

LAW OFFICES OF  
**SNYDER & SNYDER, LLP**  
94 WHITE PLAINS ROAD  
TARRYTOWN, NEW YORK 10591

NEW YORK OFFICE  
445 PARK AVENUE, 9TH FLOOR  
NEW YORK, NEW YORK 10022  
(212) 749-1448  
FAX (212) 932-2693

(914) 333-0700  
FAX (914) 333-0743

NEW JERSEY OFFICE  
ONE GATEWAY CENTER, SUITE 2600  
NEWARK, NEW JERSEY 07102  
(973) 824-9772  
FAX (973) 824-9774

LESLIE J. SNYDER  
ROBERT D. GAUDIOSO

DAVID L. SNYDER  
(1956-2012)

WRITER'S E-MAIL ADDRESS

lsnyder@snyderlaw.net

REPLY TO:

Westchester office

February 20, 2019

Honorable Chairperson Loretta Taylor  
and Members of the Planning Board  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, New York 10567

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless installation  
of a public utility personal wireless facility at the property known as  
52 Montrose Station Road, Town of Cortlandt, NY

Hon. Chairperson Taylor and  
Members of the Planning Board:

We are the attorneys for New York SMSA Limited Partnership d/b/a ("Verizon Wireless") in connection with its request for a special permit to install a proposed public utility personal wireless facility ("Facility") at the above referenced property ("Property"). The Property consists of over 6 acres and is used for non-residential purposes. The Town of Cortlandt ("Town") permits personal wireless facilities, such as the Facility, on the Property by special permit from the Town of Cortlandt Planning Board, in accordance with Chapter 277 of the Town of Cortlandt Code ("Town Code").

The Facility consists of a telecommunications tower with small panel antennas, together with equipment in an approximately 1,600 square foot fenced compound. The Facility has been strategically located on a wooded portion of the 6 acre Property. The Facility will enable Verizon Wireless to remedy a significant gap in coverage in order for Verizon Wireless to furnish reliable wireless communications, including wireless 911 to the area. Verizon Wireless is licensed by the Federal Communications Commission to provide wireless communication services throughout the New York metropolitan area, including the Town of Cortlandt.

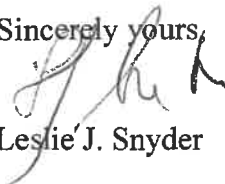
In furtherance of the foregoing, Verizon Wireless is pleased to submit twelve (12) copies of the following materials:

1. Planning Board Application for a special permit for the Facility with attached letter of authorization;
2. Memorandum in Support of Application with completed environmental assessment form; and
3. Site Plan.

In addition, please note that the Verizon Wireless' special permit application has been forwarded to all adjacent municipalities and the Westchester County Planning Board in accordance with Section 277-6(U) of the Zoning Code. Copies of the letters to the adjacent municipalities and a copy of the letter to the Westchester County Planning Board have been included herewith.

We thank you for your consideration and look forward to discussing this matter at the next Planning Board meeting. If you have any questions, please call me or Mike Sheridan of my office at (914) 333-0700.

Sincerely yours,



Leslie J. Snyder

Enclosures

LJS:erw

cc: Verizon Wireless

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**TOWN OF CORTLANDT  
PLANNING BOARD APPLICATION**

**CHECK APPROVAL(S) REQUESTED**

- Lot Line Adjustment
- Preliminary Subdivision
- Conventional
- Cluster-open space
- Final Subdivision
- Site Development Plan
- Site Development Plan Amendment
- Special Permit
- Wetlands Permit
- Steep Slopes Permit

**For Official Use Only:**

PB No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Fee Paid \_\_\_\_\_

1. Name of Proposed Development Personal Wireless Services Facilities at 52 Montrose Station
2. Name of Applicant New York SMSA Limited Partnership d/b/a Verizon Wireless Phone (914) 333-0700  
Address c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, New York 10591  
Street No. & Name \_\_\_\_\_ Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
3. Owner of Record Bezo Enterprises, LLC Phone \_\_\_\_\_  
Address 52 Montrose Station Road, Cortlandt Manor, New York, 10567  
Street No. & Name \_\_\_\_\_ Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
4. Engineer/Architect Scherer Design Group Phone (908) 323-2513  
Address 53 Frontage Road, Suite 260, Hampton, New Jersey, 08827  
Street No. & Name \_\_\_\_\_ Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
5. Land Surveyor N/A Phone \_\_\_\_\_  
Address \_\_\_\_\_  
Street No. & Name \_\_\_\_\_ Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
6. Attorney Leslie J. Snyder Phone (914) 333-0700  
Address Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, New York, 10591  
Street No. & Name \_\_\_\_\_ Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
7. Site Location: On the South side of Montrose Station Road  
(direction) (street)  
+/- 1,570 feet East of Marle Avenue  
(direction) (street)
8. Tax lot designation: Section: 44.07 Block \_\_\_\_\_ Lot(s) 4
9. Total Area: +/- 1,600 SF No. of Lots 1 Sq. Ft. of Building N/A  
+ Extension to access drive  
Zoning Dist. R-40 Proposed Use Personal Wireless Services Facility No. Of Parking Spaces N/A
10. If this application is for a cluster-open space subdivision give date and Resolution number of Town Board authorization. Date: \_\_\_\_\_ Res. # \_\_\_\_\_

**PLEASE CHECK APPROPRIATE SPACE:** I consent to the extension of the 62-day Public Hearing and review period. See instructions item # 4. YES  NO  (At this time)

**CONFIRMATION ALL TAXES PAID:** \_\_\_\_\_ Date: \_\_\_\_\_  
Receiver of Taxes

STATE OF NEW YORK; )  
COUNTY OF WESTCHESTER: ) SS  
TOWN OF CORTLANDT )

Csaba Szekely on behalf of New York SMSA Limited Partnership  
d/b/a Verizon Wireless hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true. New York SMSA Limited Partnership d/b/a Verizon Wireless

By: [Signature]  
Mailing Address  
c/o Snyder & Snyder, LLP  
94 White Plains Road  
Tarrytown, New York 10591

SWORN to before me this  
28 day of February, 2018

NOTARY PUBLIC [Signature]

**TERESA GARCIA**  
Notary Public, State of New York  
Registration #01GA6350390  
Qualified In Rockland County  
Commission Expires Nov. 7, 2020

**GENERAL INSTRUCTIONS**

**P L E A S E R E A D**

1. Attach hereto a copy of the duly filed deed indicating the current ownership of the subject property. EVENT OF CORPORATION OWNERSHIP: A list of all directors, officers and major stockholders of each corporation must be attached. If applicant is a contract vendee, then attach a copy of the duly executed contract of sale.

2. If the applicant is a tenant submit a copy of the lease agreement and have the owner of the property sign and have notarized the statement below.

3. The applicant shall submit a list of the names and addresses of all adjoining property owners and of those property owners directly across all road frontages adjoining the proposed development. The list shall also contain the Town of Cortlandt current Tap Map Section, Block and Lot designation for each parcel.

4. NYS Town Law obligates the Planning Board to conduct a Public Hearing with respect to a preliminary or final subdivision plat, conforming to local requirements, within 62 days following receipt of same by the Planning Board Clerk. Likewise, NYS Town Law requires the Planning Board to approve, disapprove or approve with modifications, a proposed site plan within 62 days after same has been filed with the Planning Board or, if a Public Hearing was held on the plan within 62 days after such hearing. Due to the complexity of many proposals and the numerous technical and procedural requirements of all the applicable laws and regulations, many applications may be found to be incomplete or deficient and, therefore, not ready for Public Hearing nor Planning Board approval. Thus a determination based upon all pertinent facts and circumstances cannot always be rendered by the Planning Board within the 62 days. To do so might result in a disapproval when, with further information or changes, and SEQOR compliance, approval or approval with modifications might otherwise occur. In such cases, Planning Board staff will notify the applicant of missing or incomplete items as soon as possible.

In light of the above, you are asked to indicate, by checking the appropriate box on the front page of this application, whether you consent to the extension of the 62 day public hearing period or review period, for so long as may reasonably be necessary to generate a submission which is complete and in conformity with all pertinent requirements. You may revoke your consent at any time by communicating that fact in writing to the Clerk of the Planning Board whereupon your plat, or site plan or special permit proposal will be scheduled for the next regularly scheduled meeting of the Planning Board.

5. For procedures, design standards, specifications for drawings and other information see the following chapters in the Town of Cortlandt Code; for subdivisions Chapter 265, for site development plans, zoning and special permits Chapter 307, for wetland permits Chapter 179 and for steep slope permits Chapter 259.

6. Please be advised that the site development plan, subdivision or special permit process often involves engineering, legal and other professional skills. While Planning Board staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of your proposed development plan, is upon you and your professional advisors, and not upon the Planning Board itself or staff.

7. The applicant shall also submit the following: a completed environmental assessment form as required by SEQOR for the proposed project; 2 copies of a recent survey, 14 sets of FOLDED plans, an electronic copy of all plans on a CD in .jpg, .tif or .gif format, a colored map of the project showing wetlands and steep slopes pursuant to the attached guideline, a check to the Town of Cortlandt for the application fee as indicated below.

8. The applicant shall be responsible for posting and removing a sign on their property concerning their application as required by the Planning Board and provided by the Planning Division.

**FEE SCHEDULE**

LOT LINE ADJUSTMENT	-----	\$300
SUBDIVISION	-----	Preliminary (major) \$750 + \$750 for each building lot
	-----	Preliminary (minor) \$500 + \$500 for each building lot
	-----	Final approval - \$1000
SITE PLAN	-----	\$150 for each 1000-sq. ft. of proposed floor areas + \$5 for each proposed parking space. Minimum \$500
SITE PLAN AMENDMENT	-----	Same as above, minimum fee \$250.
SPECIAL PERMIT	-----	\$500

STATE OF NEW YORK;            )  
COUNTY OF WESTCHESTER:    ) §§  
TOWN OF CORTLANDT            )

\*PLEASE SEE ATTACHED LETTER OF AUTHORIZATION\*

I, \_\_\_\_\_, understand that as the owner of the subject property I authorize the tenant to make this application and I also understand that I as well as the tenant will be bound with the Planning Board's Resolution of approval including all conditions of such approval.

Mailing Address \_\_\_\_\_ SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_

\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

LETTER OF AUTHORIZATION

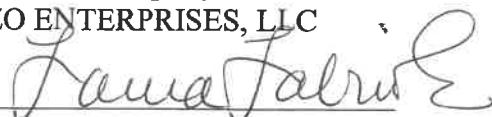
Municipality: Town of Cortlandt

APPLICATION FOR APPROVALS

BEZO ENTERPRISES, LLC, the owner of the property located at 52 Montrose Station Road, Cortlandt Manor, New York (the "Property"), does hereby appoint New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), and its authorized representatives, as the owner's agent for the purpose of consummating any applications necessary to insure Verizon Wireless' ability to use the Property for the purpose of installing a communications facility on the Property, consisting of antennas and related equipment.

Assessor's Parcel Number: Section 44.07, Block 1, Lot 4


Signature of Property Owner:  
BEZO ENTERPRISES, LLC

By:   
LAURA LABRIOLA

Title: Owner

Dated: 6/28/17

Sworn to and subscribed to before me on this  
28<sup>th</sup> day of June, 2017.

  
Signature of Notary

TAMI J. ESCOBAR  
Notary Public, State of New York  
No. 01ES6067372  
Qualified in Putnam County  
Commission Expires Dec. 10, 2017

Authorized Agent:  
New York SMSA Limited Partnership d/b/a Verizon Wireless

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REPLY TO:

NEW YORK OFFICE  
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NEW YORK, NEW YORK 10022  
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FAX (212) 932-2693

LESLIE J. SNYDER  
ROBERT D. GAUDIOSO

DAVID L. SNYDER  
(1956-2012)

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Mr. Kevin Hay  
Village Clerk  
Village of Buchanan  
236 Tate Avenue  
Buchanan, NY 10511

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Mr. Hay:

Pursuant to Section 277-6(U) of the Town of Cortlandt Zoning Ordinance, I have enclosed a copy of the applications submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless. ("Verizon Wireless") to the Town of Cortlandt in connection with the captioned matter. Kindly note that the Facility is not within your municipality and no action is required on your part.

If you have any questions, please do not hesitate to contact me at (914) 333-0700.

Very truly yours,

  
Leslie J. Snyder

Enclosures

cc: Town of Cortlandt  
Verizon Wireless

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WRITER'S E-MAIL ADDRESS  
lsnyder@snyderlaw.net

REPLY TO:

DAVID L. SNYDER  
(1956-2012)

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Mayor Andre K. Rainey  
City Mayor  
City of Peekskill  
840 Main Street  
Peekskill, NY 10566

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Honorable Mayor Rainey:

Pursuant to Section 277-6(U) of the Town of Cortlandt Zoning Ordinance, I have enclosed a copy of the applications submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the Town of Cortlandt in connection with the captioned matter. Kindly note that the Facility is not within your municipality and no action is required on your part.

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Leslie J. Snyder

Enclosures

cc: Town of Cortlandt  
Verizon Wireless

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REPLY TO:

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Municipal Referrals  
Westchester County Planning Department  
148 Martine Avenue, Room 432  
White Plains, NY 10601  
Attn: Lukas Herbert

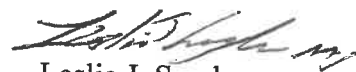
RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Mr. Herbert:

Pursuant to Section 277-6(U) of the Town of Cortlandt Zoning Ordinance, I have enclosed a copy of the applications submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the Town of Cortlandt in connection with the captioned matter. Kindly note that the Facility is not within your municipality and no action is required on your part.

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Verizon Wireless

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REPLY TO:

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Ms. Pauline DiSanto  
Village Clerk  
Village of Croton-On-Hudson  
1 Van Wyck Street  
Croton-On-Hudson, NY 10520

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Ms. DiSanto:

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cc: Town of Cortlandt  
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REPLY TO:

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Ms. Regina Taylor  
Village Clerk  
Village of Highland Falls  
303 Main Street  
Highland Falls, NY 10928


RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Ms. Taylor:

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Enclosures

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ROBERT D. GAUDIOSO

DAVID L. SNYDER  
(956-2012)

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Ms. June Patterson  
Town Clerk  
Town of Highlands  
254 Main Street  
Highland Falls, NY 10928

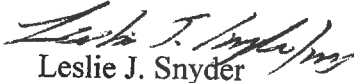
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Dear Ms. Patterson:

Pursuant to Section 277-6(U) of the Town of Cortlandt Zoning Ordinance, I have enclosed a copy of the applications submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the Town of Cortlandt in connection with the captioned matter. Kindly note that the Facility is not within your municipality and no action is required on your part.

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(1956-2012)

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Ms. Christina Papes  
Town Clerk  
Town of New Castle  
200 South Greeley Avenue  
Chappaqua, NY 10514

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Ms. Papes:

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DAVID L. SNYDER  
(1956-2012)

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Ms. Mary Ann Roberts  
Town Clerk  
Town of Ossining  
16 Croton Avenue  
Ossining, NY 10562

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Ms. Roberts:

Pursuant to Section 277-6(U) of the Town of Cortlandt Zoning Ordinance, I have enclosed a copy of the applications submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the Town of Cortlandt in connection with the captioned matter. Kindly note that the Facility is not within your municipality and no action is required on your part.

If you have any questions, please do not hesitate to contact me at (914) 333-0700.

Very truly yours,

  
Leslie J. Snyder

Enclosures

cc: Town of Cortlandt  
Verizon Wireless

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LAW OFFICES OF  
**SNYDER & SNYDER, LLP**  
94 WHITE PLAINS ROAD  
TARRYTOWN, NEW YORK 10591

NEW YORK OFFICE  
445 PARK AVENUE, 9TH FLOOR  
NEW YORK, NEW YORK 10022  
(212) 749-1448  
FAX (212) 932-2693

LESLIE J. SNYDER  
ROBERT D. GAUDIOSO

DAVID L. SNYDER  
(1956-2012)

(914) 333-0700  
FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS  
lsnyder@snyderlaw.net

NEW JERSEY OFFICE  
ONE GATEWAY CENTER, SUITE 2600  
NEWARK, NEW JERSEY 07102  
(973) 824-9772  
FAX (973) 824-9774

REPLY TO:

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Ms. Tina M. Merando  
Town Clerk  
Town of Philipstown  
238 Main Street  
Cold Spring, NY 10516


RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Ms. Merando:

Pursuant to Section 277-6(U) of the Town of Cortlandt Zoning Ordinance, I have enclosed a copy of the applications submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the Town of Cortlandt in connection with the captioned matter. Kindly note that the Facility is not within your municipality and no action is required on your part.

If you have any questions, please do not hesitate to contact me at (914) 333-0700.

Very truly yours,

  
Leslie J. Snyder

Enclosures

cc: Town of Cortlandt  
Verizon Wireless

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**SNYDER & SNYDER, LLP**

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FAX (973) 824-9774

REPLY TO:

NEW YORK OFFICE  
445 PARK AVENUE, 9TH FLOOR  
NEW YORK, NEW YORK 10022  
(212) 749-1448  
FAX (212) 932-2693

LESLIE J. SNYDER  
ROBERT D. GAUDIOSO

DAVID L. SNYDER  
(1956-2012)

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Ms. Sherry Howard  
Town Clerk  
Town of Putnam Valley  
265 Oscawana Lake Road  
Putnam Valley, NY 10579

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Ms. Howard:

Pursuant to Section 277-6(U) of the Town of Cortlandt Zoning Ordinance, I have enclosed a copy of the applications submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the Town of Cortlandt in connection with the captioned matter. Kindly note that the Facility is not within your municipality and no action is required on your part.

If you have any questions, please do not hesitate to contact me at (914) 333-0700.

Very truly yours,

  
Leslie J. Snyder

Enclosures

cc: Town of Cortlandt  
Verizon Wireless

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LAW OFFICES OF  
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NEW JERSEY OFFICE  
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NEWARK, NEW JERSEY 07102  
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REPLY TO:

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NEW YORK, NEW YORK 10022  
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LESLIE J. SNYDER  
ROBERT D. GAUDIOSO

DAVID L. SNYDER  
(1956-2012)

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Ms. Joan Skinner  
Town Clerk  
Town of Stony Point  
74 East Main Street  
Stony Point, NY 10980

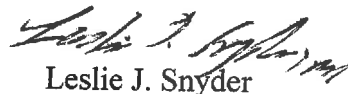
RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Ms. Skinner:

Pursuant to Section 277-6(U) of the Town of Cortlandt Zoning Ordinance, I have enclosed a copy of the applications submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the Town of Cortlandt in connection with the captioned matter. Kindly note that the Facility is not within your municipality and no action is required on your part.

If you have any questions, please do not hesitate to contact me at (914) 333-0700.

Very truly yours,

  
Leslie J. Snyder

Enclosures

cc: Town of Cortlandt  
Verizon Wireless

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LAW OFFICES OF  
**SNYDER & SNYDER, LLP**

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LESLIE J. SNYDER  
ROBERT D. GAUDIOSO

DAVID L. SNYDER  
(1956-2012)

NEW JERSEY OFFICE  
ONE GATEWAY CENTER, SUITE 2600  
NEWARK, NEW JERSEY 07102  
(973) 824-9772  
FAX (973) 824-9774

REPLY TO:

Tarrytown Office

February 20, 2019

BY CERTIFIED MAIL

Ms. Diana L. Quast  
Town Clerk  
Town of Yorktown  
363 Underhill Avenue  
Yorktown Heights, NY 10598


RE: New York SMSA Limited Partnership d/b/a Verizon Wireless for the installation of a personal public utility wireless service facility ("Facility") at the property known as Section 44.07, Block 1, Lot 4 on the Tax Map located at 52 Montrose Station Road, Town of Cortlandt, New York

Dear Ms. Quast:

Pursuant to Section 277-6(U) of the Town of Cortlandt Zoning Ordinance, I have enclosed a copy of the applications submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the Town of Cortlandt in connection with the captioned matter. Kindly note that the Facility is not within your municipality and no action is required on your part.

If you have any questions, please do not hesitate to contact me at (914) 333-0700.

Very truly yours,

  
Leslie J. Snyder

Enclosures

cc: Town of Cortlandt  
Verizon Wireless

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PLANNING BOARD  
TOWN OF CORTLANDT

-----X

In the matter of the Application of  
**NEW YORK SMSA LIMITED PARTNERSHIP**  
**d/b/a VERIZON WIRELESS**

Premises: Section 44.07, Block 1, Lot 4  
52 Montrose Station Road  
Town of Cortlandt, NY

-----X

**STATEMENT IN SUPPORT OF NEW YORK SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS' APPLICATION TO INSTALL  
A PUBLIC UTILITY PERSONAL WIRELESS FACILITY**

**I. Introduction**

New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") respectfully submits this statement in support of its special permit application to install a public utility personal wireless facility ("Facility") at 52 Montrose Station Road, Cortlandt, New York ("Property"). The Town of Cortlandt ("Town") permits personal wireless facilities, such as the Facility, on the Property by special permit from the Town of Cortlandt Planning Board, in accordance with Chapter 277 of the Town of Cortlandt Code ("Town Code").

The Property is known as Section 44.07, Block 1, Lot 4 on the Town Tax Assessment Map and located in the R-40 zoning district. The Property is utilized for non-residential purposes as a horse riding stable. The Property consists of over 6 acres, more than 6 times the minimum lot size for the zoning district.

The Facility has been strategically designed and located on a wooded portion of the large Property. The Facility consists of a telecommunications tower with small panel antennas ("Tower"), together with equipment in an approximately 1,600 square foot fenced compound ("Compound") on the 6 acre wooded Property. The Facility will be able to accommodate collocation for additional carriers in accordance with the Town Code. The Facility will enhance Verizon Wireless' wireless communication services to the area, including emergency wireless 911. A detailed signed and sealed site plan ("Site Plan"), prepared by Scherer Design Group, LLC Engineering ("SDG") is submitted herewith.

## Public Utility Status

Under the laws of the State of New York, Verizon Wireless qualifies as a public utility for zoning purposes. See Cellular One v. Rosenberg, 82 N.Y.2d 364 (1993); Cellular One v. Meyer, 607 N.Y.S.2d 81 (2nd Dept. 1994); Sprint Spectrum, L.P. v. Town of West Seneca, (Index No. 1996/9106, Feb. 25, 1997, Sup.Ct. Erie County). In Rosenberg, the Court of Appeals, New York's highest court, held that federally licensed wireless carriers (such as Verizon Wireless) provide an essential public service and are therefore public utilities in the State of New York. Public utilities are accorded favored treatment in zoning matters. Verizon Wireless' status as a public utility is underscored by the fact that its services are an important part of the national telecommunications infrastructure and will be offered to all persons that require advanced digital wireless communications services, including local businesses, public safety entities, and the general public.

The instant application is filed in furtherance of the goals and objectives established by Congress under the federal Telecommunications Act of 1996. The federal Telecommunications Act of 1996 is "an unusually important legislative enactment," establishing national public policy in favor of encouraging "*rapid deployment of new telecommunications technologies* (emphasis supplied)." Reno v. ACLU, 521 U.S. 844, 857 (1997). The federal Telecommunications Act of 1996 builds upon the regulatory framework for commercial mobile [radio] services which Congress established in 1993. Indeed, since 1993, it has been the policy of the United States to "foster the growth and development of *mobile services* that, by their nature, *operate without regard to state lines as an integral part of the national telecommunications infrastructure.*" H.R. Rep. No. 103-111, 103d Cong., 1st Sess. 260 (1993) (emphasis added).

In fact, in 1999, Congress expanded further upon this policy by enacting the Wireless Communications and Public Safety Act of 1999, Pub.L. 106-81, 113 Stat. 1286 (the "911 Act"). The "911 Act," empowered the FCC to develop regulations to make wireless 911 services available to all Americans. The express purpose of the Act, as articulated by Congress, was "*to encourage and facilitate the prompt deployment throughout the United States of seamless, ubiquitous, and reliable end-to-end infrastructure for communications, including wireless communications, to meet the Nation's public safety and other communications needs*" (emphasis added).

On November 18, 2009, the FCC issued a Declaratory Ruling regarding the timely review of applications for siting of wireless facilities, WT Docket NO. 08-165 ("Shot Clock Order").<sup>1</sup> The Shot Clock Order finds that a "reasonable period of time" for a local government to act on this type of application, is presumptively 150 days.<sup>2</sup> According to the Shot Clock Order, if the Town fails to act within such reasonable period of time, the applicant may commence an action in court for "failure to act" under Section 332(c) (7) (B) (v) of the Federal Communications Act.

---

<sup>1</sup> A copy of the Shot Clock Order is available at [http://hraunfoss.fcc.gov/edocs\\_public/attachmatch/FCC-09-99A1.pdf](http://hraunfoss.fcc.gov/edocs_public/attachmatch/FCC-09-99A1.pdf)

<sup>2</sup> The Shot Clock Order, ¶71

### **III. The Proposed Facility Meets the Special Permit Standards**

The instant application is for a special use permit. A special permit use is permitted as of right when the applicant has demonstrated compliance with the applicable standards. See Matter of North Shore Steak House v. Board of Appeals of Inc. Vil. of Thomaston, 30 N.Y.2d 238, 331 N.Y.S. 2d 645 (1972). It is respectfully submitted that the Facility conforms to the requirements of Chapter 277 of the Town Code and Section 274-b of New York State Town Law, for the following reasons:

- A. Safety § 277-6(D) (1): Verizon Wireless will maintain the Facility in a safe manner and in compliance with all valid and legally permissible conditions of the special use permit, without exception, unless specifically granted relief by the Board, in writing, as well as all applicable and permissible local codes, rules and regulations, including any and all applicable County, State and Federal laws, rules and regulations.
- B. Construction §277-6(D) (2): The construction of the Facility is legally permissible, and Verizon Wireless is authorized to do business in the State of New York.
- C. Required Information §277-6(E): In satisfaction of the requirements set forth in Section 277-6(E) of the Code:

Submitted herewith are the plans (collectively, the “Site Plan”) signed and sealed by a licensed New York State engineer, Colleen Connolly of Scherer Design Group, LLC, 53 Frontage Road, Hampton, NJ, containing the following information complying with subsections (a)-(m) and (q) of Section 277-6(E) of the Town Code:

1. The name and address of the property owner, operator and applicant. See Site Plan Z1;
2. The postal address and sheet, block and lot or parcel number of the property. See Site Plan Z1;
3. The zoning district. See Site Plan Z1;
4. The size of the Property and a diagram showing the location of all lot lines. See Site Plan Z2 and Z3;
5. The location of the nearest residential structure is 480 feet away. See Site Plan Z2, and Bulk Table on Z3;
6. The location of the nearest habitable structure is 340 feet away. See Site Plan Z2, and Bulk Table on Z3;
7. The location of all structures on the property. See Site Plan Z3;
8. The proposed Facility is located among existing mature trees, as such, no additional landscaping is proposed;
9. The number, type and design of the telecommunications tower(s) antenna(s) proposed and the basis for the calculations of the telecommunications tower’s capacity to accommodate multiple users on Z4 and Z8 of the Site Plan and the structural letter (“Structural Certification”) attached hereto as Exhibit 1;

10. The make, model and manufacturer of the proposed antennas. See Site Plan Z8;
11. A description of the proposed antennas and all related fixtures, structure appurtenances and apparatus, including the height above preexisting grade, materials, color and lighting. See Site Plan Z4, Z5, Z6 and Z8; and
12. The applicant's proposed maintenance and inspection procedures. See the Note on Site Plan Z-4.

Attached hereto as Exhibit 2 is an Antenna Site FCC RF Compliance Assessment and Report ("RF Safety Report") signed and sealed by a licensed New York State engineer containing the following information complying with subsections (n-p), (r), (s) and (u) of Section 277-6(E) of the Town Code:

- The frequency, modulation and class of service of radio or other transmitting equipment;
- The transmission and maximum effective radiated power of the proposed antennas;
- The direction of maximum lobes and associated radiation of the antennas;
- Certification that NIER levels at the Facility are within the threshold levels adopted by the FCC; and
- Certification that the proposed antennas will not cause interference with existing telecommunication devices.

As noted above, attached hereto as Exhibit 1 Structural Certification signed and sealed by a licensed New York State engineer stating that the Tower can accommodate multiple future collocations.

Attached hereto as Exhibit 3 is a copy of Verizon Wireless' applicable FCC licenses.

- D. Shared Use §277-6(F): Attached hereto as Exhibit 4, is an Alternative Site Analysis demonstrating that there are no existing telecommunications towers upon which Verizon Wireless could collocate and close its significant gap in coverage.
- E. Structural Certification §§277-6(G) & (H): The Structural Certification, attached as Exhibit 1, indicates that the Tower and attachments are designed to meet all county, state and federal structural requirements for loads, including wind and ice loads.
- F. Electrical Safety §277-6(I): The Facility will be grounded and bonded so as to protect persons and property and installed with appropriate surge protectors.
- G. EAF §277-6(J): Attached hereto as Exhibit 5, is an Environmental Assessment Form ("EAF") demonstrating that the Facility will not have a significant adverse impact on the environment.

- H. Visual Impact §277-6(K): The installation of the Facility will not have any adverse visual impact on the surrounding area since the Facility has been strategically located on the largely wooded 6 acre Property. The Facility will be screened from view of the neighboring property owners by the surrounding wooded area consisting of mature trees. See Site Plan. A Visual Impact Assessment will be provided at the Board's request pursuant to Chapter 277 of the Town Code.
- I. Screening §277-6(M): The Facility will be located toward the rear of the approximately 6 acre Property, surrounded by mature trees and other existing vegetation screening the Facility from view. Verizon Wireless is also proposing to install an eight (8) foot high chain link fence around the Tower and its equipment to screen and secure the equipment. See Details 1/Z4, 4/Z7 and 5/Z7 on the Site Plan, submitted herewith.
- J. Utilities §277-6(N): The utilities are proposed to be run underground from a proposed utility pole at the front of the Property. See Detail 1/Z3 and 1/Z4 on the Site Plan, submitted herewith.
- K. Visual Effect §277-6(O): The Facility has been sited to have the least practical adverse visual effect on the environment and its character, as well as any residences in the area. The Facility is located on a wooded portion of the 6 acre Property so that it is set back from the street and screened by mature trees and other existing vegetation. The Facility is proposed on a large non-residentially used Property wherein the size of the Property is more than 6 times than required for its district. As such, there will be no adverse visual effect on the environment and its character and the residences in the area.
- L. Accessory Facilities §277-6(P): Verizon Wireless' related equipment, consisting of equipment cabinets with a generator will be located at grade on concrete pad in the Compound screened by an (8) foot high chain-link fence.
- M. Access & Parking §277-6(Q): The Facility is unmanned requiring maintenance visits of approximately once per month. Access to the Facility will be provided via a proposed extension to an existing access drive off of Montrose Station Road. The Facility is designed with a parking area at the end of the proposed access drive next to the Compound.
- N. Compliance with Codes §277-6(R): Verizon Wireless shall construct, operate, maintain, repair, modify or restore the Facility in strict compliance with all applicable technical, safety, and safety related codes.
- Q. Required Permits and Licenses §277-6(S): Verizon Wireless shall obtain all required permits and licenses required by any applicable law, rule or regulation, and shall maintain same in full force and effect.

- R. Future Carriers §277-6(V): As set forth in the Structural Certification, the Facility has been designed to accommodate up to four (4) collocators' arrays placed as close to Verizon Wireless' antennas as possible without causing interference.
- S. Location §277-7(A) & (B): The Facility has been located at the Property in accordance with the priority locations of Section 277-7. As detailed in the Alternative Site Analysis, attached hereto as Exhibit 4, and the report of Verizon Wireless' radio-frequency consultant C-Squared ("RF Report"), attached hereto as Exhibit 6, there are not any existing telecommunications towers or existing tall structures (or sites with existing towers or structures) on which Verizon Wireless can locate its equipment and remedy its significant gap in coverage. In addition, there is no property in non-residentially zoned areas of the Town, including municipally owned property, wherein Verizon Wireless could locate a tower and remedy its significant gap in coverage, as described in the RF Report. In accordance with Section 277-7 (A)(1)(e), the Facility has been located on "other property of the Town", namely the Property here which is utilized for non-residential purposes as a horse riding stable and consists of more than 6 wooded acres and
- T. Future Sites §277-7(C): The locations of additional sites that Verizon Wireless has, is, or may be considering, reviewing or planning for telecommunications towers in the Town, and all municipalities adjoining or adjacent to the Town, for a two (2) year period as of the date hereof, are set forth to the best of its knowledge at this time in the RF Report, attached hereto as Exhibit 6.
- U. Shared Use §277-8: Verizon Wireless is unable to locate antennas on an existing telecommunications tower since there are no existing towers on location within the Town and adjacent municipalities that will address the significant gap in coverage that exists in the vicinity of the Property. In addition, that there are not any existing tall structures within the Town and adjacent municipalities upon which Verizon Wireless can locate its equipment and provide the necessary coverage. As a result, the Facility is proposed at the Property to remedy Verizon Wireless' significant coverage gap. See Alternative Site Analysis and RF Report.
- V. Height §277-9: The Tower's height is the minimum necessary to address Verizon Wireless' significant gap in coverage and enable collocation. See RF Affidavit.
- W. Visibility §277-10: The Tower will not be artificially lighted or marked. The only lighting proposed in connection with the Facility is a light on a timer in the equipment area. Such light will be pointing toward the ground so there will be no glare on surrounding properties.
- X. Security §277-11: Verizon Wireless' Facility will be secured by an eight (8) foot high chain link fence. Only authorized personnel will be allowed to access the Facility.

- Y. Signage §277-12: The Facility will contain a sign no larger than four (4) square feet, with the name and emergency telephone number for Verizon Wireless, and a sign in accordance with FCC regulations regarding radio frequency emissions. No commercial or retail signage is proposed.
- Z. Setbacks §277-13: The Facility will comply with the all of the setback requirements set forth in Section 277-13, except for an individual side yard setback. In connection therewith, Verizon Wireless will require a variance from the Zoning Board of Appeals. However, the setback variance that Verizon Wireless will seek is from the Blue Mountain Reservation so there are not structures in the proximate area and only woods between the Property and the adjacent Reservation.
- AA. Performance Security §277-21: Verizon Wireless respectfully requests that the removal bond not be required until the issuance of a building permit so a temporary waiver is being requested at this time.
- BB. Indemnity §277-24: Since the Facility is not proposed to be located on Town property, Verizon Wireless respectfully requests a waiver from the indemnity requirement.

Based on the foregoing, it is respectfully submitted that Verizon Wireless has complied with the requirements for special use permit approval.

### Conclusion

By granting the requested approvals, the Planning Board will permit Verizon Wireless to improve its wireless communications in the area and enable local residents, public service entities and the traveling public, to have enhanced wireless service critical for the public health, safety and welfare of the area. Any potential impact on the community created by the approval will be minimal and without significant adverse effect.

**WHEREFORE**, for all of the foregoing reasons, Verizon Wireless respectfully prays that this Honorable Board issue a negative declaration under the State Environmental Quality Review Act and grant the requested approvals.

Dated: February 20, 2019

Respectfully submitted,  
Leslie J. Snyder  
SNYDER & SNYDER, LLP  
94 White Plains Road  
Tarrytown, NY 10591



Exhibit 1  
Structural Certification



**SCHERER DESIGN GROUP, LLC**  
Consulting Engineers • Construction Inspectors

Colleen Connolly, PE, PTOE  
*Principal*  
Glenn J. Scherer, PE  
*Principal*

Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567

February 8, 2019

RE: Verizon Site Name: Cortlandt  
52 Montrose Station Road  
Cortlandt, NY 10567

Town of Cortlandt, NY  
Structural Certification

To Whom It May Concern:

New York SMSA Limited Partnership d/b/a Verizon is proposing the installation of a public utility wireless telecommunications facility of a 140' Telecommunications Tower ("Tower") with antennas mounted thereon, together with related equipment including a backup generator, at the base thereof within a new fenced compound.

The proposed Tower, all attachments, and the Tower's foundation will be designed to meet the ANTI/TIA-222-G "Structural Standard for Antenna Supporting Structures and Antennas" and all county, state, and federal structural requirements for loading, including wind and ice loads. The Tower will be designed to be able to support up to four (4) co-locators.

Should you have any questions, please do not hesitate to call me at (908) 323-2513

Sincerely,

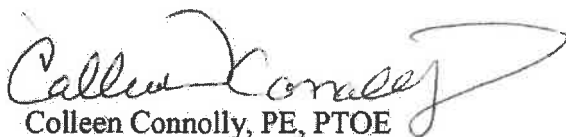
  
Colleen Connolly, PE, PTOE

Exhibit 2  
Antenna Site FCC RF Compliance Assessment and Report



**Pinnacle Telecom Group**  
*Professional and Technical Services*

**ANTENNA SITE FCC RF COMPLIANCE  
ASSESSMENT AND REPORT**

PREPARED FOR  
**NEW YORK SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS**

**“CORTLANDT” SITE  
52 MONTROSE STATION ROAD  
CORTLANDT, NY**

DECEMBER 19 2018

14 RIDGEDALE AVENUE • SUITE 260 • CEDAR KNOLLS, NJ 07927 • 973-451-1630

## **CONTENTS**

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### **CERTIFICATION**

**Appendix A. BACKGROUND ON THE FCC MPE Limit**

**Appendix B. SUMMARY OF EXPERT QUALIFICATIONS**

## **INTRODUCTION AND SUMMARY**

At the request of New York SMSA Limited Partnership d/b/a Verizon Wireless (“Verizon Wireless”), Pinnacle Telecom Group has performed an independent assessment of radiofrequency (RF) levels and related FCC compliance for the proposed installation of a wireless base station antenna operation on a new lattice tower to be erected at 52 Montrose Station Road in Cortlandt, NY. Verizon Wireless refers to the site as “Cortlandt”, and the proposed operation involves directional panel antennas to facilitate wireless service provision in the 700 MHz, 1900 MHz, and 2100 MHz frequency bands licensed to Verizon Wireless by the FCC.

The FCC requires wireless antenna operators to perform an assessment of potential human exposure to radiofrequency (RF) fields emanating from all the transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the Maximum Permissible Exposure (MPE) limit in the FCC regulations. In this case, there are no other antenna operations at the site to include in the compliance assessment. Note that FCC regulations require any future antenna collocators to assess and assure continuing compliance based on the cumulative effects of all then-proposed and then-existing antennas at the site.

This report describes a mathematical analysis of RF levels resulting around the site in areas of unrestricted public access, that is, at ground level around the site. The compliance analysis employs a standard FCC formula for calculating the effects of the antennas in a very conservative manner, in order to overstate the RF levels and to ensure “safe-side” conclusions regarding compliance with the FCC limit for safe continuous exposure of the general public.

The results of a compliance assessment can be explained in layman’s terms by describing the calculated RF levels as simple percentages of the FCC MPE limit. If the reference for that limit is 100 percent, then calculated RF levels higher than 100 percent indicate the MPE limit is exceeded, while calculated RF levels consistently lower than 100 percent serve as a clear and sufficient demonstration

of compliance with the MPE limit. We will also describe the overall worst-case calculated result via the “plain-English” equivalent “times-below-the-limit factor”.

The results of the FCC RF compliance assessment in this case are as follows:

- At street level around the site, the conservatively calculated maximum RF level from the proposed antenna operations, is 0.7934 percent (i.e., less than 8/10<sup>ths</sup> of one percent) of the FCC MPE limit. In other words, even with the significant degree of conservatism in the calculations, the worst-case calculated RF level is still more than 125 times below the FCC limit for safe, continuous exposure to the RF emissions from antennas.
- The results of the calculations provide a clear demonstration that the RF levels from the proposed antenna operations at the site satisfy the applicable criteria for controlling potential human exposure to RF fields, and the RF levels will be in clear compliance with the FCC regulations and limit concerning RF safety. Moreover, because of the conservative methodology and incorporated assumptions, RF levels actually caused by the antennas will be even less significant than the calculation results here indicate.

The remainder of this report provides the following:

- relevant technical data on the proposed Verizon Wireless antenna operations at the site;
- descriptions of the applicable FCC mathematical models for assessing MPE compliance, and application of the relevant technical data to those models; and
- the results of the analysis, and the compliance conclusion for the site.

In addition, Appendix A provides background on the FCC MPE limit, along with a list of FCC references on compliance. Appendix B provides a summary of the qualifications of the expert certifying RF compliance for this site.

## NOTE ON NON-INTERFERENCE

In connection with the RF emissions from the proposed antenna operation, we note that Verizon Wireless has been granted by the FCC exclusive geographic rights to its channel frequencies, and is further subject to strict FCC technical standards on parameters such as maximum power and out-of-band emissions, as well as regulations related to non-interference. Therefore, we can provide a clear assurance that the proposed antenna operation will not interfere with public safety communications, or the usual and customary reception of radio, television, or other communications services enjoyed by the nearby residential and non-residential properties, or other existing telecommunications devices. At the same time, however, we would be professionally remiss in omitting a reference to a July 2003 FCC decision – a “Memorandum Opinion and Order” in “WT Docket No. 02-100” that related to interference. That FCC Order concluded that any local ordinance requiring a certification of non-interference related to a wireless antenna siting application represents “impermissible regulation” of RF interference, an area under exclusive FCC jurisdiction and federally-preempted from local regulation.

## ANTENNA AND TRANSMISSION DATA

The table that follows provides the key compliance-related data for the proposed Verizon Wireless operations.

<b>General Data</b>	
Frequency Bands	700 MHz, 19000 MHz and 2100 MHz
Service Coverage Type	Sectorized
Antenna Type	Directional Panel
Antenna Centerline Height AGL	137 ft.
Antenna Line Loss	0 dB (conservatively ignored)
<b>700 MHz Antenna Data</b>	
Antenna Model (Max. Gain)	Commscope NHH-65B-R2B (14.9 dBi)
RF Channels per Sector	Two channels @ 60 watts



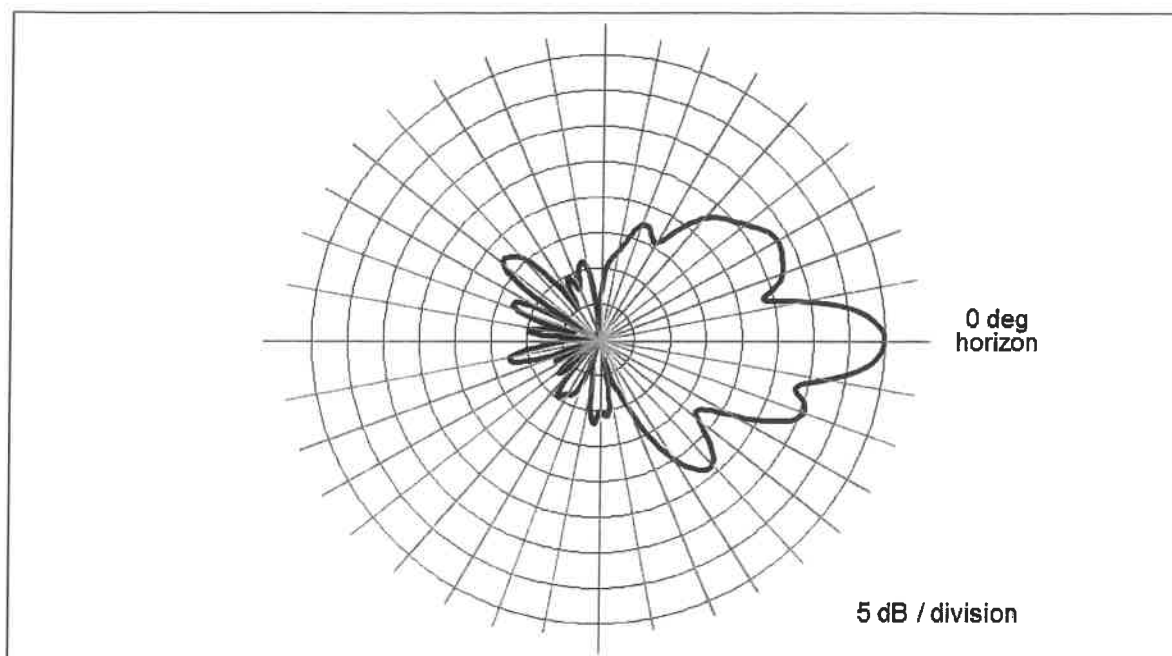
<b>1900 MHz Antenna Data</b>	
Antenna Model (Max. Gain)	Commscope NHH-65B-R2B (17.9 dBi)
RF Channels per Sector	Two channels @ 60 watts
<b>2100 MHz Antenna Data</b>	
Antenna Model (Max. Gain)	Commscope NHH-65B-R2B (18.4 dBi)
RF Channels per Sector	Four channels @ 45 watts

The antenna vertical-plane radiation pattern is used in the calculations of RF levels at street level around a site. Figure 1 that follows shows the vertical-plane pattern of the proposed antenna model in 746 MHz band.

In this type of antenna pattern diagram, the antenna is effectively pointed at the three o'clock position (the horizon) and the pattern at different angles is described using decibel units. Note that the use of a decibel scale to describe the relative pattern at different angles actually serves to significantly understate the actual focusing effects of the antenna. Where the antenna pattern reads 20 dB the relative RF energy emitted at the corresponding downward angle is 1/100<sup>th</sup> of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is only 1/1000<sup>th</sup> of the maximum.

Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties' depictions of the same antenna model.

Figure 1. Commscope NHH-65B-R2B – 746 MHz Vertical-plane Pattern



## Compliance Analysis

FCC Office of Engineering and Technology Bulletin 65 (“OET Bulletin 65”) provides guidelines for mathematical models to calculate the RF levels at various points around transmitting antennas. At street-level around an antenna site (in what is called the “far field” of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna. Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the intervening ground. Our calculations will assume a 100% “perfect” reflection, the worst-case approach.

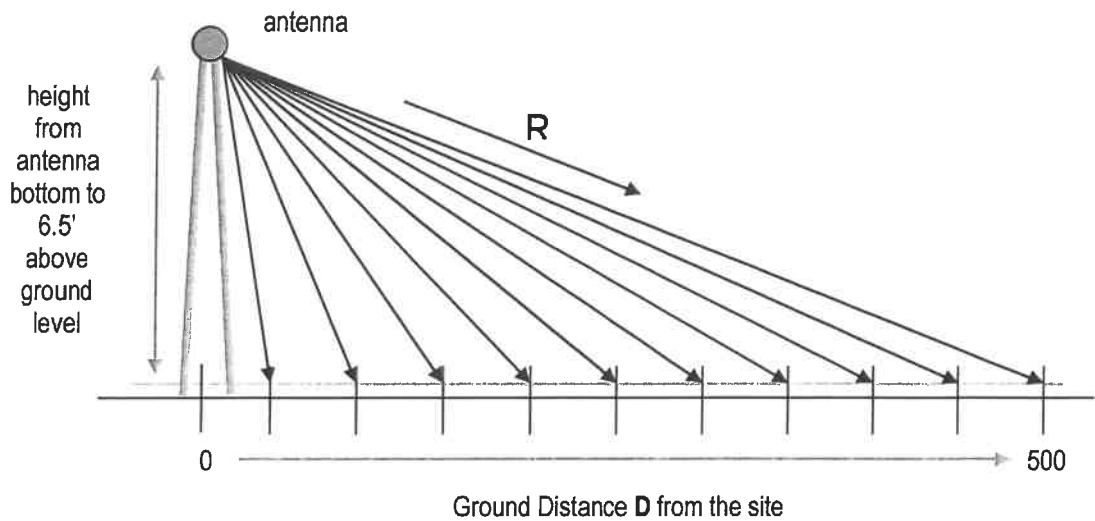
The formula for street-level RF compliance calculations for any given wireless antenna operation is as follows:

$$\text{MPE}\% = (100 * \text{TxPower} * 10^{(\text{Gmax}-\text{Vdisc}/10)} * 4) / (\text{MPE} * 4\pi * \text{R}^2)$$

where

- MPE% = RF level, expressed as a percentage of the MPE limit applicable to continuous exposure of the general public
- 100 = factor to convert the raw result to a percentage
- TxPower = maximum net power into antenna sector, in milliwatts, a function of the number of channels per sector, the transmitter power per channel, and line loss
- $10^{(G_{max-Vdisc}/10)}$  = numeric equivalent of the relative antenna gain in the downward direction of interest, referenced to any applied antenna mechanical downtilt; data on the antenna vertical-plane pattern is taken from manufacturer specifications
- 4 = factor to account for a 100-percent-efficient energy reflection from the ground, and the squared relationship between RF field strength and power density ( $2^2 = 4$ )
- MPE = FCC general population MPE limit
- R = straight-line distance from the RF source to the point of interest, centimeters

The street-level MPE% calculations are performed out to a distance of 500 feet from the facility to points 6.5 feet (approximately two meters, the FCC-recommended standing height) off the ground, as illustrated in the Figure 2 on the next page.



**Figure 2. MPE% Calculation Geometry**

It is popularly understood that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas. Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site.

As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled, and as a result the RF levels generally decrease with increasing distance, and are well understood to be in compliance.

FCC compliance for a multiple-band antenna operation is assessed in the following manner. At each distance point along the ground, an MPE% calculation is made for the RF effect in each frequency band, and the sum of the individual MPE% contributions at each point is compared to 100 percent, which serves as the normalized reference for the FCC MPE limit. We refer to the sum of the individual MPE% contributions as “total MPE%”, and any calculated MPE% total MPE% result exceeding 100 percent is, by definition, higher than the FCC limit and represents non-compliance and a need to mitigate the RF levels. If, on

the other hand, all results are below 100 percent, that set of results serves as a demonstration of compliance with the MPE limit.

We refer to the sum of the individual MPE% contributions as “total MPE%”, and any calculated total MPE% result exceeding 100 percent is, by definition, higher than the FCC limit and represents non-compliance and a need to mitigate the potential exposure. If all results are consistently below 100 percent, on the other hand, that set of results serves as a clear and sufficient demonstration of compliance with the MPE limit.

Note that according to the FCC, when directional antennas such as the panels commonly used in wireless communications are used, the compliance assessments are based on the RF effect of a single (facing) antenna sector or, in cases of non-identical parameters, the worst-case effect of any individual sector.

The following conservative methodology and assumptions are incorporated into the MPE% calculations on a general basis:

1. The antennas are assumed to be operating continuously at maximum power, and at maximum channel capacity.
2. The power-attenuation effects of shadowing or other obstructions to the line-of-sight path from the antenna to the point of interest are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6’6” human and performing the calculations from the bottom (rather than the centerline) of the antenna.
4. The potential RF exposure at ground level is assumed to be 100-percent enhanced (increased) via a “perfect” field reflection from the ground itself.

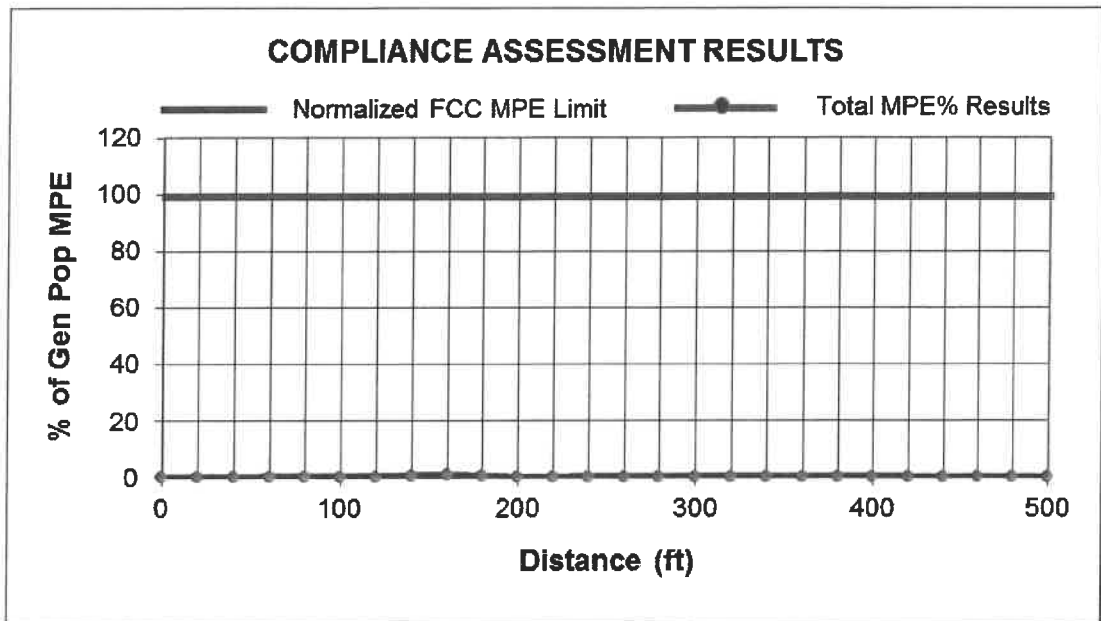
The net result of these assumptions is to significantly overstate the calculated RF exposure levels relative to the levels that will actually occur – and the purpose of this conservatism is to allow very “safe-side” conclusions about compliance.

The table that follows provides the results of the MPE% calculations for each frequency band, with the worst-case result highlighted in bold in the last column.

Ground Distance (ft)	Verizon Wireless 700 MHz MPE%	Verizon Wireless 1900 MHz MPE%	Verizon Wireless 2100 MHz MPE%	Total MPE%
0	0.0193	0.0111	0.0011	0.0315
20	0.0158	0.0248	0.0004	0.0410
40	0.0046	0.0474	0.0110	0.0630
60	0.0239	0.0051	0.1563	0.1853
80	0.1202	0.0006	0.0419	0.1627
100	0.2275	0.0034	0.0029	0.2338
120	0.1818	0.0956	0.0007	0.2781
140	0.0850	0.3974	0.1198	0.6023
160	0.0356	0.2193	0.5385	<b>0.7934</b>
180	0.0274	0.0128	0.3809	0.4211
200	0.0351	0.0233	0.0077	0.0660
220	0.0495	0.0067	0.0544	0.1106
240	0.1071	0.0134	0.0436	0.1641
260	0.1264	0.0181	0.0090	0.1535
280	0.1849	0.0068	0.0447	0.2365
300	0.2004	0.0024	0.0648	0.2676
320	0.2317	0.0182	0.0237	0.2736
340	0.2208	0.0243	0.0027	0.2478
360	0.2006	0.0197	0.0095	0.2298
380	0.1739	0.0084	0.0281	0.2105
400	0.1439	0.0015	0.0344	0.1798
420	0.1149	0.0016	0.0226	0.1391
440	0.1055	0.0015	0.0207	0.1277
460	0.0840	0.0084	0.0060	0.0985
480	0.0710	0.0129	0.0004	0.0843
500	0.0658	0.0120	0.0004	0.0781

As indicated, even with the significant degree of conservatism built into the calculations, the maximum calculated RF level is 0.7934 percent of the FCC general population MPE limit – well below the 100-percent reference for compliance.

A graph of the overall street-level calculation results, provided on the next page, provides a clearer *visual* illustration of the relative insignificance of the calculated RF levels. The line representing the overall calculation results barely noticeably rises above the graph's baseline, and shows an obviously clear, consistent margin to the FCC MPE limit.



## Compliance Conclusion

According to the FCC, the FCC MPE limit has been constructed in such a manner that continuous human exposure to RF emissions up to and including 100 percent of the MPE limit is acceptable and safe.

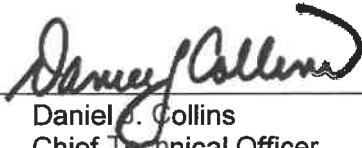
As described, the analysis in this case shows that the maximum calculated RF level from the proposed operations at the site, is 0.7934 percent of the FCC MPE limit. In other words, the worst-case calculated RF level from the antenna operations is more than 125 times below the limit established as safe for continuous human exposure to the RF emissions from antennas.

The results of the calculations provide a clear demonstration of compliance with the FCC MPE limit. Moreover, because of the conservative calculation methodology and operational assumptions we applied in the analysis, RF levels actually caused by the antennas will be even less significant than the calculation results here indicate.

## CERTIFICATION

It is the policy of Pinnacle Telecom Group that all FCC RF compliance assessments are reviewed, approved, and signed by the firm's Chief Technical Officer who certifies as follows:

1. I have read and fully understand the FCC regulations concerning RF safety and the control of human exposure to RF fields (47 CFR 1.1301 *et seq*).
2. To the best of my knowledge, the statements and information disclosed in this report are true, complete and accurate.
3. The analysis of site RF compliance provided herein is consistent with the applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.
4. The results of the analysis indicate that the subject antenna operations will be in compliance with the FCC regulations concerning the control of potential human exposure to the RF emissions from antennas.



---

Daniel J. Collins  
Chief Technical Officer  
Pinnacle Telecom Group, LLC

12/19/18

---

Date



## Appendix A. Background on the FCC MPE Limit

### *FCC Rules and Regulations*

As directed by the Telecommunications Act of 1996, the FCC has established limits for maximum continuous human exposure to RF fields.

The FCC maximum permissible exposure (MPE) limits represent the consensus of federal agencies and independent experts responsible for RF safety matters. Those agencies include the National Council on Radiation Protection and Measurements (NCRP), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the American National Standards Institute (ANSI), the Environmental Protection Agency (EPA), and the Food and Drug Administration (FDA). In formulating its guidelines, the FCC also considered input from the public and technical community – notably the Institute of Electrical and Electronics Engineers (IEEE).

The FCC's RF exposure guidelines are incorporated in Section 1.301 *et seq* of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure.

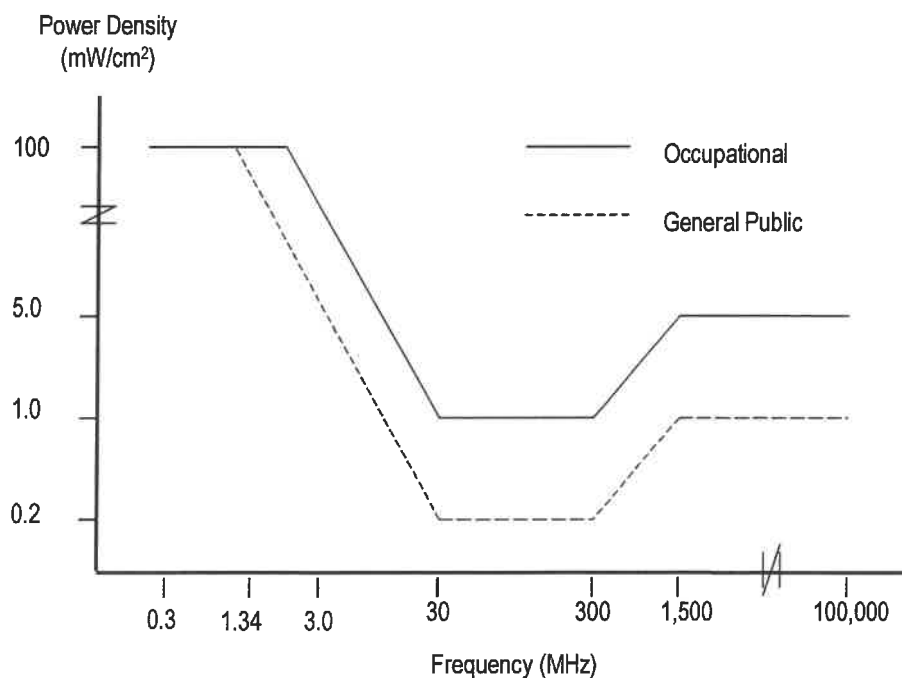
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in the form of heat). The occupational MPE guidelines incorporate a safety factor of 10 or greater with respect to RF levels known to represent a health hazard, and an additional safety factor of five is applied to the MPE limits for general population exposure. Thus, the general population MPE limit has a built-in safety factor of more than 50. The limits were constructed to appropriately protect humans of both sexes and all ages and sizes and under all conditions – and continuous exposure at levels equal to or below the applicable MPE limits is considered to result in no adverse health effects or even health risk.

The reason for *two* tiers of MPE limits is based on an understanding and assumption that members of the general public are unlikely to have had appropriate RF safety training and may not be aware of the exposures they receive; occupational exposure in controlled environments, on the other hand, is assumed to involve individuals who have had such training, are aware of the exposures, and know how to maintain a safe personal work environment.

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm<sup>2</sup>). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm<sup>2</sup> reference, for the different radio frequency ranges.

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm <sup>2</sup> )	General Public Exposure (mW/cm <sup>2</sup> )
0.3 - 1.34	100	100
1.34 - 3.0	100	180 / F <sup>2</sup>
3.0 - 30	900 / F <sup>2</sup>	180 / F <sup>2</sup>
30 - 300	1.0	0.2
300 - 1,500	F / 300	F / 1500
1,500 - 100,000	5.0	1.0

The diagram below provides a graphical illustration of both the FCC's occupational and general population MPE limits.



Because the FCC's MPE limits are frequency-shaped, the exact MPE limits applicable to the instant situation depend on the frequency range used by the systems of interest.

The most appropriate method of determining RF compliance is to calculate the RF power density attributable to a particular system and compare that to the MPE limit applicable to the operating frequency in question. The result is usually expressed as a percentage of the MPE limit.

For potential exposure from multiple systems, the respective percentages of the MPE limits are added, and the total percentage compared to 100 (percent of the limit). If the result is less than 100, the total exposure is in compliance; if it is more than 100, exposure mitigation measures are necessary to achieve compliance.

Note that the FCC “categorically excludes” certain types of antenna facilities from the routine requirement to specifically (i.e., mathematically) demonstrate compliance with the MPE limit. Among those types of facilities are cellular antennas mounted on any type of tower, when the bottoms of the antennas are more than 10 meters (c. 32.8 feet) above ground. The basis for the categorical exclusion, according to the FCC, is the understanding that because of the low power and the directionality of the antennas, such facilities – individually and collectively – are well understood to have no significant effect on the human environment. As a result, the FCC automatically deems such facilities to be in compliance.

In addition, FCC Rules and Regulations Section 1.1307(b)(3) describes a provision known in the industry as “the 5% rule”. It describes that when a specific location – like a spot on a rooftop – is subject to an overall exposure level exceeding the applicable MPE limit, operators with antennas whose MPE% contributions at the point of interest are less than 5% are exempted from the obligation otherwise shared by all operators to bring the site into compliance, and those antennas are automatically deemed by the FCC to satisfy the rooftop compliance requirement.

#### ***FCC References on Compliance***

47 CFR, FCC Rules and Regulations, Part 1 (Practice and Procedure), Section 1.1310 (Radiofrequency radiation exposure limits).

FCC Second Memorandum Opinion and Order and Notice of Proposed Rulemaking (FCC 97-303), *In the Matter of Procedures for Reviewing Requests for Relief From State and Local Regulations Pursuant to Section 332(c)(7)(B)(v) of the Communications Act of 1934 (WT Docket 97-192), Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (ET Docket 93-62), and Petition for Rulemaking of the Cellular Telecommunications Industry Association Concerning Amendment of the Commission's Rules to Preempt State and Local Regulation of Commercial Mobile Radio Service Transmitting Facilities*, released August 25, 1997.

FCC First Memorandum Opinion and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released December 24, 1996.

FCC Report and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released August 1, 1996.

FCC Office of Engineering and Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields", Edition 97-01, August 1997.

## APPENDIX B. SUMMARY of EXPERT QUALIFICATIONS

*Daniel J. Collins, Chief Technical Officer, Pinnacle Telecom Group, LLC*

<b>Synopsis:</b>	<ul style="list-style-type: none"> <li>• 40+ years of experience in all aspects of wireless system engineering, related regulation, and RF exposure</li> <li>• Has performed or led RF exposure compliance assessments on more than 20,000 antenna sites since the latest FCC regulations went into effect in 1997</li> <li>• Has provided testimony as an RF compliance expert more than 1,500 times since 1997</li> <li>• Have been accepted as an FCC compliance expert in New Jersey, New York, Connecticut, Pennsylvania and more than 40 other states, as well as by the FCC</li> </ul>
<b>Education:</b>	<ul style="list-style-type: none"> <li>• B.E.E., City College of New York (Sch. Of Eng.), 1971</li> <li>• M.B.A., 1982, Fairleigh Dickinson University, 1982</li> <li>• Bronx High School of Science, 1966</li> </ul>
<b>Current Responsibilities:</b>	<ul style="list-style-type: none"> <li>• Leads all PTG staff work involving RF safety and FCC compliance, microwave and satellite system engineering, and consulting on wireless technology and regulation</li> </ul>
<b>Prior Experience:</b>	<ul style="list-style-type: none"> <li>• Edwards &amp; Kelcey, VP – RF Engineering and Chief Information Technology Officer, 1996-99</li> <li>• Bellcore (a Bell Labs offshoot after AT&amp;T's 1984 divestiture), Executive Director – Regulation and Public Policy, 1983-96</li> <li>• AT&amp;T (Corp. HQ), Division Manager – RF Engineering, and Director – Radio Spectrum Management, 1977-83</li> <li>• AT&amp;T Long Lines, Group Supervisor – Microwave Radio System Design, 1972-77</li> </ul>
<b>Specific RF Safety / Compliance Experience:</b>	<ul style="list-style-type: none"> <li>• Involved in RF exposure matters since 1972</li> <li>• Have had lead corporate responsibility for RF safety and compliance at AT&amp;T, Bellcore, Edwards &amp; Kelcey, and PTG</li> <li>• While at AT&amp;T, helped develop the mathematical models for calculating RF exposure levels</li> <li>• Have been relied on for compliance by all major wireless carriers, as well as by the federal government, several state and local governments, equipment manufacturers, system integrators, and other consulting / engineering firms</li> </ul>
<b>Other Background:</b>	<ul style="list-style-type: none"> <li>• Author, <i>Microwave System Engineering</i> (AT&amp;T, 1974)</li> <li>• Co-author and executive editor, <i>A Guide to New Technologies and Services</i> (Bellcore, 1993)</li> <li>• National Spectrum Management Association (NSMA) – former three-term President and Chairman of the Board of Directors; was founding member, twice-elected Vice President, long-time member of the Board, and was named an NSMA Fellow in 1991</li> <li>• Have published more than 35 articles in industry magazines</li> </ul>

Exhibit 3  
FCC Licenses



**Federal Communications Commission**  
Wireless Telecommunications Bureau

**RADIO STATION AUTHORIZATION**

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY  
CELLCO PARTNERSHIP  
1120 SANCTUARY PKWY, #150 GASA5REG  
ALPHARETTA, GA 30009-7630

<b>Call Sign</b> WQGB263	<b>File Number</b>
<b>Radio Service</b> AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

<b>Grant Date</b> 11-29-2006	<b>Effective Date</b> 01-04-2014	<b>Expiration Date</b> 11-29-2021	<b>Print Date</b>
<b>Market Number</b> CMA001	<b>Channel Block</b> A	<b>Sub-Market Designator</b> 0	
<b>Market Name</b> New York, NY-NJ/Nassau-Suffolk			
<b>1st Build-out Date</b>	<b>2nd Build-out Date</b>	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

**Waivers/Conditions:**

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

**Licensee Name:** CELLCO PARTNERSHIP

**Call Sign:** WQGB263

**File Number:**

**Print Date:**

The license is subject to compliance with the provisions of the January 12, 2001 Agreement between Deutsche Telekom AG, VoiceStream Wireless Corporation, VoiceStream Wireless Holding Corporation and the Department of Justice (DOJ) and the Federal Bureau of Investigation (FBI), which addresses national security, law enforcement, and public safety issues of the FBI and the DOJ regarding the authority granted by this license. Nothing in the Agreement is intended to limit any obligation imposed by Federal law or regulation including, but not limited to, 47 U.S.C. Section 222(a) and (c)(1) and the FCC's implementing regulations. The Agreement is published at VoiceStream-DT Order, IB Docket No. 00-187, FCC 01-142, 16 FCC Rcd 9779, 9853 (2001).

Official  
Copy



**REFERENCE COPY**

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



**Federal Communications Commission**

**Wireless Telecommunications Bureau**

**RADIO STATION AUTHORIZATION**

**LICENSEE: CELLCO PARTNERSHIP**

**ATTN: REGULATORY  
CELLCO PARTNERSHIP  
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING  
ALPHARETTA, GA 30022**

<b>Call Sign</b> WQGA906	<b>File Number</b>
<b>Radio Service</b> AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

**FCC Registration Number (FRN): 0003290673**

<b>Grant Date</b> 11-29-2006	<b>Effective Date</b> 11-01-2016	<b>Expiration Date</b> 11-29-2021	<b>Print Date</b>
<b>Market Number</b> BEA010	<b>Channel Block</b> B	<b>Sub-Market Designator</b> 15	
<b>Market Name</b> New York, New Jersey, Long Isl			
<b>1st Build-out Date</b>	<b>2nd Build-out Date</b>	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

**Waivers/Conditions:**

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTBS Docket No. 02-353, rel. April 20, 2006.

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hard copy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

**REFERENCE COPY**

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**Federal Communications Commission  
Wireless Telecommunications Bureau  
RADIO STATION AUTHORIZATION**

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY  
CELLCO PARTNERSHIP  
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING  
ALPHARETTA, GA 30022

<b>Call Sign</b> KNLH264	<b>File Number</b> 0007716974
<b>Radio Service</b> CW - PCS Broadband	

FCC Registration Number (FRN): 0003290673

<b>Grant Date</b> 06-02-2017	<b>Effective Date</b> 06-02-2017	<b>Expiration Date</b> 06-27-2027	<b>Print Date</b> 06-06-2017
<b>Market Number</b> BTA321	<b>Channel Block</b> F	<b>Sub-Market Designator</b> 0	
<b>Market Name</b> New York, NY			
<b>1st Build-out Date</b> 06-27-2002	<b>2nd Build-out Date</b>	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

**Waivers/Conditions:**

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.716 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

**Conditions:**  
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

**Licensee Name:** CELLCO PARTNERSHIP

**Call Sign:** KNLH264

**File Number:** 0007716974

**Print Date:** 06-06-2017

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).



**Federal Communications Commission**  
Wireless Telecommunications Bureau

**RADIO STATION AUTHORIZATION**

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY  
CELLCO PARTNERSHIP  
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING  
ALPHARETTA, GA 30022

<b>Call Sign</b> WQBT539	<b>File Number</b> 0007490681
<b>Radio Service</b> CW - PCS Broadband	

FCC Registration Number (FRN): 0003290673

<b>Grant Date</b> 12-06-2016	<b>Effective Date</b> 12-06-2016	<b>Expiration Date</b> 01-03-2027	<b>Print Date</b> 12-07-2016
<b>Market Number</b> BTA321	<b>Channel Block</b> C	<b>Sub-Market Designator</b> 4	
<b>Market Name</b> New York, NY			
<b>1st Build-out Date</b> 12-07-2003	<b>2nd Build-out Date</b>	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

**Waivers/Conditions:**

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.711 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

**Licensee Name:** CELLCO PARTNERSHIP

**Call Sign:** WQBT539

**File Number:** 0007490681

**Print Date:** 12-07-2016

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Pursuant to Order DA 03-617 (rel. March 3, 2003), the designated entity holding period for this license is extended by 703 days, or until the licensee meets its five-year construction requirement, whichever is sooner.

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**Federal Communications Commission**  
Wireless Telecommunications Bureau

**RADIO STATION AUTHORIZATION**

LICENSEE: AIRTOUCH CELLULAR

ATTN: REGULATORY  
AIRTOUCH CELLULAR  
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING  
ALPHARETTA, GA 30022

<b>Call Sign</b> KNLF644	<b>File Number</b> 0007490664
<b>Radio Service</b> CW - PCS Broadband	

FCC Registration Number (FRN): 0006146468

<b>Grant Date</b> 12-02-2016	<b>Effective Date</b> 12-02-2016	<b>Expiration Date</b> 01-03-2027	<b>Print Date</b> 12-03-2016
<b>Market Number</b> BTA321	<b>Channel Block</b> C	<b>Sub-Market Designator</b> 3	
<b>Market Name</b> New York, NY			
<b>1st Build-out Date</b> 12-07-2003	<b>2nd Build-out Date</b> 01-03-2007	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

**Waivers/Conditions:**

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

**Licensee Name:** AIRTOUCH CELLULAR

**Call Sign:** KNLF644

**File Number:** 0007490664

**Print Date:** 12-03-2016

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

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REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission  
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY  
CELLCO PARTNERSHIP  
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING  
ALPHARETTA, GA 30022

Call Sign WQJQ689	File Number
Radio Service WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 11-26-2008	Effective Date 05-23-2017	Expiration Date 06-13-2019	Print Date
Market Number REA001	Channel Block C	Sub-Market Designator 0	
Market Name Northeast			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules.

**Conditions:**  
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.





**Federal Communications Commission**  
Wireless Telecommunications Bureau

**RADIO STATION AUTHORIZATION**

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY  
CELLCO PARTNERSHIP  
1120 SANCTUARY PKWY, #150 GASA5REG  
ALPHARETTA, GA 30009-7630

<b>Call Sign</b> WQGA906	<b>File Number</b>
<b>Radio Service</b> AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

<b>Grant Date</b> 11-29-2006	<b>Effective Date</b> 03-30-2016	<b>Expiration Date</b> 11-29-2021	<b>Print Date</b>
<b>Market Number</b> BEA010	<b>Channel Block</b> B	<b>Sub-Market Designator</b> 15	
<b>Market Name</b> New York-No. New Jer.-Long Isl			
<b>1st Build-out Date</b>	<b>2nd Build-out Date</b>	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

**Waivers/Conditions:**

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB-Docket No. 02-353, rel. April 20, 2006.

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Exhibit 4  
Alternative Site Analysis



Based on the foregoing, the requested approvals for the Facility at the Property should be granted forthwith.

Respectfully submitted,

  
\_\_\_\_\_  
John Pepe

Signed before me this  
6<sup>th</sup> day of February, 2019

  
\_\_\_\_\_  
Notary Public

David James Kenny  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02KE6343903  
Qualified in Westchester County  
Commission Expires June 20, 2020

Exhibit 5  
Environmental Assessment Form

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: New York SMSA Limited Partnership d/b/a Verizon Wireless Public Utility Personal Wireless Facility		
Project Location (describe, and attach a general location map): 52 Montrose Station Rd, Cortlandt, NY 10567		
Brief Description of Proposed Action (include purpose or need): The installation of an unmanned Public Utility Personal Wireless Facility including small panel antennas and related equipment with associated appurtenances on a proposed 140' lattice tower and the installation of proposed equipment cabinets within a proposed fenced compound at grade. The Facility will be accessed via a proposed driveway. The project is being developed to provide enhanced wireless services to the public.		
Name of Applicant/Sponsor: New York SMSA Limited Partnership d/b/a Verizon Wireless		Telephone: 914-333-0700
		E-Mail: lsnyder@snyderlaw.net
Address: C/O Snyder & Snyder LLP, 94 White Plains Road		
City/PO: Tarrytown	State: NY	Zip Code: 10591
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Bezo Enterprises LLC		Telephone:
		E-Mail:
Address: 40 Waters Edge		
City/PO: Rye	State: NY	Zip Code: 10580

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board	February 2019
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Zoning Board	February 2019
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department (Building Permit)	Upon grant of Planning and Zoning Approvals
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
_____	
_____	

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? R-40 (Single Family Residential)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? Hendrick Hudson Central School District	
b. What police or other public protection forces serve the project site? Westchester County Police/NY State Police	
c. Which fire protection and emergency medical services serve the project site? Montrose Fire District, Cortlandt Community Volunteer Ambulance Corps.	
d. What parks serve the project site? Blue Mountain Reservation, Croton Gorge Park, Sprout Brook Park	

**D. Project Details**

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Public Utility Personal Wireless Facility	
b. a. Total acreage of the site of the proposed action?	6+/- acres
b. Total acreage to be physically disturbed?	0.151+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.151+/- acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: _____ 3+/- months	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	



f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,  
 i. Total number of structures 2  
 ii. Dimensions (in feet) of largest proposed structure: 140' height; +/-15' width; and +/-15' length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,  
 i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:  
 i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe: \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:  
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

• Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)
- Describe types of new point sources. \_\_\_\_\_
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
  - If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 Maintenance vehicle once per month for approximately one hour per visit
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 N/A
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 Emergency generator to be used in the event of a prolonged power outage

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 200 amps, 3 phase service

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
 Consolidated Edison, Inc.

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	8 a.m. - 6 p.m.	• Monday - Friday:	N/A
• Saturday:	8 a.m. - 6 p.m.	• Saturday:	N/A
• Sunday:	N/A	• Sunday:	N/A
• Holidays:	N/A	• Holidays:	N/A

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
 Only during construction: machinery starting no earlier than 8 am and ending no later than 6 pm Mon-Sat only

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: No, despite the removal of a small number of trees, the large surrounding, forested area will act as a noise barrier and screen for construction activities.

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 One light on a timer (low glare/dark sky compliant)

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe:

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

forests, commercial stables, rural and suburban housing

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.608+/-	0.611+/-	+0.003+/-
• Forested	1.598+/-	1.595+/-	-0.003+/-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	2.752+/-	2.604+/-	-.148+/-
• Other Describe: <u>Horse Paddock (HP) /Gravel Driveway (GD)</u>	(HP) 1.114+/- / (GD) 0	(HP) 1.114+/- / (GD) 0.148+/-	(HP) 0 / (GD) +0.148+/-

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 2.5 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ +/- 5 %

c. Predominant soil type(s) present on project site:

CtC	_____	52.2 %
CuD	_____	41.4 %
CrC	_____	6.4 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6.56 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 100 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 35 % of site  
 10-15%: \_\_\_\_\_ 65 % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site? \*  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? \*  Yes  No (\*SEE ATTACHED)

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_



m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
species associated \_\_\_\_\_  
with forested uplands \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
If Yes:  
i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
ii. Source(s) of description or evaluation: \_\_\_\_\_  
iii. Extent of community/habitat:  
• Currently: \_\_\_\_\_ acres  
• Following completion of project as proposed: \_\_\_\_\_ acres  
• Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
If Yes:  
i. Species and listing (endangered or threatened): \_\_\_\_\_  
According to the USFWS, the project may affect, but not likely to adversely affect the Northern Long Eared Bat and/or Indiana Bat. Verizon Wireless will be following the recommended conservation measures from the USFWS, including only removing trees between October 1 and March 31, in the not likely event there are such bats at the project site.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
If Yes:  
i. Species and listing: \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
i. If Yes: acreage(s) on project site? \_\_\_\_\_  
ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
If Yes:  
i. Nature of the natural landmark:  Biological Community  Geological Feature  
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
If Yes: **(\*SEE ATTACHED)**  
i. CEA name: County & State Park Lands  
ii. Basis for designation: Exceptional or unique character  
iii. Designating agency and date: Agency: Westchester County, Date: 1-31-90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (*SEE ATTACHED)
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>Stony Point Battlefield State Historic Site/Taconic State Parkway</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park/Scenic Byway</u>	
iii. Distance between project and resource: <u>~4.25/~4 miles.</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Colleen Connolly, PE, PTOE Date 02/19/19

Signature  Title Professional Engineer

## **ATTACHMENT**

The following information and references are offered to assist in the review of the project.

Q E.2.h (ii) & (iii) – These questions were a predetermined response on the document. Please be advised that the project site neither contains nor is located or adjoined by any wetlands, waterbodies or associated buffers.

Q E.3.d – Was predetermined response on the document indicating the project site's proximity to a Critical Environmental Area ("CEA"). However, the proposed facility is not located within the CEA and based on the size and location of the proposed facility, it will not have a detrimental effect on the heavily wooded park.

Q E.3.f – This question was a predetermined response on the document. Attached hereto as is a SHPO concurrence indicating no impact to Historic Properties.

**William Ross**

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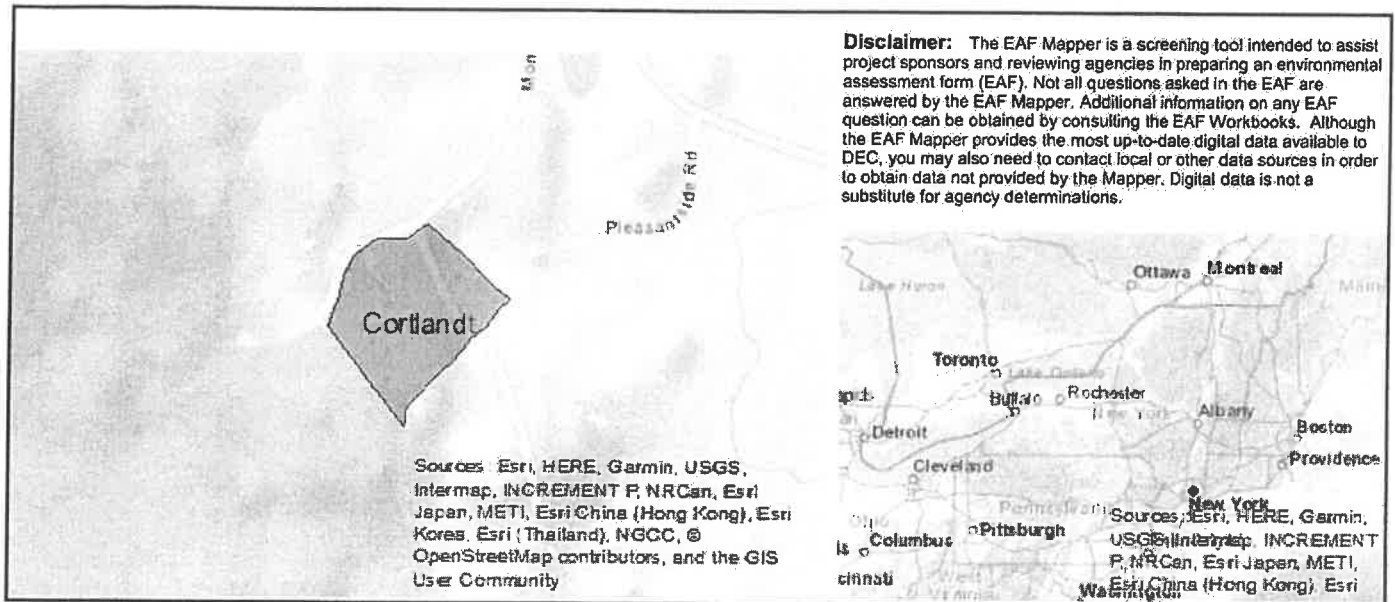
**From:** towernotifyinfo@fcc.gov  
**Sent:** Tuesday, May 8, 2018 4:15 PM  
**To:** William Ross  
**Subject:** Section 106 Notification of SHPO/THPO Concurrence- Email ID #2878774

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:

**Date of Action:** 05/08/2018  
**Direct Effect:** No Historic Properties in Area of Potential Effects (APE)  
**Visual Effect:** No Historic Properties in Area of Potential Effects (APE)  
**Comment Text:** Reviewed by Philip Perazio, NYSHPO.

**File Number:** 0008181303  
**TCNS Number:** 168257  
**Purpose:** New Tower Submission Packet  
**Notification Date:** 7AM EST 04/20/2018  
**Applicant:** Verizon Wireless  
**Consultant:** EnviroBusiness, Inc. d/b/a EBI Consulting (EBI 6118001698)  
**Positive Train Control Filing Subject to Expedited Treatment Under Program Comment:** No  
**Site Name:** Cortland\_L - A  
**Site Address:** 52 Montrose Station Road  
**Detailed Description of Project:** 6118001698 FUZE 5048873 Proposed construction of a new telecommunications self support tower and compound resulting in ground disturbance  
**Site Coordinates:** 41-16-9.7 N, 73-53-47.7 W  
**City:** Cortlandt  
**County:** WESTCHESTER  
**State:** NY  
**Lead SHPO/THPO:** New York State Historic Preservation Office

**NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE**  
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Exhibit 6**  
**RF Affidavit**

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## RF Report

### Proposed Cortlandt Public Utility Personal Wireless Communications Facility

52 Montrose Station Rd, Cortlandt, NY 10567

**verizon**

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February 20, 2019



C Squared Systems, LLC  
65 Dartmouth Drive  
Auburn, NH 03032  
603-644-2800

E-mail: [support@csquaredsystems.com](mailto:support@csquaredsystems.com)



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## Executive Summary

New York SMSA Limited Partnership dba Verizon Wireless (“Verizon Wireless”) is a public utility under the laws of the State of New York and it holds licenses from the Federal Communications Commission (“FCC”) to serve the public within, among other areas, the Town of Cortlandt. Verizon Wireless’ objective is to provide seamless reliable wireless coverage to its users.

Verizon Wireless is providing the following information in support of its application to the Town of Cortlandt Planning Board to construct, operate and maintain a public utility personal wireless communications facility (“Facility”) at the site located at 52 Montrose Station Rd, Cortlandt, NY 10567 (“Site”). The proposed Facility consists of a 140’ telecommunications tower with related equipment. This report addresses Verizon Wireless’ need for the proposed Facility due to its significant gap in coverage in the area, and that there are no other suitable existing towers or appropriate structures on which Verizon Wireless could co-locate its antennas and remedy such gap. Included in this report is a summary of the site objectives and radio frequency (RF) coverage plots demonstrating the significant gap in coverage and the predicted coverage that the Facility at the Site will provide in order to remedy the significant gap in coverage.

## 1.0 Mobile Communications System Design

### 1.1 System Considerations

Mobile telephony is a method of communication by radio consisting of mobile units, either mounted in vehicles or hand-held, that transmits to and receives signals from fixed base stations (cell sites.) Base stations (cell sites) communicate with mobile wireless devices by sending and receiving signals within a small geographic area. The cell site in turn connects the mobile device to the landline telephone network. The cell sites are designed to cover a small geographic area because mobile telephony devices utilize low power. In addition, the frequencies licensed by the FCC are significantly weakened by obstructions, such as terrain, foliage and buildings which can make the coverage irregular and unreliable. Therefore, it is necessary to locate cell sites at suitable locations and heights in order to provide a seamless and reliable grade of service to the public.

Seamless, reliable coverage and adequate capacity provide users with the ability to successfully originate receive and maintain quality calls throughout a service area. Overlapping coverage is required for users to be able to move throughout the service area and reliably “hand-off” between cells to maintain uninterrupted calls. As a customer making a call in the vicinity of a cell site moves about and begins to move further away from the cell site, the coverage from that cell site becomes weaker. Unlike broadcast radio, as the customer travels, the call is transferred (“handed-off”) to an adjacent cell site, if and when that cell site’s signal level becomes sufficiently strong. With sufficient overlapping coverage (i.e., when reliable coverage areas are overlapping) and capacity, this process is transparent to the user.

To establish the necessary distribution of cell sites and help ensure that seamless and reliable service, cell sites are strategically located throughout the licensed coverage area based upon, among other things, network efficiency, topography of the land, and the location of other cell sites. Verizon Wireless network, over which it seeks to provide seamless and reliable service, includes licenses in the 700 (a/k/a 750), 850, 1900, and 2100 MHz frequency bands.

When a significant service deficiency exists, the ability for effective communication is diminished and service can seriously deteriorate in that region. In these conditions, customers experience the inability to make calls, lost calls, partial conversations slow data connections and/or inaudible conversation.

### 1.2 System Evaluation

System design and evaluation is performed primarily through propagation analysis. Propagation models are widely recognized and accepted in the wireless telecommunications industry as accurate and are routinely utilized. Propagation models simulate how radio waves travel through the environment from one point to another. In order to accurately model the behavior of these radio waves, features in the environment such as elevation of the terrain (e.g. hilly or flat) and the presence of land use classifications must be taken into account. Land use classifications include such designations as buildings, water, trees, and others. Both elevation and land use data are required to accurately model the real-world behavior of a network because these factors significantly impact radio signal propagation.

All propagation modeling was performed for the proposed Facility using deciBel Planner RF modeling software, showing existing coverage from such sites within the Town and surrounding area. DeciBel Planner modeling software is an accepted industry standard, predictive modeling tool that identifies areas where reliable coverage will exist, and where it will not. The propagation

modeling also utilized high-resolution (30 meter) elevation and land use data. Since signal propagation characteristics differ through open, forested, residential or business areas, land use classifications are used to account for these differences.

The model used in this evaluation employed a sophisticated diffraction based algorithm based on Fresnel-Kirchoff theory that takes into account the terrain and land use along the path from the transmitter to the receiver. A model was generated by collecting empirical data throughout the region and modifying user defined parameters utilized by the algorithm, such that a high degree of correlation between empirical and predicted results is achieved. When that is complete, the resulting propagation model software can predict coverage levels from a transmitter facility given the specific equipment configuration (antenna model, antenna height, power, etc.) of the site in question. Verizon Wireless also had a drive test performed. To perform the drive test, a specifically equipped vehicle with receivers and electronic test equipment is used to collect the actual existing signal data. Data points are collected and graphically depicted on the map. This methodology is commonly used in the wireless industry to confirm the actual signal data and to confirm the results of the prior propagation maps.

Figures A and B below are maps evidencing the drive test data for the 750 MHz frequency range and the 2100 MHz frequency range, respectively, from the drive test conducted on November 1, 2017, which confirm the significant coverage gap. As seen in Figure B the 2100 frequency range coverage gap area is much larger as the 2100 MHz frequency range is impacted to a greater extent by local factors such as topography, trees and existing structures. Consequently, the gap in coverage for the 2100 MHz frequency range is different than the 750 MHz frequency range. Notwithstanding, reliable coverage is just as important in the 2100 MHz frequency range as it not only provides necessary coverage but is also handles additional capacity due to the larger channel size and ability to handle more users. Additional capacity is important in residential neighborhoods, schools, businesses, and anywhere high speed data is used.

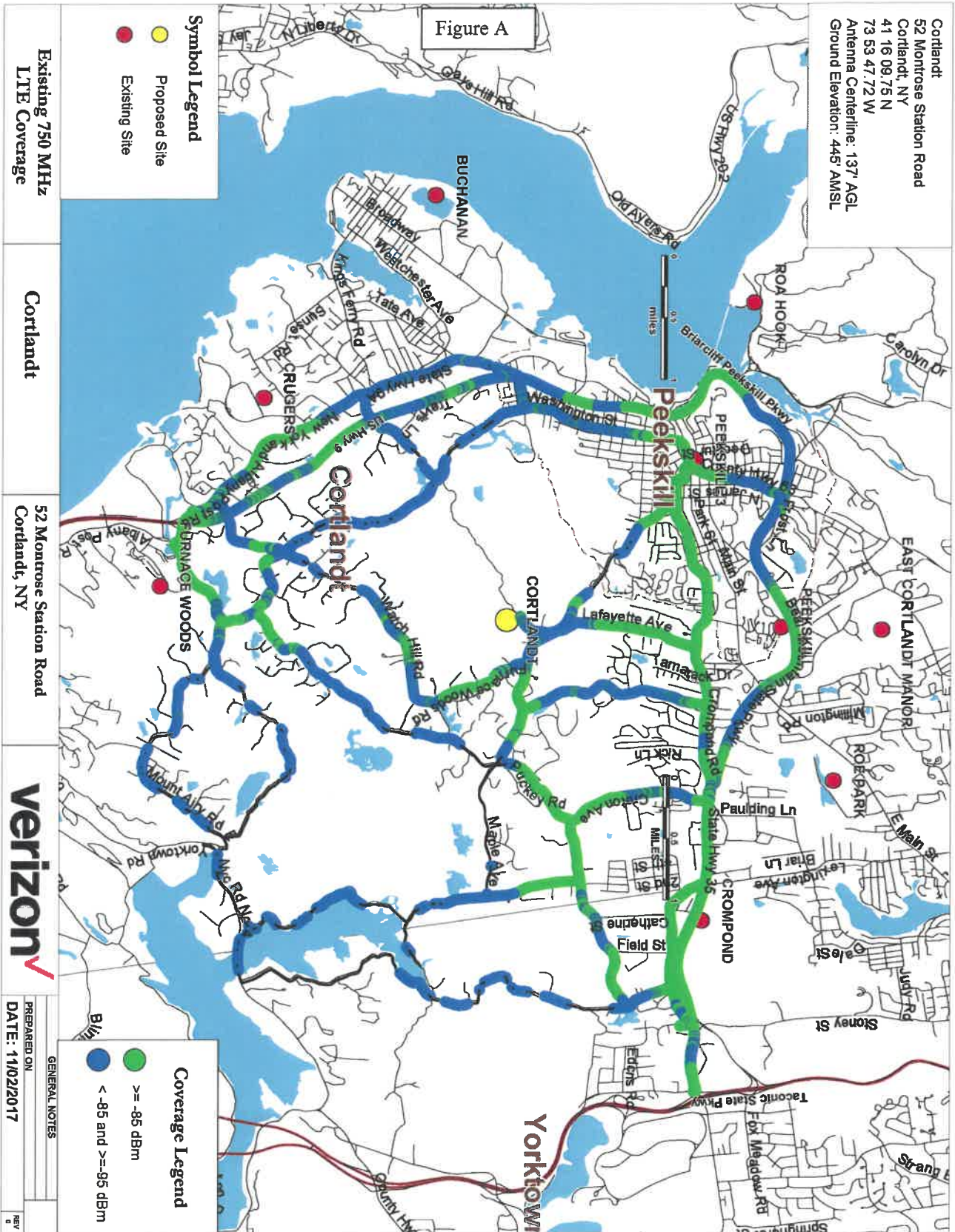


Figure A – 750 MHz Drive Test





## 2.0 Existing Network

Table 1 below details Verizon Wireless' existing network in and adjoining/adjacent to the Town of Cortlandt. See also the map attached as Figure C.

Site	Address	City	Latitude	Longitude
Buchanan	Con Ed Tower	Buchanan	41.2609	-73.9629
Crugers	138 Albany Post Road	Montrose	41.2408	-73.9313
Peekskill 3	901 Main St	Peekskill	41.2914	-73.9217
Crompond	3800 Crompond Rd	Yorktown	41.2923	-73.8496
Peekskill	Winchester Ave.	Peekskill	41.3016	-73.8955
Dickerson Mountain	260 Croton Avenue	Cortlandt Manor	41.2773	-73.8623
Furnace Woods	51 Scenic Drive	Cortlandt	41.2286	-73.9019
East Cortlandt Manor	1033 Oregon Road	Cortlandt	41.3135	-73.8951
Roe Park	3105 East Main Street	Cortlandt	41.3078	-73.8714
Roa Hook	1 Bay view Drive	Peekskill	41.2983	-73.9461
Mohegan Lake	Woodland Ave	Yorktown	41.3220	-73.8449

**Table 1: Existing Verizon Wireless' Site Inventory Information**

### Pending/Proposed Sites In Cortlandt

Table 2 below details, to the best of my knowledge and in consultation with Verizon Wireless' RF department, network site-specific information obtained regarding Verizon Wireless' 2 year plan in and adjacent to the Town of Cortlandt as of the date hereof. Table 2 includes the Site at issue as well as the other pending sites already proposed and reviewed or in the process of being reviewed by the Town of Cortlandt. The sites listed on Table 2 are not in the vicinity of the Site so the coverage from these pending sites will not remedy the significant gap in coverage in the vicinity of the Site. See also the map attached as Figure C.

Site	Address	City	Latitude	Longitude
Buchanan 2	300 Railroad Avenue	Peekskill	41.2740	-73.9379
Mount Airy	1065 Quaker Ridge Road	Cortlandt	41.2160	-73.8601
Albany Post Road SC	2143 Albany Post Road	Cortlandt	41.2528	-73.9315
Cortlandt	52 Montrose Station Road	Cortlandt	41.2694	-73.8966
Croton on Hudson 2	1 Van Wyck Street	Croton on Hudson	41.2082	-73.8878

**Table 2: Pending/Proposed Sites Information**



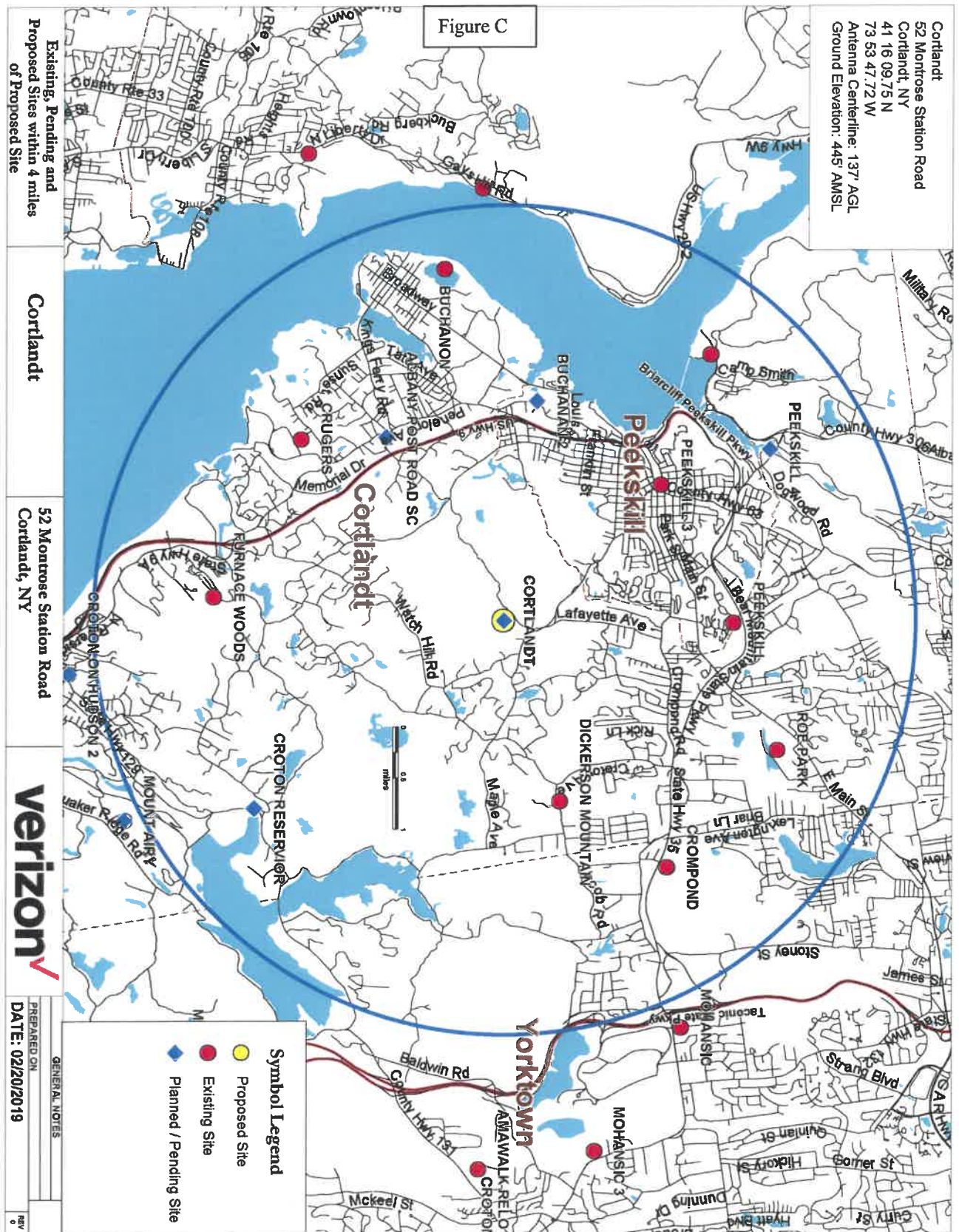


Figure C – Existing/Pending/Proposed Sites

### Existing Coverage in the Vicinity of the Site

The below coverage maps included as Figure D and Figure E, illustrate the existing significant gap in coverage in the vicinity of the Site in the 750 MHz and 2100 MHz frequency ranges, respectively. Taking into account the coverage of the existing sites, Figures D and E show the level of existing coverage in the Cortlandt area which is based on Verizon Wireless' required signal strength for reliable in-building (depicted as green) and in-vehicle (depicted as blue) service, which in this area are -85 dBm and -95 dBm, respectively. The white areas represent unreliable service areas. As depicted in this propagation maps, there are currently areas in the vicinity of the Site where there is a significant gap in coverage and as a result of such gap, Verizon Wireless does not have reliable service in said area.

### 3.0 Site Need

Based on the propagation maps and drive test, Verizon Wireless has a significant gap in coverage in Verizon Wireless' services in the vicinity of the Site. This deficiency is evidenced by the inability to adequately and reliably transmit/receive and maintain quality calls and establish and maintain data sessions. Due to the location and height of Verizon Wireless' existing facilities, along with the area topography, much of the area surrounding the Site lacks reliable service.



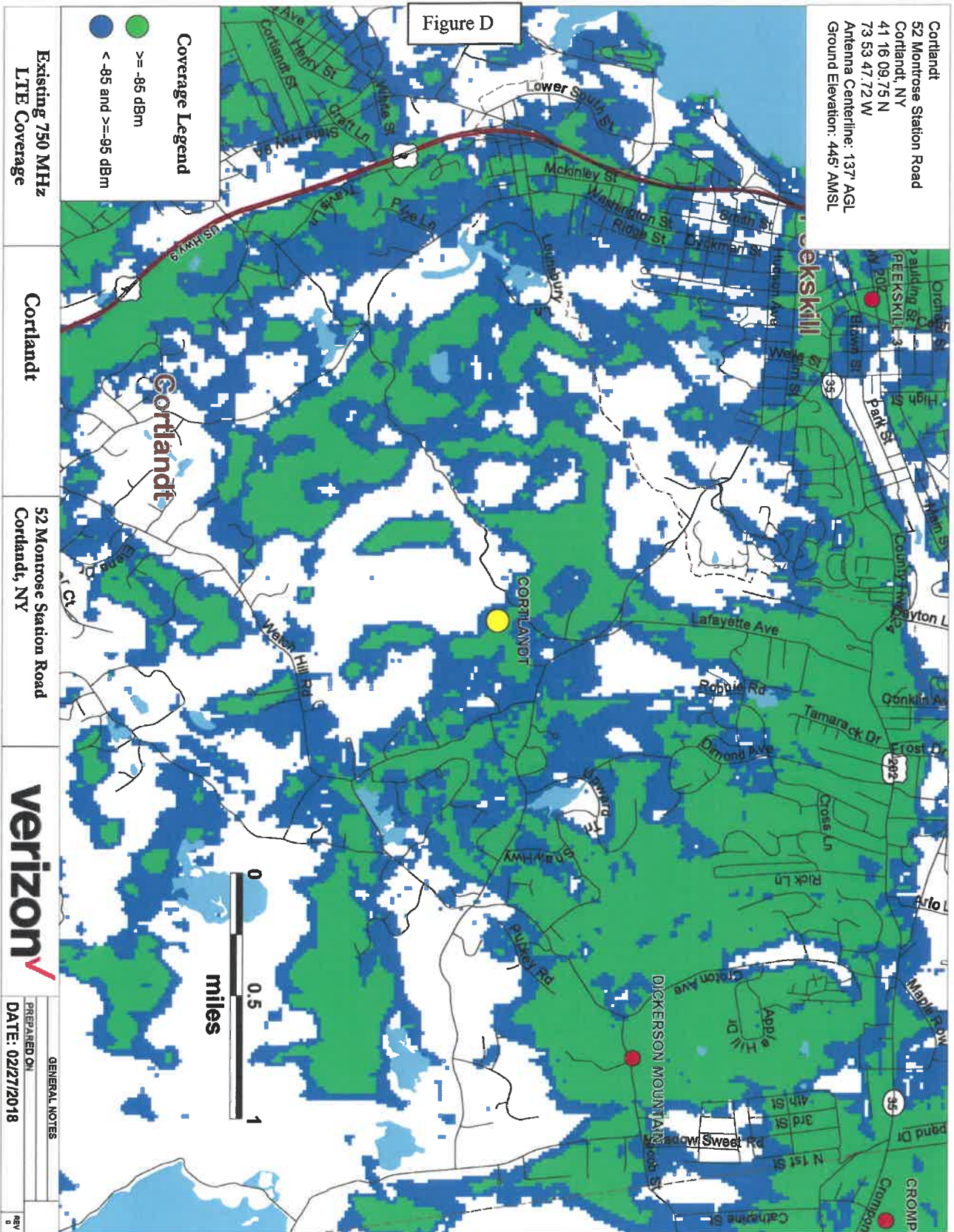


Figure D- Existing Coverage 750 MHz



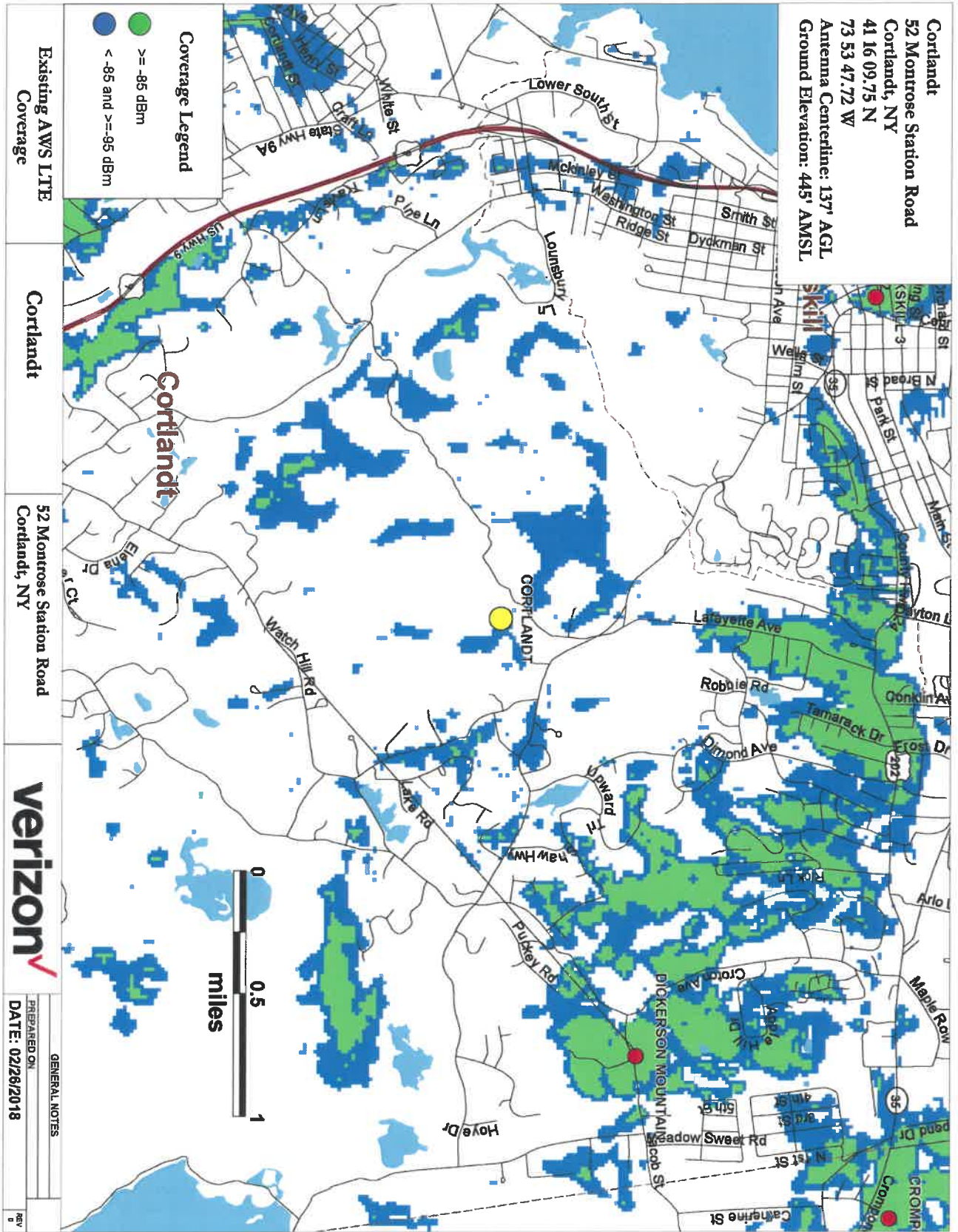


Figure E – Existing Coverage 2100 MHz

#### 4.0 Resulting Solution

In order to remedy the existing significant gap in coverage and increase the reliability of the network, Verizon Wireless is proposing the personal wireless communication Facility at 52 Montrose Station Rd, Cortlandt, NY 10567 which will work in conjunction with existing sites and will consist of, among other things:

- a. Twelve (12) panel antennas (the “Antennas”) mounted to 140’ lattice tower (three sectors of four antennas each), with Antenna centerline height of +/- 137’ AGL;
- b. Equipment cabinets and an emergency back-up generator
- c. Four (4) GPS units mounted on the ice canopy; and
- d. All other appurtenances, equipment, devices, cables, conduits and wires related thereto, as more fully described on the site plan submitted herewith.

The coverage maps below included as Figure F and Figure G, illustrate how this proposed Site will remedy the coverage gap in the 750 MHz and the 2100 MHz frequency ranges, respectively, taking into account the coverage of the existing sites.

For example, at 750 MHz frequencies, the proposed communications Facility will provide new in-vehicle coverage to 2.3 square miles of area, 1,887 people and 10.7 miles of roads, including 2.1 miles of main roads. It will also provide in-building coverage to 2.2 square miles of area, and 2,417 people.



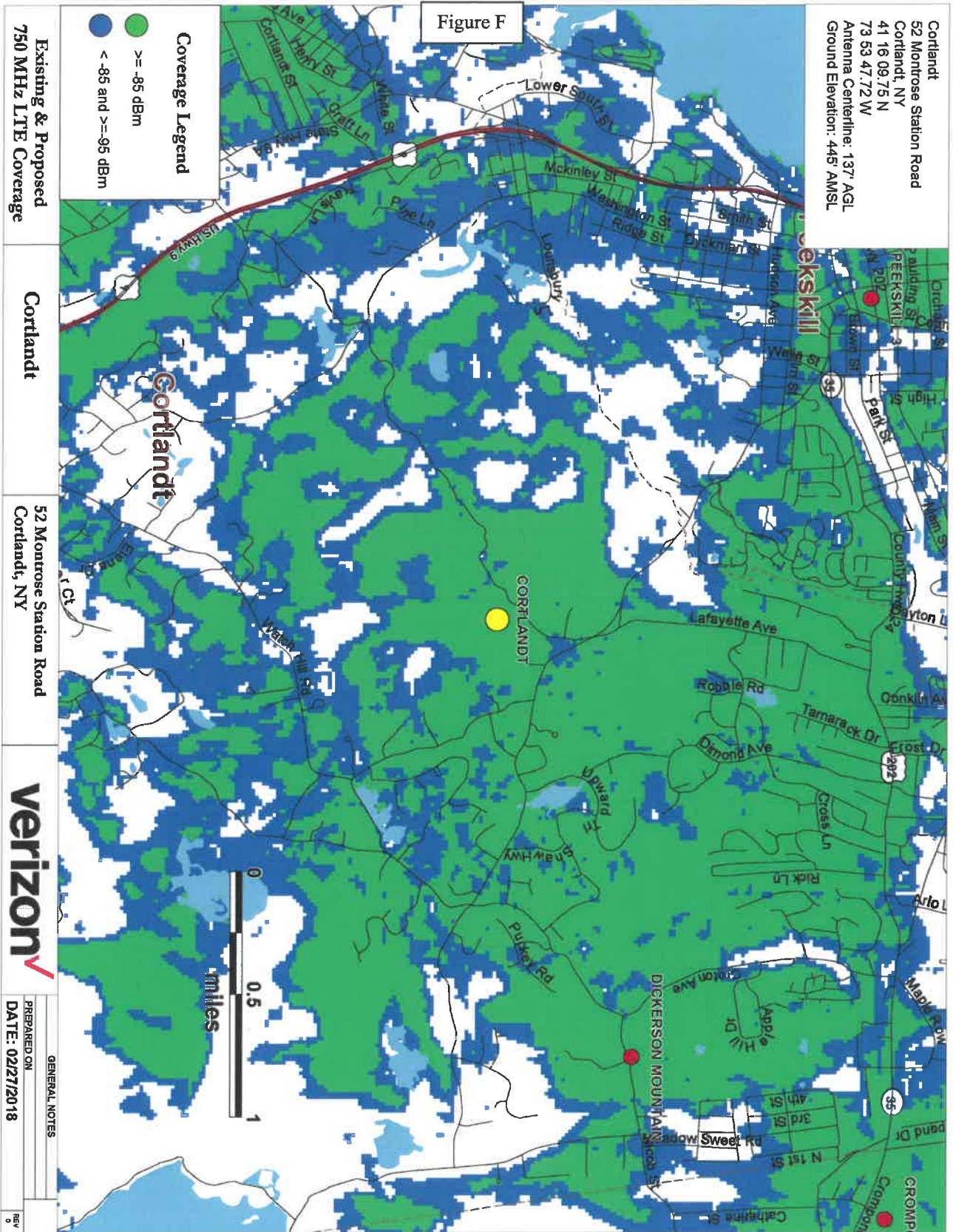


Figure F-- Proposed 750 MHz Coverage within Cortlandt



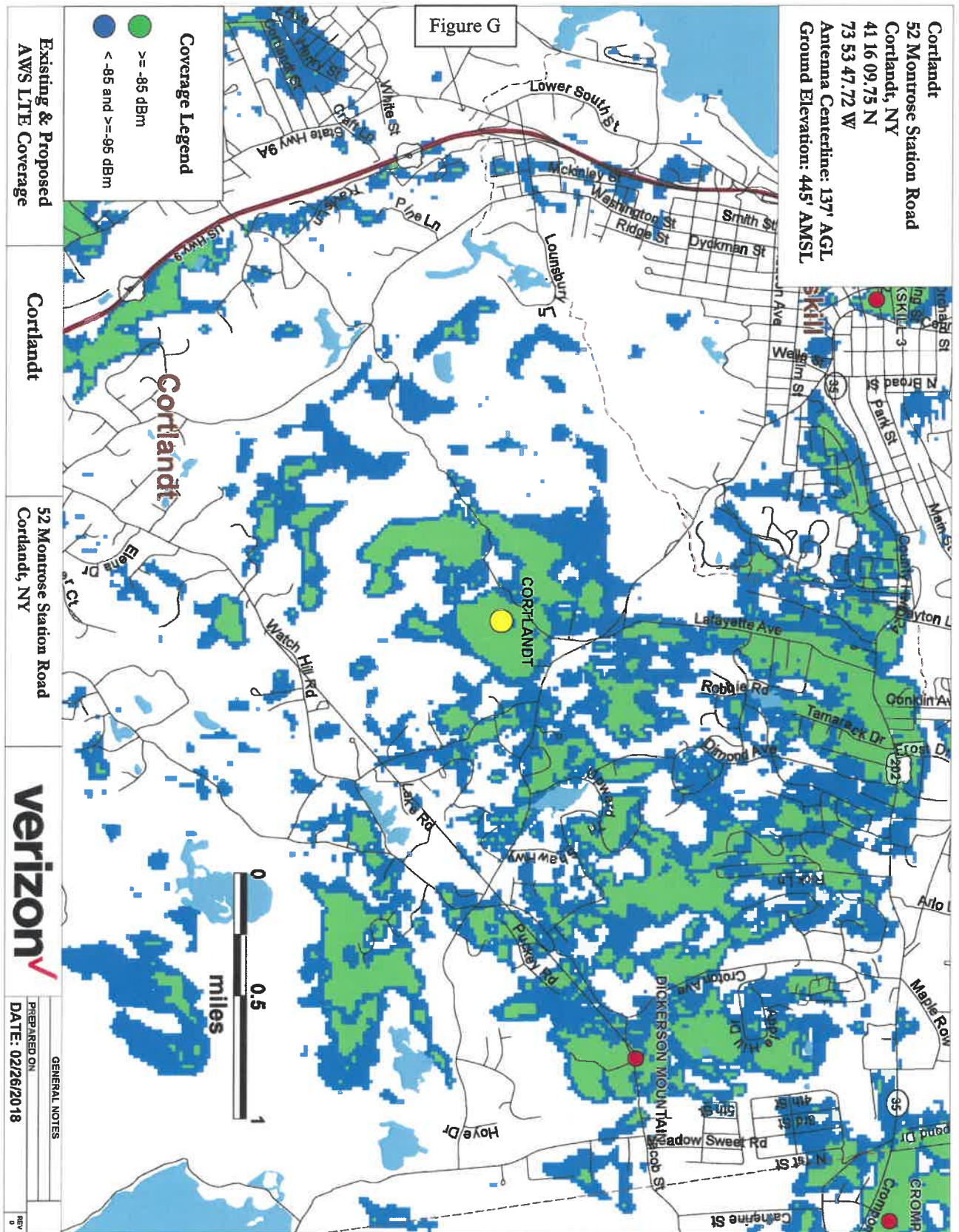


Figure G – Proposed 2100 MHz Coverage within Cortlandt

## 5.0 Tower Search

Pursuant to Section 277-8 of the Town of Cortlandt's Code, a search was conducted regarding existing towers and other appropriate structures in the vicinity of the Site to determine if shared use of such towers or structures was feasible as an alternative to constructing the Facility at the Site. A 4 mile radius search was conducted, and C Squared used antennasearch.com in connection with such search.

The closest towers identified in this search were two towers approximately 1.3 miles north-northwest of the Site. According to antennasearch.com, these two towers are approximately 300 feet apart. They are included in the data based on FAA obstruction studies conducted in 1964 and 1968. Their location is currently a residential development on Hemlock Circle. The residential development was built sometime between 1994 and 2002 (based on Google Earth imagery dates). No towers or other tall structures are visible in the most recent Google Earth imagery or any previous Google Earth imagery. The towers are not noted on the USGS topographic maps. Based on this information, we believe that these towers were never constructed or removed before 1994 (the earliest available Google Earth imagery date) so that these towers are not available for shared use. Moreover, there are not any other appropriate existing tall structures within the 4 mile radius search area, including any existing Consolidated Edison towers that could accommodate Verizon Wireless' Facility and provide the necessary coverage. Listed below as Table 3 are the location of sites containing towers or other tall structures found in an antennasearch.com, other than the sites listed on Tables 1, 2 and 3. The sites listed in Table 3 will not remedy the significant gap in coverage in the vicinity of the Site due to their distance from the Proposed Facility and the intervening terrain and land use.

Site	Structure Municipality	Latitude	Longitude
1	Cortland Manor	41.2983	-73.9461
2	Croton - On Hudson	41.2286	-73.9019
3	Cortlandt Manor	41.3068	-73.9281
4	Peekskill	41.2993	-73.9015
5	Peekskill	41.2904	-73.9212
6	Peekskill	41.3015	-73.8951
7	Cortlandt	41.2333	-73.8995
8	Peekskill	41.2933	-73.9314
9	Verplanck	41.2642	-73.9383
10	Buchanan	41.2423	-73.9290
11	Peekskill	41.3087	-73.9163
12	Buchanan	41.2770	-73.9404
13	Crugers	41.2406	-73.9317
14	Crugers	41.2242	-73.8781
15	Crompond	41.2922	-73.8500
16	Peekskill	41.2876	-73.9037
17	Peekskill	41.2884	-73.9037

**Table 3: Database of Nearby Existing Towers**

## 6.0 Summary

There are no existing towers or other appropriate tall structures for Verizon Wireless to utilize that could remedy the significant gap in coverage in the vicinity of the Site. The location of the Site and the proposed minimum height of the Facility were chosen in accordance with Chapter 277 of the Town of Cortlandt code ("Town Wireless Law").

Based on the propagation models and the results of drive test, included herein, significant gaps in coverage currently exist in Verizon Wireless network in the vicinity of the Site. As depicted in the enclosed plots and detailed herein, the proposed Verizon Wireless' Facility at the Site is ideally located to remedy the significant gap in coverage in the vicinity of the Site, and to enable effective connectivity to the rest of Verizon Wireless' existing network. Our analysis confirms that the proposed Facility at the Site will provide reliable wireless coverage to the area and remedy the significant gap in coverage in the vicinity of the Site. Without this proposed Facility at the Site, significant gaps in service will exist (and remain) within this area of Cortlandt.

Based upon the foregoing, the proposed Facility at the Site should be favorably considered by the Town and the application should be granted in all respects.

## 7.0 Qualifications and Statement of Certification

I am a Radio Frequency Engineer for C Squared Systems, LLC, which has been retained by Verizon Wireless. I have extensive experience in the design and testing of Verizon Wireless' communication facilities as part of its federally licensed network in New York. For example, I have participated in the design and performance of the Verizon Wireless' network in New York, participated in engineering efforts to provide a quality system build-out, evaluated zoning provisions applicable to wireless communication facilities in various communities, testified before local zoning boards in zoning hearings, prepared search areas for new installations, participated in drive tests and reviewed drive test results, participated in site visits, prepared RF designs for proposed installations, reviewed plans and prepared RF packages for zoning hearings, tested and evaluated new sites, and located and corrected system performance problem areas.

I have been involved in Verizon Wireless' design of the proposed wireless communication Facility at the above Site. I have personally visited the area, reviewed coverage data for the proposed installation, and reviewed RF coverage information for Verizon Wireless' existing sites.

I certify to the best of my knowledge that the statements in this report are true and accurate.



February 20, 2019

Date

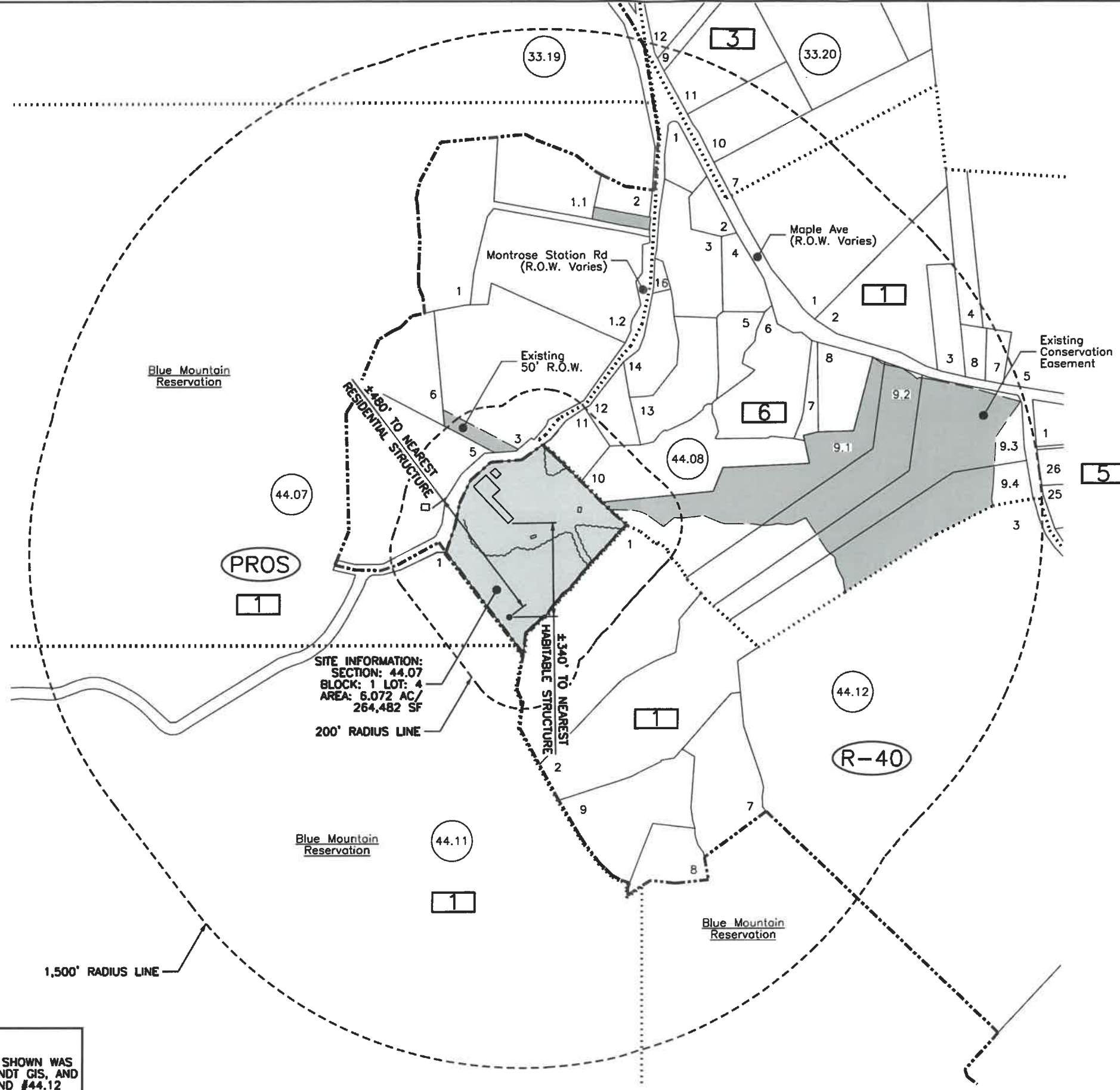
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Martin J. Lavin  
C Squared Systems, LLC









LINE LEGEND	
SECTION LINE	
RADIUS LINE	
ZONE LINE	
EASEMENT LINE	

**NOTE:**  
 SITE PLAN AND PROPERTY LINE DATA SHOWN WAS DERIVED FROM THE TOWN OF CORTLANDT GIS, AND TAX MAPS #44.07, #44.08, #44.11 AND #44.12 (LAST REVISED OCTOBER 2015).



Shelburne at Hightstown  
 53 Fremont Road, Suite 260  
 Hightstown, NJ 08520  
 Tel: 908.323.2513 Fax: 908.323.2526  
 www.schererdesigngroup.com

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**APPLICANT:**

**verizon**  
 WIRELESS

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 WEST NYACK, NY 10994

NO.	ISSUE OR REVISION	DATE	BY
E	ATTORNEY COMMENTS	02/08/19	HW
D	ATTORNEY COMMENTS	12/20/18	HW
C	SURVEY UPDATE	12/19/18	DP
B	ATTORNEY COMMENTS	02/26/18	HW
A	ISSUED FOR REVIEW	11/13/17	JM

**PROJECT TITLE:**  
 PRELIMINARY AND FINAL SITE PLANS

CORTLANDT  
 52 MONTROSE STATION RD  
 CORTLANDT, NY 10567  
 WESTCHESTER COUNTY

BLOCK: 1 LOT: 4  
 ZONE: R-40

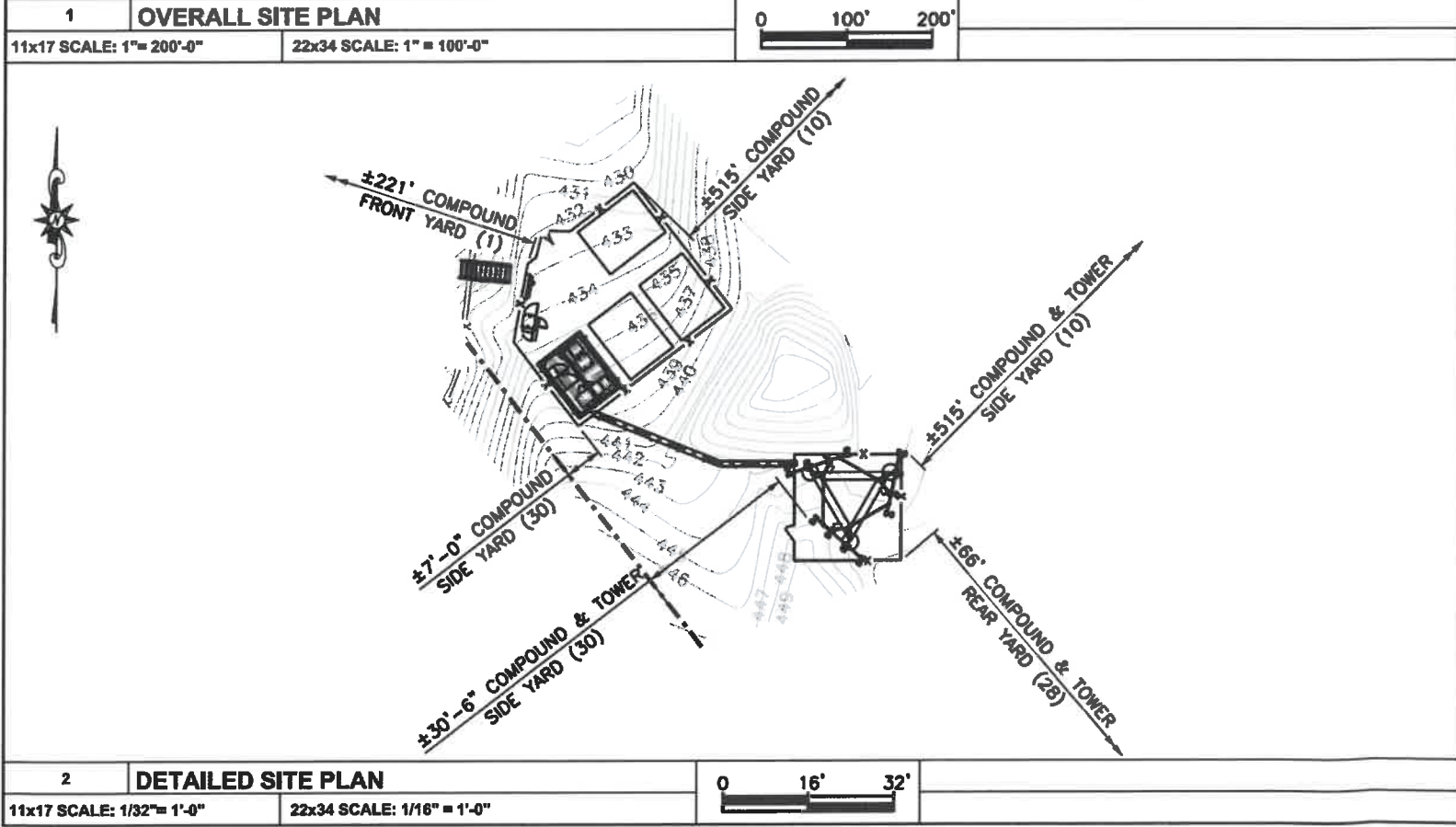
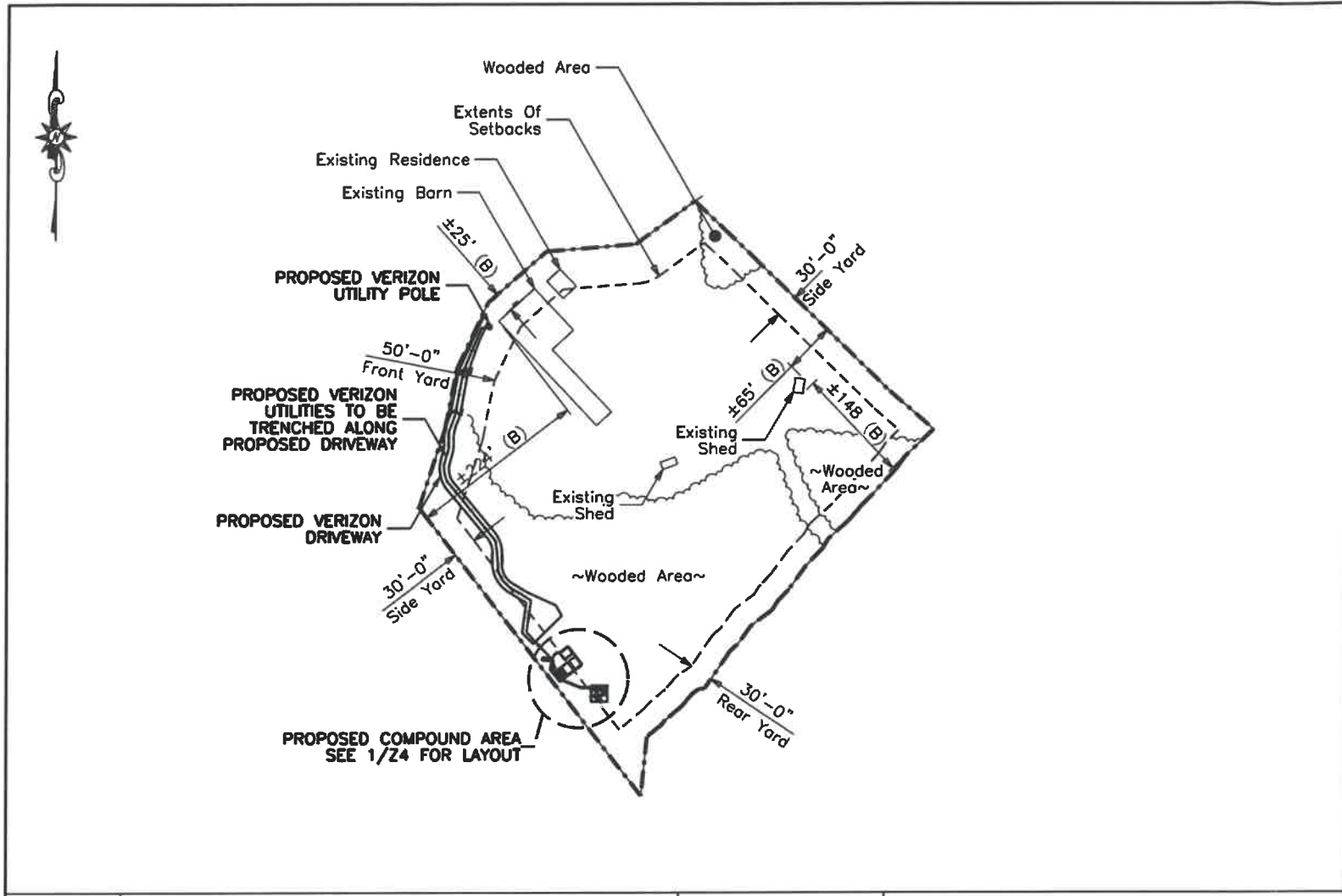
SDG PROJECT #: 16VZN071

SCALE: AS NOTED DATE: 11/13/17

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**DRAWING TITLE:**  
 RADIUS MAP

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ZONING ORDINANCE DISTRICT R-40

(SECTION 307-17)	REQUIRED	EXISTING	PROPOSED
Min. Lot Area	40,000 SF	261,664 SF	No Change
Min. Lot Width	150'	552'	No Change
Max. Height	2-1/2 Stories/35'	1-1/2 Stories/±20'	±9' (Equipment Canopy)
Min. Front Yard	50'	±25' *	±221'
Min. Side Yard	30'	±65'	±7'-0" **
Min. Rear Yard	30'	±148'	±66'
Max. Building Coverage	65% Of F.A.R	±3%	±3.07%
Min. Landscape Coverage	60%	±72%	±69%

WIRELESS ORDINANCE

(CHAPTER 277)	REQUIRED	EXISTING	PROPOSED
Nearest Residential Structure	N/A	N/A	±480'
Nearest Habitable Structure	N/A	N/A	±340'
Proposed Utilities	Installed Underground	N/A	Installed Underground
Max. Tower Height	140'/3 Carriers	N/A	±140'
Tower Setback From Property Line	1/2 The Height Of The Tower (70')	N/A	±34'-0" **

\* = EXISTING NON-CONFORMITY  
 \*\* = WAIVER REQUIRED

- 3 BULK REQUIREMENTS**  
 11x17 SCALE: NTS      22x34 SCALE: NTS
- SITE PLAN AND PROPERTY LINE DATA SHOWN WAS DERIVED FROM THE WESTCHESTER COUNTY GIS (LAST REVISED OCTOBER, 2015), EXISTING CONDITIONS SURVEY BY COPPENS LAND SURVEYING (DATED 07/20/16), FIELD MEASUREMENTS PERFORMED BY SCHERER DESIGN GROUP AND AERIAL PHOTOGRAPHY. THIS OVERALL SITE PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
  - THE PROPOSED USE OF THE DEVELOPMENT IS FOR AN UNMANNED WIRELESS COMMUNICATION FACILITY. THE FACILITY WILL NOT BE STAFFED FULL TIME. IT WILL BE VISITED FOR MAINTENANCE APPROXIMATELY ONCE PER MONTH. THE SITE TECHNICIAN MAY PARK NEAR THE COMPOUND IN A PROPOSED GRAVEL AREA.
  - ACCESS TO THE SITE WILL BE VIA A PROPOSED DRIVEWAY. TRAFFIC IMPACTS WILL BE NEGLIGIBLE SINCE THE SITE IS UNMANNED.
  - SANITARY AND WATER FACILITIES ARE NOT REQUIRED. ELECTRIC AND TELEPHONE ARE THE ONLY UTILITIES THAT ARE REQUIRED. UTILITIES WILL BE PROVIDED FROM EXISTING SERVICES.
  - THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND MEET ALL CURRENT UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
  - WATER COURSES OR FLOOD PLAINS WILL NOT BE AFFECTED BY THIS PROPOSAL.
  - THE TOTAL SOIL DISTURBANCE SHALL NOT EXCEED 1 ACRE. A GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IS NOT REQUIRED.
  - SOIL EROSION AND SEDIMENT CONTROL PERMIT IS NOT REQUIRED SINCE THE PROPOSED AREA OF DISTURBANCE IS LESS THAN 1 ACRE.
  - PROPOSED FACILITY WILL BE MONITORED 24 HOURS A DAY, 7 DAYS A WEEK FROM A REMOTE LOCATION.
  - TOWER LIGHTING IS NOT PROPOSED.
  - TRASH DISPOSAL IS NOT REQUIRED IN CONNECTION WITH THE PROPOSED INSTALLATION.
  - THE CONTRACTOR SHALL ABIDE BY ALL CURRENT LOCAL, STATE, AND NATIONAL CODES THAT ARE APPLICABLE.
  - THE TOWER WITH ALL PROPOSED EQUIPMENT AND ANTENNAS ATTACHED SHALL BE CONFIRMED TO MEET OR EXCEED THE REQUIREMENTS OF INTERNATIONAL BUILDING CODE, 2015, AS ADOPTED BY NEW YORK AND TIA-222-G.
- 4 SITE PLAN NOTES**  
 11x17 SCALE: NTS      22x34 SCALE: NTS

**SDG**  
 SCHERER DESIGN GROUP, INC.

STATE OF NEW YORK  
 Schermerhorn Building  
 63 Frontage Road, Suite 260  
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 NY PROFESSIONAL ENGINEER # 087018

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C	SURVEY UPDATE	12/19/18	DP
B	ATTORNEY COMMENTS	02/26/18	HW
A	ISSUED FOR REVIEW	11/13/17	JM

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 ZONE: R-40

SDG PROJECT #: 16VZN071

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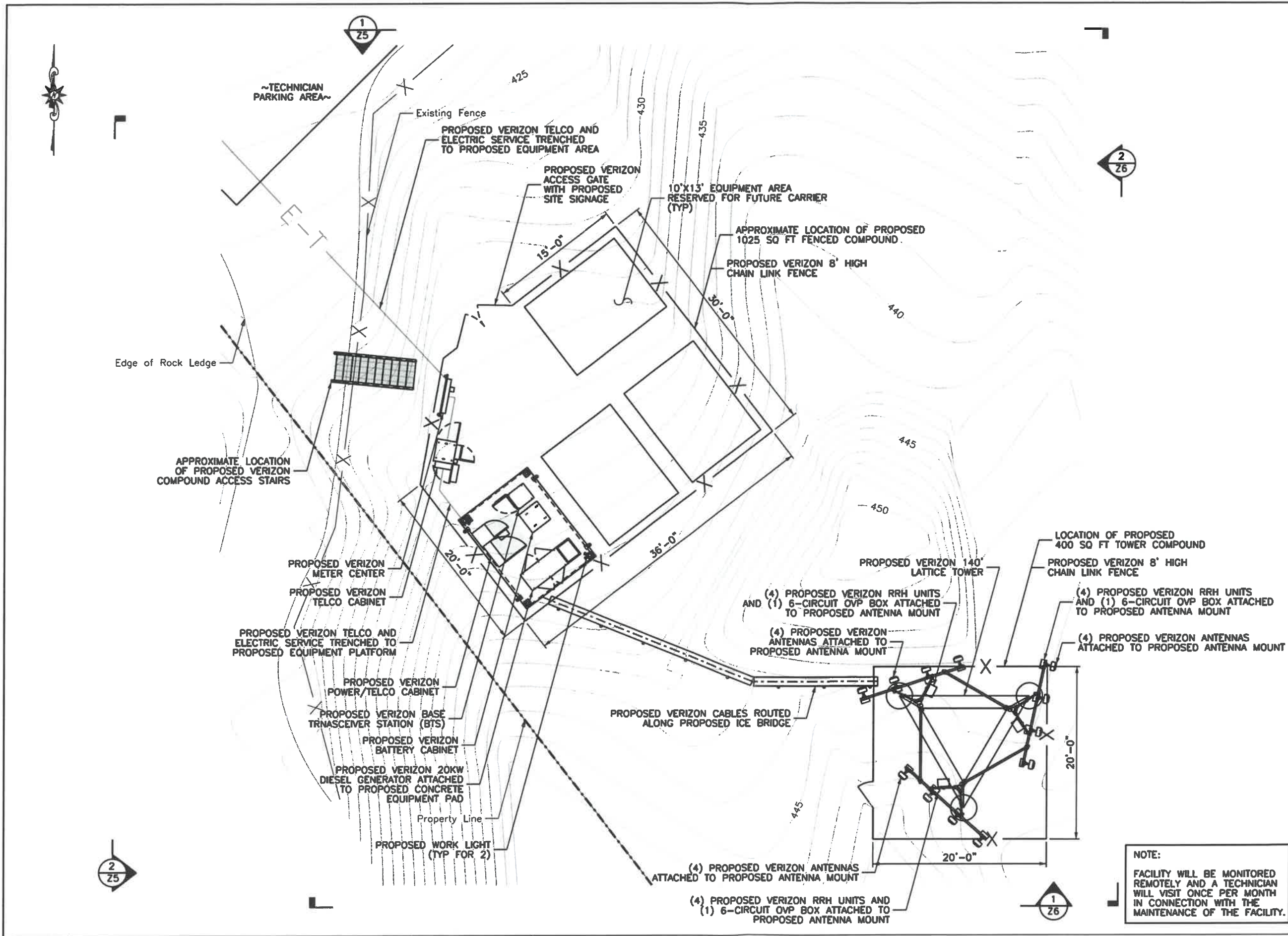
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 SITE PLANS AND SITE PLAN NOTES

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Z3      3 of 10





**NOTE:**  
 FACILITY WILL BE MONITORED REMOTELY AND A TECHNICIAN WILL VISIT ONCE PER MONTH IN CONNECTION WITH THE MAINTENANCE OF THE FACILITY.



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 COMPOUND LAYOUT

DRAWING NO.: Z4      PAGE NO.: 4 of 10

PROPOSED VERIZON LIGHTNING ROD

145'-0" +/- AGL  
TOP OF PROPOSED LIGHTNING ROD  
140'-0" +/- AGL  
TOP OF ANTENNAS/TOP OF LATTICE TOWER  
137'-0" +/- AGL  
RAD CENTER

(12) PROPOSED VERIZON ANTENNAS  
ATTACHED TO PROPOSED ANTENNA MOUNT

PROPOSED VERIZON  
140' LATTICE TOWER

PROPOSED VERIZON 8'  
HIGH CHAIN LINK FENCE

Upper Grade 0'-0" AGL  
(445' +/- AMSL)

PROPOSED VERIZON  
ICE BRIDGE

PROPOSED VERIZON 8' HIGH  
CHAIN LINK FENCE

(4) PROPOSED VERIZON GPS  
DEVICES ATTACHED TO  
PROPOSED ICE CANOPY

PROPOSED VERIZON  
ICE CANOPY

11'-0" +/- AGL  
TOP OF GPS DEVICES

9'-0" +/- AGL  
TOP OF ICE CANOPY

Lower Grade 0'-0" AGL  
(435' +/- AMSL)

PROPOSED VERIZON LIGHTNING ROD

(12) PROPOSED VERIZON  
ANTENNAS ATTACHED  
TO PROPOSED ANTENNA MOUNT

145'-0" +/- AGL  
TOP OF PROPOSED  
LIGHTNING ROD  
140'-0" +/- AGL  
TOP OF ANTENNAS/  
TOP OF LATTICE TOWER  
137'-0" +/- AGL  
RAD CENTER

PROPOSED VERIZON  
140' LATTICE TOWER

PROPOSED VERIZON 8'  
HIGH CHAIN LINK FENCE

Upper Grade 0'-0" AGL  
(445' +/- AMSL)

PROPOSED VERIZON  
ICE BRIDGE

PROPOSED VERIZON 8' HIGH  
CHAIN LINK FENCE

(4) PROPOSED VERIZON GPS  
DEVICES ATTACHED TO  
PROPOSED ICE CANOPY

PROPOSED VERIZON  
ICE CANOPY

11'-0" +/- AGL  
TOP OF GPS DEVICES

9'-0" +/- AGL  
TOP OF ICE CANOPY

Lower Grade 0'-0" AGL  
(435' +/- AMSL)



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ELEVATIONS

DRAWING NO.: Z5	PAGE NO.: 5 of 10
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1 NORTHERN ELEVATION

11x17 SCALE: 1" = 20'-0"

22x34 SCALE: 1" = 10'-0"

0 10' 20'

2 WESTERN ELEVATION

11x17 SCALE: 1" = 20'-0"

22x34 SCALE: 1" = 10'-0"

0 10' 20'





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 4 CENTEROCK ROAD  
 WEST NYACK, NY 10994

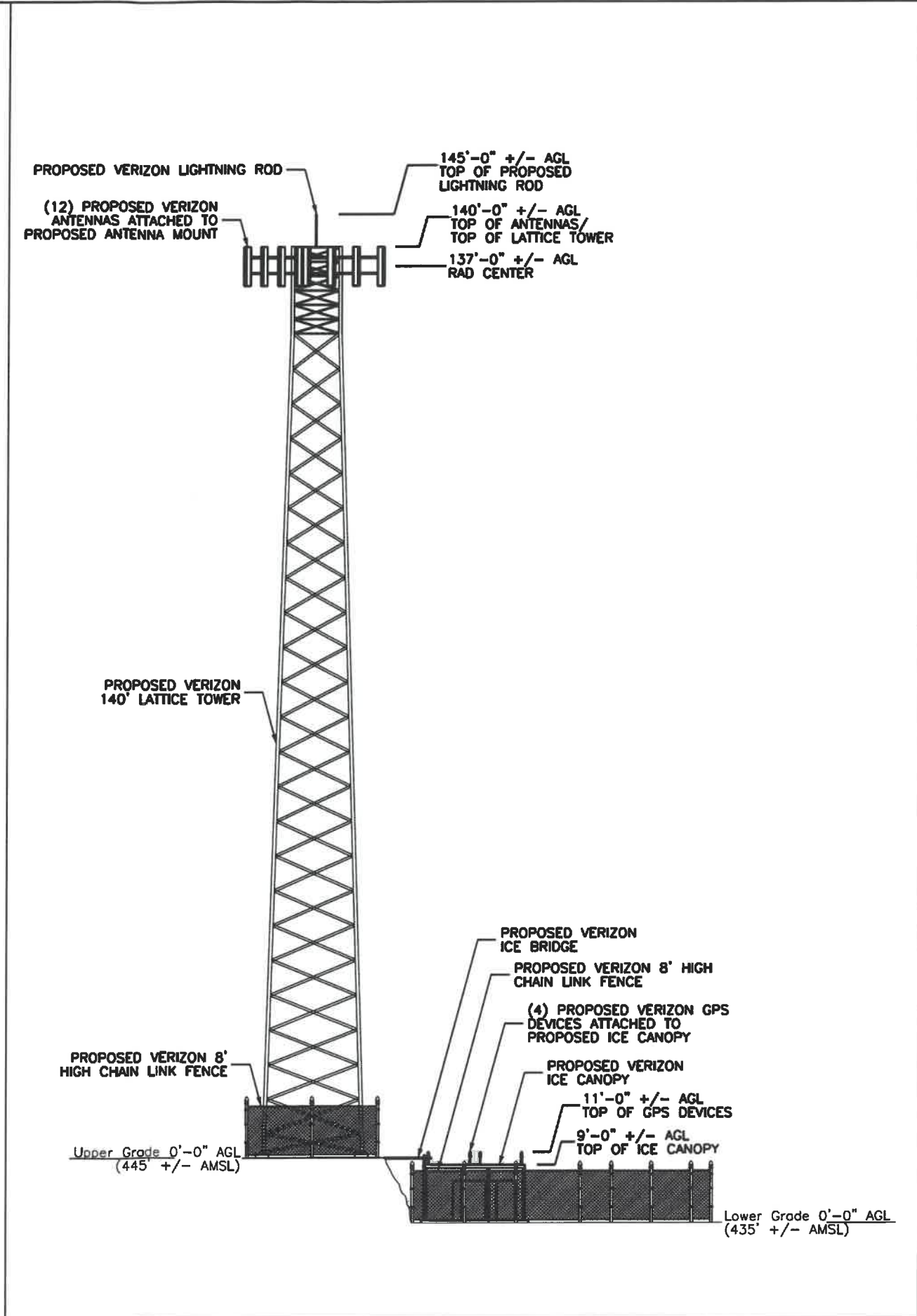
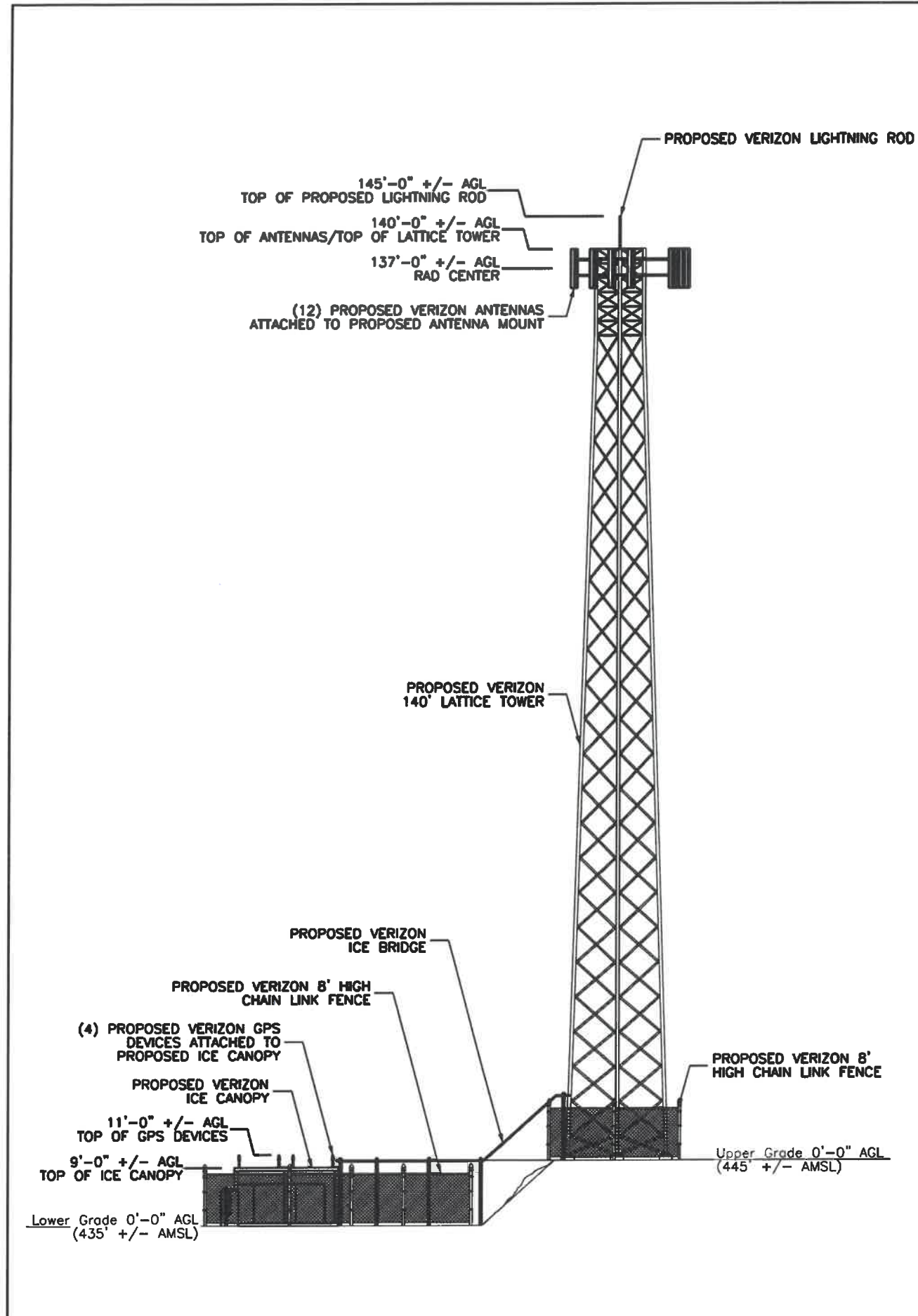
NO.	ISSUE OR REVISION	DATE	BY
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D	ATTORNEY COMMENTS	12/20/18	HW
C	SURVEY UPDATE	12/19/18	DP
B	ATTORNEY COMMENTS	02/26/18	HW
A	ISSUED FOR REVIEW	11/13/17	JM

PROJECT TITLE:  
 PRELIMINARY AND FINAL  
 SITE PLANS  
 CORTLANDT  
 52 MONTROSE STATION RD  
 CORTLANDT, NY 10567  
 WESTCHESTER COUNTY  
 BLOCK: 1 LOT: 4  
 ZONE: R-40

SDG PROJECT #: 16VZN071  
 SCALE: AS NOTED      DATE: 11/13/17  
 DRAWN BY: JM      CHECKED BY: SK

DRAWING TITLE:  
 ELEVATIONS

DRAWING NO.:      PAGE NO.:  
 Z6      6 of 10



1 **SOUTHERN ELEVATION**  
 11x17 SCALE: 1" = 20'-0"  
 22x34 SCALE: 1" = 10'-0"

2 **EASTERN ELEVATION**  
 11x17 SCALE: 1" = 20'-0"  
 22x34 SCALE: 1" = 10'-0"



GPS/AVIATION SPECIAL PURPOSE ANTENNAS  
GPS Timing Reference Antennas

GPS-TMG-40H, 40 dB Internal Amplifier

The GPS-TMG-40 timing reference antennas are specifically designed for long-lasting, trouble-free deployments in congested cell-site applications. Their 40 dB high gain amplifier is well suited to address attenuation issues associated with applications requiring longer cable runs.

The proprietary quadriset helix design, coupled with multi-stage filtering provides superior out-of-band rejection and lower elevation pattern performance than traditional patch antennas.

Their unique radome shape sheds water and ice, while eliminating problems associated with bird perching. The antenna may be purchased by itself or with pipe mounting hardware. Custom models or site kits options are also available.

This antenna is made of materials that fully comply with provisions stipulated by EU directives RoHS 2002/95/EC.

This antenna also features ESD, reverse polarity protection and transmit voltage suppression.



Antenna Element Electrical Specifications

Frequency Band	Antenna Gain	Maximal Impedance	VSWR	Polarization	Connector
1575.42 +/- 10 MHz	3.5 dBi	50 ohms	< 1.5:1	Right hand circular	N, female (see bottom feed)

Mechanical Specifications

Antenna Dimensions	Shipping Dimensions	Antenna Weight	Shipping Weight	Radome Color
3.0" H x 3.2" D (76.2 H x 81.3 mm)	7.5" L x 4.4" W x 3.8" D (190.5 L x 111.8 x 96.5 mm)	0.5 lbs (0.3 kg)	1.3 lbs (0.7 kg)	White

Environmental Specifications

Temperature Range	Humidity
-40°C to +85°C	95%

Mounting

Model	Options
GPS-TMG-40H	Does not include mounting hardware.
GPS-TMG-40HMS	Includes universal mounting hardware consisting of collar (GPS-TMG-40HT) and pipe clamp (GPS-TMG-40MT).
GPS-TMG-40HCS	Includes secondary collar mount (GPS-TMG-40HSM).

PCTEL, Inc. WEB: www.antenna.com 177

# INFORMATION

This is an ACCESS POINT to an area with transmitting antennas.

Obey all postings and boundaries beyond this point.

Call Verizon Wireless at 1-800-264-6620 for more information.

STATE: \_\_\_\_\_ SWITCH: \_\_\_\_\_

Site ID: \_\_\_\_\_

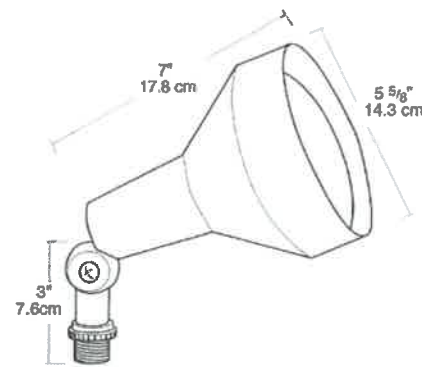


## NOTICE

### GENERAL RADIO FREQUENCY (RF) SAFETY GUIDELINES

Until ALL applicable antennas have been deactivated, please observe the following:

- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are transmitting.
- ⚠ Do not touch any antenna.
- ⚠ Do not stand in front of any antenna.
- ⚠ Do not walk in front of any antenna.
- ⚠ Do not walk beyond any signs, barriers, or visual markers towards any antenna.
- ⚠ Contact antenna owner or property owner if there are any questions or concerns.



Features

- Lamp recessed 1" from lip for side glare reduction
- Set screw for hood, grill or visor attachment
- Large Silicone rubber gasket provides weatherproof protection around the lamp and socket
- Caution: When using as an upright in outdoor applications a Hood or a Visor must be used
- HV1 Visor with integral guard and glass lens for maximum glare reduction and lamp protection
- HG1 Guard: Protects lamp from damage and vandalism
- HH1 Hood with glass lens reduces glare and protects lamp from water and impact damage

Technical Specifications

Listings

UL Listing:  
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground. When using as an upright in outdoor applications, a Hood or a Visor must be used.

Electrical

Sockets:  
Porcelain with all copper current carrying components.

Construction

Swivels:  
Fully adjustable with sure-grip locks. 1/2" NPS threaded arm with serrated locking swivel fits all standard mounting covers. Color matched EZ Grip lock nuts.

Housings:

Die cast aluminum with powder coat finish.

Gaskets:

High temperature silicone rubber extends around both socket and lamp.

Optical

Lamps:

Medium base Par-38 lamps up to 150 watts. Halogen lamps give brighter light and choice of beam spreads.

Other

Buy American Act Compliance:  
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

NOTE:

PROPOSED LIGHTING ON A TIMER SWITCH AND WILL ONLY BE IN USE WHEN A SITE TECHNICIAN IS AT THE SITE (APPROXIMATELY ONCE PER MONTH).



STATE OF NEW YORK  
COLLEEN CONNOLLY  
PROFESSIONAL ENGINEER #087018  
58 Fontwell Road, Suite 260  
Hampton, NJ 08827  
Ph 908.323.2513 Fax 908.323.0625  
www.schererdesigngroup.com

APPLICANT:



4 CENTEROCK ROAD  
WEST NYACK, NY 10994

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CORTLANDT  
52 MONTROSE STATION RD  
CORTLANDT, NY 10567  
WESTCHESTER COUNTY

BLOCK: 1 LOT: 4  
ZONE: R-40

SDG PROJECT #: 16VZN071

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DRAWING TITLE:

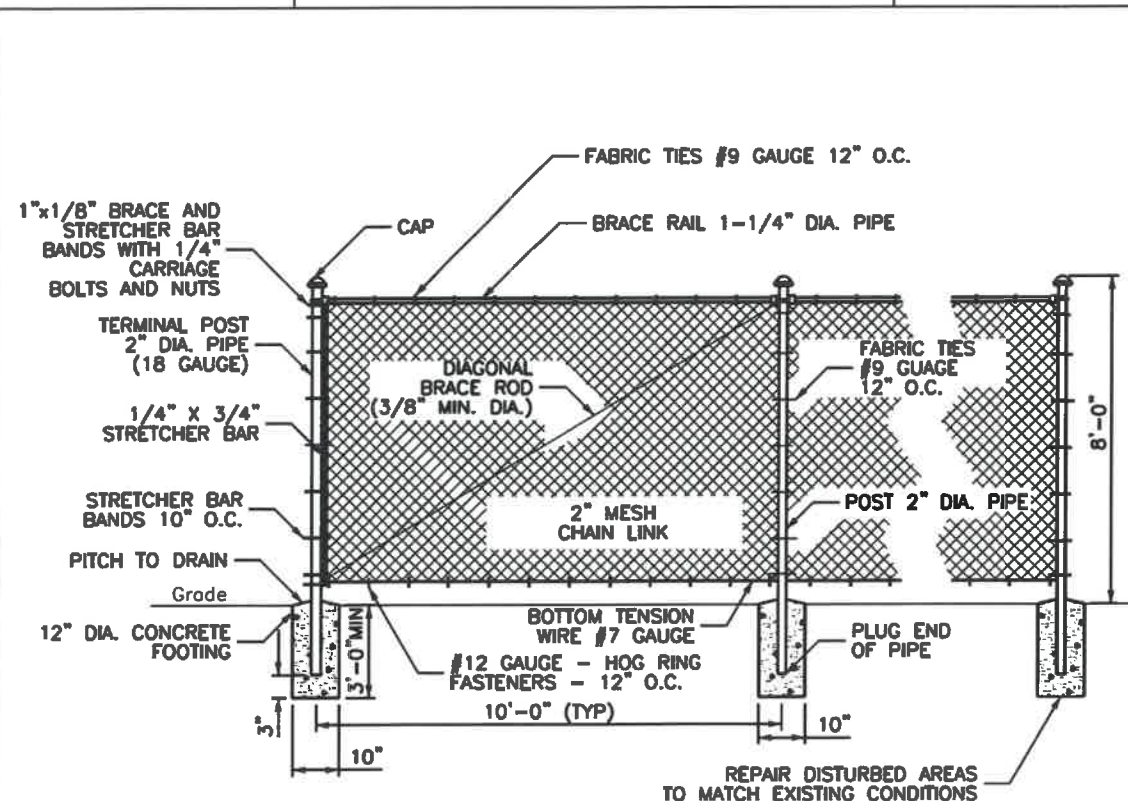
DETAILS

DRAWING NO.: PAGE NO.:

Z7 7 of 10

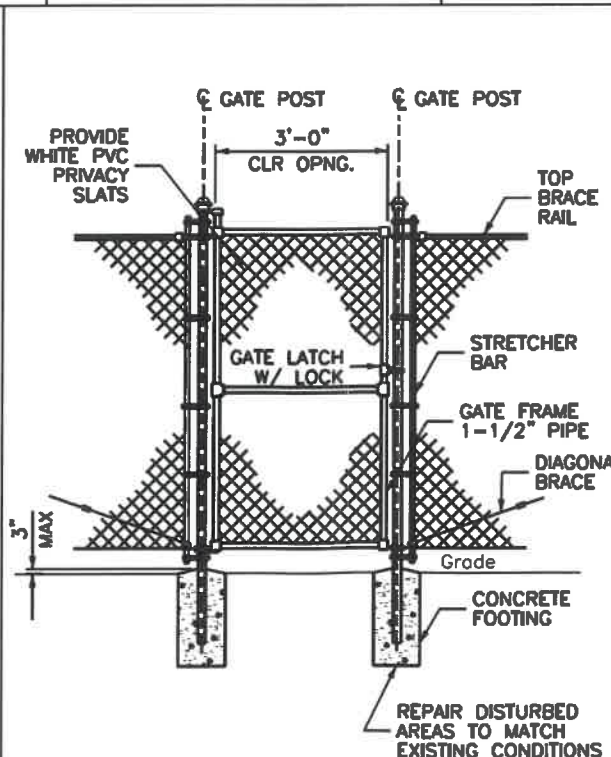
1 GPS SPECIFICATION

11x17 SCALE: NTS 22x34 SCALE: NTS



2 VERIZON ANTENNA SIGNS

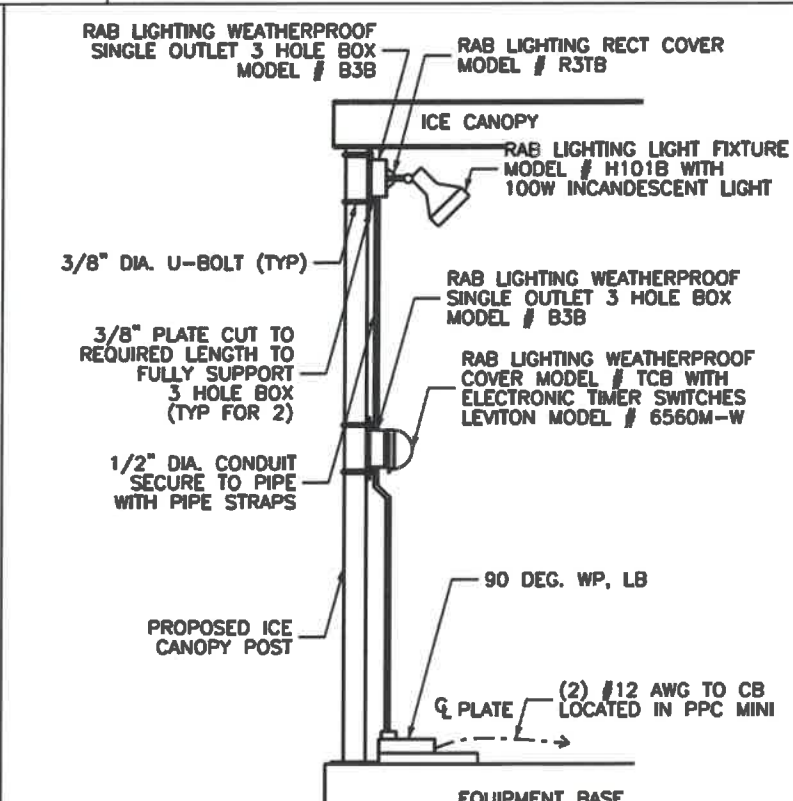
11x17 SCALE: NTS 22x34 SCALE: NTS



NOTE:  
GATE LATCH SHALL BE 1-3/8" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK. KEYED OR COMBINATION AS PER CONSTRUCTION COORDINATOR.

3 WORK LIGHT SPECIFICATIONS

11x17 SCALE: NTS 22x34 SCALE: NTS



4 FENCE DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS

5 GATE DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS

6 WORK LIGHT DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS




**REMOTE RADIO HEAD**  
**B25 RRH 4X30-4R**  
 WEIGHT: 51.0 lbs (WITH SOLAR SHIELD)  
 DIMENSIONS: H21.4"xW12.0"xD7.2"  
 (WITH SOLAR SHIELD)  
 CONFIGURATION:  
 LTE AND PCS




**NOTE:**  
 ANTENNAS AND RRHS SUBJECT TO CHANGE BASED UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

**B13 RRH 4X30**  
**REMOTE RADIO HEAD**  
 WEIGHT: 55.6 lbs (WITH SOLAR SHIELD)  
 DIMENSIONS: H20.9"xW11.8"xD7.5"  
 (WITH SOLAR SHIELD)



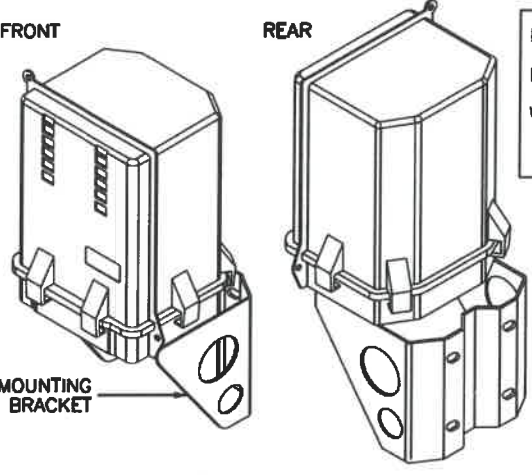
**NOTE:**  
 ANTENNAS AND RRHS SUBJECT TO CHANGE BASED UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

**B66A RRH 4X45**  
**REMOTE RADIO HEAD**  
 WEIGHT: 56.8 lbs (WITH SOLAR SHIELD)  
 DIMENSIONS: H25.8"xW11.8"xD7.2"  
 (WITH SOLAR SHIELD)



**NOTE:**  
 ANTENNAS AND RRHS SUBJECT TO CHANGE BASED UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

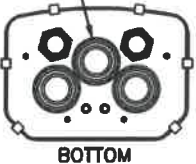
**FRONT** **REAR**



**MANUFACTURER: RAYCAP**  
**DIMENSIONS: 10.31"Dx15.73"Wx19.15"H**  
**WEIGHT: 32.0 LBS (SYSTEM)**  
**5.5 LBS (MOUNT)**  
**37.5 LBS (TOTAL)**

**MOUNTING BRACKET**

**PROVIDED FITTING FOR EXTENSION OF HYBRID CABLES**



**MAIN DISTRIBUTION BOX**  
**BOTTOM**

1 **RRH UNIT SPECIFICATION**  
 11x17 SCALE: NTS

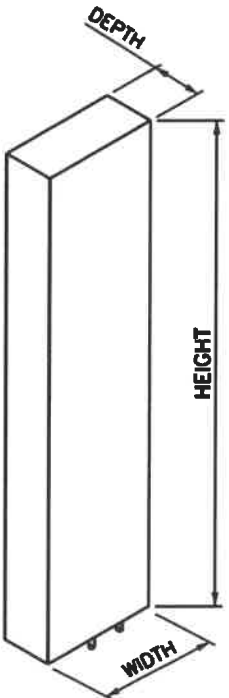
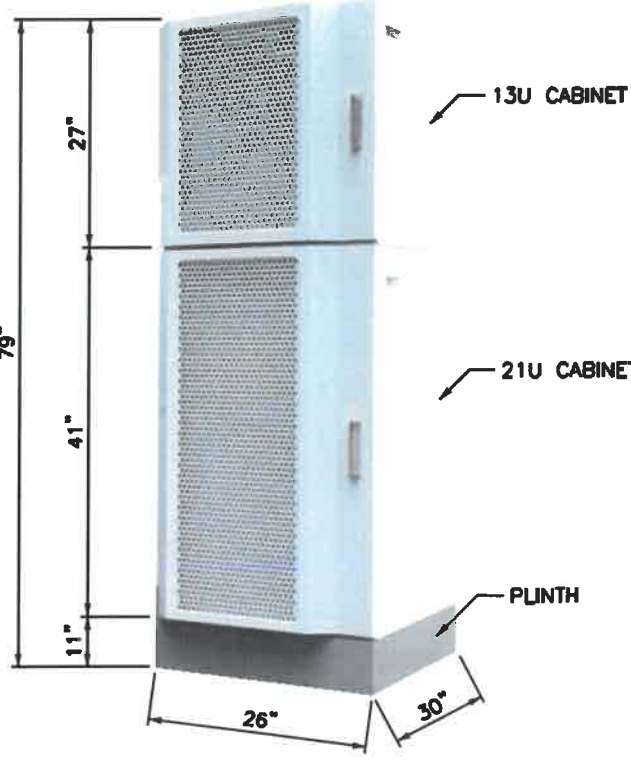
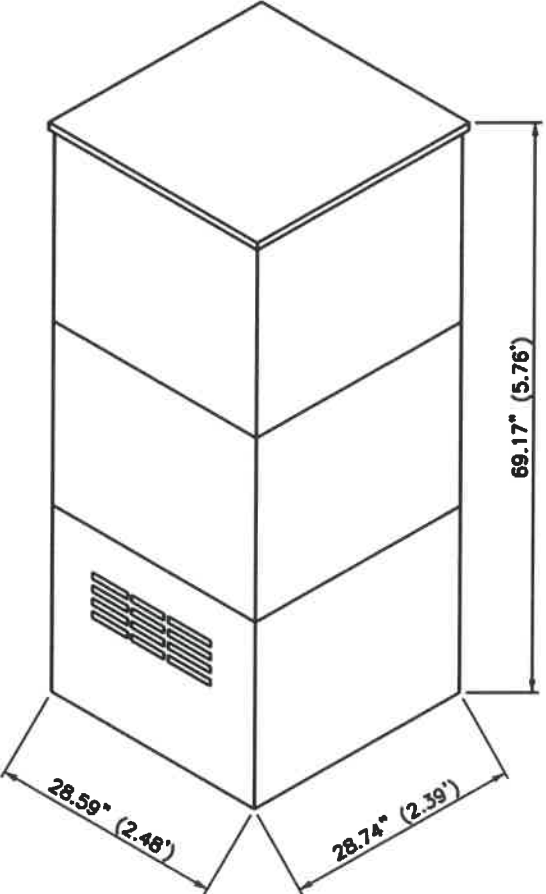
2 **RRH UNIT SPECIFICATION**  
 22x34 SCALE: NTS

3 **RRH UNIT SPECIFICATION**  
 11x17 SCALE: NTS

4 **6 CIRCUIT OVP BOX SPECIFICATION**  
 11x17 SCALE: NTS

**NOTE:**  
 ANTENNAS AND RRHS SUBJECT TO CHANGE BASED UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

**NHH-65B-R2B**  
 WEIGHT: 43.7 lbs (WITHOUT BRACKETS)  
 DIMENSIONS: H72.0"xW11.9"xD7.1"

5 **ANTENNA SPECIFICATIONS**  
 11x17 SCALE: NTS

6 **BASE TRANSCEIVER STATION**  
 11x17 SCALE: NTS

7 **BATTERY CABINET**  
 11x17 SCALE: NTS

22x34 SCALE: NTS



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 www.schererdesigngroup.com

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**APPLICANT:**



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**WEST NYACK, NY 10994**

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**CORTLANDT**  
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**CORTLANDT, NY 10567**  
**WESTCHESTER COUNTY**

**BLOCK: 1 LOT: 4**  
**ZONE: R-40**

SDG PROJECT #: 16VZN071

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DRAWN BY: JM      CHECKED BY: SK

**DRAWING TITLE:**  
**SPECIFICATIONS**

DRAWING NO.: **Z8**      PAGE NO.: **8 of 10**

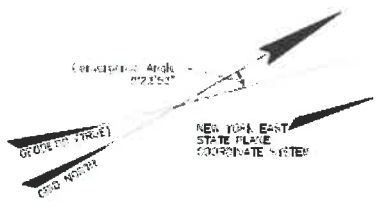
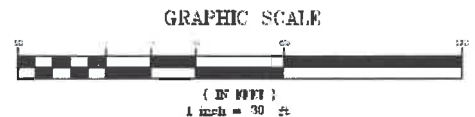






**Legend**

Water Line	---	W
Gas Line	---	G
Communication Line	---	C
Electric Line	---	E
Overhead Wire	---	OW
Sanitary Sewer	---	SS
Storm Drain	---	SD
Property Line	---	P
Contour	---	CON
Electric Fence	---	EF
Wood Fence	---	WF
Tree Line	---	TL
Monument	□	M
Iron Pipe or Bar	○	IP
Manhole	○	MH
Utility Pole	○	UP
Deciduous Tree	○	DT
Evergreen Tree	○	ET
Islet	○	I
Gas Valve	○	GV
Water Valve	○	WV
Monitor Well	○	MW
Hydrant	○	H
Boilard	○	B
Wetland Flag	○	WF
Light Post	○	LP



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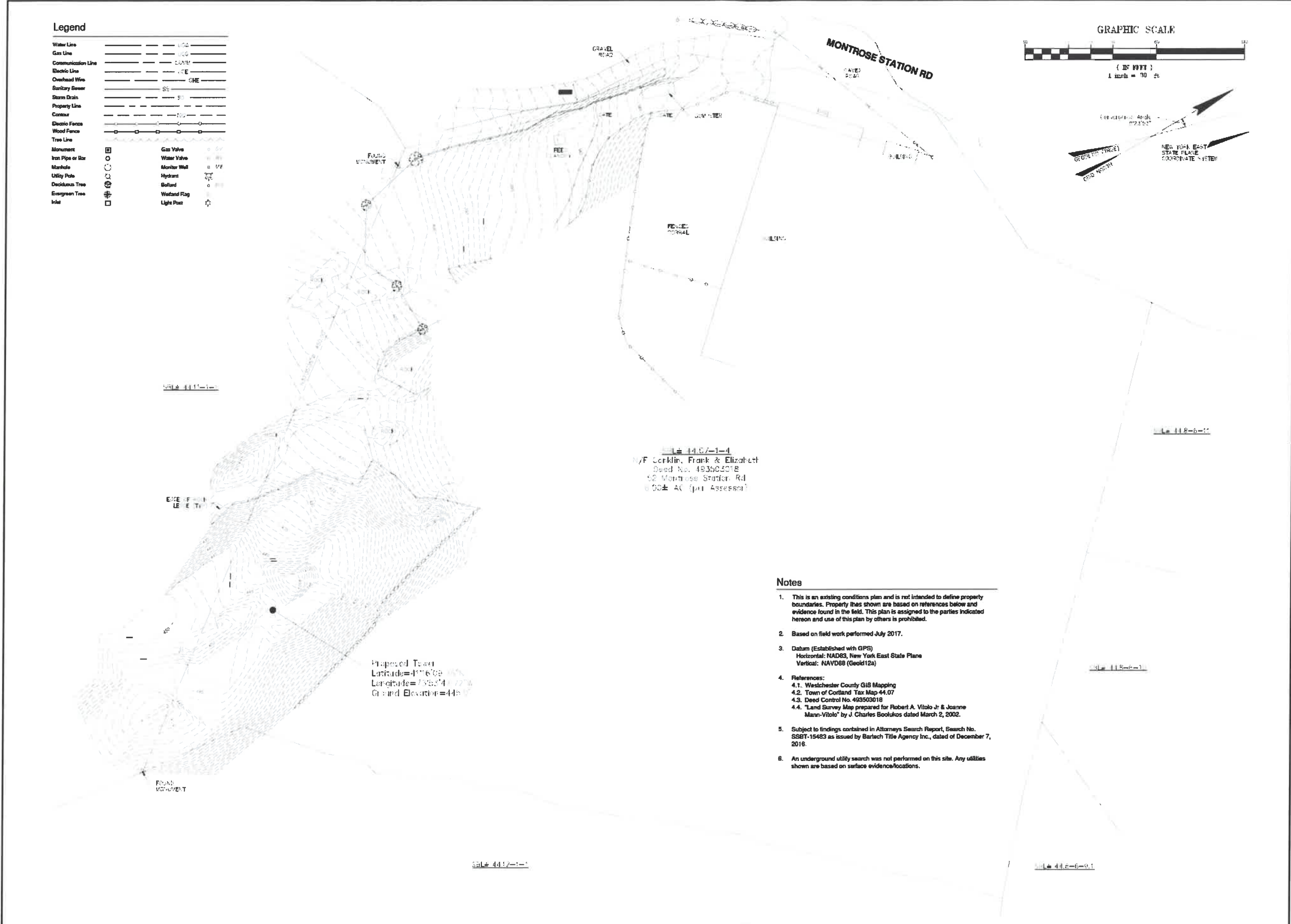
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DRAWING TITLE:

EXISTING CONDITIONS SURVEY

DRAWING NO.:	PAGE NO.:
Z10	10 of 10



**Notes**

- This is an existing conditions plan and is not intended to define property boundaries. Property lines shown are based on references below and evidence found in the field. This plan is assigned to the parties indicated hereon and use of this plan by others is prohibited.
- Based on field work performed July 2017.
- Datum (Established with GPS)  
 Horizontal: NAD83, New York East State Plane  
 Vertical: NAVD83 (Geoid12a)
- References:  
 4.1. Westchester County GIS Mapping  
 4.2. Town of Cortland Tax Map 44.07  
 4.3. Deed Control No. 493503018  
 4.4. "Land Survey Map prepared for Robert A. Vitolo Jr & Joanne Mann-Vitolo" by J. Charles Bokolukos dated March 2, 2002.
- Subject to findings contained in Attorneys Search Report, Search No. SSBT-15483 as issued by Baruch Title Agency Inc., dated of December 7, 2018.
- An underground utility search was not performed on this site. Any utilities shown are based on surface evidence/locations.