



**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: UPS Site Improvements		
Project Location (describe, and attach a general location map): 555 Tuckahoe Road, Yonkers, NY 10710		
Brief Description of Proposed Action (include purpose or need): Applicant is applying to the Planning Board for amended site plan approval to permit the construction of a +/- 129 space parking lot together with other onsite and offsite modifications to accommodate the expansion of operations at an existing distribution facility. The proposed modifications do not increase the size of the existing building footprint.		
Name of Applicant/Sponsor: United Parcel Service, Inc	Telephone: 215.380.9350	
	E-Mail: pbendixen@ups.com	
Address: 643 West 43 Street, 8th Floor		
City/PO: New York	State: NY	Zip Code: 10036
Project Contact (if not same as sponsor; give name and title/role): Doug Holland	Telephone: 718-481-1474	
	E-Mail: djholland@ups.com	
Address: 643 West 43rd Street, 8th Floor		
City/PO: New York	State: NY	Zip Code: 10036
Property Owner (if not same as sponsor): Alfred Weissman Real Estate, LLC	Telephone: 914-481-5800 x 237	
	E-Mail: joseph@awre.net	
Address: 440 Mamaroneck Avenue, Suite 514		
City/PO: Harrison	State: NY	Zip Code: 10528

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yonkers Planning Board	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yonkers Department of Housing & Buildings; Yonkers Engineering	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Planning Board	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Department of Environmental Conservation	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
N/A	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
N/A	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
CM - Commercial, Storage, Light Manufacturing

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? N/A

**C.4. Existing community services.**

a. In what school district is the project site located? Yonkers School District

b. What police or other public protection forces serve the project site?  
Yonkers Police Department

c. Which fire protection and emergency medical services serve the project site?  
Yonkers Fire Department

d. What parks serve the project site?  
N/A

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 22.58 acres  
 b. Total acreage to be physically disturbed? +/-3.1 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-15.6 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
N/A  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: 18 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 0

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. N/A

v. What is the total area to be dredged or excavated? \_\_\_\_\_ +/- 3.1 acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ +/- 1.6 acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ +/- 10 feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
Majority of earthwork required to bring parking areas and driveways to subgrade. Areas in which no further work is proposed will be immediately stabilized following grading. All disturbed areas will be stabilized as soon as practical.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): N/A

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

N/A

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: N/A

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: N/A
- expected acreage of aquatic vegetation remaining after project completion: N/A
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): N/A
- proposed method of plant removal: N/A
- if chemical/herbicide treatment will be used, specify product(s): N/A

v. Describe any proposed reclamation/mitigation following disturbance: N/A

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: 1,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

Sanitary Wastewater, Gray Water

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: Yonkers Joint Wastewater Treatment Plant
- Name of district: Bronx Valley Sewer
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No

• Do existing sewer lines serve the project site?  
 • Will a line extension within an existing district be necessary to serve the project?  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 N/A

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
Oil/Water Separators will be installed as pre-treatment of liquid waste.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 1.203 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 22.59 acres (parcel size)  
 ii. Describe types of new point sources. Weir controlled underground storage system discharge pipe

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
Stormwater runoff from newly paved areas will be directed to a subsurface drainage system under the new parking area with a portion to be retained, and a portion detained. Stormwater from previously improved areas will be directed to the existing stormwater management system.  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 N/A

• Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
Truck Fleet, 225 Delivery Vehicles  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

N/A

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend

Randomly between hours of 9:00 to 10:00.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

42 tractor trailer trips and 225 package cars per day.

iii. Parking spaces: Existing 402 Proposed 524 Net increase/decrease +122

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: Tuckahoe Road Improvements including Acceleration Lanes/ dedicated Southbound Right Turn and northbound left turn lanes.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 - 17:00
- Saturday: 8:00 - 16:00
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: 24-hour/day
- Saturday: 7:00 - 17:00
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_



m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
We expect a minor increase in ambient noise levels during the construction period due to construction activities taking place within the hours of operation noted above.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: Landscape screen and plantings are proposed exceeding zoning requirements north and east of the parking area. This will also function as a noise reduction mechanism.

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n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Pole-mounted lighting is proposed in kind with what currently exists on site. All new poles are proposed to face away from the residential properties to the north. The nearest light fixture is 165' from the nearest occupied structure.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: Landscape screen and plantings are proposed exceeding zoning requirements north and east of the parking area. This will also function as a light barrier.

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  
\_\_\_\_\_  
\_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored Gasoline and Diesel Fuel

ii. Volume(s) 15,000 Gal per unit time month (e.g., month, year)

iii. Generally, describe the proposed storage facilities:  
Two stations are proposed, each consisting of a twelve-thousand-gallon above ground storage tank and two double-sided dispensers.

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
N/A

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ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ month (unit of time)
- Operation : \_\_\_\_\_ 12 tons per \_\_\_\_\_ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Steel will be recycled and concrete will be crushed and reused on site.
- Operation: Cardboard will be recycled, remaining solid waste will be compacted

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Construction debris will be put into dumpsters for disposal off site at an approved facility/
- Operation: Solid waste will be collected on site and compacted for disposal off site at an approved facility.

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): N/A  
 ii. Anticipated rate of disposal/processing:  
 • N/A Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • N/A Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: N/A years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: small package leakage  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: UPS has a detailed Damaged Material Program (DMP) which addresses leaking packages that contain hazardous waste. The hazardous waste is classified and disposed of by an outside company.  
 iii. Specify amount to be handled or generated < 1 tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: Veolia Environmental Services, 1 Eden Lane, Flanders, NJ 07836  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): (see description)  
 ii. If mix of uses, generally describe:  
Commercial/Retail to west, Single family residential & Hotel to North/East, Multi-family use to south.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	13.5 Existing / 14.2 Approved	15.4	+1.7 v Ex / +1.0 v App
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.05 Existing / 8.35 Approved	7.32	-1.7 v Ex / -1.0 v App
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Roosevelt High School  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
N/A

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
N/A  
iii. Describe any development constraints due to the prior solid waste activities:  
N/A

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): 0009935 closed 3/06/2005  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >3 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ <1 %

c. Predominant soil type(s) present on project site:

Ub - Udorthents, Smoothed	_____	65 %
Urban Land	_____	35 %
	_____	%

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ 65 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 60 % of site  
 10-15%: \_\_\_\_\_ 30 % of site  
 15% or greater: \_\_\_\_\_ 10 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: N/A

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 Name - Pollutants - Uses: Bronx River, Upper & Tribs - Pathogens; D.O./Oxygen Demand - Recreation; Aquatic Life

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No  
 If Yes:  
 i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District  
 ii. Name: \_\_\_\_\_  
 iii. Brief description of attributes on which listing is based: \_\_\_\_\_

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No  
 If Yes:  
 i. Describe possible resource(s): \_\_\_\_\_  
 ii. Basis for identification: \_\_\_\_\_

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No  
 If Yes:  
 i. Identify resource: Bronx River Parkway  
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic byway  
 iii. Distance between project and resource: \_\_\_\_\_ 0.9 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No  
 If Yes:  
 i. Identify the name of the river and its designation: \_\_\_\_\_  
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Paul R. Bendixen Date 1/22/2020

Signature  Title UPS Project Engineering Manager

MICHAEL J. SPANO  
MAYOR

VINCENT PICI, P.E.  
COMMISSIONER



87 Nepperhan Avenue, 5<sup>th</sup> Floor  
Yonkers, New York 10701  
Building Tel.: (914) 377-6500  
Housing Tel.: (914) 377-6527  
Fax: (914) 377-6521

DEPARTMENT OF HOUSING AND BUILDINGS  
**BUILDING APPLICATION REVIEW**

OWNER/TENANT: Tuckahoe Owners LLC

APPLICATION NO: B0022619

DISTRICT ZONE: C

LOCATION: 555 Tuckahoe Rd Unit 1

SBL: 4-4038-101

DISAPPROVED: 01/08/2020

Your application for a permit or revisions, etc., on the above location has been reviewed and the examination of your drawings and applications require that corrections be made prior to approval of the plans, amendments, applications, etc., since they do not conform with the Laws, Rules and Regulations for the following reasons:

**ZONING**

Site Plan Review by the Planning Board is required. Contact the Planning Bureau at 377-6557.

**PLAN REVIEW**

Plan not reviewed for code requirements until required approvals and information are received.

Provide backup dimensions (24 ft.) for parking spaces.

Provide height of all retaining walls. Permitted heights are 6 ft. in the minimum side and rear yards; and 4 ft. in the minimum front yard.

Sheet C-401.3 specifies typical handicapped accessible parking space width of 9 ft., but Sheet C-101.3 specifies 8.5 ft. width.

Engineering Department Review: Not yet received.

Fire Department Review: Resubmit / disapproved

1) Provide all construction details once planning board approval is obtained.  
end of FD comments

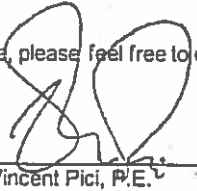
UPON RECEIPT OF PLAN REVIEW COMMENTS APPLICANT TO FILE TWO (2) <sup>3</sup>REVISED PLANS WITH REVISION FORM (COPY ATTACHED TO APPLICANT'S OBJECTION). INCLUDE APPLICABLE FEE FOR THE REVISION.

If you should have any questions regarding the above, please feel free to contact

F. Longobardi, P.E., 377-6506

Date: 01/08/2020

*APL*  
1/8/2020

  
Vincent Pici, P.E.  
Commissioner  
Department of Housing and Buildings

MICHAEL J. SPANO  
MAYOR

VINCENT PICI, P.E.  
COMMISSIONER



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DEPARTMENT OF HOUSING AND BUILDINGS  
**BUILDING APPLICATION REVIEW**

UPON RESUBMISSION OF PLANS PLEASE CLOUD ALL CHANGES AND PROVIDE A WRITTEN RESPONSE TO EACH COMMENT.

If you should have any questions regarding the above, please feel free to contact

F. Longobardi, P.E., 377-6506

Date: 01/08/2020

*Handwritten signature and date:*  
1/8/2020

A large, stylized handwritten signature in black ink, appearing to read "V. Pici".

Vincent Pici, P.E.  
Commissioner  
Department of Housing and Buildings



**DELBELLO DONNELLAN WEINGARTEN  
WISE & WIEDERKEHR, LLP**

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January 22, 2020

**By Hand Delivery**

Honorable Roman Kozicky, Chairman  
and Members of the Planning Board  
City of Yonkers  
87 Nepperhan Avenue  
Yonkers, New York 10701

RECEIVED

JAN 23 2020

CITY PLANNING BUREAU

**Re: Application of UPS for Site Plan Approval for the Property Located at 555  
Tuckahoe Road, Yonkers.**

Dear Chairman Kozicky and Members of the Planning Board:

This firm is special counsel to United Parcel Service (the "Applicant" or "UPS") in connection with the property located at 555 Tuckahoe Road, which is also known and designated on the tax assessment map of the City of Yonkers as Block 4038, Lots 101, 201, 301 and 401 (the "Property"). On behalf of the Applicant and pursuant to Section 43-96(B)(2) of the Zoning Ordinance of the City of Yonkers (the "Zoning Ordinance"), we respectfully submit the enclosed application for amended site plan approval to permit the construction of additional employee parking and other site modifications and improvements in connection with the expansion of UPS' operations at the existing distribution center at the Property.

**The Applicant and the Property**

The Applicant is a well-recognized global package delivery company and the lessee of the Property, where it currently operates its distribution center. The Applicant has been operating its facility at the Property since August 2019, operating approximately 80 package cars daily.

The Property is a commercial condominium known as The 555 Tuckahoe Road Condominium (the "Condominium"), consisting of three (3) condominium units and common area totaling approximately 985,583 square feet (22.6 acres). The Property is located in a "CM District: commercial, storage & light manufacturing, residences excluded" of the City (the "CM District"). Units 1 and 3 of the Condominium are developed with a two (2) story approximately 303,887 square foot distribution facility together with related parking and infrastructure. The facility is currently occupied by UPS and is the subject of this application. Distribution centers

are permitted in the CM District subject to supplemental requirements. Unit 2 of the Condominium is developed with a 150-room hotel operated by Hampton Inn & Suites. There are approximately 402 existing parking spaces at the Property.

### **The Current Application**

UPS is seeking site plan approval from the Planning Board to permit certain improvements to the Property which would allow the Applicant to expand its existing operations at the Property to accommodate 225 package cars by 2025<sup>1</sup>. As shown on the enclosed drawings, to accommodate the expansion, the Applicant proposes the construction of a new employee parking area in the northeast portion of the Property<sup>2</sup> containing 129 at grade parking spaces (the "New Parking Area")<sup>3</sup>, together with other site modifications including the construction of a new access to the Property on Tuckahoe Road, the elimination of the existing western curb cut on Tuckahoe Road, the addition of new overhead doors on the Tuckahoe Road façade of the existing building, new windows on the Tuckahoe Road façade of the building, the installation of an above-ground fuel tanks<sup>4</sup>, and the creation of a customer service entrance and human resources office. In addition, a new employee entrance at the rear of the building is proposed to be constructed to provide access to the building for employees from the New Parking Area and the parking area at the rear of the building. New wall mounted signs are also proposed on the southern façade of the building on Tuckahoe Road.

In addition to the on-site improvements<sup>5</sup>, the Applicant also proposes certain off-site traffic improvements to Tuckahoe Road, including the modification of striping to provide an eastbound left turn lane to Mountindale Road, and the creation of an additional westbound lane on Tuckahoe Road from the new proposed driveway to Grassy Sprain Road. Beyond Grassy Sprain Road, this new westbound lane will continue into an existing "right turn only" lane onto the Sprain Brook Parkway northbound. All of the proposed traffic improvements on Tuckahoe Road have been designed in accordance with discussions with the City's Traffic Engineer.

No modifications to the building footprint or the size of the building are proposed. The Project and the Property comply in all other respects with the bulk and dimensional requirements of the CM District and of the Zoning Ordinance.

### **Required Submissions**

In accordance with the City's requirements and in support of our application, we respectfully submit the following:

---

<sup>1</sup> The Applicant anticipates operating approximately 125 package cars by 2021, thereafter increasing the number of package cars by about 25 cars each year through 2025.

<sup>2</sup> The New Parking Area is located in the northern portion of Unit 2, adjacent to the northern parking area of the Hampton Inn & Suites, and will be leased to UPS for its employee parking.

<sup>3</sup> Resulting in a total of 524 parking spaces on the property (where 435 are required).

<sup>4</sup> The Applicant seeks a waiver of the requirements of 43-39(c)(3) which requires fuel tanks to be stored underground and at least 25 feet from property lines.

<sup>5</sup> Additional onsite improvements include a previously approved and land banked parking lot containing 141 parking spaces in the northern portion of Unit 1 that is under construction, and a previously approved curb cut onto Grassy Sprain Road that will also be constructed.

1. Fifteen (15) copies of the Application Cover Sheet;
2. Fifteen (15) copies of the Building Application Review issued by the Department of Housing and Buildings, dated January 8, 2020;
3. Fifteen (15) copies of a completed long Environmental Assessment Form;
4. Three (3) copies of the Drainage Report prepared by Stantec Consulting Services, Inc. and dated November 18, 2019<sup>6</sup>;
5. Fifteen (15) copies of the Traffic Access and Impact Study prepared by Frederick P. Clark Associates, Inc. and dated January 21, 2020;
6. Fifteen (15) copies of the following drawings:

<b>Drawing No.</b>	<b>Title</b>	<b>Prepared By</b>	<b>Dated or Last Revised</b>
C-000.3	Cover sheet	Stantec Consulting Services, Inc. ("Stantec")	12/17/2019
X-001.3	Unit 1/Lot 101 Survey	Stantec	---
X-002.3	Unit 3/Lot 301 Survey	Stantec	---
X-003.3	Unit 2/Lot 201 Surveys & Topographic Map	Stantec	---
C-001.3	Existing Conditions Plan	Stantec	12/10/2019
G-100.3	Overall Aerial Site Plan	Stantec	12/10/2019
C-100.3	Overall Site Layout & Materials Plan	Stantec	12/10/2019
C-101.3	Northeast Enlargement Layout & Materials Plan	Stantec	12/10/2019
C-102.3	South Enlargement Layout & Materials Plan	Stantec	12/10/2019
C-103.3	West Enlargements Layout & Materials Plan	Stantec	12/10/2019
C-104.3	Southwest Enlargement Layout & Materials Plan	Stantec	12/10/2019
G-110.3	South Façade Rendering	Stantec	---
C-201.3	Northeast Enlargement Grading & Drainage Plan	Stantec	12/10/2019
C-202.3	South Enlargement Grading & Drainage Plan	Stantec	12/10/2019
C-203.3	West Enlargements Grading & Drainage Plan	Stantec	12/10/2019
C-301.3	Northeast Enlargement Erosion & Sedimentation Control Plan	Stantec	12/10/2019
C-302.3	South Enlargement Erosion & Sedimentation Control Plan	Stantec	12/10/2019

<sup>6</sup> Due to the voluminous and technical nature of this document, we have submitted three (3) copies. Additional copies are available upon request.

C-303.3	West Enlargements Erosion & Sedimentation Control Plan	Stantec	12/10/2019
C-304.3	Erosion & Sedimentation Control Notes & Details	Stantec	12/10/2019
C-305.3	Erosion & Sedimentation Control Details	Stantec	12/10/2019
C-401.3	Site Details	Stantec	12/10/2019
C-402.3	Site Details	Stantec	12/10/2019
C-403.3	Site Details	Stantec	12/10/2019
C-404.3	Site Details	Stantec	12/10/2019
ES-101A	Enlarged Northeast Parking Photometric Plan	Stantec	12/10/2019
AD-PC	Package Car Fueling Dispenser Details	Stantec	---
AFL-PC1	1 AST Fuel Layout – Package Car Fueling	Stantec	---
S-2A	Miscellaneous Details	Stantec	---
A-101.3	Floor Plan	Stantec	---
A-201.3	Exterior Elevations	Stantec	---

7. Two (2) checks in the total amount of \$11,550.00 made payable to the City of Yonkers representing the Planning Board application fee.

**Conclusion**

We respectfully request that this matter be placed on the Planning Board's February 13, 2020, agenda for purposes of commencement of review of the application. In the interim, please do not hesitate to contact me if you have any questions or if you would like any additional information.

Thank you for your consideration. We look forward to meeting with the Planning Board in February.

Very truly yours,

*Janet J. Giris*  
*by AER*

JANET J. GIRIS

Enclosures

Cc: Thomas Healey, UPS  
Paul R. Bendixen, UPS  
Doug Holland, UPS  
Axel Carrion, UPS  
Joseph Genzano, Esq., AWRE  
Philip Katz, P.E., Stantec  
Michael Galante, P.E., FP Clark Associates

**DELBELLO DONNELLAN WEINGARTEN  
WISE & WIEDERKEHR, LLP**

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Janet J. Giris  
Partner  
jig@ddw-law.com

February 28, 2020

**By Hand Delivery**

Honorable Roman Kozicky, Chairman  
and Members of the Planning Board  
City of Yonkers  
87 Nepperhan Avenue  
Yonkers, New York 10701

**RECEIVED**

FEB 28 2020

**CITY PLANNING BUREAU**

**Re: Application of UPS for Site Plan Approval for the Property Located at 555 Tuckahoe Road, Yonkers.**

Dear Chairman Kozicky and Members of the Planning Board:

As you know, this firm is special counsel to United Parcel Service (the "Applicant" or "UPS") in connection with the property located at 555 Tuckahoe Road (the "Property") and its application for amended site plan approval to permit the construction of additional employee parking and other site modifications and improvements at the existing distribution center at the Property (the "Project"). The matter is on the March 11, 2020 agenda of the Board for continued review.

Since we last met with the Board on February 13, the Applicant has worked with its consultants to address the comments received from the Board and City professional staff. On behalf of the Applicant and in further support of our application, we respectfully submit the following:

With respect to the letter from the Westchester County Planning Board dated February 7, 2020, we respectfully offer the following responses:

**1. Comment: County Road.**

**Response:** The Applicant acknowledges that Tuckahoe Road is a County Road and that approvals will be required from Westchester County in connection with the proposed Tuckahoe Road improvements. Once the Applicant has finalized its design to the satisfaction of the Traffic Engineering Division of the City, it will submit the design to the County for review and approval.

2. **Comment:** Pedestrian access.

**Response:** The Applicant has modified the plans to provide a new crosswalk across the driveway between the distribution center and the hotel to facilitate pedestrian access.

3. **Comment:** Stormwater management.

**Response:** The Applicant has added an isolator row to the proposed subsurface retention system. This will allow the Applicant to periodically clean the system of any accumulated sediment. A detailed maintenance plan will be prepared and will include periodic inspection of the system and removal of sediment. The system will discharge into a vegetated swale at the rear of the Property which will allow for additional infiltration and further stormwater treatment.

4. **Comment:** Green construction technology and bicycle parking.

**Response:** The Applicant is currently investigating whether green building technologies, such as installation of rooftop solar arrays when it replaces the roof next year, can be used in the renovation of the existing building. Bicycle parking will be provided for employee and customer use. The Applicant will also consider the use of electric vehicles (EV) in Yonkers, as UPS is in the process of acquiring 10,000 new EVs to be utilized across the organization.

With respect to the Planning Board Case Review for Application No. PBD 2000, we respectfully offer the following:

1. **Comment:** New employee parking lot (Northeast Lot):

a. **Comment:** Number parking spaces.

**Response:** There are 129 parking spaces in the Northeast Lot.

b. **Comment:** There are 4 parking spaces in the center bay (below the 129 notation) that are not full sized because there appears to be a light pole in the middle/connection of the spaces. This renders each space under sized.

**Response:** Drawing No. C-101.3 has been revised to show smaller parking spaces for compact cars (16 feet deep). Lighting cannot be located between the opposite parking spaces without the parking spaces being undersized, therefore the parking spaces will be designated compact. The additional parking spaces proposed as part of the Project are in excess of the number of spaces required at the Property under the Zoning Code, but are necessary for the Applicant's operations. The inclusion of several compact size spaces will allow the Applicant to maximize parking efficiency.

- c. **Comment:** An additional layer of landscaping at the top of the wall, placed between the parking lot and the residents to the north, will hide the parking. Use of evergreen shrubs such as Arborvitae, in a way similar to the hotel parking lot is desired. The trees proposed at the property line are great but will grow and their trunks will provide little screening over time.

**Response:** Drawing No. C-101.3 has been revised to provide additional evergreen shrubs (arborvitae) between the proposed evergreen trees (Norway Spruce) along the northern Property line. The addition of the evergreen shrubs will provide a more dense buffer for the residential properties.

- d. **Comment:** Light pole and head details? What sheet are they on?

**Response:** Drawing No. C-403.3 shows the proposed light pole and head details. The proposed light fixture is the same as the fixture previously approved for the North Lot. The light fixture features full cut-off so there is no light spillover beyond the limit of the parking lot. The submitted photometric plan demonstrates that no light reaches the edge of the Property.

2. **Comment:** Fueling on west side of site.

- a. **Comment:** Provide detail and cut sheet of AST (Above ground Storage Tank). Explain need for AST vs. underground storage of fuel.

**Response:** We have enclosed drawings prepared by Diamond Z Engineering, Inc. that fully detail the fueling plan, including the ASTs. The ASTs are being proposed to avoid the environmental risk of underground storage tanks. Many industries now utilize above-ground tanks to eliminate the environmental concern of below grade tanks. The enclosed drawings replace Drawing Nos. AFL-PC1, S-2A and AD-PC.

- b. **Comment:** Landscaping or screening between the AST and the street?

**Response:** A rendering of the elevation view that was previously shared with the Planning Board in February is enclosed to demonstrate the proposed screening of the AST from the exterior of the Property. In addition, the size, number and plant species are now shown on Drawing No. C-103.3. A variety of plant types and heights are proposed to provide a dense screen along East Grassy Sprain Road.

- c. **Comment:** Show turning templates and access for the panel trucks using the fueling positions. Show same for fuel delivery trucks.

**Response:** Turning template plans have been prepared and enclosed. A bypass lane around the fuel islands has been provided to avoid parked package cars. A sketch reviewing the turning template for the fueling truck has been provided on the site plan.

- d. **Comment:** Will there be a conflict between the fueling trucks and other uses on the site or other access points nearby?

**Response:** The Applicant does not anticipate a conflict between fueling package cars and other uses in this location on the Property. The design layout of the islands anticipates the use in this area.

- e. **Comment:** Will there be lighting at the fueling location – as there would be at a service station?

**Response:** Lighting is proposed at the fueling location and is shown on the enclosed drawings.

3. **Comment:** Tuckahoe Road Improvements.

- a. **Comment:** Generally, holding comments until Traffic Engineering completes its review.

**Response:** Comment noted.

- b. **Comment:** What is the width of the existing sidewalk on Tuckahoe Road? A five foot sidewalk feels narrow in comparison to the width of the adjacent street and the speed of travel on the road.

**Response:** The width of the existing sidewalk is 5 feet with a 2.5 to 3-foot snow shelf. Drawing No. C-102.3 has been revised to provide the same on Tuckahoe Road.

- c. **Comment:** Obtain and provide Westchester County conceptual approval of the changes to Tuckahoe Road.

**Response:** The Applicant will seek approval from the County for the proposed modifications to Tuckahoe Road once the City's professional staff has approved the plan.

- d. **Comment:** Landscaping on Tuckahoe Road? Significant new parking and driveways along with potential light impacts to residences on the south side of Tuckahoe Road. What mitigation is being offered? Can there be mitigation via off-site improvements to deal with lighting impacts to the across the street neighbors?

**Response:** The Applicant does not anticipate light from the Property to impact residences across Tuckahoe Road, especially given that the proposed driveway is a lower elevation than the residences across Tuckahoe Road. Employees utilizing the parking area in front of the building will generally be using this lot during



normal business hours. Package cars will be dispatched after 9 a.m. during daylight hours, and when returning in the evening, the vehicles' headlights will be directed toward the building which will eliminate the possibility of any potential light impacts. The Applicant is amenable to working with the Planning Director to provide suitable additional landscaping if the Board deems it necessary.

- e. **Comment:** Show location of bus stops on Tuckahoe Road frontage of this parcel.

**Response:** Drawing No. C-100.3 has been revised to show the location of the bus stops.

4. **Comment:** Previously Approved North Parking Lot. Light poles and bases cannot be placed between parking spaces. Doing so reduces the full size of the parking space rendering them undersized.

**Response:** Similar to the Northeast Parking Lot, the spaces near the light poles have been designated for use by compact cars.

5. **Comment:** Miscellaneous.

- a. **Comment:** Discuss operations of this site and how the operations will be tailored to fit into the adjacent residential communities to the east and south.

**Response:** The Property has been used as a distribution center since it was constructed. All tractor trailers will continue to be located on the west side of the Property, away from the residential neighborhoods to the north, east and south. In addition, the existing building will continue to provide a buffer between activities at the west side of the building and the residential neighborhoods. The Applicant's sorting and loading operations occur within the building and are not visible nor is the activity discernable from the exterior of the building.

- b. **Comment:** What "green" features such as solar panels, electric vehicles, emission controls for trucks and building are going to be employed at this site? For example, the building may be the single largest flat roof in Yonkers and a solar electricity utility could be collected at this site.

**Response:** The Applicant expects to replace the existing roof within the next year and will consider the potential of a rooftop solar array. As stated above, UPS is an industry leader in the utilization of EVs and alternative fuel vehicles. The Applicant will consider the use of electric vehicles (EV) in Yonkers, as UPS is in the process of acquiring 10,000 new EVs to be utilized across the organization.

- c. **Comment:** Please discuss the change in the amount of panel trucks in the community before and after this site plan is put into effect.

**Response:** The number of package cars in any given neighborhood is not affected by the location of the distribution center at the Property but rather by the number of deliveries requested by residents. The same number of vehicles would be in a neighborhood regardless of whether the vehicles originated at the Property or another location. The Applicant is a logistics company and optimizes routes to minimize travel and time delays. The Applicant's fleet operates best on highways, arterials and other major roadways and avoids local neighborhood streets, except for local deliveries.

In response to comments from residents at the February 3, 2020, community meeting, the new driveway proposed on East Grassy Sprain Road has been relocated to the north to align with the driveway across the street. In addition, a minor modification was made to the site plan to include waste compactors on the west side of the building near the proposed ramp. We respectfully submit renderings of the existing and proposed driveway on East Grassy Sprain Road and the following drawings, which have been revised or added<sup>1</sup>:

Drawing No.	Title	Prepared By	Dated or Last Revised
C-100.3	Overall Site Layout & Materials Plan	Stantec	2/28/2020
C-101.3	Northeast Enlargement Layout & Materials Plan	Stantec	2/28/2020
C-102.3	South Enlargement Layout & Materials Plan	Stantec	2/28/2020
C-103.3	West Enlargements Layout & Materials Plan	Stantec	2/28/2020
C-201.3	Northeast Enlargement Grading & Drainage Plan	Stantec	2/28/2020
C-202.3	South Enlargement Grading & Drainage Plan	Stantec	2/28/2020
C-203.3	West Enlargements Grading & Drainage Plan	Stantec	2/28/2020
C-401.3	Site Details	Stantec	2/28/2020
C-402.3	Site Details	Stantec	2/28/2020
C-403.3	Site Details	Stantec	2/28/2020
C-404.3	Site Details	Stantec	2/28/2020
C-405.3	Site Details	Stantec	2/28/2020
AST-0	Cover Sheet	Diamond Z Engineering, Inc. ("Diamond")	2/7/2020
AST-1	UPSPEC & Materials Reference List	Diamond	2/7/2020
AST-2	Overall Site Plan	Diamond	2/7/2020
AFL-1	AST Fuel Layout	Diamond	2/7/2020
AST-3	12K Gasoline AST & Equipment Details	Diamond	2/7/2020

<sup>1</sup> We note that this submission includes only those drawings which have been revised since our initial submission, or which were not included as part of our initial submission.

AST-4	12K Diesel AST & Equipment Details	Diamond	2/7/2020
AD-1	Island and Dispenser Details	Diamond	2/7/2020
S-1A	Miscellaneous Details	Diamond	2/7/2020
S-2A	Miscellaneous Details	Diamond	2/7/2020
S-3A	AST Signage Details	Diamond	2/7/2020
S-4A	AST Signage Details	Diamond	2/7/2020
S-5A	Transfer Pump Details	Diamond	2/7/2020
AE-1	AST Fuel Electrical Plan and Details	Diamond	2/7/2020
AE-2	AST Electrical Layout	Diamond	2/7/2020
AE-3	Hazardous Area Plan	Diamond	2/7/2020
AE-4	Fuel System Electrical Details	Diamond	2/7/2020
AE-5	Fuel/Monitoring System Electrical	Diamond	2/7/2020
PR-1	Package Car Plan	Diamond	2/7/2020
TR-1	Truck Turn Plan	Diamond	2/7/2020
ES-101A	Enlarged Northeast Parking Photometric Plan	Stantec	12/10/2019
	Fueling Station Screening		
	Existing East Grassy Sprain Driveway		
	New East Grassy Sprain Driveway		

We respectfully submit that the enclosed materials satisfactorily address any outstanding comments of the Board and City professional staff, and we request that at its meeting on March 11, 2020, the Planning Board considers granting site plan approval. In the interim, please feel free to contact me if you have any questions or if you would like any additional information.

Thank you for your consideration. We look forward to meeting with the Board in March.

Very truly yours,

*Janet J. Giris*  
JANET J. GIRIS *W/AER*

Enclosures

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