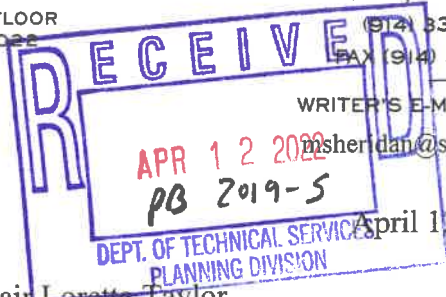


LAW OFFICES OF  
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LESLIE J. SNYDER  
ROBERT D. GAUDIOSO

DAVID L. SNYDER  
(1956-2012)



WRITER'S E-MAIL ADDRESS

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April 12, 2022

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

RE: Special Permit and Site Plan Application to Install a Public Utility Personal Wireless Facility at the Property Known as 52 Montrose Station Road, Town of Cortlandt, NY

Hon. Chair Taylor and Members of the Planning Board:

We are the attorneys for Homeland Towers, LLC ("Homeland Towers") and New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") (collectively "Applicants") in connection with a request for a special permit and site plan approval to install a public utility personal wireless service facility ("Facility") at the above captioned property ("Property"). The Facility consists of a telecommunications tower ("Tower") with small panel antennas, together with equipment within a fence compound at the base thereof.

Please note that an application for the Facility at the Property was initially filed by Verizon Wireless on February 20, 2019. Pursuant to comments received from this Honorable Board and its consultants, Verizon Wireless redesigned the Facility and submitted documents detailing the redesigned Facility on August 18, 2021. Shortly after that submission, Verizon Wireless requested that the Planning Board place this matter on hold.

Verizon Wireless is now working with Homeland Towers with respect to the Facility. Homeland Towers joins the application as a co-applicant, with Verizon Wireless remaining as the carrier seeking to colocate its equipment on the proposed Tower and at the base thereof within the fenced equipment compound. The Facility is shown on the plans last dated August 5, 2021, submitted as a part of the aforementioned August 18, 2021 filing. The Facility is necessary for Verizon Wireless to remedy a significant gap in coverage in the area.

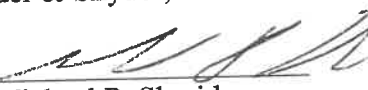
In light of the above, it is respectfully requested that this matter be placed on the Planning Board's May 3, 2022 agenda. In furtherance of the foregoing, enclosed herewith please find:

Copies.....7  
..... Planning Board  
..... Town Board  
..... Zoning Office  
NEW JERSEY OFFICE  
ONE GATEWAY CENTER, SUITE 2600  
NEWARK, NEW JERSEY 07102  
(973) 824-9772  
FAX (973) 824-9774  
..... DOTS Director  
REPLY TO:  
..... C.A.C.  
..... Westchester office  
..... A.R.C.  
..... Applicant  
..... L. MOR  
Sent 4/21/22

1. An updated Planning Board application, naming Homeland Towers, LLC (along with New York SMSA Limited Partnership d/b/a Verizon Wireless) as the Applicants, signed by an authorized representative of Homeland Towers, LLC; and
2. An updated Proxy Statement signed by an authorized representative of the Property owner, Bezo Enterprises, LLC, naming New York SMSA Limited Partnership d/b/a Verizon Wireless and Homeland Towers, LLC as “authorized” to “make the attached application.”

We look forward to discussing this matter at this Board’s May 3, 2022 meeting. If you have any questions, please call me or Robert Gaudio at (914) 333-0700.

Respectfully submitted,  
Snyder & Snyder, LLP

By:   
Michael P. Sheridan

Enclosures

MS:ka

cc: Verizon Wireless

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# TOWN OF CORTLANDT – PLANNING BOARD APPLICATION

## CHECK TYPE OF APPROVAL(S) REQUESTED

- Preliminary Subdivision  Conventional  Cluster   
 Lot Line Adjustment  Change of Use  
 Site Development Plan  Site Plan Amendment  
 Special Permit  Wetlands Permit  
 Steep Slopes Permit  Tree Removal Permit  
 Cell Tower  Accessory Apartment

For Official Use Only  
PB Case No. \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

NOTE: Please see INSTRUCTIONS AND CHECKLIST.

NAME OF PROJECT: Public Utility Wireless Services Facility SBL: 44.07-1-4

ADDRESS OF PROJECT: 52 Montrose Station Road OR SITE LOCATION: ON THE

south SIDE OF Montrose Station Road ZONING DISTRICT: R-40  
DIRECTION STREET

### OWNER:

NAME: Bezos Enterprises, LLC  
MAILING ADDRESS: 52 Montrose Station Road, Cortlandt Manor, NY 10567  
EMAIL: \_\_\_\_\_ TELEPHONE #: \_\_\_\_\_

### APPLICANT: (\*IF NOT OWNER, AN OWNER CONSENT FORM MUST BE ATTACHED)

NAME: Homeland Towers, LLC (along with New York SMSA Limited Partnership d/b/a Verizon Wireless)  
MAILING ADDRESS: 9 Harmony Street, 2nd Floor, Danbury, CT  
EMAIL: mv@homelandtowers.us TELEPHONE #: 914-879-9172

### ENGINEER/ARCHITECT

NAME: Scherer Design Group, LLC  
ADDRESS: 53 Frontage Road, Suite 260, Hampton, NJ  
EMAIL: skrug@schererdesigngroup.com TELEPHONE #: 908-323-2513

### ATTORNEY OR OTHER CONTACT FOR THIS APPLICATION

NAME: Snyder & Snyder, LLP  
ADDRESS: 94 White Plains Road, Tarrytown, NY  
EMAIL: rgaudioso@snyderlaw.net TELEPHONE #: 914-333-0700

### SCOPE/DESCRIPTION OF PROJECT

Installation of a public utility wireless services facility consisting of a telecommunications tower and related equipment within a fenced compound at the base thereof

**(ATTACH ADDITIONAL DOCUMENT IF NECESSARY)**

CONTINUED ON BACK....

**CONFIRMATION OF ALL TAXES PAID:**

RECEIVER OF TAXES

DATE

STATE OF NEW YORK  
COUNTY OF WESTCHETER  
TOWN OF CORTLANDT

Manuel Vicente

I, of Homeland Towers, LLC hereby depose and say that the above statements and the statements contained in the papers submitted in association with this application are true.

SIGNATURE OF OWNER, APPLICANT, REPRESENTATIVE



If signing on behalf of an entity\*: Manuel Vicente Managing Manager

NAME

TITLE

PLEASE PRINT

NAME: Manuel Vicente

DATE: 4/7/2022

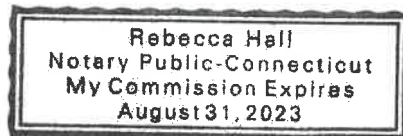
NOTARY PUBLIC  
STATE OF NEW YORK  
COUNTY OF WESTCHETER  
TOWN OF CORTLANDT

On this, the 7th day of April, 2022, before me a notary public, the undersigned personally appeared Manuel Vicente known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal. Rebecca Hall  
Notary Public.



NOTARY PUBLIC

\*If you are not the owner you need to fill out a separate "Owner Authorization" form.



# TOWN OF CORTLANDT

## DEPARTMENT OF TECHNICAL SERVICES

Code Enforcement Division

Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567

914-734-1011 FAX 914-293-0991

<http://www.townofcortlandt.com> e-mail: [code@townofcortlandt.com](mailto:code@townofcortlandt.com)

### PROXY STATEMENT

Bezo Enterprises, LLC is the owner of the property located at  
52 Montrose Station Road and has authorized Verizon Wireless and/or Homeland Towers, LLC  
the installation of a public utility  
to make the attached application for wireless services facility and to represent  
them at all Board meetings.

Bezo Enterprises, LLC

By: Laura Labriola Sole Member

Laura Labriola  
Signature of Owner

### NOTARY:

Sworn to before me

this 7 day of April 2022

Notary Public: [Signature]

VINCENT L. XAVIER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. Q1XA6136274  
Qualified in Westchester County  
My Commission Expires ~~01-09-2022~~

3/20/26