

ROBERT T. KIRKWOOD, INC.
INSURANCE
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October 9, 2017

Village of Pleasantville
Planning Commission
Building Department
80 Wheeler Ave.
Pleasantville, NY 10570

Re: 75 Washington Avenue – Proposal for Permanent Stand by a Generator On Site At The Rear of the Property

Dear Honorable Commission Members:

By chance, we looked through the agenda for October 11, 2017 and discovered that the captioned application was currently under review by the Commission. We thought we might have heard from the fire district regarding their proposal.

We understand the need that the fire department has for a stronger and more reliable backup generator system. However, the proposed generator should be placed in a location that avoids or minimizes offsite, adverse impacts to neighbors. We believe that the proposed location of the generator will unnecessarily impose visual, noise and air quality impacts on our property and our neighbors. Accordingly, we strenuously object to the proposed location of this massive, imposing, noisy, polluting industrial equipment along the six foot setback line from our property.

Instead, we propose that the department should locate the generator alongside the rear of the current fire house toward the southeast corner of that building. A large piece of equipment is temporarily stored in this area at the present time.

VISUAL IMPACTS

Because the proposed location is right on the 6 foot setback, which includes a thick masonry wall, there is no room for vegetative buffering. The mass of the generator is impressive. The generator with enclosure is proposed to be over ten feet high and over twelve feet long. Not only will our property face this large, unattractive industrial equipment, but the residents of the new building to our north will have this view imposed on them as well. The proximity of this massive generator will further block our rear parking lot from much needed sunshine during the winter months.



NOXIOUS FUMES

We understand that the generator is designed to be used for emergency back up, but the generators will be run frequently for customary testing and preventative maintenance. Nonetheless, the proposed location will impact our property with the exhaust from the diesel engine. The patio area at the rear of our office, and adjacent to the proposed generator location, is frequently used by our employees for lunch and breaks.

With the construction of the new residential building directly to the north of our property already cutting off air circulation, diesel exhaust will tend to get trapped between the walls and buildings on our property. Not only is this an avoidable impact to our property, trapped exhaust fumes may also impact the residents in the new building who rent a premium southern exposure. The exhaust from the operating engine would have a better chance of dissipation before it reached property lines by relocating the generator near the southeastern corner of the firehouse.

NOISE IMPACT

The sound emitted from the generator in the proposed location will have a "stadium" affect. The sound from the operating generator at this location will reverberate against the rear walls, our building, and the new building to the north of our property. We suspect that the sound levels set forth in the product description may not account for echo and reverberation. Therefore, the decibel levels displayed on the manufacturer's equipment description is questioned and may be illusory.

The offsite reverberation/echo affect can be reduced, and perhaps fully eliminated, with the relocation of the generator away from our property line and toward the rear, southeastern corner of the firehouse.

CONCLUSION

The impacts to our property, and to neighboring properties, can be substantially mitigated with the relocation of the generator along the rear of the firehouse at the southeasterly corner of the firehouse. The proposed location of the generator along our property line imposes unreasonable burdens of visual impacts, exhaust fumes, and noise impact that are unnecessary and that can be substantially mitigated with the alternative location along the rear of the firehouse toward the building's southeastern corner.

Thank you for your consideration.

Very truly yours,

ROBERT T. KIRKWOOD, INC.


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Cc: Mr. Robert Hughes
Village of Pleasantville
Building Inspector

