

25 January 2021

Chairman Thomas LaPerch, and the
Members of the Planning Board of the
Town of Southeast
1 Main Street
Brewster, NY 10509

Re: Commercial Campus at Fields Corner

Dear Mr. LaPerch:

We have reviewed the recent changes and additions to the plans with respect to Building B. We have also reviewed the January 25, 2021 letter to you from Synder & Synder. This letter will serve to: (1) clarify how the changes made are consistent with the noise analysis in the EIS and the noise summary in the Findings Statement; and (2) respond to certain points in the Synder & Synder letter.

The Change in Question

The basic point is there has been a change in the proposed truck activities on the north and south sides of Building B. What had been just trailer parking and truck turnarounds, has now been supplemented with loading docks. The majority of the loading docks will still be on the far side of the building from Hunters Glen.

Truck activity will still be concentrated during the day. As stated in the Findings Statement:

The Buildings would operate 24/7/360, but within the industry, the majority of commercial activity occurs during the traditional business day and is reduced by approximately half during the second (evening) shift. During the third (night) shift the activity is limited to in-building cleaning, maintenance, repair and restocking activity much like a grocery store prepares for the next business day. Based on truck counts at the Gap Distribution Center in Fishkill and at the Matrix Distribution Center in Newburgh, truck traffic is concentrated to the first shift, tapering into the second shift.

Previously the activity on the ends Building B, related to trailer parking and a truck turn-around. Now some of the trailer parking has been replaced with loading docks. The amount of truck traffic in the two ends is not expected to change significantly. The only noise source that has the

potential to change is limited noise emanating from the loading docks. This limited noise will not significantly impact Hunters Glen for at least four reasons:

- Distance – The building is over 1,500' from Hunters Glen, and the loading docks are an additional 100' to 300' away, so that they are 1,600' to 1,800' away from the closest Hunters Glen homes.
- Orientation – The loading docks that are on the ends do not face Hunters Glen directly, but rather at a 90° angle. Only a small % of the noise within the loading docks will travel toward Hunters Glen.
- A building wall extension, a minimum 10' high and parallel to each loading dock closest to Hunters Glen on the north and south sides, is now proposed. This will mitigate any noise from the loading docks that might leak toward Hunters Glen.
- A 6' high solid wall around the two truck turn arounds is now proposed.

With all of these changes future noise levels will be no higher than those based on the previous plans, and may actually be less.

Synder & Synder Letter

The letter requests four conditions of any approval:

- a. Noise from the proposed development shall not at any time exceed the current ambient noise levels at the Hunters Glen property line. As explained in the FEIS the current ambient noise levels at Hunters Glen are very highly variable. The commitments made in the FEIS and codified in the Findings Statement are unchanged, so this condition is both impossible to determine and unnecessary.*
- b. A testing report establishing the current ambient levels at the Hunters Glen property line shall be obtained prior to any work commencing. The Findings Statement requires new baseline noise measurements prior to issuance of a Certificate of Occupancy. We believe that timing is more appropriate.*
- c. Developer is required to repair or baffle any noise generating source that results in noise exceeding the ambient levels established at the Hunters Glen property line. As previously noted, this condition is inappropriate and unnecessary to comply with the Findings Statement.*
- d. Solid fencing was requested. As discussed above, additional solid fencing and a masonry wall is now proposed.*

Conclusion

The location of loading docks on the northern and southern ends of Building B does not pose any significant adverse environmental impacts not already adequately addressed in the EIS. In fact, the addition of the 6' solid fence and minimum 10' masonry wall will be a benefit to the project.

Sincerely,
Makofka Environmental Consulting LLC



Brook Crossan, Ph.D., P.E.

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