

**VENEZIANO & ASSOCIATES**  
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June 27, 2022

Chris Carthy, Chairman  
Planning Board  
Town of North Castle  
15 Bedford Road  
Armonk, New York 10504

**Re: 94 Business Park Drive**

Honorable Chairman and Members of the Board:

We appeared before the Planning Board on Monday, June 13, 2022 to conduct a public hearing regarding an outdoor storage application for 94 Business Park Drive. At that hearing, several issues were raised by representatives of neighboring properties, including Mr. Lashins, Mr. Fareri and Engel Burman. We submit this letter in response to such issues as well as in response to our dialogue with your Board.

Attached hereto is an updated site plan prepared by Dynamic Engineering, exterior of the site only. It reflects 30 ground level spaces, which will be stacked three high, totaling 90 containers at 24 feet in height. This exterior layout represents the essence of this outdoor storage permit. This amount is a reduction from 180 outdoor Pod containers.

We have also retained a noise expert, Benjamin Mueller, Ostergaard Acoustical Associates, and are preparing a Noise Analysis for this site. This analysis will describe the noise generated from the permitted 16 loading docks at 24 hours, seven days per week. It will then compare that noise level with the forklift activity associated with moving of empty Pods to a truck to exit the site. Pods has confirmed that all internal movement of containers remains inside the building. The ability to move such containers outside to trucks for delivery is currently permitted.

The Analysis will also reflect the decibel level for a forklift and confirm that sound will not travel "over" the 94 Business Park Drive building to the parcel owned or controlled by Mr. Fareri across the street. It will also discuss the *de minimis*, potential noise impacts on the adjoining Engel Burman assisted living building. It should be noted that the Analysis factors in the noise associated with this property abutting and being adjacent to I-684.

Of import, Pods clarified that a forklift will leave the building, travel down one of two ramps as reflected on the site plan, receive filled Pod containers and bring such containers inside

the building. All of that is currently permitted, all of that can happen, 24 hours for seven days per week.

Pods further confirmed that its hours of operation are Monday through Friday 6 AM to 7 PM, Saturday 8 AM to 6 PM, and Sundays the facility will be closed. This schedule eliminates any potential noise during the nighttime and completely on Sundays.

With respect to the current application to store Pods outside, Pods has confirmed the following: in the spring, there are Pod containers available to be rented by customers. During the spring and summer, all empty containers are sent out to customers' homes and, from there, to other facilities or to their new homes as they travel. The outside storage of empty containers is limited to fewer units as they rent over 95% of their empty inventory during the spring/summer months. During winter months, the operation slows down and the empty containers sit idle in their designated area until needed. There is very little activity from November through April. All of the outdoor Pod containers are empty.

On a weekly basis, Pods anticipates that potentially 30 containers will be taken from the outdoor storage area, loaded on small trucks and exit the site; six per day. Pods also anticipates 30 to 36 trucks per week coming to the site, six 18-wheelers and the others shall be smaller delivery vehicles.

As reflected on our site plan, Pods requests 90 exterior spaces, 30 ground level. The storage of spaces within the front yard and the two side yards shall be prohibited. Your Building Department can and should enforce this stipulation and restriction on the tenant and, on the owner. The Building Department may access the site for this limited purpose.

While not particularly relevant to the truck volume and noise conversation, the fact that the site will have 5 to 10 employees has been overlooked. There are hundreds of vehicular parking spaces on the site which could be utilized and even rotated on a daily basis, 8 hour shifts, throughout the night. That certainly will not be the case with Pods 8-10 employees.

We would like to proceed at your Board's July 11th Planning Board meeting as the building is currently under construction. Pods has committed to the site and will commence occupancy on September 1.

Very truly yours,

*Anthony F. Veneziano, Jr.*  
ANTHONY F. VENEZIANO, JR.

AFV/kj  
cc: Adam Kaufman, Town Planner  
Daniel Knafo  
Jeff Mandelbam, Esq.

