



February 1, 2019

Supervisor Peter Parsons  
And Members of the Town Board  
Town of Lewisboro  
11 Main Street  
P.O. Box 500  
South Salem, NY 10590

Re: Homeland Towers Project 17024 (NY143 Cross River)  
779 Route 35, Cross River, NY

Dear Supervisor Parsons and Members of the Town Board:

This letter is in response to the Kellard Sessions comment memorandum dated November 9, 2018 for the above referenced site. You will note that Homeland Towers (HT) agrees with all of the planner's comments with the exception of the specific parking in Comment No. 1 as requested by the Lewisboro Ambulance Corp (LVAC). Please find the original comment from Kellard Sessions and Homeland's italicized response below for ease of review.

#### Comment No.1

As previously discussed, we recommend providing a buffer between the edge of proposed curb and the proposed chain link fence to protect the fence from damage (vehicles, snow plowing, snow storage, etc.). At a minimum, we recommend providing three (3) feet separation between the edge of curb and the proposed fence (north side of compound only).

#### *HT's Response No. 1:*

*LVAC does not want a (3) foot curb extending out from the compound fence into the parking area to serve as a buffer. Instead, LVAC prefers a few steel pipe protection bollards where the compound faces the existing parking area to mitigate vehicle movements and protect the fence from damage. HT will show these bollards on the final Construction Drawings.*

#### Comment No.2

As previously requested, a landscaping plan should be provided and should include screening of the fenced compound from NYS Route 35. A few strategically placed large evergreen trees located on the west side of the Cyruss Russell Community House would provide adequate screening of the compound.



## HOMELAND TOWERS

### HT's Response No. 2:

*HT proposes (3) 8'-10' Norwegian Spruces to be planted on the west side of Cyrus Russell Community House which will offer screening of the fenced compound from NYS Route 35.*

### Comment No.3:

As previously requested, the site plan shall illustrate the existing and proposed parking space configuration. The plan shall illustrate proper dimensions of parking spaces, drive aisles and turnaround areas. Is there any reduction in the number of parking spaces to serve the LVAC? It is assumed that the Town Board will coordinate with the LVAC regarding temporary and permanent reconfigurations of the parking lot.

### HT's Response No. 3:

*HT and its tenants will use the existing LVAC parking lot on a limited basis, approximately once every 3-4 months. After correspondence with the Town Supervisor and LVAC, the Town does not wish to illustrate parking for this project as no new parking configuration is being proposed. LVAC plans on parking their vehicles in the existing parking area to the north while the site is under construction, this area has ample room for parked vehicles.*

### Comment No.4:

The color of the tower shall be discussed with and approved by the Town Board; the approved color shall be noted on the construction drawings approved as part of the Building Permit.

### HT's Response No. 4:

*HT had shown a two-tone colored monopole in the visual analysis report completed by Saratoga Associates and previously submitted to the Town Board and SHPO. HT recommends the same two colors that were used on the existing monopole that HT had constructed behind the Vista Fire House on Smith Ridge Road. HT is proposing at less than (<) 90' AGL to be painted Shadow Beige (Pratt & Lambert #2257) and greater than (>) 90' AGL to be painted White Smoke (Pratt & Lambert #1201). These 2 color swathes will be presented to the Town Board for consideration/approval.*

### Comment No. 5:

The proposed generator shall be called out on Sheet ZD-4.

### HT's Response No. 5:

*HT will call out the generator manufacturer, make and model number on the Construction Drawings.*



Comment No. 6:

Prior to the issuance of a Building Permit, the proposed antenna array detail (for Verizon) shall be included. The detail shall specify the location, configuration, type, model, and size of all panel antennas, Remote Radio Heads, mounting brackets, and any other related equipment. This detail shall correspond to any technical specification (already provided) on Sheet ZD-9.

*HT's Response No. 6:*

*HT shall include detailed specs on Verizon's antennas, mounting brackets and other related equipment with the filing a building permit.*

Comment No. 7:

Prior to the issuance of a Building Permit, the generator detail shall specify the generator manufacturer, model and model number of the unit.

*HT's Response No. 7:*

*HT will call out the generator manufacturer, make and model number on Construction Drawings.*

Comment No. 8:

The final determination from the NYS Historic Preservation Office shall be provided.

*HT's Response No. 8:*

*NYS Historic Preservation Office (SHPO) had provided a final determination on this project and has agreed to the Memorandum of Agreement (MOA). The MOA has been signed by SHPO, the Town, Homeland Towers and is currently before the FCC for signature and final approval.*

Comment No. 9:

We defer to the Town Board and the Town Attorney as to whether a performance bond will be required for work being conducted on Town property.

*HT's Response No. 9:*

*If required by the Town Board, HT shall provide a performance bond.*

Comment No. 10:

As previously requested, the applicant shall submit the required Notice of Intent (NOI) and MS4 SWPPP Acceptance Form to this office for review. NYCDEP SWPPP approval and the approved NYCDEP Land Use Permit shall be submitted upon receipt.





## HOMELAND TOWERS

### *HT's Response No. 10:*

*HT will submit the Notice of Intent (NOI) and MS4 SWPPP Acceptance Form to Kellard Sessions for review. The NYCDEP SWPPP approval and NYCDEP Land Use Permit will be submitted upon receipt.*

### *Comment No. 11:*

The plan shall illustrate the locations of the vent and inspection port shown on the infiltration chamber detail. Provisions for emergency overflow should be illustrated and detailed on the plan.

### *HT's Response No. 11:*

*The DEP is currently reviewing the site plans and they are expected to respond with any technical comments by February 21, 2019. In conjunction with DEP comments, Construction Drawings will show the location of the vent, inspection port and the infiltration chamber detail along with provisions for emergency overflow.*

### *Comment No. 12:*

The depth of the 30' x 30' footing (for the tower) shall be identified on the plans. As the footing is proximate to the property line ( $\pm 5$  feet) the excavation may require sheeting and shoring and may impact the root systems of the adjacent off-site trees (30" and 3611 maples).

### *HT's Response No. 12:*

*A set of signed and sealed tower foundation drawings will be submitted to the building department for review prior to issuance of a building permit. HT shall take appropriate measures during construction activities to minimize any impacts to the adjacent off-site trees.*

### *Comment No. 13:*

*Sheet ZD-3 illustrates an alternative 12-foot wide driveway; however, the driveway is not included within the limits of disturbance and no erosion and sediment controls are specified. As such, a note shall be provided in proximity to this feature identifying that it is not part of the proposed action and is shown for future use only, if required and approved by the Town of Lewisboro.*

### *HT's Response No. 13:*

*A note will be added to Construction Drawings that the alternate 12-foot driveway is shown for future use only and will only be installed in the event access across the existing driveway is not available.*



HOMELAND TOWERS

If you have any questions or require further information, please give us a call.

Sincerely,

Raymond Vergati  
Homeland Towers