

June 2, 2023

Chairman Kevin Conero
Village of Montgomery Planning Board
133 Clinton Street
Montgomery, NY 12549

Proposed KSH Warehouse & Office Development
Colliers Engineering & Design Project No. 19003819A

Dear Chairman Conero and Members of the Planning Board,

As requested, we have reviewed a copy of the Sound Measurements and Impact Review for the KSH Warehouse facility as prepared by B. Laing Associates dated April 2023. Based upon our review of that report, the site plan, and other supplemental information, we have the following comments:

1.0 Existing Condition

1.1 Purpose of Study

The study evaluated existing and future noise levels and compared them to the Village of Montgomery Noise Code, NYSDEC, and FHWA guidelines.

1.2 General Sound Characteristics

This section accurately describes noise parameters. Since the study focuses on Leq levels a description of the Leq should be added. The Leq (equivalent Sound Level) is an equivalent level "energy average" over a specified period of time. This measure is useful for characterizing environmental noise including highway noise since it specifically accounts for both the duration and magnitude of sound.

1.3 Sound Monitoring

The sound monitoring was completed utilizing a Class 1 sound level meter consistent with NYSDEC standards. Both daytime and nighttime measurements were collected on the site and representative of adjacent property lines along Weaver Street and are consistent with the NYSDEC guidelines. The information summarized in Table 2A provides a reasonable indication of Leq levels on and surrounding the site. As indicated, the highest levels are closest to NYS Route 211 in excess of 70 decibels while the other more interior and near adjacent residential areas were in the low to mid 50's, which is typical for these areas.

2.0 Noise Regulation

2.1 Department of Environmental Conservation Criteria

The references to the NYSDEC publications and description of such levels is accurate.

2.2 Federal Highway Administration Criteria

The study also referenced Federal Highway Administration guidelines and is an accurate summary of the FHWA guidance.

2.3 Village of Montgomery Noise Ordinance

The Village of Montgomery Noise Ordinance is very specific relative to acceptable noise levels as summarized in Table 4 of the report. The levels listed as dBA are A-weighted levels. As noted for residential areas adjoining industrial areas, the level is restricted to 51 dBA nighttime levels and 61 dBA daytime levels.

3.0 Proposed Action Analysis

3.1 Operational Sound Analysis

The description and methodology used to evaluate potential noise impacts utilizes standard analysis methodology and considered both fixed sounds (HVAC equipment) and mobile sounds, i.e., vehicle and truck traffic. **Note 9 on Page 9 regarding the 14-foot wall should be clearly referenced as a requirement on the site plans. Item 10 should also be made a condition regarding the 4-foot high solid baffle surrounding the HVAC equipment since these parameters were considered in the analysis.**

3.2 Traffic Sound Analysis

The report provides a separate modeling and discussion of the traffic related sounds. This includes consideration of external traffic movements and the summary presented is reasonable.

3.3 Construction Sound Analysis

Table 6A provides typical Leq sound levels for various equipment, which would be expected to be used on the site. The Village Code restrictions on times of construction activities will control the effect of this temporary period. **If possible, it is recommended that the proposed noise barrier along the north side of the site be installed early in the construction process to provide some attenuation. Similarly, the buildings located on the north side of the property should be constructed first to provide the building barrier effect of the solid structure to lessen sound levels at the Weaver Street residences during construction.**

Additional Considerations and Recommendations

We have also reviewed the supplemental letters dated May 12, 2023 from Engineering & Surveying Properties as well as the May 2, 2023 letter from B. Laing Associates. Based on that information, we note the following along with our recommendations:

1. We agree with the 8-foot fence height and the limits of the fence should be extended to the west (around the curve) up to the area of the retaining wall. **A note should be added to Sheet C-101 clearly referencing the wall detail on Sheet C-304.**

2. Regarding the treatment along the driveway to use plantings instead of a fence, the placement and maintenance of such will be critical. **As noted in the report, the evergreens must be placed in two rows, at least 6 feet tall side-by-side when planted to eliminate any gaps. A note should be included on the Landscape Plan (Sheet C-110) that these must be maintained in perpetuity and to ensure that the dampening affects are maintained.**
3. The proposed typical wooden sound barrier is consistent with that used in other areas and the installation should ensure no gapping below or between the section of fence to ensure the effectiveness of such.
4. The following additional items should be included as conditions of the site plan approval:
 - The HVAC equipment should include a note requiring that the solid baffling around the units and the positioning of the HVAC equipment should be facing away from the residential structures along Weaver Street to ensure that these lower levels are maintained.
 - Idling restrictions are per state requirements and a note of this should be included on the site plan to ensure the Village enforcement of any violations.
 - While the Village Code Section 77-5.D has an exclusion for warning devices required by OSHA (such as backup beepers), **if possible, "white noise" alarms should be considered for installation on any equipment which operates on site only (does not leave the site).**
 - The site contains a backup generator. These typically will require a test mode of approximately 1 once per week. It is recommended that the time of the test mode be set that it occurs during daytime hours. This can be added as a note on the plan.
 - The previously noted comments regarding construction activity should be considered as part of any site plan approval.
 - Reference to the 14-foot sound wall between buildings as shown on the plans should be maintained.

One other item the Board may want to consider as part of the approvals is due to the variability with some of the warehouse uses, especially as it relates to the nighttime operations, is to require a Post Opening Monitoring Study after the occupancy of the buildings. This could be conducted to ensure that the noise levels are in compliance with the code and any minor adjustments could then be made.

Truck Parking and Adequacy of Loading Spaces

The end user of the warehouse space will really be the determining factor on the number of loading spaces and reserved spaces for extra trailer storage that will be needed. The plan as currently proposed is generally consistent with accepted industry standards. **We agree with the Village Engineer that a note be added to the site plan that restricts trailer parking to the loading area located in the center of the site so that trucks cannot utilize the access road, loop road, or passenger car parking area for trailer storage. In addition, "No Parking - Fire Lane" signing should be shown along the access road or exterior circulation roads to further ensure this condition.**

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)



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