



VIA EMAIL ONLY omar@acquestdevelopment.com

10 November 2020

Mr. Omar M. Abu-Sitta
Acquest Development, LLC
5554 Main Street
Williamsville, NY 14221

cc: Mr. Michael Finan, P.E., Langan, mfinan@langan.com
Ms. Christina, Zolezi, P.E., Langan, czolezi@langan.com

Re: Acoustical Evaluation of Site Sound Emissions
New Distribution Facility – Revised Plans
Town of Grand Island, New York
OAA File 4201B

Dear Mr. Abu-Sitta:

As you are aware, Ostergaard Acoustical Associates (OAA) was retained to analyze projected sound emissions from a proposed e-commerce storage and distribution center in Grand Island, Erie County, New York. The site is approximately 145.4 acres of undeveloped land located at 2780 Long Road immediately west of Interstate-190 (Niagara Thruway) adjacent to southbound Exit 20B and zoned M-1 Light Industrial Research District. Low density residential development adjoins the site to the north and south, with commercial uses interspersed among residences nearby Interstate-190. To the west is an approximately 62.1 acre vacant parcel zoned for low-density residential and other undeveloped lands. To the east, beyond Niagara Thruway are primarily non-noise sensitive commercial uses with sporadic residences further from the site.

The plan called for the construction of a 3,783,124 ft² building with access provided via Long Road to the north and Bedell Road to the south. A comprehensive acoustical analysis was carried out by OAA and fully documented in our 7 August 2020 report. The study demonstrated full compliance with applicable noise codes and no negative acoustical impact on surrounding receptors. I understand that this plan has been withdrawn from the Town.

Acquest Development is proposing a new plan, similar to the former, but with a 1,080,308 ft² warehouse building proposed instead. The new proposed building will not exceed 45 feet in height. I understand that this plan conforms to all Town setbacks and requirements and requires no special permits or variances. The new plan retains the previous plan's sound mitigation, which comprised a robust sound wall and berm along the north driveway. On-site traffic patterns are a similar distance from residences as the previous plan.

Assuming that the HVAC equipment arrangement and on-site truck and car traffic are comparable to the previous plan, OAA concludes that this revised plan will have the same sound study conclusion as the former plan. Therefore, all codes are expected to be complied with and no negative acoustical impact is anticipated. HVAC equipment is expected to be less in number here as the building is roughly one-third the size now.

Sincerely,

OSTERGAARD ACOUSTICAL ASSOCIATES



Benjamin C. Mueller, P.E., Principal
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BCM:amc