

MASSAPEQUA

HEIGHT OF CONCERN

Proposed 3-story storage facility raises safety worries

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A proposal to build a three-story self-storage facility across the street from the Field of Dreams park in Massapequa drew concerns about safety and its appropriateness for the community.

Memphis, Tennessee-based Premier Storage Investors, the parent company of applicant PSI Atlantic Massapequa NY LLC, is seeking a special-use permit from the Oyster Bay Town Board to build the 880-unit facility on a parcel zoned for general business use.

Daniel Baker, the applicant's lawyer from East Meadow-based Certilman Balin Adler & Hyman LLP, told the town board at an April 12 hearing that the proposed project "will improve the existing site and fit well within the existing character of the community."

The project would knock down an existing one-story building that has been used for auto sales and automobile servicing, Baker said, and replace it with a building that's about 34 feet tall.

Damon Rollins, whose house on Oakley Street faces the southern side of proposed facility told the board it would overshadow his house.

"That's putting this right outside my window, right outside our homes," Rollins said. "Where's our sunlight coming in? Where's our view? . . . The wall is going to be right in front of you," he said.

Rollins said the board should approve projects that serve the community and don't create safety issues for the park.

The town park contains two multiuse playing fields, a practice field, basketball court, playground and restrooms.

"This is not for the community," Rollins said. "It's not



The one-story building on the site where a three-story self-storage facility is proposed in Massapequa.

going to benefit any person in that community. Most people that use storage facilities are from . . . far away."

Councilwoman Laura Maier questioned Pete Williams, president of Premier Storage Investors, about building a new storage facility so close to an existing one — Safeguard Self Storage on Sunrise Highway is approximately 1,000 feet away.

"Is there a demand for another facility that is so close in proximity," Maier asked.

"Our very simple mandate in our company is to identify markets with a need," Williams said. "When we identify a market with a need we find the best site possible and build the best-in-class storage facility to meet that need for the community."

Williams said the area was

Proposed self-storage space

- 109,760 square feet facility
- 3 stories
- 880 storage units
- 900 square feet office space
- 5,700 square feet of interior loading area

SOURCE: ATTORNEY FOR PREMIER STORAGE INVESTORS

underserved by self-storage facilities and the proposed building would reduce prices.

"Having a better supply there, we'll be able to moderate pricing for the customer," Williams said.

The facility would be open seven days a week from 6 a.m. to 10 p.m., with staff on site from 8:30 a.m. to 6 p.m., and video monitoring 24 hours a

day, Baker said.

Town Supervisor Joseph Saladino questioned whether traffic coming into the facility could be "dangerous" to children playing sports at the park on weekends.

"You've chosen a location that does not have a corner, that does not have a light, and yet it's right across the street from one of the busiest Town of Oyster Bay parks we have," Saladino said. "The busiest times are on the weekends."

Baker said the facility's busiest day of the week would be Saturday but said most users would be driving personal vehicles rather than trucks there.

Saladino urged the applicant to talk to neighbors about possible compromises during the following 30 days as public comment remained open.

Around LI

Health forums for those 50+

AARP and the Long Island Health Collaborative are teaming up to offer a series of free online wellness seminars for people over 50.

"Talk With a Doc" starts on May 4 and will be held on Zoom at 11 a.m. every other Thursday through July 13. AARP membership is not required.

Topics include "Health Benefits of Walking (and Walking the Dog)" on May 4, "Alzheimer's and Dementia" on June 1, and "Arthritis and Osteoporosis" on June 29.

The collaborative and AARP said in an announcement about the series that many conditions common among adults "can be avoided in the first place or better managed with diet and exercise changes."

The Long Island Health Collaborative is a partnership of the Nassau and Suffolk county health departments, local hospitals, academic institutions, health plans and others. More information about the seminar series is available on the group's website, lihealthcollab.org. — CARL MACGOWAN



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