

VILLAGE OF NELSONVILLE

258 MAIN STREET NELSONVILLE, NY 10516

TEL: 845 265-2500

FAX: 845 265-2351

CODE ENFORCEMENT

OFFICE OF THE BUILDING, ZONING & FIRE INSPECTOR

BUILDING-NELSON@OPTONLINE.NET

26 March 2020

Vincent Xavier
Homeland Towers
9 Harmony Street, 2nd Floor
Danbury, CT 06810

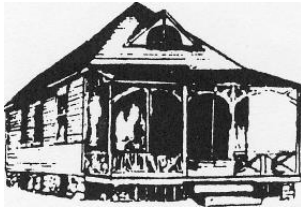
RE: Homeland Towers Application
Nelsonville, NY

Mr. Xavier,

We are in receipt of your application for the above project.

After extensive review, we are unable to grant a Building Permit, at this time, with the reasons as follows:

1. The submitted plans are different and substantially less detailed than the original set (dated 12/10/2019) supplied in the Court Agreement between Homeland Towers and the Village of Nelsonville. The original plans were more extensive and addressed many areas of compliance with applicable codes.
2. The subsequent set (dated 3/13/2020) supplied with the Building Permit is comprised of less drawings and detail.
3. The application set does not conform with the original set supplied in the Court Agreement.
4. From a review of the drawings, we find the following:
 - CD-1 The Title Sheet has substantially less information, including Zoning Data; Project Information, etc. than the Agreement Set.
 - CD-2 The owner is identified as "Logan". If so, the permit application has to be generated by Mr. Logan, not Homeland Towers.
 - CD-3 The Access Drive has been realigned from the positioning indicated in the Agreement Set. This may or may not result in additional trees being removed.
 - CD-4 No comment, at this time.



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- CD-5 The Fire Department ‘turnaround’ is not shown in compliance with NYS Fire Code.
The Fire Department Emergency Access Key Box is not indicated, per NYS Fire Code.
The required 2 Parking Spaces are not shown, per Village Code.
The Fire Lane and required signs are not indicated, per NYS Fire Code.
The Enclosed Equipment Compound below the tower does not indicate any Telecom User Equipment to show preliminary safety compliance, etc. contrary to the Agreement Set. Coordination is necessary in this application.
- CD-6 The drive profile shows a grade of 14.89%. NYS Fire Code indicates a maximum of 10%.
- CD-7 The provided details need to be “keyed” on the Site Plan to show where the conditions happen.
The Tower Pole Foundation is not detailed. (note: Plans were provided late 3/25/2020, but were not part of the 3/16/2020 submission).
- CD-8 The provided details need to be “keyed” on the Site Plan to show where the conditions happen.
- CD-9 The provided details need to be “keyed” on the Site Plan to show where the conditions happen.
- CD-10 The conditioning of Rockledge Road neglects to indicate accessibility by the Fire Department. Contrary to the Court Agreement Drawings.

The drawings supplied for the Court Agreement also has additional sheets ZD-13 & ZD-14 indicating the nature of the Tower Pole, its Appearance and its Positioning. The application must reflect the specific appearance of the tree branches for approval by the Village.

The Application Drawing does not provide a retaining wall design indicating the appearance or its structural composition. The appearance is subject to approval and the structure must be designed by an appropriate Licensed Professional.



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Subsequent filings by AT&T and Verizon would be contingent to review on an approved application by Homeland Towers.

On Saturday 22 February 2020, I met with you at the site and explained that you needed to get us drawings, as soon as possible, indicating the proposed work pursuant to the agreement. I suggested that if we received it on or about 1 March 2020 we would have a better opportunity to meet your timing. We received the plans after Office Hours on late Monday 16 March 2020, which caused me to receive them up on Tuesday 17 March 2020. Your application is incomplete and does not meet the standard for issuance of a building permit.

If you resubmit your application compliant with the information provided on the Original Agreement Set and all information to have code compliance, I will be happy to review them and as appropriate issue a Building Permit. Until there is a Building Permit, NO ACTIONS can be taken at the site to ensure compliance with the Agreement Set and appropriate Codes.

Your attention is needed in this matter.

Respectfully,

William C. Bujarski, RA NYS CCEO

Code Enforcement Official

Copy to:

A. Rodrigues, Atty

M. Bowman, Village Mayor

M. Jesek, Village Clerk