



May 5, 2022

Chris Kehoe, AICP
Director, Department of Planning & Community Development
Town of Cortlandt
1 Heady Street
Cortlandt Manor New York 10567

Re: DISH Wireless / Crown Castle
Application for Co-Location (Site Plan and Special Use Permit)
Town Center (3105 E. Main Street)
Review Memo #1

Copies: 7
Review Memo #1
..... Planning Board
..... HDR
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... Joe Kelly, P.E.
.....
Sent 5/6/22

This memorandum was prepared to summarize HDR's preliminary review of the above-referenced application materials submitted by Cuddy + Feder, LLP on behalf of the applicant, DISH Wireless/Crown Castle (DISH). The application is for a proposed co-location at an existing 140-ft monopole cell site located behind the Town Center commercial development. The application materials reference the proposed action, including the installation of three panel antennas at a centerline height of 79-ft on the monopole and new equipment at grade, as an FCC Eligible Facilities Request (EFR).

Application materials reviewed for this memorandum include:

- o Cover letter to the Planning Board (Cuddy+Feder, dated March 30 ,2022; 3 pp.), with attached Exhibits:
- o Exhibit A – Planning Board Application Form (2 pp.) and Proxy Statement (1 p.);
- o Exhibit B – Copies of Applicable Laws and Regulations (as provided by the applicant and as relating to the proposed action and Eligible Facilities Requests; 9 pp.);
- o Exhibit C – Structural Analysis Report (Crown Castle, dated June 29, 2021; 32 pp.);
- o Exhibit D – RF Emission Report (EBI Consulting, dated March 11, 2022; 20 pp.);
- o Exhibit E – Copy of prior Building Permit Application (filed with the Town on November 5, 2021)
 - o Cover letter (inRange Solutions; 2 pp.)
 - o Building Permit Application Form (2 pp.) with Proxy Statement (1 p.) and attached letter of authorization (1 p.);
 - o Certificates of Insurance (for contractor identified to install the proposed co-location; 3 pp.); and
- o Exhibit F – Site Plan Drawing set (Kimley Horn; revision date of 11-5-2021; 18 sheets).

Based on the review of the application materials, supplemental information is requested as follows:

- A narrative that describes DISH's network roll-out in the region, and why the site proposed in Cortlandt is needed.
 - o Note class and type of services (voice, data), and if there is any interaction with other commercial carrier networks that service the area.
 - o Include listing of all FCC-licensed frequencies (Tx / Rx) to be used at the proposed DISH facility. Provide copy of FCC licenses.



- Please also describe DISH's build-out plan for Cortlandt and neighboring municipalities in the coming 12-24 months, and status of other applications (approved, denied, under review, or application pending) for locations in Cortlandt and adjacent municipalities.
- Drawing set –
 - DWG A-2. The cross-section should label the existing carrier arrays (by carrier name) and be confirmed to be representative of current site conditions. The site photo on DWG T-1 appears to show only two (not three) existing arrays.
 - If a hinge point to manage the collapse zone exists on the monopole, please indicate on the cross-section.
- The Structural Analysis Report (June 29, 2021; "SA") should be checked against the above Drawing comments and updated as necessary. Call outs for the proposed Dish equipment and the equipment of the other (existing) carries utilized in the analyses should be included in the SA. The Drawings and SA should cross-reference and be consistent with each other.
- The EME (RF Emissions) Report for this application should be updated to clearly name and include all existing carriers at the monopole site. This information should be readily available from the tower owner (Crown). The Report should also be consistent with the Drawing set and SA.
 - The applicant should confirm that high-frequency (mmWave) 5G operations are not proposed as part of this co-location.
- Coverage maps (low- and high-band) are requested for the proposed DISH facility. If within 5 miles of the proposed site, include other DISH cell site locations and coverage patterns for those existing / proposed sites located in and outside the Town. Note signal strengths (e.g., dBm levels in RSRP; color codes for In-Vehicle or In-Bldg service). This will be helpful information for the Town's cell site inventory as DISH is a new carrier to the area.
- Confirm that no back-up generator is proposed by DISH.

After review of supplemental information provided by the applicant, HDR will work on a technical review memorandum (Tech Memo) for the Planning Board. At that time, we may have additional clarification needs (e.g., structural design criteria and assumptions) and will interface with the applicant representatives to resolve.

Please do not hesitate to contact me with any questions or comments on the above.

Sincerely,

Henningson, Durham & Richardson

Architecture and Engineering, P.C.

in association with HDR Engineering Inc.

A handwritten signature in black ink that reads "Michael P. Musso, P.E." in a cursive script.

Michael P. Musso, P.E.

Senior Project Manager