

ACABOR #20-20: Amazon Delivery

Permit #50003

Station Exterior Plans Building #200

Approved Subject to Conditions

Town of Orangetown – Architecture and Community Appearance

Board of Review Decision

May 21, 2020

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**TO: Chad Haponek, CESO, 175 Montrose West Avenue, Suitwe
400, Akron, OH 443231**

FROM: Architecture and Community Appearance Board of Review

RE: ACABOR #20-20: Amazon Delivery Station Exterior Plans: The application of Amazon.com Services, applicant for AG-OE 200 Oritani Drive, owner, for the review of exterior improvements plans to an existing structure at a site to be known as "Amazon Delivery Station DXY4", in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 200 Oritani Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lots 22 & 1 and Section 70.06, Block 1, Lot 1.12 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, May 21, 2020**, at which time the Board made the following determinations:

Daniel Patrick, Chad Haponek and Scott Uher appeared and testified.

The Board received the following communications:

- A. Project Narrative, prepared by CESO, dated May 7, 2020.**
- B. Material Specification Sheet.**
- C. Building Permit Referral from the Building Inspector dated May 11, 2020, signed by Rick Oliver.**
- D. Plans prepared by CESO, February 18, 2020, entitled "Amazon Delivery DXY4 Delivery Station Exterior Improvements 200 Oritani Drive Orangetown NY", revised as noted:**
 - AN.00: Cover Sheet revised March 19, 2020
 - AN.01: Sheet Index revised May 7, 2020
 - AN.20: General Notes & Abbreviations, revised March 19, 2020
 - AN.30: Accessibility Details
 - D1.10: Demolition Plan
 - A1.10: Overall Floor Plan, revised May 7, 2020

301130 S.MR373 NM01

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- A4.10: Exterior Elevations, revised May 7, 2020
- A6.10: Door & Hardware, revised May 7, 2020
- A6.11: Storefront & Door Details, revised March 19, 2020
- A6.12: Building Signage & Graphics Details, revised May 7, 2020
- A7.10: Shell Details, revised March 19, 2020
- S0.01: General Notes revised May 7, 2020
- S2.01: Partial Roof Framing Plan, revised May 7, 2020
- S3.01: Foundation Sections & Details, revised May 7, 2020
- E0.0: One line, Symbols, Schedules & General Notes, revised May 7, 2020
- E0.1: Electrical Specifications, revised May 7, 2020
- E1.1: Lighting & Power Plan, revised May 7, 2020

FINDINGS OF FACT:

1. The Board found that the applicant proposed to perform exterior improvements to an existing structure. The improvements involved the addition of high-speed fabric roll up doors at existing overhead door locations, (grey), dock doors (grey) and entrance canopies in Prime Blue, or equal. The structure would be painted Nebulous White, or equal, with a band of Prime Blue, or equal, on all four sides. In addition, the façade includes a 4-5 inch coping in a dark color, Midnight Dream, or equal, along the top portion of the building.
2. The Board found that the blue band around the top of the structure on the Northwest façade (staggered side of structure) may be visible to area residents. The Board requested that the blue band not be placed on the Northwest façade. The Midnight Dream, or equal, coping may be placed along the upper portion of the Northwest façade.
3. The Board found that signage was not part of this application and a separate building permit would be required.
4. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals on January 22, 2020 for Performance Standards Review, ZBA #20-08 and ZBA#20-09.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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Station Exterior Plans Building #200
Approved Subject to Conditions

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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved Subject to the following Conditions:**

1. The applicant shall paint all four sides of the existing facade with white paint (Nebulous White) or equal. The blue band (Prime Blue), or equal, shall be placed on three sides of the structure. The blue band noted on the Northwest facade (staggered side of structure) shall be removed. The coping of Midnight Dream, or equal, may be placed along the upper portion of all four sides of the building. The high-speed fabric roll up doors at existing overhead door locations will be grey, the dock doors will be grey and the entrance canopies will be Prime Blue, or equal. **Revised plans shall be submitted.**

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Sharon Burke and carried as follows:

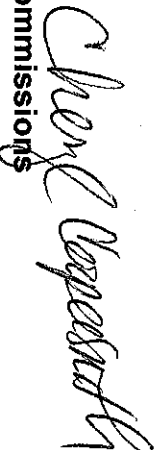
Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye;
Deborah Stuhlweissenburg, aye; Brian Aitchison, absent; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Millillo, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this *Decision* and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: May 21, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions



**ACABOR #20-21: Amazon Delivery
Station Exterior Plans Building #400
Approved Subject to Conditions**

Permit #50004

**Town of Orangetown – Architecture and Community Appearance
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May 21, 2020
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**TO: Chad Haponek, CESO, 175 Montrose West Avenue, Suite
400, Akron, OH 443231**
FROM: Architecture and Community Appearance Board of Review

RE: ACABOR #20-21: Amazon Delivery Station Exterior Plans; The application of Amazon.com Services, applicant for AG-OE 400 Oritani Drive, owner, for the review of exterior improvements plans to an existing structure at a site to be known as “Amazon Delivery Station DXY4”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 400 Oritani Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lots 22 & 1 and Section 70.06, Block 1, Lot 1.12 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a Virtual meeting held **Thursday, May 21, 2020**, at which time the Board made the following determinations:

Daniel Patrick, Chad Haponek and Scott Uher appeared and testified.

The Board received the following communications:

- A. Project Narrative, prepared by CESO, dated May 7, 2020.**
- B. Material Specification Sheet.**
- C. Building Permit Referral from the Building Inspector dated May 11, 2020, signed by Rick Oliver.**
- D. Plans prepared by CESO, February 18, 2020, entitled “Amazon Delivery DXY4 Delivery Station Exterior Improvements 400 Oritani Drive Orangetown NY”, revised as noted:**
 - AN.00: Cover Sheet revised March 19, 2020
 - AN.01: Sheet Index revised May 7, 2020
 - AN.20: General Notes & Abbreviations, revised March 19, 2020
 - AN.30: Accessibility Details
 - D1.10: Demolition Plan
 - A1.10: Overall Floor Plan, revised May 7, 2020
 - A4.10: Exterior Elevations, revised March 19, 2020
 - A6.10: Door & Hardware, revised May 7, 2020

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- A6.11: Storefront & Door Details, revised March 19, 2020
- A6.12: Building Signage & Graphics Details, revised May 7, 2020
- A7.10: Shell Details, revised May 7, 2020
- S0.01: General Notes revised May 7, 2020
- S2.01: Partial Roof & Canopy Framing Plan, revised May 7, 2020
- S3.01: Foundation Sections & Details, revised May 7, 2020
- E0.0: One line, Symbols, Schedules & General Notes, revised May 7, 2020
- E0.1: Electrical Specifications, revised May 7, 2020
- E1.1: Lighting & Power Plan, revised May 7, 2020

E. Memorandum from Jane Slavin, Director of the Town of Orangetown Office of Building, Zoning, Planning Administration and Enforcement, dated May 21, 2020.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to perform exterior improvements to an existing structure and some landscaping, as requested by the Town of Orangetown Zoning Board of Appeals. The improvements involved the addition of new overhead door openings on the north elevation, dock door modifications on the east elevations, new modified storefront entrance, and painting of the existing exterior finishes. The high speed fabric roll up doors at the existing overhead door locations and the dock doors would be grey and the Amazon Hub and associated awnings and canopies would be grey and Prime Blue, or equal, as depicted on the submitted plan
2. The Board found that the plans show the loading dock doors as blue, however the color would be grey. The structure would be painted Nebulous White, or equal, with a band of Prime Blue, or equal, on the upper portion of the façade on all four sides. In addition, the façade included a 4-5 inch coping in a dark color, Midnight Dream, or equal
3. The Board found that only the portion of structure that the applicant would occupy is shown to be painted, leaving a portion of the structure unpainted. The applicant noted that it intends to eventually occupy the whole structure and would paint the unpainted façade.
4. The Board found that residential properties facing the building with the proposed color scheme would be visually impacted and recommended not painting the entire building. The Board recommended that the color considerations of the structure be reviewed at a later date and the building remain as it presently exists, natural tone.

301140 S.MR370 MM01

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5. The Board found that signage was not part of this application and a separate building permit would be required.
6. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals on January 22, 2020 for Performance Standards Review, ZBA #20-08 and ZBA#20-09.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved Subject to the following Conditions:**

1. The applicant shall not paint the structure and it shall remain as it presently exists. The applicant may return to the Board for color considerations at a later date as an amendment to this decision.
2. The new overhead door openings on the north elevation, dock door modifications on the east elevations, new modified storefront entrance, high speed fabric roll up doors at existing overhead door locations, canopies and awnings shall be as noted on the plan, with the exception of dock doors as grey. **Revised plans shall be submitted.**

The foregoing resolution was presented and moved by Christopher Dunnigan, Chairman and seconded by Kenyatta Jones Arietta and carried as follows: Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Atcheson, absent; Kenyatta Jones Arietta, aye; Sharon Burke, aye, and Joseph Millillo, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this *Decision* and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: May 21, 2020

Cheryl Coopersmith

Chief Clerk Boards and Commissions
Boards and Commissions



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