for both topics described.

Signage will be effective for our needs but will not exceed the requirements of local code.

We look forward to your approval and serving the needs of our local community. We hope you will appreciate new activity at the corner and additional revenue added to our tax rolls.