

April 18, 2018

William Rice, Chairman
Village of Nelsonville Zoning Board of Appeals
258 Main Street
Nelsonville, NY 10516

Re: Homeland Towers/AT&T/Verizon Wireless application for a proposed cell tower at 15 Rockledge Road, Nelsonville, NY

On behalf of Verizon Wireless, the following provides details in regard to coverage which could hypothetically be provided by the former Butterfield Hospital location if the site were made available by its owner.

The former Butterfield Hospital site is located on Route 9D, just south of Grove Court. The site is not in Nelsonville but is rather in the Village of Cold Spring. The approximate antenna height (center-line) which could be obtained from this site is 39' based on the plans attached hereto that were obtained from the Village of Cold Spring. This assumes that antennas could be located inside the proposed cupola which is not currently even in existence. An antenna center-line height of 39' is below the tree line and blocked by a significant topographic hill to the east and north, and would therefore result in significant coverage deficiencies. Please find attached Exhibit A, "Existing Verizon Wireless 700 MHz LTE In-Building Suburban Coverage with Butterfield Hospital @ 39'" for a graphical demonstration of the coverage which could be obtained from this site. As can be seen when comparing to the proposed coverage at 15 Rockledge Road, the coverage from the Butterfield site is significantly smaller and will not remedy Verizon Wireless' significant gap in service in the Village of Nelsonville and surrounding areas and would not eliminate the need for a new tower in Nelsonville. The coverage from Butterfield is not able to provide any coverage improvement northeast of Pearl Street including Route 301.

In addition to the coverage deficiencies provided by the Butterfield site, there are issues relating to the placement of antennas on this rooftop. As stated before, the antennas were hypothetically located within the cupola for purposes of demonstrating coverage in Exhibit A. Based on the drawings (attached to this letter) of the cupola, only 4-5 of vertical feet of space and 5-6 feet of horizontal space is able to be utilized for the placement of antennas. This is not enough space for 2 wireless carriers which are proposed in the pending application and the 2 other potential co-locators in the area. There would also be no space for emergency service antennas within the cupola. Also based on page 45 of the Philipstown Cell Solutions submission on April 16th, 2018, it is impossible to be able to determine if there is enough space for 2 wireless carriers which are proposed in the pending application and the 2 other potential co-locators in the area. The other issue presented is the length of the rooftop. When locating antennas on rooftops, consideration needs to be taken into account with respect to the distance to the edge to the roof and how high the antennas are in regard to the roof edge. Based on the drawings of the Butterfield building, there is approximately 70' from the cupola edges to the far edges of the rooftop. This is a significant distance to overcome, and without increasing the height of the antennas outside of the cupola, shadowing would occur, resulting in further degradation of the site performance.

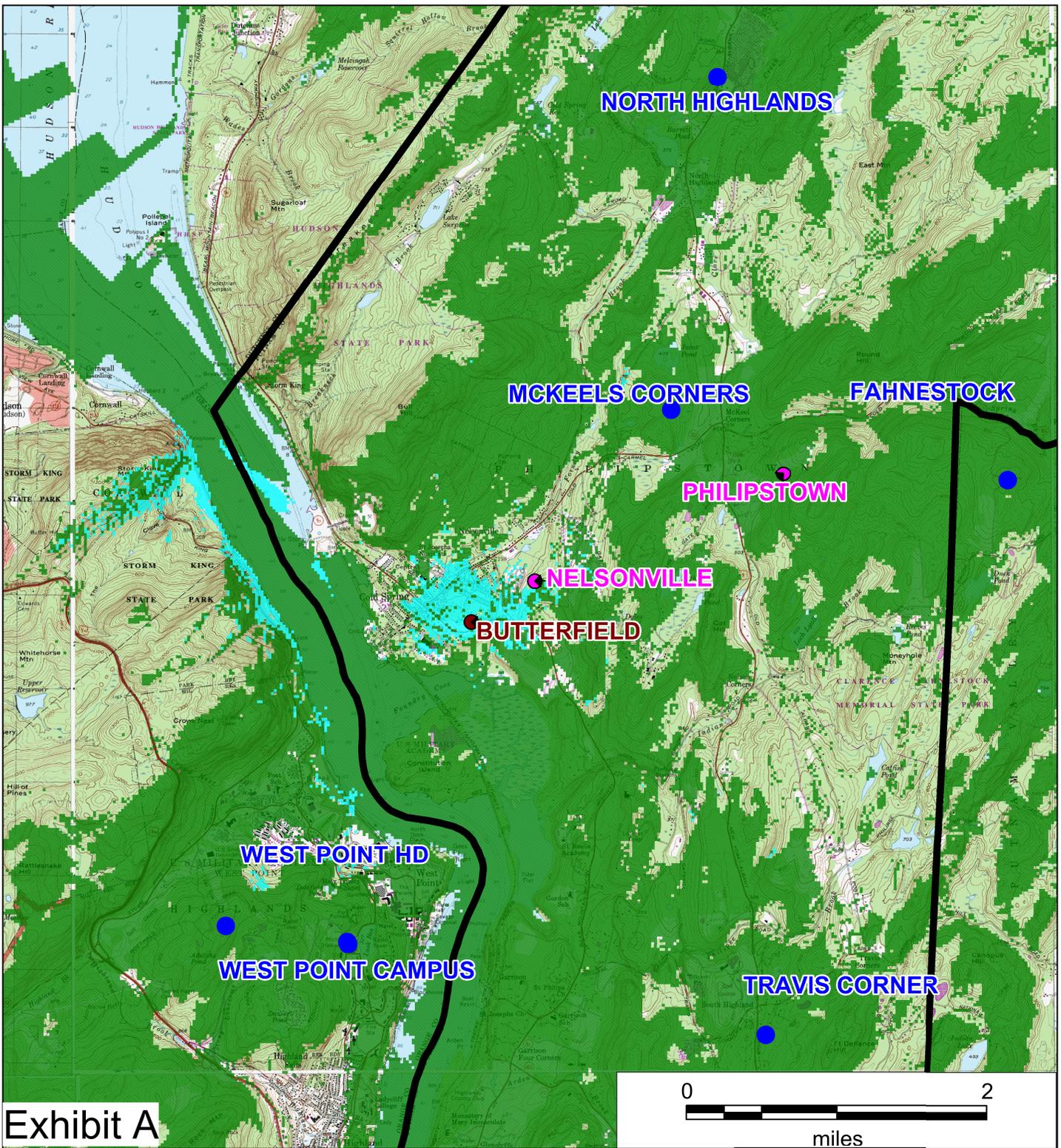
Despite statements that the cupola has been designed for wireless antennas and equipment, the drawings indicate that the cupola is not designed with sufficient size or height to provide the necessary service to remedy the existing gaps in service of Verizon Wireless, or any other carriers. There also has not been any indication whatsoever that the cupola is designed to be made of RF (Radio Frequency) friendly material, which is required, nor has there been any indication as to where cables could be routed or where equipment could be housed within or outside the building if it was made available.

In conclusion, relocating the proposed site to the Butterfield Hospital building is not a feasible alternative to the proposed site at 15 Rockledge Road.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Feehan", with a long horizontal flourish extending to the right.

Adam Feehan, Sr. RF Engineer
PierCon Solutions, LLC



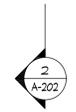
Nelsonville
 Existing
 Verizon Wireless
 700 MHz LTE In-Building
 Suburban Coverage With
 Butterfield Hospital
 @ 39'
 Village of Nelsonville, NY

- Verizon Wireless Existing Facility
- Verizon Wireless Proposed Facility
- Town of Phillipstown Boundary
- Reliable In-Building Suburban Coverage (≥ -95 dBm RSRP)
- Butterfield Reliable In-Building Suburban Coverage (≥ -95 dBm RSRP)

verizon^v

PierCon Solutions LLC
Specialists in Wireless Systems

Prepared by A. Feehan
 3/13/2018

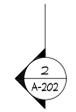
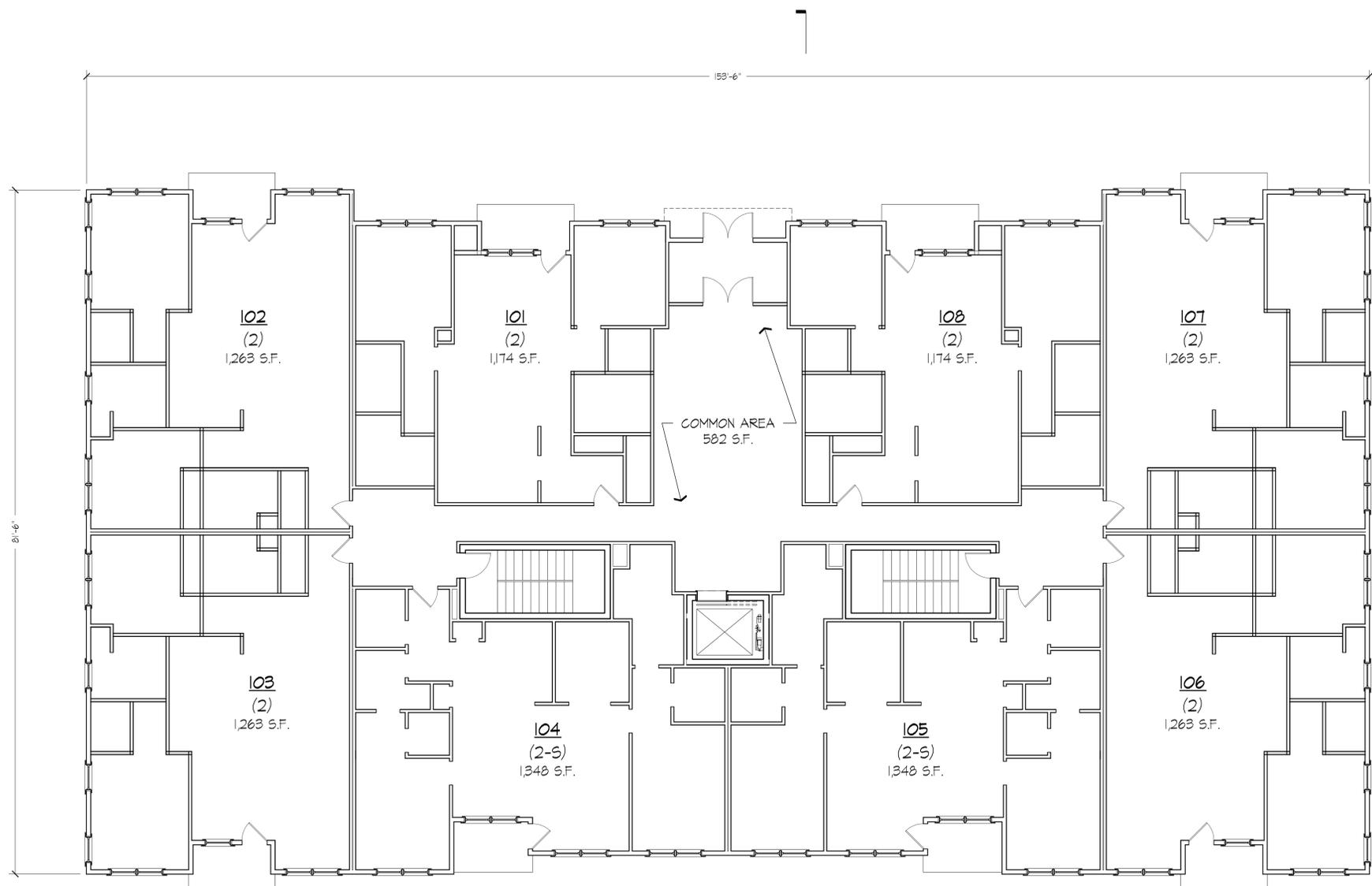


1 GARAGE PLAN
A-100 SCALE: 1/8"=1'-0"

| | | | |
|------------|---|----------------|----------------------------|
| Architect: | The SULLIVAN Architectural Group 1226 Post Road, Fairfield, Connecticut 06424 ph: (203) 254-8680 fax: (203) 254-8683 | Consultant: | |
| Project: | BUTTERFIELD SITE 1756 NEW YORK 9D COLD SPRINGS, NY | Drawing Title: | BLDG. 3 FLOOR PLANS |
| Revisions: | | | |

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| Seal: | |
| Date: | 01/09/15 |
| Project No. | 1407 |
| Drawn by: | |
| Scale: | 1/8"=1'-0" |
| A-100 | |

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12,000 S.F.

1 A-101 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

Revisions:

Drawing Title:
**BLDG. 3
FLOOR PLANS**

Project:
BUTTERFIELD SITE
1756 NEW YORK 9D
COLD SPRINGS, NY

Consultant:

Architect:
**The SULLIVAN
Architectural Group**
1226 Post Road, Fairfield, Connecticut 06424
ph: (203) 254-8680 fax: (203) 254-8683

Seal:

Date: 01/09/15

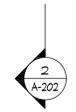
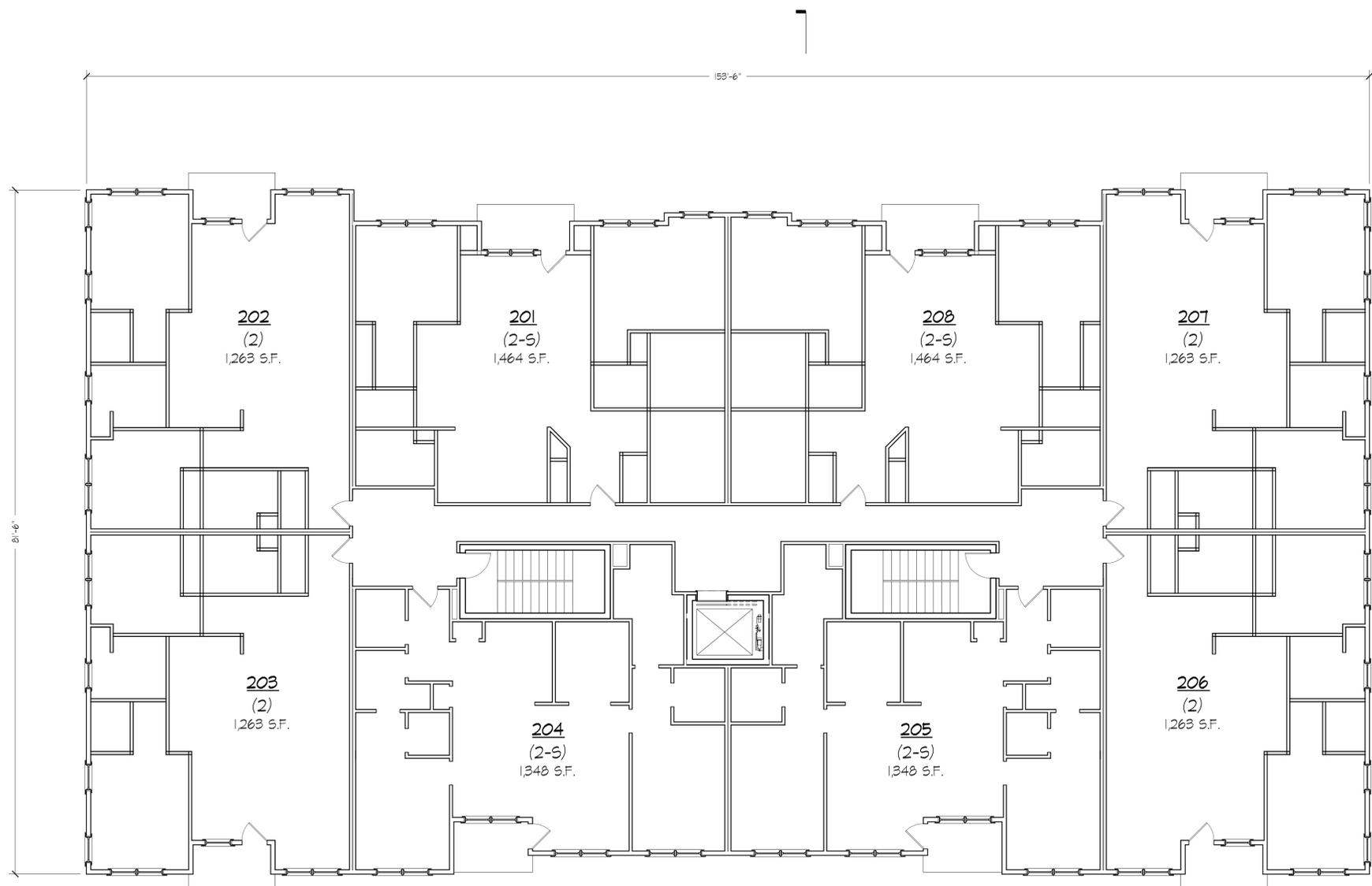
Project No. 1407

Drawn by:

Scale: 1/8"=1'-0"

A-101

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12,000 S.F.

1 2ND FLOOR PLAN
 A-102 SCALE: 1/8"=1'-0"

Revisions:

Drawing Title:
**BLDG. 3
 FLOOR PLANS**

Project:
BUTTERFIELD SITE
 1756 NEW YORK 9D
 COLD SPRINGS, NY

Consultant:

Architect:
**The SULLIVAN
 Architectural Group**
 1226 Post Road, Fairfield, Connecticut 06424
 ph: (203) 254-8680 fax: (203) 254-8683

Seal:

Date: 01/09/15

Project No. 1407

Drawn by:

Scale: 1/8"=1'-0"

A-102

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1 FRONT ELEVATION
A-200 SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
A-200 SCALE: 1/8"=1'-0"

Revisions:

Drawing Title:
BLDG. 3 ELEVATIONS

Project:
BUTTERFIELD SITE

1756 NEW YORK 9D
COLD SPRINGS, NY

Consultant:

Architect:
The SULLIVAN
Architectural Group
1226 Post Road, Fairfield, Connecticut 06424
ph: (203) 254-8680 fax: (203) 254-8683

Seal:

Date: 01/09/15

Project No. 1407

Drawn by:

Scale: 1/8"=1'-0"

A-200

C:\Drawings\2014\1407_ButterfieldArchitectural\1407_Bldg3_Elevs.dwg 1/9/2015 10:23:11 AM Joe_Alan_P12_2014.rvt



1 REAR ELEVATION
A-200 SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
A-201 SCALE: 1/8"=1'-0"

Revisions:

Drawing Title:
BLDG. 3 ELEVATIONS

Project:
BUTTERFIELD SITE
1756 NEW YORK 9D
COLD SPRINGS, NY

Consultant:

Architect:
The SULLIVAN
Architectural Group
1226 Post Road, Fairfield, Connecticut 06424
ph: (203) 254-8680 ex: (203) 254-8683

Seal:

Date: 01/09/15

Project No. 1407

Drawn by:

Scale: 1/8"=1'-0"

A-201