

July 8, 2020 Board Items:

New Items:

PB #20-30: Kibria Subdivision Plan

Final Subdivision Plan Review
571 Route 303, Blauvelt
70.15/1/43.1; R-15 zoning district

PB#20-32: 115 Route 303 Site Plan Amendment

Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
115 Route 303, Tappan
77.07/2/1; LI zoning district


Continued Item from the June 1, 2020 Meeting:

PB#20-21: 119 Tweed Boulevard Site Plan

Critical Environmental Area
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
119 Tweed Boulevard, Upper Grandview
71.17/1/19; R-22 zoning district

Continued Item from the June 15, 2020 Meeting:

PB#20-19: Onyx Management/ Amazon Delivery Center Plans



Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
200 & 400 Oritani Drive & 877 Western Highway, Blauvelt,
65.18/1/1 & 22 and 70.06/1/1.12; LO zoning district

Continued Item from the June 24, 2020 Meeting:

PB#20-31: Henry Kaufmann Campgrounds Site Plan – 92Y and Camp 12 Trails

Prepreliminary/ Preliminary Site Plan and SEQRA Review
667 Blauvelt Road, Pearl River
69.14/1/28 & 69.10/2/21; R-80 zoning district

Dated: June 25, 2020



445 Hamilton Avenue, 14th Floor
 White Plains, New York 10601
 T 914 761 1300
 F 914 761 5372
 cuddyfeder.com

Anthony B. Gioffre III
 agioffre@cuddyfeder.com

7/1/2020

BY EMAIL AND HAND DELIVERY

Chairman Thomas Warren
 and Members of the Planning Board
 20 Greenbush Road
 Orangeburg, New York 10962



Re: Amazon.com Service Inc.
 Site Plan Application
 Premises: 877 Western Highway & 200-400 Oritani Drive, Blauvelt 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:

On behalf of Amazon.com Services Inc. (“Amazon” or the “Applicant”), the lessee of the above referenced Premises, we respectfully submit this letter in furtherance of the Planning Board Application for Site Plan approval in connection with the site improvements related to Amazon’s re-tenancy of the existing warehouse structures at 200-400 Oritani Drive, Blauvelt, New York (the “Premises”). Amazon proposes to make improvements to the site for the use which is approved at the Premises. To wit, Amazon’s delivery station is the last-mile distribution facility wherein Amazon will unload bulk shipments of goods for delivery, sort the goods, and redistribute the goods onto smaller vans for local deliveries straight to its customers’ doors. Amazon’s use and operations as described herein were approved by the Town Zoning Board of Appeals (“ZBA”) in its Performance Standard Review approval as evidenced in resolutions dated January 22, 2020.

Amazon respectfully requests site plan approval to make improvements to the Premises which will not change the use or operation of the site as approved. Amazon presented its updated proposal during the June 15, 2020 Planning Board public hearing which now includes an approximately 25,463 s/f enclosed van loading area adjacent to the existing warehouse structure at 400 Oritani Drive as well as other site improvements and modifications. The proposed enclosure is in lieu of the 23,744 s/f canopy that was previously proposed under which Amazon’s vans would be loaded. The proposed enclosure will be designed to mimic the appearance and design of the existing warehouse structures at the Premises as shown on the revised Private Site Improvement Plans for DXY4 – Delivery Station prepared by CESO Inc. dated June 30, 2020 (“Revised Site Plans”). The Revised Site Plans now also include an 8,293 square foot grass open area located at the northern portion of the parking existing area.



7/1/2020

Page 2

Similar to the previously proposed canopy, the enclosed structure will not change Amazon's use from what has already been approved by the ZBA. The enclosure and site work will not generate traffic beyond what has already been approved or result in an increase in operations or capacity. Rather, the enclosure will allow Amazon's van loading operations to occur wholly within an enclosed structure as required by the Town Zoning Code.

This letter and enclosures are submitted in response to various comments raised by the Planning Board during its June 15, 2020 Public Hearing ("June Public Hearing") as well as in response to various comments and questions raised by the Town Staff and public in their written correspondences and during the June Public Hearing.

Site Access and Emergency Circulation

Amazon has considered the concerns and questions regarding the use of the emergency access road between the Premises and Western Highway. While Amazon does not have control over that access road, Amazon has coordinated with the owner and manager of the Premises, Onyx Equities, LLC ("Onyx"), who has agreed to lock the two existing gates on either end of the access road between 200 Oritani and 877 Western Highway and to keep the gates locked. Representatives of Onyx have advised the Town that those gates will be closed and locked immediately after it installs the Knox Box and provides the Town with the necessary means to unlock the gate. Included as **Exhibit A** is a letter from Seth Mandelbaum, Esq. of McCullough, Goldberger & Staudt LLP to the Town of Orangetown dated June 24, 2020 which memorializes Onyx's commitment and withdrawing Onyx's previously proposed clearance bars which will no longer be necessary.

Amazon has also been in contact with Fire Inspector Sampath and Fire Inspector Bettmann in response to their letter provided in advance of the June Public Hearing. Amazon's Revised Site Plans now show the fire truck navigation of the entire site and fire lane details. (See Page C10.0 – Circulation Plan). The Revised Site Plans also confirm that the proposed building addition will be equipped with a fire suppression system. (See Page C4.0 – Overall Site Plan). The Applicant will continue to work with the Town Fire Inspectors to ensure that the site is designed and operated in compliance with all applicable building and fire codes.

Stormwater Infrastructure

Amazon's Revised Site Plans now include new stormwater management infrastructure to remove oil and debris from stormwater in response to comments raised by members of the Planning Board and the public during the June Public Hearing. The catch basin is now proposed to be



7/1/2020

Page 3

equipped with devices that trap oil and floatable trash before the stormwater is released through the outlet pipe. The oil and debris will remain in the catch basin until it is removed by a vacuum truck during routine maintenance. This technology, in conjunction with the significant reduction in vehicles on site during Amazon's operations, are expected to improve the existing stormwater conditions of the Premises.

In response to comments received from the public, the Applicant wishes to note that the application, as well as the performance standard review application, has been referred to Suez for review and comment as part of the New York State General Municipal Law Section 239-m referral process. Suez has not responded with any comments or concerns regarding the proposed improvements or Amazon's operations. In addition to this referral, Amazon continues to work with the Town and its engineers to ensure all stormwater questions are addressed. Amazon will also be applying to the New York State Department of Environmental Conservation for coverage under the State Pollutant Discharge Elimination System (SPDES) permit to confirm no adverse impacts to surface or groundwater will result from the proposed improvements.

Noise and Light Barrier

Amazon now proposes to enclose the van loading area to further reduce the noise or light impacts generated by the van loading operations. Additionally, Amazon also proposes to include a new 8' tall wooden board-on-board fence along the western side of the van loading area to provide additional noise and light buffers (compared with the previously proposed chain link fence). These improvements, coupled with the increased vegetative buffer and significant lighting improvements indicated in the Applicant's June 10, 2020 submission to the Planning Board, are expected to significantly improve existing conditions.

Air Quality

Amazon's proposed improvements will incorporate new heating, ventilation, and air conditioning equipment in accordance with the industry's best standard practices to ensure air quality is maintained at a safe level. Amazon also wishes to reiterate that its vans will not idle while they are being staged outdoors or while they are being loaded indoors. Air quality was one of the several considerations reviewed by the ZBA during its performance standards review and, in approving the performance standards review application, the ZBA confirmed that the proposed operations are not expected to create any objectionable conditions relating to air quality.



7/1/2020

Page 4

Materials Enclosed

Amazon respectfully submits that the proposed enclosed loading area and other site work will not create any adverse impacts to the nearby properties or environment. The proposed improvements are minor in relation to the existing light-industrial character of the area and do not materially alter the use or operations as previously approved by the ZBA. The Applicant therefore respectfully requests that the Planning Board issue preliminary and final site plan approval. Any remaining design details or agency approvals can be accommodated as a condition of such preliminary and final site plan approval.

Amazon submits the below materials in furtherance of its requested preliminary and final site plan approval for the proposed canopy and other related site work:

Exhibit A: Letter from Seth Mandelbaum, Esq. of McCullough, Goldberger & Staudt LLP to the Town of Orangetown dated June 24, 2020.

Please also find enclosed the revised Private Site Improvement Plans for DXY4 – Delivery Station prepared by CESO Inc. last updated June 30, 2020.

The Applicant looks forward to appearing before the Planning Board at its July 8, 2020 meeting for the continued public hearing on this matter. Should the Planning Board or Town Staff have any questions or concerns in the interim, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Attachments

cc: Amazon.com Service Inc.
CESO, Inc.
Onyx Management Group, LLC (Landlord)
Seth Mandelbaum, Esq. (Attorney for Landlord)

McCULLOUGH, GOLDBERGER & STAUDT, LLP

ATTORNEYS AT LAW

1311 MAMARONECK AVENUE, SUITE 340

WHITE PLAINS, NEW YORK

10605

(914) 949-8400

FAX (914) 949-2510

WWW.MCCULLOUGHGOLDBERGER.COM

FRANK S. MCCULLOUGH (1905-1998)
EVANS V. BREWSTER (1920-2005)

FRANK S. MCCULLOUGH, JR.
JAMES STAUDT
LINDA B. WHITEHEAD
SETH M. MANDELBAUM

AMANDA L. BROSY
EDMUND C. GRAINGER, III
PATRICIA W. GURAHIAN
MEREDITH A. LEFF
MORGAN H. STANLEY
KEVIN E. STAUDT
STEVEN M. WRABEL

CHARLES A. GOLDBERGER
COUNSEL

June 24, 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 response to the comments at the June 15, 2020 Planning Board meeting and our review of the 1995 Planning Board resolution (PB# 95-124), as well as additional historical research by Onyx, Onyx agrees to lock the two (2) existing gates on either end of the access road between 200 Oritani and 877 Western Highway, and to keep the gates locked. Onyx, as the new owner of the property, was not aware that the gates had historically been locked, but now that they are, as soon as new Knox Boxes can be installed and the code provided to the applicable Orangetown emergency responders, Onyx will keep the gates locked going forward. In addition, Onyx's property manager will have access to a separate lockbox with keys to the gates, so that in the event a train is blocking Bradley Hill Road in an emergency situation, occupants of 100, 200 and 400 Oritani will be able to exit the property via the access road.

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 Amazon's statements at the June 15th Planning Board meeting confirming that its trucks and sprinter vans will not use the access road to exit to Western Highway, the clearance bars proposed by Onyx are no longer necessary and are hereby withdrawn in connection with Amazon's site plan application. Finally, it must be noted that no access to Leber Road is proposed at all in connection with the Amazon site plan application.

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, appearing to read 'Seth M. Mandelbaum', with a long, sweeping 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.
Rick Pakola, Esq.

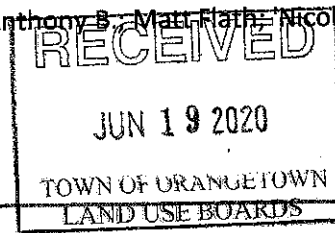
From: Seth Mandelbaum <SMandelbaum@mgslawyers.com>

Sent: Friday, June 19, 2020 11:08 AM

To: Jane Slavin

Cc: Robert Magrino; Richard Pakola; Morgan Stanley; Patrick, Daniel; Gioffre III, Anthony B.; Matt Flath; Nicole Vasquez (nvasquez@onyxequities.com)

Subject: RE: Onyx/Amazon



[External Email]

Good morning,

In response to the comments at the 6/15 Planning Board meeting and our review of the 1995 Planning Board resolution, as well as additional historical research by Onyx, Onyx agrees to lock the two (2) existing gates on either end of the access road between 200 Oritani and 877 Western Highway, and to keep the gates locked. Onyx, as the new owner of the property, was not aware that the gates had historically been locked, but now that they are, as soon as new Knox Boxes can be installed and the code provided to the applicable Orangetown emergency responders, Onyx will keep the gates locked going forward. In addition, Onyx's property manager will have access to a separate lockbox with keys to the gates, so that in the event a train is blocking Bradley Hill Road in an emergency situation, occupants of 100, 200 and 400 Oritani will be able to exit the property via the access road.

Based on the foregoing, as well as Amazon's statements at the 6/15 Planning Board meeting confirming that its trucks and sprinter vans will not use the access road to exit to Western Highway, the clearance bars proposed by Onyx are no

longer necessary and are hereby withdrawn in connection with Amazon's site plan application. Finally, it must be noted that no access to Leber Road is proposed at all in connection with the Amazon site plan application.

Thank you and have a nice weekend!

Best Regards,

Seth



SETH M. MANDELBAUM

Attorney at Law

LEED® Accredited Professional

1311 Mamaroneck Ave., Suite 340

White Plains, NY 10605

MOBILE 917-836-2898

TEL (914) 949-6400 x214

FAX (914) 949-2510

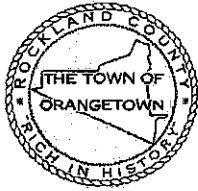
www.mcculloughgoldberger.com



Nothing in this email is intended to constitute an electronic signature under the E-SIGN Act, nor under the relevant state statute, unless a specific statement to the contrary is included in the body of this email.

Confidentiality Note: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) and may contain legally privileged and/or confidential information. If you are not the intended recipient, please do not disclose, distribute or copy this communication. Please notify the sender that you have received this e-mail in error and delete the original and any copy of the e-mail.

Special notice to client(s): if you are a client of this firm and this e-mail is directed to you, do not forward to any other party or you could be waiving the attorney-client privilege.



**OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT**
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGETOWN, N.Y. 10962

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: July 6, 2020

To: Cheryl Coopersmith, Chief Clerk
Planning Board

From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.



Subject: **Onyx Management/ Amazon Delivery Center Plans PB #20-19**
Prepreliminary/ Preliminary/ Final Site Plan and SEQRA Review
200 & 400 Oritani Drive & 877 Western Highway, Blauvelt
65.18/1/1 & 22 and 70.06/1/1.12; LO zoning district

Submission reviewed:

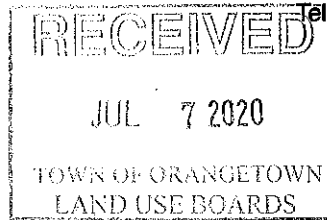
Supplemental plan sheets as prepared by CESO CO., last revised 6-30-2020 per planning board comments.

- 1) Applicant is now proposing an enclosed addition and has eliminated the proposed canopy. No variances required.
- 2) ACABOR review and approval is required.
- 3) Landscape Plan L1.0 should show the proposed addition and the proposed 8'-0" fence.
- 4) Revised C4.1 and C4.2 should be submitted showing the proposed changes that are indicated on the overall site plan, C4.0.



**Department of Environmental Management and Engineering
Town of Orangetown**

127 Route 303 Orangetown New York 10962
Tel: (845) 359-6502 • Fax: (845) 359-6951



July 6, 2020

Planning Board
Town of Orangetown
1 Greenbush Road
Orangetown, New York 10962
Attn: Cheryl Coppersmith, Chief Clerk

Re: Onyx Management/ Amazon Delivery Center Site Plan

PB# 20-19

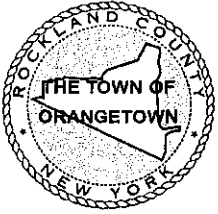
Gentlemen:

This Department has the following comments/ recommendations:
(This letter **supplements** our letter of 5/20/20 and **supersedes** our letter of 6/22/20)

1. All of this Department's comments/ recommendations of our 5/20/20 letter remain in effect.
2. This Department's letter of 6/22/20 requested an oil/ water separator for the site. The applicant has since provided a catalogue cut for an ADS *Nyloplast Envirohood* to achieve the required oil/water separation. However, the drawings do not indicate where and how many catch basins this will be installed on. This Department recommends that this water quality feature be installed on at least 2 catch basins "upstream" of the proposed infiltration basin. The locations of where this feature is to be used shall be clearly identified on the plans. Also, details and design calculations for the correct size of the feature shall be added to the required SWPPP. This item shall also be discussed in the Project Narrative of the required SWPPP.
3. The proposed infiltration basin shown on drawing L1.0 (last updated 6/30/20) that was part of the latest submittal package, shows a different configuration for the basin. The design of the proposed infiltration basin must be unified throughout all of the drawings and the SWPPP. The entire drawing set and required SWPPP shall be updated and reflect the latest basin design.

Very truly yours,

cc: Highway file
Sewer file

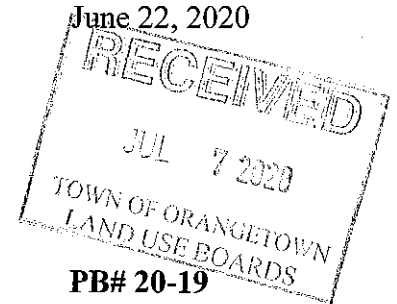


Department of Environmental Management and Engineering
Town of Orangetown

127 Route 303 Orangeburg New York 10962
Tel: (845) 359-6502 • Fax: (845) 359-6951

Planning Board
Town of Orangetown
1 Greenbush Road
Orangeburg, New York 10962
Attn: Cheryl Coppersmith, Chief Clerk

Re: Onyx Management/ Amazon Delivery Center Site Plan



Gentlemen:

This Department has the following comments/ recommendations:
(This letter supplements our letter of 5/20/20)

1. Due to the large amount of delivery vehicles to be parked onsite (both day and night) on the existing pavement, as shown on drawings C4.0/4.1, an oil-water separator system shall added to the plans, prior to stormwater runoff entering the proposed infiltration pond.

Very truly yours,

cc: Highway file
Sewer file



BROOKER ENGINEERING, PLLC

NY OFFICE

74 Lafayette Avenue
Suite 501
Suffern, NY 10901

845.357.4411 Tel.
845.357.1896 Fax

NJ OFFICE

22 Paris Avenue
Suite 105
Rockleigh, NJ 07647

201.750.3527 Tel.

July 7, 2020

Town of Orangetown Planning Board
20 Greenbush Road
Orangeburg, New York 10962



Attn: Cheryl Coopersmith, Chief Clerk

Re: Onyx Management/Amazon Delivery Site Plan, 200 & 400 Oritani Drive (tax lots 65.18-1-1&22, 70.06-1-1.12)
Planning Board Drainage Review (for July 8, 2020 Planning Board meeting)
BBE #OTN0149

Dear Ms. Coopersmith:

As the drainage consultant for the Town of Orangetown Planning Board, we have prepared the following report in support of the Onyx Management/Amazon Delivery Site Plan application to the Town of Orangetown Planning Board:

Information Reviewed

1. "Private Site Improvement Plans for DXY4 – Delivery Station", prepared by Cesco Co., signed and sealed by Jeffrey A. Tibbets, PE, Drawings C1.0 – C8.4, last revised March 12, 2020. (Original Submission)
2. "Drainage Analysis Report DXY4", prepared by Jeffrey A. Tibbets, PE, dated March 12, 2020 (Original Submission)
3. Project Application and narrative, dated March 25, 2020. (Original Submission)
4. "Building Plans and Elevations", prepared by Cesco Co., Drawing Number A1.15, dated 06/15/2020, not signed and sealed (New for this submission)
5. "Overall Site Plan", prepared by Cesco Co., Drawing Number C4.0, dated 06/30/2020, not signed and sealed (New for this submission)
6. "Circulation Plan", prepared by Cesco Co., Drawing Number C10.0, dated 06/30/2020, not signed and sealed (New for this submission)
7. "Line of Sight – North Property", prepared by Cesco Co., Drawing Number C10.1, dated 06/30/2020, not signed and sealed (New for this submission)
8. "Line of Sight – South Property", prepared by Cesco Co., Drawing Number C10.2, dated 06/30/2020, not signed and sealed (New for this submission)
9. "Landscape Plan", prepared by Cesco Co., Drawing Numbers L1.0 and L 2.0, dated 06/30/2020, not signed and sealed (New for this submission)
10. "Envirohood/Snout" Specifications and Details (New for this submission)

Project Description

This is our second drainage review report for this application; our last review was dated May 26, 2020. The site is located in Bradley Industrial Park, along the west side of Oritani Drive. Two existing buildings at 200 and 400 Oritani Drive are to remain and be used as warehouses. A reconfiguration of the parking area between the two buildings is proposed for this application. A new stormwater management infiltration basin is proposed at the downhill of the limit of disturbance.

The latest submission provides material to supplement the original submission; changes with respect to drainage have not been made for this submission. We have coordinated with the applicant's engineer and they have indicated they will have a response with respect to drainage in future submissions. For this submission, the applicant has provided information with respect to "Envirohood" product to provide oil/water separation for water quality mitigation. We find the use of this product acceptable.

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

Brian Brooker, P.E.	Eve Mancuso, P.E., C.M.E.	Ken DeGennaro, P.E., C.F.M.	Stuart Strow, P.E., C.F.M.
Anthony Riggi, P.E.	Dennis Rocks, P.E., C.F.M.	John Bezuyen, P.L.S.	
Hillary Chadwick, P.E.	Vincent Kane, P.E.	Nestor Celiz, P.E.	Benjamin Levitz, P.E.

Project Comments

The following comments with respect to drainage from our May 26, 2020 review remain:

1. Full size site plans should be provided at a standard engineering scale.
2. The drainage subarea maps should be delineated based on topography and not necessarily the limits of disturbance. The complete watershed that is directed to the infiltration basin should be modeled in the hydrologic model.
3. A Utility Plan should be provided that shows the catch basin rim and invert elevations.
4. The outlet structure detail should be provided. Sections through the infiltration basin should be provided.
5. The drainage subareas in the hydrologic model should be broken down to subareas with large connected impervious surfaces that utilize a full impervious curve number.
6. Provide calculations for stage versus storage of the proposed infiltration basin.
7. Provide supporting data for time of concentration and curve numbers.
8. Show the flow path for the overflows from the emergency overflow weir.
9. The basin will store 1.9 inches of rainfall runoff from the impervious surfaces; the 100-year stage in the basin is elevation 87.52 and the emergency spillway elevation is 87.75. The freeboard from the emergency spillway and 100-year stage should be increased.
10. Provide soil test results to support the use of an infiltration basin.

Drainage Review Recommendation

The proposed action has provided sufficient drainage information that demonstrates that potential significant adverse impacts with respect to drainage can be mitigated. We therefore recommend that the DXY4 – Delivery Station Site Plan be approved for drainage subject to the above project comments.

Very truly yours,



BROOKER ENGINEERING, P.L.L.C.
Kenneth DeGennaro, P.E.

**Town of Orangetown
20 South Greenbush Road
Orangeburg, New York 10962**

Planning Board Meeting of May 27, 2020

Project Name: Onyx Management/ Amazon Delivery Center Site Plan

Location of Parcel: The site is located at 200 and 400 Oritani Drive and 877 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lots 1 & 22 and Section 70.06, Block 1, Lot 1.12 in the LO zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, e-mailed or faxed to the Planning Board Office.

If your agency does not have any comments at this time, please respond to this office by sending back this sheet.

- **U.S. Postal: 20 South Greenbush Road, Orangeburg, New York 10962**
 - **Email to Planning Board at ccoopersmith@orangetown.com, or**
 - **Fax to the Town of Orangetown Planning Board @845 359-8526**
- () Comments Attached (or to be provided prior to Meeting date noted above)
- () No Comments at this time. Please send future correspondence for review.
- (X) No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

Dated: 6/26/20

SUEZ

Agency Name

By: Bill Prehoda

Please Print Name

Cheryl Coopersmith

From: Cheryl McNeil <rocklandamazon@gmail.com>
Sent: Wednesday, June 17, 2020 5:24 PM
To: Cheryl Coopersmith
Subject: Please forward to the Planning Board

[External Email]

Το της Πλαννινγ Βοαρδ:

Ωε αρε ρεσπονδινγ το της θυνε 15τη μεετινγ ωιτη Αμαζον, βψ ρεθυεστινγ τηατ της Βοαρδ ρεθυ
ιρε της φολλοωινγ οφ Αμαζον ιν τηειρ φιναλ πλαν:

- Documentation that the service radius is 15-20 miles with an accompanying map that includes the other 10-20 depots mentioned.
- A restriction on the hours at night that the semis can arrive and leave.
- Written assurance that the entrance from Western Hwy to the Amazon property will be gated and locked, except for emergencies.
- Documentation on oil separation, noise barriers, additional vegetation, and installation of a scrubber filtration system, as well as a written agreement to prohibit idling.
- Documentation that Suez is being consulted with regard to water quality in the reservoirs and runoff from this Amazon operation, with a report back to the public.
- Written protocol disseminated to the public on the issue of oversight: who will be holding Amazon accountable for following the approved plan? To whom will we report complaints? What is the procedure for rectifying issues if the plan isn't followed? The protocols and commitments should be included in Amazon's final documentation.

In general, Amazon is making some important changes, and we appreciate the four members of the Planning Board who were vocal about additional changes to the plan that are necessary. Please note that an online petition regarding the Amazon project has garnered over 100 resident signatures. Your community is listening to how you will help make this project a liveable one for the residents.

Thank you,

Cheryl McNeil
56 Old Western Hwy
Blauvelt, NY 10913