

Tyoga Container Co.
Proposed Warehouse Distribution Center
Village of Painted Post, Steuben County, NY
April 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 with remnants of existing structure foundations.

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 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. 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 for construction activity. Stormwater on the site will mainly be controlled through a stormwater basin 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.