



- SITE PLANNING
- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE
- TRANSPORTATION ENGINEERING

- LAND SURVEYING
- ENVIRONMENTAL STUDIES
- HAZARDOUS WASTE
- CONSTRUCTION SERVICES

## MEMORANDUM

DATE: May 5, 2011

TO: Ms. Marilyn Timpone-Mohamed, ASLA, AICP, Frederick P. Clark Associates, Inc.

FROM: Mr. Robert B. Peake, AICP, John Meyer Consulting, PC

RE: JMC Project 11020  
Lawrence Hospital Expansion  
55 Palmer Avenue  
Village of Bronxville, NY

SUBJECT: *Noise and Air Quality Submission Review*

This memorandum provides a review of the below noted materials regarding Noise and Air Quality impacts.

JMC reviewed the following Noise-related materials: "Mechanical Equipment Analysis" prepared by Cerami Associates, dated April 27, 2011; revision to the EAF "Noise" section submitted with the letter by Silverberg Zalantis LLP, dated April 28, 2011; and drawing A-5 "Third Floor Roof Garden and Penthouse" by Lillibridge, revision 2 dated 04/28/2011.

We also reviewed the revised EAF Section discussing Air Quality with attachments submitted with the letter by Silverberg Zalantis LLP, dated April 28, 2011.

The following are our initial comments:

### **I. NOISE**

#### **A. "Mechanical Equipment Analysis" by Cerami Associates, dated April 27, 2011**

1. Item 3.0-C: For the proposed Lawrence Hospital chiller units, the report recommends establishing a maximum criterion of 45 dBA sound level at the residential properties. The report notes that this sound level "is consistent with nighttime ambient levels measured in nearby areas". These areas should be identified, including a description of the areas (ie, urban, suburban, etc.)
2. Item 6.0-C: The Applicant should indicate if the recommended chiller vibration isolation measures are to be incorporated into the project design.

**B. Revised EAF "Noise" Section Submitted With the Letter by Silverberg Zalantis LLP, dated April 18, 2011**

1. The Applicant notes that besides the chillers, "all other air handling equipment and pumps will be housed within an enclosed mechanical penthouse on the roof and thus not a noise issue outside of the penthouse". Drawing A-5 "Third Floor Roof Garden and Penthouse" by Lillibridge, revision 2 dated 04/28/2011, depicts mechanical louvers on two sides of the mechanical penthouse which provide access to the outside. The Applicant should provide assurances that the louvers will not generate noise levels above the maximum criteria of 45 dBA at the residential properties as recommended by the "Mechanical Equipment Analysis" by Cerami Associates, dated April 27, 2011.
2. The Applicant notes that the upgraded emergency (back up) generator system will be "tested on a very limited basis monthly". The Applicant should note the testing frequency, duration and during what hours the generators shall be tested.

**II. AIR QUALITY**

We have no comments on the materials submitted regarding air quality.