

 CERAMIRECEIVED
PLANNING DEPARTMENT
AUG 25 2023
TOWN OF YORKTOWN

August 24, 2023

Scott Florio
CBRE
250 Pehle Avenue
Saddle Brook NJ, 07663

Ref: **Guiding Eyes
Noise Survey Report
C&A Project #233310.0360**

Dear Scott,

On August 3 and August 22, 2023, Cerami visited the existing Guiding Eyes facility and the proposed new location in Yorktown Heights, NY. The following report outlines our findings from the survey and the applicable recommendations.

Executive Summary

- Dogs contributed to elevated noise levels outside the kennel.
- We expect outdoor canine activities to exceed the ambient noise levels and be audible in the adjacent residential areas.
- To reduce these noise levels below the ambient noise levels, an acoustic barrier can be provided.
- We expect indoor canine activities to be below ambient noise levels at neighboring residential properties.

Local Noise Code

Chapter 300-56(C) of the Code of the Town of Yorktown states regarding non-commercial dog kennels:

The facility shall be sound proofed and shall provide the necessary and proper screening to reduce noise and protect nearby properties from any sound increases to the satisfaction of the Planning Board.

While the local code does not provide a numerical noise level limit at the property line, we have designed our recommendation around projected noise from the new proposed kennel location in reference to the ambient noise levels at the neighboring residential properties.

Measurements

We measured noise levels from dogs at the existing kennel. Sound was measured at the existing location while dogs were being let outside for their typical afternoon outdoor activity. We also measured ambient noise levels at the residential properties near the proposed location of the new kennel. Residential ambient measurements were conducted in the locations shown below.



Figure 1: Measurement Locations at Residential Property

Results and Recommendations

We measured noise at the existing kennels and have projected this noise level from the proposed kennel to the nearest residential property. The results from our projections are listed in the table below.



Table 1: Projected Noise Levels at Neighboring Residential Property

Measurement Description	Sound Pressure Level (dB, re: 20 µPa)								dBA
	Octave-Band Center Frequency (Hz)								
	63	125	250	500	1000	2000	4000	8000	
Ambient Noise at Neighboring Residential Property	54	49	41	40	42	33	27	37	45
Loudest Bark (Projected)	44	51	56	52	46	40	32	27	53
Average Level During Canine Activity (Projected)	37	34	33	37	37	33	29	26	45

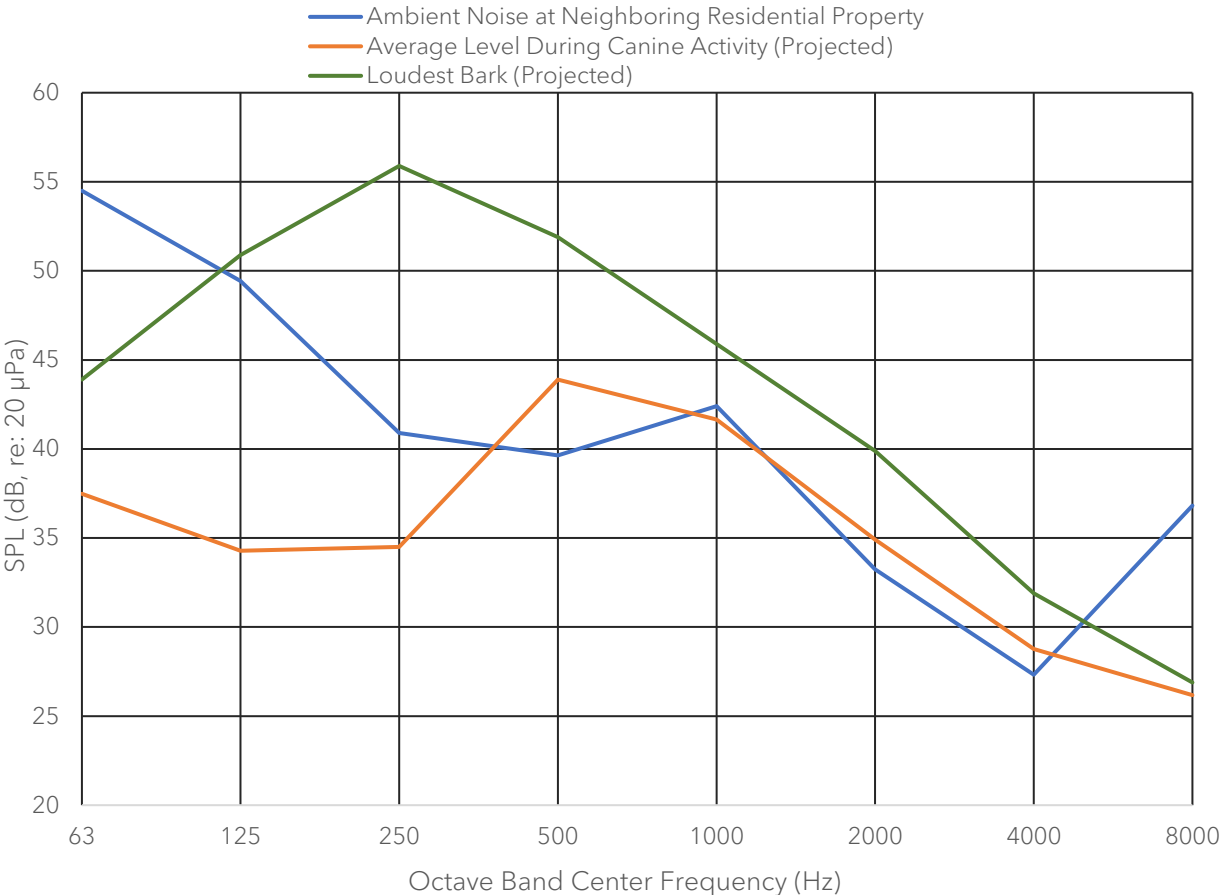


Figure 2: Graphical Comparison of Projected Exterior and Ambient Noise



Based on our measurements, we measured the loudest noise at the kennel while employees were shoveling waste. Since this noise can be controlled by using alternative tools or methods, we did not include projections for the shovel noise.

Apart from shovel use noise levels, we observed the loudest noise during dog barks. As stated previously, we expect noise from dog barks to exceed ambient noise levels and be audible at the adjacent residential properties. This may be deemed a disturbance, particularly without any acoustic remediation. To reduce noise levels from the kennel activities we recommend an acoustic barrier be provided as follows.

We recommend an 8-foot-tall sound barrier such as ALL Silent Protector, be provided along the plan south side of yards 4A, 4B, 7A, and 7B, as well as wrapping all sides of yards 5B and 6B as shown in the figure below. We expect this noise barrier to reduce noise levels during typical canine activity to below the ambient noise levels measured at the residential properties. We project noise levels approximately equal to the ambient from the loudest dog barks with the barrier in place.

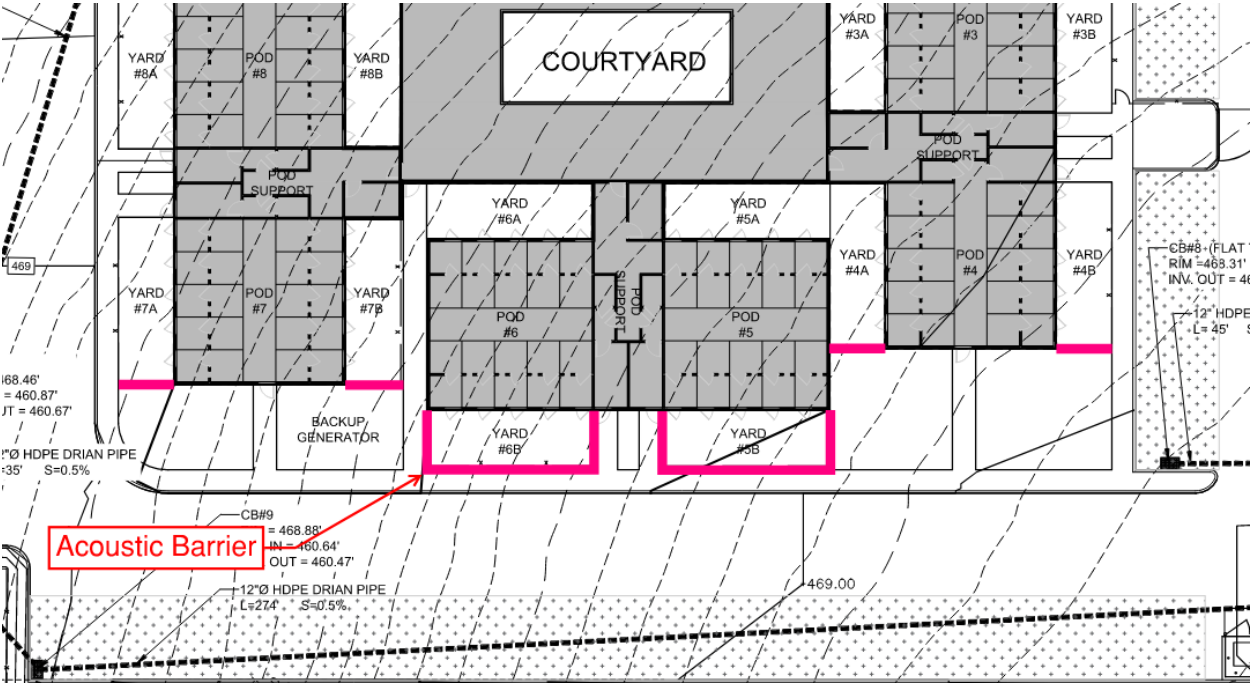


Figure 3: Recommended Location of Sound Barriers for New Facility

Follow-up Site Visit

We conducted a follow-up site visit at the current site of Guiding Eyes on August 22, 2023, to take measurements of canine activity inside the kennel. We observed the measured noise levels inside to be loudest during dog barks, reaching a maximum noise level of approximately 106 dBA (re: 20 μPa). We expect the lack of acoustic finishes and compact environment contributed to these levels inside. We expect a lower sound level within the proposed facility due to an increase in ceiling height creating a larger acoustic envelope and have considered the planned addition of acoustic finishes and decrease in number of canines within each pod.



Using the expected exterior construction for the new location we were able to project noise levels through the façade, to the neighboring residential properties. The graph below summarizes these projections compared to the existing ambient noise level at the neighboring residential properties. These projections were calculated through a 1" thick insulated glazing unit comprising of ¼" lites on either side of a ½" air gap.

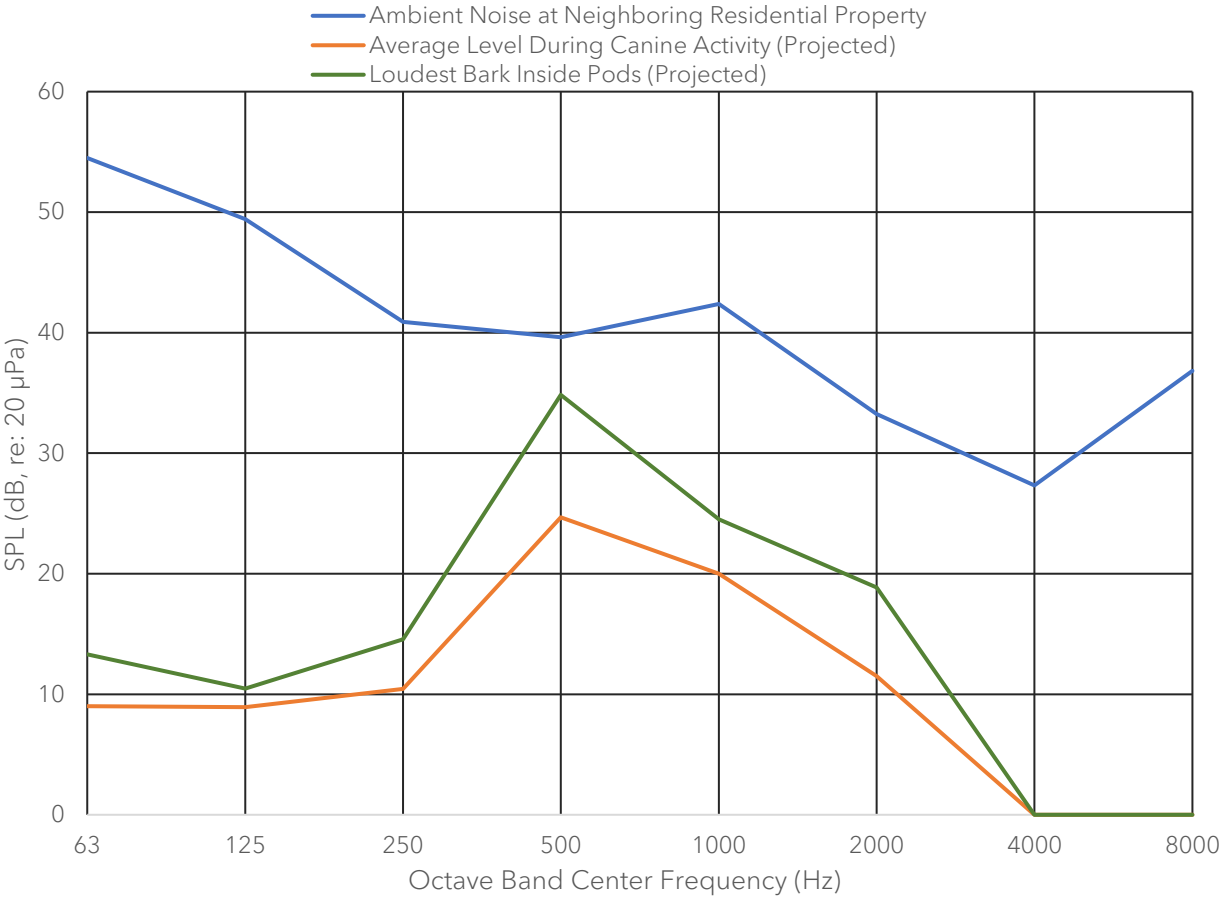


Figure 4: Graphical Comparison of Projected Interior and Ambient Noise

As the graph illustrates, we expect noise from regular canine activities and during loud barks inside pods at the proposed new location will be below the existing ambient noise level at neighboring residential properties. We expect this noise to not contribute to any increase in ambient noise levels.

The CERAMI logo consists of a solid red square with the word "CERAMI" written in white, uppercase, sans-serif font centered within the square.

CERAMI

This concludes our comments at this time. Should you have any questions, comments or concerns, please do not hesitate to contact us.

Best Regards,

A handwritten signature in black ink, appearing to read "Joshua Cassarino".

Joshua Cassarino
Senior Associate

A handwritten signature in black ink, appearing to read "Marcelino Plaza".

Marcelino Plaza
Junior Associate

Cc: Matthew Schaeffler | Cerami
Sumeet Gawali | Cerami