

Harold M. Stillman
84 Indian Harbor Drive

November 17, 2022

I am writing regarding the pre-application review of PLPZ 2022 00505 concerning 475 Steamboat Road.

My neighbors and I with residences on 80, 82, 84, and 86 Indian Harbor Drive are pleased that WR Berkley has decided to install a noise control enclosure around the rooftop HVAC system. This is a positive outcome for the neighborhood. However, there are a few points that I would the Commissioners to consider prior to approving a final application.

HVAC

I request that the noise control enclosure be engineered to limit noise transmission at the property line of 475 Steamboat Road as described in the Noise Ordinance. Why this request when this is the usual practice? The background is that I have been in contact with the Town Health Department since 2015 with a complaint that the building emits excess noise beyond its property line. Health Department personnel have insisted that the noise should be measured at my property at 84 Indian Harbor Drive which is about 400 ft from the source. This is an incorrect interpretation of the noise ordinance.

Even at this distance, the Health Department measured noise at 56 dBA at my property on July 18, 2015 which exceeded the 55 DBa daytime and 45 DBa nighttime levels permitted by the Noise Ordinance. This resulted in a letter from the Health Department to Berkley dated July 28, 2015 requesting that Berkley limit HVAC operation. Subsequently, a measurement by the Police Department on July 22, 2016 in CFS #: 1600026728 was over 60 dBA. Additional readings taken by the Greenwich Police Department in 2021 and 2022 also indicate an excessive daytime noise level.

The Health Department has ignored my request to calculate the noise from the rooftop HVAC units at the building's property line which would be consistent with the predictive methods used for other projects in Greenwich. I request that the Commission pays special attention to the engineering of the rooftop noise control system ensuring compliance to the Town of Greenwich municipal code.

I would appreciate the opportunity to review the design of the rooftop HVAC enclosure and the noise calculations. Noise will reflect from the East and North sides of the building towards the proposed enclosure, and this reflected sound must be included. As far as I can determine the specifications of the enclosure are mentioned in but not included in the application.

Noise emission from any other equipment on the rooftop should also be controlled.

GENERATOR

The location of the existing generator directs noise towards the residences across the Audubon property. The proposed emergency generator placement and its acoustic enclosure should consider noise reflection from the building, resonance potentially created by the parking area under the building, and aesthetics. A different location should be considered in the northeast corner of the property where a picnic table is currently located. This location would keep the generator from aesthetically intruding on the neighboring Audubon Oneida Preserve, would not reduce parking spaces, would not reflect noise, would preserve the current patio, and would avoid removal of two oak trees that serve to partially shield the building from view. Reference Building Zone Regulations Sec. 6-15. Standards (a) (2)

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describing the protection of environmental quality and the preservation and enhancement of property values; including the aspects of freedom from nuisance and other disturbances, screening of utility installation, the preservation of natural aspects of the site including trees and scenic views both from the site and onto or over the site, and minimizing noise levels at the property boundary.

LIGHTING

I believe that the lighting sources in the parking area under the building are not fully shielded from view from the residences on Indian Harbor Drive across from the Audubon property. Further, the light reflects from water in the tidal area of the Oneida Preserve. I request that this be investigated to confirm compliance with the Building Code Section 6.152.

LANDSCAPE PLAN

I would appreciate the opportunity to comment on the landscape plan which is referenced in but not included in the application.