



May 6, 2020

Village of Painted Post Planning Board
Painted Post Village Hall
261 Steuben Street
Painted Post, NY 14870

Re: *Preliminary Site Plan Submission
Tyoga Container Distribution Center
Painted Post, Steuben County, NY*

Dear Members of the Planning Board:

On behalf of Tyoga Container Co. we are submitting the attached documents for review by the Village Planning Board at the May meeting. The project includes the development of the former Ingersoll-Rand foundry site into a new warehouse and trucking distribution facility.

Construction includes:

- A 600,000 sq. ft. Warehouse Facility
- Two (2) attached two-story office spaces of 2,880 sq. ft and 5,400 sq. ft.
- Car and tractor trailer parking facilities with paved access/egress drives
- On-site stormwater management facilities
- Associated paved and concrete surfaces, lawn areas, landscaping, fencing, and site lighting

Water, sewer, electric, and gas all service the project site and will require modifications and/or extensions. The site will be accessed from West Water Street and will have a gated entrance along with security fencing around the perimeter of the site.

Included in this submission to help assist in review are:

- Site Plan Application
- Project Narrative
- Project Location Mapping
- Village Zoning Map
- Environmental Mapping
- Preliminary Site Drawings
- Building Layout and Elevations
- Draft Stormwater Pollution Prevention Plan (SWPPP)

An employee-owned company

1 West Market Street, Suite 301, Corning, NY 14830
607.936.7076 | larsondesigngroup.com

If you have any questions, concerns, or require additional information, please feel free to contact me at LDG's Corning office at (607) 936-7076 or via aratchford@larsondesigngroup.com.

Sincerely,

LARSON DESIGN GROUP



Amanda Ratchford, E.I.T.
Senior Engineering Associate

cc: Chris Morral, Tyoga Container Co.
Larry Foor, Foor & Associates Architects
File

AKR



VILLAGE OF PAINTED POST APPLICATION FOR SITE PLAN APPROVAL/SPECIAL USE PERMIT

This application is required for all construction, alterations, development or change of density as detailed in Village of Painted Post Zoning Law originally dated July 1984, as amended.

Section 280.18 – Use Table denotes when Site Plan Approval or Special Use Permit is required.

Article VIII – Details requirements for Site Plan Approval.

Article XII – Details requirements for Special Use Permit Approval.

This application with plans must be submitted to the Village Clerk fifteen (15) days prior to the Planning Board Meeting falling on the first Wednesday of the month. Please print clearly.

NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR REVIEW

Applicant:

Name Tioga Container Co.
Address PO Box 517, 9 Fish St, Tioga, PA 16946
Phone Number 570-835-5295
Email cmorral@tyogacontainer.com

Plans Prepared by:

Name Larson Design Group
Address 1 W Market St. Suite 301, Corning, NY 14830
Phone Number 607-936-7076
Email aratchford@larsondesigngroup.com

SITE LOCATION: West Water Street (Old foundry site)

REQUEST: Site Plan Approval Special Use Permit

PROPOSED USE(S) OF THE SITE: Warehouse and Trucking Facility

ANTICIPATED CONSTRUCTION START DATE: Summer/Fall 2020

PROJECT DESCRIPTION

Estimated/Projected number of daily customers, employees, residents, etc.: _____

60 to 65 employees, 68 to 75 trucks per day, peak traffic will vary but will be scheduled outside the hours in the morning and afternoon to avoid school traffic and rush hour traffic

Estimated/Projected Hours of Operation: 16 hr days/6 days per week

Describe the proposed project including all uses, parking, loading berths, floor area, signage, building height, number of stories, number of dwelling units, and any other pertinent information where applicable. (Use separate sheet, if needed):

The proposed project, located on 48.8 acres, is a 600,000 sq. ft. warehouse and trucking facility. The building also includes two attached, two-story, office buildings at 2,880 sq. ft. and 5,400 sq. ft. respectively. The site will include +/-97 parking spaces plus tractor-trailer parking and 64 loading docks. The site will be fenced and will have an access gate at the entrance on West Water Street. All necessary utilities currently service the site (water, sewer, gas, and electric). Stormwater will be managed via a stormwater basins on the southern side of the site.

(FOR OFFICE USE ONLY)

SITE PLAN FEE \$ _____ Received by _____ Date: _____

ATTACHMENTS:

- Area Plan including Applicant’s entire holding, streets, easements and adjacent buildings within 500 feet of Applicant’s property per Zoning Law 280.83A
- Detailed Site Plan (see attached checklist)
- State Environmental Quality Review (SEQRA) Forms
- Other _____

SEQRA: Type I Type II Unlisted

Lead Agency _____ Environmental Determination _____

PUBLIC HEARING: Yes No Date Advertised: _____ Date Conducted: _____

Tyoga Container Co.
Proposed Warehouse Distribution Center
Village of Painted Post, Steuben County, NY
May 6, 2020

Project Narrative

Tyoga Container Co. is proposing a 600,000 sq. ft. trucking facility and warehouse at West Water Street in the Village of Painted Post, Steuben County, New York. The project is located on a parcel totaling 48.8 acres owned by Painted Post Development. The property is currently undeveloped mainly consisting of a combination of grass and wooded cover, a large paved parking area, and remnants of prior structure foundations. A Village owned Rail siding is also located on the parcel.

The existing site is located in the West Water Street Redevelopment (I-2) Zoning District. Under Article X, West Water Street Development District, Section 280.91 the proposed use (Trucking, wholesale warehouse terminals) is allowed under a Special Use Permit (Section 280.190). Land development of the former Ingersoll Rand foundry site will include clearing and grading of approximately 30 acres. The proposed warehouse is approximately 1,840 feet in length by 325 feet in width totaling 600,000 square feet. The warehouse will also include two (2) attached office buildings each 2-stories with areas of 2,880 and 5,400 square feet, respectively. The height of the warehouse will be under 50 feet in height, as allowed by the zoning code.

All necessary site utilities are available at the site. Modifications may be required for the gas, electric, sanitary, storm, and water services to increased capacity to accommodate the new building, but the intent is to leave as much of this infrastructure undisturbed as possible. Fire access and hydrants will be provided to the entire perimeter of the building. Lighting for the site will be dark sky compliant.

Total impervious area of the site will be approximately 25 acres. Total earth disturbance exceeds 1-acre and will require a NYS DEC SPDES permit with Stormwater Pollution Prevention Plan (SWPPP) for construction activity. Stormwater on the site will be captured through two (2) stormwater basins located on the south side of the site.

Parking for the proposed facility requires a total of 95 parking spaces. There are 105 proposed parking spaces, a surplus of 10 spaces.


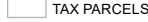


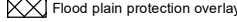

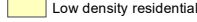
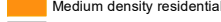

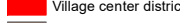
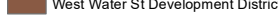
It is expected approximately 60 to 65 people will be employed operating 16-hour days, 6 days a week. Tractor trailer traffic is expected to be approximately 68 to 75 trips per day. Peak traffic will vary; however, trucks will be scheduled outside of morning and evenings to avoid conflict with school traffic and rush hour traffic.

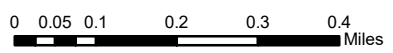
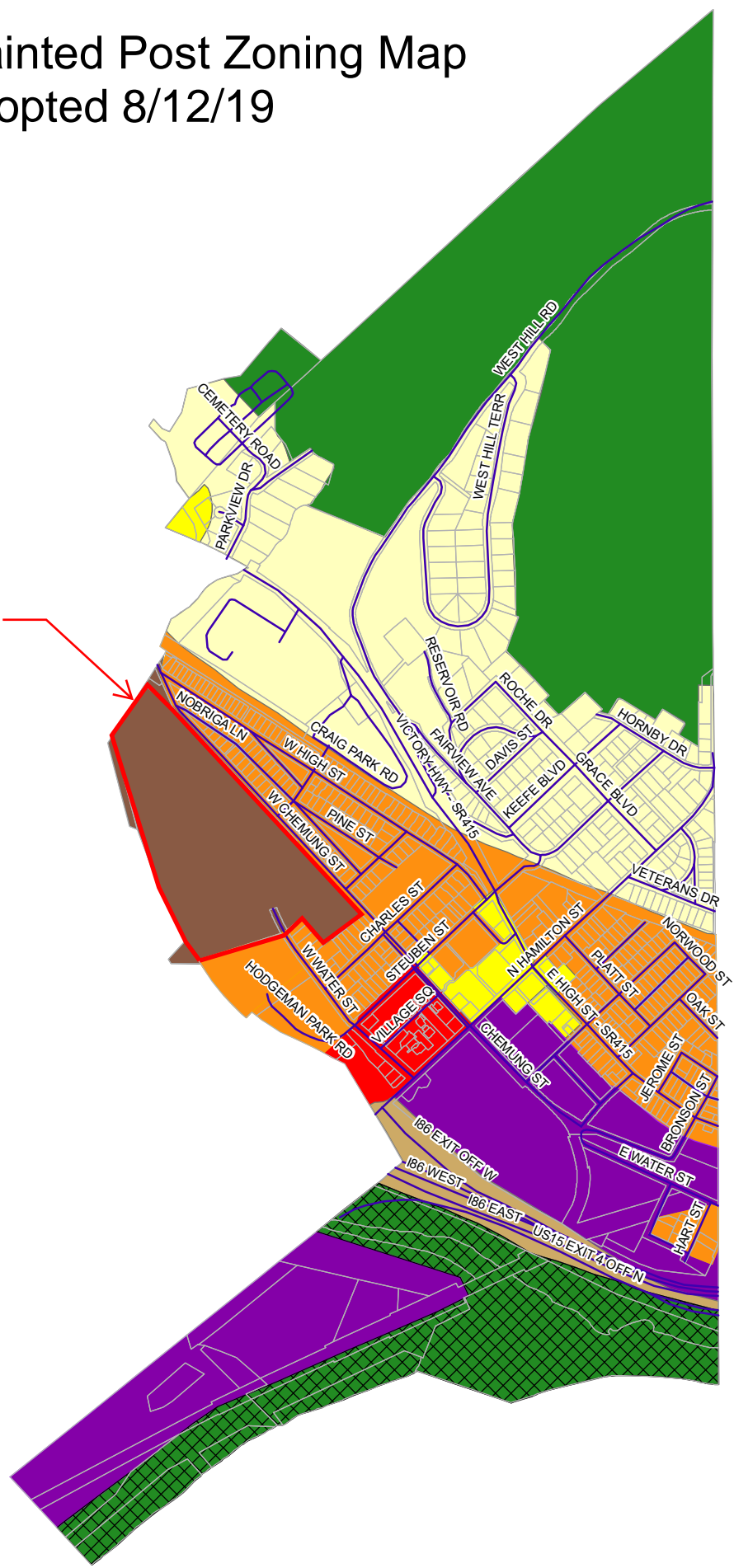
Village of Painted Post Zoning Map

Adopted 8/12/19

Proposed Project Location

Legend

-  Roads
-  TAX PARCELS
- Proposed Zoning**
- proposed**
-  Business
-  Conservation
-  Flood plain protection overlay
-  Industrial
-  Low density residential
-  Medium density residential
-  Route 17
-  Village center district
-  West Water St Development District



Date: 11/26/2018



Environmental Resource Mapper

Search

Tools

Layers and Legend

All Layers

★ Unique Geological Features

Waterbody Classifications for Rivers/Streams

Waterbody Classifications for Lakes

State Regulated Freshwater Wetlands (Outside of the Adirondack Park)

State Regulated Wetland Checkzone

Significant Natural Communities

Natural Communities Near This Location

Rare Plants or Animals

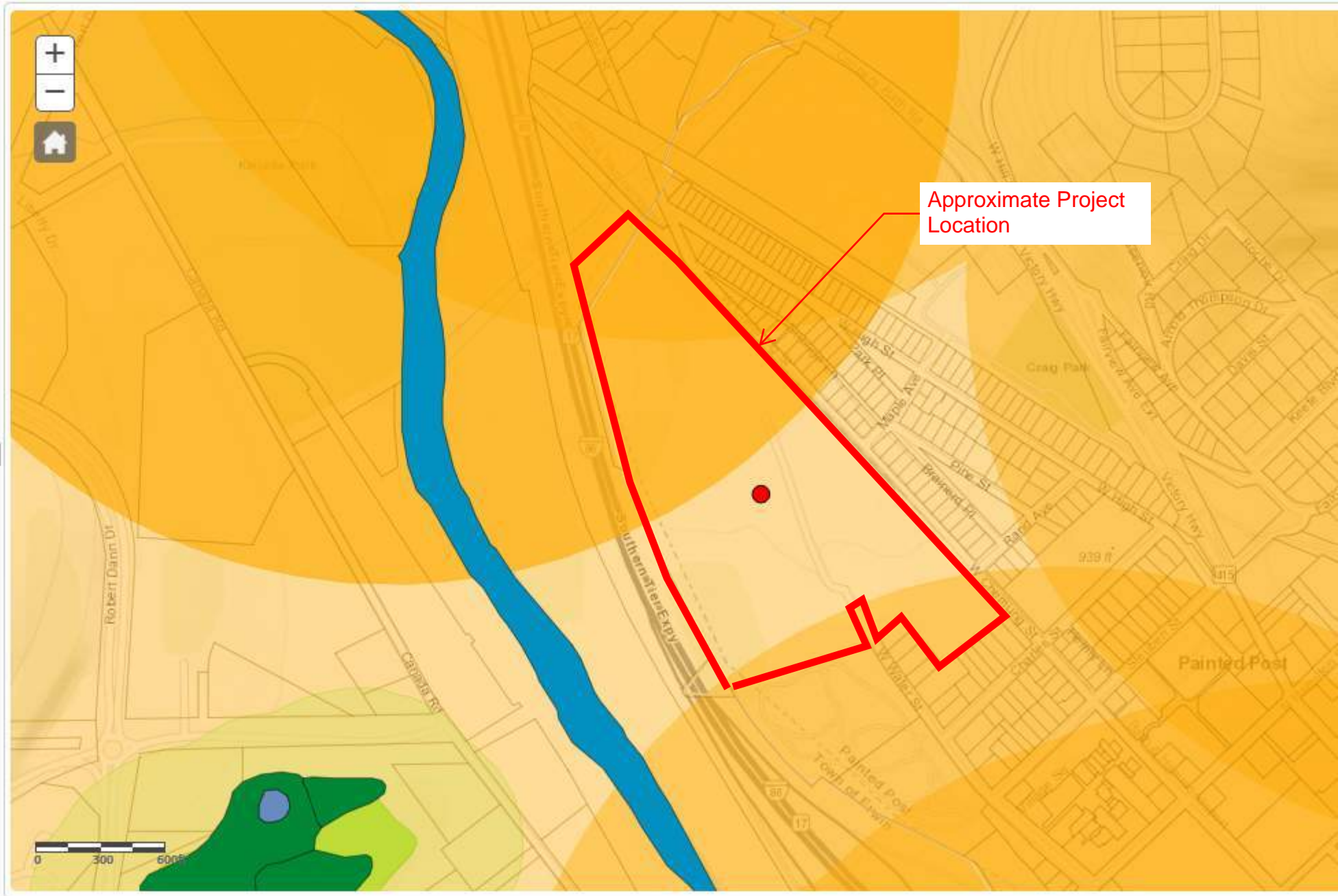
Other Wetland Layers

Reference Layers

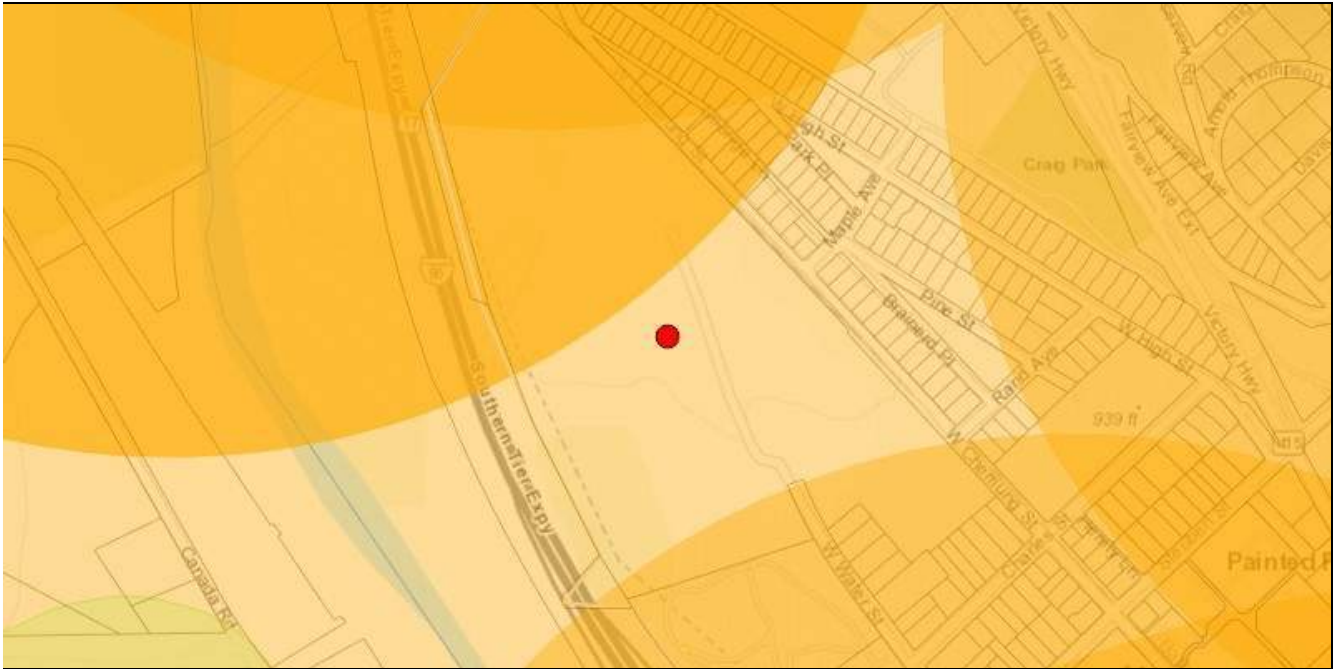
Tell Me More...

Need A Permit?

Contacts



Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18 **Easting:** 326562.2688969533 **Northing:** 4669964.94250099

Longitude/Latitude **Longitude:** -77.09952215092201 **Latitude:** 42.162623588913014

The approximate address of the point you clicked on is:

W Water St, Painted Post, New York, 14870

County: Steuben

Town: Erwin

Village: Painted Post

USGS Quad: CORNING

DEC Region

Region 8:

(Western Finger Lakes) Chemung, Genesee, Livingston, Monroe, Ontario, Orleans, Schuyler, Seneca, Steuben, Wayne and Yates counties. For more information visit <http://www.dec.ny.gov/about/617.html>.

[Rare Plants and Rare Animals](#)

This location is in the vicinity of Animals Listed as Endangered or Threatened - Contact NYSDEC Regional Office

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

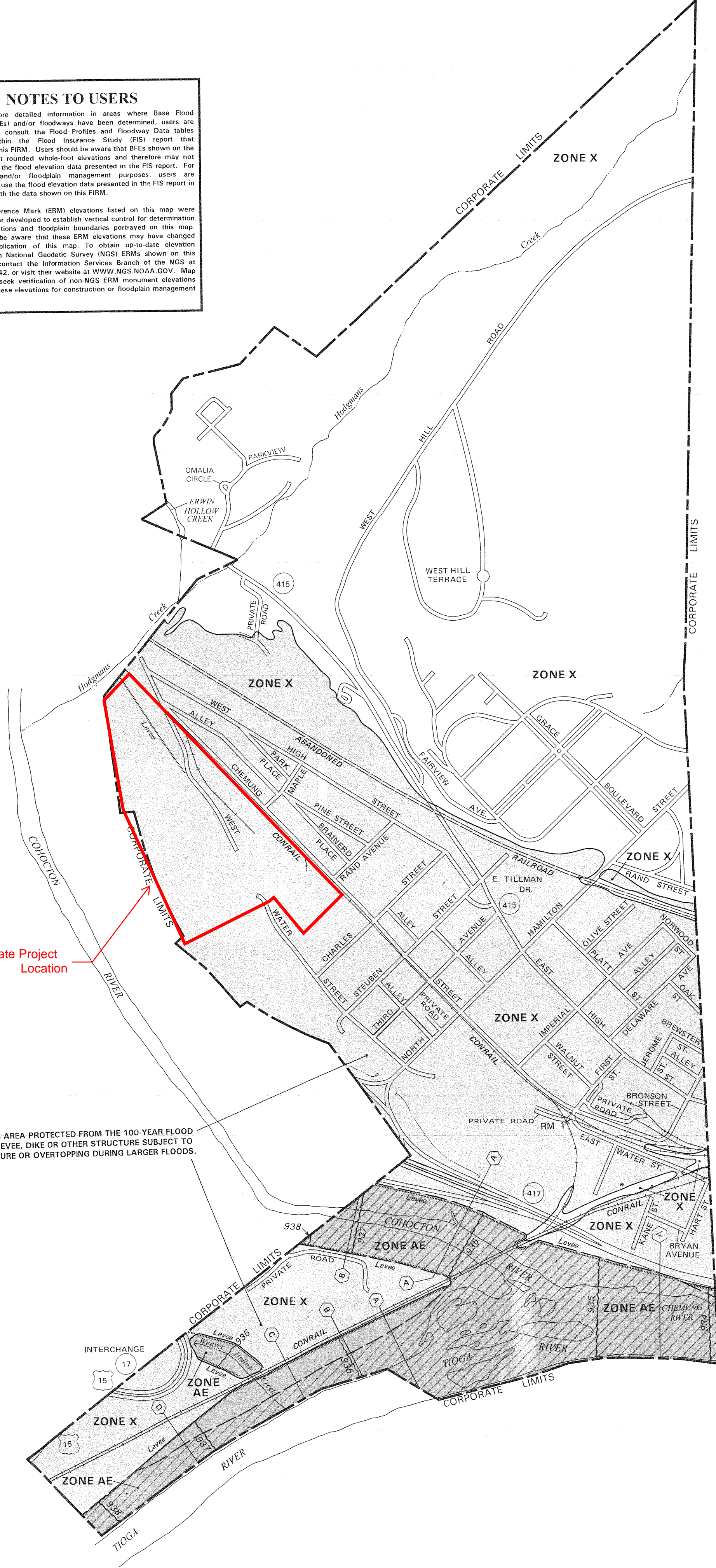
NOTES TO USERS

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations and therefore may not exactly reflect the flood elevation data presented in the FIS report. For construction and/or floodplain management purposes, users are encouraged to use the flood elevation data presented in the FIS report in conjunction with the data shown on this FIRM.

Elevation Reference Mark (ERM) elevations listed on this map were obtained and/or developed to establish vertical control for determination of flood elevations and floodplain boundaries portrayed on this map. Users should be aware that these ERM elevations may have changed since the publication of this map. To obtain up-to-date elevation information on National Geodetic Survey (NGS) ERM's shown on this map, please contact the Information Services Branch of the NGS at (301) 713-3242, or visit their website at WWW.NGS.NOAA.GOV. Map users should seek verification of non-NGS ERM monument elevations when using these elevations for construction or floodplain management purposes.

Approximate Project Location

THIS AREA PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODS.



LEGEND

- SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD**
 - ZONE A** No base flood elevations determined.
 - ZONE AE** Base flood elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
 - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
 - ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
 - ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
 - ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- OTHER FLOOD AREAS**
 - ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- OTHER AREAS**
 - ZONE X** Areas determined to be outside 500-year floodplain.
 - ZONE D** Areas in which flood hazards are undetermined.
- UNDEVELOPED COASTAL BARRIERS†**
 - Identified 1983
 - Identified 1990 or Later
 - Otherwise Protected Areas Identified 1991 or Later

†Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- 513 — Base Flood Elevation Line; Elevation in Feet*
- D — Cross Section Line
- (EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone*
- RM 7x — Elevation Reference Mark
- M1.5 — River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for possible updated flood hazard information prior to use of this map for property purchase or construction purposes.

Coastal base flood elevations apply only landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Areas of special flood hazard (100-year flood) include Zones A, AE, AH, AO, A99, V, and VE.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

MAP REPOSITORY:

Painted Post Village Hall, Corner of Steuben and West High Streets, Painted Post, New York 14870 (Maps available for reference only, not for distribution.)

INITIAL IDENTIFICATION:

SEPTEMBER 7, 1973

FLOOD HAZARD BOUNDARY MAP REVISIONS:

NOVEMBER 16, 1973
APRIL 23, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE:

SEPTEMBER 30, 1977

FLOOD INSURANCE RATE MAP REVISIONS:

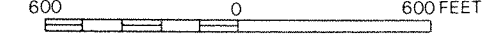
FEBRUARY 2, 1979

May 18, 2000 - to decrease base flood elevations, to change zone designations, and to update map format.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION IN FT. (NGVD 1929) ¹	DESCRIPTION OF LOCATION
RM 1	935.73	Standard disc in south head wall of culvert under CONRAIL railroad spur at private road southwest from intersection of East Water Street, First Street, Bronson Street, and Chemung Street.

¹National Geodetic Vertical Datum of 1929.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

VILLAGE OF PAINTED POST, NEW YORK STEUBEN COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER 360779 0001 E

MAP REVISED: MAY 18, 2000










Federal Emergency Management Agency



April 5, 2020

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Ingersol-Rand Foundry Site

Site Code: C851012

Program: Brownfield Cleanup Program

Classification: N *

EPA ID Number:

Location

DEC Region: 8

Address: 450 Water Street

City: Painted Post Zip: 14870

County: Steuben

Latitude: 42.16188506

Longitude: -77.09600617

Site Type:

Estimated Size: 57.41 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PAINTED POST DEVELOPMENT, LLC

Current Owner(s) Address: 5 EAST MARKET STREET
CORNING, NY, 14830

Site Description

The Ingersoll Rand Foundry site is located in a suburban portion of Steuben County, NY. The main site features include concrete foundations of the former foundry buildings. About one quarter of the site area is wooded. The Cohocton River is located approximately 1,200 feet south of the site. The site is currently inactive but until 1985, it was a gray iron foundry that produced castings for air compressors. The surrounding parcels are currently used mainly for residential and transportation purposes. A PCB cleanup was completed at the site during 1987-1990 under the DEC oversight. Deed restrictions are placed on the property to minimize

exposures to subsurface soils containing elevated levels of polycyclic aromatic hydrocarbons (PAHs). Additional site-wide investigation in 2004 revealed soils contain elevated PAHs. Groundwater is not impacted by the site. A redevelopment plan to construct a 600,000 square feet distribution center was rejected by the Village of Painted Post Planning Board based on the concerns raised by nearby residents. Denial letter signed 6/26/08.

Site Environmental Assessment

PCB cleanup was completed at the site. Currently, the primary contaminant of concern include polycyclic aromatic hydrocarbons (PAHs) in soil at the site. Groundwater is not impacted by the site. Future site redevelopment is expected to address existing contamination. Preliminary, unvalidated data from a 2004 investigation, does not identify source areas or consequential amounts of contamination. 2004 COCs: PCBs were detected in 3 of 7 surface soil samples at concentrations ranging from 0.13 ppm to 2.4 ppm. Benzo(a)pyrene was detected in 4 of 7 surface soil samples at concentrations ranging from 0.38 ppm to 3.5 ppm. Benzo(a)pyrene was detected in 6 of 6 shallow soil samples (0.5'-6' bgs) at concentrations ranging from 0.31 ppm to 11.0 ppm. Benzo(b)flouranthene was detected in 6 of 6 shallow soil samples (0.5'-6' bgs) at concentrations ranging from 0.31 ppm to 15.0 ppm. Benzo(a)pyrene was detected in 4 of 10 deep soil samples (6'-16' bgs) at concentrations ranging from 0.38 ppm to 11.0 ppm. Benzo(b)flouranthene was detected in 4 of 10 deep soil samples (6'-16' bgs) at concentrations ranging from 0.44 ppm to 11.0 ppm. No impacts to groundwater were detected in 3 of 3 samples.

*** Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: [E-mail Us](#)

Refine This Search