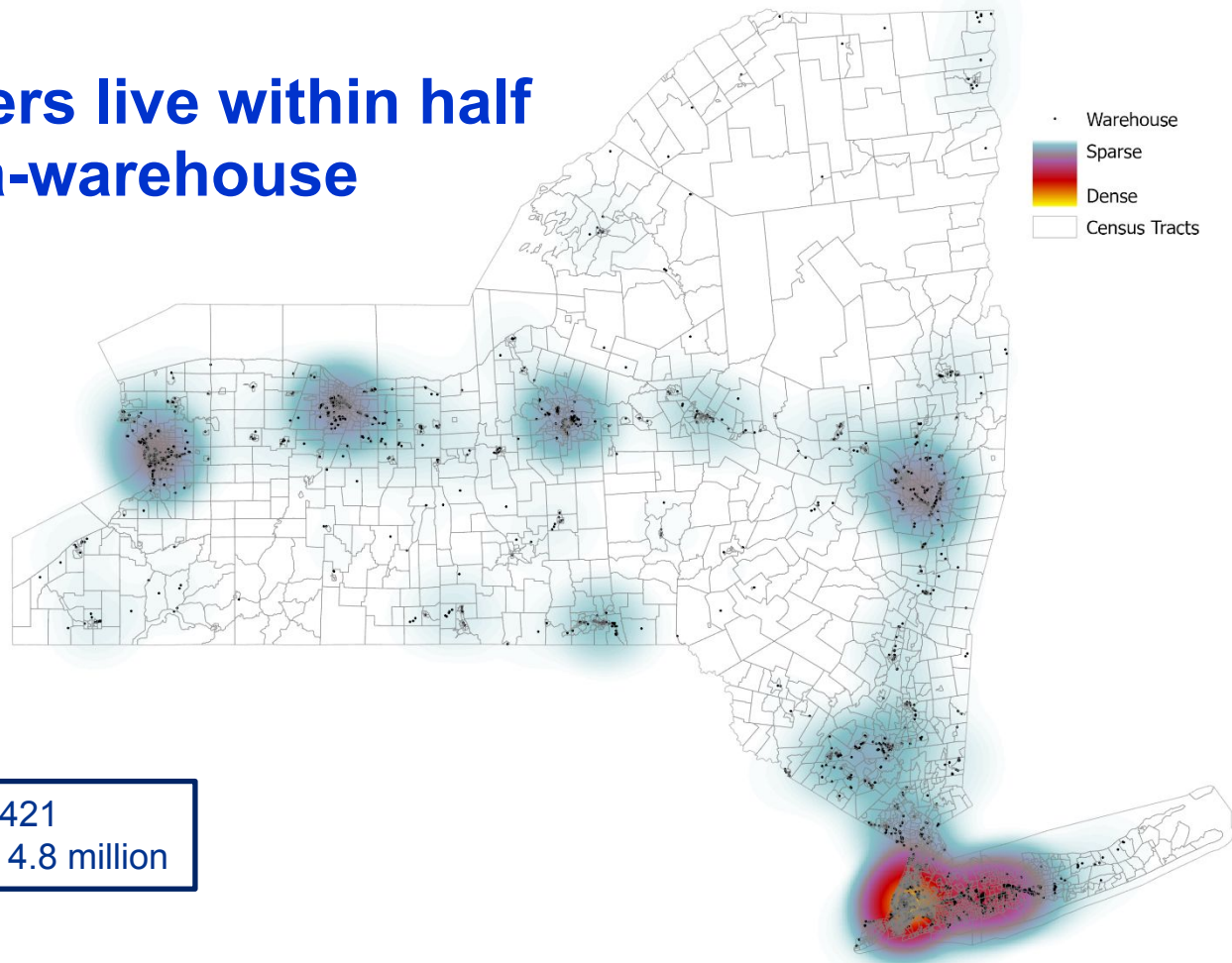


# New York Warehouse Neighbors

March 2024

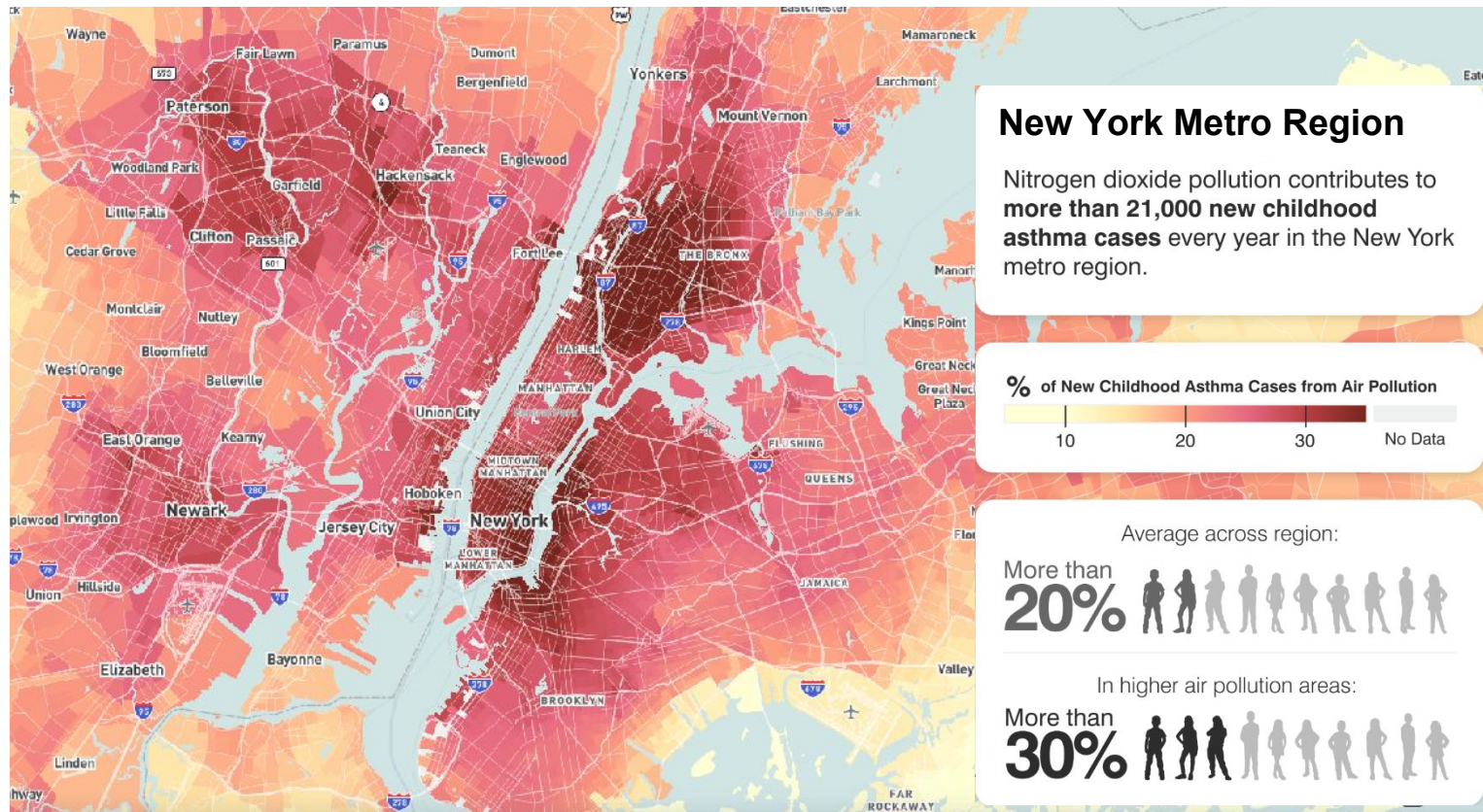
Sam Becker, Project Manager Global Clean Air

# 1 in 4 New Yorkers live within half a mile of a mega-warehouse



Warehouses: 2,421  
Warehouse neighbors: 4.8 million

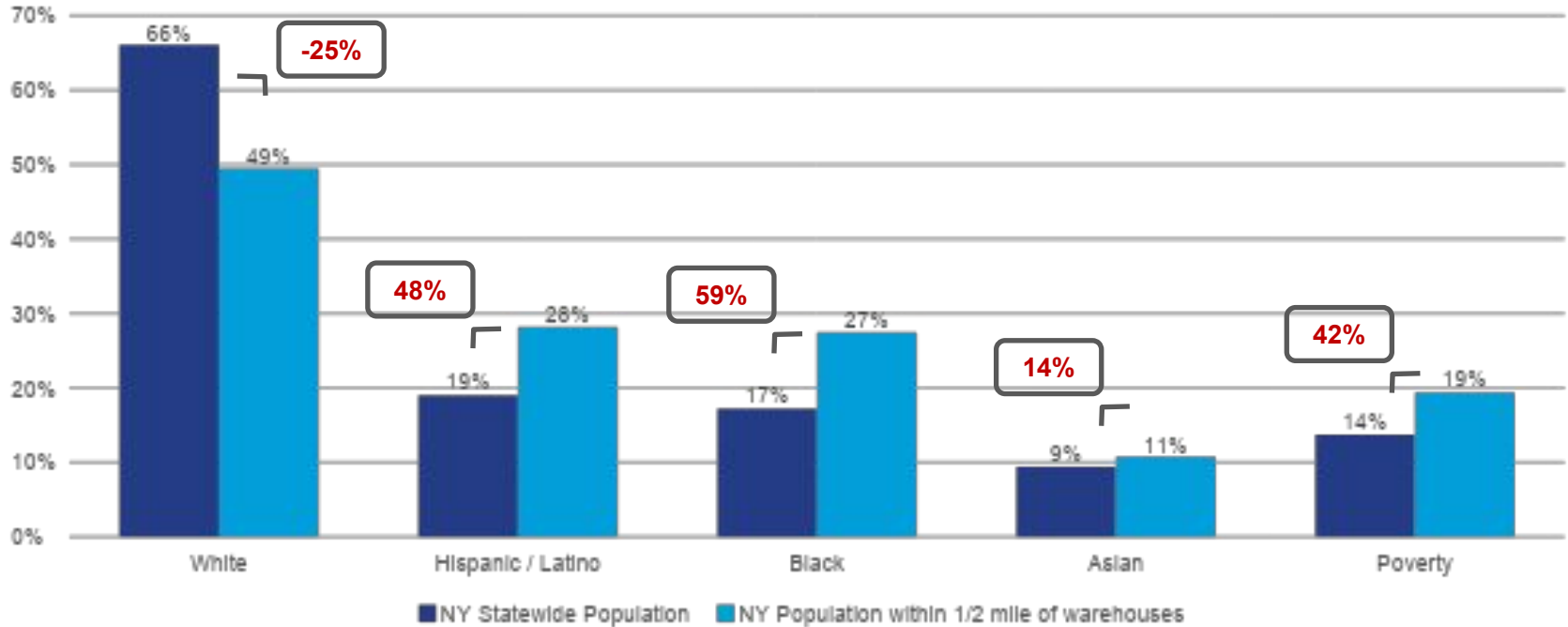
# New York City children suffer health burdens from truck related pollution



## Neighbors of leased warehouses in New York

- 2,421 leased warehouses 50,000 square feet or larger
- 304 million square feet of warehouse space
  - 6% increase in the past 10 years
- 171,000 daily truck trips across the state to service warehouses  $\geq 100,000$  square feet
- 4.8 million people live within 0.5 miles of warehouses
  - 315,000 are children under 5
  - 649,000 are over 64

# Black, Hispanic/Latino, and low-wealth neighbors are over-represented around warehouses in New York State

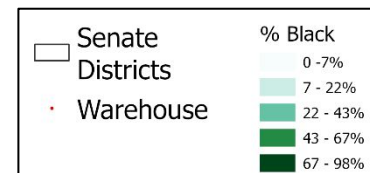
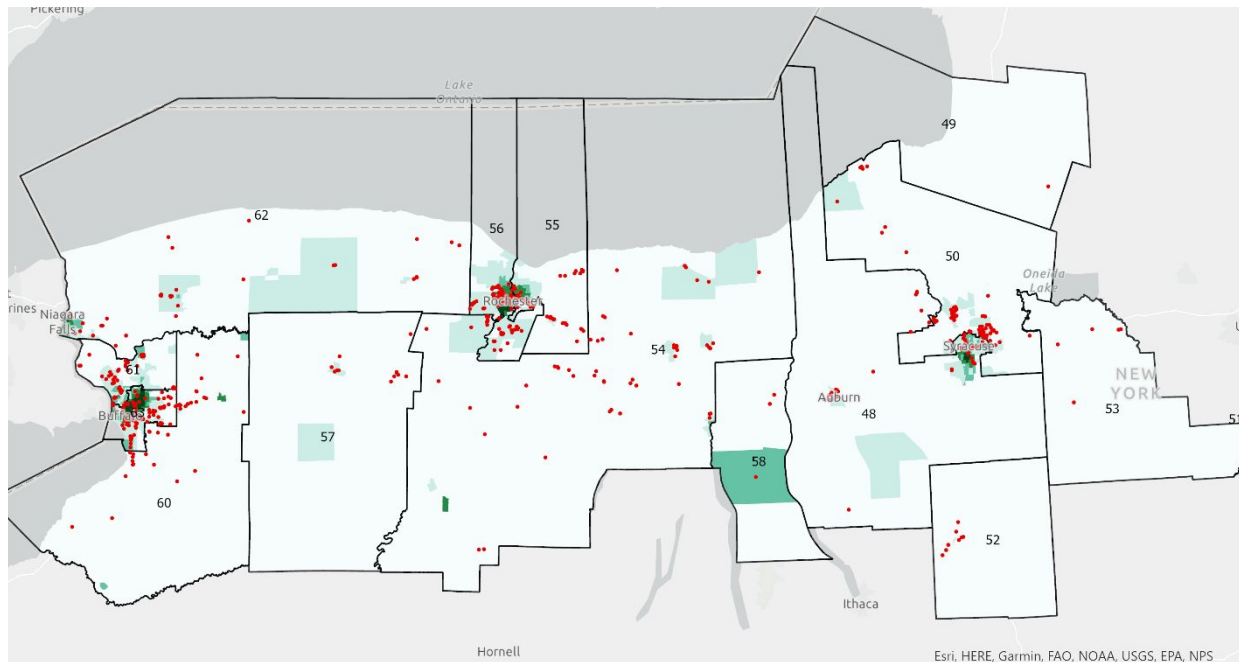


# **WAREHOUSES AND NEARBY RESIDENTS AT THE REGION AND DISTRICT LEVEL**

# Warehouse locations in Western and Central NY with senate districts

Population within ½ mile of a warehouse: 327,000

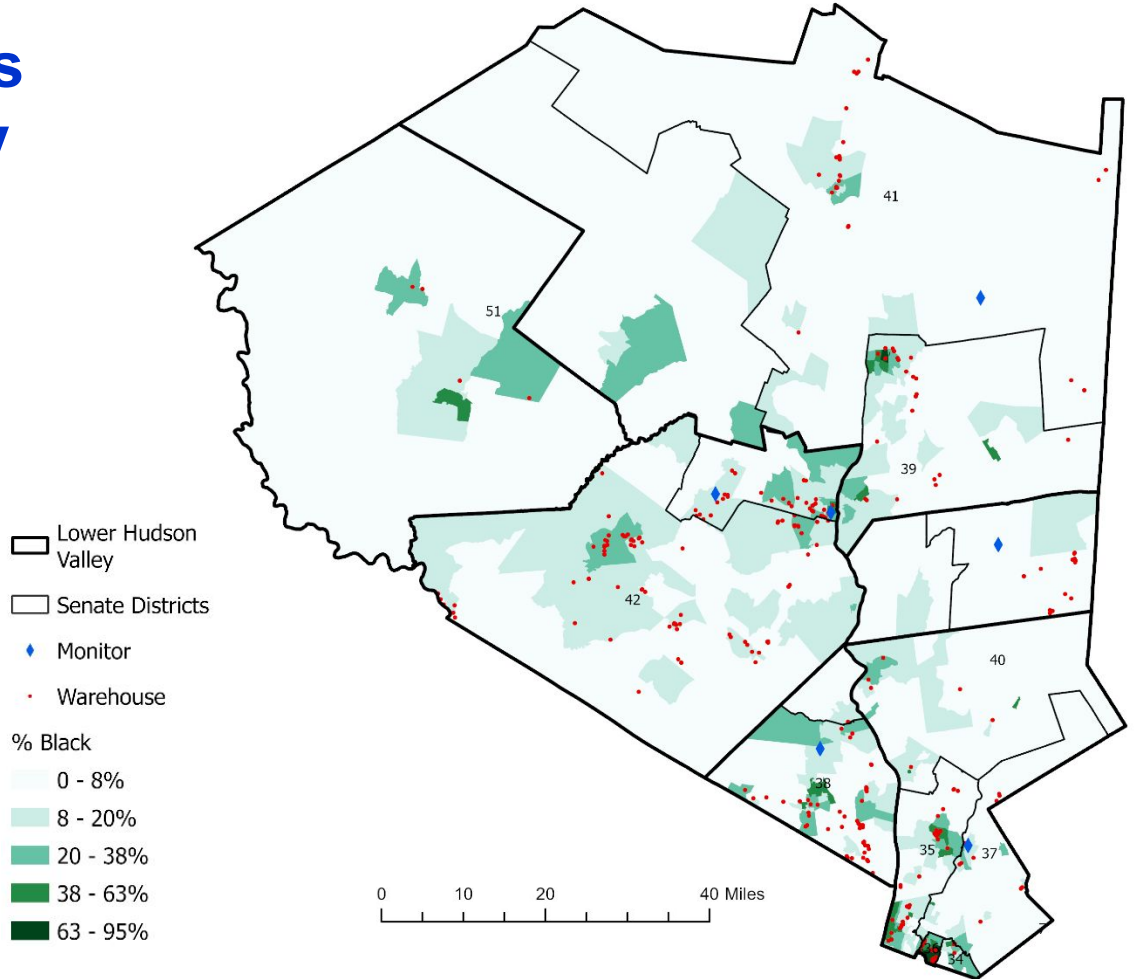
Demo-graphic	Within 1/2 mile of a warehouse	Full Area
Black	25.8%	11.5%
Hispanic/Latino	11.5%	5.4%
Poverty	24.3%	13.2%
White	68.3%	85.0%



# Warehouse locations in the Hudson Valley with senate districts

Population within ½ mile of a warehouse: 460,000

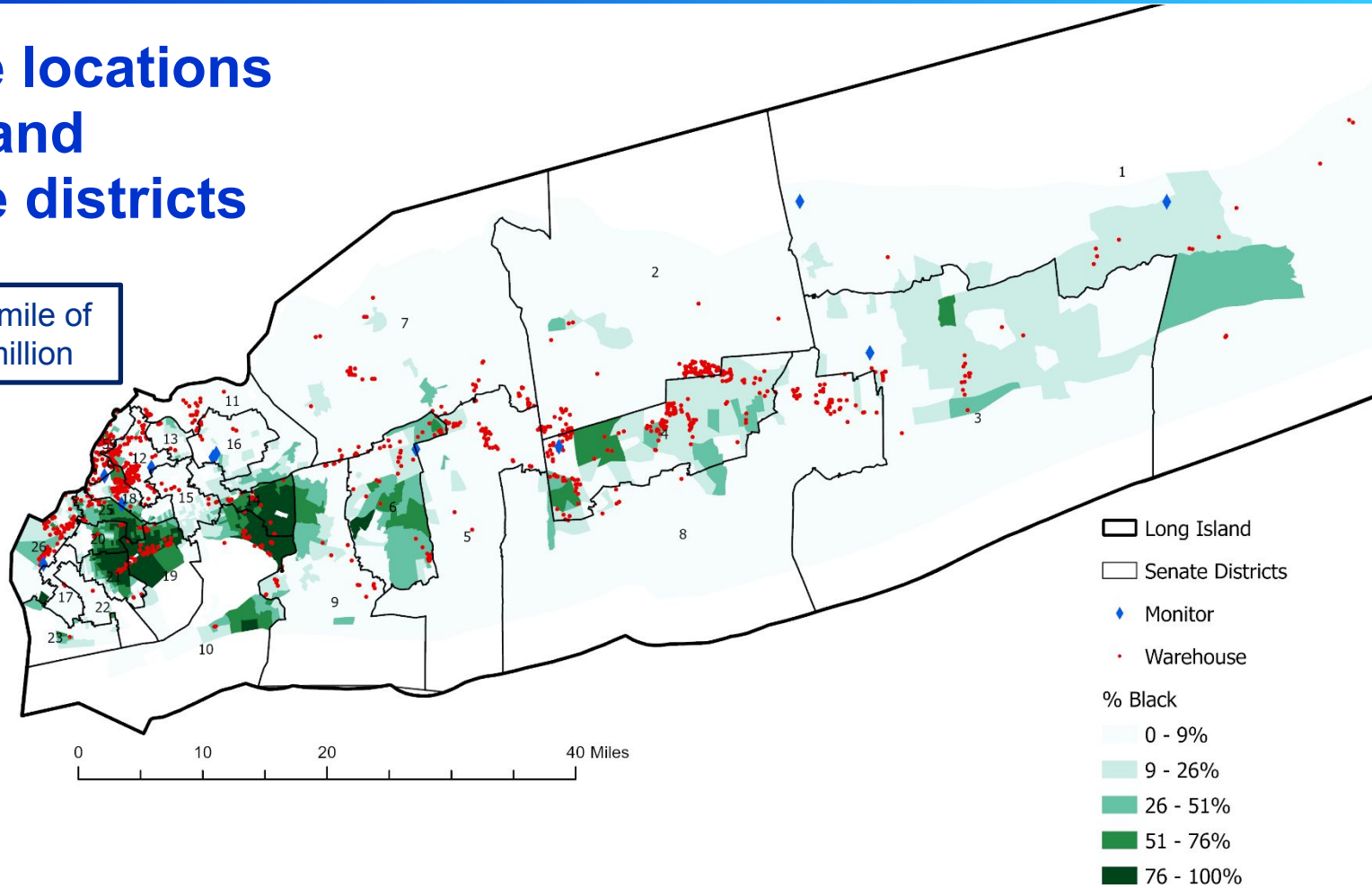
Demo-graphic	Within 1/2 mile of a warehouse	Full Area
Black	28.1%	14.0%
Hispanic/Latino	32.4%	19.5%
Poverty	15.7%	10.2%
White	52.5%	74.0%





# Warehouse locations in Long Island with senate districts

Population within 1/2 mile of a warehouse: 2.5 million



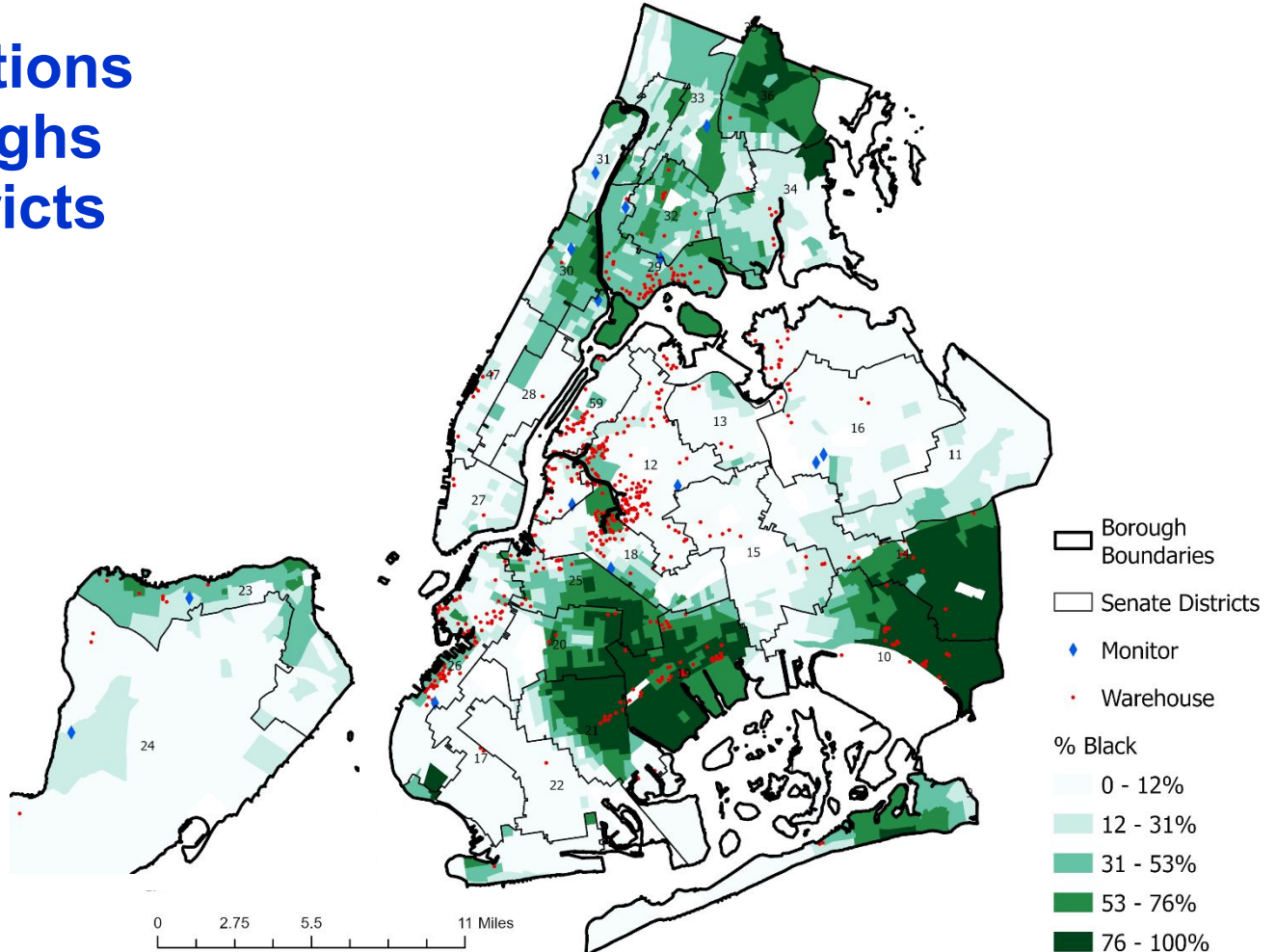
Demo-graphic	Within 1/2 mile of a warehouse	Full Area
Black	27.3%	21.0%
Hispanic/Latino	27.1%	21.5%
Poverty	16.2%	12.6%
White	47.6%	55.8%

- ▭ Long Island
- ▭ Senate Districts
- ◆ Monitor
- Warehouse
- % Black
  - 0 - 9%
  - 9 - 26%
  - 26 - 51%
  - 51 - 76%
  - 76 - 100%

# Warehouse locations in the five boroughs with senate districts

Population within 1/2 mile of a warehouse: 3 million

Demo-graphic	Within 1/2 mile of a warehouse	Full Area
Black	30.6%	26.2%
Hispanic / Latino	32.7%	28.9%
Poverty	20.7%	17.5%
White	40.3%	45.3%



# Assembly districts notable for warehouse impacts

Assemblymember, party-district number, county or counties represented	Number of leased warehouses ≥ 50,000 sq ft	Cumulative warehouse sq ft	Estimated daily truck trips for leased warehouses ≥ 100k sq ft *	Hispanic/Latino % in district	Hispanic/Latino % in warehouse neighbors **	Hispanic/Latino % in district compared to state %	Black % in district	Black % in warehouse neighbors **	Black % in district compared to state %
Juan Ardila, D-37, Queens	116	13,101,000	6,300	36%	35%	189%	4%	4%	21%
Michael J. Fitzpatrick, R-8, Suffolk	68	6,066,000	2,000	7%	8%	39%	2%	4%	13%
Kimberly Jean-Pierre, D-11, Nassau, Suffolk	63	6,057,000	2,500	26%	30%	136%	26%	34%	153%
Marcela Mitaynes, D-51, Kings (Brooklyn)	60	11,637,000	8,900	45%	48%	237%	9%	12%	55%
Demond Meeks, D-137, Monroe	57	7,412,000	4,200	19%	25%	102%	47%	53%	279%

# Policy Solutions

# Healthy communities, healthy climate

- Legislation is needed
- Clean Deliveries Act is key
- Continuing leadership



Photo credit: Getty images

**Thank you**

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# Clean Deliveries Act Presentation



# ElectrifyNY



ElectrifyNY is a statewide coalition of advocates for environmental justice, public transportation, social justice, and good jobs fighting for a clean, equitable electric transportation future for New York.



# Overview

- Online purchasing from e-commerce sites has risen.
- E-commerce mega-warehouses are facilities that are used to facilitate deliveries directly to customers - unlike traditional warehouses.



# Red Hook

Active	<ul style="list-style-type: none"> <li>1 55 Bay Street – Amazon - 83,000 SF</li> </ul>
Under Construction	<ul style="list-style-type: none"> <li>2 270 Richards – Amazon – 305,000 SF</li> <li>3 640 Columbia – Amazon – 336,000 SF</li> <li>4 722-750 Court – RXR – TBD</li> </ul>
	<ul style="list-style-type: none"> <li>5 50 21 Street – SIP Holdings – 1.3 Mil SF</li> </ul>
	<ul style="list-style-type: none"> <li>6 73 20 Street – Bridge Industrial – 47,280 SF</li> </ul>
	<ul style="list-style-type: none"> <li>7 64 20 Street – Bridge Industrial – 218,566 SF</li> </ul>
Demolition	<ul style="list-style-type: none"> <li>8 202-240 Coffey St – UPS – 1.2 Million SF</li> <li>9 63 Ferris/145 Wolcott – Cushman &amp; Wakefield – 379,000 SF</li> </ul>

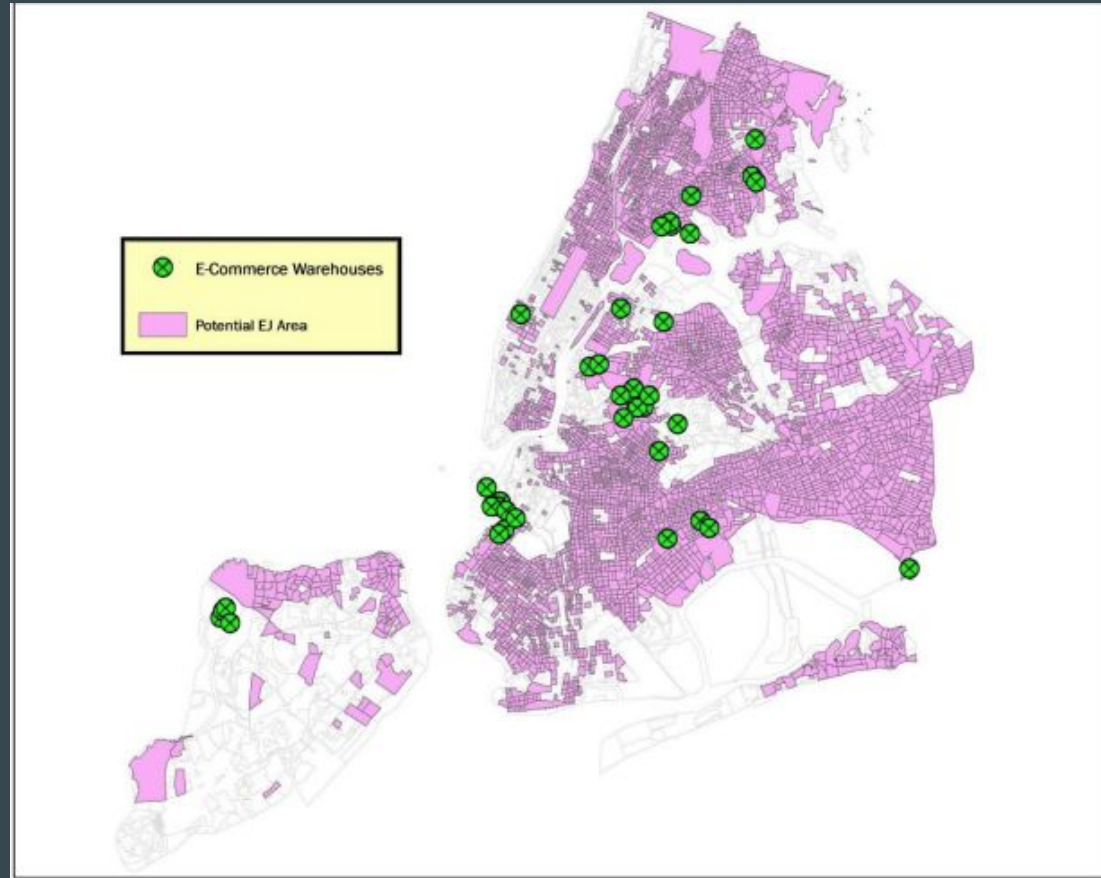


Source: NYC Department of City Planning

# New York City

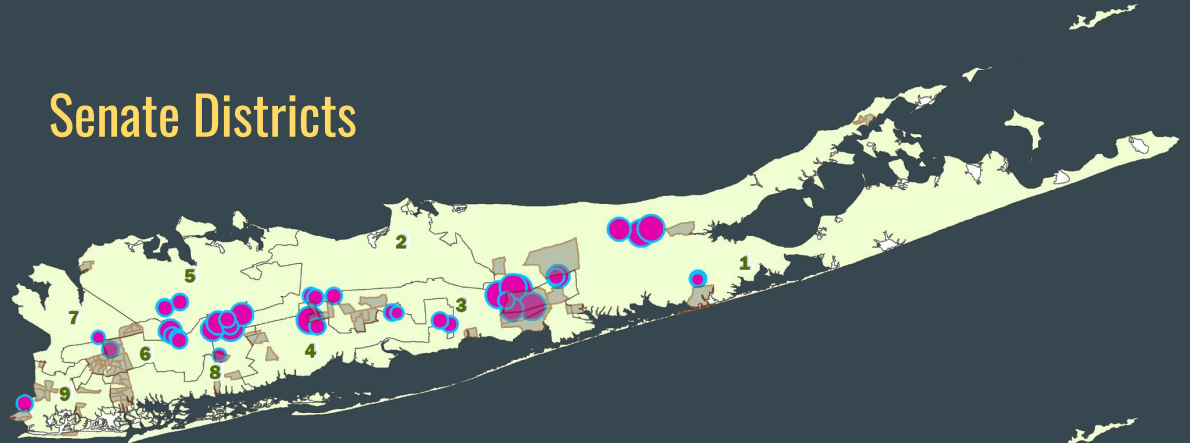


# New York City

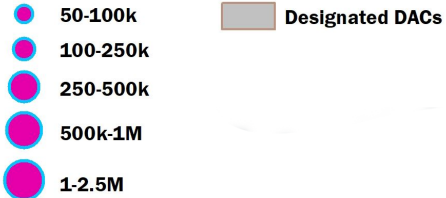


# Long Island

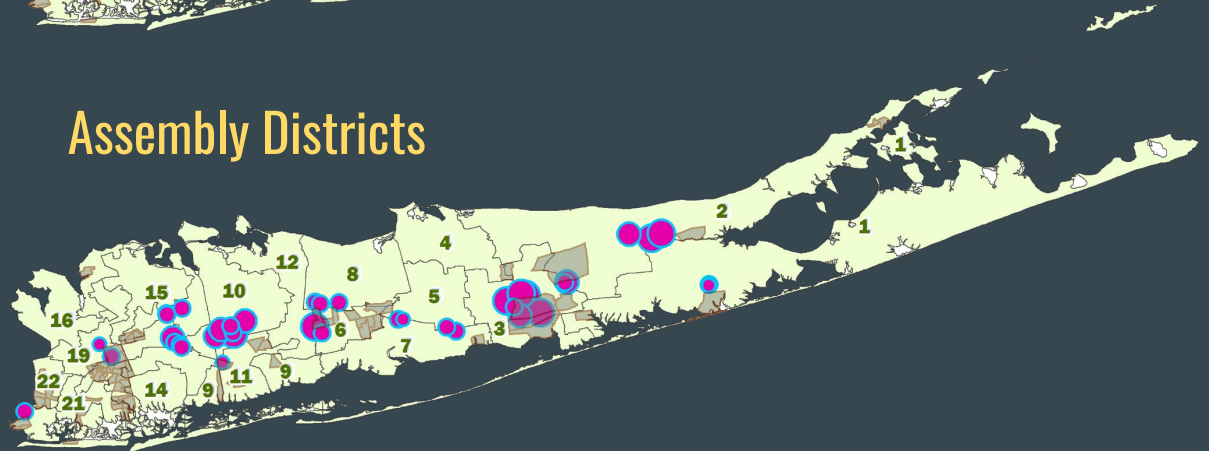
## Senate Districts



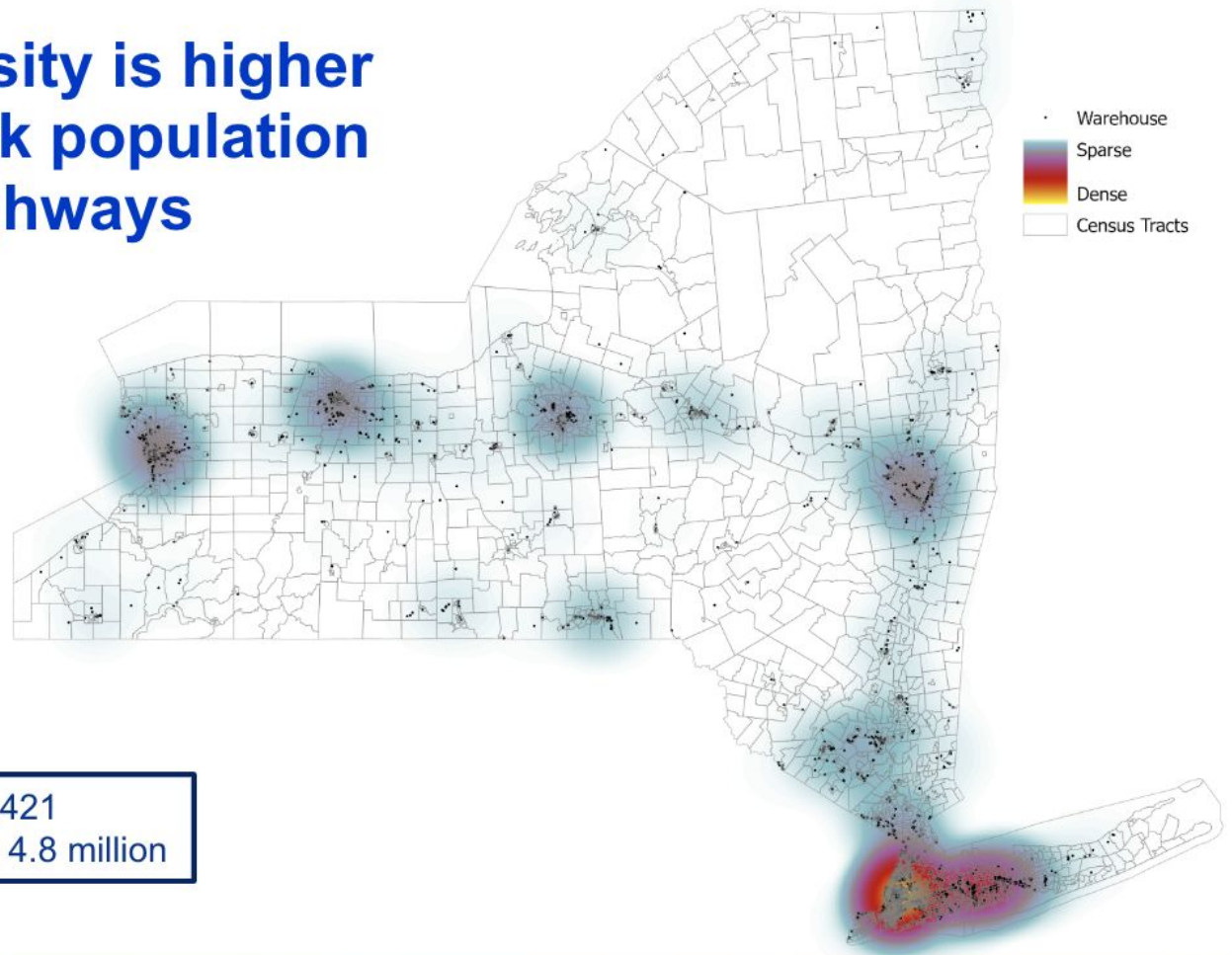
### Mega-Warehouse Size



## Assembly Districts

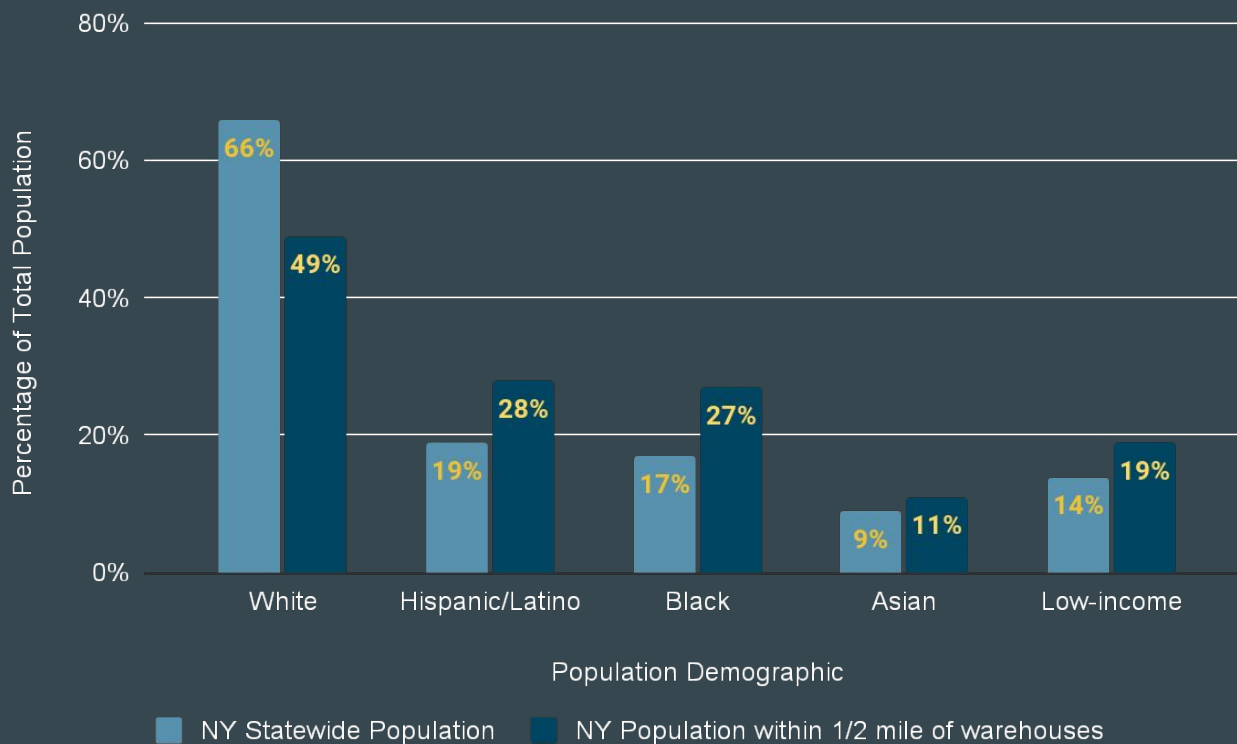


# Warehouse density is higher around New York population clusters and highways



Warehouses: 2,421  
Warehouse neighbors: 4.8 million

# Black, Hispanic/Latino, and low-income neighbors are over-represented around warehouses in NYS



# The Problem With Mega-Warehouses

## Unregulated

- Can, with some exceptions, be sited “as-of-right.”
- No public participation or environmental review.
- No way to ensure compliance with CLCPA.

## Air Pollution

- Generate far more truck & vehicle traffic than traditional warehouses.
- Responsible for tons of co-pollutant emissions per year.

## Environmental Justice

- Disproportionately sited in communities of color.
- Cumulative impacts from other transportation infrastructure (e.g., highways)



# What does the Clean Deliveries Act (S.2127A/A.1718A) do?

## “Facility by Facility Review”

- Applies to new and existing e-commerce warehouses 50,000 square feet or greater.

## “Air Emissions Reduction Plan”

- Mitigation through a points system.
- Enhanced mitigation near sensitive receptors.

## Permit for New Warehouses

- Will not contribute to air quality violation.

## Annual Reporting

- Truck, emissions, charging data.
- Job quality information.

## “Zero Emissions Zones Study”

- To reduce MHDV emissions, especially in disadvantaged communities.

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# Q&A