

Proposed Amazon “Last-mile” Warehouse Project

DISTRICT ANALYSIS AND COMMENTS
BOARD OF EDUCATION PRESENTATION
JANUARY 11, 2021

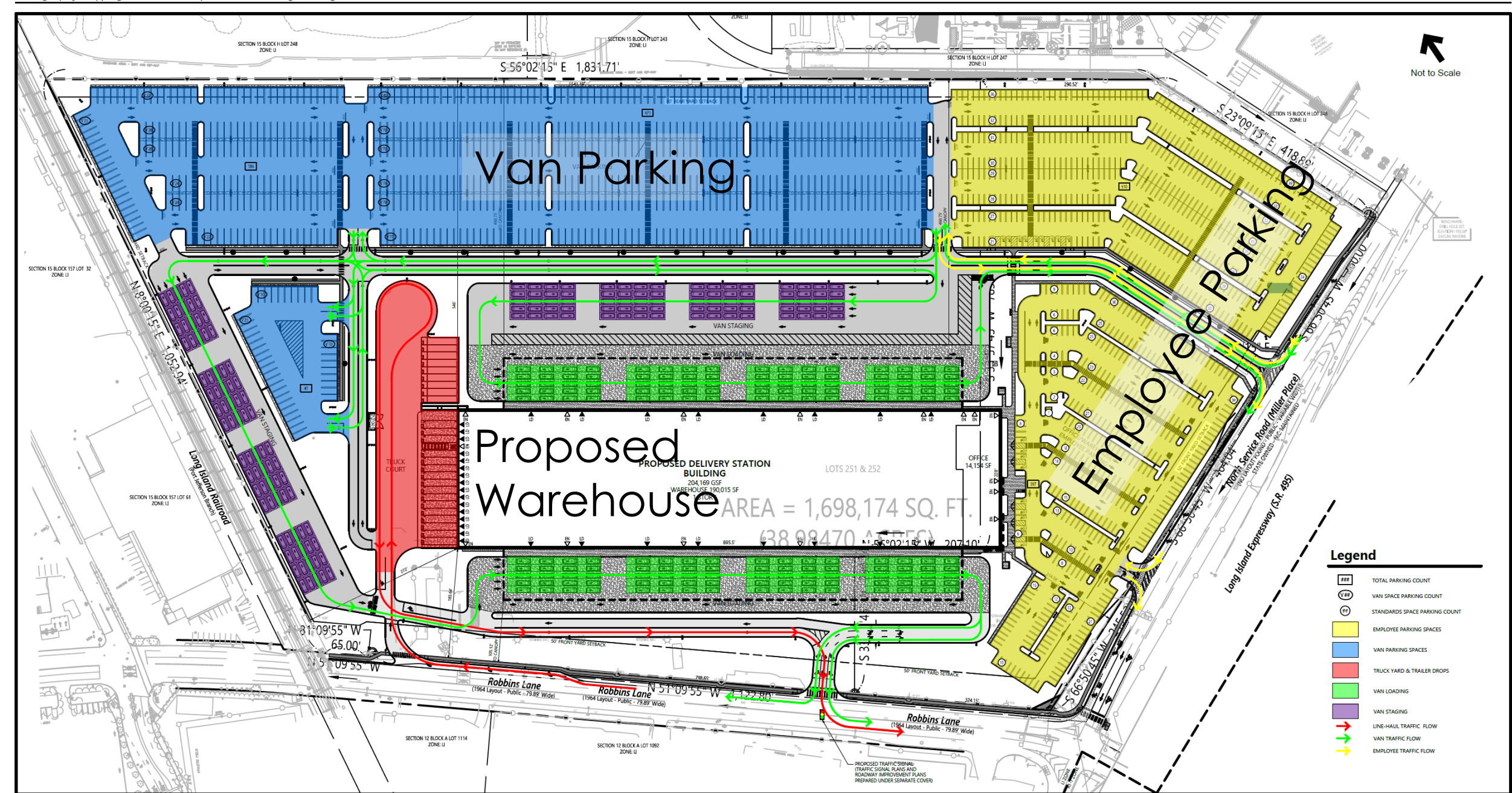
Applicant's Planned Operations

▶ Amazon Warehouse “Last-Mile” Facility

- ▶ ±39 acre property
- ▶ 1,603 total parking spots
 - ▶ 696 Vans
 - ▶ 907 Employee personal vehicles
- ▶ ±204,000 square foot warehouse
 - ▶ ±14,000 sf of office space
 - ▶ Canopies over loading docks

▶ Vehicles

- ▶ 49 Tractor-trailers arrive overnight
- ▶ Van drivers arrive in waves from 9:20 to 11:00 am.
- ▶ Loaded vans depart from 10:00 am to noon.
- ▶ Vans return 6:00 – 10:00 pm.
- ▶ Drivers leave 7:00 – 10:00 pm.
- ▶ 75 “Amazon Flex” drivers (deliveries with personal vehicles) afternoons as needed.



From: Applicant's site plan

Figure 2

Parallel Review Processes

Brownfields Cleanup Program (BCP)

- ▶ Governing Authority: NYS Department of Environmental Conservation (DEC)
- ▶ Remedial Investigation Report (RIR)
 - ▶ Conducted at applicant's expense
 - ▶ Involved soil and water sampling
- ▶ Remedial Action Work Plan (RAWP)
 - ▶ Applicant selects preferred remedy
- ▶ NYS DEC must approve remedy
 - ▶ Public comment period ends 1/11/21

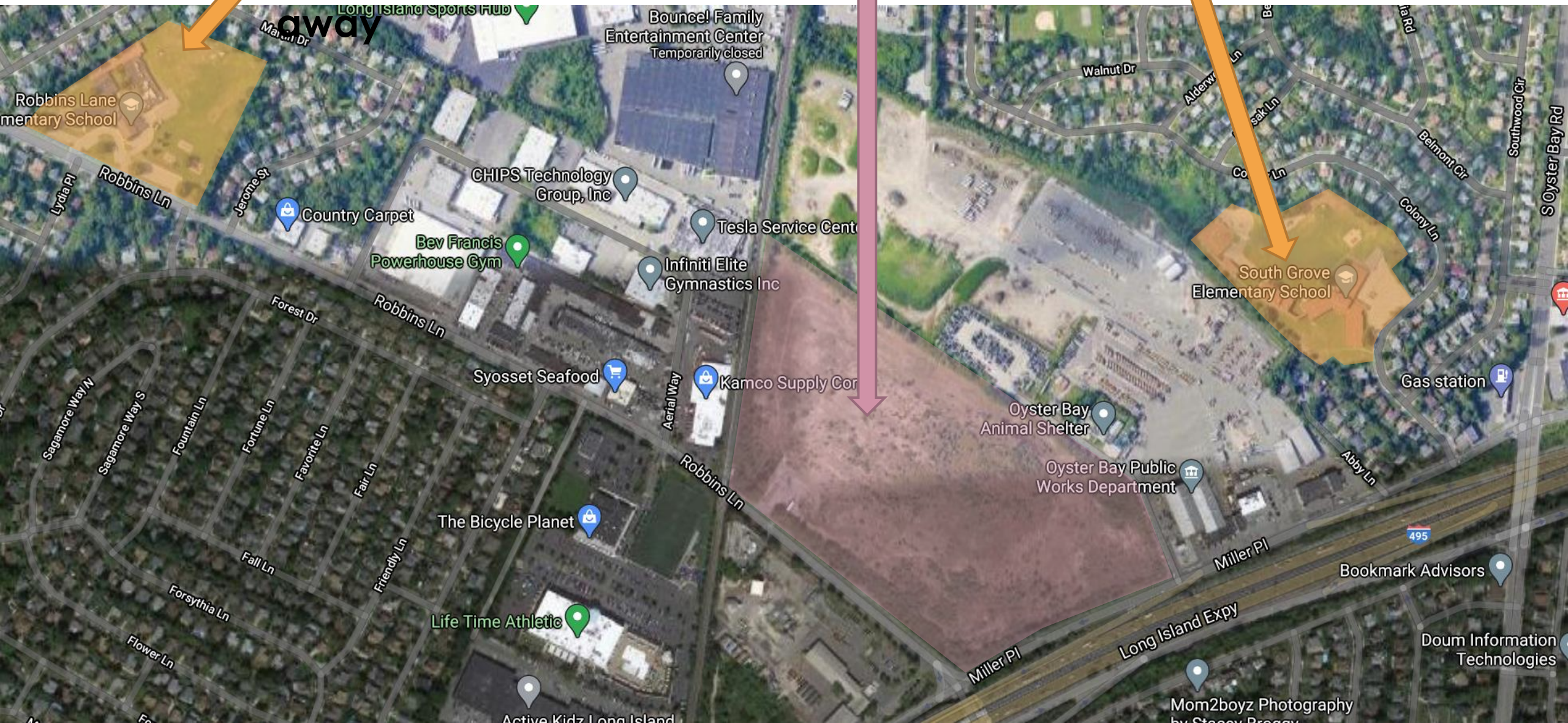
Site Plan Approval

- ▶ Governing Authority: Town of Oyster Bay Planning Advisory Board
- ▶ TOB Department of Environmental Review (DER) recommended “negative declaration” (indicating that the proposed action will not result in significant adverse environmental impacts)
- ▶ Applicant is not seeking a change of zone, special use permit or variance
- ▶ Public comment period ends 1/12/21

**Robbins Lane
Elementary
±2,200 feet
away**

**Proposed
Location**

**South Grove
Elementary
±950 feet**



School District's Interests

Role: To inform DEC and TOB Planning Advisory Board of potential impacts to school district.

During Construction

- ▶ Traffic from construction vehicles
- ▶ Mobilization of residual contaminants on site
 - ▶ "Fugitive dust" from earthmoving operations
 - ▶ Erosion from stormwater runoff
- ▶ Noise from construction

During Operations

- ▶ Noise
- ▶ Security
- ▶ Ongoing traffic implications
- ▶ Ongoing monitoring

Documents Reviewed

Environmental

- ▶ Town of Oyster Bay Department of Environmental Resources Town Environmental Quality Review Division Review of Action and Recommended Determination of Significance Draft "TEQR Report" dated December 15, 2020
- ▶ Site Plans (36 sheets)
- ▶ Expanded Environmental Assessment for Syosset Park Warehouse (EEA, dated September 2020; Revised November 2020), including all attachments (Appendix A through Appendix N)
- ▶ Expanded Environmental Assessment for Syosset Park Warehouse (dated September 2020)
- ▶ Town of Oyster Bay Department of Environmental Resources Syosset Park Warehouse – Environmental Review Letter dated October 9, 2020 to Syosset Park Development, LLC
- ▶ P.W. Grosser Consulting, Inc. Traffic Impact Study and Site Plan Review Letter dated December 8, 2020 to Town of Oyster Bay Department of Environmental Resources
- ▶ P.W. Grosser Consulting, Inc. Traffic Impact Study and Site Plan Review Letter dated November 12, 2020 to Town of Oyster Bay Department of Environmental Resources Town of Oyster Bay Department of Environmental Resources Lead Agency Coordination Request dated September 10, 2020 to Lead Agency Coordination List (list not provided)
- ▶ Long Island Rail Road Lead Agency Coordination Response to Town of Oyster Bay Department of Environmental Resources dated October 2, 2020
- ▶ New York State Department of Environmental Conservation Lead Agency Coordination Response to Town of Oyster Bay Department of Environmental Resources dated September 24, 2020
- ▶ Copy of November 24, 2020 email correspondence from Scott L. Byrne, Superintendent of Planning, Town of Oyster Bay Department of Planning and Development to Sean Sallie, Deputy Commissioner, Nassau County Planning Commission related to Section 239-m Municipal Zoning Referral Submission

Traffic

- ▶ Town of Oyster Bay Department of Environmental Resources Town Environmental Quality Review Division Review of Action and Recommended Determination of Significance Draft "TEQR Report," dated December 15, 2020, including the revised Full Environmental Assessment Form attached thereto;
- ▶ Expanded Environmental Assessment for Syosset Park Warehouse dated September 2020;
- ▶ Revised November 2020 ("EEA"), including the revised Traffic Impact Study, dated November 2020, and all related attachments (Appendix M to the EEA);
- ▶ Town of Oyster Bay Department of Environmental Resources Syosset Park Warehouse – Environmental Review Letter to Syosset Park Development, LLC, dated October 9, 2020
- ▶ P.W. Grosser Consulting, Inc. Traffic Impact Study and Site Plan Review Letter to Town of Oyster Bay Department of Environmental Resources, dated December 8, 2020, and the Memorandum from L.K. McLean Associates, P.C. dated December 4, 2020 attached thereto;
- ▶ P.W. Grosser Consulting, Inc. Traffic Impact Study and Site Plan Review Letter to Town of Oyster Bay Department of Environmental Resources, dated November 12, 2020, and the Memorandum from L.K. McLean Associates, P.C. dated November 2020 attached thereto.

Environmental Concerns

Walden's Analysis	District Comment
Residual contaminants remain on site.	Recommend additional testing to find extent of cyanide contamination; design targeted soil removal plan.
No clear authority over construction.	Recommend NYSDEC, TOB, any other agencies establish overall authority responsible for project, and as contact for the District; Recommend an independent 3 rd party inspector on-site as monitor with authority to stop work if issues arise.
No schedule of construction activities.	Recommend District be informed; Recommend that construction take place during school breaks and summer.
No inspection/monitoring program for the construction is outlined.	Recommend that an independent 3 rd party, authorized to stop work based on their observations, be appointed in charge of construction activities.
Noise impacts to school are not considered.	Recommend noise monitoring and mitigation measures such as planting evergreen trees along the fence line to South Grove School.

Environmental Concerns

Walden Analysis	District Comment
Many construction plans are generic or omitted	<ul style="list-style-type: none">• Soil/Materials Management Plan isn't site-specific• No Dust Control Plan exists. Needs air modeling to evaluate dust impacts and design air monitoring procedures.• Incomplete Stormwater Pollution Prevention Plan (SWPPP).• Soil/Materials Management Plan omits evaluation of excavated soils.• An Excavated Materials Disposal Plan must be developed.• A noise monitoring program for the construction phase is missing.
CAMP Plan is generic, not site-specific	<p>Community Air Monitoring Plan (CAMP) is too generic. Recommend more aggressive dust control measures including:</p> <ul style="list-style-type: none">• Recording dust concentrations every 5 minutes (vs. every 15 minutes).• Water misting system along the fence line to South Grove School.• Independent 3rd party monitoring with authority to stop work.
Plan omits discussion of other vectors of concern	<p>Recommend that the plan address rodents and other vectors that may be displaced from the property due to construction.</p>

Traffic Concerns

GPI Analysis

- ▶ Insufficient detail exists on construction plans to evaluate traffic impacts
- ▶ Proposed schedule of activities avoids peak arrival/dismissal busing windows.
- ▶ Concerns:
 - ▶ Traffic modeling is based on 5-year-old data extrapolated to today.
 - ▶ Volume of traffic is projected by the applicant, but is not verifiable and could be altered by consumer demand.
 - ▶ Hours of activities are as proposed by the applicant, but there is no restriction on future changes.

District Comment

- ▶ If the project receives approval:
 - ▶ Applicant should commit to monitoring traffic conditions for a set period of time to evaluate the accuracy of the projections and mitigate unanticipated impacts.
 - ▶ Applicant should provide written assurances to the District that its future schedules will not change in ways that conflict with school busing hours of operation.
 - ▶ Applicant should ensure its drivers are aware of school speed zone restrictions on Robbins Lane and enforce same.

Miscellaneous Concerns

- ▶ The application is insufficiently detailed in explaining how green house gas (GHG) emissions will be mitigated through clean diesel or low/zero emissions vehicles.
- ▶ To lower GHG emissions, the Applicant proposes to recycle existing concrete aggregate and reclaimed asphalt without detailing the recycling/reclamation methods to be used.
- ▶ The Applicant's Expanded Environmental Assessment (EEA) incorrectly states that the proposed warehouse "will also create additional revenue for the Syosset School District, without any incremental cost to same."
 - ▶ This statement is a misrepresentation of the financial impact to the District in terms of real property taxes because the Applicant is seeking tax relief from the Nassau County Industrial Development Agency (IDA) in the form of payments-in-lieu-of-taxes ("PILOTs") that are being sought in connection with the Proposed Project.
 - ▶ This statement and the EEA completely ignore the application and operation of the tax levy limit that the District must adhere to under Education Law §2023-A.

Additional Highlighted Requests by Syosset Central School District

NYSDEC re: Brownfields Cleanup

- ▶ NYS DEC should not approve the RAWP in its current form. It is incomplete and has deficiencies.
- ▶ The RAWP should address the District's comments regarding safety concerns affecting nearby schools.
- ▶ NYS DEC must be actively involved in monitoring the remedial construction work at the Site.
- ▶ NYS DEC cannot rely solely on the Remedial Engineer and Construction Manager retained by the Site Owner. An independent third-party monitor is needed.
- ▶ Oversight authority for the project must be clarified.

TOB Planning Advisory Board

- ▶ Amend the site plans, etc. reflective of the District's comments.
- ▶ Make the amended site plans etc. available for public comment.

Complete list of requests available in submissions to:

- [Submission to Town of Oyster Bay Planning Advisory Board](#)
- [Submission to Department of Environmental Conservation](#)