

VILLAGE OF NELSONVILLE

258 MAIN STREET, NELSONVILLE, NEW YORK 10516 (845) 265-2500, (845) 265-2351, FAX

March 27, 2018

John Bonafide, Director
Technical Preservation Services Bureau
Agency Historic Preservation Officer
New York State Parks, Recreation and Historic Preservation
Peebles Island State Park
PO Box 189
Waterford, NY 12188-0189

RE: Homeland Towers, LLC
Rockledge Road (off Moffat Lane), Village of Nelsonville, NY

Dear Mr. Bonafide:

This is a project which has been the subject of previous correspondence between your office and CBRE, on behalf of Homeland Towers, LLC (applicant). The Village is in receipt of your most recent letter to CBRE, dated March 14, 2018, in which you expressed the opinion that "...the tower will be a visual anomaly in the landscape and thus, impact the setting of the historic resources". Further, you noted that the utilization of modern tree camouflage on the upper tower section somewhat lessens the visual starkness of the tower and panels to the casual viewer. Your letter included the following conditions:

- The tower will employ a suitable visual camouflage method to allow it to blend in effectively into the landscape.
- The height of the tower be capped at 110 feet. Any increase over this height in this location will create a significant visual impact.

In processing the permit applications currently before our local Boards, we wish to make your office aware that the Village, too, in recognizing our responsibilities pursuant to SEQRA, wishes to mitigate to the maximum extent practicable the potential visual/aesthetic impacts of the proposed project. In this regard we have raised concern in the past over the Applicant's monopine tower design proposal and so on multiple occasions has asked the applicant whether any alternative designs could be considered.

In response to our continuing requests, at this time the applicant has filed new information on alternative tower designs which the Village is presently considering. These include the following:

- 1) two (2) 110-foot flagpoles;
- 2) one (1) 110-foot flagpole;
- 3) one (1) 120-foot flagpole;
- 4) one (1) 125-foot obelisk.

The twin 110-foot and single 120-foot flagpole designs, as well as the obelisk, will afford opportunities for co-location by other telecommunications carriers. The single 110-foot flagpole may not be capable of supporting co-location opportunities, which our Code mandates (in order to minimize the need for future towers).

William P. O'Neill, Mayor
Pauline T. Minners, Clerk-Treasurer, Thomas W.G. Robertson, Alan W. Potts Trustees

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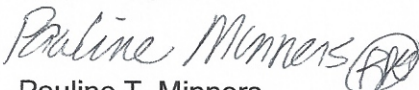
These alternative stealth designs would obviously still be visible above the existing tree line and/or against the landscape background. The double flagpole alternative adds a somewhat heightened degree of visual contrast that is noticeably more distinct than the single pole option but provides for additional collocation opportunities. The installation of a flag on any of the pole designs will heighten the conspicuity and visual contrast of the towers and could be considered by some to be an unnecessary visual distraction. Therefore, the flag could be optional.

It is felt that the stealth obelisk presents a unique aesthetic alternative, given its most direct view will be from the Cold Spring Cemetery. The obelisk alternative would somewhat mimic the form and material of cemetery monuments within view, although will require added height in order to support co-location for other telecommunications carriers.

Attached for your information and review is a copy of the latest materials filed by the applicant concerning these alternative designs, including photo simulations. We would appreciate your review of these latest tower concepts (some of which incorporate higher tower heights so as to allow future co-locations) and wish to know whether they may cause you to offer different findings on the matter from that contained in your recent letter. A Public Hearing on these latest tower designs has been scheduled for Tuesday, April 4, 2018, and so we would welcome any comments you may wish to offer as soon as possible.

Should you have any questions, please notify my office.

Very truly yours,

A handwritten signature in cursive script that reads "Pauline Minners". To the right of the signature is a circular stamp containing the letters "PR".

Pauline T. Minners
Village Clerk/Board Secretary

Enclosure

cc: William Rice, Zoning Board of Appeals Chairman
Steve Marino, Planning Board Chairman
Ronald J. Gainer, PE, PLLC