

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(845) 359-8410 (ext. 4316)
Date: April 23, 2024

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway

- Rockland County Drainage ✓
- Rockland County Health ✓
- Rockland County Planning ✓
- Rockland County Highway ✓

Review of Plans: **Amazon Site Plan Amendment, 200 & 400 Oritani Drive, Blauvelt, New York, 10913**

Section 65.18 Block 1 Lot 1 & 22 LO zone

Section 70.06 Block 1 Lot 1.12

This matter is scheduled for: June 5, 2024

Chapter 43, Section 3.11, LO district, Column 5, #11, (Signage: illuminated signs shall not exceed 30 square feet (1 side) or 60 square feet (2 sides) permitted, 20 square feet over proposed) for the AS-16 sign which contains the Amazon logo. The premises are located at 200 & 400 Oritani Drive, Blauvelt, New York and identified on the Orangetown Tax Map as Section 65.18, Block 1, Lot 1 & 22 and Section 70.06, Block 1, Lot 1.12 in the LO zoning districts.

Please review the information enclosed and provide comments. These comments may be mailed by June 5, 2024, e-mailed or faxed to the Zoning Board Office.

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

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: Kbettmann@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: June 5, 2024

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () 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.

This project is before the Zoning Board on Wednesday, June 5, 2024. **Kindly forward your completed review to this office by June 5, 2024.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Katlyn Bettmann



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

**Jane Slavin, RA
Director**

(845) 359-8410

Fax: (845) 359-8526

Date: April 16, 2024

To: Zoning Board of Appeals

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

Subject: **Amazon Site Plan Amendment**
200 & 400 Oritani Drive, Blauvelt
65.18/1/1 & 22 and 70.06/1/1.12; LO zoning district

Submission Reviewed:

Delivery Station Expansion drawing package as prepared by CESO, last revised 10-17-2023 and narrative and binder as prepared by Cuddy + Feder, dated January 18, 2024.

- 1) A pylon sign of 30 square feet each side, is proposed and in compliance with Table 3.11, LO District, Column 5, no.11.
- 2) Per Chapter 43, Table 3.11, LO District, Column 5, No. 11, One illuminated business sign equal or less than 30 square feet (1 side) or 60 square feet (2 sides) is permitted. The AS-16 sign, which contains the AMAZON logo, measuring 4 feet x 5 feet results in an additional 20 square feet of signage area in addition to the pylon sign referenced above. Variance required.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

ZONING BOARD OF APPEALS

Date: April 11, 2024

Applicant: Amazon

Address: 200 & 400 Oritani Dr., Blauvelt (65.18-1-1 & 22, 70.06-1-1.12)

Section: 65.18

Block: 1

Lot: 1 & 22

Permit# BLDC-2486-23

Plans Submitted: Plans dated 10/11/2021 rev. 3/28/2024 signed and sealed by Jeffrey A. Tibbitts L.P.E.

which include: Architectural site plan(AS1,10) page 1, striping and site plan - phase 0 (AS1.11) page 2,

signage & construction details sheet(AS1..13) page 3, signage & construction details sheet AS1.14(AS1.14)

page 4.

Project Name: Amazon

Date of Submittal to Land Use Board: April 10, 2024

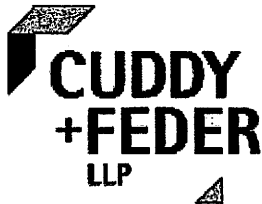
Date of Board Meeting: TBD

Sincerely,

Katlyn Bettmann

Senior Clerk Typist

Date/Initial of OBZPAE Review Completed: 4/16/24 JS - see attached letter.



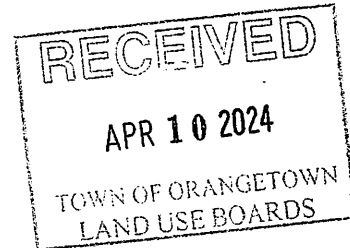
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Daniel Patrick, Esq.
dpatrick@cuddyfeder.com

April 8, 2024

**BY HAND DELIVERY
AND E-MAIL**

Chairman Daniel Sullivan
and Members of the Zoning Board of Appeals
Town of Orangetown
20 Greenbush Road
Orangetown, New York 10962



Re: Amazon.com Services, Inc.
Area Variance: Signage
Tax IDs: 65.18-1-1 & 65.18-1-22 & 70.06-1-1.12

Dear Chairman Sullivan and Members of the Zoning Board of Appeals:

On behalf of Amazon.com Services, Inc. (“Amazon” or the “Applicant”), the lessee of the above-referenced Premises, we respectfully submit this letter to the Town of Orangetown Zoning Board of Appeals (“ZBA”) requesting area variance approval to permit the placement of 1 non-illuminated sign for wayfinding and directional purposes to promote the safe, efficient travel at Amazon’s delivery station at 200-400 Oritani Drive (Tax IDs: 65.18-1-1 & 65.18-1-22 & 70.06-1-1.12) (the “Premises”). This application is submitted in furtherance of Amazon’s pending application for amended site plan approval currently before the Planning Board for its installation of new EV charging stations in the existing paved parking area as well as new site lighting and signage. On March 13, 2024, the Town of Orangetown Planning Board (“Planning Board”) granted preliminary site plan approval as well as established itself as Lead Agency for the State Environmental Quality Review Act (“SEQRA”) and adopted a negative declaration concluding that Amazon’s proposal will not result in any significant adverse environmental impacts. A copy of the Planning Board’s Preliminary Site Plan and Negative Declaration Approval is included as **Exhibit D**. We are thereby requesting the herein described area variance relief for the proposed signage to allow the Applicant to apply to the Town of Orangetown Architecture and Community Appearance Board of Review (“ACABOR”) before returning to the Planning Board for final site plan approval.

The Premises:

The Premises consists of three separate parcels totaling approximately 37.6-acres located along the west side of Bradley Corporate Park, between Western Highway and Route 303. The Property is classified within the Town’s Laboratory-Office (“LO”) District. The warehousing and distribution uses are permitted pursuant to the New York Supreme Court, Rockland County decision in Town of Orangetown v. Magee, 156 Misc.2d 881 (Sup. Ct. 1992) in which the Court found vested rights in the use of the Property pursuant to the Orangetown Zoning Ordinance and Zoning Map as it existed in 1985.



April 8, 2024
Page 2

The Applicant currently leases the Premises where it operates its last-mile delivery station in accordance with the Performance Standards Review approval granted by the Zoning Board of Appeals on January 22, 2020 and the Site Plan approval granted by the Planning Board on July 8, 2020 (and as amended September 23, 2020 and April 28, 2021) (together, "Prior Approvals"). The Prior Approvals cover the Applicant's original lease areas consisting of the entire 200 Oritani Building (approximately 75,607 s/f) and a portion of the 400 Oritani Building (approximately 97,708 s/f of the entire 122,167 s/f building).

The Premises is mostly developed with either the two existing structures or the at-grade parking lot. The Premises is currently adjoined by railroad tracks on the east, commercial/light industrial uses to the north and south, and residential uses to the west. A vegetated buffer was established in recent years along the western boundary as a condition of the Prior Approvals for the Applicant's initial use and occupancy of the Premises. Access to and from the Premises occurs from Route 303 by Bradley Hill Road across the train tracks. The Premises also has emergency access from Western Highway.

The Applicant's delivery station facilitates the "last mile" delivery of its customer orders. The Applicant's fulfillment network is comprised of a variety of different building types and operations to ensure the Applicant can meet the continued demand from its customers. Packages arrive at the Premises from the Applicant's fulfillment and sortation centers by truck and are then sorted and loaded onto delivery vans for delivery directly to customers. The packages are delivered directly to the 400 Oritani building and are then loaded in one of the loading docks furthest from the residential properties. Packages are sorted within the 400 Oritani building and prepared to be loaded onto delivery vans for delivery directly to customers' doors. The delivery vans queue and are loaded in the enclosed loading area located at the eastern side of the 400 Oritani building. The entirety of the 200 Oritani building and portions of the existing exterior paved parking areas are used for parking.

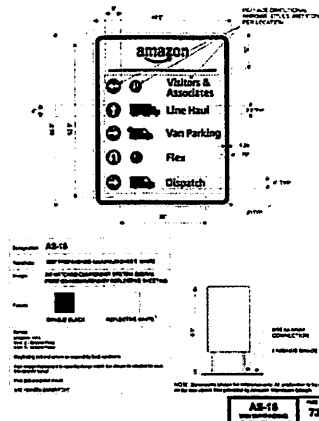
While the overall intensity of the Applicant's use of the Premises is not changing, the Applicant is still proposing various exterior changes to support its transition to a delivery fleet with less emissions and cleaner air for the community along with improvements to onsite circulation and safety. Specifically, the Applicant is proposing to restripe various areas of the existing paved parking lot to supplement and relocate existing parking spaces for the delivery vehicle fleet and employees. The Applicant's plans include installation of 102 new EV charging stations which will allow the Applicant to begin replacing their existing internal-combustion vehicle van fleet with EV vans. The Applicant continues to propose new wayfinding signage and new site lighting to support their existing operations. Overall, these changes are expected to cause no adverse on-site or off-site impacts.

The Applicant received the Office of Building, Zoning, Planning Administration and Enforcement ("OBZPAE") Referral to the Planning Board dated March 13, 2023 (**Exhibit E**). The Applicant and its representatives appeared before the Planning Board on June 14, 2023 where this proposal was presented. Following that appearance, the Applicant and its representatives appeared before the Town's Industrial Use Committee ("IUC") which approved its Performance Standard Review application pertaining to the proposed site changes (**Exhibit F**). The Applicant thereafter

returned to the Planning Board for continued site plan review and was granted preliminary site plan approval on March 13, 2024. Prior to the Planning Board's March 13, 2024 meeting, the Applicant received the Office of Building, Zoning, Planning Administration and Enforcement Review Memorandum dated March 11, 2024 ("OBZPAE Memo") (**Exhibit G**) which provides, in relevant part, as follows:

- ...
4. A pylon sign of 30 square feet is proposed and in compliance with Table 3.11, LO District, Column 5, No. 11.
 5. There are also (2) AS-39 Parking lot designation signs and (21) S-95 Stall wayfinding signs that measure 18"x36", which are 8'-0" tall overall proposed. These proposed signs are quite large and result in 103.5 (4.5 square feet x 23) square feet for a total of 133.5 of proposed signage. Variance required.
 6. No details are provided for S-1, S-3, S-5, AND S-14. Details must be provided in order to determine the effect on the OVERALL signage square footage for the site.
- ...

Following the receipt of the OBZPAE Memo, the Applicant requested and confirmed clarification from the Director of the OBZPAE that the variance was only needed for the proposed AS-16 sign. The Email Correspondence with the OBZPAE Director is included as **Exhibit H**. The Applicant encloses its Sign Package prepared by CESO Architects, Inc. dated March 28, 2024 ("Sign Package") which provides details of the proposed signage, including the AS-16 sign, to be removed and installed and the location of the signage. The Applicant provides an excerpt of the AS-16 sign detail here.



The proposed AS-16 sign, along with all other signage being proposed, is intended to provide circulation direction and improved wayfinding for drivers and associates. This signage is not out of character with regard to size, content, or design as compared to other signs which may be found throughout the Premises and surrounding corporate park. The AS-16 sign proposed is a standard design used across the nation at the Applicant's facilities to ensure safe on-site circulation, direction, and identification. It is proposed to replace an existing sign which serves a similar



April 8, 2024
Page 4

function and is of a similar size. None of the signage being proposed is backlit or illuminated. All signage will be located on the existing industrial property and will have very limited visibility from any nearby property or public right-of-way.

Based on the OBZPAE Memo, the Applicant is directed to Town Code Table 3.11, LO District, Column 5, No. 11 which controls signage in the LO District. That section provides as follows:

General Accessory uses:

11. 1 illuminated business sign equal or less than 30 square feet (1 side) or 60 square feet (2 sides) not than 20 feet from any lot line, and not extending more than 18 feet high. Sign areas may be combined to form a single directory sign or part of the sign may be included in the directory sign and part on the establishment.

Additionally, the Applicant notes that various sign types are exempt from any size restrictions pursuant to Town Code Section 4.21 which provides as follows:

General controls over signs: No sign, billboard, advertising display or structure, poster or device shall be erected, moved, enlarged or reconstructed except as expressly permitted in this Code. State, County and Town signs and *private traffic signs installed for public purposes shall be excluded from the total sign area permitted for business and advertisement signs where used solely for traffic safety and direction.*

The Applicant reserves any and all rights to seek an interpretation pursuant to Town Code § 10.331 and NYS Town Law § 267-b(1) from the ZBA that no area variance approval is required for the proposed signage. Specifically, the AS-16 sign is not subject to the size restrictions of Table 3.11, LO District, Column 5, No. 11 since it is directory signage and wayfinding signage used for onsite traffic safety and direction. The AS-16 sign along with all other proposed signage are not business signs or advertisement signs as regulated by Town Code Table 3.11, LO District, Column 5, No. 11. These signs are typical designs which direct traffic, identify parking locations, and otherwise provide important traffic and directional information on the property. Therefore, all proposed signage, including the AS-16 sign, should not be regulated as business signs or advertisement signs as suggested by the OBZPAE Memo. Nevertheless, the Applicant submits the enclosed area variance application seeking approval for the AS-16 sign shown on the enclosed Sign Package.

Area Variance Request:

In furtherance of the pending application for amended site plan approval, we respectfully request area variance relief pursuant to Town Code § 10.332 and NYS Town Law § 267-b(3) as necessary to permit the AS-16 sign as depicted on the above table and as further detailed in the enclosed Sign Package. New York State Town Law Section 267-b(3)(b) provides that a ZBA shall consider the benefit to the Applicant if the area variance is granted as weighed against the detriment to the health, safety, and welfare of the neighborhood or community by such grant.



April 8, 2024
Page 5

In executing this balancing test, New York State Town Law directs that the ZBA shall consider:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than the area variance;
3. Whether the requested area variance is substantial;
4. Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA but shall not necessarily preclude the granting of the area variance.

The five area variance factors set forth are a tool for the ZBA to use in determining whether to grant the requested relief. It is important to note that no single factor is determinative in assessing an area variance application. For the following reasons and based on the evidence in the record, we respectfully submit that upon balancing the area variance criteria, the granting of the requested relief is warranted as the benefit to the Applicant far exceeds any conceivable detriment to the community if such variance is granted.

- 1. *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.***

There will be no undesirable change to the character of the community or detriment to nearby properties by the proposed signage. Specifically, the Premises currently has similar signage, including existing signage comparable in size and design as the proposed AS-16 sign. The existing AS-16 sign is proposed to be removed (along with other signage) and replaced with new signage shown on the Sign Package. The existing AS-16 sign that is being replaced is shown in **Exhibit I**.

The proposed signage is not out of the ordinary or out of context for the area which is comprised largely of paved parking areas and commercial/industrial uses. The signage being proposed is also not backlit or illuminated, so the overall visibility will be minimal from off-site or from nearby properties. The signage is not expected to be visible at all from the adjacent residential properties based on the small size, lack of lighting, and its location on the opposite side of the property than the nearby residences. The proposed signage will thus not have any adverse impact on the surrounding area but will rather correspond with typical signage which currently exists on site, in the surrounding roadways, and on nearby private properties.

Additionally, the added and improved wayfinding and directional signage will provide a benefit to nearby properties by ensuring drivers can accurately navigate the property, which will reduce the overall potential for vehicle conflicts on- or off-site. The improved signage will also ensure that drivers are directed away from nearby properties or unused portions of the Premises.



April 8, 2024
Page 6

Finally, the Town Code explicitly finds that signage used for traffic safety and direction serves a public benefit and is therefore exempt from the Town's sign regulations. The Town's sign regulations appear to regulate business or advertisement signs, not navigational signs like those which are currently proposed.

As a result of the above, the Applicant respectfully submits that the proposed AS-16 sign that is the subject of this Application is not out of character with the neighborhood and creates no undesirable change to the community and this factor weighs in favor of the ZBA granting the requested variance relief.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

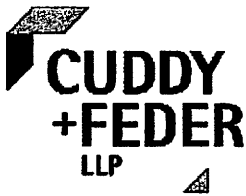
New York State Town Law Section 267-b(3)(b)(2) require the ZBA to consider "whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance." The range of appropriate alternatives is limited by two standards: first, the alternative must still provide the benefit sought by the Applicant and, second, it must be feasible for the Applicant to pursue. A ZBA may not deny a variance and attempt to relegate the Applicant to an alternative design that is a "profound departure" from, or substantially costlier than, the design proposed.¹

There is no practicable alternative available to the Applicant. The proposed AS-16 sign is intended to replace the similar signage on site and provide for safe and efficient circulation of the delivery station property and to identify the various parking areas. In order to do so, the signage must be of a size that it is visible to travelling vehicles and must be located where it can accurately and adequately manage the flow of traffic. Especially with the Applicant's introduction of new EV charging stations, it is important that drivers be familiar with where the appropriate parking stalls are located for associate vehicles, EVs, and internal combustion vans. Installing smaller signage is not a feasible options since a smaller sign will limit visibility or potentially cause vehicular/pedestrian conflicts. As a result, the Applicant has no feasible alternative other than to seek the requested area variance relief in order to enhance safety and circulation at the Premises.

3. Whether the requested variance is substantial.

It is respectfully submitted that upon consideration of the facts and circumstances in this situation, the requested area variance is not substantial. The substantiality of a variance cannot be judged solely on a comparison of the percentage deviation from the mandated requirements of

¹ See Corporation of Presiding Bishop of Church of Jesus Christ of Latter Day Saints v. ZBA of Town/Village of Harrison, 296 A.D.2d 460 (2d Dep't 2002). See also, Baker v. Brownlie, 248 A.D.2d 527 (2d Dep't 1998) and Salkin, New York Zoning Law & Practice § 29:36 Administrative Relief from Zoning Regulations: Variances.



April 8, 2024
Page 7

the Zoning Code.² Indeed, the overall effect of granting the relief is the appropriate inquiry.³ The ZBA must therefore consider the surrounding neighborhood and nearby signage when determining whether the requested variance is substantial. When viewed in the totality of the circumstances, the proposed AS-16 sign will not adversely impact neighboring properties and the requested variance should not be considered substantial. These circumstances include, without limitation, the limited visibility that the sign will have from off-site, the fact that similar signage exists on-site which is proposed to be replaced, and the proposed signage being similar in size and design of other existing signs on the Premises or at nearby properties.

To the extent that the ZBA may believe otherwise, we respectfully remind the ZBA that the mere fact that a variance is deemed “substantial”, or fails to meet any of the other factors, does not preclude granting an area variance based on the application of the overall balancing test.⁴

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The requested variance relief will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or community. Again, the proposed signage here is an improvement from the existing signage and will improve the Premises by enhancing site safety and circulation. The proposed signage is also a part of the Applicant’s overall plan to incorporate EV charging capabilities at the Premises which is expected to bring the Applicant closer to meeting its Climate Pledge and commitment to achieving net-zero carbon emissions by the year 2040. The Applicant’s introduction of the EV chargers will also advance New York State’s goals under the Climate Leadership and Community Protection Act.

On March 13, 2024, the Planning Board, acting as Lead Agency pursuant to SEQRA, adopted a negative declaration finding no potential for adverse environmental impacts in relation to the Applicant’s proposed site plan amendments, which include the herein described signage, among other minor site changes. Regardless, a Short Environmental Assessment Form (“EAF”) has been included in this application and is annexed hereto as **Exhibit B** confirming that the proposed AS-

² See Aydelott v. Town of Bedford Zoning Bd. of Appeals, N.Y.L.J. June 25, 2003, p. 21, col. 4 (Sup. Ct. 2003) (“consideration of this percentage deviation alone, taken in a vacuum, is not an adequate indicator of the substantiality [and] a large deviation can have little or no impact depending on the circumstances of the variance application.”).

³ See Lodge Hotel v. Town of Erwin Zoning Bd. of Appeals, 2007 WL 5649523 No. 94817 (Jan. 24, 2007) at *5, affirmed, 43 A.D.3d 1447, 843 N.Y.S.2d 744 (4th Dep’t 2007) (“[s]ubstantiality cannot be judged in the abstract; rather, the totality of relevant circumstances must be evaluated in determining whether the variance sought is, in actuality, a substantial one.”). See also Friends of Shawangunks, Inc. v. Zoning Bd. of Appeals of Town of Gardiner, 56 A.D.3d 883 (3d Dep’t 2008) (although variances were substantial, the ZBA properly determined area variances will not have a substantial impact on the community); Schaller v. New Paltz Zoning Bd. of Appeals, 108 A.D.3d 821 (3d Dep’t 2013) (upholding ZBA determination that an area variance was not substantial when compared to nearby buildings).

⁴ See Church of Jesus Christ of Latter Day Saints v. ZBA of Town/Village of Harrison, 296 A.D.2d 460 (2d Dep’t 2002) (determination that a request that was determined “substantial” did not excuse Zoning Board of Appeals from applying the overall balancing test).



April 8, 2024
Page 8

16 sign presents no potential for significant adverse environmental impacts.

5. *Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance.*

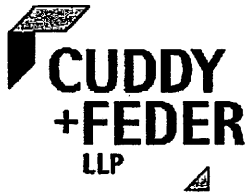
The need for the area variance relief requested herein is not self-created. The Applicant is making a number of improvements to the Premises, including the proposed EV charging stations and the improved signage for enhanced wayfinding and vehicle directing. The necessary variance is a result of the determination by the Director of the OBZPAE that the proposed AS-16 sign is subject to the restrictive signage provisions, despite Town Code § 4.21 which appears to exempt signs such as those proposed which are for traffic safety and direction. To the extent that the ZBA may believe otherwise, we respectfully remind the ZBA that this factor is not dispositive to the overall balancing test pursuant to New York State Town Law Section 267-b(3)(b)(5).

CONCLUSION:

For the reasons set forth above, and as will be further discussed at the public hearing on this matter, the Applicant requests that the area variance relief be granted to allow the proposed signage. The Applicant respectfully submits that the proposed signage conforms with the existing Premises and surrounding conditions. The benefit to the Applicant of approving the requested relief outweighs any conceivable harm to the community. The proposed relief is the minimum variance relief that meets the Applicant's needs and at the same time fully protects the character of the neighborhood and health, safety, and welfare of the community.

In support of this Application, please find enclosed the following Exhibits:

- Exhibit A:** Town of Orangetown Zoning Board of Appeals Application Checklist and Forms with Entity Disclosure Forms;
- Exhibit B:** Short Environmental Assessment Form;
- Exhibit C:** Bargain and Sale Deed by PG OE 200 Oritani Drive Owner, L.L.C. to RLIF Oritani SPE, LLC dated November 16, 2021; Bargain and Sale Deed by PG AE 400 Oritani Drive Owner, L.L.C. to RLIF Oritani SPE, LLC dated November 16, 2021;
- Exhibit D:** Town of Orangetown Planning Board Amendment to Final Site Plan – Preliminary Site Plan Approval Subject to Conditions and Negative Declaration Resolutions dated March 13, 2024 (PB 23-32);
- Exhibit E:** Town of Orangetown Office of Building, Zoning, Planning, Administration and Enforcement Referral to the Planning Board dated March 13, 2023 (BLDC-2843-23);
- Exhibit F:** Town of Orangetown Industrial Use Committee Determination of Conformance with Town Performance Standards dated September 6, 2023;
- Exhibit G:** Office of Building, Zoning, Planning Administration and Enforcement Review Memorandum dated March 11, 2024;



April 8, 2024
Page 9

- Exhibit H:** Email Correspondence with Director of OBZPAE Confirming Variance Required for AS-16 Sign; and
Exhibit I: Photographs of Existing Signage at the Premises.

Also included with the submission are full size copies of the Sign Package prepared by CESO Architects, Inc. dated March 28, 2024. A check made out to the Town in the amount of \$550, representing the \$400 area variance application fee for non-residential property and \$150 legal notice advertisement fee, is also being enclosed with this submission.

For all of the reasons set forth herein and in the accompanying documents, it is respectfully submitted that this Application for area variance relief should be granted in its entirety. The Applicant looks forward to appearing at the next available ZBA meeting to answer any questions you may have regarding this matter. In the meantime, should the ZBA or Town Staff have any questions or comments regarding the foregoing, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'DP', is written over a horizontal line.

Daniel Patrick
Enclosures

cc: Amazon Services, Inc.
CESO Architects, Inc.



**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

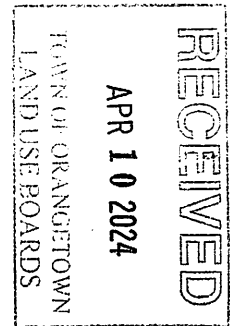
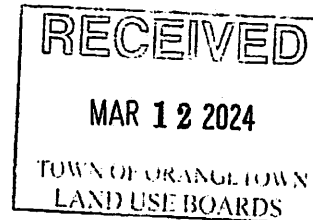
Fax: (845) 359-8526

Date: March 11, 2024

To: Planning Board

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

Subject: **Amazon Site Plan Amendment**
Prepreliminary/Preliminary/Final Site Plan
Amendment and SEQRA Review
200 & 400 Oritani Drive, Blauvelt
65.18/1/1 & 22 and 70.06/1/1.12; LO zoning district



PB #23-32

Submission Reviewed:

Delivery Station Expansion drawing package as prepared by CESO, last revised 10-17-2023 and narrative and binder as prepared by Cuddy + Feder, dated January 18, 2024.

- 1) The applicant's narrative states that the applicant has opted to abandon its proposal to occupy the remaining 24,459 square feet, however the plans are titled "DELIVERY STATION EXPANSION". Drawings must be revised.
- 2) The previously approved site plan from June, 2021 had 239 proposed exterior van spaces and this current application proposes a total of 481 exterior van spaces.
- 3) On Sheet AS1.11, there is a very long legend list of signage, however it appears that only 8 signage types are proposed. Applicant must clarify. Signage that is not proposed should be eliminated from the legends.
- 4) A pylon sign of 30 square feet is proposed and in compliance with Table 3.11, LO District, Column 5, no.11.
- 5) There are also (2) AS-39 Parking lot designation signs and (21) S-95 Stall wayfinding signs that measure 18"x36", which are 8'-0" tall overall proposed. These proposed signs are quite large and result in 103.5 (4.5 square feet x 23) square feet for a total of 133.5 of proposed signage. Variance required.

- 6) No details are provided for S-1, S-3, S-5 AND AS-14. Details must be provided in order to determine the effect on the OVERALL signage square footage for the site.
- 7) ACABOR review is required.
- 8) The property lines shall be clearly labeled on the photometric site plan
- 9) The applicant is reminded that no work can begin and no permit will be issued until all comments are met from the various agencies, all approvals are obtained, the Final Site Plan is stamped and the construction plans are reviewed and approved by the inspector.

JS – 3-11-2024

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2023 LAND USE BOARD APPLICATION

Please check all that apply:

<p><input checked="" type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Planning Board</p> <p><input checked="" type="checkbox"/> Zoning Board of Appeals</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Number of Lots</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Special Permit</p> <p><input checked="" type="checkbox"/> Variance</p> <p><input type="checkbox"/> Performance Standards Review</p> <p><input type="checkbox"/> Use Variance</p> <p><input type="checkbox"/> Other (specify): _____</p>	<p><input type="checkbox"/> Residential</p> <p><input type="checkbox"/> Historical Board</p> <p><input checked="" type="checkbox"/> Architectural Board</p> <p><input type="checkbox"/> Consultation</p> <p><input type="checkbox"/> Pre-Preliminary/Sketch</p> <p><input type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> Final</p> <p><input type="checkbox"/> Interpretation</p>
--	--

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: Delivery Center

Street Address: 200 & 400 Oritani Drive
Blauvelt, NY 10913

Tax Map Designation:

Section: <u>65.18</u>	Block: <u>1</u>	Lot(s): <u>1 & 22</u>	
Section: <u>70.06</u>	Block: <u>1</u>	Lot(s): <u>1.12</u>	

Directional Location:

On the west side of Bradley Hill Road, approximately 900 feet west of the intersection of Bradley Hill Rd & NY 303, in the Town of ORANGETOWN in the hamlet/village of Blauvelt.

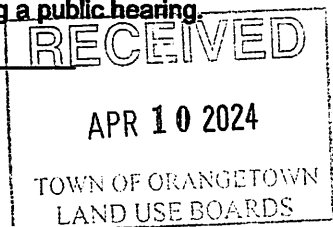
<p>Acreage of Parcel <u>9.75 (200) & 24.51 (400)</u></p> <p>School District <u>South Orangetown Central</u></p> <p>Ambulance District <u>South Orangetown</u></p> <p>Water District <u>Suez Water</u></p>	<p>Zoning District <u>LO</u></p> <p>Postal District <u>Blauvelt</u></p> <p>Fire District <u>FD 24 - West Nyack</u></p> <p>Sewer District _____</p>
---	--

Project Description: *(If additional space required, please attach a narrative summary.)*

The project consists of expanding the parking lot area for vans by restriping, adding new way-finding signage and a new non-illuminating pylon sign, adding EV charging stations and associated equipment, and adding new light poles within the parking area.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 3/29/23 Applicant's Signature: _____



APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? N/A
- 2) Is any open space being offered? N/A If so, what amount? N/A
- 3) Is this a standard or average density subdivision? N/A

If site plan:

- 1) Existing square footage N/A
- 2) Total square footage N/A
- 3) Number of dwelling units 0

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area No

Are there streams on the site? If yes, please provide the names No

Are there wetlands on the site? If yes, please provide the names and type:

No

Project History:

Has this project ever been reviewed before? Yes

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

ZBA Performance Standard Review (January 22, 2020) ZBA #20-08 & 20-09

Final Site Plan Approval (7/8/20) PB #20-09; Final Site Plan Approval (pending) PB# 23-32

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A

200' Radius List: Combined Parcels							
65.18-1-1/70.06-1-1.12/65.18-1-22							
SBL	Owner	CoOwner	PropertyAddress	MailingAddress	City	State	Zip
65.13-1-2	PG-OE875 Western Highway		875 Western Hwy	900 Route 9 North Ste 400	Woodbridge	NJ	07095
65.14-1-1	PG-OE 900 Bradley Hill Rd LLC		900 Bradley Hill Rd	900 Route 9 North Ste 400	Woodbridge	NJ	07095
65.17-1-8	O'Sullivan James		865 Western Hwy	PO Box 113	Blauvelt	NY	10913
65.17-1-9	Barahona Luis		857 Western Hwy	857 Western Hwy	Blauvelt	NY	10913
65.17-1-10	Hill Patrick J	Hill Carolyn C	849 Western Hwy	849 Western Hwy	Blauvelt	NY	10913
65.17-1-11	Burke Annette	O'Mara Christopher	835 Western Hwy	835 Western Hwy	Blauvelt	NY	10913
65.17-1-12.1-65.17-1-12.4	Mc Nichol Richard		823, 811, 827, 831 Western Hwy	PO Box 205	Blauvelt	NY	10913
65.17-1-21	Espinosa Jaime D		4 Piper Ct	4 Piper Ct	Blauvelt	NY	10913
65.17-1-24	Mangleri John	Mangleri Anne Marie	3 Haring Pl	3 Haring Pl	Blauvelt	NY	10913
65.17-1-25	Colucci Marcus A	Colucci Angela L	2 Haring Pl	2 Haring Pl	Blauvelt	NY	10913
65.17-1-26	Morales Patrick	Morales Pelagia	1 Haring Pl	1 Haring Pl	Blauvelt	NY	10913
65.17-1-41	Daswani Devka		751 Western Hwy	751 Western Hwy	Blauvelt	NY	10913
65.18-1-1	PG-OE 877 Western Highway		877 Western Hwy	900 Route 9 North Ste 400	Woodbridge	NJ	07095
65.18-1-3	PG-OE 800 Bradley Hill Rd LLC		800 Bradley Hill Rd	900 Route 9 North Ste 400	Woodbridge	NJ	07095
65.18-1-4	PG-OE 700 Bradley Hill Rd LLC		1-2 Flower Ln	900 Route 9 North Ste 400	Woodbridge	NJ	07095
65.18-1-21	PG-OE 600 Bradley Hill Rd LLC		600 Bradley Hill Rd	900 Route 9 North Ste 400	Woodbridge	NJ	07095
65.18-1-22	RLIF Oritani SPE LLC		200 Oritani Dr	201 West St	Annapolis	MD	21401
65.18-1-23	Albert James	Albert Francheska	1 Avis Ct	1 Avis Ct	Blauvelt	NY	10913
65.18-1-24	Hsu Margaret		6 Avis Ct	6 Avis Ct	Blauvelt	NY	10913
65.18-1-25	Previte Jason	Revite Lauren	4 Avis Ct	4 Avis Ct	Blauvelt	NY	10913
65.18-1-26	Grodin Warren K	Kaplan June B	2 Avis Ct	2 Avis Ct	Blauvelt	NY	10913
70.06-1-1.3	3SGT LLC		3 Sgt Demeola Rd	3 Sgt Demeola Rd	Blauvelt	NY	10913
70.06-1-1.4	D'Orio Robert	D'Orio Kimberly	4 Sgt Demeola Rd	4 Sgt Demeola Rd	Blauvelt	NY	10913
70.06-1-1.5	Noonan Denis M	Noonan Joan P	5 Sgt Demeola Rd	5 Sgt Demeola Rd	Blauvelt	NY	10913
70.06-1-1.6	Maddalena Maria		6 Sgt Demeola Rd	6 Sgt Demeola Rd	Blauvelt	NY	10913
70.06-1-1.7	Rodriguez Xenia		7 Sgt Demeola Rd	7 Sgt Demeola Rd	Blauvelt	NY	10913
70.06-1-1.12	RLIF Oritani SPE LLC		400 Oritani Dr	210 West St	Annapolis	MD	21401
70.06-1-1.13	PG-OE 400 Oritani Drive LLC		100 Oritani Dr	900 Route 9 North Ste 400	Woodbridge	NJ	7095
70.06-1-2	Advanced Blauvelt LLC		614 Route 303	614 Route 303	Blauvelt	NY	10913
70.06-1-47	PG-OE 140 Leber Road LLC		140 Leber Rd	900 Route 9 North Ste 400	Woodbridge	NJ	07095
70.06-1-50.4	PG-OE 64 Leber Road LLC		64 Leber Rd	900 Route 9 North	Woodbridge	NJ	07095
70.06-1-54	Rockland Meeting	Religious Society Of Friends	60 Leber Rd	60 Leber Rd	Blauvelt	NY	10913
70.06-1-55	Li QJong	Yuan Yonghui	36 Leber Rd	36 Leber Rd	Blauvelt	NY	10913



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

RECEIVED
APR 10 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE PLANNING BOARD

Date: 3.10.23 Section: 70.06 Block: 1 Lot: 1.12

Applicant: Amazon

Address: 40 Oritani Dr, Blauvelt, NY

RE: Application Made at: same

Referred For: **§ 21A-4 Site development plan approval required.**

[Amended 9-4-2018 by L.L. No. 11-2018]

A. No building permit or certificate of occupancy shall be issued, other than for a single- or two-family residence and structures accessory thereto, except for a building or use that is in conformity with a site development plan approved by the Planning Board,

B. Approval of a site plan by the Planning Board is required for the development or redevelopment of any property or structure for a new use, the expansion or relocation of any existing use, or a change of use.

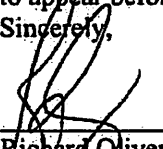
(1) A change that results in a difference in the numerical listing or the use column (Uses Permitted by Right, Uses by Special Permit, Conditional Uses, General Accessory Uses) for all uses as set forth in Chapter 43, § 3.11, Table of General Use Regulations.

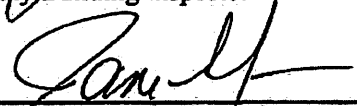
(2) A change in the off-street parking requirements for a use as specified in Chapter 43, § 3.11, Table of General Use Regulations.

Comments:
99 New Vehicle Charging Stations

Dear Amazon,

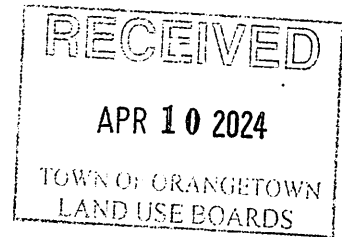
Please be advised that the Building Permit Application # p23-2843, which you submitted on 2/23, has been referred to the Orangetown Planning Board. Please contact the Board office at 845-359-8410 ext. 4316 and someone will assist you in the preparation necessary to appear before the board or you may email Katlyn Bettmann at kbettmann@orangetown.com

Sincerely,

Richard Oliver
Deputy Building Inspector



Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
4-30-2023 JSA
Date 3/13/23
CC: Liz DeCort
Cheryl Coopersmith

Short Environmental Assessment Form Part 1 - Project Information



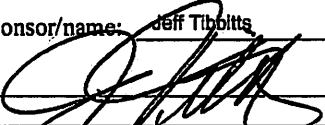
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

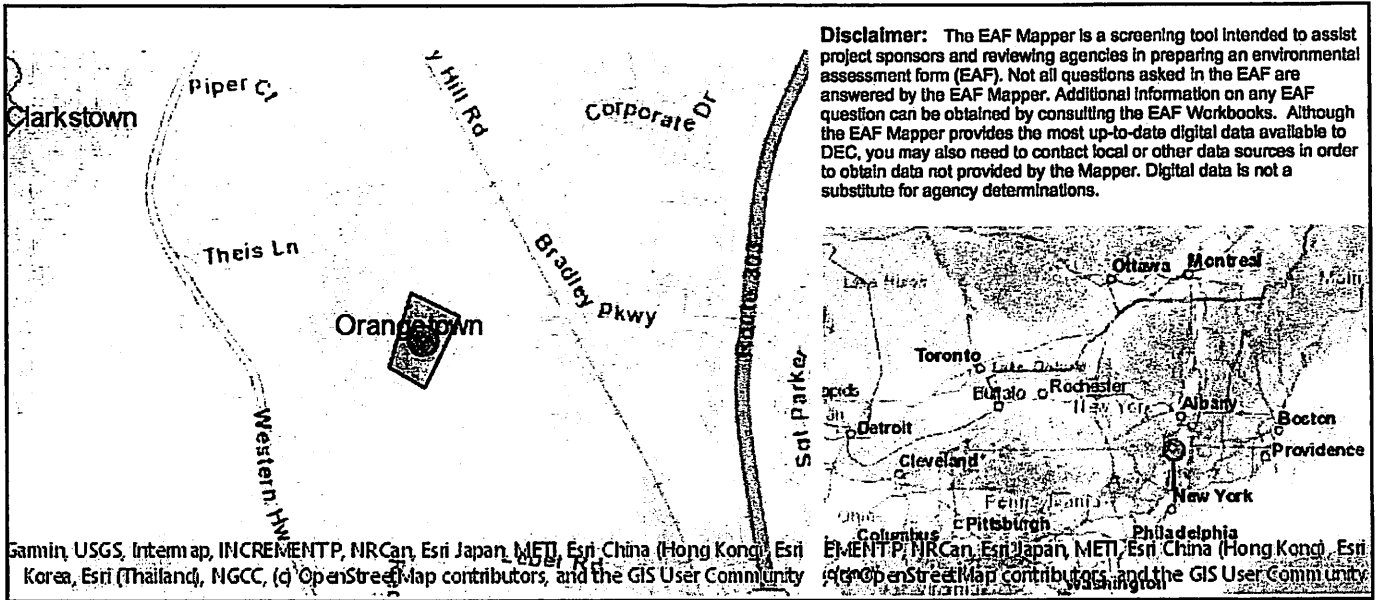
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Delivery Center			
Name of Action or Project: Delivery Center at Hudson Crossing			
Project Location (describe, and attach a location map): 200-400 Oritani Drive, Town of Orangetown, NY 10913			
Brief Description of Proposed Action: Amazon proposes minor site plan amendments relating to its existing delivery station at 200-400 Oritani Drive. The site plan amendments currently proposed include the following: <ul style="list-style-type: none"> • Additional way-finding signage added to the exterior building plans. Additionally, a non-illuminating pylon sign is to be located at the main entrance. • Additional site lighting poles and fixtures are planned for the expansion area of the site. • Installation of Amazon's Electric Vehicle charging stations and associated equipment to be located in the existing paved parking area, 98 new charging stations in total. 			
Name of Applicant or Sponsor: CESO Co		Telephone: 814.942.3565 E-Mail: jorge@cesoinc.com	
Address: 2800 Corporate Exchange Drive, Suite 400			
City/PO: Columbus		State: OH	Zip Code: 43231
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Industrial Use Committee; OBZPAE		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		37.6 acres	
b. Total acreage to be physically disturbed?		0.108 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		37.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ According to available online resources (Environmental Resource mapper and fish and wildlife wetland mapper) the closest wetland is located more than 500 feet north of the site location. _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
No changes to grading or impervious coverage are proposed. Stormwater will be managed by existing onsite stormwater infrastructure. No additional discharge or conveyance changes are proposed to the stormwater system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
According to the NYSDEC's environmental monitoring DECinfo Locator, the subject property is not identified as a remediation or hazardous waste site. The eastern adjoining properties are identified as remediation parcels included in the state superfund program.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jeff Tibbitts</u>		Date: <u>08/18/2023</u>
Signature: 		Title: <u>Senior Vice President</u>





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Hi Jane – I just tried reaching you at your office but was advised I should send an email. We are working on putting together a sign package but I need to understand which signs require a variance and which do not. I have copied the sign details below which are being proposed (in some cases, multiples of certain signs). Can you let me know if they all need to be included in the sign variance request or if just specific types of signs require a variance? Specifically, Section 4.21 of the Town Code which provides that:

General controls over signs: No sign, billboard, advertising display or structure, poster or device shall be erected, moved, enlarged or reconstructed except as expressly permitted in this Code. State, County and Town signs and *private traffic signs installed for public purposes shall be excluded from the total sign area permitted for business and advertisement signs where used solely for traffic safety and direction.*

Since most, if not all, of the signs proposed are the purposes of traffic safety and direction on site (especially the stop signs, speed limit signs, ped x-ing signs, and no exit signs), we are uncertain about the variance request that needs to be made.

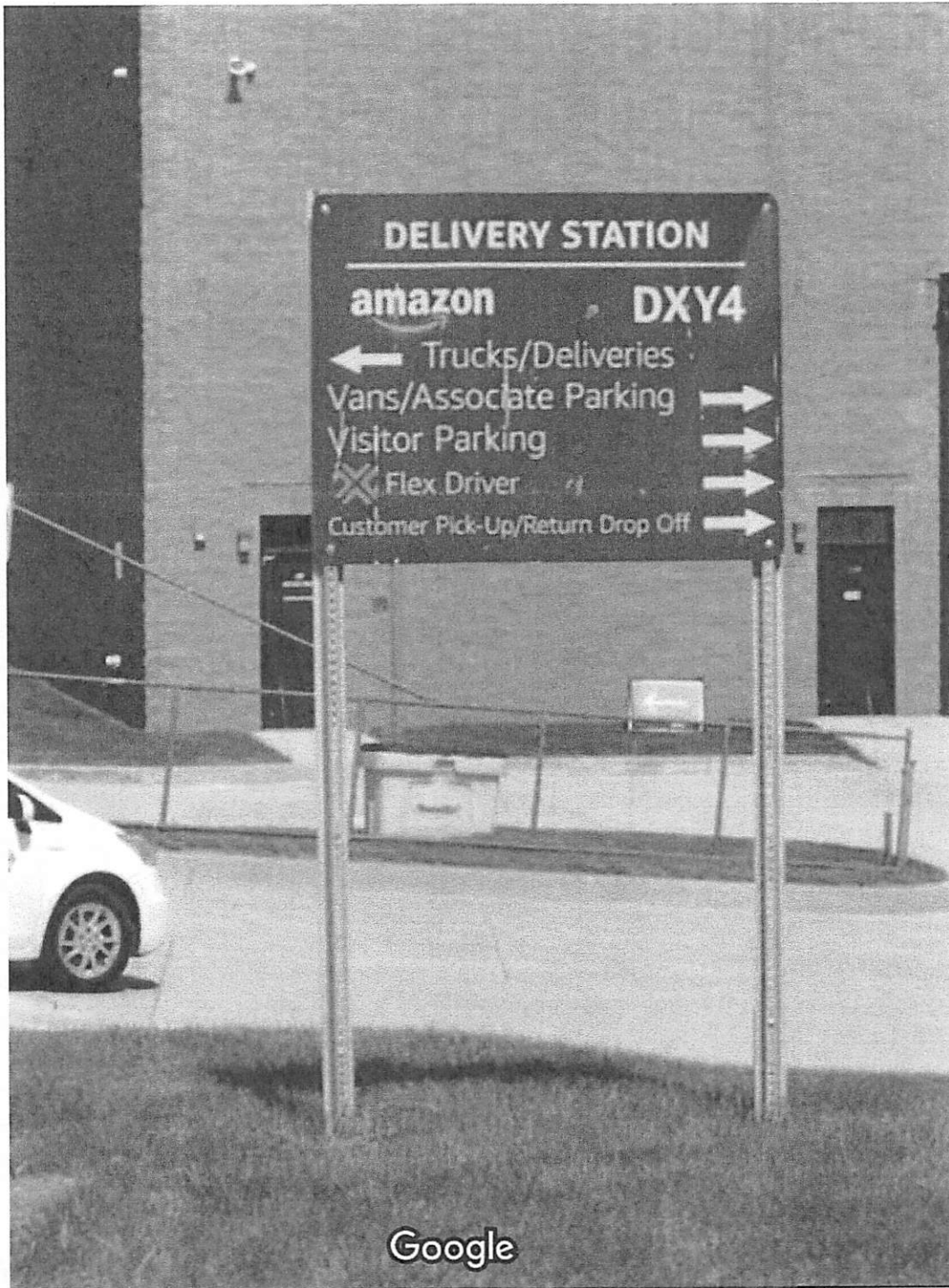
Thanks,

Dan

The image displays 12 technical drawings for various signs and structures, arranged in a 3x4 grid. Each drawing includes a top-down view with dimensions, a side elevation, and a detailed list of materials and specifications.

- Top Row:**
 - S-1 (15' x 15')**: Stop sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
 - S-3 (20' x 20')**: Speed Limit 5 sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
 - S-5L1 (27' x 27')**: Pedestrian crossing sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
 - AS-14 (66' x 18')**: No Exit sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
- Middle Row:**
 - 7' x 10' ILLUMINATED PYLON**: Amazon Delivery sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
 - S-3(Mod) (23' x 23')**: Bump sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
 - AS-16 (73' x 23')**: Amazon logo sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
 - AS-39 (100' x 23')**: Van Lot sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
- Bottom Row:**
 - AS-95 (127' x 23')**: Directional sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
 - PG-11 (181' x 23')**: Concrete curb sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
 - PG-12 (181' x 23')**: Concrete curb sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.
 - PG-13 (181' x 23')**: Concrete curb sign. Materials: 1/2" aluminum sign sheet, 1/2" aluminum sign post, 1/2" aluminum sign base.

Existing Sign To Be Removed and Replaced



RECEIVED
APR 10 2024
TOWN OF ORANGETOWN
LAND USE BOARDS

ORANGETOWN STANDARD NOTES:

- PERFORMANCE STANDARDS REVIEWED BY TOWN OF ORANGETOWN ZONING BOARD, JANUARY 22, 2020 AS ZBA820-08 AND ZBA420-09
- TOTAL AREA OF DISTURBANCE (A.O.D.) = 0.106 ACRES
- THE MAXIMUM SOIL EXPOSURE LIMIT IS 14 DAYS
- LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 238L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING, AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE-CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M.

SITE NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL NEW YORK ONE CALL AND ALL UTILITY COMPANIES TO SCHEDULE ANY UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED AND/OR RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF RAMPS.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB OR EDGE OF PAVEMENT, AS APPLICABLE, UNLESS OTHERWISE NOTED.
- PROVIDE STRIPING AS SHOWN. PARKING STALLS SHALL BE PAINTED WITH 4" WHITE, WIDE LINES. KILL WEEDS, CLEAN, POWER WASH AND REMOVE ANY EXISTING RESTRIPTING THAT CONFLICTS WITH PROPOSED STRIPING. COORDINATE ADDITIONAL SITE MAINTENANCE WITH TENANT CM.
- REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
- REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
- REFER TO ORIGINAL SURVEY PROVIDED BY BLEW & ASSOCIATES, DATED 10/31/2019.
- REFER TO CURRENT VERSION OF "TENANT" SIGNAGE STANDARDS DOCUMENT FOR ALL SIGN AND PAVEMENT GRAPHICS AND DETAILS.



VICINITY MAP
NOT TO SCALE

SIGNAGE AND STRIPING CODE TABLE		
CODE	*QTY	DESCRIPTION
S-1	14	*STOP SIGN
S-3	8	SPEED LIMIT, 5 MPH
S-3 (MOD)	6	SPEED BUMP WITH 5 MPH PLACARD
S-5(L)	9	PEDESTRIAN CROSSING, LEFT ARROW
AS-14	2	NO EXIT
AS-16	1	WAYFINDING
AS-39	2	PARKING LOT DESIGNATION
AS-95	23	VAN STALL WAYFINDING
PG-1		STOP BAR
PG-10		18" STRIPING OUTLINE AND FILL AT 45-DEGREES
PG-11		12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE)
PG-16		SPEED BUMP
PG-25		VAN STALL NUMBER

*EXTERIOR SIGN QUANTITY ONLY

ZONING INFORMATION

LOCATION: 200 & 400 ORITANI DRIVE, BLAUVELT, NY 10913

PARCELS: 65.18-1-1, 65.18-1-22, 70.06-1-1.12

ZONE: (LO) LABORATORY-OFFICE DISTRICT

USE: DISTRIBUTION CENTER

LOT AREA: ± 37.61 ACRES (± 1,638,292 SF)

ADJACENT ZONING:

NORTH: LABORATORY-OFFICE (LO)

SOUTH: LOW DENSITY RESIDENTIAL (R-40), LABORATORY OFFICE (LO)

EAST: LIGHT INDUSTRIAL OFFICE (LIO), LIGHT INDUSTRIAL (LI)

WEST: LOW DENSITY RESIDENTIAL (R-40)

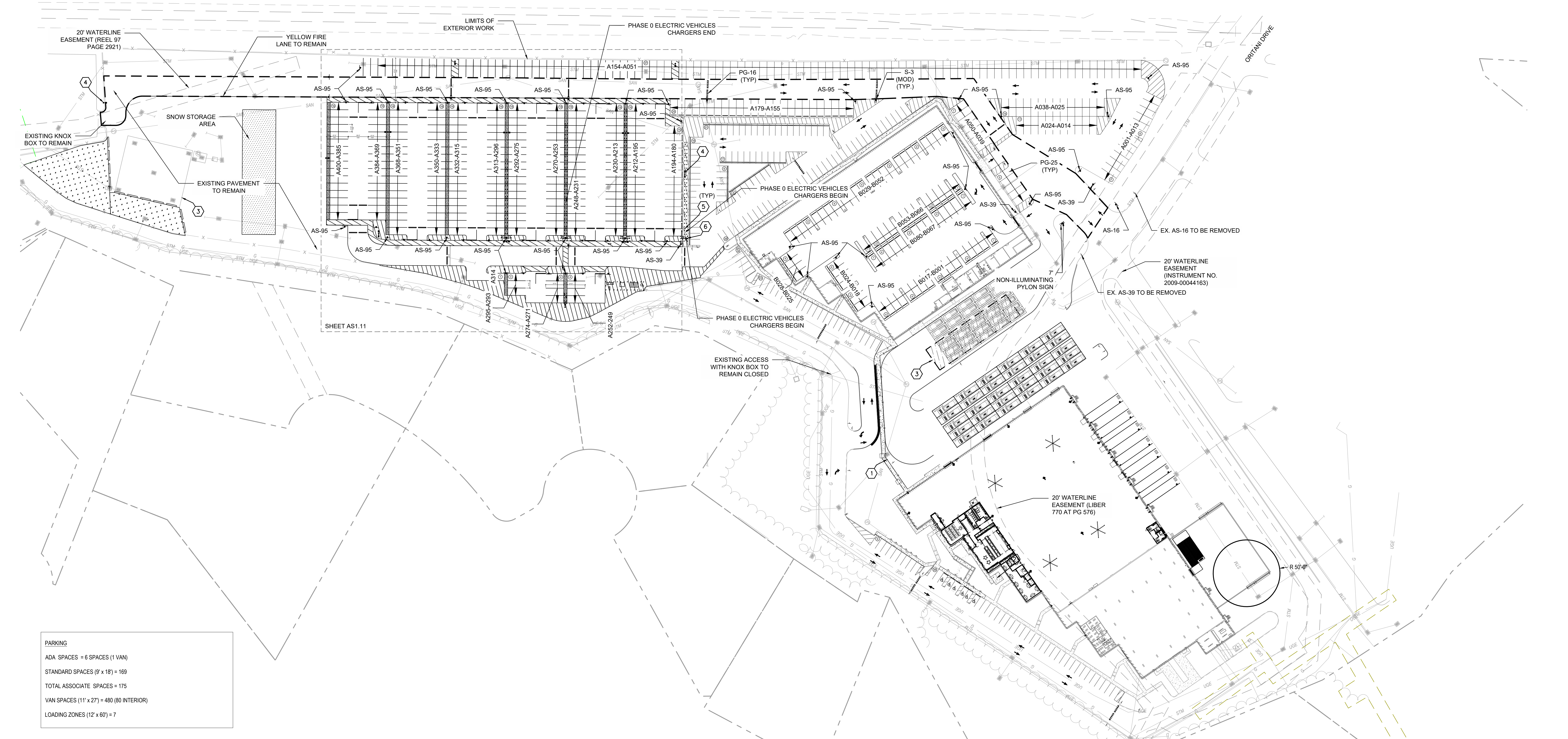
ITEM	REQUIREMENTS	EXISTING	PROPOSED
MINIMUM FRONT BUILDING SETBACK (EAST)	100 FEET	70.7 FEET	NO CHANGE
MINIMUM SIDE BUILDING SETBACK (SOUTH)	100 FEET	102.5 FEET	NO CHANGE
MINIMUM SIDE BUILDING SETBACK (NORTH)	100 FEET	234.7 FEET	NO CHANGE
MINIMUM SIDE BUILDING SETBACK (BOTH)	200 FEET	337.2 FEET	NO CHANGE
MINIMUM REAR BUILDING SETBACK (WEST)	100 FEET	130.7 FEET	NO CHANGE
MAXIMUM FLOOR RATIO	0.4	0.2	0.2
BUILDING HEIGHT	± 42.5 FEET	± 33 FEET	NO CHANGE
PARKING REQUIREMENTS	ONE SPACE FOR EVERY 2 EMPLOYEES	255 SPACES	SEE PARKING TABULATION ON THIS SHEET
MINIMUM ACCESSIBLE STALLS	6 SPACES FOR 151-200 TOTAL PROVIDED SPACES, 1 VAN	2 SPACES	6 SPACES (1 VAN)
MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 19 FEET	NO CHANGE
MINIMUM AISLE WIDTH	22 FEET	24 FEET	NO CHANGE
MINIMUM PARKING SETBACK	25 FEET	± 87 FEET	± 87 FEET
IMPERVIOUS LAND COVERAGE	MAX 75%	80.30%	NO CHANGE

GENERAL & TENANT SIGN FACE LEGENDS

SEE PAGE AS1.11

CODED NOTES:

- EXISTING 10' BOARD ON BOARD FENCE TO REMAIN.
- EXISTING SMOKER SHELTER TO REMAIN.
- EXISTING UNDERGROUND DETENTION TO REMAIN.
- PROPOSED LIGHT POLE. REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION - PHASE 0 PLANS PREPARED BY CEC, INC.
- PROPOSED ELECTRIC VEHICLE CHARGER POST WITH BOLLARD PROTECTION. REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION - PHASE 0 PLANS PREPARED BY CEC, INC.
- PROPOSED ELECTRICAL EQUIPMENT WITH BOLLARD PROTECTION. REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION - PHASE 0 PLANS PREPARED BY CEC, INC.



PARKING	
ADA SPACES	= 6 SPACES (1 VAN)
STANDARD SPACES (9' x 18')	= 169
TOTAL ASSOCIATE SPACES	= 175
VAN SPACES (11' x 27')	= 480 (80 INTERIOR)
LOADING ZONES (12' x 60')	= 7

ARCHITECTURAL SITE PLAN
1/64" = 1'-0"



Date	Revision/Description
10.11.2021	PERMIT SET
04.12.2022	PERMIT SET
02.11.2023	PERMIT SET RESUBMIT
08.19.2023	IUC SUBMISSION
10.27.2023	PERMIT SET RESUBMIT
03.28.2024	SIGNAGE VARIANCE

DELIVERY STATION EXPANSION
EXTERIOR IMPROVEMENTS
400 ORITANI DRIVE
ORANGETOWN, NY 10913
2021 CESO ARCHITECTS, INC.



Project No. 759025-01
Scale AS SHOWN
Drawn JMJ
Checked JAT
Date 10/11/2021
Drawing Title PHASE 0 SITE

ARCHITECTURAL SITE PLAN

Drawing No. **AS1.10**

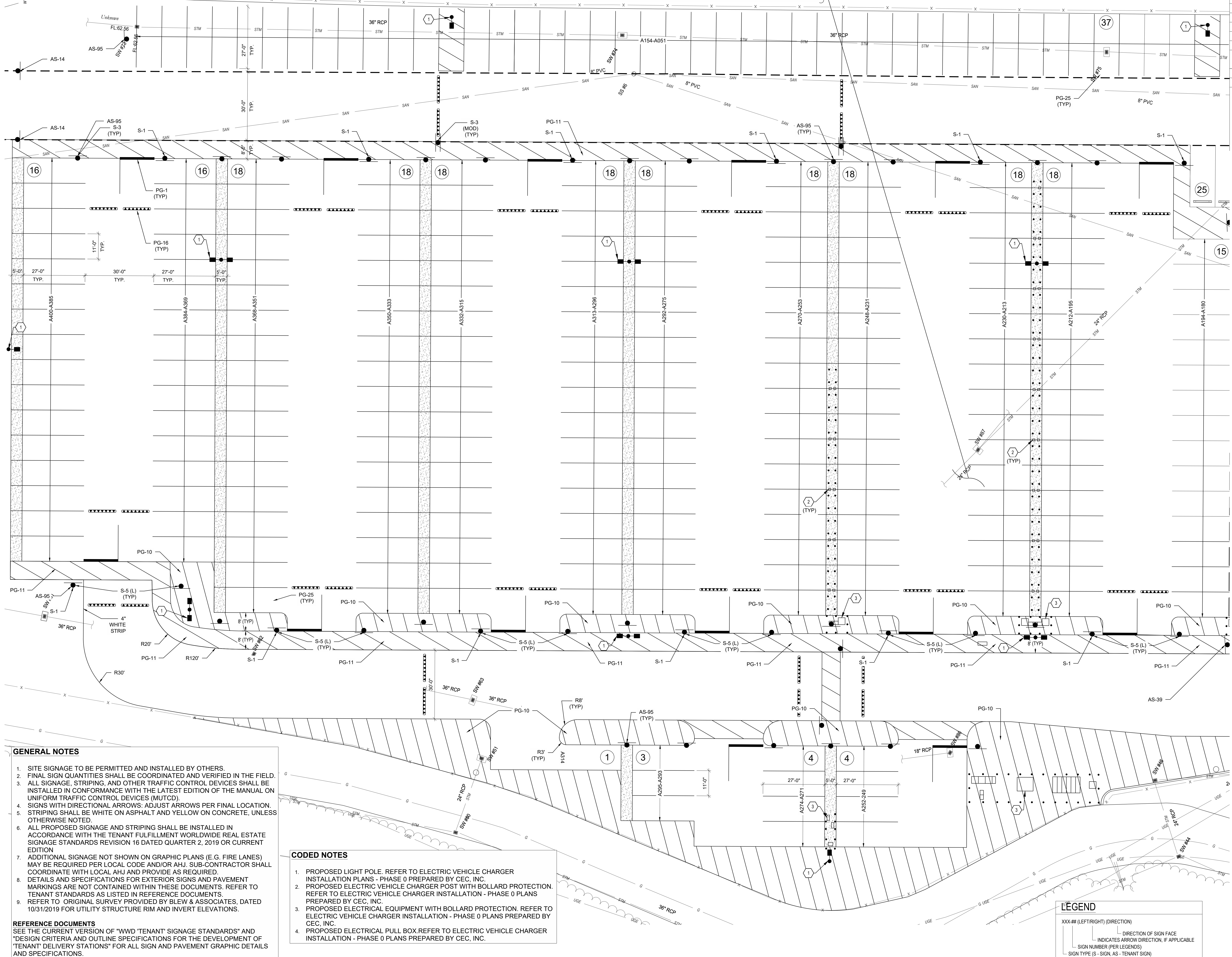
PHASE 0 ELECTRIC VEHICLES CHARGERS
AREA. REFER TO ELECTRICAL VEHICLES
CHARGER INSTALLATION - PHASE 0 PLANS

SIGNAGE AND STRIPING CODE TABLE

CODE	DESCRIPTION
S-1	"STOP" SIGN
S-3	SPEED LIMIT, 5 MPH
S-3 (MOD)	SPEED BUMP WITH 5 MPH PLACARD
S-5(L)	PEDESTRIAN CROSSING, LEFT ARROW
AS-14	NO EXIT
AS-16	WAYFINDING
AS-39	PARKING LOT DESIGNATION
AS-95	VAN STALL WAYFINDING
PG-1	STOP BAR
PG-10	18" STRIPING OUTLINE AND FILL AT 45-DEGREES
PG-11	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE)
PG-16	SPEED BUMP
PG-25	VAN STALL NUMBER
REFER TO SHEET AS1.10 FOR SIGN QUANTITIES	



Date	Revision/Description
10.11.2021	PERMIT / BID SET
04.12.2022	PERMIT SET
02.17.2023	PERMIT SET RESUBMIT
08.19.2023	IUC SUBMISSION
10.27.2023	PERMIT SET RESUBMIT
03.28.2024	SIGNAGE VARIANCE



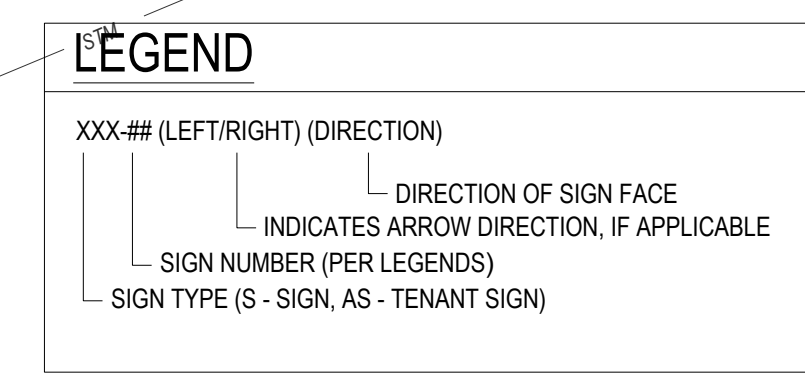
GENERAL NOTES

- SITE SIGNAGE TO BE PERMITTED AND INSTALLED BY OTHERS.
- FINAL SIGN QUANTITIES SHALL BE COORDINATED AND VERIFIED IN THE FIELD.
- ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- SIGNS WITH DIRECTIONAL ARROWS: ADJUST ARROWS PER FINAL LOCATION.
- STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
- ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
- ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHIC PLANS (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
- DETAILS AND SPECIFICATIONS FOR EXTERIOR SIGNS AND PAVEMENT MARKINGS ARE NOT CONTAINED WITHIN THESE DOCUMENTS. REFER TO TENANT STANDARDS AS LISTED IN REFERENCE DOCUMENTS.
- REFER TO ORIGINAL SURVEY PROVIDED BY BLEW & ASSOCIATES, DATED 10/31/2019 FOR UTILITY STRUCTURE RIM AND INVERT ELEVATIONS.

REFERENCE DOCUMENTS
SEE THE CURRENT VERSION OF "WWD 'TENANT' SIGNAGE STANDARDS" AND "DESIGN CRITERIA AND OUTLINE SPECIFICATIONS FOR THE DEVELOPMENT OF 'TENANT' DELIVERY STATIONS" FOR ALL SIGN AND PAVEMENT GRAPHIC DETAILS AND SPECIFICATIONS.

CODED NOTES

- PROPOSED LIGHT POLE. REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION PLANS - PHASE 0 PREPARED BY CEC, INC.
- PROPOSED ELECTRIC VEHICLE CHARGER POST WITH BOLLARD PROTECTION. REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION - PHASE 0 PLANS PREPARED BY CEC, INC.
- PROPOSED ELECTRICAL EQUIPMENT WITH BOLLARD PROTECTION. REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION - PHASE 0 PLANS PREPARED BY CEC, INC.
- PROPOSED ELECTRICAL PULL BOX REFER TO ELECTRIC VEHICLE CHARGER INSTALLATION - PHASE 0 PLANS PREPARED BY CEC, INC.



DELIVERY STATION EXPANSION
EXTERIOR IMPROVEMENTS
400 ORTANI DRIVE
ORANGETOWN, NY 10913

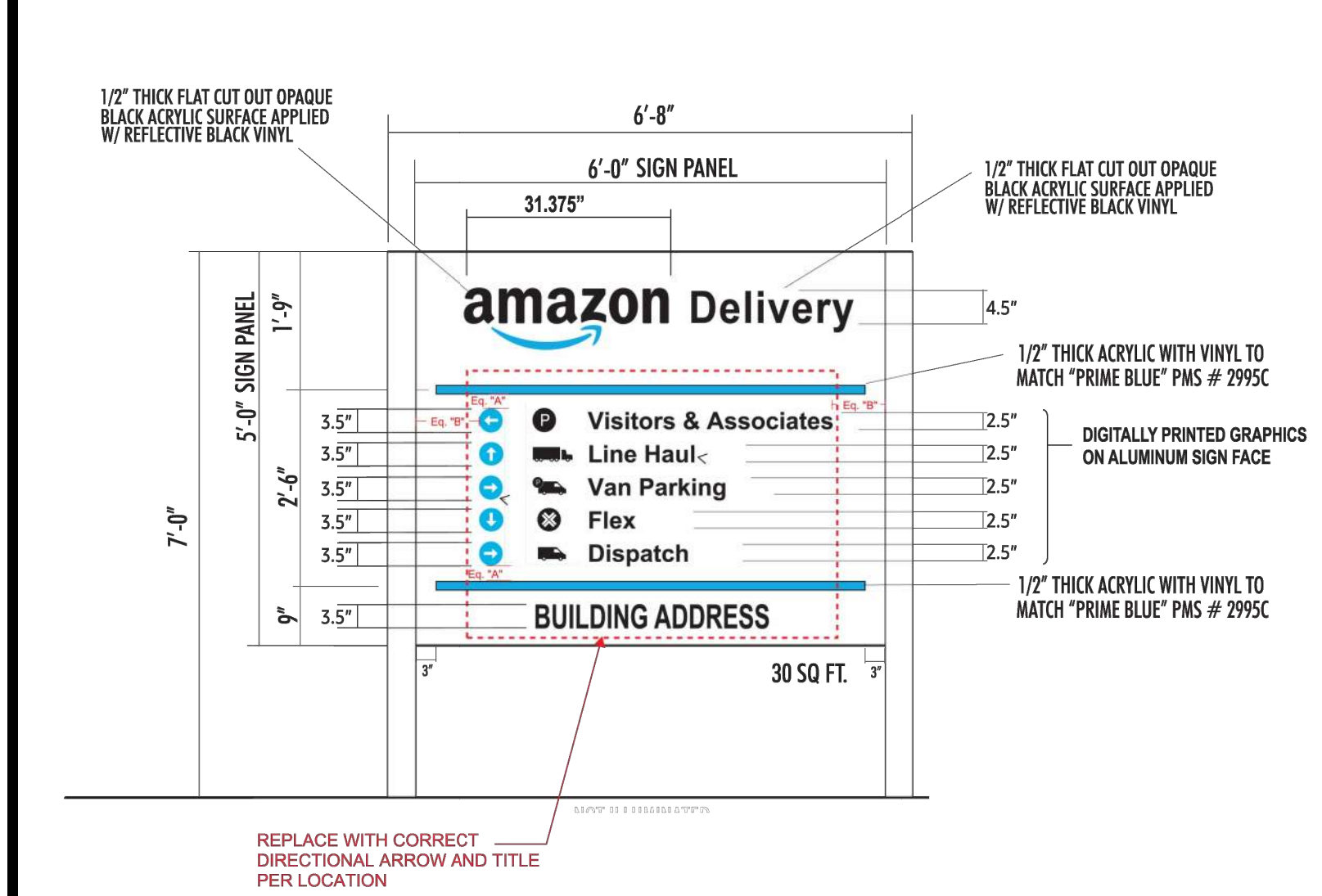


04/02/2024
 Project No. 759025-01
 Scale: AS SHOWN
 Drawn: JMJ
 Checked: JAT
 Date: 10/11/2021
 PHASE 0 SITE

STRIPING AND SITE PLAN - PHASE 0
 AS1.11

1 ENLARGED STRIPING PLAN
 1/16" = 1'-0"

Date	Revision/Description
10/11/2021	PERMIT BID SET
04/12/2022	PERMIT SET
02/17/2023	PERMIT SET REVISION
08/19/2023	IBC SUBMISSION
10/27/2023	PERMIT SET REVISION
10/25/2024	STORAGE VARIANCE



Designation: 7' NON-ILLUMINATED PYLON

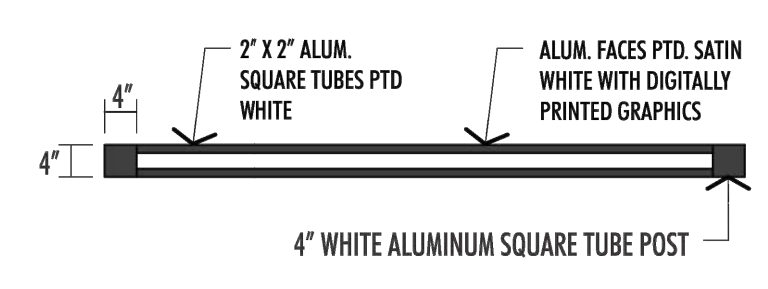
Substrate: N/A

Image: N/A

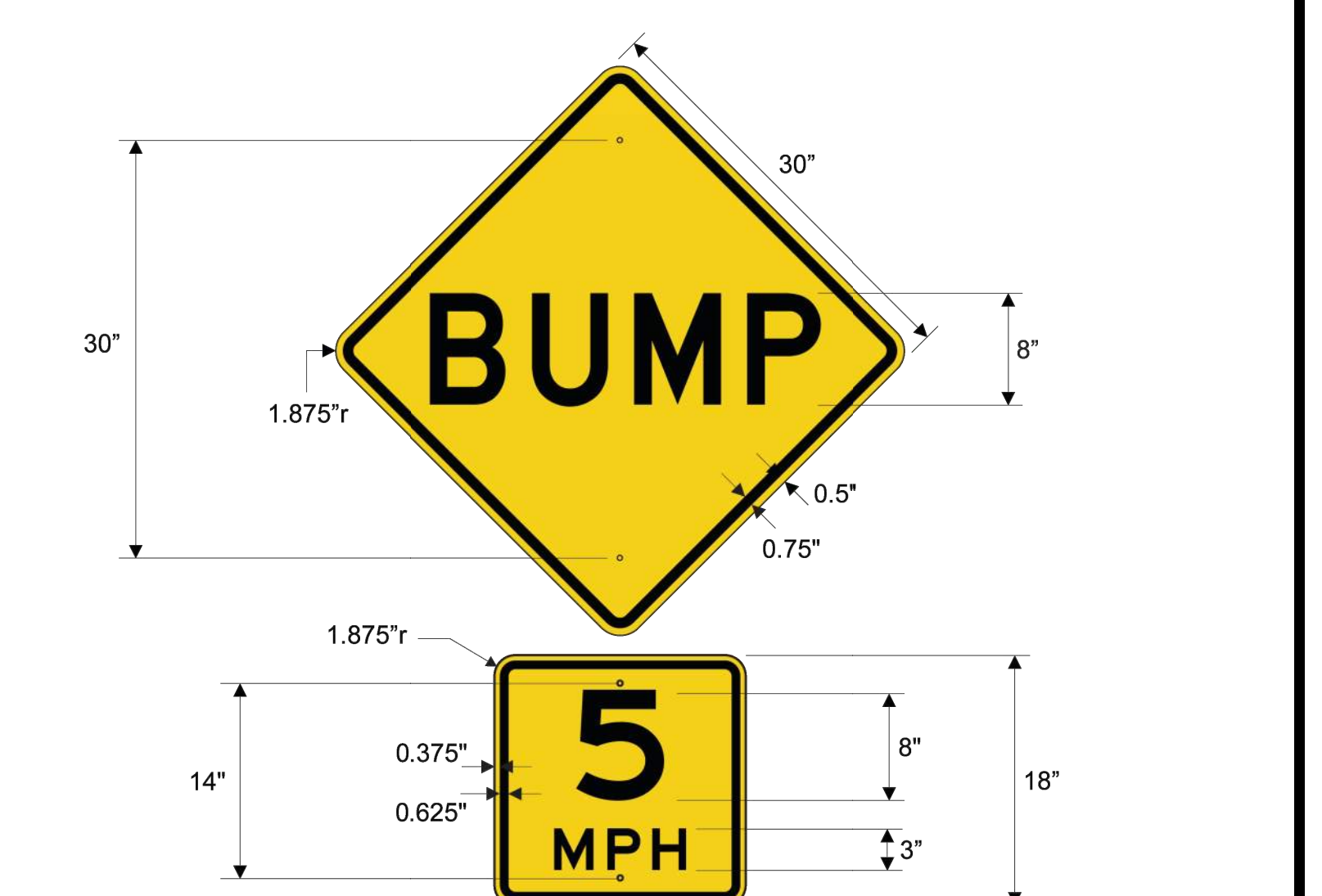
Colors: C2b Squid Ink Black, C4 Gray, C6 Amazon Blue

Notes: Sign face to be satin white, halo lit at perimeter. Outer surface to be painted to match building colors. Interior surfaces to be painted gloss white. *AMAZON reflective black vinyl. Amazon "SMILE" vinyl to match C6 Amazon Blue. Directional text, opaque C2b Squid Ink Black. Directional arrow, opaque C2b Squid Ink Black.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



7' NON-ILLUMINATED PYLON PAGE 223



Designation: S-3(Mod) MUTCD W8-1 and W13-1P

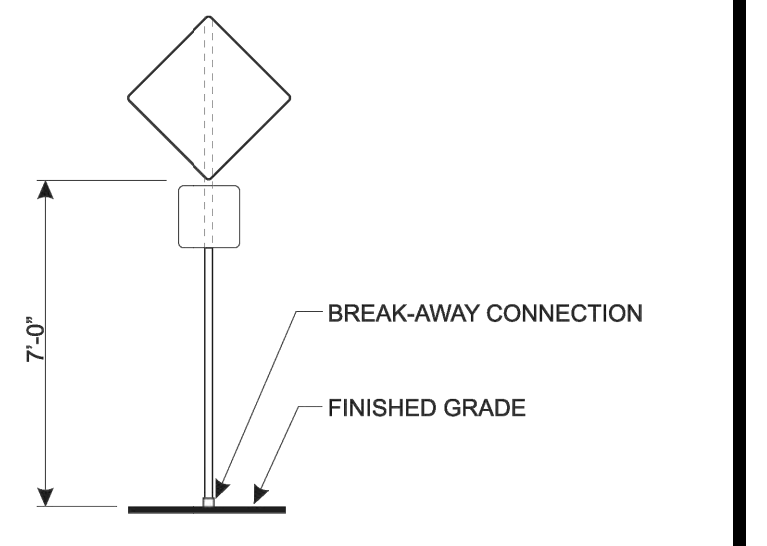
Substrate: .080" ALUMINUM SHEET, DIGITALLY CUT

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

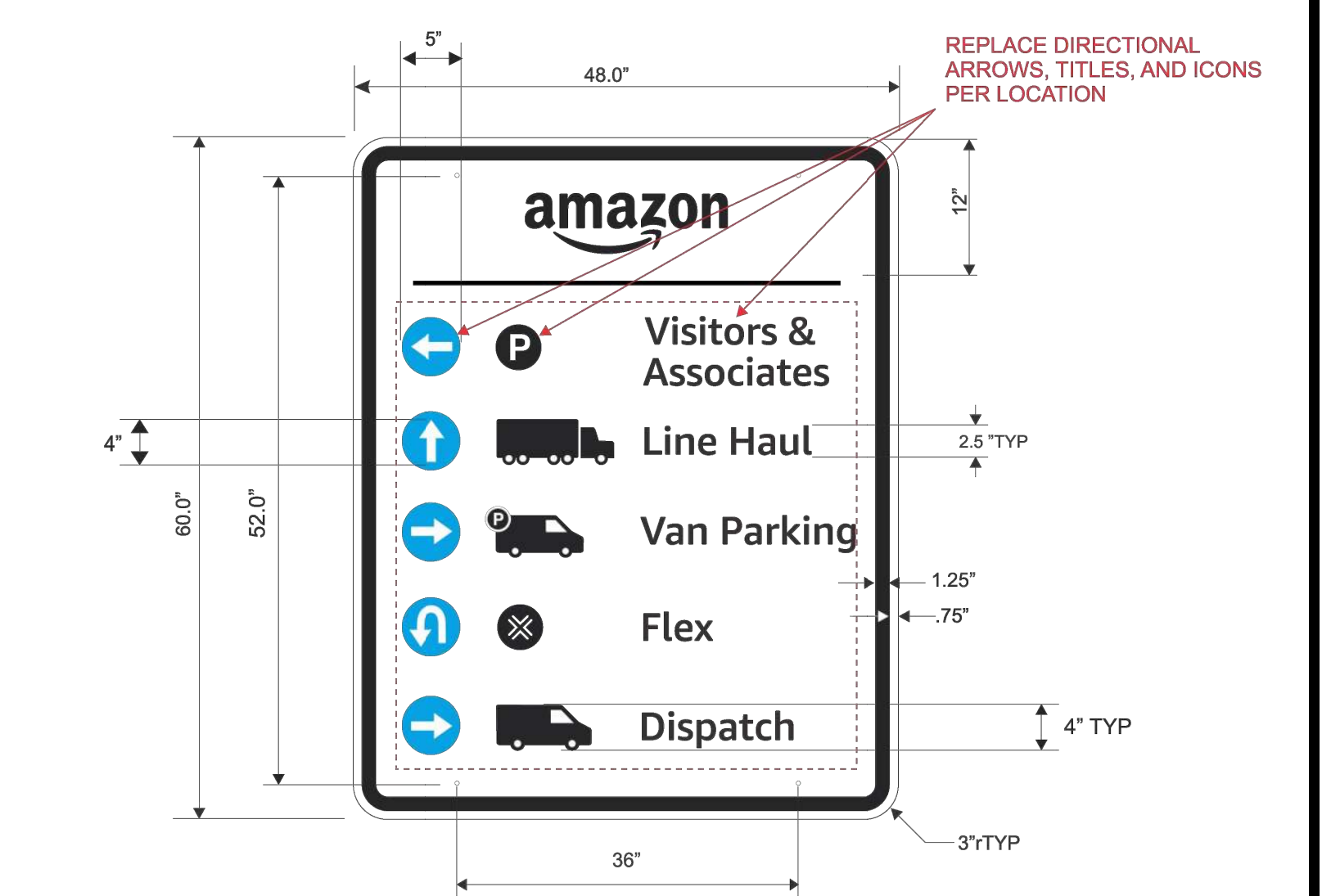
Colors: OPAQUE BLACK, REFLECTIVE SHEETING YELLOW

Notes: DOT standard SPEED HUMP sign, with 5 MPH sign supplemental placard. Use at speed bumps. Post and panel mount.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



S-3(Mod) SPEED BUMP 5MPH PAGE 23



Designation: AS-16

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

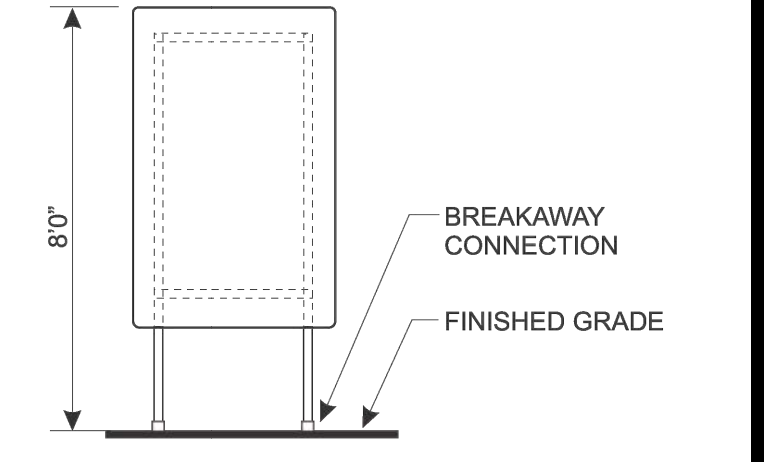
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK, REFLECTIVE WHITE

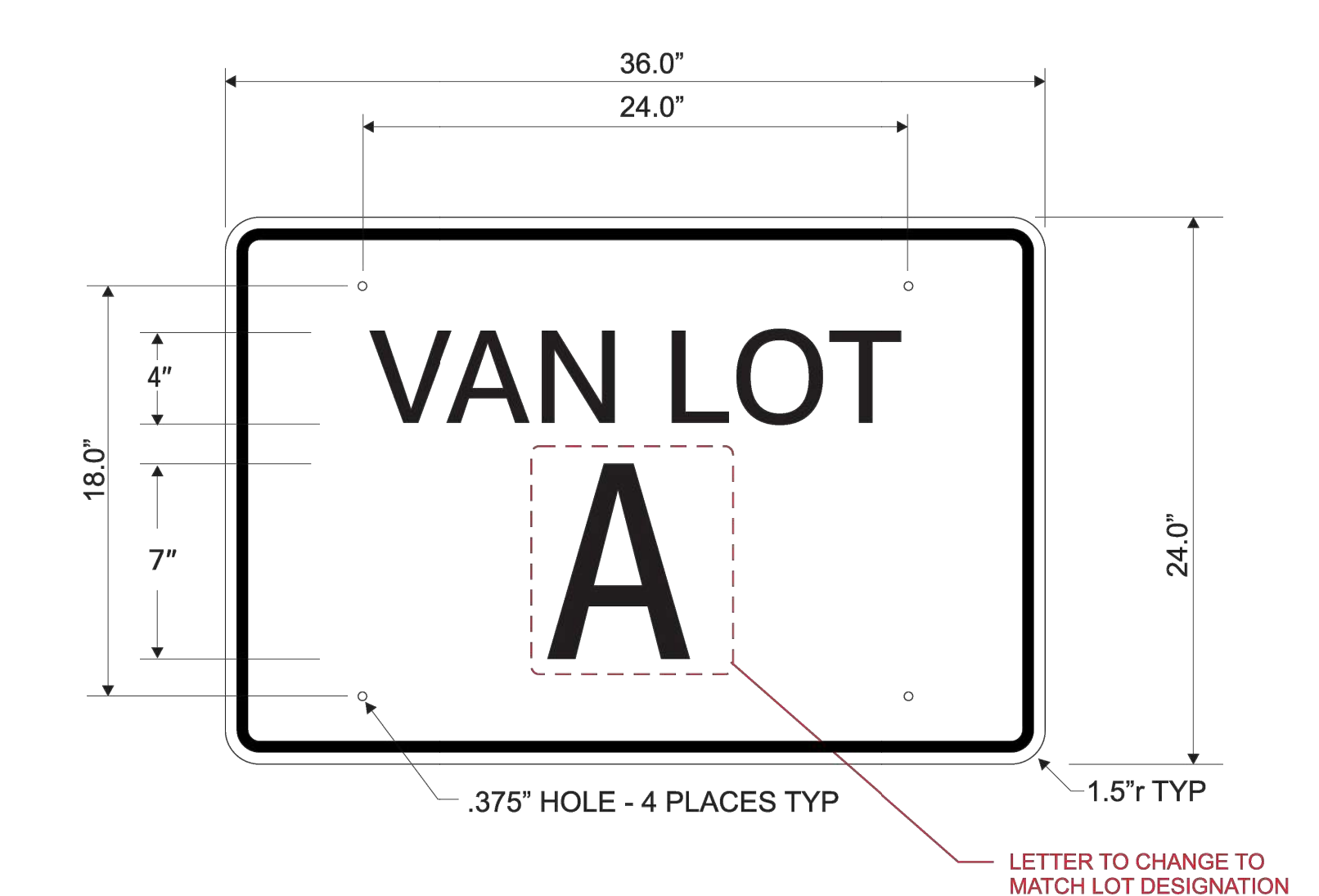
Notes: Location: SITE Gen 3 - Ground Floor Gen 5 - Ground Floor

Wayfinding text and arrows as required by local conditions. Sign design displayed is to describe design intent, but should be adapted for each site-specific layout. Post (02) and panel mount.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Design.



AS-16 VAN WAYFINDING PAGE 73



Designation: AS-39

Substrate: .080" ALUMINUM SHEET, DIGITALLY CUT

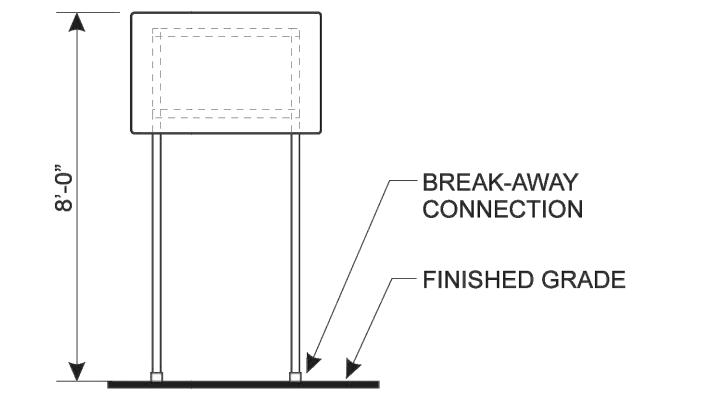
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK, REFLECTIVE WHITE

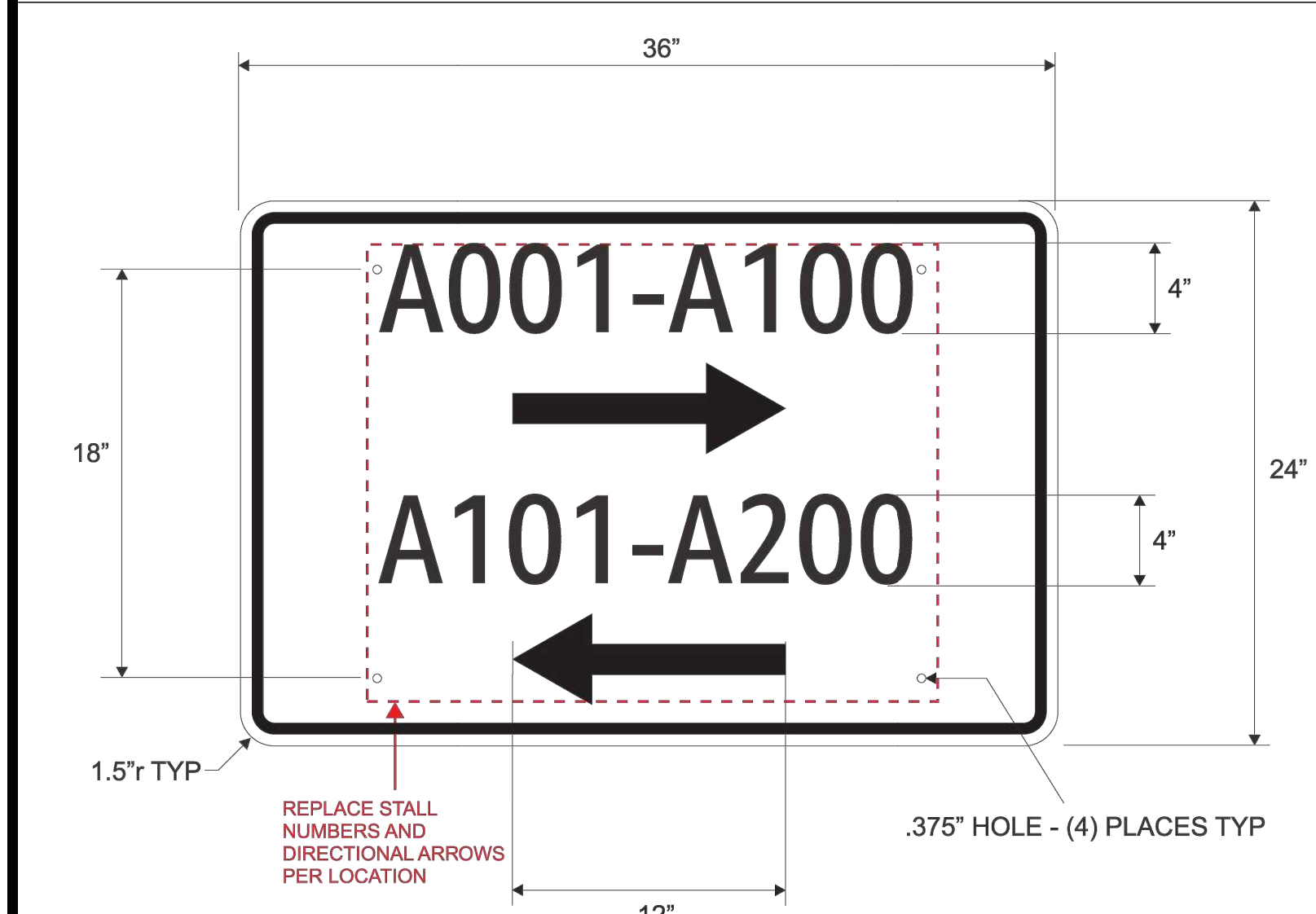
Notes: Location: SITE

Sign shall be installed at entrance to each parking lot. Post and panel mount.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



AS-39 PARKING LOT DESIGNATION PAGE 100



Designation: AS-95

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

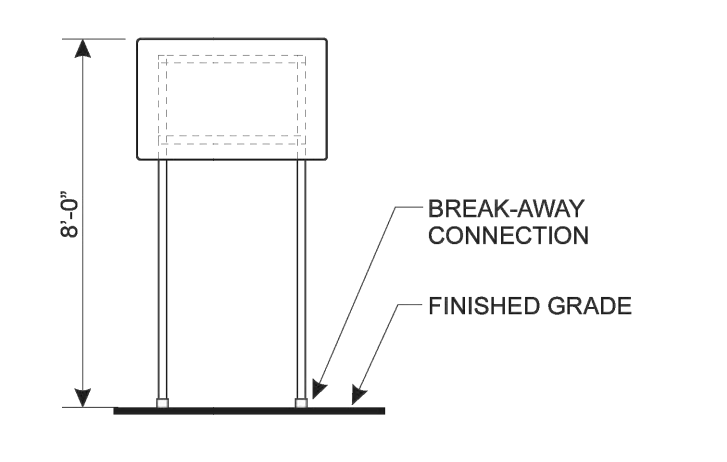
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK, REFLECTIVE WHITE

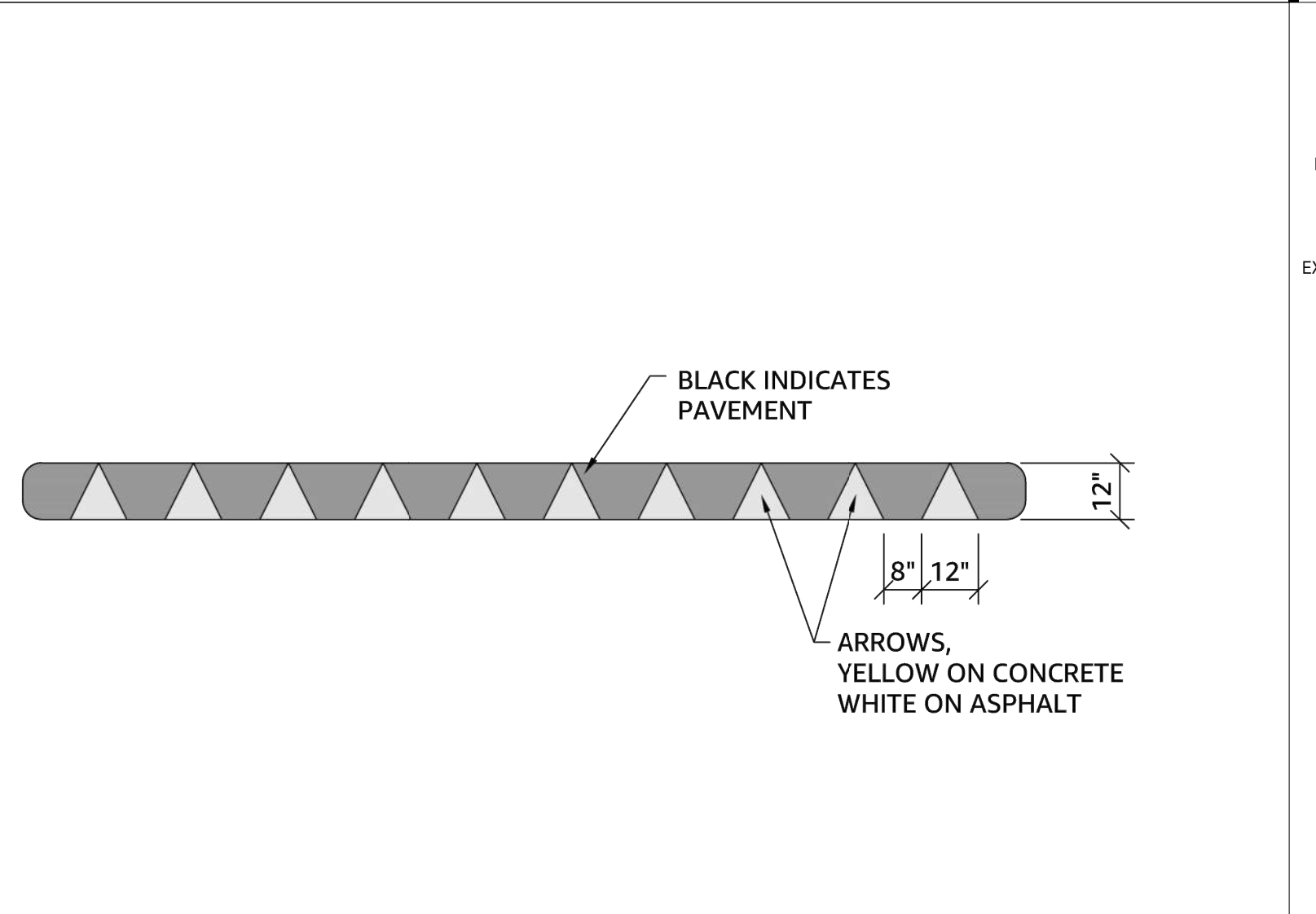
Notes: Location: SITE

Use to indicate van stall number of adjacent row. Post (2x) and panel mount.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



AS-95 VAN STALL WAYFINDING PAGE 127



Designation: PG-16

Substrate: PAVEMENT

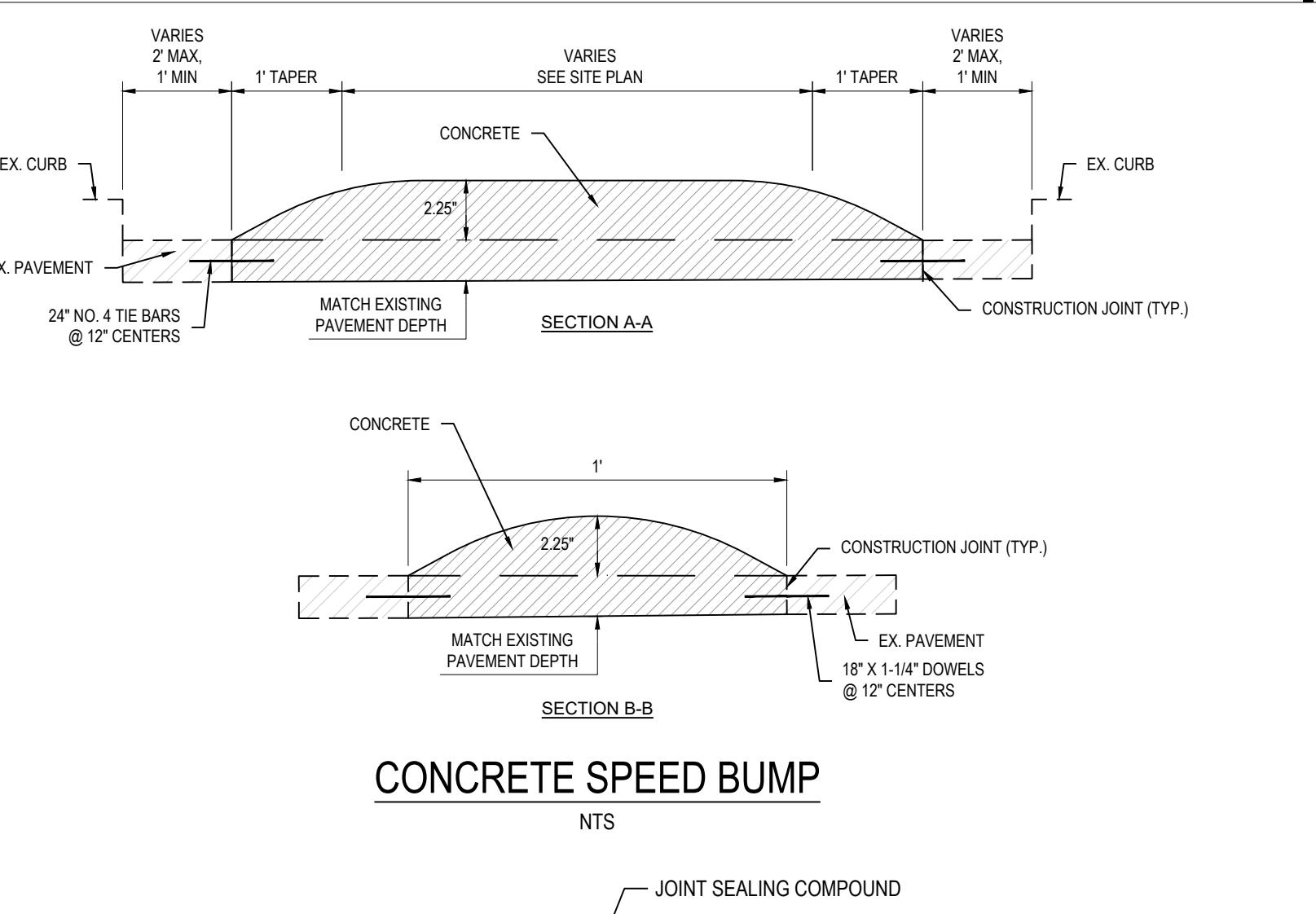
Image: REFLECTIVE LONG LIFE EPOXY ARROWS

Colors: C3 Yellow, C1 White

Notes: Used to control speed at interior drive aisles. Removable heavy duty rubber speed bumps not allowed.

DESIGNER NOTE: Speed bumps are more aggressive in controlling traffic due to the size and control traffic moving at 0 to 5 MPH. Typically show speed bumps on interior parking and in areas to bring attention to pedestrian crossings.

PG-16 SPEED BUMP PAGE 161

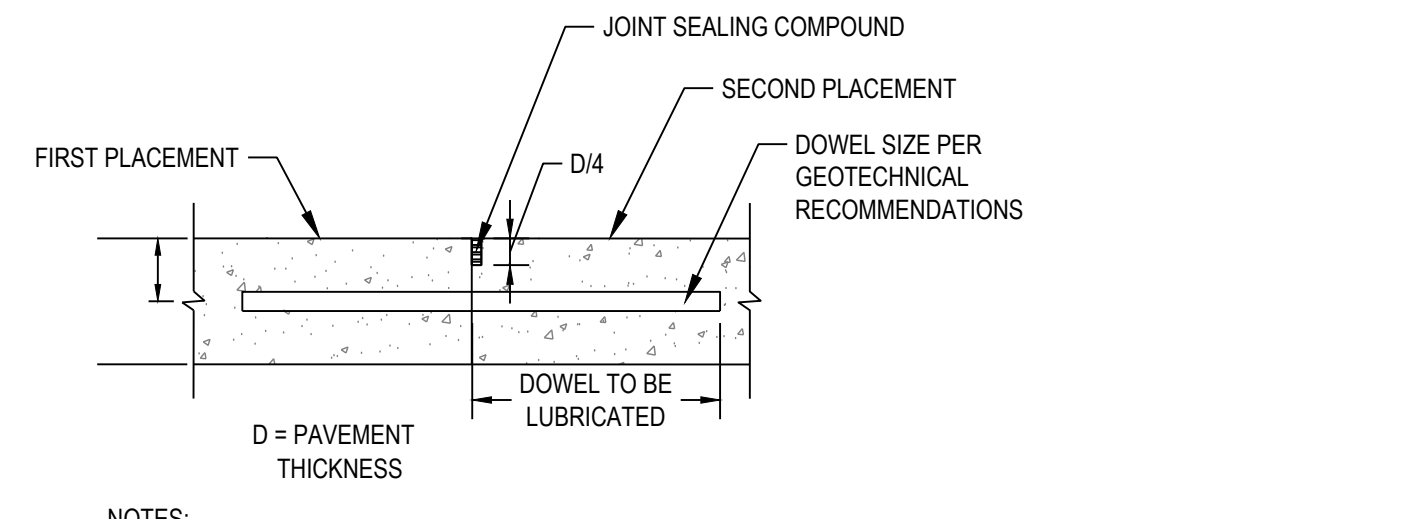


CONCRETE SPEED BUMP

NTS

NOTES:

- DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
- ALL BARS AND BASKETS SHALL BE EPOXY COATED.
- PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR A PERIOD OF MORE THAN 1/2 HOUR.
- DOWELS SHALL BE SMOOTH BARS AND FREE MOVEMENT SHALL BE PROVIDED BY APPLYING A COATING OF GREASE AS A BOND-BREAKING MATERIAL JUST PRIOR TO PLACING THE CONCRETE.
- IN EMERGENCY SITUATIONS SUCH AS LACK OF MATERIALS, SUDDEN CHANGES IN WEATHER, OR EQUIPMENT BREAKDOWN, A CONSTRUCTION JOINT SHOULD BE INSTALLED IN PLACE OF THE NEAREST CONSTRUCTION JOINT LOCATION.
- CONSTRUCTION JOINTS ARE NOT TO BE LOCATED CLOSER THAN 10'-0" TO ANOTHER PARALLEL JOINT.
- WHERE SLABS OF DIFFERENT THICKNESSES COME TOGETHER AT JOINTS, THE SUBGRADE/SUBBASE UNDER THE THINNER PAVEMENT SECTIONS SHOULD BE SHAPED TO PROVIDE GRADUAL THICKNESS TRANSITION OVER A DISTANCE OF 4 FT OR MORE.



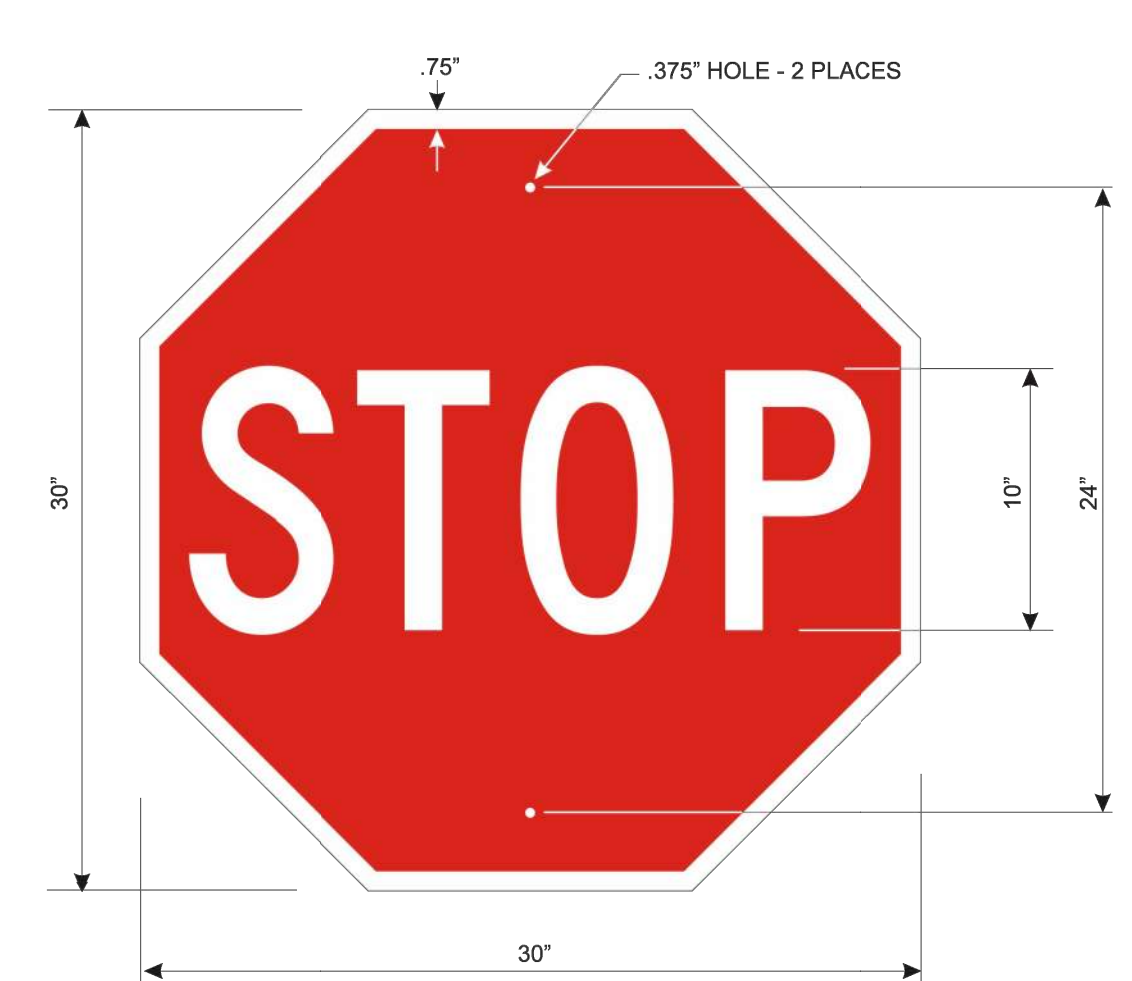
CONSTRUCTION JOINT

NTS

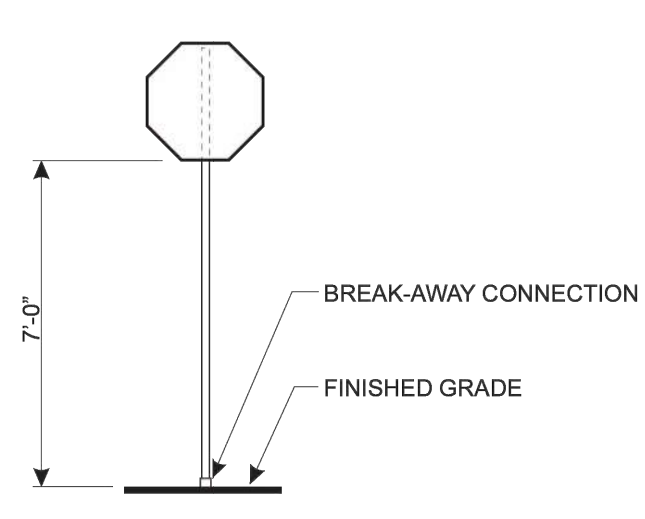


Project No.	759025-01
Scale	AS SHOWN
Drawn	JMJ
Checked	JAT
Date	10/11/2021
	PHASE 0 SITE

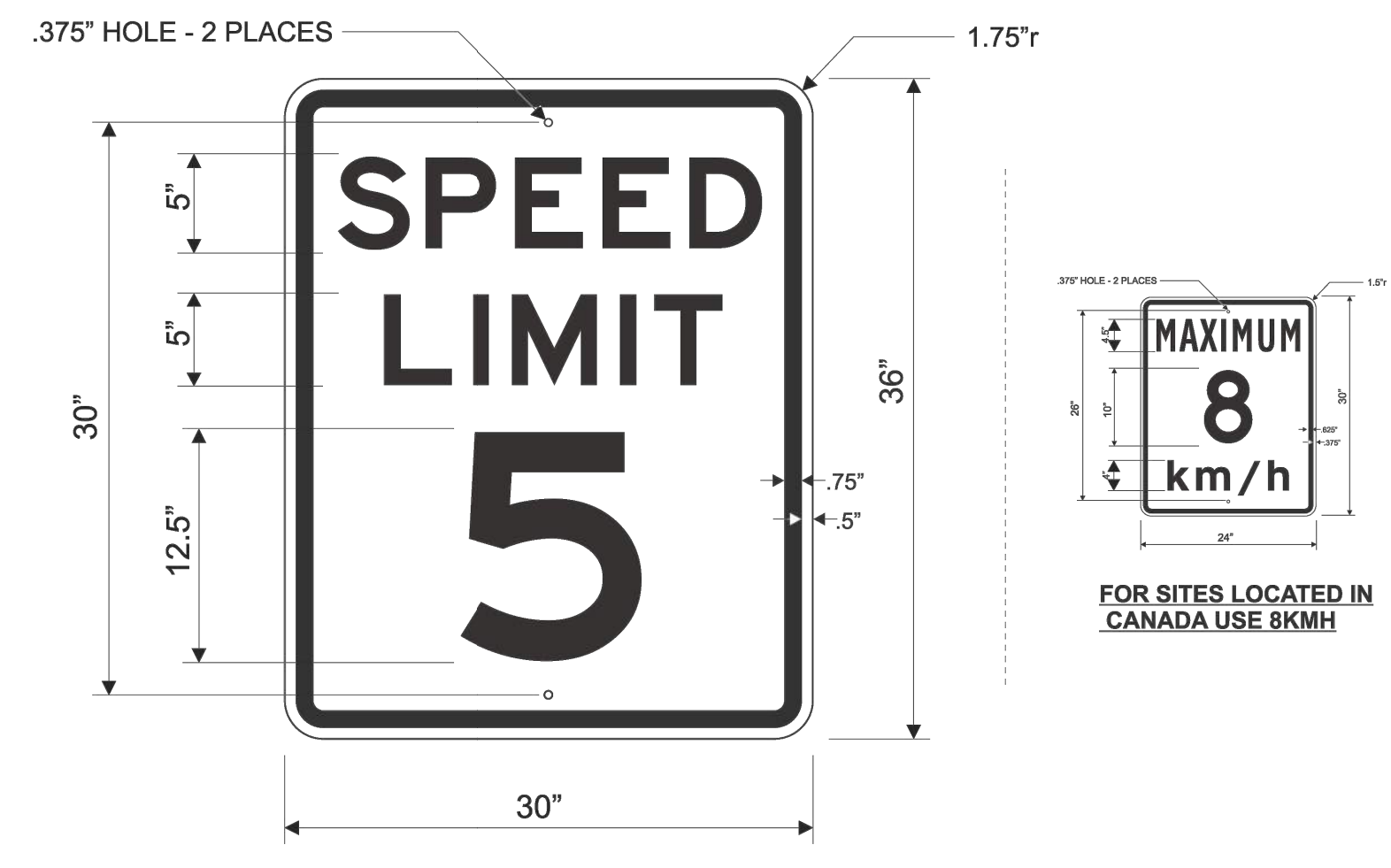
Date	Revisions/Submissions
10/11/2021	PERMIT BID SET
04/12/2022	PERMIT SET
02/17/2023	PERMIT SET RESUBMIT
08/10/2023	UC SUBMISSION
10/27/2023	PERMIT SET RESUBMIT
02/28/2024	SPACE VARIANCE



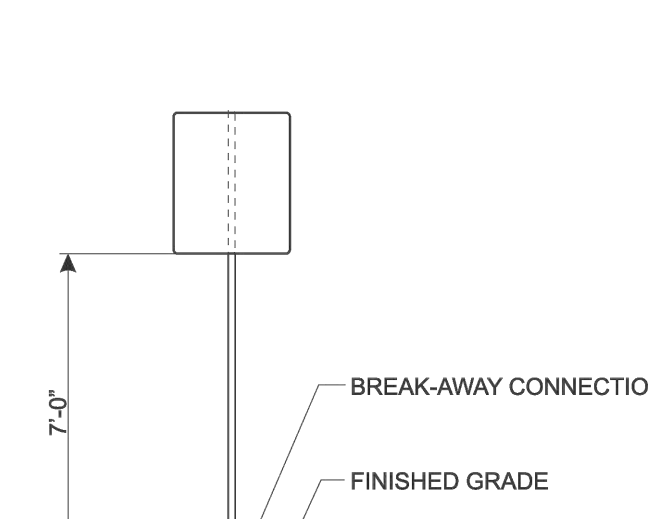
Designation: **S-1** MUTCD R1-1
 Substrate: .080" ALUMINUM SHEET, DIGITALLY CUT
 Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
 Colors: TRANSPARENT PMS 186C SAFETY RED, REFLECTIVE SHEETING WHITE
 Notes: For use at single lane intersections. (See S-1b for multiple lanes). Use at intersections in parking lot and drive aisles. Post and panel mount. No sign shall be mounted on the back of a stop sign that extends beyond the edges of the stop sign.
 NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



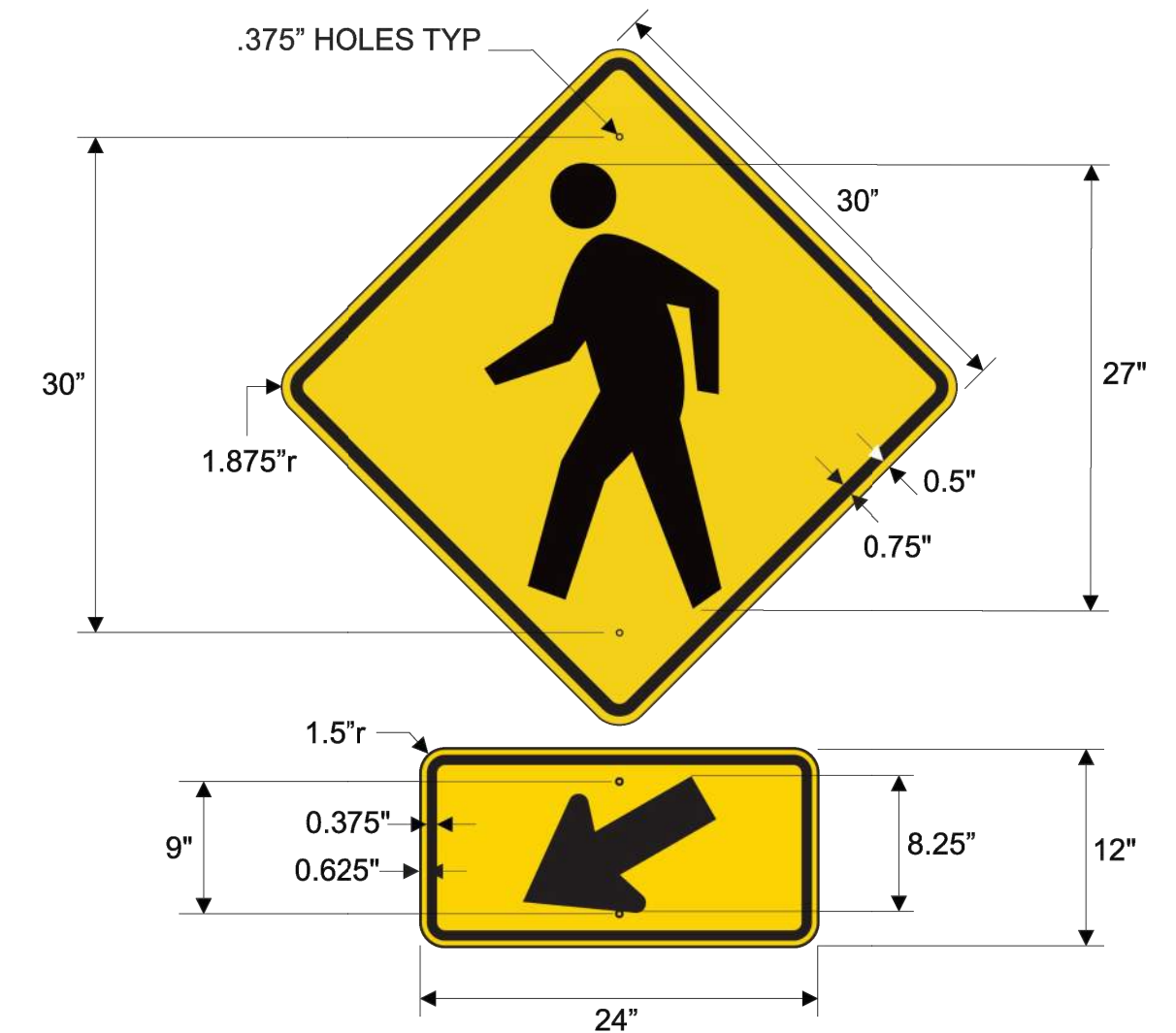
S-1 PAGE 15
 STOP SIGN (30")



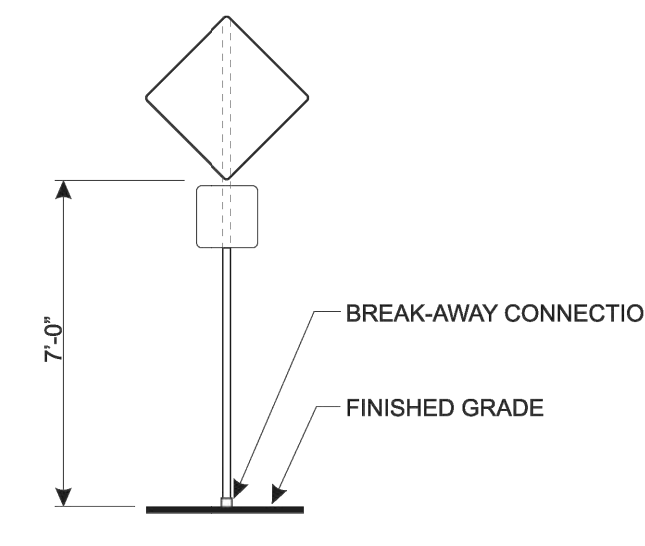
Designation: **S-3** MUTCD R2-1
 Substrate: .080" ALUMINUM SHEET, DIGITALLY CUT
 Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
 Colors: OPAQUE BLACK, REFLECTIVE SHEETING WHITE
 Notes: For use at single lane aisles. (See S-3b for multiple lanes). Use to control vehicle speed along drive aisles with adjacent parking spots. Post and panel mount.
 NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



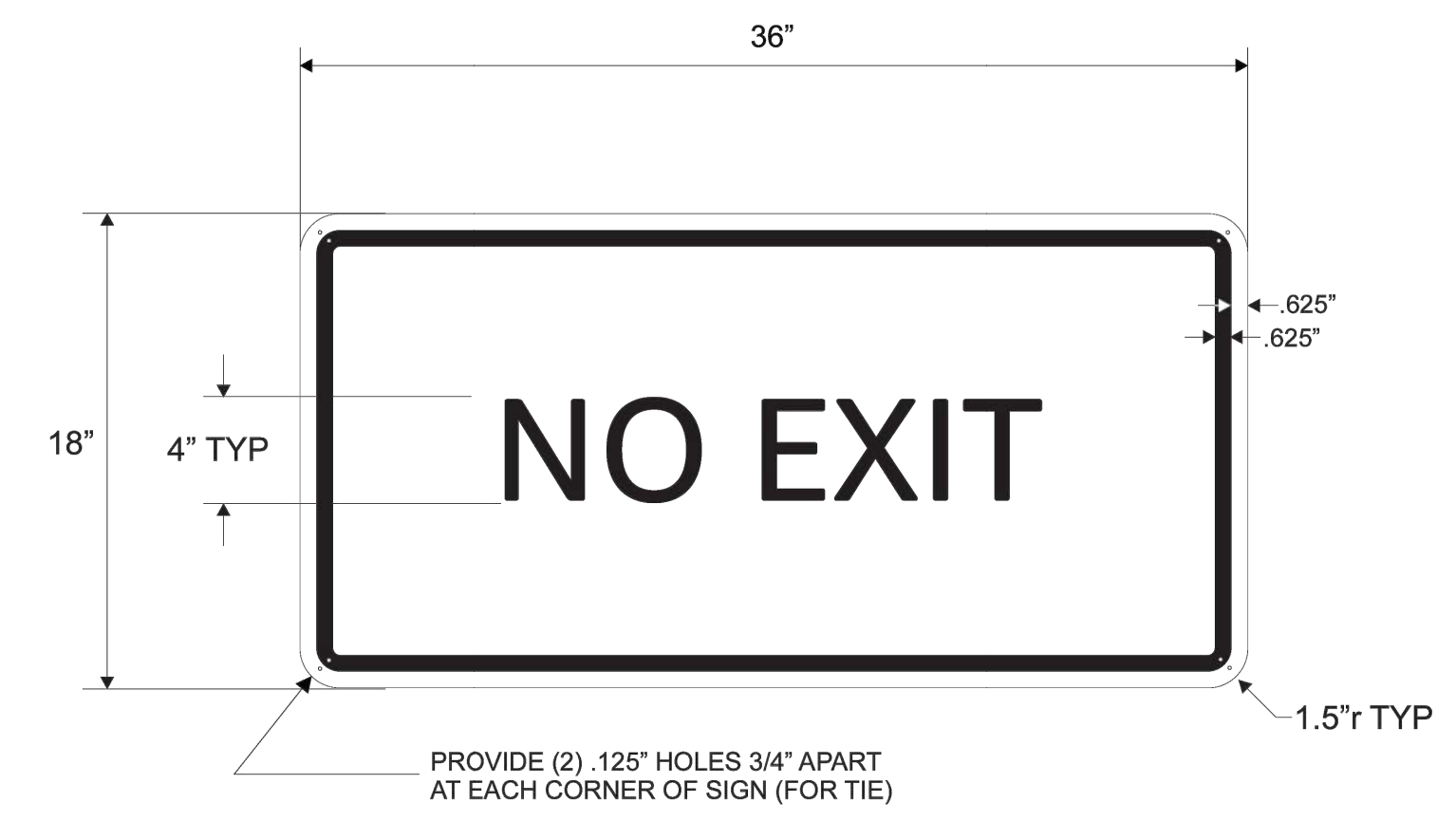
S-3 PAGE 20
 SPEED LIMIT 5MPH (30")



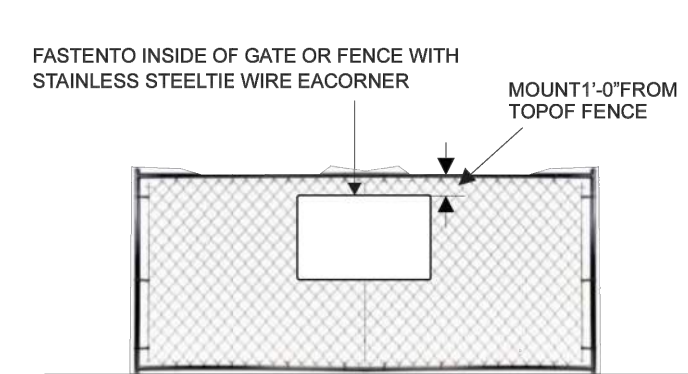
Designation: **S-5(L)** MUTCD W11-2 and W16-7pL
 Substrate: .080" ALUMINUM SHEET, DIGITALLY CUT
 Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
 Colors: OPAQUE BLACK, REFLECTIVE SHEETING YELLOW
 Notes: DOT standard PEDESTRIAN CROSSING sign with LEFT arrow. Use at mid-block pedestrian crossings. This sign shall not be used at stop controlled intersections. Post and panel mount.
 NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



S-5(L) PAGE 27
 PEDESTRIAN XING LEFT



Designation: **AS-14**
 Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
 Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
 Colors: OPAQUE BLACK, REFLECTIVE WHITE
 Notes: Location: SITE. Use to prohibit exiting at access drives. Mount to inside of fencing of gate or fence. USE AMAZON EMBER FONT.
 NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



AS-14 PAGE 66
 NO EXIT

DELIVERY STATION EXPANSION
 EXTERIOR IMPROVEMENTS
 400 ORITANI DRIVE
 ORANGETOWN, NY 10913



Project No. 759025-01
 Scale AS SHOWN
 Drawn JMJ
 Checked JAT
 Date 10/11/2021
 PHASE 0 SITE

SIGNAGE & CONSTRUCTION DETAILS SHEET

Drawing No. **AS1.14**