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March 11, 2020

VIA EMAIL

Chairman Roman Kozicky and Members of the
City of Yonkers Planning Board
City Hall
Yonkers, New York 10701

Re: Proposed UPS Facility – 555 Tuckahoe Road and East Grassy
Sprain Road – Item No. 10- March 11, 2020 Agenda

Dear Chairman Kozicky and Members of the Planning Board:

I am a unit owner at Winchester Village, a residential community of 250 families adjacent to East Grassy Sprain Road. My law firm practices mainly in the areas of land use law, environmental law and municipal law. We are in the process of being retained by the Winchester Homeowners Association in regard to the site plan application pending before your Planning Board in regard to an application by UPS to convert the existing parcel of land at the intersection of Tuckahoe Road and East Grassy Sprain Road into a major truck terminal and United Parcel delivery facility.

Needless to say, there are many serious land use, environmental, legal and fiscal issues involved with this application. The UPS parcel which is located in a CM zone is surrounded by residential properties most of which are zoned S60. Recently, representatives of UPS convened a self-serving meeting at a local motel in order to give area residents some preliminary ideas about what was proposed for the site and attempted to persuade residents that the UPS proposals would have no adverse impacts on the surrounding area. However, the information given to local residents was quite meager and no copies of the written submissions which UPS has submitted to the Planning Board were transmitted to meeting attendees.

We understand that the application for site plan approval is on the Planning Board agenda for Wednesday evening, March 11, 2020. We would respectfully request that the Planning Board grant Winchester Homeowners Association a one month adjournment so that we can do the following:

1. Review what we understand is a voluminous set of submissions to the City on behalf of UPS, including copies of many documents which we have never seen.

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2. Review all comments received from all City of Yonkers agencies and departments in regard to the UPS proposal.
3. Review of all documents that are in the City files related to the New York State Environmental Quality Review Act ("SEQRA") and ascertain the nature of the SEQRA review and any SEQRA determinations that have been made by any City Board or Agency in regard to SEQRA compliance.
4. Give Winchester Village the opportunity to contact Toll Brothers Inc. which is seeking approval for a residential project on Grassy Sprain Road directly adjacent to Winchester Village and which development proposal would also be adversely affected by the UPS proposal.
5. Give Winchester Village the opportunity to contact other residential communities in the area such as the Grassy Sprain Homeowners Association which would also be adversely impacted by the UPS proposal.

Again, as of this point the neighbors have not reviewed most of the documents in the City's files. Granting Winchester Village's request for a one month adjournment would give residents the opportunity to review and comment on such documents and take such other actions as may be necessary in regard to make sure that the Planning Board has all the accurate information in regard to the land use, environmental, municipal and fiscal impacts of the UPS proposal before it holds any further hearings and makes any decisions on the application.

Thank you for your consideration.

Very truly yours,



Joel H. Sachs
Senior Counsel

JHS/lt

cc: Planning Commissioner Lee Ellman
Board of Managers, Winchester Homeowners' Association