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June 9, 2020

Honorable Chairman Thomas Warren and Members of the Planning Board
Town of Orangetown
20 Greenbush Road
Orangeburg, NY 10962

Re: Application PB#20-19
Onyx Management/Amazon Delivery Center Site Plan
200 & 400 Oritani Drive, 877 Western Highway

Dear Hon. Chairman Warren & Members of the Board:

This firm represents Onyx Management Group, LLC¹ (“Onyx”), the manager of the properties identified as Section 70.06, Block 1, Lot 1.12 (“Lot 1”, owned by AG-OE 400 Oritani Drive Owner, L.L.C.), Section 65.18, Block 1, Lot 22 (“Lot 2”, owned by AG-OE 200 Oritani Drive Owner, L.L.C.), and Section 65.18 Block 1, Lot 1 (“Lot 3”, owned by AG-OE 877 Western Highway Owner, L.L.C.) on the Town of Orangetown Tax Map and commonly known as 200-400 Oritani Drive and 877 Western Highway (collectively, the “Property”). The Property is part of the larger Hudson Crossing development now owned by Onyx, which was previously known as Bradley Corporate Park. Onyx has entered into a lease agreement for the current 200 and 400 Oritani warehouse buildings and parking field to Amazon.com Services, Inc. (“Amazon”).

In order to address the concerns of the Board and some of the surrounding neighbors expressed at the May 27, 2020 Planning Board meeting, Onyx (as the owner of the Property) proposes to install clearance bars and signage in the locations shown on the attached plan (which are outside of Amazon’s lease area), in order to prevent Amazon trucks and sprinter vans, and other commercial vehicles, from exiting the Property to Western Highway. As shown on the drawing, the low clearance bars would be hinged to allow for emergency access and snow removal/maintenance vehicles only.

¹ Onyx Management Group, LLC has been authorized by the owners of the three (3) properties to manage the properties, including leasing the properties and applying for any necessary permits.

Based on the foregoing, as well as the additional information and updated drawings submitted to the Board by Amazon's representatives, it is respectfully submitted that the criteria for site plan approval have been met, and the requested approvals should be granted at the June 15, 2020 Planning Board meeting.

If you have any questions, please do not hesitate to contact our office. Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink that reads "Seth M. Mandelbaum". The signature is written in a cursive style with a long horizontal line extending to the right.

Seth M. Mandelbaum

SMM:srw

cc: Onyx Management Group, LLC
Amazon.com Services, Inc.
Cuddy & Feder LLP (Attorneys for Amazon)
Robert Magrino, Esq.

