



June 28, 2017

Honorable Chairman William Rice and
Members of the Zoning Board
Village of Nelsonville
258 Main Street
Nelsonville, NY 10516

RE: Area analysis of feasibility of alternate existing structure sites or collocation opportunities
Homeland Towers, LLC, New York SMSA Limited Partnership d/b/a Verizon Wireless and
New Cingular Wireless PCS LLC ("AT&T")
15 Rockledge Road, Nelsonville, NY

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

I am the Regional Manager for Homeland Towers, LLC. I was responsible for identifying a suitable location for a telecommunications facility that would remedy the significant gap in reliable wireless service throughout the area surrounding the Village of Nelsonville.

In consultation with Verizon Wireless and AT&T, based on their coverage and capacity needs in the area, I began exploring the area in the vicinity of the proposed site for a facility location taking into account zoning code limits, land uses, potential environmental impacts, collocation opportunities, and leasing and construction feasibility.

First, I performed an in-depth and detailed series of field visits to determine if there were any existing tall structures that would be suitable for collocation. Based on my review there are no existing tall structures that would meet the wireless service objectives and there are no collocation opportunities in this area. In fact, the only existing site in the vicinity was at the Butterfield Hospital, a location that has actually been decommissioned and removed. Accordingly, in compliance with Section 188-68.A.11.c.1 of the Zoning Code, there are no existing towers or existing eligible structures within two-miles of the property that would support the shared use of the facilities and remedy the significant gaps in service. A satellite image of the area is attached hereto as Exhibit A. A two mile radius from the proposed site is depicted with a red circle. The five closest existing telecommunications towers are labelled "A" through "E". There is only one existing communications tower within a two miles from the proposed site. That site is identified with icon "A" on the satellite image. Both AT&T and Verizon are currently operational at this location which is also know as Mckeels Corner.

Second, I reviewed the Village Code to determine possible siting limitations including the Village Code provisions listed below:

1. Pursuant to Section 188-22, Commercial Communications Towers are prohibited in the VR, VB and C zoning districts.
2. Pursuant to Section 188-71 C 6(a), a 50ft band of existing vegetation must be preserved along the borders of the property to the extent possible.



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3. Pursuant to Section 188-71 D 2, "No tower shall be placed closer than 300ft to the nearest House...."
4. Pursuant to section 188-71 D 4, the minimum lot size is equal to "one acre or the underlying lot size in the zone, whichever is greater."

I have included herewith, as Exhibit B, a copy of the Village Zoning Map which indicates those lots that are precluded from consideration. The lots are color coded as follows:

- A. BLUE- Consistent with item 1 above, the VR, VB and C zoning Districts are colored Blue
- B. YELLOW- All lots that would be precluded from consideration based on Village Code Sections listed above as 2, 3 and 4 are identified as Yellow.
- C. GREEN- The Nelsonville Nature Preserve is colored Green.
- D. ORANGE- Properties that were approached but not made available by the landlord are colored Orange.
- E. PURPLE- The property containing the proposed site is colored Purple. The property meets all of the bulk and use requirements of the Village Code and is an ideal location.

In 2014, I discussed the then and still existing need for new wireless infrastructure in order to remedy a gap in service in Cold Spring and Nelsonville with the Town of Philipstown Supervisor Richard Shea. On August 22, 2014, I sent an email to the Supervisor and members of the Town Board reiterating this need and identifying a Town owned property (Town DPW at 50 Fishkill Road) that was preliminarily determined to be suitable for further investigation if it was made available. I left several messages with the Supervisor but did not receive a response. I then followed up via email on September 22 and October 6. On October 10, I received a response indicating that the Town would like to meet with me in December. I made several attempts to be placed on the agenda in December but never received a reply. I followed up again via email on December 22, 2014. After a month had passed and still having had no response, I sent a letter and final email on January 28, 2015 indicating that I would consider the Town's unresponsiveness and an indication of no interest by the Town. I intend to again contact the Supervisor to determine whether the Town's position has changed.

On February 3, 2016, Homeland Towers LLC, met with the Planning Board Chairman William O'Neil, to discuss this proposed site. At that time, I confirmed the need for the site and asked if there are any alternate properties that we should consider. I was never informed of any alternate sites or received any additional questions from Chairman O'Neil.

Based the above restrictions, the local topography, existing site locations and coverage goals, the number of available properties was extremely limited as shown on Exhibit A. The only property owner that is interested in leasing space on a property that meets the Town Code restrictions noted above and is feasible from a construction standpoint is the subject site at 15 Rockledge Road. Since this site is preferred by the Village Code as it is located in the MR zone and approved by Verizon Wireless and AT&T from an engineering standpoint, Homeland Towers, LLC entered into an agreement landowner and respectfully requests approval forthwith.



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In conclusion, there are no existing structures or collocation opportunities as an alternative for the proposed facility. Based on its location and the surrounding area, including the Zoning Code restrictions, the proposed site is the least intrusive alternative to remedy AT&T and Verizon Wireless' significant gaps in service.

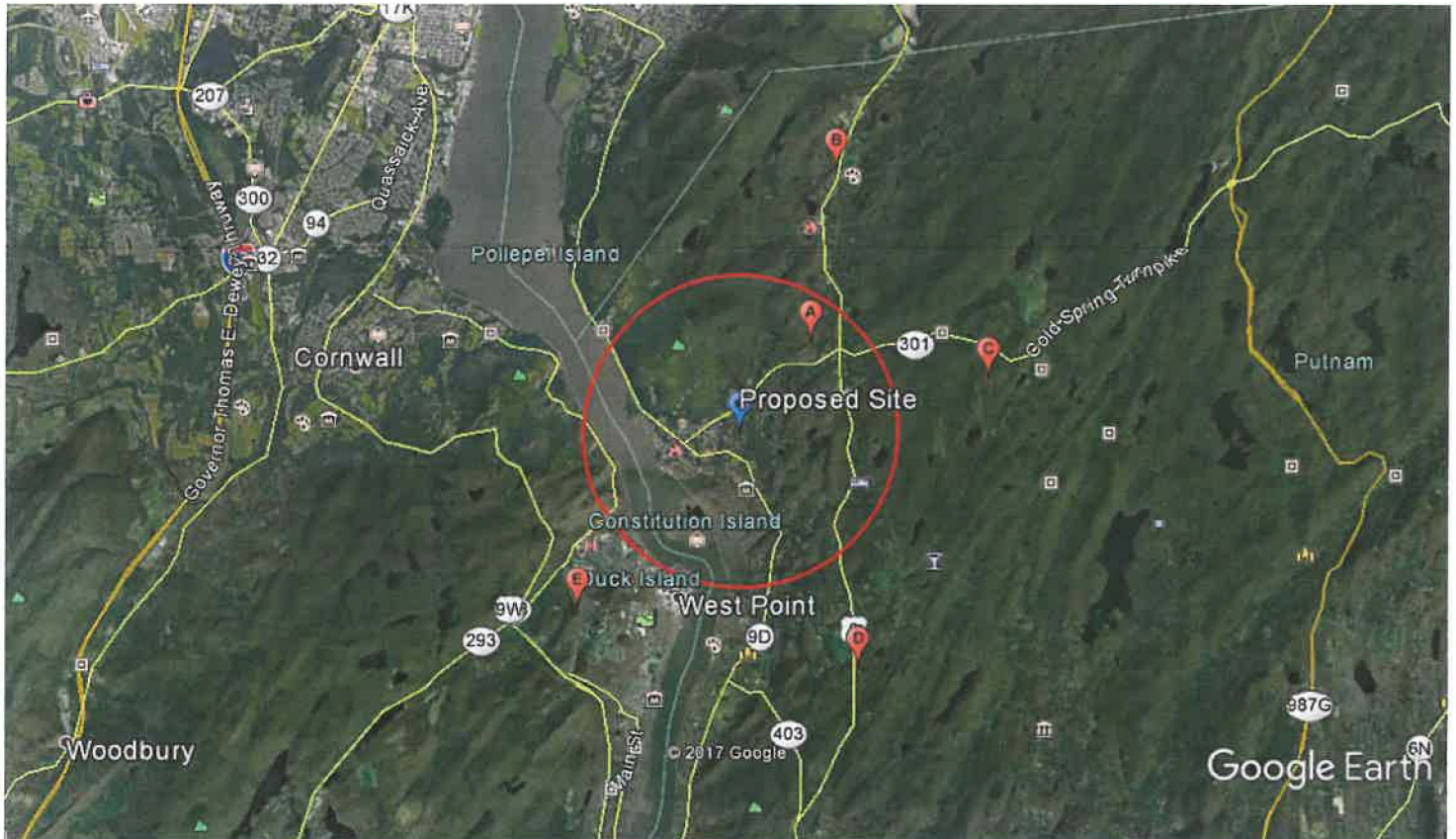
Respectfully submitted,

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EXHIBIT A





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EXHIBIT B

