

Date: October 11, 2017

To: Mr. Robert Hughes  
Building Inspector  
Pleasantville, NY 10570

Re: Response to Comments  
Planning Board Site Plan Approval  
Pleasantville Fire District Headquarters  
Emergency Generator

Dear Mr. Hughes and Members of the Planning Commission,

We have received additional comments from the Planning Consultant and from the public since filing the revised plan and are modifying our proposed generator and fuel tank location in response. If the revisions are acceptable as outlined below, I will submit a revised plan and we request that the planning board schedule a public hearing at the next available date and that a resolution be prepared for acceptance at that meeting.

**BACKGROUND:** The Pleasantville Fire Department Headquarters needs to replace the current failed 30kw generator that is over 60 years old and has no acoustic enclosure with a new modern automatic generator. A temporary military surplus 200kw generator is currently permitted and installed in the rear parking lot which is estimated to operate at over 90 dB(A) – over 4 times the level of the proposed generator and which lacks modern pollution controls. Decibel levels of the proposed generator would be 68dB(A) or less at the closest property lines at full load– the decibel level of a conversation or the decibel level of 20kw residential generator under full load.

Detailed responses to questions posed in the Memorandum dated October 10, 2017 prepared by Sarah L. Brown of FP Clark and Associates and a letter dated October 9, 2017 from Robert T. Kirkwood are below.



*Existing 200kw Generator -which requires a manual start*

**GENERATOR EXERCISING:** Pleasantville Fire District Commissioners (PFD) agree to schedule weekly exercise of generator for midday hours.

**GENERATOR LOCATION:** The generator does not fit in the space under the building where the existing generator is located and would need to be a min of 5' from the building per NFPA required clearances to windows and to the building. As noted on the Oct 5 drawing, the best location for the generator from the Fire Department's point of view would be the proposed location at the north end of the parking lot to allow for removal of the least number of parking spaces, space for fire department drills, maneuvering of fire department apparatus, and snow removal. However, in light of the concerns expressed by the neighbor at 91 Washington Ave and the Planning Consultant, we are proposing locating the generator at the south-east corner of the firehouse in front of a separate double wall fuel tank located where the 30kw generator is currently located under the building. This will reduce the height of generator so it is 5' from the nearest window and can be installed 3' from the building.

**GENERATOR FUEL SOURCE:** PFD after careful consideration of the advantages and disadvantages of natural gas and diesel fuel in consultation with the commission and their architect and engineers, has selected diesel as a more uninterruptable fuel source under

local control. PFD purchases its diesel fuel from the Village of Pleasantville Department of Public Works. The proposed generator is EPA certified.

GENERATOR SIZE: A 100kw generator is proposed. That is the size required to power the upgraded 400amp service required by the building. Installing a subpanel and powering only some of the building circuits was not considered by PFD or the engineers in sizing the generator.

ADDITIONAL SCREENING: The Type II acoustic enclosure is the highest-grade enclosure available from the manufacturer and includes integrated muffler silencing. We researched sound absorptive screening materials such as Acoutablock which is a membrane or panel that can be applied to fencing or walls. The effectiveness of such screening is dubious as it is cannot feasibly completely enclose the generator, it needs to be installed a min of 3' to 5' from the generator and it adds bulk and additional maintenance requirements to the installation and would take up additional space in the parking lot needed for parking and other fire department activities.

VISUAL IMPACT, NOXIOUS FUMES, AND NOISE IMPACT: The proposed location will minimize the visual impact, presence of fumes and noise to *all* of the surrounding neighbors.

In summary, we are asking the planning board to accept our proposal as the necessary and urgent replacement of out of date and failed equipment with new EPA certified equipment that is quiet and runs only infrequently.

Respectfully,

A handwritten signature in black ink that reads "James Coleman". The signature is written in a cursive style with a long horizontal line extending to the right.

James Coleman, AIA