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September 9, 2020

Chairman Thomas Warren
Town of Orangetown Planning Board
20 Greenbush Road
Orangeburg, NY 10962

RE: Amazon.com Service Inc.
PB# 20-19 Final Site Plan Amendment
Premises: 877 Western Highway & 200 – 400 Oritani Drive, Orangetown, NY
Tax IDs: 65.18-1-1 & 65.18-1-22 & 70.06-1-1.12

Dear Chairman Warren and Members of the Planning Board:

CESO is pleased to submit the enclosed Application for Amended Site Plan Approval on behalf of our client, Amazon.com Services Inc. ("Amazon" or the "Applicant"). As you are aware, the Planning Board granted Amazon Final Site Plan Approval at its July 8th, 2020 meeting for site modifications related to Amazon's proposed delivery station at the above referenced Premises. This Final Site Plan Approval was granted for the proposed improvements set forth in the civil/site plans (dated June 30, 2020). The Applicant subsequently submitted its revised civil/site plans (dated August 6, 2020) on August 10th, 2020 to the Town Staff which addresses several conditions set forth in the Planning Board's Final Site Plan Approval resolution dated July 8, 2020. After review of the submission by Town Staff, the Applicant was referred back to the Planning Board for review and approval of minor amendments to the civil/site plans previously approved by this Board. The Applicant hereby requests amended site plan approval as set forth below and as shown in the enclosed civil/site plans (dated August 6, 2020) and other enclosed materials.

The primary revisions to the proposed improvements are in relation to the stormwater management system design. The proposed stormwater management design previously approved by the Planning Board utilized an above ground detention/infiltration pond. However, the Applicant is requesting amended site plan approval for the enclosed civil/site plans (dated August 6, 2020) which now includes a stormwater management system design utilizing an underground detention system. The underground detention system is now proposed due to the discovery of existing utilities in the area of the previously approved above ground detention/infiltration pond and upon determination that the above ground detention/infiltration pond could not accommodate the necessary water volume. The new underground detention system will provide the same level of stormwater quality and quantity mitigation as the previously approved above ground detention/infiltration pond and still proposes to discharge into the existing detention pond located southwest of the 400 Oritani building. The proposed detention system will also meet the Town, County, and NY State codes for stormwater quantity and quality based on the amount of proposed disturbance. Furthermore, Amazon's proposed stormwater management system still includes the oil/water separation provisions utilizing SNOUTS/Envirohood catch basin inserts previously requested by the Planning Board.

The second revision shown on the enclosed civil/site plans (dated August 6, 2020) is the addition of an approximately 122 linear feet (LF) retaining wall. The proposed retaining wall will have an average height of 2.55' and maximum height of 5.5' and will be installed between the associate drive aisle and the van staging and building addition entrance. As previously approved by the Planning Board, a 10' board-on-board fence will be installed at the top of the retaining wall to provide the approved screening. The enclosed civil/site plans (dated August 6, 2020) include detailed plans for the proposed retaining wall as well as the line of sight illustrations showing the proposed retaining wall with 10' board-on-board fence.

CESO and Amazon thanks the Planning Board for their time and consideration in this matter and looks forward to appearing at the Planning Board's next available meeting. Should you have any further questions, please do not hesitate to contact me.

Respectfully,



Jeffrey De Zort
Senior Project Manager

Enclosures

CC: Daniel Patrick, Esq. – Cuddy Feder
Tarun Sonkhya & Matt Thomas – Amazon
Nicole Vasquez – Onyx Equities, LLC