

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](mailto:msheridan@snyderlaw.net)

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

REPLY TO:

Tarrytown office

January 4, 2022



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 – Buchanan (Hudson River Tower East) (Case 2017-12)  
New York SMSA Limited Partnership d/b/a Verizon Wireless Special Permit Recertification  
for the Existing Wireless Telecommunications Facility on the Con Edison Tower commonly  
known as Hudson River Tower East located in Verplanck, 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 Town Board pursuant to Resolution 62-99, and most recently certified by the Zoning Board of Appeals 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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[msheridan@snyderlaw.net](mailto:msheridan@snyderlaw.net)

REPLY TO:

Tarrytown office

January 10, 2022

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 – Buchanan (Hudson River Tower East) (Case 2017-12)  
New York SMSA Limited Partnership d/b/a Verizon Wireless Special Permit Recertification  
for the Existing Wireless Telecommunications Facility on the Con Edison Tower commonly  
known as Hudson River Tower East located in Verplanck, 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 \$2,500.00<sup>1</sup> representing the recertification 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

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

cc: Verizon Wireless

Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\Joe Rollins\LTE Zoning Analyses\Buchanan (Hudson River Tower East)\Zoning\Special Permit Renewal 2021\Renewal fee ltr.1.10.22.docx

# 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<br>PB Case No. <u>2022-2</u><br>Date Received: <u>1/6/22</u><br>Fee Paid: <u>\$ 2,500</u> |
|-----------------------------------------------------------------------------------------------------------------|

# 6009

**NOTE: Please see INSTRUCTIONS AND CHECKLIST.**

**NAME OF PROJECT:** Verizon Wireless Special Permit Renewal for existing facility on Con Edison Tower known as Hudson River Tower East      **SBL:** 43.13-1-1

**ADDRESS OF PROJECT:** 299 9th St., Con Edison Tower, Highland Ave. and 9th St., Verplanck      **OR SITE LOCATION: ON THE**  
**SIDE OF** \_\_\_\_\_ **ZONING DISTRICT:** MD  
DIRECTION STREET

**TOWER OWNER:**  
**NAME:** Consolidated Edison Company of New York, Inc.  
**MAILING ADDRESS:** 4 Irving Place, New York, New York  
**EMAIL:** \_\_\_\_\_ **TELEPHONE #:** \_\_\_\_\_

**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 Con Edison Tower known as Hudson River Tower East.

**(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

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

NAME

TITLE

PLEASE PRINT

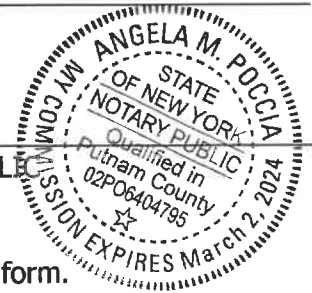
NAME: Teresa Garcia DATE: 1/3/2022

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

On this, the 3<sup>rd</sup> 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.

Angela M. Poccia

NOTARY PUBLIC




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

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 Con Edison tower, commonly known as Hudson River Tower East, 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 February 9, 2009 (Town Board Resolution 62-99) (“Original Approval”) or the most recent recertification of the Original Approval granted on May 17, 2017 (Case No. 2017-12); and (iii) the Facility remains in compliance with the Original Approval and all applicable codes, laws, rules and regulations.

CERTIFIED BY:

  
\_\_\_\_\_  
Ali Aljibori