

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

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

January 4, 2022

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

REPLY TO:

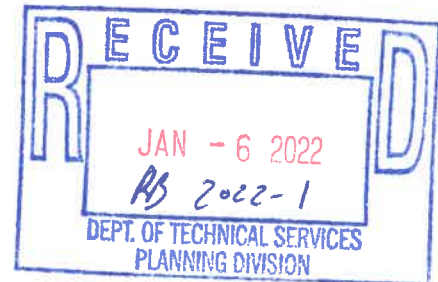
Tarrytown office

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)

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



RE: NY – Furnace Woods (Case 2017-11)
New York SMSA Limited Partnership d/b/a Verizon Wireless Special Permit Recertification
for the Existing Wireless Telecommunications Facility at the property known as
51 Scenic Drive, Town of Cortlandt, New York

Hon. Chairperson Taylor and Members of the Planning Board:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless (“Verizon Wireless”) in connection with its request to recertify the special permit for its existing wireless telecommunications facility (“Facility”) at the captioned site in accordance with Section 277-18 of the Town Code. Please note that Verizon Wireless’ special permit for the Facility was originally approved by the Zoning Board of Appeals (“ZBA”) on June 27, 2006, and most recently recertified by the ZBA on May 17, 2017 for a period of five years. In accordance with Section 277-18 of the Town Code, there have not been any changes to Verizon Wireless’ Facility beyond like kind replacements and routine maintenance and the Facility is in compliance with its special permit and all applicable codes, laws, rules and regulations, as evidenced by the attached certification (“RF Certification”) from Verizon Wireless’ radio-frequency engineer. Hence, it is respectfully submitted that Verizon Wireless’ Facility is entitled to a special permit recertification.

In connection with the foregoing, enclosed please find twelve (12) copies of the following items, together with a check in the amount of \$500.00 representing the renewal fee:

1. Planning Board Application in connection with the special permit renewal; and
2. RF Certification, evidencing compliance with Section 277-18 of the Town Code.

Please place this matter on your next available agenda for recertification. If you have any questions, please feel free to contact me or Leslie Snyder at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Michael P. Sheridan

cc: Verizon Wireless

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January 10, 2022

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RE: NY – Furnace Woods (Case 2017-11)
New York SMSA Limited Partnership d/b/a Verizon Wireless Special Permit Recertification
for the Existing Wireless Telecommunications Facility at the property known as
51 Scenic Drive, Town of Cortlandt, New York

Hon. Chairperson Taylor and Members of the Planning Board:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless (“Verizon Wireless”) in connection with its existing wireless telecommunications facility (“Facility”) at the captioned site. As you may recall, we submitted a Recertification Request (“Request”) to recertify the special permit for the Facility on January 4, 2022. In connection with such request, enclosed please find a check in the amount of \$2,500.00¹ representing the re-certification fee.

Please place this matter on your next available agenda for recertification. If you have any questions, please feel free to contact me at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: *Michael P. Sheridan*
Michael P. Sheridan

¹ Please return the \$500.00 check that was submitted with the Request on January 4, 2022 in the enclosed return envelope.

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 (Renewal) Wetlands Permit
 Steep Slopes Permit Tree Removal Permit
 Cell Tower Accessory Apartment

For Official Use Only
PB Case No. 2022-1
Date Received: 1/6/22
Fee Paid: \$2,500

#6010

NOTE: Please see INSTRUCTIONS AND CHECKLIST.

NAME OF PROJECT: Verizon Wireless Special Permit Renewal for existing facility at 51 Scenic Drive **SBL:** 67.7-2-2

ADDRESS OF PROJECT: 51 Scenic Drive **OR SITE LOCATION: ON THE**

SIDE OF _____ **ZONING DISTRICT:** R-40
DIRECTION STREET

TOWER OWNER:
NAME: SBA Communications
MAILING ADDRESS: 5900 Broken Sound Parkway, Boca Raton, FL
EMAIL: _____ **TELEPHONE #:** _____

** SEE ATTACHED LETTER OF AUTHORIZATION **

APPLICANT: (*IF NOT OWNER, AN OWNER CONSENT FORM MUST BE ATTACHED)
NAME: New York SMSA Limited Partnership d/b/a Verizon Wireless
MAILING ADDRESS: c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, New York 10591
EMAIL: msheridan@snyderlaw.net **TELEPHONE #:** 914-333-0700

ENGINEER/ARCHITECT
NAME: N/A N/A for Special Permit Renewal
ADDRESS: _____
EMAIL: _____ **TELEPHONE #:** _____

ATTORNEY OR OTHER CONTACT FOR THIS APPLICATION
NAME: Michael Sheridan
ADDRESS: c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, New York 10591
EMAIL: msheridan@snyderlaw.net **TELEPHONE #:** (914) 333-0700

SCOPE/DESCRIPTION OF PROJECT
Renewal of Verizon Wireless' special permit for the existing public utility wireless telecommunications facility at 51 Scenic Drive.

(ATTACH ADDITIONAL DOCUMENT IF NECESSARY)

CONFIRMATION OF ALL TAXES PAID:

RECEIVER OF TAXES

DATE

STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

Teresa Garcia on behalf of New York SMSA
I Limited Partnership d/b/a Verizon Wireless hereby depose and say that the above statements and the
statements contained in the papers submitted in association with this application are true.

New York SMSA Limited Partnership d/b/a Verizon Wireless

SIGNATURE OF OWNER, APPLICANT, REPRESENTATIVE By: Teresa Garcia / KA

See attached Letter of Authorization

If signing on behalf of an entity*: New York SMSA Limited Partnership
d/b/a Verizon Wireless

NAME

TITLE

PLEASE PRINT

NAME: Teresa Garcia DATE: 1/3/2022

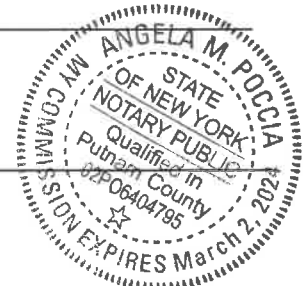
NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

On this, the 3rd day of January, 2022, before me a notary public, the undersigned personally
appeared Teresa Garcia, 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.

Notary Public.

[Signature]

NOTARY PUBLIC



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



SBA Communications Corporation
8051 Congress Avenue
Boca Raton, FL 33487-1307

T + 561.995.7670
F + 561.995.7626

sbasite.com

LETTER OF AUTHORIZATION

SBA Site ID: NY47410-A, Town Of Cortlandt

Property Located at: 51 Scenic Drive, Croton - On Hudson, NY, 10520

THE CITY/COUNTY OF: Croton - On Hudson / Westchester

APPLICATION FOR ZONING/USE/BUILDING PERMIT

This letter authorizes Verizon Wireless and its authorized agents to file for all necessary zoning, planning and building permits (local, state and federal) for the purposes of installing, operating and maintaining a telecommunications facility on the existing tower on the property referenced above on behalf of Town of Cortlandt.

All approval conditions that may be granted to Verizon Wireless in connection with above referenced facility relating to this specific application are the sole responsibility of Verizon Wireless.

SBA 2012 TC Assets, LLC

A handwritten signature in black ink, appearing to read "Jason Silberstein", is written over a light blue horizontal line.

Jason Silberstein

Executive VP, Site Leasing

Date: 8/09/2019

VERIZON WIRELESS' CERTIFICATION

State of New York)
) ss.:
County of Westchester)

I, Ali Aljibori, a qualified radio frequency engineer for New York SMSA Limited Partnership d/b/a Verizon Wireless (“Verizon Wireless”) with expertise in wireless telecommunications facilities, hereby certify on behalf of Verizon Wireless that (i) I am familiar with Verizon Wireless’ existing wireless telecommunications facility (“Facility”) consisting of antennas on the existing monopole, located at 51 Scenic Drive, Croton on Hudson, New York, with related equipment at the base thereof; (ii) Verizon Wireless’ Facility has not been modified, beyond routine maintenance, since the special permit was granted on June 27, 2006 (Decision & Order No. 35-06) (“Original Approval”) or the most recent recertification of the Original Approval granted on May 17, 2017 (Case No. 2017-11); and (iii) the Facility remains in compliance with the Original Approval and all applicable codes, laws, rules and regulations.

CERTIFIED BY:



Ali Aljibori