



Site Planning	Environmental Studies
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December 19, 2017

Village of Nelsonville Zoning Board of Appeals
& Planning Board
Village of Nelsonville
258 Main Street
Nelsonville, NY 10516

RE: JMC Project 16237
NY 170 – Coldspring
15 Rockledge Road
Village of Nelsonville, NY

Response to Town Engineering Site Plan Technical Comments

Dear Honorable Chairman Rice and Members of the Zoning Board of Appeals:

We are in receipt of a review memorandum from Town Consulting Engineer, dated October 30, 2017. Insofar as the comments apply to components of the proposed site plan, we offer the following responses which are reflected on the plans and reports listed below:

I. JMC Drawings:

<u>DWG No.</u>	<u>Title</u>	<u>Rev./Date</u>
ZD-1	"Cover Sheet"	1 12/19/2017
ZD-2	"Site Abutter Plan"	1 12/19/2017
ZD-3	"Overall Site Plan"	1 12/19/2017
ZD-4	"Tree Removal Plan"	1 12/19/2017
ZD-5	"Site Layout and Landscaping Plan"	2 12/19/2017
ZD-6	"Fire Apparatus Access Plan"	1 12/19/2017
ZD-7	"Site Grading, Utilities, & Erosion & Sediment Control Plan"	1 12/19/2017
ZD-7A	"AccessDrive Profile"	1 12/19/2017
ZD-8	"Construction Details"	1 12/19/2017
ZD-9	"Construction Details"	1 12/19/2017
ZD-10	"Construction Details"	1 12/19/2017
ZD-10A	"Construction Details"	12/19/2017
ZD-11	"Rockledge Road Conceptual Improvement Plan"	12/19/2017
ZD-12	"Rockledge Road/Easement Fire Apparatus Access Plan"	12/19/2017
ZD-13	"Site Cross Sections"	12/19/2017
ZD-14	"Site Cross Sections"	12/19/2017

2. Stormwater Management Memorandum, dated 12/19/2017.

JMC Drawings:

<u>DWG No.</u>	<u>Title</u>	<u>Rev./Date</u>
DA-1	"Existing Drainage Area Map"	12/19/2017
DA-2	"Proposed Drainage Area Map"	12/19/2017

For ease of review, the original comment is provided with our responses below in italics.

Zoning Board of Appeals

Comment No. 4

Screening of the accessory structures at grade from nearby residential properties should be considered. Measures should also be taken to screen and abate site noises from any HVAC sources on site, as well as the emergency power generator proposed. The Board should determine whether slats should be provided within the galvanized fencing proposed to enclose the equipment compound if desired to screen the communications facilities and generator at grade. The visual appearance of this fencing could be further reduced through the use of a black vinyl coating on the galvanized wire mesh.

Response No. 4

The applicant has previously provided information on the potential noise impacts of the emergency backup generators. The analysis presented findings that the facility would meet the noise requirements put forth in the Village Code. The accessory structures will be both secured and screened at grade by an 8' tall chain-link fence with black vinyl coating and privacy slats. Please refer to JMC drawings ZD-13 and ZD-14, "Site Cross Sections" for a representation of the views into the facility. Additionally, the Applicant has added proposed landscape plantings to drawing ZD-5. The landscaping consists of native evergreen trees and shade tolerant shrubs to mitigate views into the site from the adjacent dwelling to the north.

Comment No. 9

Design/Construction Requirements (see §188-71):

- *Color of tower - Beyond identifying the "stealth" nature of the design, the applicant shall identify the intended tower's color, for the Board's review and acceptance.*
 - The color of the tower is proposed to be painted Sherwin Williams pantone SW 7645, "Thunder Gray" to compliment the stealth tree-pole design and eliminate potential adverse visual impacts.

- *Visual Impacts, Noise, Lighting -All accessory structures and facilities (generators, HVAC equipment, etc.) -shall be designed to minimize noise generation, visual impacts and light spill to neighbors or other nearby receptors.*
 - So noted. All accessory structures and facilities have been designed to minimize noise generation, visual impacts and light spill to neighbors or other nearby properties. The previously submitted plans provide details of the carrier lighting specifications. The tower itself will not be illuminated. Each carrier equipment shelter will provide a security light that shall be on a timer, be downward lit and positioned so as to not project onto adjacent properties.
- *Fencing-The equipment compound will be enclosed within an 8-foot galvanized fence, which height and design is subject to the Board's approval. As noted elsewhere, consideration of slats and/or black vinyl coated wire may be deemed appropriate.*
 - So noted. The applicant is proposing an 8-foot black vinyl coated security fence with privacy slats.
- *Screening - The applicant is required to preserve existing vegetation at least 50 feet deep along the property borders, to screen nearby properties. Where this can't be achieved in this case (due to the layout of the access road), the Board may require the applicant to provide supplementary landscaping to minimize potential adverse impacts.*
 - So noted. The Applicant has designed the access driveway with consideration for preserving existing vegetative buffers to the maximum extent practicable. The 50' buffer has been preserved. The site is forested and during a leaf-on condition, at grade views into the site are mitigated by existing vegetation. Furthermore, the Applicant is now proposing landscape plantings to mitigate views into the site from the adjacent dwelling to the north. Please refer to JMC drawing ZD-5 for the proposed planting plan and schedule.
- *Site Access -Access from Moffat Lane comes off of Rockledge Road, then runs a short distance along the existing Villella driveway (through a reported easement) to the cell tower site. Both Rockledge Road and the Villella driveways were noted to be narrow. The following matters must therefore be resolved prior to any Board action on the application:*
 - *Both Boards and the Fire Chief have previously raised concern over the adequacy of the existing private drive and Villella driveway to accommodate access for emergency response or tower maintenance vehicles without significant widening or other upgrade (paving).*

At the outset it must be noted that Rockledge Road already provides sufficient access to a number of occupied residences and the proposed facility is an unoccupied structure. Nevertheless, please refer to the revised JMC drawing ZD-11, "Rockledge Road Conceptual Improvement Plan", dated 12/19/2017. The Applicant has provided a conceptual improvement plan for the Rockledge Road right-of-way. The existing Rockledge Road is a compacted gravel

surface roadway which varies in width from approximately 9' to 12'. This road surface is contained within a 25' wide right of way which transitions to a 50' wide easement. The conceptual improvement plan depicts targeted widening to a maximum width of 15' with minor additions to the edge of gravel, minor grading and the removal of five additional trees. Both access to the existing dwellings and the proposed wireless facility will be improved. Additionally, JMC drawing ZD-12 "Rockledge Road/Easement Fire Apparatus Access Plan" depicts turning movements of the Cold Spring Fire Apparatus vehicle maneuvering along Rockledge Road, the easement and continuing on to the proposed facility access driveway. We believe that the Rockledge Road Conceptual Improvement Plan demonstrates that adequate access will be provided to the facility.

Planning Board

Comment No. 1

Site soils - County soil designations for all soils encompassed by the site should be shown, as well as any constraints to development noted.

Response No. 1

The soil types present on the subject property are now shown on JMC drawings DA-1 and DA-2, "Existing & Proposed Drainage Area Maps". The soils were obtained from the US Geological Survey and consist of Hydrologic Group B soils including Chatfield-Hollis Rock Outcrops and Chatfield Charlton complex.

Comment No. 2

Rock outcrops/Blasting -As noted above, significant rock removal will be necessary along the alignment proposed. The applicant should confirm whether any blasting will be required, or whether mechanical methods ("chipping") will be performed in lieu of blasting. In either case, appropriate mitigations should be incorporated into the design plans to address potential adverse impacts from the resulting dust, noise and duration of such rock removal methods which would otherwise be offensive to nearby property owners. Further, should blasting alternatively be considered, the potential adverse impacts of blasting on nearby residential wells should first be evaluated, with mitigation measures established prior to any on-site blasting to avoid such impacts.

Response No. 2

Areas of rock outcropping have been confirmed and located via updated survey information provided by Badey & Watson. This information has been incorporated into the Zoning Drawings. The means and methods of constructing the facility access road are to be determined, but as noted in the review memorandum, will likely include chipping or blasting of rock as directed by the Village. Should this project progress to the permitting phase, appropriate mitigations will be incorporated into the design plans to address potential adverse impacts from dust and noise of the resulting activities at the direction of the Village.

Comment No. 3

Visibility/Viewsheds - To better understand potential "viewshed" issues, at the site inspection the Board asked that cross-sections through the site from multiple perspectives be provided so that area impacts could be evaluated.

Response No. 3

Two site sections have been prepared for the subject property. These are depicted on JMC drawings ZD-13 and ZD-14, "Site Cross Sections". Section 'A-A' on ZD-13 depicts approximately 600 linear feet from a west to east direction. Section 'B-B' on ZD-14 depicts approximately 600 linear feet from a north to south direction. The tree canopy heights have been obtained from available USGS LIDAR Data (Light Detection and Ranging) and are shown at approximately 60 feet in height. However, it should be noted that there are existing tree species in the vicinity of the property and on the site which can reach approximately 80 feet in height, if not more. The sections depict the compound and components including the retaining wall, 8' security and screening fence, carrier equipment, monopole and antenna arrays. Due to the varied topography of the site, the location of the facility and screening provided by both the proposed fence and existing vegetation, at grade visual impacts into the facility will be minimal.

Comment No. 4

Drainage – Additional drainage piping should be considered under the driveway in order to limit, to the extent possible, the concentration of run-off to a single location. Further, formal design calculations will be required to establish drainage impacts, along with identification and sizing of all appropriate stormwater mitigation required.

Response No. 4

Please refer to the JMC Stormwater Memorandum and associated design and pipe calculations included with this letter for a discussion on the stormwater impacts and mitigations associated with the proposed facility. Additionally, JMC drawings DA-1 and DA-2 have been prepared to depict existing and proposed drainage areas serving the site.

Comment No. 5

Utility Extension to site – All details of this utility extension, including determination of whether rock removal may be required for its installation, should be provided on plan. Further, the entirety of the service extension should be presented on the plan set; currently only the portion of the service from the Villella driveway into the site is shown.

Response No. 5

Telecommunications and electric utilities serving the proposed compound shall be provided via 4" and 2" conduit located within a utility trench within Rockledge Road and easement. The proposed utility trench detail is shown on JMC drawing ZD-9 as detail number 10. The entirety

of the service extension is shown on JMC drawing ZD-3, "Overall Site Plan". A determination of whether rock removal will be required for its installation will be made based on observed field conditions during construction.

Comment No. 6

Structural issues - As the tower has not yet been designed, a note should be added to the plans to specify that, should the Board eventually be in a position to consider action on the application [prior to obtaining a building permit to allow its construction, detailed design calculations must be provided to illustrate compliance with ANSI TIA/EIA '222-F and ANSI TIA 222-G "Structural Standards for Antenna Supporting Structures and Antennas" and the NYS Building Code, for review and acceptance by the Village.]

Response No. 6

The requested note has been added to JMC drawing, ZD-1, "Cover Sheet".

Comment No. 7

SWPPP requirements - the extent of any impervious areas to be created, as well as the overall site disturbances planned, should be noted so as to establish what specific SWPPP requirements will apply.

Response No. 7

The proposed wireless telecommunications facility and access driveway consists of approximately 16,200 square feet (0.37 acres) of new gravel surfacing. The total proposed land disturbance associated with the development is approximately 28,300 square feet (0.64 acres). Given that the total site disturbance is significantly less than one acre, the preparation of a Stormwater Pollution Prevention Plan is not required per the NYSDEC. However, the applicant has provided stormwater infrastructure to minimize potential impacts and has proposed extensive erosion and sediment control measures to be installed during construction activities which shall remain in place until final site stabilization.

Comment No. 8

E/C Controls ~ The plans must incorporate all required E/C measures (with appropriate details) planned for the site, including silt fence, check dams, reinforced slope stabilization, etc.

Response No. 8

Please refer to JMC drawing ZD-7 for the Erosion and Sediment Control measures that are incorporated into the plan. These measures include stabilized construction entrance, silt fence, inlet protection, stone check dams and stabilized reinforced slopes. Details for each of these Sediment and Erosion measures are shown on Construction Detail Sheets ZD-8 through ZD-10.

Comment No. 9

Other Site Plan Requirements: While various of these matters have been identified earlier, the following comments are warranted:

- *Access/Maneuverability- It would appear that insufficient space exists at the equipment compound for maneuvering of larger vehicles which may respond to the site by area emergency service providers. Adequate turning movements should therefore be documented on plan to confirm that sufficient improved areas needed by emergency response vehicles are provided.*
- *Lighting - any lighting proposed at the site should be shown and detailed, should be downward facing and designed to avoid off-site glare.*
- *Construction Sequence -An orderly, overall listing of all elements involved in the development of the site as planned should be provided, including the timing and maintenance of all erosion control measures to be employed on site. This should incorporate a note to specify that prior to the initiation of any construction the applicant or his representative will meet on site with the Village Building Inspector, Village Engineer, Site Contractor, and/or any additional outside agencies that may have jurisdiction for a Pre-Construction Conference to review all facets of construction, required erosion protection measures and required inspections.*
- *Construction Details - details of all site improvements planned must be provided in the planset. This would include all drainage facilities proposed.*

Response No. 9

Access/Maneuverability

Please refer to JMC drawing ZD-6 "Fire Apparatus Access Plan" which demonstrates turning the simulations of the Cold Spring Fire Department's largest apparatus accessing the site. The dimensions of the vehicle used were obtained via the department's website and a drawing titled "Cold Spring Fire Department Custom Pumper", prepared by Smeal Fire Apparatus Co., dated 01/30/2009. The 20' wide access drive and 'Y' shaped turnaround area provide adequate space for a vehicle to maneuver. Additionally, the Applicant has provided Drawing ZD-11, "Rockledge Road Conceptual Improvement Plan" which proposes the minor, targeted widening of the existing gravel access driveway which also serves four dwellings. The existing Rockledge Road right of way varies in width and averages approximately 9' wide. A consistent width of 15' can be achieved with minor additions of gravel on either side of the roadway. The plan shows that this could be accomplished while maintaining the existing grading and the removal of only five additional trees.

Lighting

The previously submitted plans provide details of the carrier lighting specifications. The tower itself will not be illuminated. Each carrier's equipment will provide a security light that shall be on a timer, be downward lit and positioned so as to not project onto adjacent properties.

Construction Sequence

A construction sequence including the requested note regarding the preconstruction meeting and installation of erosion and sediment items has been added to ZD-I, "Cover Sheet".

Construction Details

Construction details for the proposed improvements appear on ZD-8 through ZD-10A.

We trust that the information provided herein is sufficient for you to complete your review. Should you have questions or require additional information, please contact our office at 914-273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



James E Caris
Project Manager

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