



May 28, 2020

RE: Homeland Towers Building Permit Application, Nelsonville, NY

Dear Mr. Bujarski:

I am in receipt of your letter dated March 26, 2020 concerning your review of the Building Permit Application submitted on behalf of Homeland Towers for the telecommunications facility at 15 Rockledge Road. Please find below responses to your comments.

As noted throughout the review process and recently in several emails, the telecommunications facility currently involves three entities; 1. **Homeland Towers, LLC**, 2. New York SMSA Limited Partnership d/b/a **Verizon Wireless** and 3. New Cingular Wireless PCS LLC d//b/a **AT&T**. Each entity has made a separate submission requesting a building permit.

This submission and response pertains solely to the request for a building permit by Homeland Towers, LLC. Please find submitted herewith a revised set of Construction drawings from JMC dated May 18, 2020. All changes from the previously submitted set have been "bubbled".

In response to your specific page-based comments of the Construction Drawings please find answers below.

CD-1: The Table of Land Use and section titled "notes" has been restored to Drawing CD-1. The notes titled "General Sequence of Construction" were moved from the Title page of the Zoning Drawings to page CD-6 of the Construction Drawings. Otherwise the title page is consistent.

CD-2: Homeland Towers, LLC is the owner of 15 Rockledge Road as evidenced by the fully executed deed that was also submitted as part of this application. Current ownership is reflected on the cover sheet and throughout the drawings.

CD-3: The access drive has been realigned in consideration to minimizing impacts to the subject property both during and after completion of construction. The minor realignment of the access driveway avoids significant exposed rock outcroppings, thereby aiming to minimize the need for unnecessary rock removal. Regarding tree removal, the minor realignment requires different trees to be removed while others previously marked for removal would now remain. This would serve to benefit adjacent properties as some of the required tree removal would be further from the property line. An updated tree survey within the area of disturbance has been provided.

CD-5: a. Please refer to drawing CD-5, "Fire Apparatus Access Plan" which depicts the apparatus turning movements. The FD turnaround is designed in compliance with Appendix D of the NYS Fire Code utilizing what is referred to as an "acceptable alternative to a 120' hammerhead".
b. Access to the compound was proposed to be via a combination padlock. We can provide the combination to the Village for access. Drawing CD-4 has been revised to include a proposed knox box for fire department access.



- c. Drawing CD-4 identifies two parking spaces now located in the southeast corner of the compound turn around area. Please note that the Fire Apparatus turning movements are not impacted by the location of these spaces should they be occupied (See drawing CD-5).
- d. Drawing CD-4 has been revised to add specific “No Parking – Fire Lane” signage in appropriate locations. Additionally, a sign table has been added to CD-4 to identify the specific signage.
- e. Drawing CD-4 has been revised to include the locations of future Verizon and AT&T equipment locations. Additionally, two future carrier equipment locations and an emergency services pad are now shown.

CD-6 : The proposed grade of the access driveway shown on the Construction Drawings is consistent with the previously submitted and reviewed Zoning Drawings and geometry required for vertical curvature and minimum turning radii. In accordance with Appendix D of the NYS Fire Code, grades greater than 10 percent are permitted with discretion given to the local code enforcement official. We understand that this has been already agreed upon.

CD-7 through CD-9: The applicable details have been keyed on each drawing with a symbol indicating the detail number and the drawing on which the detail appears.

CD-10: The drawing package now includes Drawing CD-11, “Rockledge Road/Easement Improvement Plan which depicts minor improvements to the right of way and easement and Drawing ZD-12 “Rockledge Road/ Easement Fire Apparatus Access Plan” which depicts a turning simulation utilizing the largest apparatus utilized by the local department.

Regarding the nature of the Tower and its appearance, on April 1, 2020 I submitted via email to Mr. Gainer and yourself two documents that provide details on the tower, foundation and branch design appearance and will submit them again herewith. The first document titled “Nelsonville Tower Design Details” provides accurate dimensions of the tower and foundation design and the second document titled “Nelsonville Tower Branch Distribution” identifies the location and length of every branch on the tower.

Last, as it pertains to the retaining wall design, please find submitted herewith a supplemental engineering report titled “Stabilized Slope Recommendations” which provides the recommendations and analyses for the proposed slope areas on the project and engineering details titled “Welded Wire Fence Design” that provides specific information on the materials used for the retaining wall.

If you have any questions please let me know. Kindly let me know when I may pick up the Building Permit.

Vincent Xavier



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