



December 11, 2020

Town of Dryden – Planning Board
93 East Main Street
Dryden, New York 13053
Attn: Ray Burger – Director of Planning

Re: Incodema, Inc. - Planning Board Submittal
1920 Slaterville Road
Dryden, NY

Dear Ray,

On behalf of Incodema, Inc. and Strategic Elements Real Estate Development, we are submitting the enclosed information to initiate Sketch/Preliminary Site Plan review with the Town of Dryden.

In general, this project includes the relocation of Incodema's operations from their 407 Cliff Street location in the City of Ithaca to the existing ±24,400 SF former light-industrial building located at the above address. A summary of facility operations as provided by Incodema is as follows: *"Incodema makes sheet metal components by cutting and forming standard sheet metal into custom parts. All parts are made directly to customer specifications. There is no chemical altering of the parts, only mechanical manipulation, or forming, of the parts with manual press brakes. The process involves receipt of sheet metal (usually 4'x 10'), which is then cut using either lasers or waterjet technology. These components, most of which can fit in the palm of your hand, may be sent flat or they could be formed on our precision electric press brakes. Externally, the only obvious signs of manufacturing will be the bulk nitrogen tank, similar to Incodema3D. The plan is to have the tank situated behind the building."*

As part of Incodema's transition to this location, the existing building will largely remain unchanged. Interior building improvements will be made to accommodate Incodema's operations and staff. Exterior building improvements including windows, access doors, overhead doors are proposed to improve accessibility. In addition, site improvements including paving, grading, drainage, utility, lighting, landscaping, and access drive improvements to Slaterville Road (NYS Rout 79) are proposed.

Also included as part of this proposal is a ±4,800 SF building addition that is currently being considered over two subsequent phases depending on Incodema's future needs. Formal details outlining site improvements for the future expansion will be included in our next submittal.

Incodema's operates on a shift basis with a total of approximately 50 employees. Generally, 3-4 staff arrive between 3-4 am, with most staff arriving between 6-7 am and office personnel arriving at 8 am. According to Incomeda, most production work is complete by 3 pm with 2 people working the second shift until 11-12 pm. Critical operations will be performed within the facility with loading/unloading of materials/goods and equipment taking place at the various overhead door locations around the building perimeter. Daily truck traffic includes: 3-4 semi-tractor trailer trucks, 2 delivery trucks (ie FedEx/UPS), 2-3 various box trucks. All pick-up/deliveries will take place along the rear of the building.

As we discussed during our initial coordination regarding the proposed use, the design team’s position is that this project meets the criteria included in the Town of Dryden’s “Industry-Light” land-use definition. It is our understanding that the prior facility did operate under the same use classification. During our follow up coordination, you had requested additional information regarding noise levels to be generated by the facility. Additional information associated with noise generation by this facility is outlined below.

Facility Noise:

In general, the main generator of noise for this project will be the air handler associated with the dust collection system. This unit is proposed at the rear of the building which is the same location as the prior facility. Incodema currently intends on relocating the dust collection unit and air handler used at their Cliff Street location to this new facility. According to Incodema, the dust collector generally runs between 6 am – 4 pm though occasionally is operated later. Additional discussion items are as follows:

1. Town Noise Thresholds: The Town of Dryden’s Sound Performance Standards (Section 1307 of the Town Code) establishes noise levels for specific receiving land use categories in a specific Zoning District. This parcel is located in the Mixed-Use Commercial District which falls under the “All others” Receiving Land use Category. For this use category, the sound level limits when measured at the property line are 68 decibels (dBA) between 7:00 am to 7:00 pm and 58 dBA between 7:00 pm to 7:00 am.
2. Noise Measurements at the Cliff Street Location (as provided by Taitem Engineering):
 - a. 0-ft away from dust collector – 90dBA
 - b. 10-ft away from dust collector – 85 dBA
 - c. 50-ft away from dust collector – 65 dBA
3. Ambient Noise Levels at New Location (as provided by Taitem Engineering):
 - a. Front of Building (front door) – 68 dBA max level was recorded with Slaterville Road traffic being the primary noise generator. No trucks were passing when these levels were recorded.
 - b. Rear of Building – 47 dBA max.
4. Noise Mitigation Proposed:
 - a. As coordinated with the project’s M.E.P. Engineer (Taitem Engineering), the unit can be fitted with a silencer on the air exhaust port. According to the information provided by the manufacturer, the silencer is anticipated to produce a 10 dBA reduction in noise levels. In addition, the silencer can be oriented vertically to deflect the noise upwards versus horizontally.
5. Comparison to Ambient Levels and Impacts on Receptors:
 - a. Through our coordination with Taitem Engineering, the noise levels along the rear of the building are anticipated to return to ambient levels within approximately 100 feet of the unit while using the exhaust silencer.
 - b. The nearest receptor to the west is over 500 feet from the unit, with the west property line located approximately 330 feet away.
 - c. The nearest receptor to the east is over 500 feet away from the unit, with the east property line located approximately 530 feet away.

- d. The nearest receptor to the south is over 350 feet away from the unity, with the southern property line located approximately 146 feet away.
 - e. Refer to enclosed Overall Plan for additional information regarding distance to neighboring properties.
6. Comparison to Town Noise Thresholds:
- a. Based on the information collected by the design team, it appears that the noise generated by the dust collector and associated air handler would not exceed the Town's noise thresholds outlined in Section 1307 of the Town Code.

Based on this information, it appears that noise levels generated at the property line is not expected to exceed that of other uses allowed within Mixed-Use Commercial District. More importantly, the project is expected to comply with the Town's noise thresholds measured at the property line as stated above.

In addition to the discussion above, we are respectfully requesting the following waivers/approvals from the Planning Board as allowed by the Town's Zoning Code:

1. Parking Space Size – The project proposes 9'x18' parking spaces where 9'x20' are required. Our rationale is that 9'x18' is a more traditional parking space size and the smaller spaces results in less impervious cover which influences cost and natural resource demand.
2. Max Allowable Parking – Provided parking is approximately 190% of the required whereas max allowable is 120%. Our rationale is that Incodema currently utilizes closer to 1 parking space per employee and will need additional parking for visitors.

Planning Board Submittal

Incodema, Inc. – 1920 Slaterville Road (NYS Route 79)

12/11/20

So we may initiate our coordination and review with the Town of Dryden, we are providing the following information.

- This letter – 8 copies
- Site Development Plans (24x36) – 1 set
- Site Development Plans (11x17) – 8 sets
- Overall Plan (24x36) – 1 copy
- Overall Plan (11x17) – 8 copies
- Architectural Elevations and Floor Plans (22x34) – 1 set
- Architectural Elevations and Floor Plans (11x17) – 8 sets
- Preliminary SWPPP – electronic copy
- Long Form EAF – 8 Copies
- Site Plan Application – 8 Copies
- Ground Disturbance Application – 8 Copies
- Owner Authorization – 8 Copies
- \$250.00 Sketch Plan Review Fee Payment
- CD containing electronic (PDF) copies of this submittal

We respectfully request that this project be placed on the agenda for the Planning Board's December 16, 2020 meeting. If you have any questions or need additional information. Please do not hesitate to contact our office. Thank you.

Respectfully submitted,



Adam M. Fishel, PE, CPESC

Marathon Engineering

cc: Illa Burbank – Incodema, Inc.

Lincoln Morse – Strategic Elements Real Estate Development

Noah Demarest – Stream Collaborative

Yossi Bronsnick – Taitem Engineering