

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
DOUGLAS W. WARDEN
JORDAN M. FRY

DAVID L. SNYDER
(1956-2012)

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

WRITER'S E-MAIL ADDRESS

msheridan@snyderlaw.net

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

REPLY TO:

Westchester office

October 3, 2022

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

RE: Homeland Towers, LLC and New York SMSA Limited Partnership d/b/a Verizon Wireless 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 facility ("Facility") at the above captioned property ("Property"). The Facility consists of a 140 foot monopole telecommunications tower ("Tower") with small panel antennas, together with equipment within a fenced compound at the base thereof.

The Town Code of the Town of Cortlandt ("Town Code") provides in Chapter 277 ("Wireless Law"), that personal wireless facilities, such as the Facility, are permitted on the Property by special permit and site plan approval from the Town Planning Board. The Facility is proposed to be located toward the rear of the Property and will meet all of the applicable setbacks of the Town Code, such that no variances are required.

The Property consists of over 6 acres and is currently used for non-residential purposes. 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 ("Town").

We are in receipt of a memo from the Town’s consultant, Michael Musso of Henningson, Durham & Richardson Architecture and Engineering, P.C. (“HDR”), dated September 23, 2022 (“HDR September Memo”). In response to the HDR September Memo, comments from this Board and comments received by this Board in connection with the application, including comments received from Andrew Campanelli, an attorney for certain neighbors, enclosed please find the following¹:

- 1) Letter from Saratoga Associates (“Saratoga”), dated September 29, 2022 (“Saratoga Letter”) with simulations showing a stealth tree design for the Tower, which supplements the Visual Resource Assessment prepared by Saratoga, dated August 18, 2022 (“2022 VRA”), submitted to this Board under separate cover dated August 24, 2022;
- 2) Letter from the project engineer Scherer Design Group (“SDG”), signed and sealed by Colleen Connolly, P.E. of SDG dated September 30, 2022 (“SDG Letter”) providing the following:
 - a. Maintenance Plan pursuant to §277-6E(1)(q) of the Wireless Law;
 - b. Confirmation that the Tower will be designed to support “Verizon’s antennas and three additional carriers’ antennas [and]... Town and/or emergency services equipment,” and that the proposed access driveway will “meet the requirements for emergency service vehicle access and vehicle carrying capacity”; and,
 - c. That based on their inspection of the site, the unnamed wetland/pond on the neighboring property will not be impacted, although same is being confirmed with NYS DEC.
- 3) Revised Environmental Assessment Form;
- 4) A letter (“C Squared Letter”) from C Squared Systems, LLC (“C Squared”), dated September 30, 2022, which details:
 - a. That the Applicants provided this Board with the information necessary to determine the existing significant gap in coverage, including drive testing; and
 - b. That ExteNet Systems, Inc. v. Village of Flower Hill, et al. is not applicable to this matter.

¹ Please note that the Applicants have requested (i) an updated SHPO determination; and (ii) the FAA determination from the respective agencies and will forward copies upon receipt of same.

- 5) A letter from T-Mobile, dated September 21, 2022 (“T-Mobile Letter”) confirming their interest in collocating on the Tower at the 127’ level;
- 6) Property Valuation Report from Lane Appraisals, Inc., dated September 15, 2022; and
- 7) Revised Site Plans dated September 28, 2022, prepared by SDG, which now include elevations showing a stealth tree design.

Please also note the following in connection with the HDR September Memo and in response to comments this Board has received in connection with this application.

The Application Complies with Wireless Law

The Applicants have filed an application in compliance with the Town’s Wireless Law. As noted above, the Facility is proposed to be located toward the rear of the Property and will meet all of the applicable setbacks, such that no variances are required. In the HDR September Memo, HDR confirmed that “the responses to comments and additional information provided by the applicants appear to be responsive, and the combined application materials / filings appear to be comprehensive and in accordance with the requirements of the Town’s Wireless Code.” See Page 33 of the HDR September Memo.²

There are No Other Locations Where the Facility Could be located

As noted above, the Town Code permits wireless communication facilities pursuant to the Wireless Law. The Wireless Law provides that telecommunications towers, such as the Facility here, may be located on the Property in the Town of Cortlandt.

Section 277-7.A(1) of the Wireless Law provides a “Priority of Locations” where personal wireless facilities can be located. Subsections (a)-(d) allow for locations on existing telecommunications towers or other tall structures, collocations on the same site, and locations within non-residentially zoned areas of the Town, including municipally owned property. Subsection (e) provides that personal wireless facilities can be located “on other property in the Town”, such as the Property.

Comments made to this Board by Mr. Campanelli, an attorney for certain neighbors, incorrectly assert that the Applicants have failed to show that there are no other higher priority locations available. As indicated in the initial filing for this Facility, dated February 20, 2019, Verizon Wireless provided an affidavit from its site acquisition consultant, John Pepe (“Pepe Affidavit”). The Pepe Affidavit details that Verizon Wireless did not skip an area of higher priority. Mr. Pepe

² Although comments were raised to this Board regarding Section 6409 (a) of the Middle Class Tax Relief and Job Creation Act of 2012 (a/k/a TRA) speculating on the height of the Tower in the future, it is respectfully submitted that the Board can only review the application before it and not speculate on what may or may not be proposed in the future. As detailed in the application, the Applicants are proposing a 140 foot Tower. It must also be noted that there is another carrier interested in collocating on the 140 foot Tower at an elevation of 127 feet. See the attached T-Mobile Letter.

confirmed that “there are no towers or other tall structures in the area surrounding the Property suitable to provide the necessary coverage” and that “there are no non-residentially zoned sites suitable to provide the necessary coverage.” See Page 1 of the Pepe Affidavit.

The Town’s consultant, HDR, agreed with Mr. Pepe’s assessment. According to HDR, “HDR has reviewed the attestations made and technical information filed by the applicant with regard to site selection and the lack of available alternative sites and feels that the information presented is reasonable in justifying that potential alternative sites are not viable to provide the coverage needs as identified by Verizon.” See Page 19 of the HDR September Memo.

HDR also provided that it “used its own site reconnaissance including desktop reviews and general knowledge of the area in its review of the applicant’s filed materials. As such, the location at 52 Montrose Station Road (as proposed) appears reasonable based on a lack of viable alternatives or higher priority sites in the area to meet the applicant’s current service needs.” See Page 20 of the HDR September Memo.

Moreover, the Applicants’ RF consultant, C Squared has provided responses to comments received by this Board regarding alternative locations suggested for the Facility. As detailed in the C Squared Letter submitted herewith,

“the Site was strategically located to provide coverage to the existing significant gap in coverage, which includes areas from Valeria to the south to Chapel Hill Drive, Buttonwood Avenue and Greenlawn Road and the neighboring areas to the north, as well as a significant amount of area in between (including roads, homes, businesses and schools). It will also provide coverage for hikers in the Blue Ridge Mountain Park. None of the other alternatives proposed to this Board provide the same significant amount coverage as the proposed Site. Due to the topography in the area, many locations are not suitable, as coverage to areas would be blocked by the terrain.” See Page 1 of the C Squared Letter.

Please also note that it is well established law that “in order to establish public necessity, ‘the carrier must demonstrate **not** that the proposed facility was the ‘least intrusive means,’ but rather that the proposed facility was ‘more feasible than other options.’” District courts in [the 2nd Circuit] have generally concluded that ‘[i]f the [wireless carrier] makes the required showing, which necessarily means the record is devoid of substantial evidence to support a denial, the [application] must [be granted].’” UP State Tower Co., LLC v. Town of Tonawanda, New York, 118CV00952LJVMJR, 2020 WL 8083693, [W.D.N.Y. Nov. 18, 2020], report and recommendation adopted, 18-CV-952-LJV-MJR, 2021 WL 50906 [W.D.N.Y. Jan. 6, 2021], at 11, citing Vill. of Floral Park. (Emphasis added). We respectfully submit that the Applicants have made such a demonstration and that the record is completely devoid of any available viable alternative to address the gap in service, other than the proposed Facility at the Property. Without the Facility, Verizon Wireless will be materially inhibited or limited from providing its personal wireless services in the Town.

The Facility Has Been Located to Have the “Least Practical Adverse Visual Impact”

As detailed in the Applicants’ filings provided to this Board, the Facility was redesigned in connection with comments from this Board, Town staff and the Town’s consultants, to have the least practical adverse visual effect on the environment and its character, and the residences in the area of the Facility in compliance with the Wireless Law.

As noted in the HDR September Memo, “[t]he proposed tower’s re-design (from lattice tower to monopole) resulted in the following major changes:

- o Change in tower style from self-support lattice tower to conventional monopole.
- o Reduction in tower elevation by approximately 35-ft (ground elevation at the original tower base was ±445-ft amsl and at the new tower location is ±410-ft amsl).
- o Reduction in footprint of equipment compound from 1,425 square feet to 930 square feet. Tower now located within compound.
- o Reduction in proposed quantity of trees to remove (from 35 to 19).
- o Tower moved farther from side yard”.

See Page 34 of the HDR September Memo.

In addition to redesigning the Facility, the Applicants have also submitted stealth design options for this Board’s review. In response to a previous request from HDR, Saratoga provided two simulations of the Tower in the 2022 VRA; one using the proposed galvanized gray color and another using a matte brown color. In response to an additional request by HDR, a third option (a tower camouflaged with a stealth tree design), is shown on the additional visual simulations prepared by Saratoga. See the Saratoga Letter submitted herewith.

The Tower Will be Screened by Vegetation

As detailed in the Saratoga Associates 2022 VRA, “the Facility is substantially or fully screened by dense woodland vegetation beyond the immediate Facility area.” See Page 6 of the 2022 VRA. Moreover, the Town’s consultant, HDR, reviewed the 2022 VRA and noted that “Saratoga concludes that in most cases visibility from residential areas will be blocked by vegetation even during winter, “leaf off” months and that visibility from local roads will be limited to occasional views where gaps in roadside vegetation exist.” HDR found that Saratoga’s “conclusions appear reasonable based on HDR’s field observations and the results of the balloon visibility test.” See Page 30 of the HDR September Memo.

Moreover, Saratoga found that “[w]hen considered within the framework of the DEC Visual Policy’s definition of ‘significant adverse visual impact’, it is clear the Facility will not cause a diminishment of the public enjoyment and appreciation of any scenic or historic resource, or one that impairs the character or quality of such a place. As such, the proposed Facility will not result in any adverse visual impact to the area.” See Page 12 of the 2022 VRA.

As explained by HDR, the “DEC’s Visual Policy provides a framework for the determination of visual significance and impacts for the SEQRA process (on multiple project types, not solely telecommunications towers) when DEC is the lead agency. However, it is advisory and commonly utilized by other lead agencies for visual assessments. The policy provides a definition of what an

aesthetically significant place is (“A place that is formally designated and visited because of its beauty” – e.g., national or state parks, scenic roads, listed or eligible historic places, landmarks, state or federal trails, etc.) and that the intent of the policy is to address places that are open and accessible to the public (e.g., not private land).” See Page 29 of the HDR September Memo.

Notwithstanding, this Board received comments from Mr. Campanelli, an attorney for certain neighbors, alleging that the 2022 VRA is “defective”, citing Omnipoint Communications Inc. v. The City of White Plains, 430 F.3d 529 (2005). However, the situation here is plainly distinguishable from Omnipoint, and therefore the claims the 2022 VRA is defective are incorrect.

An important distinction between this matter and Omnipoint, is that in Omnipoint the Planning Board of the City of White Plains was not notified that the balloon test was taking place. See, Id. Here, not only was this Board aware of the balloon test, it was: (i) discussed at this Board’s meetings on June 7, 2022 and July 12, 2022, (ii) scheduled with this Board’s approval; (iii) conducted using the parameters laid out by Town Staff and the Town’s consultant, HDR, who were authorized by this Board to do so (those parameters included the date and time of test, type of balloon, locations where photos should be taken); and (iii) the balloon test was publicly noticed.

Another significant distinction from the facts of Omnipoint, was that the balloon test was monitored by the Town’s consultant, HDR. As detailed in the HDR September Memo, HDR was “present in the field for the duration of the test and independently assessed visibility from proposed viewpoints as well as other locations. HDR and Saratoga were in communication during the field test.” See Page 23 of the HDR September Memo.

Had this Board, the Town Staff, or HDR felt it necessary to request additional photographs before or even during the balloon test it could have requested same. In fact, as detailed in the HDR September Memo, HDR did request an additional photo location during the balloon test. As confirmed by HDR, Saratoga obtained the requested additional photo and included photosimulations of that photo as a part of the 2022 VRA. See Pages 26-27 of the HDR September Memo.

Property Values

As noted above, submitted herewith is a Property Valuation Report, dated September 15, 2022 (a/k/a “Lane Appraisal Report”), prepared by Paul A. Alfieri III, an MAI appraiser from Lane Appraisals, Inc. The Lane Appraisal Report concludes that “the installation, presence, and/or operation of the proposed Facility will not result in the diminution of property values or reduce the marketability of properties in the immediate area,” based on properties in Westchester County and the surrounding area with views of towers. See Page 3 of the Lane Appraisal Report.

Property Valuation Reports submitted by Lane Appraisals have been upheld by New York State and federal courts and have been found to be an accurate method to demonstrate whether a cell tower would impact nearby property values to the extent it is even a relevant consideration. See Orange County-Poughkeepsie Ltd. Partnership v. Town of E. Fishkill, 84 F. Supp. 3d 274, 291 (S.D.N.Y. 2015), aff’d sub nom. Orange County--County Poughkeepsie Ltd. Partnership v. Town of E. Fishkill, 632 Fed. Appx 1 (2d Cir 2015) (“Plaintiffs submitted a report by Edward J.

Ferrarone, a certified appraiser employed at Lane Appraisals, Inc., Real Estate Valuation Consultants”): See also, Matter of Lindenthal v. Town of New Castle, 20 N.Y.S.3d 292 (Table) (Westchester County 2015) (“[t]he [Planning Board] also considered what impact, if any, the monopole could have on property values in the area,” based on the Lane Appraisal report submitted therein); See also, Bruenn v. Town Bd. of Town of Kent, 997 N.Y.S.2d 668 (Putnam County 2014) (“[t]here is also substantial evidence in the record that the Town conducted a thorough analysis of the impact of the proposal on property values, including the Lane Appraisal Report which concludes that ‘the installation, presence, and/or operation of the proposed Facility will not result in the diminution of property values or reduce the marketability of properties in the immediate area.’ There is also a supplemental Lane Appraisal Report.”); See also, T-Mobile Northeast LLC v. Town of Ramapo, 701 F. Supp. 2d 446, 463 (SDNY 2009) (“T-Mobile submitted a comparative sales analysis prepared by [Lane Appraisals] that concluded the tower would not adversely affect Ramapo property values.”); See also Sprint Spectrum, L.P. v. Cestone, Docket No. 00 Civ. 4828, 9-10 (S.D.N.Y. 2001) (holding that the Zoning Board was correct in finding that that resident’s concerns regarding property values were not credible in comparison to the expert reports, including reports from Lane Appraisals, which demonstrate no reduction in property value is likely to result from a nearby wireless facility.)

Letters were submitted by Mr. Campanelli to this Board from neighbors and real estate brokers and/or realtors making conclusory assertions and putting forth generalized concerns that the Facility will have an adverse impact on property values. It is important to note that generalized concerns regarding a potential decrease in property values cannot be relied upon in the face of an expert report, such as the Property Valuation Reports from Lane Appraisals, which contradicts such generalized concerns. See Cellular Tel. Co. v. Town of Oyster Bay, 166 F.3d 490 (2d Cir. 1999); See also, Sprint Spectrum, L.P. v. Cestone, at 11 (“[g]eneralized concerns about a potential decrease in property values stemming from the construction of the proposed communications antenna, especially in light of the expert reports contained in this record before the Court, are not adequate to support the conclusion that a special use permit should be denied.”) Please also note that concerns related to perceived environmental and health effects from radio frequency emissions cannot be disguised as property value concerns as “the TCA bars reliance on fear of declining property values because this rationale is actually a proxy for the impermissible ground of environmental effects.” Cellular Tel. Co., at 496.

The Need for the Facility Has Been Established

Wireless providers, like Verizon Wireless, have been deemed a public utility under New York law for zoning purposes and in connection therewith, a reviewing agency must consider the need for the Facility and that the broader public will be served by the Facility. See Cellular Telephone Co. v. Town of Oyster Bay, 166 F.3d 490, 494 (2d. Cir. 1999); Vill. of Floral Park Bd. of Trs., 812 F.Supp.2d at 154; Cellular One v. Rosenberg, 82 N.Y.2d 364 (1993). Through reports prepared by the Applicants’ RF consultant, C Squared, the Applicants have detailed the significant gap in reliable wireless coverage in the vicinity of the Property. Through C Squared reports, the Applicants have also demonstrated that the location of the Facility at the Property will remedy that significant gap.

Based on the detailed information provided by the Applicants, HDR concluded that “[a] telecommunications facility consisting of a new tower located at the Montrose Station Road site, as proposed, will provide enhanced Verizon network services to the gap area.” See Page 34 of the HDR September Memo. HDR found that “[t]he applicant’s RF engineer has provided technical information that attests to the need for the proposed tower location such that a gap in Verizon’s coverage has been identified.” See Page 18 of the HDR September Memo. Moreover, HDR determined that “[a]s depicted in the application materials and described in this Tech Memo, Verizon’s need to remedy a service gap appears to have been adequately documented.” See Page 34 of the HDR September Memo. Moreover, at this Board’s September 6, 2022 meeting, several individuals spoke about the impact of the significant gap in coverage on their lives and/or the lives of their family members and voiced their support of the Facility to this Board. As noted above, importantly, the Facility will, among other things, enhance wireless communication services including vital emergency wireless 911 communications in the area.

The Applicants also provided evidence of the need for the Facility to be the proposed height of 140 feet. As determined in the HDR September Memo, “[t]he height of the proposed monopole (140 ft above grade) appears to be reasonable based on (a) the heights of existing trees and the varying topography that exists in the area which could impede signal propagation; (b) the possibility of future co-location by other wireless carriers or Town antennas should the tower be approved and constructed; (c) the fact that FAA markings or lighting will not be required at the proposed height; and (d) Town Code Section 277-9(B) states that towers shall not exceed 140 ft in height.” See Page 34 of the HDR September Memo.

Previously, the Applicants lowered the Tower’s AMSL elevation 35 feet from the height proposed in the original application. See Page 35 of the HDR September Memo. As detailed in the C Squared reports previously provided to this Board, lowering the height again would result in an additional reduction to Verizon Wireless’ coverage.

Finally, comments were made by Mr. Campanelli, that due to Verizon Wireless’ online coverage locator map from its website, the significant gap noted above and detailed in the Applicants’ submissions does not exist. As C Squared explains in the C Squared Letter submitted herewith, “propagation maps and drive test map are tools used by qualified radio frequency engineers to determine whether a significant gap in coverage exists... Online Coverage Locator Maps are not intended to provide such information and should not be relied upon for same.” See Page 3 of the C Squared Letter. Moreover, as noted in the C Squared Letter, “Online Coverage Locator Map limitations are expressly detailed on Verizon Wireless’ website with... [a] disclaimer”, which reads in part, “[t]his map is not a guarantee of coverage, contains areas of no service, and may not reflect actual customer performance. Actual coverage may vary.” See Page 2 of the C Squared Letter.


We remind the Town that the Telecommunications Act requires that the Town not take any action, or enforce any Town Code section, that prohibits or effectively prohibits the provision of personal wireless services. 47 USC §§ 253(a) & 332(b)(i)(II). The FCC in the Third Report and Order clarified that the significant gap plus least intrusive means standard is no longer applicable and that a carrier need only to demonstrate that a municipality is materially inhibiting the provision of

wireless services. See In the Matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Inv., Declaratory Ruling and Third Report and Order, 33 FCC Rcd 9088 (2018), (hereinafter referred to as the “Third Report and Order”); See also, City of Portland v. United States, 969 F.3d 1020, (9th Cir. 2020), cert denied sub nom. City of Portland, Oregon v. Fed. Communications Commn., 141 S. Ct. 2855 (2021) (upholding the Third Report and Order’s materially inhibit standard.) The FCC clarified that “an effective prohibition occurs where a state or local legal requirement materially inhibits a provider’s ability to engage in any of a variety of activities related to its provision of a covered service. This test is met not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities.” Third Report and Order, at 9104-9105. Furthermore, “a state or local legal requirement could materially inhibit service in numerous ways—not only by rendering a service provider unable to provide an existing service in a new geographic area or by restricting the entry of a new provider in providing service in a particular area, but also by materially inhibiting the introduction of new services or the improvement of existing services. Thus, an effective prohibition includes materially inhibiting additional services or improving existing services.” Third Report and Order, at 9105; See also, New Cingular Wireless PCS, LLC v. Town of Colonie, 20-CV-1388 (NAM/ATB), 2022 WL 1009436, (N.D.N.Y. Mar. 31, 2022) (“[t]he FCC has stated that the ‘materially inhibit’ standard is the appropriate standard for determining whether a State or local law operates as a prohibition or effective prohibition within the meaning of Sections 253 and 332.”)

As detailed above, the Applicants have addressed comments provided by the Town’s consultant HDR in the HDR September Memo as well as additional comments received by this Board. We look forward to discussing this matter with the Planning Board at the October 11, 2022 public hearing.

If you have any questions, please call me at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Michael P. Sheridan

Enclosures

MS:erw

cc: Verizon Wireless

Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\MAYBECK\CORTLANDT\ZONING\HILT\RESPONSE.TO.PB.10.3.22\FINAL.DOCX0

SARATOGA LETTER

SARATOGA ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

September 29, 2022

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

Re: Cortlandt 2 (NY057) Wireless Telecommunications Tower
52 Montrose Station Road Cortlandt, NY 10567

Dear Honorable Chairperson Taylor and members of the Planning Board:

Saratoga Associates is writing on behalf of the Applicants, Homeland Towers and Verizon Wireless regarding a proposed 140-foot-tall galvanized steel telecommunications tower and associated equipment at the above referenced address. Saratoga Associates has been retained to address potential visual impacts associated with this project. Saratoga Associates has previously submitted as part of this application the Visual Assessment (VA) report dated August 18, 2022.

As fully described in the VA, Saratoga Associates conducted a publicly advertised balloon visibility test on July 23, 2022, to allow the general public and local decision-makers an opportunity to observe the location and potential visibility of the Project.

We offer this letter in response to Review Memo #1 (Inventory and Completeness) dated September 23, 2022 regarding the above referenced matter submitted by Town consultant HDR, and a response to general comments made by local residents at the September 6, 2022 Public hearing on this matter.

HDR Comment - In Section 10 of Review Memo #1 (page 36) HDR recommends *“the applicant provide photo simulations of a stealth tree design for the planning Board’s consideration. These simulations should also include the total number of potential antenna arrays that the tower is designed to accommodate. It is suggested that the simulations be performed on photo numbers 4, 6, 30 and 31 to provide several conceptual views of this style tower.”*

September 29, 2022

Page 2

Response: Photo simulations of a stealth tree design are provided herein as Exhibit A. These simulations, provided for Photos 4, 6, 30 and 31, depict a 140-foot-tall stealth “monopine” type tower incorporating non-uniform faux tree branching with green colored textured sleeves covering the panel antennas. As requested, four antenna arrays are illustrated representing the proposed Version antenna and up to three additional wireless carriers that could potentially collocate on the tower. The simulated stealth monopine type also includes five foot tall “topper branches intended add a somewhat peaked appearance to tree top, bringing the total height of the monopine structure to 145 feet above finished grade. Please note these topper branches are not required and are provided for aesthetic purposes.

General Public Comment: This Board received comments that suggested the VA is inadequate because individual properties were not visited during the July 23,2022 balloon test.

Response: A balloon visibility test was conducted on Saturday July 23, 2022 to allow the general public and local decision-makers an opportunity to observe the location and potential visibility of the Project. It is important to note that the balloon test was publicly noticed.¹

The methodology for the balloon test was developed in direct consultation with Town of Cortlandt Director of Planning and Town Consultant HDR. Thirty-four key observation points to be visited during the balloon test were identified and mapped in advance and approved by HDR. Michael Musso of HDR personally attended the balloon test on behalf of the Town Planning Board to directly observe balloon visibility and confirmed all key observation points were visited and photographed. Mr. Musso was in direct communication with Saratoga Associates throughout the test to confirm all key observation points were visited and photographed. Saratoga Associates visited and took photographs from all locations identified in advance of the balloon test as well as one additional location requested by Mr. Musso during of the balloon test.

The VA contains photographs taken from 35 locations during the balloon visibility test (refer to VA Appendix B) including seven from the Montrose Station Road residential area. The VA also includes a viewshed analysis identifying the geographic area of potential facility visibility and photo simulations illustrating the degree and character of project visibility from affected locations. The VA focuses heavily on potential project visibility from nearby residential neighborhoods and clearly demonstrates that potential facility

¹ It is notable that a similar balloon test was previously conducted on May 4, 2019 to demonstrate the visibility of a previous tower proposal on the same property located about approximately 100 feet to the south and 35 feet higher in elevation than the currently proposed facility. The prior balloon test was also publicly noticed.

September 29, 2022

Page 3

views are substantially screened within the surrounding neighborhoods by local mature woodland vegetation and residential landscaping.

The viewshed analysis prepared in connection with the VA indicates that some portion of the tower will be visible above intervening vegetation from approximately 5-6 residential homes. Based on field observation an additional 3-4 residences are likely to have seasonal visibility through intervening deciduous tree branches and stems during winter leaf-off season. Such seasonal views are likely to be substantially or fully screened during summer leaf-on season. Overall, the viewshed analysis demonstrates that there are no large geographic areas where Facility views will occur. Places where Facility views are found are isolated locations where narrow view corridors exist through rare small openings in surrounding woodland vegetation.

General Public Comment

At the September 6, 2022 public hearing several residents commented that the proposed wireless telecommunications tower would be visible from their property

One resident even submitted a photograph to the Planning Board which they indicated was taken from their property at 7 Montrose Station Road during the July 23, 2022 balloon visibility test. This photograph is provided to the right. This residence is approximately 1,500 feet north of the tower site. It is not made known what method or equipment was used in taking the photograph or if the image was done in a manner to replicate what the human eye would see. However, Photo 30 (see Figures C13-C13 in Appendix C of the VA) illustrates a view from a similar distance approximately 1,510 feet from the proposed balloon. Photo 30 and Figures C13-C14 used the correct methodology, as described in the VA, to replicate what the human eye would see at that distance. Similar to the photo from 7 Montrose Station Road the



Photo provided to Board by a local resident taken from the back yard at 7 Montrose Station Road during the July 23, 2022 balloon test.

September 29, 2022

Page 4

lower portion of the tower in Photo 30 and Figures 13 -C14 is also screened by foreground vegetation, although slightly more of the tower would be visible from 7 Montrose Station Road.

Conclusion

As one might expect, remedying a known service gap within highly developed residential areas almost always results in some degree of tower visibility nearby residential properties. Minimizing such visibility was one of several key factors considered by the applicant in identifying a tower location that remedies the service gap in the least intrusive manner. By siting the tower within a large substantially wooded parcel in a section of the Town of Cortlandt with a lower residential density the applicant has successfully minimized visual impact on residential properties to the maximum extent practicable.

Individual expressions of concern about tower visibility are almost always raised when a wireless tower is proposed within sight of residential properties. While the applicant seeks to locate the tower in the least intrusive location and mitigate potential visibility to the maximum extent practicable, complete visual screening is not possible, nor is it a regulatory requirement.

The New York State Department of Environmental Conservation's ("NYSDEC") Program Policy on Assessing and Mitigating Visual Impact (DEP-00-02 [revised 12/13/2019] ("DEC Visual Policy")) states "[m]ere visibility of a project should not be a threshold for decision making. Instead a project, by virtue of its visibility, must clearly interfere with or reduce the public's enjoyment or appreciation of the appearance of a significant place or structure." Under SEQRA, simple visibility from residential properties is not a criterion for decision making.

Statewide guidance offered by the NYSDEC Visual Policy aside, the VA was performed in accordance with the Town Code and was conducted in direct consultation with the Planning Board through its professional consultant HDR. Project approval by the Board is based on the application's consistency with all applicable rules and regulations governing the siting of telecommunications infrastructure regarding potential visual impact.

SARATOGA
ASSOCIATES

September 29, 2022

Page 5

In reviewing the application, the Board must balance all potential environmental impacts and determine whether or not the Applicants have located and designed the project in a manner that remedies the identified service gap in the least intrusive manner. Considering all environmental factors, including partial visibility from a small number of nearby residences, the project clearly minimizes environmental impacts to the maximum extent practicable under SEQRA and represents the least intrusive method to remedy the service gap, which is the standard for approval under the Telecommunications Act (TCA).

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read 'M. Allen', followed by a long horizontal line extending to the right.

Matthew W. Allen, RLA

Principal

SARATOGA ASSOCIATES

Landscape Architects, Architects, Engineers, and Planners, P.C.

Exhibit A

Photographic Simulations
Stealth Monopine Type Tower



Photo 4 - Montrose Station Road near #20
SIMULATED CONDITION: 140FT MONOPINE

Figure C4

PHOTO SIMULATIONS

Visual Resource Assessment

CORTLANDT 2 (NY-079)

Wireless Telecommunications Facility

52 Montrose Station Road

Town of Cortlandt, Westchester County, NY

Photograph Information

Date: July 23, 2022
Time: 10:36 AM
Focal Length: 50mm
Camera: Canon EOS 6D Mark II

Photo Location: 41° 16' 20.5422" N
73° 53' 41.2259" W
Distance to Tower: 1,090 Feet



Photo 6 - Montrose Station Road near #49 and #57
 SIMULATED CONDITION: 140FT MONOPINE

Photograph Information

Date: July 23, 2022
 Time: 9:18 AM
 Focal Length: 35mm
 Camera: Canon EOS 6D Mark II

Photo Location: 41° 16' 15.1333" N
 73° 53' 49.5396" W
 Distance to Tower: 410 Feet



Photo 30 - Blue Mountain Reservation Utility Road at Gas ROW
 SIMULATED CONDITION: 140FT MONOPINE

Figure C18

PHOTO SIMULATIONS

Visual Resource Assessment

CORTLANDT 2 (NY-079)

Wireless Telecommunications Facility

52 Montrose Station Road

Town of Cortlandt, Westchester County, NY

Photograph Information

Date: July 23, 2022
 Time: 1:22 PM
 Focal Length: 35mm
 Camera: Canon EOS 6D Mark II

Photo Location: 41° 16' 07.5045" N
 73° 54' 07.4805" W
 Distance to Tower: 1,510 Feet



Photo 31 - Montrose Station Road
SIMULATED CONDITION: 140FT MONOPINE

Photograph Information

Date: July 23, 2022
Time: 10:09 AM
Focal Length: 35mm
Camera: Canon EOS 6D Mark II

Photo Location: 41° 16' 15.7200" N
73° 53' 47.6579" W
Distance to Tower: 440 Feet

SDG LETTER



SCHERER DESIGN GROUP, LLC

Colleen Connolly, PE
Partner/CEO
Steven Krug, PE
Partner/COO

September 30, 2022

Town of Cortlandt Planning Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567

Re: Homeland Towers/Verizon Wireless
Application for Site Plan and Special Use Permit
52 Montrose Station Road – New Tower Site
Tech Memorandum

SDG submits this letter in response to comments made by the Town consultant, HDR, in its Tech Memorandum, dated 09/23/2022.

Revised plans dated 09/28/22

Revised plans dated 09/28/22, submitted simultaneously herewith, were updated to include elevations for a monopole camouflaged as a tree.

Wireless Carrier and Town/Emergency Services antenna co-location

The tower will be designed to support Verizon's antennas and three additional carriers' antennas. The tower will also be designed to support Town and/or emergency services equipment if needed at a future date (e.g., Police/Fire/EMS).

Construction

The proposed access driveway meets the requirements for emergency service vehicle access and vehicle carrying capacity for a 31'+/- long fire truck with a 35' turning radius.

Generator

The generator proposed on this application has a sound attenuating enclosure and intrinsic secondary fuel containment with alarms for added safety.

EAF

The EAF has been updated. A copy of the revised EAF dated 9/30/22 is submitted simultaneously herewith. The EAF now references an unnamed pond/wetland on the adjacent property approximately 500ft. from the project. Based on our field visits, due to the distance, grade change and soil composition of the proposed project on the subject property, the proposed project will not have any impact on the unnamed pond/wetland. Notwithstanding, same is being confirmed with NYSDEC and a response from NYSDEC will be provided to the Town upon receipt of same.

100 Corporate Drive, Suite 202 • Lebanon, NJ 08833
Ph: 908.323.2513 • Fax: 908.323.2525

Certified Woman Owned Business Enterprise

Tower & Compound Maintenance Plan

Initial Site Inspection: 6 months from tower construction completion date

Vegetation Maintenance/Removal: 2x a year – Performed May and October every year starting after tower construction completion date.

Access Maintenance: Maintenance to the access driveway will be performed as needed.

Tower Inspection: Pursuant to TIA requirements for monopoles, the tower will be inspected every 5 years.

Should you have any questions regarding any of the above information, please call me at 908-323-2513 or via email at cconnolly@schererdesigngroup.com.

Regards



Colleen Connolly, P.E.

NY PE#087018

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: 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' monopole 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: Homeland Towers, LLC and New York SMSA Limited Partnership d/b/a Verizon Wireless	Telephone: 914-333-0700	E-Mail: msheridan@snydertaw.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. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
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	December 2020/Revised August 2021
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department (Building Permit)	Upon grant of Planning Board Approval[s]
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Planning - NYS General Municipal Law 239-m	August 2021
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

C.1. Planning and zoning actions.

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? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes 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? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-40 Single Family Residential District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

D.1. Proposed and Potential Development

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? 0.1986 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.1388 +/- acres

c. Is the proposed action an expansion of an existing project or use? Yes No
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: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes 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? Yes No
i. If No, anticipated period of construction: 3 +/- months
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; _____ +/-6' width; and _____ +/-6' length

iii. Approximate extent of building space to be heated or cooled: _____ N/A 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

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? 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 (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ 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 Company of New York, 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:	24 hours/day
• Saturday:	8 a.m. - 6 p.m.	• Saturday:	24 hours/day
• Sunday:	N/A	• Sunday:	24 hours/day
• Holidays:	N/A	• Holidays:	24 hours/day

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. Although a small number of trees will need to be removed for the Facility, 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 (1) low glare/dark sky compliant light mounted under the proposed canopy. There will be no spillage. The light will be located approx. 196' away from nearest habitable structure and 345' away from the nearest residential structure and not affect same.

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 Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.633+/-	0.636+/-	+0.003+/-
• Forested	2.498+/-	2.478/-	-0.020+/-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.620+/-	0.501+/-	-0.119+/-
• 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)	1.145+/-	1.133+/-	-0.012+/-
• 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? _____ +/- %

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%: _____ % of site
 10-15%: _____ % 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

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: _____

* This was a predetermined response. As indicated in the response to h.i above, there are no wetlands or other waterbodies on the property. The closest wetland or waterbody to the project is an unnamed pond approximately 500ft. from the project. The project will not have an impact on same.

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 unlikely 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: WEST001

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:
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

* Q E.3 a.&d- Were predetermined responses on the document indicating the project site's proximity to an Agricultural District and 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 or on any existing agricultural lands.

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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site 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? Yes No (See attached)

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes 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? Yes No

If Yes:

i. Identify resource: Stony Point Battlefield State Historic Site/Taconic State Parkway

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park/Scenic Byway

iii. Distance between project and resource: -4.25/-4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes 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? Yes No

*Q E.3.f- This question was a predetermined response on the document. Attached hereto is a 2018 SHPO concurrence indicating no impact to Historic Properties.

** Based on the location, topography and distance to such resources. the project will not negatively impact same.

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.

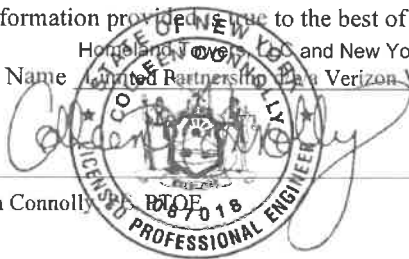
G. Verification

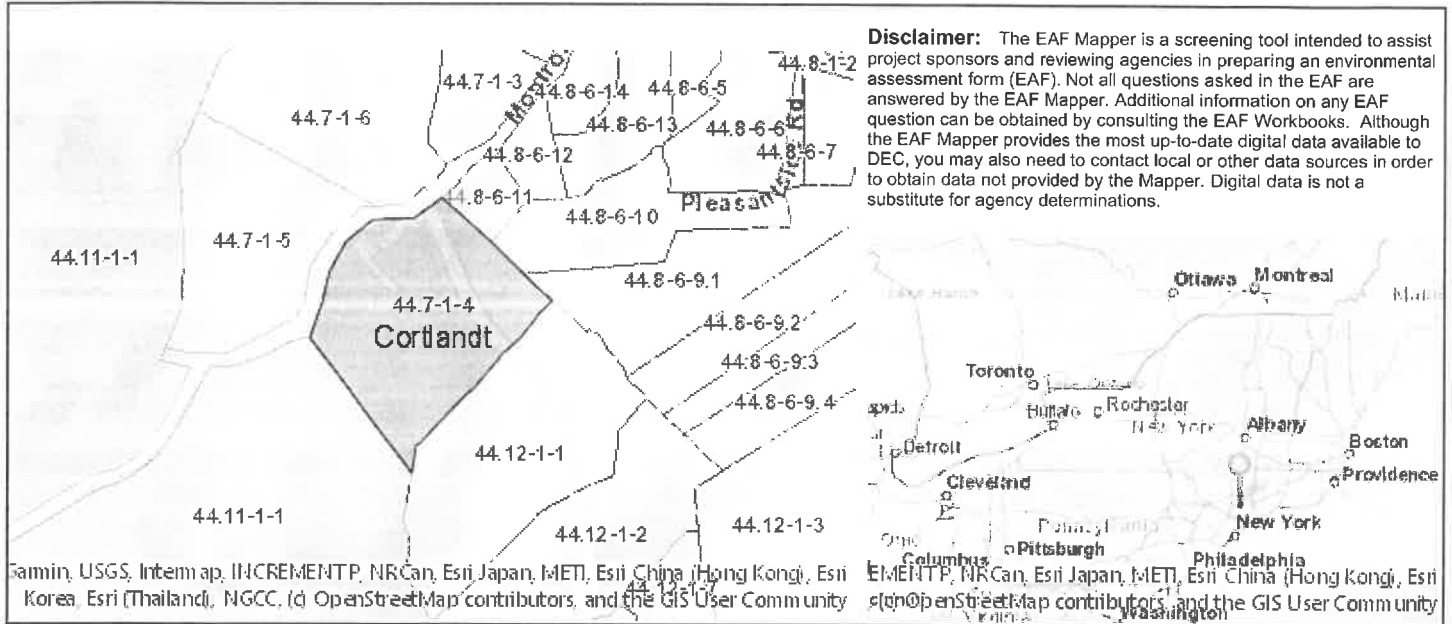
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Hortelano, Jones and New York SMSA Date September 30, 2022
Jointed Partnership with Verizon Wireless

Signature Colleen Connolly Title Professional Engineer

Colleen Connolly





B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
E.3.a. [Agricultural District]	WEST001
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 or State Register of Historic Places or State Eligible Sites]	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

William Ross

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.

C SQUARED LETTER



September 30, 2022

C Squared Systems, LLC (“C Squared”), a firm specializing in radio-frequency engineering and wireless communication networks, submits this supplemental report in connection with the application made by Homeland Towers, LLC and New York SMSA Limited Partnership d/b/a Verizon Wireless (“Verizon Wireless”) for the proposed public utility wireless telecommunication facility (“Facility”) at 52 Montrose Station Road, Cortlandt, New York (“Site”).

The Town’s consultant, HDR reviewed the data, including coverage maps and drive test maps, provided with C Squared’s Radio Frequency Justification Report for this Site, dated February 20, 2019, and supplemented on August 16, 2019, August 21, 2021 and August 19, 2022 (collectively the “C Squared RF Justification Reports”). Upon its review, HDR stated on page 18 of its report to the Planning Board, dated September 23, 2022, that “RF Reports and data were submitted by C-Squared [and]...Based on the information provided, a gap in Verizon service has been depicted for the site area.” Additionally, HDR also confirmed that “The applicant’s RF engineer has provided technical information that attests to the need for the proposed tower location.”

Notwithstanding, I want to address comments from the public that this Board has received regarding the significant gap in coverage in the vicinity of the property to which the Facility will provide coverage and other locations suggested to this Board for the Site.

Suggested Alternative Locations

It is important to note that the Site was strategically located to provide coverage to the existing significant gap in coverage, which includes areas from Valeria to the south to Chapel Hill Drive, Buttonwood Avenue and Greenlawn Road and the neighboring areas to the north, as well as a significant amount of area in between (including roads, homes, businesses and schools). It will also provide coverage for hikers in the Blue Ridge Mountain Park. None of the other alternatives proposed to this Board provide the same significant amount coverage as the proposed Site. Due to the topography in the area, many locations are not suitable, as coverage to areas would be blocked by the terrain.

A site on the rooftop of the Valeria Clubhouse provides no substantial new coverage due to its low elevation. Even a similarly sized tower at the waste treatment plant on Furnace Dock Road would provide no substantial new coverage to the area northwest of Watch Hill Road due to the

rise in topography in that direction. A site at The Sportsman Center would be roughly 100 feet lower in ground elevation than the proposed site and would provide extremely limited coverage north and northwest of Montrose Station Road. Areas near Route 6 south of the Cortlandt Town Center are roughly 300 feet lower than the proposed site. Moreover, Verizon Wireless already has sites in that area, which do not provide coverage to the existing significant gap at issue. Finally, the suggested sites on Furnace Dock Road and Croton Avenue are in the vicinity of an existing Verizon Wireless site at Croton Avenue, and would result in a significant amount of redundant coverage without providing the same amount of new coverage to the existing significant gap is that is provided by the proposed Site.

Verizon Wireless Online Coverage Locator Is Not a Guarantee of Coverage:

Public comments have also suggested there is no need for the proposed site, based on an apparent misunderstanding of Verizon's nationwide publicly available online maps ("Online Coverage Locator Maps"). Online Coverage Locator Maps is Verizon Wireless' web-based tool that customers can use to estimate the wireless coverage available from existing Verizon Wireless cell sites for specific outdoor locations within Verizon Wireless' nationwide network. Verizon Wireless provides Online Coverage Locator Maps as an easy interactive tool to advise of its general coverage areas. Accordingly, Verizon Wireless' innovative attempts to provide consumers with easy to use interactive general information should not be mistaken with Verizon Wireless' system design efforts.

The Online Coverage Locator Maps, while attempting to approximate Verizon Wireless' wireless coverage area, do not take into consideration factors such as network changes, call traffic volume, technical limitations, handset capabilities, structures, foliage, and other conditions that may interfere with actual service at any point in time to the same detailed extent as propagation coverage maps and drive test map previously submitted to the Planning Board.

The foregoing Online Coverage Locator Map limitations are expressly detailed on Verizon Wireless' website with the following disclaimer:

"This map applies to voice and data plans and is a general prediction of where we expect to deliver outdoor service at the cell edge based on typical human walking speeds, without factoring in loading (i.e., the number of people simultaneously using the service in an area) or throughput. This map is not a guarantee of coverage, contains areas of no service, and may not reflect actual customer performance. Actual coverage may vary. Many things can affect the availability and quality of your service, including, but not limited to, network capacity, your device, terrain, buildings, foliage, weather, topography, and other environmental considerations associated with radio technology. Your service may vary significantly within buildings. Coverage areas may include networks run by other carriers; some of the coverage depicted is based on their

information and public sources, and we cannot guarantee its accuracy. Some devices may not be compatible with extended coverage areas depicted in the map.”

As detailed in the C Squared RF Justification Reports there is an existing significant gap in coverage in the vicinity of the proposed Facility. The RF Justification Report includes highly accurate propagation maps and drive test map detailing such gap. The propagation maps and drive test map are tools used by qualified radio frequency engineers to determine whether a significant gap in coverage exists and a site is needed, as well as the design and height of such required site. As explained above, Online Coverage Locator Maps are not intended to provide such information and should not be relied upon for same.

Dropped Call Records are Not Relevant:

Public comments have also suggested that dropped call data is necessary to determine the need for a site. This is not true. In fact, dropped call data can be misleading. For example, a person may attempt a call within a significant gap in coverage and be unable to make any connection to the network. That attempt would not even be logged into Verizon Wireless’ system as a failed attempt or dropped call and therefore not show up in the dropped call records. Additionally, customers who have had calls dropped in an area may avoid attempting any connection until they have passed through that area. Again, those efforts would not show up in the dropped call records, despite a significant gap in coverage. Finally, dropped calls can occur for more than one reason and may not always be an indication of a gap in coverage. Therefore, a dropped call record is not necessarily a clear indication of the cause and extent of a problem in a given area, including the location of a significant gap.

Drive Test Was Performed

One commenter to this Board referenced the proposed FCC Order 20-94 (“Proposed Order”). Although a proposed Order is just that, proposed, even if it were not, the comments raised are irrelevant in this matter. As noted by the commenter when referencing the Proposed Order: (i) “the FCC states: ‘The Mobility Fund Phase II Investigation Staff Report, however, found that drive testing can play an important role in auditing, verifying, and investigating the accuracy of mobile broadband coverage maps submitted to the commission’”; and (ii) “For the foregoing reasons, dropped call records and drive test data are essential to the Board’s ability to render an informed decision.”

First, it must be noted that “dropped call records” are not mentioned in that Proposed Order and as discussed above are not necessarily indicative of a gap in coverage. Second, what the commenter does reference from the proposed order, drive testing, has already been performed for the Site. A drive test map was provided to this Board and reviewed by this Board’s consultant, HDR. As stated on page 18 of the memo from HDR, dated September 23, 2022, “RF Reports and

data were submitted by C-Squared with the initial application filing (report dated February 20, 2019, including drive test data, existing and proposed cell site information, and coverage maps) and in August 2021 in response to Town comments.” Therefore, even if the Proposed Order were applicable, to the extent it was raised by the commenter, the Applicants have provided that information already.

The commenter also indicates that “hard data” was not provided, again referencing dropped call and drive tests. Since as noted above, that Applicants already provided drive test data, as confirmed by HRD, the commenters claim that such data was not provided is incorrect.

ExteNet Systems, Inc. v. Village of Flower Hill and Flower Hill Board of Trustees

One commenter’s reliance on ExtNet Systems, Inc. v. Village of Flower Hill and Flower Hill Board of Trustees, No. 19-CV-558-FB-VMS (E.D.N.Y July 29, 2022) is misplaced. The commenter provides that based on the commenter’s interpretation of that matter, “[t]he applicant bears the burden of proof and must show that there is a significant gap in service- not just a lack of 5G service. A cell phone is able to "downshift"- that is, from 5G to 4G or from 4G to 3G, etc.- if necessary to maintain a call throughout coverage areas. Unless there is an actual gap, the call will continue uninterrupted. Therefore, there's only a significant gap when there is no service at all .” However, the Applicants have already shown that Verizon Wireless has a gap in its coverage at 750 MHz, which is the lowest frequency it currently operates under in Westchester, and therefore cannot “downshift” any lower. Additionally, numerous other commenters at this Board’s meeting on September 6, 2022 also attested to the fact that there is a gap in coverage or “no service” in the vicinity of the Site, confirming that a gap in coverage exists.

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.

A handwritten signature in black ink, appearing to read "Martin J. Lavin". The signature is written in a cursive, flowing style.

Martin J. Lavin

Senior RF Engineer

Date: September 30, 2022

T-MOBILE LETTER



4 Sylvan Way
Parsippany, NJ 07054

21 September 2022

Town of Cortlandt
1 Heady St
Cortlandt, NY 10567

Re: Letter of Intent to Co-Locate on Homeland Tower, LLC 140' Proposed monopole (NY079 Cortlandt 2), located at 52 Montrose Station Road, Cortlandt Manor, NY 10567

T-Mobile Site Number: **NY09148B ("Site")**

T-Mobile Site Address: **52 Montrose Station Road, Cortlandt Manor, NY 10567 ("Property")**

Dear Board Members:

This letter is to inform the Town of Cortlandt Planning Board, in writing that T-Mobile intends, at this time, to collocate on the above-referenced tower to be developed by Homeland Tower LLC. This includes entering into a lease to secure this space on the tower and filing for all necessary permits and approvals that are legally required under the municipal jurisdiction of the Town of Cortlandt in order to collocate on said tower. Additionally, it is the intention of T-Mobile at this time to install at 127' centerline of said tower.

In the event there are any concerns or questions, please contact Camille Mulligan at camille.mulligan2@t-mobile.com

Sincerely,

A handwritten signature in black ink that reads "Mike Bath".

Mike Bath
Director, Network Engineering & Ops

**LANE APPRAISAL PROPERTY
VALUATION REPORT**

LANE APPRAISALS, INC.

Real Estate Valuation Consultants

PAUL A. ALFIERI, III, MAI
EDWARD J. FERRARONE, MAI
PAUL A. ALFIERI, IV
VICTOR ESPINAL
JOSEPH P. SIMINSKY

178 MYRTLE BOULEVARD
LARCHMONT, NEW YORK 10538
914-834-1400
FAX 914-834-1380

E Mail : lane.app@verizon.net

JOHN W. LANE, MAI (1907-1993)

September 15, 2022

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

Re: Proposed Wireless Telecommunications Facility
52 Montrose Station Road, Cortlandt, Montrose PO,
Westchester County, NY

Dear Chairman Taylor and
Members of the Planning Board:

In accordance with the request of Homeland Towers, LLC ("Homeland"), I have inspected the above site and have completed an analysis of the potential impact of the proposed public utility wireless telecommunications facility including a 140 foot tower with related equipment at the base thereof ("Facility"), which is to be located on the property at 52 Montrose Station Road, in the Town of Cortlandt, NY ("Property"). Homeland Towers, LLC (the "Applicant"), is requesting permission to erect the Facility at the Property. This analysis is to be used in connection with the application for approval which is being presented to the appropriate municipal board.

The Facility is proposed to be located at the Property known and designated as Section 44.07, Block 1, Lot 4 on the Assessment Maps of Cortlandt, NY. The site is located in a "R-40 - Residence" zone where the Facility is permitted by Special Use Permit. This site has 6.0716 +/- acres of land area to the south of Montrose Station Road, in the Town of Cortlandt, NY. The area where the facility is to be located is wooded. No changes in the lot size are contemplated. All required setbacks will be met.

The proposed Facility will be located on an undeveloped portion of the property, south of Montrose Station Road, elevated on a relatively steep and rocky portion of the parcel. I have reviewed the visual report prepared by Saratoga Associates for the character of the views of the proposed Facility.

The proposed Facility will consist of a 140 foot high, "monopole" with panel antennae mounted on the pole. All cables will be run within the monopole. The compound will have a protective fence and gate. Additionally the compound will contain wireless equipment on a concrete pad, with room reserved within the compound area for additional carriers and public safety equipment in the future. Notwithstanding, due to the fencing, wooded area and distance from the property line, the equipment will not be visible from the surrounding residential homes and public roads.

At the request of Homeland, the subject property was inspected on September 14, 2022 to consider the effect of the proposed Facility upon the

value of the surrounding properties. I also reviewed Saratoga Associates Visual Resource Assessment from 2022.

In connection with the proposed Facility on the Property, I have made use of an ongoing study of sales of homes within a close proximity of similar communications facilities in Westchester, Putnam, Rockland and Orange Counties. I offer the following comments regarding the locations and value trends noted in areas which have similar communications facilities. There are sixteen separate studies, covering various time periods ranging from 2014 to the present.

I analyzed numerous properties both with and without a view of a cell tower. The large number of comparables and the average they provide negates the need to account for the smaller differences. Simply put, because the sample size is larger, the minor differences tend to average themselves out. Moreover, as noted above, the comparables for each of the existing cell towers reviewed in this Report are from a small geographical area, specifically, near an existing cell tower, which also limits the differences in amenities that are likely to exist. Homes within the same geographical area a/k/a neighborhood, tend to have similar characteristics/amenities, further negating the need to seek out and adjust for minor differences.

Our firm's method also negates the possibility that the samples were cherry picked to conveniently support a theory. The large sample size of homes that are within the same small geographic area (near an existing cell tower) and sold during a finite amount of time, limits the pool of comparables to choose from, negating any ability to "cherry pick" to support a theory. We included virtually all sales within an area during a certain time period, excepting only sales of non-typical dwellings such as uninhabited dwellings, tear downs or of estate quality property out of the area norm.

We have completed more than a dozen other such studies in additional, nearby counties in New York State. In every instance, the results have been consistent and similar. There is no diminution in the value of homes with a view of a wireless telecommunications facility.

The sales which were utilized in this analysis are summarized on the sixteen, attached exhibits. All of these studies involved communication monopolies or towers, and in no instance did I find that views of such communication facilities had any detrimental effect on property values. There was a normal range of value with typical increases or decreases in value according to the market for homes regardless of whether or not they had views of communications facilities.

My qualifications and experience are detailed at the end of this report in an attachment titled "Qualification of Appraiser". In sum, I am designated as an MAI (Member of the Appraisal Institute); I am a certified general appraiser in the State of New York and an accredited New York State Department of Transportation, Right of Way Appraiser, and have been qualified as an expert by New York Courts in real estate valuation. I have been engaged exclusively in appraising real estate since 1984, including appraising values of residential and commercial properties in New York.

I have also read the public comments regarding property values including the letters submitted by real estate agents or brokers that claim the Facility will negatively impact surrounding property values. The real estate broker letters are unsupported opinions absolutely devoid of any data or objective proof what so ever. Such broker letters also fail to state the methodology used to form the broker's opinion. It must also be noted

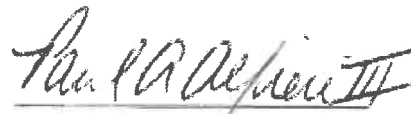
that real estate brokers are not experts in property valuations, and that only certified real estate appraisers can properly evaluate the value of real estate. The opinions in the real estate broker letters are so unsupported and so extreme, and lack any validation or methodology, that they should be given no credence.

Finally, I have reviewed additional packets of documents submitted on behalf of or by neighbors. The statements contained therein are typical NIMBY responses, and any cited studies that have little to nothing in common with the proposed Facility and, importantly, lack any specific data or analysis. One study cited is Affuso, E., Reid Cummings, J. & Le, H. Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis, published by J Real Estate Financial Economics 56, 653-676 (2018). This study was conducted in the Mobile Alabama area in 2015, in an area that was generally level. An independent referee noted that all homes within a kilometer were in the towers viewshed. The study attempted to use econometrics to prove levels of value decreases over these distances, within the viewshed. The same author(s) used econometrics to study the effect of registered sex offenders on house prices using an hedonic analysis. These types of analyses are typically used for mass appraisals, for assessment disbursements within larger Towns or Cities, using statistical data to calculate individual dwelling market assessments within the whole city. Without citing study particulars, many opponents of cell towers have used these studies to claim decreases in their property values of up to an over 20% due to a nearby tower. These studies do not appear to address the specific concerns of local Cortlandt opponents, other than to back up perceived value decreases of from 2.46% to over 20%, using a referenced article footnote. In a similar fashion, these cited references should be given no credence.

In conclusion, this Report uses actual data from known properties near cell towers sold on specific dates to demonstrate that sales within sight of a tower facility fall within similar average price per square foot ranges as other sales in the neighborhood, and that there has not been a diminution of the value due to the construction of similar facilities in the Westchester County area. This Report is based on accepted methodology and includes the underlying data. The Report provides substantial evidence to sustain its finding that “the installation, presence, and/or operation of the proposed Facility will not result in diminution of property values or reduce the marketability of properties in the immediate area.”

As a result of this analysis and my inspection of the site in this case, it is my expert opinion that the installation, presence, and/or operation of the proposed Facility will not result in the diminution of property values or reduce the marketability of properties in the immediate area. If you have any questions, please contact me.

Sincerely,



Paul A. Alfieri III, MAI
Certified General Appraiser
State of New York #46-9780
September 15, 2022

Exhibit 1, Lewisboro, Westchester County, NY

A 130' monopole located at the Lewisboro Town Park on Route 35, in Cross River, NY visited in November 2020. The following sales are located on the surrounding streets and are very close to the communications tower, within sight:

2017 - 2020 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
4 Buck Run	\$ 505,000	5-11-2017	2,250	\$224
1 Buck Run	\$ 500,000	12-18-2018	1,784	\$280
1074 Route 35	\$ 264,000	3-30-2017	1,750	\$151
1173 Route 35	\$ 490,000	4-27-2020	2,112	\$232
9 Hunts Ln	\$ 795,000	6-13-2018	5,195	\$153
10 Hunts Ln	\$ 750,000	10-3-2020	2,782	\$270
14 Hunts Ln	\$ 678,500	7-18-2018	3,380	\$201
9 Howland Dr	\$ 780,000	9-27-2018	4,081	\$191
10 Howland Dr	\$ 845,000	10-12-2018	4,140	\$204
1 Hunts Farm Rd	\$ 875,000	9-01-2020	2,903	\$301
2 Hunts Farm Rd	\$ 855,000	8-14-2020	2,809	\$304
4 Hunts Farm Rd	\$ 624,500	6-15-2018	2,550	\$245
8 Hunts Farm Rd	\$ 535,000	10-2-2018	2,161	\$248
25 Mead St	\$1,850,000	3-08-2018	4,972	\$372
72 Hunts Farm Rd	\$ 880,000	6-28-2017	4,286	\$205

Average Sales Price per Square Foot: \$239

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
3 Debbie Ln	\$410,000	2-03-2017	2,110	\$194
3 Debbie Ln	\$519,000	12-3-2018	2,000	\$260
7 Hunts Ln	\$ 436,740	12-16-2019	3,094	\$141
7 Hunts Ln	\$ 895,000	8-20-2020	3,094	\$289
4 Hunts Ln	\$ 665,000	10-23-2017	2,517	\$264
5 Hunts Ln	\$ 780,000	9-27-2017	5,820	\$134
4 Howland Dr	\$ 780,000	5-09-2019	3,088	\$253
6 Howland Dr	\$ 825,000	4-04-2018	3,312	\$249
7 Adams Hill Rd	\$ 537,500	3-25-2020	3,024	\$178
17 Adams Hill Rd	\$ 500,000	3-10-2020	2,600	\$192
10 Hunts Farm Rd	\$ 750,000	10-23-2017	3,712	\$202
13 Hunts Farm Rd	\$ 919,000	8-13-2019	2,369	\$388
14 Hunts Farm Rd	\$ 870,000	6-01-2018	2,590	\$336
16 Hunts Farm Rd	\$ 650,000	1-28-2019	3,104	\$209
17 Hunts Farm Rd	\$ 775,125	9-21-2017	3,431	\$226
18 Hunts Farm Rd	\$ 850,000	8-12-2020	3,441	\$247
22 Hunts Farm Rd	\$ 804,000	4-26-2017	3,444	\$233
27 Hunts Farm Rd	\$ 606,000	1-31-2020	2,923	\$207
34 Hunts Farm Rd	\$ 549,000	6-22-2018	2,570	\$214
35 Hunts Farm Rd	\$ 442,000	12-14-2017	2,124	\$208
36 Hunts Farm Rd	\$ 615,500	5-31-2019	2,118	\$290
37 Hunts Farm Rd	\$ 872,500	7-31-2017	4,004	\$218

Average Sales Price per Square Foot: \$233

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

Exhibit 2, New Castle, Westchester County, NY

A 130' monopole constructed in 2015 and located on a nursery property on Armonk Road, in the Town of New Castle, NY, visited in December 2016. The following sales are located on the surrounding streets and are very close to the communications tower:

2015 - 2016 Study

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
768 Armonk Rd	\$ 470,000	9-15-2016	1,416	\$332
785 Armonk Rd	\$1,266,000	8-26-2016	5,910	\$214
20 Hollow Ridge Rd	\$1,625,000	5-01-2015	5,695	\$285
23 Hollow Ridge Rd	\$3,350,000	9-11-2015	8,976	\$373
77 Whipoorwill Lk	\$1,700,000	12-7-2015	5,000	\$340
72 Whipoorwill Lk	\$1,875,000	9-29-2015	6,167	\$304
Average Sales Price per Square Foot:				\$308

These properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
66 Tripp St	\$ 870,500	1-11-2016	2,972	\$293
30 Roseholm Pl	\$ 764,000	5-21-2015	3,303	\$231
6 Whipoorwill Ct	\$1,260,000	9-21-2015	4,430	\$284
340 Whipoorwill Rd	\$ 885,000	3-30-2016	3,184	\$278
335 Whipoorwill Rd	\$1,500,000	5-02-2016	5,566	\$269
20 Bessel Ln	\$3,648,888	1-06-2015	8,200	\$445
82 Carolyn Pl	\$1,900,000	12-7-2015	6,662	\$285
50 Carolyn Pl	\$2,540,000	9-29-2015	7,675	\$331
Average Sales Price per Square Foot:				\$302

Study indicates roughly equal value for properties, with and without a view of a communications tower.

Exhibit 3, Pound Ridge, Westchester County, NY

A 130' monopole located on a Town site at 89 Westchester Avenue in Pound Ridge, NY visited in November 2020. The following sales have a view of the communications tower:

2017 - 2020 STUDY

These properties have a view of the communications tower.

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
20 Trinity Pass Rd	\$850,000	11-14-2017	3,652	\$233
15 Trinity Pass Rd	\$1,169,000	10-21-2019	4,241	\$276
26 Trinity Ln	\$430,000	11-15-2019	1,657	\$260
32 Pine Dr	\$825,000	11-20-2017	3,456	\$239
32 Pine Dr	\$850,000	5-11-2020	3,456	\$246
Average Sales Price per Square Foot:				\$251

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
10 Upper Shad Rd	\$534,100	12-5-2019	2,605	\$205
10 Trinity Ln	\$635,000	6-15-2017	2,152	\$249
10 Trinity Ln	\$710,000	12-30-2019	2,152	\$330
15 Lower Trinity Pass	\$610,000	6-12-2017	2,617	\$233
20 Lower Trinity Pass	\$917,000	7-19-2018	4,268	\$215
46 Lower Trinity Pass	\$410,000	9-17-2018	1,838	\$223
40 Lower Trinity Pass	\$927,900	2-12-2018	3,542	\$262
75 Fancher Rd	\$1,625,000	7-17-2018	7,648	\$212
57 Fancher Rd	\$1,800,000	10-10-2018	4,022	\$448
140 Westchester Av	\$985,000	5-08-2014	2,838	\$347
32 Hemlock Hill Dr	\$875,000	4-26-2019	4,465	\$196
3 Rolling Meadow Ln	\$565,000	11-6-2019	2,672	\$211
5 Rolling Meadow Ln	\$712,000	3-01-2017	2,574	\$277
9 Rolling Meadow Ln	\$500,000	5-10-2019	2,712	\$184
22 Rolling Meadow Ln	\$580,000	11-16-2018	2,912	\$199
35 Woodland Rd	\$559,500	1-03-2018	2,103	\$266
212 Barnegat Rd	\$430,000	5-29-2018	1,825	\$236
206 Barnegat Rd	\$474,000	9-11-2018	2,532	\$187
205 Barnegat Rd	\$999,000	6-30-2017	3,712	\$269
Average Sales Price per Square Foot:				\$251

Study indicates that the properties with views of a communications tower have the same average price per square foot as those without a view of a communications tower.

Exhibit 4, Pound Ridge, Westchester County, NY

A 155' monopine tower, constructed in 2007 and located off Adams Lane in Pound Ridge, NY visited in April 2017. The following properties have a view of the communications tower:

2014 - 2017 STUDY

These properties have a view of the communications tower.

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
21 Donbrook Rd	\$799,900	7-28-2016	2,546	\$315
29 Donbrook Rd	\$1,030,000	9-14-2016	4,227	\$244
51 Salem Road	\$1,675,000	9-15-2015	5,993	\$279
65 Salem Road	\$527,000	1-13-2017	1,521	\$346
65 Salem Road	\$360,000	3-24-2014	1,521	\$237
Average Sales Price per Square Foot:				\$284

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
21 Salem Rd	\$407,062	3-14-2014	2,529	\$160
21 Salem Rd	\$715,000	3-21-2016	2,529	\$283
35 Salem Road	\$1,375,000	9-12-2014	5,114	\$269
54 Old Stone Hill Rd	\$4,050,000	4-23-2014	6,273	\$646
90 Old Stone Hill Rd	\$757,500	11-17-2015	2,876	\$263
147 Salem Rd	\$415,000	5-01-2016	1,749	\$237
157 Salem Rd	\$510,000	4-28-2015	3,222	\$158
36 Kitchawan Rd	\$485,000	1-19-2017	2,412	\$201
167 Salem Rd	\$1,327,500	11-22-2016	4,199	\$316
Average Sales Price per Square Foot:				\$282

Study indicates very similar prices on homes with no view of the communications tower and with a view of the communications tower.

Exhibit 5, Somers, Westchester County, NY

A 100' monopole located at the top of the West Hill in the Heritage Hills Condominium complex Somers, NY visited in April 2017. The following sales have a view of the communications tower:

2014 - 2016 STUDY

These properties have a direct view of the communications tower.

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
346D Heritage Hills	\$305,000	7-29-2015	1,168	\$261
348A Heritage Hills	\$315,000	1-07-2015	1,428	\$221
349A Heritage Hills	\$362,000	3-20-2015	1,435	\$252
351E Heritage Hills	\$331,500	11-15-2015	1,435	\$231
352C Heritage Hills	\$622,500	6-24-2016	1,973	\$316
449A Heritage Hills	\$350,000	7-18-2014	1,353	\$259
451D Heritage Hills	\$400,000	1-04-2016	1,265	\$316
462B Heritage Hills	\$517,000	8-28-2014	1,905	\$271
464B Heritage Hills	\$370,000	4-23-2014	1,265	\$292
464C Heritage Hills	\$549,000	6-13-2016	1,793	\$306

Average Sales Price per Square Foot: \$273

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
332A Heritage Hills	\$359,000	7-08-2015	1,550	\$232
332B Heritage Hills	\$395,000	12-23-2016	1,550	\$255
332B Heritage Hills	\$417,000	8-06-2015	1,550	\$269
333C Heritage Hills	\$341,000	11-3-2014	1,435	\$238
339B Heritage Hills	\$390,000	11-18-2016	1,550	\$252
340B Heritage Hills	\$389,000	8-02-2016	1,594	\$244
355B Heritage Hills	\$389,000	1-12-2016	1,484	\$262
355D Heritage Hills	\$495,000	10-3-2014	1,793	\$276
358A Heritage Hills	\$435,000	2-03-2016	1,435	\$303
358C Heritage Hills	\$350,000	1-27-2014	1,550	\$226
361A Heritage Hills	\$545,000	7-22-2014	1,793	\$304
364D Heritage Hills	\$422,500	8-25-2016	1,484	\$285
460B Heritage Hills	\$464,900	9-15-2015	1,472	\$314
468B Heritage Hills	\$600,000	4-06-2015	1,905	\$315
478D Heritage Hills	\$352,500	5-05-2015	1,265	\$279
468A Heritage Hills	\$280,000	10-21-2016	967	\$290
478C Heritage Hills	\$285,500	9-13-2016	967	\$295
480C Heritage Hills	\$443,000	9-16-2014	1,598	\$277
482B Heritage Hills	\$415,000	6-19-2015	1,483	\$280
486B Heritage Hills	\$348,000	5-12-2015	1,265	\$275
487A Heritage Hills	\$297,000	7-26-2016	967	\$307
489B Heritage Hills	\$391,000	12-22-2016	1,483	\$264
490B Heritage Hills	\$485,000	7-17-2014	1,598	\$304
494D Heritage Hills	\$276,000	3-19-2014	967	\$285
497B Heritage Hills	\$580,000	11-7-2014	1,905	\$304
498A Heritage Hills	\$342,420	9-04-2015	1,265	\$271

Average Sales Price per Square Foot: \$277

Study indicates very similar prices on homes with no view of the communications tower and with view of the communications tower.

Exhibit 6, 94 Gleneida Avenue, Mahopac, Putnam County, NY

A 121' flagpole type tower located at 94 Gleneida Avenue, at the corner of Vink Drive, in the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
4 Kyle Ct	\$ 355,000	4-20-2017	2,500	\$142
11 Kyle Ct	\$ 355,000	6-20-2017	2,160	\$164
2 Collier Dr W	\$ 362,000	7-18-2017	2,024	\$179
2 Collier Dr	\$ 222,500	8-03-2018	1,300	\$171
7 North Dr	\$ 322,000	8-23-2018	1,542	\$209
3 Circle Dr	\$ 190,000	5-23-2016	1,344	\$141
1 Raymond Dr	\$ 210,750	5-26-2017	1,640	\$129
4 Raymond Dr	\$ 135,000	9-22-2017	600	\$225
2 East Dr	\$ 365,000	11-15-2018	2,376	\$154
10 Ridge Rd	\$ 335,000	9-15-2016	1,464	\$229
6 Ridge Rd	\$ 370,000	12-9-2016	1,715	\$178

Average Sales Price per Square Foot: \$178

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
16 Wyndham Ln	\$ 575,000	10-11-2016	4,198	\$137
44 Wyndham Ln	\$ 512,000	1-12-2017	3,013	\$170
33 Wyndham Ln	\$ 540,000	1-15-2016	4,333	\$125
41 Wyndham Ln	\$ 545,000	6-30-2016	3,867	\$141
29 Wyndham Ln	\$ 542,500	8-01-2017	2,718	\$200
48 Wyndham Ln	\$ 548,500	8-14-2018	3,744	\$147
29 Glenna Dr	\$ 340,000	5-15-2017	1,456	\$234
30 Glenna Dr	\$ 279,900	8-29-2016	1,800	\$156
24 Glenna Dr	\$ 315,000	1-06-2017	1,978	\$159
25 Hill & Dale Rd	\$ 430,000	9-14-2017	2,308	\$186
28 Wainwright Dr	\$ 369,500	5-31-2016	1,718	\$215
11 Fowler Av	\$ 264,050	3-03-2017	1,457	\$181
18 Collier Dr E	\$ 269,850	7-20-2018	2,004	\$135
1 Ridge Rd	\$ 295,000	6-26-2017	1,487	\$198
7 Sunset Ridge	\$ 530,000	12-29-2017	3,198	\$166
21 Sunset Ridge	\$ 368,000	11-5-2018	1,640	\$226
27 Sunset Ridge	\$ 460,000	9-01-2017	3,432	\$134
63 Fair St	\$ 267,000	7-24-2017	1,414	\$189
64 Fair St	\$ 349,900	7-31-2018	1,624	\$215
65 Fair St	\$ 196,000	1-30-2017	1,324	\$148
83 Fair St	\$ 349,000	11-7-2017	1,624	\$215
31 De Colores Dr	\$ 365,000	9-05-2018	2,184	\$167
24 De Colores Dr	\$ 210,000	9-29-2016	1,765	\$119
7 Waring Dr	\$ 482,500	6-23-2016	3,314	\$146
15 Waring Dr	\$ 474,000	6-17-2016	2,694	\$176
41 Waring Dr	\$ 385,000	12-20-2016	1,600	\$241
62 Waring Dr	\$ 440,000	1-22-2016	2,753	\$160
3667 Route 301	\$ 545,000	6-01-2018	3,392	\$161

Average Sales Price per Square Foot: \$173

Study indicates that the properties with views of a communications tower have a slightly greater average price per square foot than those without a view of a communications tower.

Exhibit 7, 55 McAlpin Avenue, Mahopac, Putnam County, NY

A 120' flagpole type tower located at 55 McAlpin Avenue, at the corner of See Avenue and east of Route 6, in the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
20 Front St	\$ 300,000	6-14-2017	1,512	\$198
10 Miller Av	\$ 179,900	5-10-2017	840	\$214
5 Baldwin St	\$ 260,000	7-12-2016	1,100	\$236
3 Baldwin St	\$ 235,500	6-26-2017	1,200	\$196
1 Baldwin St	\$ 332,000	12-19-2016	1,798	\$185
160 See Av	\$ 250,000	7-27-2016	1,576	\$159
143 See Av	\$ 357,000	9-16-2016	1,762	\$203
31 Wright Av	\$ 240,000	8-01-2018	974	\$246
28 Wright Av	\$ 310,000	1-03-2018	1,324	\$234
20 McAlpin Av	\$ 310,000	8-16-2017	1,824	\$170
12 McAlpin Av	\$ 447,500	11-28-2018	1,798	\$249
18 McAlpin Av	\$ 372,000	11-3-2016	2,122	\$175

Average Sales Price per Square Foot: \$205

The following properties are in the same neighborhood but have no view of the

tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
21 M & M Ln	\$ 284,900	10-11-2017	2,052	\$139
27 Tanager Rd	\$ 345,000	1-12-2017	2,210	\$156
45 Tanager Rd	\$ 400,000	1-15-2016	2,745	\$146
45 Lakeview Terr	\$ 250,500	6-30-2016	1,856	\$135
4 Olympus Dr	\$ 450,000	8-01-2016	2,602	\$173
535 Kennicut Hill Rd	\$ 312,000	8-14-2018	1,204	\$259
254 Dahlia Dr	\$ 295,000	5-15-2016	1,708	\$173
17 Mt Hope Rd	\$ 277,900	8-29-2016	1,118	\$248
40 Mt Hope Rd	\$ 231,450	1-06-2016	1,732	\$134
43 Mt Hope Rd	\$ 185,000	9-14-2019	1,320	\$140
7 Lakeview Dr	\$ 360,000	5-31-2018	1,843	\$195
2 Lakeview Dr	\$ 342,000	3-03-2016	1,184	\$289
10 Lakeview Dr	\$ 365,000	7-20-2018	2,593	\$141
54 Lakeview Dr	\$ 235,000	6-26-2018	1,824	\$129
107 Lakeview Dr	\$ 315,000	12-29-2018	1,920	\$164
17 Highridge Rd	\$ 360,000	11-5-2016	1,667	\$216
45 Highridge Rd	\$ 439,000	9-01-2018	2,476	\$177
30 Greenfield Rd	\$ 364,950	7-24-2017	1,512	\$241
33 Greenfield Rd	\$ 460,000	7-31-2018	2,940	\$156
30 Mayfair Ln	\$ 360,000	1-30-2017	1,686	\$214
60 N Ridge Rd	\$ 681,106	11-7-2018	2,568	\$265
14 Overhill Rd	\$ 329,900	9-05-2016	1,476	\$224
70 Heather Dr	\$ 225,000	9-29-2016	1,200	\$188
32 Overlook Dr	\$ 404,000	6-23-2018	2,350	\$172
7 Odessa Rd	\$ 412,500	6-17-2018	2,276	\$181
14 Longdale Rd	\$ 403,500	12-20-2018	2,372	\$170
24 Baxter Ct	\$ 425,000	1-22-2018	1,976	\$215
28 Baxter Ct	\$ 392,080	1-22-2017	1,976	\$198
23 Baxter Ct	\$ 295,000	1-22-2016	1,336	\$221
31 Strawberry Fields Ln	\$ 639,000	6-01-2018	3,694	\$173

Average Sales Price per Square Foot: \$188

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

Exhibit 8, 51 Crest Avenue, Mahopac, Putnam County, NY

A 195' lattice tower located at 51 Crest Drive, south of Lake Mahopac, in the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
718 Hill Dr	\$ 235,000	9-20-2017	1,128	\$208
722 Hill Dr	\$ 260,000	1-08-2018	1,124	\$231
29 Mary Av	\$ 321,000	10-22-2018	1,638	\$196
66 Ellen Av	\$ 97,500	10-31-2016	726	\$134
76 Ellen Av	\$ 160,000	5-24-2018	1,722	\$ 93
65 Ellen Av	\$ 306,000	12-27-2018	1,678	\$182
12 Crest Dr	\$ 200,000	6-15-2018	1,068	\$187
9 Crest Dr	\$ 330,350	12-30-2016	1,080	\$306
34 Indian Av	\$ 290,000	9-28-2016	1,900	\$153
4 Elm Ct	\$ 657,500	5-12-2017	5,016	\$131
5 Locust Ct	\$ 275,000	3-23-2017	989	\$278
30 Colonial Dr	\$ 630,000	2-18-2016	3,833	\$164
34 Colonial Dr	\$ 335,000	2-20-2018	1,381	\$243
25 Colonial Dr	\$ 255,000	3-17-2016	1,444	\$180
751 South Lake Blvd	\$ 490,000	2-15-2018	1,008	\$486
32 Middle Branch Rd	\$ 380,000	9-19-2018	1,852	\$205
288 Bucks Hollow Rd	\$ 230,000	10-3-2016	900	\$256
45 Lakeview Terr	\$ 250,000	5-24-2016	1,856	\$135
4 Olympus Dr	\$ 450,000	9-20-2016	2,602	\$173
535 Kennicut Hill Rd	\$ 312,000	12-19-2018	1,204	\$259
254 Dahlia Dr	\$ 295,000	3-08-2016	1,708	\$173
233 Dahlia Dr	\$ 352,000	3-30-2018	1,796	\$196
7 Astor Dr	\$ 565,000	8-07-2017	2,940	\$192
12 Astor Dr	\$ 450,000	3-16-2016	2,900	\$155
49 Tulip Rd	\$ 379,000	8-08-2018	1,720	\$220

Average Sales Price per Square Foot: \$205

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
15 Indian Av	\$ 355,000	6-23-2016	1,668	\$213
25 Senior Av	\$ 650,000	6-20-2016	3,575	\$182
866 South Lake Blvd	\$ 388,000	10-25-2018	1,932	\$201
14 Gleneida Blvd	\$ 462,000	9-25-2017	2,398	\$193
34 Gleneida Blvd	\$ 352,500	2-16-2017	1,342	\$263
12 Muscoot Rd	\$ 293,000	9-06-2018	1,488	\$197
10 Muscoot Rd	\$ 247,000	4-13-2017	1,400	\$176
17 Pine Cone Rd	\$ 389,900	5-31-2018	2,020	\$193
410 Baldwin Place Rd	\$ 200,000	2-05-2018	996	\$201
782 South Lake Blvd	\$ 610,000	1-24-2017	4,185	\$146
10 Veschi Ln N	\$ 344,500	6-28-2018	1,802	\$191
31 Ryan Ct	\$ 603,000	8-23-2018	3,632	\$166
26 Ryan Ct	\$ 557,800	8-31-2018	2,992	\$186
133 Dahlia Dr	\$ 380,000	8-22-2018	1,908	\$199
61 Astor Dr	\$ 430,000	8-15-2018	2,170	\$198
151 Dahlia Dr	\$ 350,000	1-18-2018	2,250	\$156
1 Tulip Rd	\$ 350,000	12-29-2017	2,296	\$152

Average Sales Price per Square Foot: \$189

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

Exhibit 9, 1181 Route 6, Mahopac, Putnam County, NY

Two monopole towers approximately 120' each, located south of 1181 Route 6, in the Mahopac area of the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
44 Nicole Way	\$ 450,000	8-02-2017	2,488	\$181
51 Nicole Way	\$ 325,500	4-18-2018	2,236	\$146
129 Overlook Dr	\$ 460,000	9-19-2018	2,320	\$198
133 Overlook Dr	\$ 315,000	8-02-2018	1,064	\$296
130 Overlook Dr	\$ 325,000	2-17-2016	2,456	\$132
106 Overlook Dr	\$ 165,000	7-30-2018	1,100	\$150
68 Albion Oval	\$ 258,000	4-25-2016	1,177	\$219
110 Baldwin Ln	\$ 375,000	8-29-2017	2,175	\$172
282 Shear Hill Rd	\$ 375,000	9-12-2016	1,812	\$207
278 Shear Hill Rd	\$ 282,500	5-16-2018	1,521	\$186
244 Shear Hill Rd	\$ 370,000	7-19-2016	1,812	\$204
154 Lake Dr	\$ 450,000	9-15-2016	3,672	\$123
123 Lake Dr	\$ 355,000	7-31-2018	1,900	\$187
139 Lake Dr	\$ 475,000	2-23-2017	2,065	\$230

Average Sales Price per Square Foot: \$188

The following properties are in the same neighborhood but have no view of the

tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
529 N Lake Blvd	\$ 535,000	11-23-2016	3,876	\$138
390 E Lake Blvd	\$ 315,000	10-26-2017	1,096	\$287
73 Baldwin Ln	\$ 299,500	1-12-2017	1,056	\$284
32 Baldwin Ln	\$ 380,000	1-04-2016	2,936	\$129
26 Baldwin Ln	\$ 185,000	7-29-2016	1,000	\$185
19 Albion Oval	\$ 300,000	5-01-2018	1,482	\$202
41 Albion Oval	\$ 380,000	8-26-2016	2,060	\$184
45 Albion Oval	\$ 390,000	12-21-2018	2,220	\$176
30 Albion Oval	\$ 350,000	10-23-2018	1,858	\$188
59 Albion Oval	\$ 254,639	3-15-2016	1,122	\$120
205 Shear Hill Rd	\$ 259,000	2-08-2018	944	\$274
98 Shear Hill Rd	\$ 390,000	9-12-2016	1,836	\$212
4 Lacona Rd	\$ 415,000	1-18-2018	2,104	\$197
20 Lacona Rd	\$ 352,500	2-21-2017	1,904	\$185
24 Lacona Rd	\$ 265,000	7-29-2016	1,899	\$140
32 Lacona Rd	\$ 340,930	4-04-2017	1,648	\$207
13 Lacona Rd	\$ 425,000	1-10-2018	2,374	\$179
22 Sheryl Ln	\$ 573,000	1-04-2016	3,926	\$146
12 Sheryl Ln	\$ 410,000	11-9-2018	1,982	\$207
10 Sheryl Ln	\$ 490,000	1-27-2017	3,113	\$157
114 Lake Dr	\$ 410,000	3-09-2017	2,156	\$190
94 Lake Dr	\$ 385,000	2-17-2016	2,296	\$168
59 Stuart Rd	\$ 360,000	2-17-2016	2,118	\$170
54 Stuart Rd	\$ 375,000	6-17-2016	1,990	\$188
38 Tanya Ln	\$ 433,000	8-23-2018	2,070	\$209
34 Tanya Ln	\$ 347,000	8-30-2016	1,990	\$174
72 Cortlandt Rd	\$ 342,500	8-12-2016	2,008	\$171
61 Cortlandt Rd	\$ 435,000	8-10-2016	3,434	\$127
74 Longdale Rd	\$ 390,000	6-08-2016	2,230	\$175
63 Longdale Rd	\$ 412,900	12-7-2018	1,950	\$212
544 Crosshill Ln	\$ 380,000	4-11-2016	2,194	\$173
543 Crosshill Ln	\$ 363,000	3-28-2017	1,800	\$202
63 Overlook Dr	\$ 229,000	9-15-2016	2,000	\$115
83 Overlook Dr	\$ 281,915	12-15-2017	1,284	\$220
78 Overlook Dr	\$ 380,000	11-9-2017	1,560	\$244

Average Sales Price per Square Foot: \$187

Study indicates that the properties with views of a communications tower have a virtually equal average price per square foot as those without a view of a communications tower.

Exhibit 10, Sky Lane, Philipstown, Putnam County, NY

A 400' former radio guyed tower located at the top of Sky Lane, east of Ridge Road, in the Town of Philipstown, NY visited in October, November and December 2017. The following sales are located on the surrounding streets and are within sight of the tower:

2015 - 2017 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
20 Steuben Rd	\$ 227,000	1-06-2016	1,316	\$172
15 Steuben Rd	\$ 268,000	8-21-2017	1,384	\$194
7 Steuben Rd	\$ 210,000	9-02-2015	1,124	\$187
21 Valley Ln	\$ 215,000	3-21-2016	1,168	\$184
420 Sprout Brook Rd	\$ 307,500	6-23-2015	1,728	\$178
418 Sprout Brook Rd	\$ 379,000	8-03-2016	2,420	\$157
384 Sprout Brook Rd	\$ 135,000	2-21-2017	768	\$176
338 Sprout Brook Rd	\$ 352,000	6-22-2017	1,808	\$195
334 Sprout Brook Rd	\$ 269,000	2-09-2015	1,816	\$148
326 Sprout Brook Rd	\$ 300,000	2-01-2017	1,200	\$250
322 Sprout Brook Rd	\$ 419,800	5-13-2015	2,671	\$157
319 Sprout Brook Rd	\$ 235,000	4-20-2017	1,159	\$203
308 Sprout Brook Rd	\$ 300,000	10-18-2017	1,660	\$181
303 Sprout Brook Rd	\$ 325,000	1-14-2015	1,414	\$230
19 Sky Ln	\$ 687,000	6-29-2017	2,741	\$251
39 Mountain Dr	\$ 447,500	7-22-2015	2,400	\$186

Average Sales Price per Square Foot: \$190

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
159 Old Albany Post	\$ 210,000	11-30-2015	1,100	\$191
200 Old Albany Post	\$ 370,000	8-19-2016	1,868	\$198
196 Old Albany Post	\$ 370,000	5-19-2017	1,776	\$208
180 Old Albany Post	\$ 480,000	12-18-2014	3,517	\$136
20 Old Albany Post	\$ 289,000	6-12-2015	1,554	\$186
516 Sprout Brook Rd	\$ 335,000	1-29-2017	1,503	\$223
504 Sprout Brook Rd	\$ 315,000	8-05-2016	1,750	\$180
495 Sprout Brook Rd	\$ 520,000	4-27-2016	2,904	\$179
492 Sprout Brook Rd	\$ 325,000	12-11-2015	2,188	\$149
471 Sprout Brook Rd	\$ 365,000	3-15-2015	1,860	\$196
54 Steuben Rd	\$ 270,000	3-27-2015	1,512	\$179
90 Steuben Rd	\$ 289,000	6-09-2017	1,456	\$198
60 Steuben Rd	\$ 300,000	6-06-2016	1,260	\$238
62 Steuben Rd	\$ 330,000	9-27-2017	1,823	\$181
72 Steuben Rd	\$ 300,000	2-23-2015	1,700	\$176

Average Sales Price per Square Foot: \$188

Study indicates that the properties with views of a radio tower and properties without a view of a radio tower have virtually equal average price per square feet, in this specific neighborhood.

Exhibit 11, 61 Washington Avenue, Suffern, Rockland County, NY

A 90' flagpole type tower located at 61 Washington Avenue, just south of Route 59, in the Village of Suffern, NY visited in April 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
8 Manfield Pl	\$ 415,000	12-15-2017	2,460	\$169
7 Clinton Pl	\$ 299,000	10-13-2016	1,940	\$154
23 Clinton Pl	\$ 285,000	12-19-2018	2,611	\$109
67 E Maple Av	\$ 339,500	2-23-2016	1,993	\$170
12 Antrim Av	\$ 231,500	12-31-2018	984	\$235
12 Washington Cir	\$ 245,000	7-05-2016	1,300	\$188
19 Washington Cir	\$ 170,000	2-03-2017	676	\$251
9 Washington Cir	\$ 240,500	6-21-2017	1,056	\$228
10 Washington Cir	\$ 396,000	8-05-2016	1,464	\$270
113 Washington Av	\$ 389,000	12-6-2018	2,189	\$178
112 Washington Av	\$ 240,000	10-13-2018	1,752	\$137

Average Sales Price per Square Foot: \$190

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
2B Cross St	\$ 106,000	11-8-2018	976	\$109
6 Hallett Pl	\$ 190,000	7-19-2018	1,352	\$141
27 Wayne Av	\$ 335,000	1-10-2018	1,500	\$223
71 Wayne Av	\$ 270,000	10-5-2017	1,320	\$205
160 Lafayette Av	\$ 260,000	11-17-2016	1,405	\$185
4 Riverside Dr	\$ 305,000	8-24-2016	1,460	\$209
7 Riverside Dr	\$ 305,000	8-31-2018	1,281	\$238
2 Antrim Av	\$ 330,000	2-09-2018	1,470	\$224
141 Lafayette Av	\$ 520,000	10-4-2018	3,500	\$149
20 Antrim Av	\$ 140,000	9-28-2017	1,081	\$130
85 E Maple Av	\$ 339,000	11-18-2016	1,558	\$218
33 Riverside Dr	\$ 310,000	2-10-2017	1,693	\$183
41 Riverside Dr	\$ 330,000	4-28-2016	1,783	\$185
30 Riverside Dr	\$ 267,500	10-31-2017	1,597	\$168
30 Riverside Dr	\$ 363,500	4-13-2018	1,597	\$228
25 Prairie Av	\$ 325,000	9-05-2018	1,092	\$298
10 Prairie Av	\$ 410,000	6-20-2018	1,786	\$230
18 Prairie Av	\$ 325,000	9-16-2016	1,500	\$217
44 Prairie Av	\$ 335,000	10-4-2017	1,493	\$224
3 Abby Park Ln	\$ 190,000	8-01-2018	1,536	\$124
5 Ruby St	\$ 219,900	8-23-2016	1,440	\$153
3 Lonergan Dr	\$ 220,000	8-10-2017	1,326	\$166
3 Lonergan Dr	\$ 145,000	7-28-2016	1,326	\$109
4 Temple Ln	\$ 210,000	8-27-2018	1,326	\$158
41 Lonergan Dr	\$ 231,500	12-26-2018	1,326	\$175
42 Lonergan Dr	\$ 244,000	11-10-2016	1,326	\$184
30 Lonergan Dr	\$ 211,100	4-10-2018	1,326	\$159
28 Lonergan Dr	\$ 205,000	7-07-2017	1,326	\$155
5 Brook St	\$ 280,000	11-13-2018	2,300	\$122
6 Brook St	\$ 287,000	11-28-2017	1,900	\$151
53 Riverside Dr	\$ 319,000	8-31-2017	1,322	\$241
48 Riverside Dr	\$ 295,000	6-07-2017	1,036	\$285
7 Center St	\$ 295,000	6-01-2018	1,020	\$289
37 Boulevard	\$ 324,000	10-11-2018	1,944	\$167
43 Boulevard	\$ 395,000	9-12-2017	1,392	\$284
7 Hillside Av	\$ 380,000	5-15-2017	2,476	\$153

Average Sales Price per Square Foot: \$190

Study indicates that the properties with views of a communications tower have the same average price per square foot than those without a view of a communications tower.

Exhibit 12, 11 College Road, Ramapo, Monsey P.O., Rockland County, NY

A 300' lattice type tower located at 11 College Road, north of the NYS Thruway, in the Town of Ramapo, Monsey P.O., NY visited in April 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
17 Laura Dr	\$ 480,000	9-14-2017	1,788	\$268
15 Laura Dr	\$ 514,000	3-08-2018	1,788	\$287
13 Golar Dr	\$ 750,000	7-23-2018	3,101	\$242
3 Golar Dr	\$ 890,000	8-24-2016	3,394	\$262
5 Lynne Ct	\$ 575,000	8-07-2018	1,513	\$380
24 Wallenberg Cir	\$ 1,200,000	3-31-2017	4,935	\$243
9 Bayberry Dr	\$ 415,000	2-02-2016	1,903	\$218
13 Olympia Ln	\$ 875,000	5-16-2017	3,290	\$266
6 Olympia Ln	\$ 650,000	5-10-2018	2,700	\$241
43 Olympia Ln	\$ 799,000	7-18-2016	3,525	\$227
18 Olympia Ln	\$ 787,000	4-07-2017	3,461	\$227
24 Olympia Ln	\$ 875,000	6-03-2016	4,434	\$197
1 David Ct	\$ 750,000	11-10-2017	2,600	\$288
9 Barbara Ln	\$ 657,500	5-19-2017	2,700	\$244
35 College Rd	\$ 660,000	6-26-2017	3,100	\$213
57 College Rd	\$ 835,000	8-09-2018	3,249	\$257
55 College Rd	\$ 725,000	9-29-2016	2,677	\$271
25 College Rd	\$ 685,000	2-02-2018	1,879	\$365
28 Dolson Rd	\$ 545,000	3-29-2016	1,832	\$297
41 Hilltop Pl	\$ 807,500	10-2-2017	2,459	\$328
6 Slevin Ct	\$ 800,000	4-11-2018	3,304	\$242
5 Slevin Ct	\$ 970,000	11-29-2016	3,424	\$283

Average Sales Price per Square Foot: \$266

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
5 Polo Ct	\$ 232,500	9-25-2017	888	\$262
67 N Airmont Rd	\$ 527,000	11-27-2017	2,744	\$192
11 Polo Ct	\$ 650,000	3-03-2017	3,400	\$191
7 Ashwood Dr	\$ 342,000	4-15-2016	1,797	\$190
10 Ashwood Dr	\$ 420,000	9-14-2017	1,805	\$233
19 Pioneer Av	\$ 357,000	6-01-2016	1,600	\$223
17 Pioneer Av	\$ 323,000	7-19-2016	1,232	\$262
6 Heights Rd	\$ 485,000	3-20-2018	1,587	\$306
4 Heights Rd	\$ 380,000	10-17-2017	1,334	\$285
1 Heights Rd	\$ 316,700	2-01-2016	1,550	\$204
105 Highview Rd	\$ 775,500	5-09-2018	2,984	\$260
101 Highview Rd	\$ 650,000	10-15-2018	1,190	\$546
99 Highview Rd	\$ 650,000	10-15-2018	3,500	\$186
2 Stemmer Ln E	\$ 500,000	9-01-2017	1,933	\$259
16 Stemmer Ln E	\$ 600,000	1-10-2017	2,134	\$281
9 Stemmer Ln E	\$ 480,000	5-16-2016	1,880	\$255
3 Stemmer Ln E	\$ 535,000	12-5-2016	2,016	\$265
310 Spook Rock Rd	\$ 302,100	2-09-2016	1,200	\$252
6 Dalewood Dr	\$ 500,000	8-22-2016	1,487	\$336
85 Highview Rd	\$ 472,500	3-12-2018	1,933	\$244
49 Mountain Rd	\$ 655,000	10-9-2018	4,203	\$156
15 Mountain Rd	\$ 885,000	10-25-2017	2,890	\$306
68 Highview Rd	\$ 865,000	4-25-2018	3,620	\$239
32 Highview Rd	\$ 633,000	10-31-2016	1,553	\$408
1 Nelson Rd	\$ 725,000	4-24-2018	2,170	\$334
6 Nelson Rd	\$ 850,000	3-05-2018	3,142	\$271
8 Dolson Rd	\$ 635,000	5-03-2016	2,065	\$308
14 New County Rd	\$ 480,000	9-19-2017	1,277	\$376
11 New County Rd	\$ 550,000	4-28-2017	1,827	\$301
17 New County Rd	\$ 480,000	8-23-2016	1,909	\$251
43 New County Rd	\$ 585,000	8-22-2017	2,168	\$270
23 New County Rd	\$ 360,000	3-28-2016	1,550	\$232
21 New County Rd	\$ 459,000	7-08-2016	2,680	\$171
6 Woodland Pl	\$ 385,000	1-11-2018	1,401	\$275
18 Woodland Pl	\$ 500,000	10-5-2016	1,914	\$261
6 Eleanor Pl	\$ 435,000	1-13-2016	1,816	\$240
5 Eleanor Pl	\$ 400,000	11-18-2016	1,828	\$219
42 Laura Dr	\$ 450,000	10-23-2017	1,816	\$248
36 Laura Dr	\$ 475,000	8-29-2016	1,816	\$262
16 Farmer Ln	\$ 443,500	3-23-2016	2,003	\$221
17 Farmer Ln	\$ 445,000	7-26-2016	2,003	\$222
11 Farmer Ln	\$ 480,000	1-24-2017	2,003	\$240
9 Farmer Ln	\$ 475,000	7-13-2017	2,003	\$237
11 Plymouth Pl	\$ 525,000	3-28-2016	2,970	\$177
2 Chelmsford Ct	\$ 495,000	8-09-2018	2,076	\$238
4 Glode Ct	\$ 650,000	11-21-2016	2,640	\$246
16 Thomsen Dr	\$ 468,000	6-15-2017	1,824	\$257
20 Thomsen Dr	\$ 447,500	5-31-2016	1,836	\$244
5 Murray Dr	\$ 670,000	8-03-2018	3,044	\$220
4 Kenneth St	\$ 481,000	11-2-2017	2,197	\$219
18 Monsey Hgts Rd	\$ 475,000	8-30-2017	1,699	\$280
32 Monsey Hgts Rd	\$ 500,000	4-17-2018	1,615	\$310
17 Monsey Hgts Rd	\$ 530,000	3-14-2018	1,358	\$390
39 Besen Pkwy	\$ 650,000	5-19-2017	2,912	\$223

Average Sales Price per Square Foot: \$261

Study indicates that the properties with views of a communications tower have a slightly higher average price per square foot than those without a view of a communications tower.

Exhibit 13, 79 State Route 210, Stony Point, Rockland County, NY

A 130' monopole tower located at the Stony Point Police Station, north of (#79) State Route 210, in the Town of Stony Point, NY visited in April 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
31 Minerick Dr	\$ 263,000	6-01-2017	1,267	\$208
73 Rte 210	\$ 450,000	7-15-2016	3,190	\$141
71 Rte 210	\$ 400,000	7-06-2018	2,704	\$148
124 Rte 210	\$ 359,000	5-29-2018	2,442	\$147
4 Covati Ct	\$ 190,000	4-27-2018	832	\$228
2 Covati Ct	\$ 349,900	5-29-2018	936	\$374
2 Brooks Ct	\$ 199,900	2-24-2017	1,008	\$198
84 Washburns Ln	\$ 325,000	7-05-2018	1,450	\$224
80 Washburns Ln	\$ 273,936	4-19-2017	1,248	\$220
8 Anton Ct	\$ 515,000	8-31-2016	2,900	\$178
8 Anna Ct	\$ 335,000	10-14-2016	2,352	\$142
37 Sengstaken Dr	\$ 370,000	9-08-2017	1,876	\$197
39 Sengstaken Dr	\$ 455,000	9-24-2018	1,755	\$259
3 Lewis Dr	\$ 361,000	3-11-2016	2,767	\$130
14 Lewis Dr	\$ 325,000	11-30-2017	1,352	\$240
149 Central Hwy	\$ 295,000	3-18-2016	1,512	\$195
135 Central Hwy	\$ 380,000	9-07-2018	1,643	\$231
125 Central Hwy	\$ 334,000	11-14-2017	1,785	\$187
125 Central Hwy	\$ 360,000	6-15-2018	1,328	\$271
6 Garyann Ter	\$ 330,000	8-24-2017	1,624	\$203
8 Garyann Ter	\$ 320,650	11-9-2018	1,410	\$227
9 Garyann Ter	\$ 340,000	3-09-2017	1,700	\$200

Average Sales Price per Square Foot: \$207

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
113 Washburns Ln	\$ 239,000	8-09-2016	972	\$246
109 Washburns Ln	\$ 210,000	3-13-2018	1,362	\$154
127 Washburns Ln	\$ 184,000	11-29-2016	775	\$237
5 Gurran Dr	\$ 270,000	6-13-2018	2,763	\$ 98
3 Gurran Dr	\$ 412,000	8-17-2017	1,866	\$221
9 Garrison Ln	\$ 403,000	7-14-2016	2,039	\$198
11 Garrison Ln	\$ 339,000	6-16-2016	1,896	\$179
21 Brooks Dr	\$ 415,000	4-24-2017	1,995	\$208
27 Brooks Dr	\$ 250,000	5-31-2016	1,342	\$186
3 Ironwood Ct	\$ 400,000	10-29-2018	2,386	\$168
35 Sunrise Dr	\$ 350,000	11-14-2018	1,824	\$192
25 Sunrise Dr	\$ 350,000	10-11-2018	1,822	\$192
28 Sengstaken Dr	\$ 345,000	2-06-2019	1,782	\$194
21 Sullivan Dr	\$ 345,000	2-24-2016	1,879	\$184
115 Filors Ln	\$ 169,900	8-19-2016	720	\$236
92 Filors Ln	\$ 335,000	10-12-2017	1,682	\$199
24 Dogwood Ln	\$ 365,000	12-11-2018	1,092	\$334
15 Dogwood Ln	\$ 320,000	1-25-2018	1,092	\$293
12 De Halve Maen	\$ 352,000	3-30-2018	1,684	\$209
41 Fonda Dr	\$ 475,000	3-22-2018	2,635	\$180
39 Fonda Dr	\$ 340,000	6-19-2017	2,940	\$116
21 Fonda Dr	\$ 425,000	8-23-2016	2,600	\$163
3 Anderson Dr	\$ 409,000	1-31-2019	2,081	\$197
9 Anderson Dr	\$ 339,900	10-31-2016	2,114	\$161
14 Anderson Dr	\$ 260,000	6-21-2016	1,242	\$209
22 Clark Rd	\$ 231,000	3-02-2018	870	\$266
26 Rte 210	\$ 213,000	7-13-2016	1,100	\$194

4 Lisa Denise Ct	\$ 315,000	8-22-2016	1,344	\$234
6 Central Dr	\$ 296,000	10-30-2017	1,575	\$188
5 Wenzel Ln	\$ 370,000	5-07-2018	1,650	\$224
14 Clark Rd	\$ 352,000	2-06-2017	1,895	\$186
16 Clark Rd	\$ 340,000	8-13-2018	1,080	\$315
18 Clark Rd	\$ 350,000	9-08-2017	2,026	\$173
22 Clark Rd	\$ 231,000	3-02-2018	870	\$266
17 Clark Rd	\$ 205,513	10-25-2016	744	\$276
17 Clark Rd	\$ 220,000	7-27-2017	900	\$244
7 Clark Rd	\$ 120,000	10-26-2016	744	\$161
10 Stubbe Dr	\$ 325,000	8-25-2016	2,116	\$154
20 Stubbe Dr	\$ 400,000	11-20-2017	1,934	\$207
18 Stubbe Dr	\$ 417,000	11-14-2018	2,116	\$197
11 Waldron Dr	\$ 400,000	9-28-2017	1,822	\$220
5 Waldron Dr	\$ 375,000	7-23-2018	1,592	\$236
4 Waldron Dr	\$ 335,000	2-01-2019	2,320	\$144
20 Wiles Dr	\$ 337,000	6-07-2017	1,596	\$211
16 Wiles Dr	\$ 380,000	2-07-2017	1,880	\$202
8 Wiles Dr	\$ 315,000	10-14-2016	1,596	\$197
15 Wiles Dr	\$ 321,000	10-12-2016	1,800	\$178
9 Rochelle Ct	\$ 160,000	3-16-2018	900	\$178
2 Rochelle Ct	\$ 220,000	12-15-2016	1,156	\$190
12 Rochelle Ct	\$ 220,000	11-23-2016	972	\$226
8 Govan Dr	\$ 285,000	12-16-2016	2,125	\$134
17 Govan Dr	\$ 265,000	11-8-2018	1,220	\$217
146 W Main St	\$ 825,000	6-14-2017	5,100	\$162
154 W Main St	\$ 870,000	8-29-2018	3,000	\$290
129 W Main St	\$ 350,000	4-05-2017	2,060	\$170
9 Autumn Ln	\$ 435,000	3-29-2018	2,540	\$171
153 Rte 210	\$ 415,000	6-22-2018	2,598	\$160
12 Reservoir Rd	\$ 290,000	3-04-2019	1,300	\$223
31 JFK Dr	\$ 500,000	8-06-2018	2,688	\$186
31 JFK Dr	\$ 375,950	5-06-2016	2,688	\$140
38 JFK Dr	\$ 333,000	6-08-2016	1,545	\$216
41 Franklin Dr	\$ 219,950	10-30-2017	1,499	\$147
3 Franklin Dr	\$ 360,000	8-01-2018	1,088	\$331
23 Franklin Dr	\$ 300,000	9-27-2018	1,701	\$176
10 Ethan Allen Dr	\$ 255,000	5-10-2017	1,080	\$236
32 Ten Eyck St	\$ 284,000	1-11-2017	1,282	\$222
30 Ten Eyck St	\$ 359,000	7-10-2018	1,899	\$189
22 Ten Eyck St	\$ 300,000	8-22-2017	1,450	\$207
41 Jay St	\$ 293,000	10-15-2018	1,620	\$181
25 Jay St	\$ 319,000	10-31-2017	1,584	\$201
46 Jay St	\$ 265,000	8-03-2016	1,305	\$203
34 Orchard St	\$ 360,000	4-12-2018	2,454	\$147
33 Orchard St	\$ 382,650	1-23-2019	2,214	\$173
87 N Liberty Dr	\$ 304,500	10-31-2018	1,429	\$213
16 Bayview Dr	\$ 280,000	12-15-2017	1,605	\$174
104 Battalion Dr	\$ 289,000	12-18-2017	1,212	\$238

Average Sales Price per Square Foot: \$202

Study indicates that the properties with views of a communications tower have a slightly higher or very similar average price per square foot than those without a view of a communications tower.

Exhibit 14, 430 New Hempstead Road, New City, Rockland County, NY

A 125' +/- monopole tower, located north of New Hempstead Road and west of the Palisades Parkway, in the New City area of the Town of Ramapo, NY visited in April 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

Address	Sales Price	Sale Date	Area	Price/SF
9 Peachtree Ter	\$ 160,000	3-23-2018	1,610	\$ 99
6 Stoneham Ln	\$ 400,500	10-25-2016	2,150	\$186
14 Stoneham Ln	\$ 440,000	1-17-2017	2,150	\$205
16 Stoneham Ln	\$ 360,000	6-29-2016	2,069	\$174
9 Butternut Dr	\$ 380,000	9-30-2016	1,850	\$205
4 Butternut Dr	\$ 399,000	11-8-2016	1,610	\$248
8 Butternut Dr	\$ 429,000	9-07-2016	2,000	\$215
3 Hoover Ln	\$ 367,000	10-28-2016	1,620	\$227
Average Sales Price per Square Foot:				\$195

The following properties are in the same neighborhood but have no view of the

tower:

Address	Sales Price	Sale Date	Area	Price/SF
8 Summit Av	\$ 400,000	6-22-2018	1,427	\$280
11 Summit Av	\$ 350,000	8-30-2016	1,233	\$284
7 Highview Av	\$ 322,500	8-02-2016	1,607	\$201
3 Park Av	\$ 370,000	11-7-2016	1,824	\$203
1 Doolin Rd	\$ 665,000	9-27-2018	4,974	\$134
12 Doolin Rd	\$ 595,000	6-29-2018	2,673	\$223
24 Tempo Rd	\$ 535,000	7-28-2016	2,591	\$206
12 Wagon Wheel Dr	\$ 514,500	2-05-2018	3,024	\$170
3 Wagon Wheel Dr	\$ 400,000	7-19-2016	2,752	\$145
156 Trails End	\$ 669,000	7-09-2018	2,604	\$257
144 Trails End	\$ 480,000	11-4-2016	4,239	\$113
140 Trails End	\$ 529,000	4-03-2018	2,845	\$186
133 Trails End	\$ 468,000	7-27-2016	2,834	\$165
137 Trails End	\$ 430,000	6-23-2016	2,924	\$147
153 Trails End	\$ 387,000	1-14-2016	2,586	\$150
132 Trails End	\$ 410,000	8-04-2016	2,919	\$140
129 Trails End	\$ 492,500	6-12-2017	2,996	\$164
120 Trails End	\$ 572,100	11-29-2016	3,000	\$191
116 Trails End	\$ 562,240	3-30-2017	3,000	\$187
112 Trails End	\$ 712,840	12-12-2017	3,400	\$210
107 Trails End	\$ 540,078	3-09-2017	3,000	\$180
27 Trailside Pl	\$ 576,000	8-19-2016	2,560	\$225
8 Trailside Ct	\$ 595,000	5-04-2018	3,073	\$194
902 Rte 45	\$ 250,000	11-28-2016	1,575	\$159
126A Old Schoolhouse	\$ 550,000	10-12-2017	2,788	\$197
114 Old Schoolhouse	\$ 375,000	1-31-2018	1,493	\$251
5 Charles St	\$ 299,000	10-2-2017	962	\$311
4 Highview Av S	\$ 460,000	9-12-2016	2,259	\$204
3 Stoneham Ln	\$ 380,000	8-26-2016	1,610	\$236
7 Peachtree Ter	\$ 347,000	2-26-2016	2,165	\$160
10 Peachtree Rd	\$ 617,460	3-01-2017	3,000	\$206
7 Peachtree Rd	\$ 527,100	2-08-2017	3,200	\$165
5 Peachtree Rd	\$ 521,250	1-29-2016	3,000	\$174
25 Butternut Dr	\$ 495,000	10-15-2018	2,224	\$223
24 Butternut Dr	\$ 430,000	6-09-2017	1,850	\$232
3 Brooks Edge Dr	\$ 587,340	7-29-2016	2,955	\$199
451 New Hempstead Rd	\$ 395,000	3-29-2017	2,204	\$179
453 New Hempstead Rd	\$ 407,000	9-14-2017	2,204	\$185
120 Hempstead Rd	\$ 499,000	9-17-2018	3,330	\$150
120 Hempstead Rd	\$ 440,000	12-30-2016	3,330	\$132
114 Hempstead Rd	\$ 465,000	3-12-2018	2,112	\$220
1 Stark Ct	\$ 549,000	6-30-2016	3,199	\$172
3 Burrows Ct	\$ 286,000	5-31-2016	2,442	\$117
10 Hoover Ln	\$ 390,000	8-15-2018	1,548	\$252
40 Hoover Ln	\$ 600,000	12-14-2018	2,229	\$269
23 Hoover Ln	\$ 695,000	2-04-2016	4,780	\$145
19 Hoover Ln	\$ 450,000	12-29-2016	2,258	\$199
3 Gurnee Ct	\$ 395,000	8-04-2016	2,229	\$177
1 Gurnee Ct	\$ 300,000	8-02-2016	2,117	\$142
Average Sales Price per Square Foot:				\$192

Study indicates that the properties with views of a communications tower have a slightly higher or virtually equal average price per square foot as those without a view of a communications tower.

Exhibit 15, 117 Duelk Ave, South Blooming Grove, Orange County, NY

A 150' flagpole type tower located just west of Route 208, on Duelk Avenue, in South Blooming Grove, in the Town of Monroe, NY visited in May 2017. The following sales are located on the surrounding streets and are very close to the communications tower, within sight:

2014 - 2016+ STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
303 Lake Shore Dr	\$ 360,000	9-27-2016	2,147	\$168
316 Lake Shore Dr	\$ 235,000	9-26-2016	1,512	\$155
4 Red Bird Dr	\$ 267,000	10-13-2016	1,716	\$156
2 Beech Tree Rnd	\$ 210,000	7-07-2016	1,040	\$202
25 Merriewold Ln N	\$ 150,000	8-17-2015	1,552	\$ 97
4 Lone Oak Cir	\$ 225,000	10-31-2016	1,728	\$130
14 Old Town Rd	\$ 265,000	12-8-2014	1,778	\$149
11 Lee Av	\$ 319,000	11-8-2016	1,934	\$165
26 Duelk Av	\$ 240,000	12-13-2016	960	\$250
19 Duelk Av	\$ 160,000	3-31-2016	960	\$167
83 Duelk Av	\$ 245,000	12-1-2016	1,092	\$224
25 Duelk Av	\$ 275,000	11-14-2016	1,012	\$272
4 Laredo Ct	\$ 319,900	11-29-2016	1,504	\$213
4 Laredo Ct	\$ 237,900	3-27-2015	1,504	\$158
5 Laredo Ct	\$ 210,000	9-12-2016	960	\$219
23 Duelk Av	\$ 260,000	1-23-2017	960	\$271
106 Duelk Av	\$ 305,000	2-22-2017	1,772	\$172
2 Pecos Ct	\$ 230,000	7-21-2016	1,240	\$185
90 Duelk Av	\$ 209,500	1-29-2016	1,184	\$177
86 Duelk Av	\$ 230,000	11-12-2014	1,280	\$180

Average Sales Price per Square Foot: \$185

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
10 Hawks Nest Rd	\$ 242,300	1-14-2016	1,332	\$182
252 Lake Shore Dr	\$ 254,800	4-23-2014	1,852	\$138
374 Lake Shore Dr	\$ 307,500	12-8-2016	1,840	\$167
20 Hawthorne Dr	\$ 466,100	11-9-2016	1,993	\$234
22 Hawthorne Dr	\$ 346,000	11-23-2016	1,616	\$214
25 Hawthorne Dr	\$ 350,000	2-21-2017	1,796	\$195
19 Hawthorne Dr	\$ 315,000	1-13-2017	1,792	\$176
15 Hawthorne Dr	\$ 245,000	7-15-2015	1,104	\$222
10 Pine Hill Rd	\$ 250,000	10-10-2014	1,332	\$188
23 Pine Hill Rd	\$ 260,000	7-27-2016	1,340	\$194
37 Pine Hill Rd	\$ 240,000	8-15-2016	1,260	\$190
56 Duelk Av	\$ 299,000	9-29-2016	1,176	\$254
56 Duelk Av	\$ 255,000	5-11-2016	1,176	\$217
56 Duelk Av	\$ 170,000	4-01-2015	1,176	\$145
54 Duelk Av	\$ 240,000	2-23-2017	960	\$250
46 Duelk Av	\$ 250,000	11-8-2016	960	\$260
40 Duelk Av	\$ 190,000	10-1-2015	1,680	\$113
40 Duelk Av	\$ 275,000	1-25-2017	1,680	\$164
65 Duelk Av	\$ 243,000	3-10-2016	1,464	\$166
51 Duelk Av	\$ 230,000	10-14-2016	1,344	\$171
12 San Antonio Cir	\$ 270,000	1-24-2017	1,410	\$191
11 San Antonio Cir	\$ 335,000	11-28-2016	2,124	\$158
1 San Antonio Cir	\$ 190,000	1-30-2017	960	\$198
76 Duelk Av	\$ 220,000	4-04-2016	1,523	\$144
13 Dallas Dr	\$ 170,000	3-03-2016	994	\$171
34 Peddler Hill Rd	\$ 240,000	9-11-2015	1,390	\$173

Average Sales Price per Square Foot: \$187

Study indicates that the properties with views of a communications tower and properties without a view of a communications tower have virtually equal average price per square feet, in this specific neighborhood.

Exhibit 16, 1 Ridge Rd, Hamptonburgh, Orange County, NY

A 162' lattice tower located just south of Route 207, on Ridge Road, in Hamptonburgh, in the Town of Monroe, NY visited in May 2017. The following sales are located on the surrounding streets and are very close to the communications tower, within sight:

2014 - 2016+ STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
506 Ridge Rd	\$ 215,000	10-22-2015	1,528	\$141
4 Lincolndale Rd	\$ 315,000	6-12-2015	2,378	\$132
10 Shea Rd	\$ 380,000	12-3-2015	2,604	\$146
118 Sarah Wells Trl	\$ 200,000	3-22-2017	1,147	\$174
5 Arbor Rd	\$ 370,000	9-16-2016	2,604	\$143

Average Sales Price per Square Foot: \$147

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
43 Day Rd	\$ 405,000	3-09-2017	2,210	\$183
66 Day Rd	\$ 285,000	9-20-2016	2,222	\$128
58 Day Rd	\$ 425,000	6-22-2015	2,956	\$144
18 Kimberly Dr	\$ 390,000	8-22-2014	3,124	\$125
7 Darren Dr	\$ 245,900	8-16-2016	1,532	\$161
32 Day Rd	\$ 278,000	6-25-2014	2,044	\$136
27 Arbor Rd	\$ 450,000	8-25-2015	3,208	\$140
27 Arbor Rd	\$ 324,000	8-09-2016	1,993	\$163
27 Arbor Rd	\$ 365,000	2-01-2017	2,592	\$141
27 Arbor Rd	\$ 340,323	10-3-2014	2,400	\$142

Average Sales Price per Square Foot: \$146

Study indicates that the properties with views of a communications tower and properties without a view of a communications tower have virtually equal average price per square feet, in this specific neighborhood.

QUALIFICATIONS OF THE APPRAISER

QUALIFICATIONS

PAUL A. ALFIERI, III, MAI
Senior Appraiser
Lane Appraisals, Inc.
178 Myrtle Boulevard
Larchmont, New York 10538

PROFESSIONAL DESIGNATIONS

MAI - Member of the Appraisal Institute - #12165
Certified General Appraiser
State of New York #46000009780

Accredited New York State Department of Transportation, Right of Way Appraiser

GENERAL EDUCATION

St. Lawrence University
Canton, New York
B. A. - 1984

PROFESSIONAL APPRAISAL EDUCATION

The Appraisal Institute -

#1A-1	- Fall, 1985	- Appraisal Principles
# 8-2	- Spring, 1985	- Residential Valuation
#1A-2	- Fall, 1986	- Basic Valuation
#1B-A	- Spring, 1989	- Capitalization Theory and Techniques - A
# SPP	- Summer 1989	- Standards of Professional Practice
#1B-B	- Fall, 1989	- Capitalization Theory and Techniques - B
# 2-1	- Spring 1990	- Case Studies in Real Estate Valuation
# 2-2	- Summer 1991	- Report Writing and Valuation Analysis
# 520	- Winter 1994	- Advanced Highest and Best Use and Market Analysis
# 320	- Spring 1994	- General Applications
# 530	- Summer 1994	- Advanced Sales Comparison and Cost Approaches
# SPP A	- Fall, 1994	- Standards of Professional Practice (USPAP) - A
# SPP B	- Fall, 1994	- Standards of Professional Practice (Ethics) - B
# SPP C	- Fall, 1999	- Standards of Professional Practice (USPAP/Ethics) - C
# 710	- Summer 2003	- Standards of Professional Practice (USPAP/Ethics) - 15 Hr
	- Fall 2004	- Condemnation Appraising: Principals and Applications
	- Summer 2007	- Evaluating Commercial Construction
	- Fall 2007	- Small Hotel and Motel Valuation
	- Summer 2008	- Convenience Store Valuation
	- Winter 2008	- Apartment Valuation
	- Winter 2008	- Subdivision Valuation
	- Spring 2011	- Litigation Skills for the Appraiser
	- Spring 2012	- IRS Valuation Webinar
	- Winter 2013	- Business Ethics
	- Spring 2013	- International Valuation Standards
	- Fall 2013	- Analyzing Operating Expenses
	- Fall 2013	- Rates & Ratios: Making Sense of GIMs, OARs & DCFs
	- Fall 2014	- Right-Of-Way Easements; Case Studies Webinar
	- Fall 2015	- Contamination and the Valuation Process
	- Summer 2017	- Uniform Appraisal Standards for Federal Land Acquisitions
	- Winter 2018	- Eminent Domain and Condemnation
	- Winter 2019	- Green Buildings - Intro; Residential and Commercial Case Studies
	- Winter 2019	- Appraising Auto Dealerships
	- Winter 2019	- Medical Office Building Valuation
	- Winter 2021	- Basics of Expert Witness for Commercial Appraisers
	- Winter 2021	- Comparative Analysis
	- Winter 2021	- Intro to Fair Housing & Fair Lending

QUALIFIED AS AN EXPERT IN REAL ESTATE VALUATION

US Bankruptcy Court New York State Supreme Court New York State Court of Claims

Since 1984, engaged exclusively in appraising real estate. Assignments include:

Single family homes, condominiums, cooperative apartments, two to six family dwellings, rental apartment buildings, cooperative apartment buildings, condominium complexes, Section 8, Section 236 (Mitchell Lama) and HUD apartment projects, nursing care and life care communities, senior living facilities, public buildings, municipal properties, parks, hotels, industrial buildings, gas and service stations, auto dealerships, office buildings, retail and wholesale facilities, regional and neighborhood shopping centers, estates, marinas, country clubs, golf courses, sub-divisions, easements, encroachments, air rights and vacant parcels for purposes of finance, purchase, sale, gift tax, estate tax, divorce, bankruptcy, condemnation, tax certiorari proceedings, internal and estate planning, Right-of-Way analysis, gas pipeline expansion, gas and electric substation value analyses, County facilities, HUD Rent Comparability Study, and New York State Equalization Rate challenges.

Primary professional territory comprises Westchester, Putnam, Dutchess, Rockland, Orange, Ulster, Sullivan, Greene, Columbia, Albany, Nassau, Suffolk, Bronx, Queens, Kings (Brooklyn), Richmond (Staten Island) and New York (Manhattan) Counties in New York, and Fairfield and New Haven Counties in Connecticut.

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
APPRAISALS COMPLETED FOR

New York State Supreme Court
State of New York, Office of General Svcs
State of New York, Dept of Transportation
State of New York Office of Parks,
Recreation & Historic Preservation
State of New York, Office of Mental Retardation
and Developmental Disabilities
State of New York, Office of Mental Health
Bureau of Housing Development & Support
County of Westchester
- Dept of Public Works & Transportation
County of Putnam, Dept. of Finance
County of Rockland, Dept. of Finance
City of Mount Vernon
City of New Rochelle
City of Yonkers
City of Rye
City of Peekskill
City of White Plains
Town of Bedford
Town of Carmel
Town of Greenburgh
Town of Ossining
Town of Pelham
Town of Lewisboro
Town of New Castle
Town of Patterson
Town of Putnam Valley
Town of Harrison
Town of Mt. Pleasant
Town of Rye
Town of Southeast
Town of Scarsdale
Town of Blooming Grove
Village of Ardsley
Village of Croton-on-Hudson
Village of Dobbs Ferry
Village of Harrison
Village of Mamaroneck
Village of Larchmont
Village of Ossining
Village of Pelham Manor
Village of Irvington
Village of Elmsford
Village of Pelham
Village of Port Chester
Village of Scarsdale
Village of South Blooming Grove
Brewster Central School District
Town of Greenburgh Department of
Community Dvlpmt and Conservation
State of New York, Business Dvlpmt Corp.
Empire State Certified Development Corp.
U.S. Small Business Administration
Statewide Zone Capital Corp.
Yonkers, New Main St. Redevelopment Corp.
Legal Services of the Hudson Valley
The Institute for Justice
Westhab
Putnam Community Foundation
The Community Builders, Inc.

Environmental Protection Agency
Dormitory Authority of the State of NY
Mount Vernon Hospital
St. Josephs Medical Center
St. Vincents Hospital Westchester
St. Agnes Hospital
Phelps Memorial Hospital Corp.
White Plains Medical Center
The Burke Rehabilitation Hospital
The Seabury Wilson Home
The March of Dimes
The United Way of Westchester
The Salvation Army
The Congregation of Jehovah's Witnesses
LDS Church
St. Peters Episcopal Church
Good Shepard Presbyterian Church
Hudson River Presbyterian Church
St. Johns Lutheran Church
Zion AME Baptist Church
Shiloh Baptist Church
Valhalla United Methodist Church
Bethlehem Lutheran Church
Bryn Mawr Presbyterian Church
Greek Orthodox Church - Evangelismos
Congregation Ohr Torah Synagogue
Central Baptist Church of NY
Montebello Jewish Center
Missionary Church Investment Foundation
Corporation of the Presiding Bishop of the
Church of Jesus Christ of Latter-Day Saints
Retirement Living Services
Hebrew Hospital Home Foundation, Inc.
Beth Abraham Health Services
Schnurmacher Nursing Home
Saint Michael's Home for the Aged
Jewish Board of Family & Children's Svcs
Board of Coop Education Services (BOCES)
YM+YWHA of Southern Westchester
YMCA of Central & Northern Westchester
YMCA of Mt. Vernon
Tarrytown YMCA
New Rochelle YMCA
Iona College
The Windward School
The Berkley School
Pace Business School
Mid Westchester Elks Club
Westchester Interfaith Council
The Hackley School
Legion of Christ, Inc.
Bokharian Communities Center, Inc.
The Episcopal Church of St. Alban Martyr
Salesian Society, Province of St. Philip
St. Gregory the Enlightener Church
Innovations for Community Advancement
The Masonic Guild of Port Chester
Planned Parenthood of Westchester and
Rockland, Inc.
Westchester Land Trust
Westchester Joint Water Works
National Development Council

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
APPRAISALS COMPLETED FOR

The Estate of Elizabeth Ross Johnson
MBIA Insurance Company
Metropolitan Life
Principal Mutual Life Insurance Co.
Guardian Insurance Company
Reckson Operating Partnership, LP
GDC Development Corp.
Capelli Enterprises
GHP Houlihan
Lordae Property Management
APEX Development Company
Urstadt Biddle Properties
Jones, Lang, Wooten
Halpern Enterprises
Forest City Daly Housing Corp.
Mack Cali
Platzner Int'l Group, Ltd.
Colliers Int'l Valuation & Advisory Services
Anderson Hill Road Capital, LLC
Doral Conference Center Associates
Industrial Heater Corp.
Sunoco
Barrier Oil Company
Castle Oil
Motiva Enterprises
Neptune Moving Company
Toyota
Toyota Financial Services
Pepe Auto Group
Alfredo's Foreign Cars
Soundview Chevrolet
Westchester Chrysler Plymouth
Pace Honda
Rye Ford Subaru
Acura of Westchester
Willow Motors
Heart Kia
Heart Ford
Mallory Kotzen Tires
Direcktor's Boatyard
Steel Style Development Corp.
Swanson Boat Transport Co.
Mid Ocean Tankers
Defender Marine
Mamaroneck Boat and Motors
Nichols Boatyard
McMichael Boating Center
Glen Island Yacht Club
West Harbor Yacht Services, Inc.
Tax Assessment Experts
Consumers Union
Combe Inc.
USTA National Tennis Center
Ticor Title Guarantee Co.
Security Mutual Life Insurance Co. of NY
The Community Builders
BRP Companies
Bedford Union Cemetery
Tarrycrest Swim Club
Suez Water Company
Veolia Water New York

Reichhold Chemical
Leroy Pharmacies
Ciba Geigy
Akzo Nobel, Inc.
Mutual Biscuit Company
Imperial Yacht Club
Manursing Island Club
Glen Island Yacht Club Inc.
Anglebrook Country Club
Willow Ridge Country Club
Wright Island Marina
Beckwith Point Beach and Tennis Club
Board of Directors of the Quay Condo
PCC Real Estate, Inc. (A Penn Central Co.)
Pepsico.
Store 24
Wakefern Foods
The Great Atlantic and Pacific Tea Co.
ShopRite Supermarket Inc.
New York Telephone
Plaza Materials Company
Transpo Industries
Suburban Carting Company
Dunham Paint Company
Wallauer Paint
Landauer Metropolitan Medical
The Chapson Corporation
Robert Martin Rosedale Corporation
Otto Brehm
Neri Bakery
Tork Time Clock
Liberty Lines Bus Company
General Motors
Gyrodyne
Teledyne, Inc.
Verizon Wireless
Prodigy
Kenneth Cole
Purdue Frederick Company
Rostenberg-Doern Company
Houlihan-Parnes
Strategic Resources Corporation
Flynn Burner
Continental Hosts
Lifetime Fitness Co.
CSX Railroad/CSX Realty Corp.
New York Transco
CDM Smith
Spectra Energy/Algonquin Gas
Zipjack Industry
Bertoline Distributors
Cugine Foods
Quick Quality Restaurants
Hudson Valley Resorts
Hudson River Healthcare
Adira at Riverside
Danish Home for the Aged
Energize New York
New York SMSA Ltd. Partnership (Verizon)
New Cingular Wireless PCS (AT&T)
Homeland Towers, LLC
Wireless Edge Towers
Amp Communications, LLC
Gotham Communications
Crown Castle

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
FINANCIAL INSTITUTIONS

Abacus Federal Savings Bank
American Savings Bank
America's Christian Credit Union
Apple Savings
Anchor Savings Bank
Allstate Appraisal Services
Algemene Bank of Netherlands
Alliance Bank
Alliance Funding
A-1 Preferred Mortgage
Anchor Equities, Ltd.
BNC National Bank
BMC Capital
Beacon Financial
Banco Popular
Bankers Trust Company
Bank of America
Bank Leumi
Bank of New York
Barclay's Bank of New York
Business Loan Express
Carver Federal Savings Bank
The Chase Manhattan Bank, N.A.
Chemical Bank
Century Capital Corporation
Columbia Equities, Ltd.
Consumer Capital Corporation
Central Federal Bank
Chase Bank
Chemical Bank
The Chase Manhattan Bank, N.A.
Citibank, N.A.
Cititrust
City and Suburban Federal Savings Bank
Crossland Savings Bank
Comfed Savings Bank
Commonwealth Mortgage Company
Community Mutual Savings Bank
Community Preservation Corporation
Conamero Development Corporation
Condo Plus
Consortium Financial
Countrywide Funding Corporation
Country Bank
Crossway Capital, Ltd.
Customers Bank
Dime Savings Bank
Dollar Dry Dock Savings Bank
DuPont Mortgage Corporation
Eagle Funding
Eastchester Savings Bank
Eastern Savings Bank
Educational and Governmental Employees
Credit Union
Edison Funding
Emigrant Savings Bank
Empire Financial Corporation
Empbanque Capital Corporation
Empire of America
Ensign Bank
Equity Mortgage
Equity Stars
Exchange Mortgage Corporation
Express Equity
Family Financial
Farm Credit East, ACA
The First Boston Corporation
FDIC
First Boston Mortgage Center
First Fidelity
First Northern
First National Mortgage and Finance Co.
First National Bank of North Tarrytown
First Union Corporation
Fleet Bank
Florida Capital Management
Four Star Funding
Foremost Funding
Full Service Funding
Gibraltar Money Center
Goldstar Resources
Goldome
GM Wolkenberg, Inc.
Green Park Financial
Heartland Bank
Heritage Funding
Holme Capital
Homequity
Home Funding
Home Mortgage
Home Savings Bank
Houlihan Lawrence Financial
Hudson United Bank
Hudson Valley National Bank
HVCU - Hudson Valley Credit Union
IBM Relocation
Intercounty
Investors Mortgage

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
FINANCIAL INSTITUTIONS

J P Morgan Chase
Jaguar Capital
Kadillac Funding, Ltd.
Knighthead Funding
LaJolla Bank
Larchmont Federal S & L Association
Lehman Brothers Bank
Love Funding
Mahopac National Bank
Mansfield Mortgage
Marine Midland Bank
Medallion Funding Corporation
Meritor Credit Corporation
Merrill Lynch Mortgage
Merrill Lynch Relocation
Metro Bank
Metropolitan Funding
Metropolis Capital
Midlantic Mortgage Corporation
The Money Store
The Mortgage Center
Mutual Bank
Nazarene Credit Union
National Cooperative Bank
National Westminster Bank U. S. A.
New York Community Bank
New York National Bank
Orange Bank & Trust Co.
Omega Funding Group
Ocwen
PCSB
People's Mortgage
Peoples Westchester Savings Bank
PMI Mortgage Insurance Company
Preferred Mortgage
Prudential Mortgage Company
Putnam County National Bank

Real Estate Recovery, Inc.
Resolution Trust Company
Resource Funding
Roosevelt Savings Bank
Scarsdale National Bank
Seacoast Mortgage
Service First
Signature Bank
Society for Savings
Sound Federal Savings & Loan Association
Statewide Zone Capital Corp.
Tarrytown and North Tarrytown Savings
& Loan Association
TD Bank
Titan Capital
Tompkins Trust
Tompkins Community Bank
Tremont Federal Savings & Loan Assoc.
UBS Warburg Real Estate
Ulster Saving Bank
Union State Bank
United Northern Federal Savings Bank
USA Bank
U.S. Mortgage
Village Savings Bank
Wachovia Corporation
Washington Federal S & L Association
Welcome Home Realty
Wells Fargo
Westfair Funding Corporation
Westchester Bank
Westchester Federal Savings Bank
Williamsburgh Savings Bank
Wallkill Valley Federal Savings & Loan

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
APPRAISALS OF NOTABLE PROPERTIES

AKZO Property, Lawrence St, Ardsley
CIBA Geigy Property, Greenburgh
Cemetery, Clinton Rd, Bedford
Self Storage, 34 Norm Av, Bedford
Supermarket, 747 S Bedford Rd, Bedford
Readers Digest HQ Property, Chappaqua
Gas Pipeline Easement/Rental, Cortland
Sewer Plant, Cortlandt/Croton
Dockominiums, Half Moon Bay, Croton
Village Hall, 1 Van Wyck St, Croton
Former Brewery, 145 Palisade Av, Dobbs Ferry
AKZO Property, Danforth Av, Dobbs Ferry
Motel, 22 Tarrytown Rd, Greenburgh
Motel 290 Tarrytown Rd, Elmsford
Police/Court Bldg, 188 Tarrytown Rd, Greenburgh
Town Hall, 177 Hillside Av, Greenburgh
Library, Tarrytown & Knollwood Rd, Greenburgh
Church, 2102 Saw Mill River Rd, Greenburgh
Midway Shopping Ctr, Central Prk Av, Greenburgh
Greenville Shopping Ctr, Central Prk, Greenburgh
Con Ed Transmission Lines, Greenburgh
Office/Lab, Landmark at Eastview, Greenburgh
Hotel, 670 White Plains Rd, Greenburgh
Subdivision, W Hartsdale Av, Hartsdale
Newspaper HQ Property, 1 Gannett Dr, Harrison
Subdivision, 2025 Westchester Av, Harrison
Hotel, 80 W Red Oak Ln, Harrison
Willow Ridge Country Club, 123 North St, Harrison
Pepsico HQ, 700 Anderson Hill Rd, Harrison
Andrus Retirement Community, Hastings
Waterfront Industrial, River St, Hastings
Hotel, 18 24 Saw Mill River Rd, Hawthorne
School, Bradhurst Av, Hawthorne
Subdivision, S Broadway, Irvington
Subdivision, Mulligan Ln, Irvington
Waterfront Industrial, Irvington
Larchmont Yacht Club, Larchmont
McMichael Boat Yard, Mamaroneck
Nichols Boatyard, Mamaroneck
Mamaroneck Boat & Motor, Mamaroneck
Mamaroneck Beach & Yacht Club, Mamaroneck
St Johns Church, Cortlandt Av, Mamaroneck
Badger Swim Club, Rockland Av, Mamaroneck
Derektors Ship Yard, Mamaroneck
Church, 19 10th Av, Mt Vernon
YMCA, 20 S 2nd Av, Mt Vernon
Church, 52 S 6th Av, Mt Vernon
Synagogue, Crary Av, Mt Vernon
Supermarket, 960 Broadway, Thornwood
Glen Island Casino Catering, New Rochelle
Marina, 101 Harbor Ln W, New Rochelle
Auto Dealer Portfolio, New Rochelle
New Rochelle City Yard, Main St, New Rochelle
Wright Island Marina, Drake Av, New Rochelle
Church, Stratton Rd, New Rochelle
Imperial Yacht Club, Davenport Av, New Rochelle
Reservoir, Weaver St, Larchmont/New Rochelle

Neptune Marina, Davenport Av, New Rochelle
YMCA, 540 Weyman Av, New Rochelle
Iona College Dormitory Sites, New Rochelle
Dudleys Marina & Restaurant, New Rochelle
Beckwith Beach Club, New Rochelle
Westerly Marina, Westerly Rd, Ossining
City Development Site, Lower South St, Peekskill
Peekskill Waterfront Properties, Peekskill
St Peter's Episcopal Church, Port Chester
Land Underwater, N Main St, Port Chester
Village Development Site, Port Chester
DPW Waterfront, Fox Island Rd, Port Chester
Village Hall, 222 Grace Church St, Port Chester
Police/Court, 350 N Main St, Port Chester
Masonic Temple, 356 Irving Av, Port Chester
United Hospital, 406 Boston Post, Port Chester
Doral Conference Center, Rye Brook
Hotel, Rye Town Hilton, Rye Brook
Rye Ridge Shopping Center, Rye Ridge
Office, Rye Ridge Plaza, Rye Brook
Washington Park Plaza SC, S Ridge St, Rye Brook
BOCES, Berkley Dr, Rye Brook
Office Complex, 1-6 International Dr, Rye Brook
Phelps Hospital, N Broadway, Sleepy Hollow
General Motors Property, Sleepy Hollow
Pepsico Offices, Pepsi Way, Somers
Anglebrook Golf Club, Somers
Gas Pipeline Easement/Rental, Somers
YMCA, 62 Main St, Tarrytown
Hackley School, Midland Av, Tarrytown
Hotel, Axe Castle, Tarrytown
Bayer Property, Benedict Av, Tarrytown
Kraft Property, S Broadway, Tarrytown
Halpern Office Portfolio, Tarrytown
Mack Cali Office Portfolio, Tarrytown
Christiana Office, White Plains Rd, Tarrytown
Tappan Zee Bridge, Quay DOT Taking, Tarrytown
Self Storage, 160 Wildey Av, Tarrytown
Self Storage, Depot Plaza, Tarrytown
Washington Irving Boat Club, Tarrytown
NYCDEP Site, Columbus Av, Thornwood
Retirement/Nursing, Westchestr Meadws, Valhalla
Trump Tower, City Pl, White Plains
Office, 7 Renaissance Sq, White Plains
Parking Garage, Renaissance Sq, White Plains
Windward School, Windward Av, White Plains
Office, 1 N Broadway, White Plains
Pepe Auto Dealerships, White Plains, New Rochelle
Office, 34 44 S Broadway, White Plains
Pavilion Shopping Ctr, S Broadway, White Plains
Church, 65 Lake St, White Plains
Sears, 100 Main Street, White Plains
Office 140, 150 Grand St, White Plains
Office, 1 N Lexington Av, White Plains
Apartments, Bank St Commons, White Plains
Bloomingdales, Bloomingdale Rd, White Plains
DOT Surplus Land, White Plains

Office, 199 Main St, White Plains
Office, 333 Westchester Av, White Plains
Macys, Martine Av, White Plains
County Courthouse, Grove Rd, White Plains
Schurmacher Nursing Home, White Plains
Office, 1 Lexington Av, White Plains
YMCA, Mamaroneck Av, White Plains
Saks Fifth Ave., Bloomingdale Rd, White Plains
March of Dimes Office, White Plains
Gas Pipeline Easement/Rental, Yorktown
DOT Surplus Land, Crompond Rd, Yorktown
Office, 2649 2651Strang Blvd, Yorktown
Crompond Crossings Shopping Ctr, Yorktown
Self Storage, 2720 Lexington Av, Yorktown
Chicken Island Parcels, Yonkers
Religious/School, Van Cortlandt Park Av, Yonkers
Nursing Home, 304 Palisade Av, Yonkers
Amackassin Club, Palisade Av, Yonkers
CSX Railroad Land, Babcock Av, Yonkers
Consumers Union Office HQ, Truman Av, Yonkers
Ferncliff Manor School, Saw Mill Rvr Rd, Yonkers
Church, 320 Walnut St, Yonkers
Waterfront Development Sites and Land Underwtr
Tara Circle School, Mansion, N Broadway, Yonkers
Church, 77 High St, Yonkers
Easement, Glenwood Av waterfront, Yonkers
Easement, Midland Av, Yonkers
Sewer Easements, Temporary Easements, Yonkers
Construction Easements, Waterfront, Yonkers
Vacant Roadbed, Pearl St, Yonkers
Vacant Roadbed, Saw Mill River Rd, Yonkers
Shopping Center, Yonkers Shopping Ctr, Yonkers
Several Shopping Centers, Central Park Av, Yonkers
DOT Surplus Land, Central Park Av, Yonkers
Church, 306 Rumsey Rd, Yonkers
City Library, 5 Main St, Yonkers
Mitchell Lama Apartments, Riverdale Av, Yonkers
Toys R Us, Central Park Av, Yonkers
Tanglewood Shopping Ctr, Central Prk Av, Yonkers
High Ridge Shopping Ctr, Central Prk Av, Yonkers
Central Plz Shpping Ctr, Central Prk Av, Yonkers

Shopping Center/Retail Portfolio, Westchester Cty
Westchester County Correctional Facility;
Detention - Temporary Housing Facility, Valhalla

Shopping Center/Retail Portfolios, Bronx
Multilevel Owner Office Portfolio - Estate, Bronx

Apartment Bldg, E 94th St, Manhattan
Nichols Boatyard, Hylan Av, Staten Island
Apartment Portfolio, Harlem, Manhattan

Senior Housing Site, Stoneleigh Av, Carmel
113 Acre Subdivision, Nichols St, Kent

Estate of Elizabeth Ross Johnson - 1,200 acre, 3
Farm Estate Property, Millbrook and Washington

Electric Substation Value Analysis, Rte 22, Dover
Electric Substation Value Analysis, Poughkeepsie
Gas Substation Value Analysis, Kingston
Office/Retail Portfolio, Dutchess Cty
Office, 60 Merritt Blvd, Fishkill
Hotel, 50 Red Oak Mills Rd, LaGrange
Subdivision, Meadowbrook Ct, Patterson
Hotel, 2170 South Rd, Poughkeepsie
150 Acre Residential/Commercial Site, Putnam Vly
Office/Flex, Myers Corners Rd, Wappinger Falls
Shopping Center, Rte 82, Lagrangeville
Supermarkets, Hudson, Columbia Cty

Boat Slip/Marina, Nyack
Shopping Center, 191 195 S Main St, New City
Shopping Center Portfolio, Rockland Cty
Apartment Portfolio, Spring Valley
Religious School, Rt. 360, Monsey

Industrial Site, River Rd, New Windsor
53 Acre Senior Housing Site & Lake, New Windsor
Middletown Psychiatric Ctr, Middletown
DOT Surplus Land, Walkill
Vacant Land Taking, W Main St, Maybrook
Shopping Center, Blooming Grove
Shopping Center, 232 Main St, New Paltz, Ulster
Two Self Storage Facilities, Monticello, Sullivan
Orange & Rockland Utility, Inc., S. Blooming Grove
311 Acre Site, Rt. 9W and River Rd, Esopus
170 Acre Site, Railroad Av, Ulster

Shopping Centers, Hempstead Levittown, Nassau

Former Erie Rail Line, Chester to Newburgh

Numerous Cell Tower Site Sale & Rental Analyses in
Westchester, Bronx, Manhattan, Nassau, Suffolk,
Rockland, Orange, Ulster, Putnam and Dutchess

UNIQUE ID NUMBER
46000009780

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control
No. 1548581

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO	DAY	YR.
03	01	22

ALFIERI PAUL A III
C/D LANE APPRAISALS INC
178 MYRTLE BLVD
LARCHMONT, NY 10538

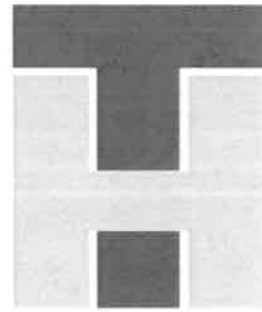
EXPIRATION DATE

MO	DAY	YR.
02	29	24

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER.

In Witness Whereof The Department of State has caused
its official seal to be hereunto affixed

ROBERT J. RODRIGUEZ
ACTING SECRETARY OF STATE



HOMELAND TOWERS

CORTLANDT
52 MONTROSE STATION RD
CORTLANDT, NY 10567
WESTCHESTER COUNTY



4 CENTEROCK ROAD
WEST NYACK, NY 10994



100 Corporate Drive, Suite 202
Lebanon, NJ 08833
Ph 908.323.2513 Fax 908.323.2525
www.schererdesigngroup.com



APPLICANT:



HOMELAND TOWERS
9 HARMONY ST, 2ND FLOOR
DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

PROJECT TITLE:

PRELIMINARY
SITE PLAN

CORTLANDT
52 MONTROSE STATION RD
CORTLANDT, NY 10567
WESTCHESTER COUNTY

BLOCK: 1 LOT: 4
ZONE: R-40

SDG PROJECT #: 16VZN071

SCALE: AS NOTED DATE: 08/31/20

DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:

COVER PAGE

DRAWING NO.: PAGE NO.:

Z1 1 of 15

SCOPE OF WORK

The Installation Of An Unmanned Telecommunications Facility Including Small Antennas And Related Equipment With Associated Appurtenances On A Proposed Monopole And The Installation Of Proposed Equipment Cabinets Within A Proposed Fenced Compound At Grade.

PROJECT DIRECTORY

APPLICANT:
Verizon Wireless
4 Centerock Road
West Nyack, NY 10994

VERIZON:
RF ENGINEER:
Ali Ajibori
(914) 714-7224

ENGINEERING PROJECT MANAGER:
Steve Krug
(908) 323-2513

PROPERTY OWNER:
Bezo Enterprises LLC
34 Dearborn Avenue
Rye, NY 10580

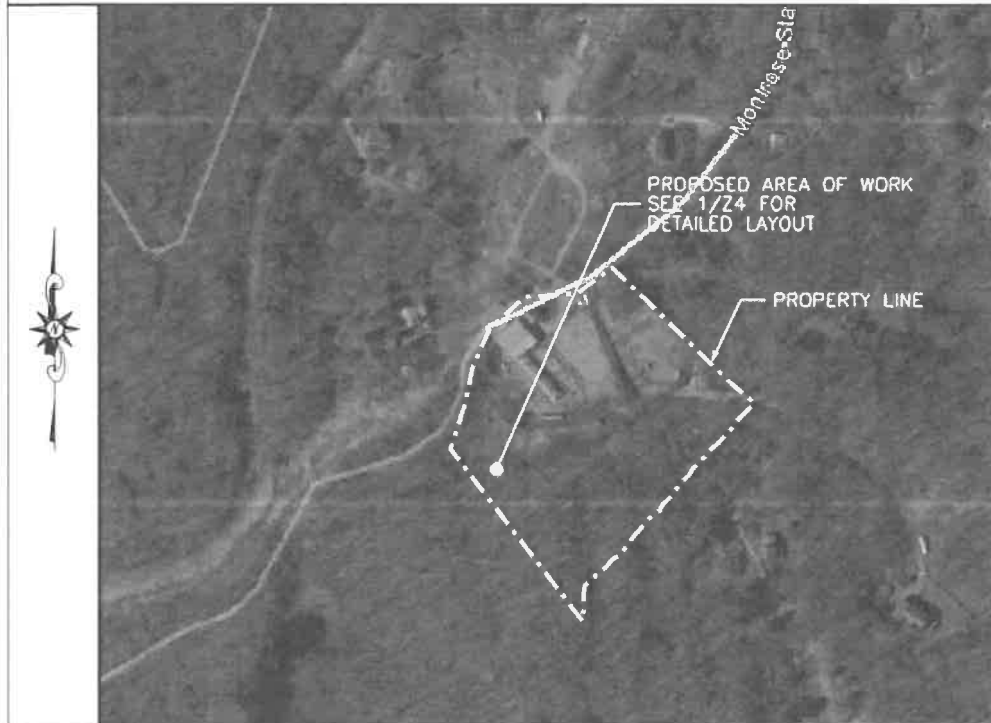
ATTORNEY:
Robert Gaudioso
Snyder & Snyder, LLP
94 White Plains Road
Tarrytown, NY 10591
(914) 333-0700

SITE COORDINATES

LATITUDE: N41°16'11.15" (NAD83)
LONGITUDE: W73°53'48.26" (NAD83)
GROUND ELEVATION: 410'-6" +/- (NAVD88)

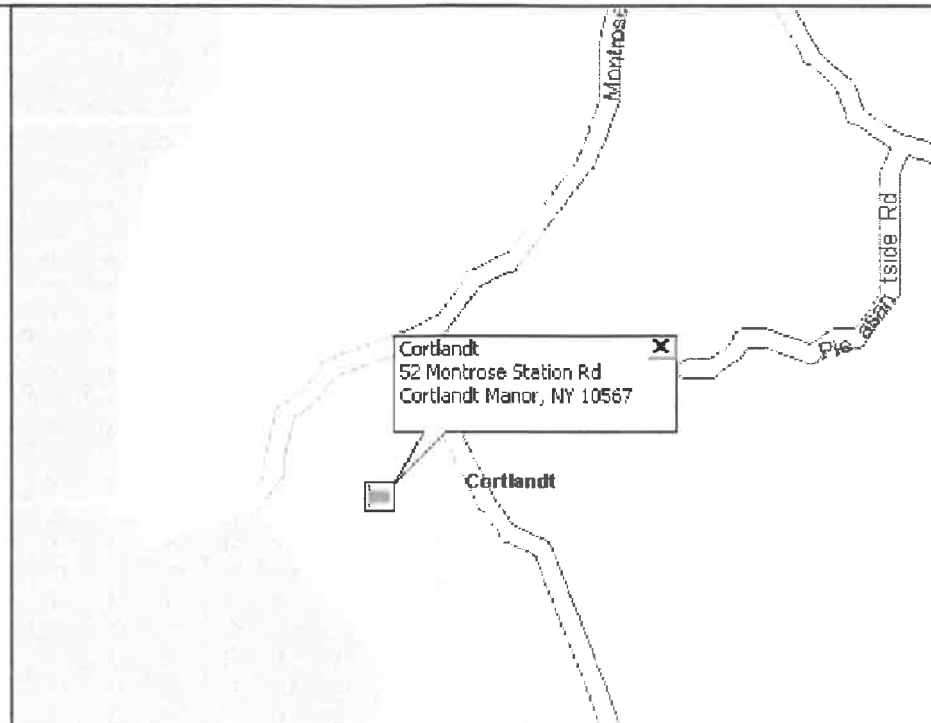
LEGAL DESCRIPTION

BLOCK: 1 ZONE: R-40
LOT: 4 SECTION: 44.7



KEY MAP

22x34 SCALE: 1" = 200'-0"
11x17 SCALE: 1" = 400'-0"



LOCATION MAP

22x34 SCALE: 1" = 200'-0"
11x17 SCALE: 1" = 400'-0"

DWG.	DWG. TITLE
Z1	COVER PAGE
Z2	RADIUS MAP
Z3	SITE PLANS AND SITE PLAN NOTES
Z4	COMPOUND LAYOUT
Z5	ELEVATIONS
Z6	ELEVATIONS
Z7	ELEVATIONS
Z8	ELEVATIONS
Z9	DETAILS
Z10	SPECIFICATIONS
Z11	GENERATOR SPECIFICATIONS
Z12	PROPERTY OWNERS LIST
Z13	PRELIMINARY EXISTING CONDITIONS SURVEY
Z14	PRELIMINARY TREE REMOVAL PLAN
Z15	OLD AND NEW SITE PLAN ZONING COMPARISON

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC), 2020 AS ADOPTED BY NEW YORK
CODE SUPPLEMENT: 2017 NYS UNIFORM CODE SUPPLEMENT, EFFECTIVE DATE OCTOBER 31, 2017

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 2017, NATIONAL ELECTRICAL CODE, AS ADOPTED BY NEW YORK

MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE (IMC), 2020 AS ADOPTED BY NEW YORK

PLUMBING CODE: NATIONAL STANDARD PLUMBING CODE, 2020 AS ADOPTED BY NEW YORK

LIGHTNING PROTECTION CODE: NFPA 780 - 2008, LIGHTNING PROTECTION CODE

FUEL GAS CODE: INTERNATIONAL FUEL GAS CODE (IFGC), 2020 AS ADOPTED BY NEW YORK

ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 AS ADOPTED BY NEW YORK

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST APPROVED OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION

ANSI/AIA-222-H ADDENDUMS 1-4, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 (2015), LIFE SAFETY CODE, NFPA 37 (2002), STATIONARY COMBUSTION ENGINES AND GAS TURBINES, NFPA 853 (2003), STANDARD FOR THE INSTALLATION OF STATIONARY FUEL POWER PLANTS

AMERICAN WELDING SOCIETY (AWS) D1.1 (2004), STRUCTURAL WELDING CODE - STEEL

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C2 NATIONAL ELECTRIC SAFETY CODE (NEC) 2012

TELECOM/DIA GR-1275 GENERAL INSTALLATION REQUIREMENTS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

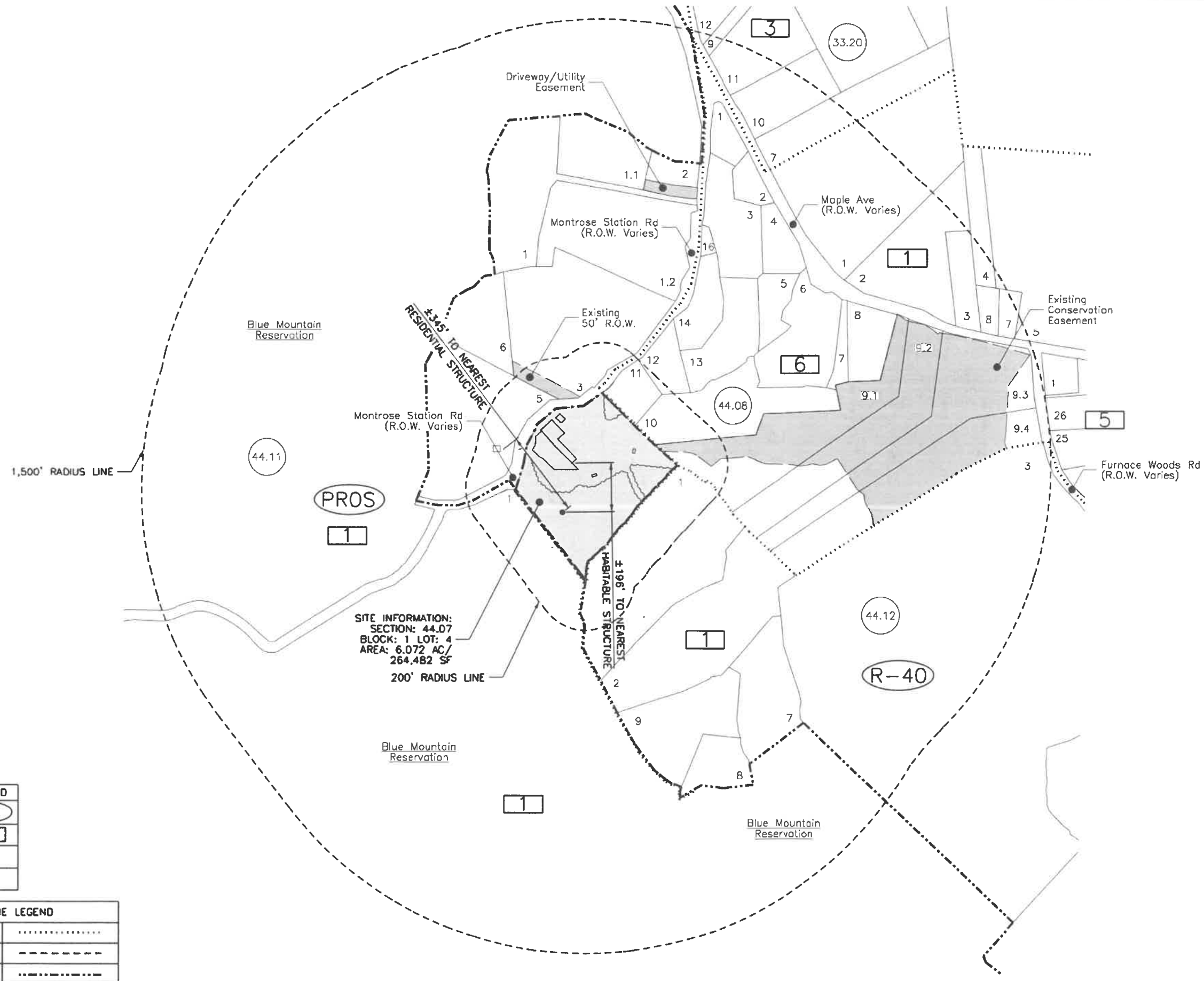
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

PROJECT NOTES

- ALL SURVEYS SHOWN IN THESE DRAWINGS ARE PRELIMINARY. FINAL SURVEYS SHALL BE COMPLETED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.
- ENVIRONMENTAL ANALYSIS OF THE PROPOSED SITE LOCATION, INCLUDING GEOMORPHOLOGIC AND STEEP SLOPE STUDIES, TO BE COMPLETED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.
- FINAL TREE REMOVAL AND TOPOGRAPHICAL ALTERATION PLANS TO BE SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.
- TOWN CONSULTANT ARBORIST TO IDENTIFY SPECIES, TYPE, AND SIZE OF TREES TO BE REMOVED ONCE FINAL TREE SURVEY IS COMPLETED.
- TOTAL LAND DISTURBANCE IS TO BE BELOW 1 ACRE, AND AS SUCH NO STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED.
- FINAL COMPLETED LONG FORM ENVIRONMENTAL ASSESSMENT FORM AND VISUAL ENVIRONMENTAL ASSESSMENT FORM TO BE SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.
- LANDSCAPING PLAN, DEPICTING SITE REMEDIATION TO BE COMPLETED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.
- ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED TO ONLY LIGHT THE PROPOSED EQUIPMENT CABINETS IN THE EQUIPMENT COMPOUND. DUE TO SHIELDING AND SIZE OF PROPOSED LIGHTS, SITE LIGHTING WILL NOT BE VISIBLE BEYOND PROPERTY LINE. LIGHTS WILL BE ON A 60 MINUTE MANUAL TIMER TO AVOID BEING LEFT ON AFTER TECHNICIAN LEAVES SITE.
- BREAK POINT ANALYSIS OF THE PROPOSED MONOPOLE TO BE COMPLETED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.
- FINAL SIGNED AND SEALED STRUCTURAL CERTIFICATION AND ANALYSIS REPORTS OF THE PROPOSED MONOPOLE TO BE COMPLETED AND SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.
- PROPOSED MONOPOLE AND EQUIPMENT LOCATIONS TO BE STAKED OUT PRIOR TO CONSTRUCTION.
- CONSTRUCTION DRAWINGS SHOWING COMPLETE SPECIFICATIONS, DETAILS, AND INSTALLATION INFORMATION FOR THE PROPOSED MONOPOLE, EQUIPMENT LOCATION, AND ALL REQUIRED FOUNDATIONS TO BE COMPLETED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.
- CONSTRUCTION SHALL NOT COMMENCE UNTIL BUILDING PERMIT HAS BEEN RECEIVED.
- VERIZON TO MAINTAIN ITS EQUIPMENT STRUCTURES AT SITE INCLUDING THE TOWER, WHILE IT IS OWNER OF SAME. MONTHLY SITE VISITS ARE EXPECTED IN CONNECTION WITH SAME.
- APPLICANT TO COMPLY WITH CODE REQUIREMENTS REGARDING ABANDONMENT/DISCONTINUANCE IN THE UNLIKELY EVENT SAME OCCURS.
- APPLICANT SHALL PERFORM MAINTENANCE OF THE FULL EXTENT OF ACCESS DRIVE OVER THE LONG-TERM TO ACCOMMODATE ACCESS BY THE APPLICANT, UTILITY AND FUEL DELIVERY COMPANIES, AND TOWN OFFICIALS INCLUDING FIRE AND EMERGENCY SERVICES VEHICLES. THIS INCLUDES PERIODIC INSPECTION AND MAINTENANCE, CLEARING OF SNOW, ICE OR OTHER IMPEDIMENTS.
- THE NEAREST FIRE HYDRANT IS LOCATED BETWEEN THE EXISTING RESIDENCE AND BARN (41.270605, -73.898886) SEE 1/23.

(TYPICAL DRAFTING STANDARDS FOR ALL SHEETS)

Existing	Light, Upper And Lower Case Lettering When Labeling Existing Features
PROPOSED	BOLD, UPPER CASE LETTERING WHEN LABELING PROPOSED FEATURES
---	Light Lines Represent Existing Features
=====	DARK LINES REPRESENT PROPOSED FEATURES



SITE INFORMATION:
 SECTION: 44.07
 BLOCK: 1 LOT: 4
 AREA: 6.072 AC/
 264,482 SF
 200' RADIUS LINE

SYMBOL LEGEND	
ZONE	
BLOCK	
SECTION	
LOT	

LINE LEGEND	
SECTION LINE	
RADIUS LINE	
ZONE LINE	



100 Corporate Drive, Suite 202
 Lebanon, NJ 08833
 Ph 908.323.2513 Fax 908.323.2525
 www.schererdesigngroup.com



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO PREPARE OR SIGN ANY DOCUMENT IN ANY WAY, SIGNATURE AND SEAL, WITHOUT BEING THE ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER.

APPLICANT:



HOMELAND TOWERS
 9 HARMONY ST, 2ND FLOOR
 DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

PROJECT TITLE:

PRELIMINARY
 SITE PLAN

CORTLANDT

52 MONTROSE STATION RD
 CORTLANDT, NY 10567
 WESTCHESTER COUNTY

BLOCK: 1 LOT: 4
 ZONE: R-40

SDG PROJECT #: 16VZN071

SCALE: AS NOTED DATE: 08/31/20

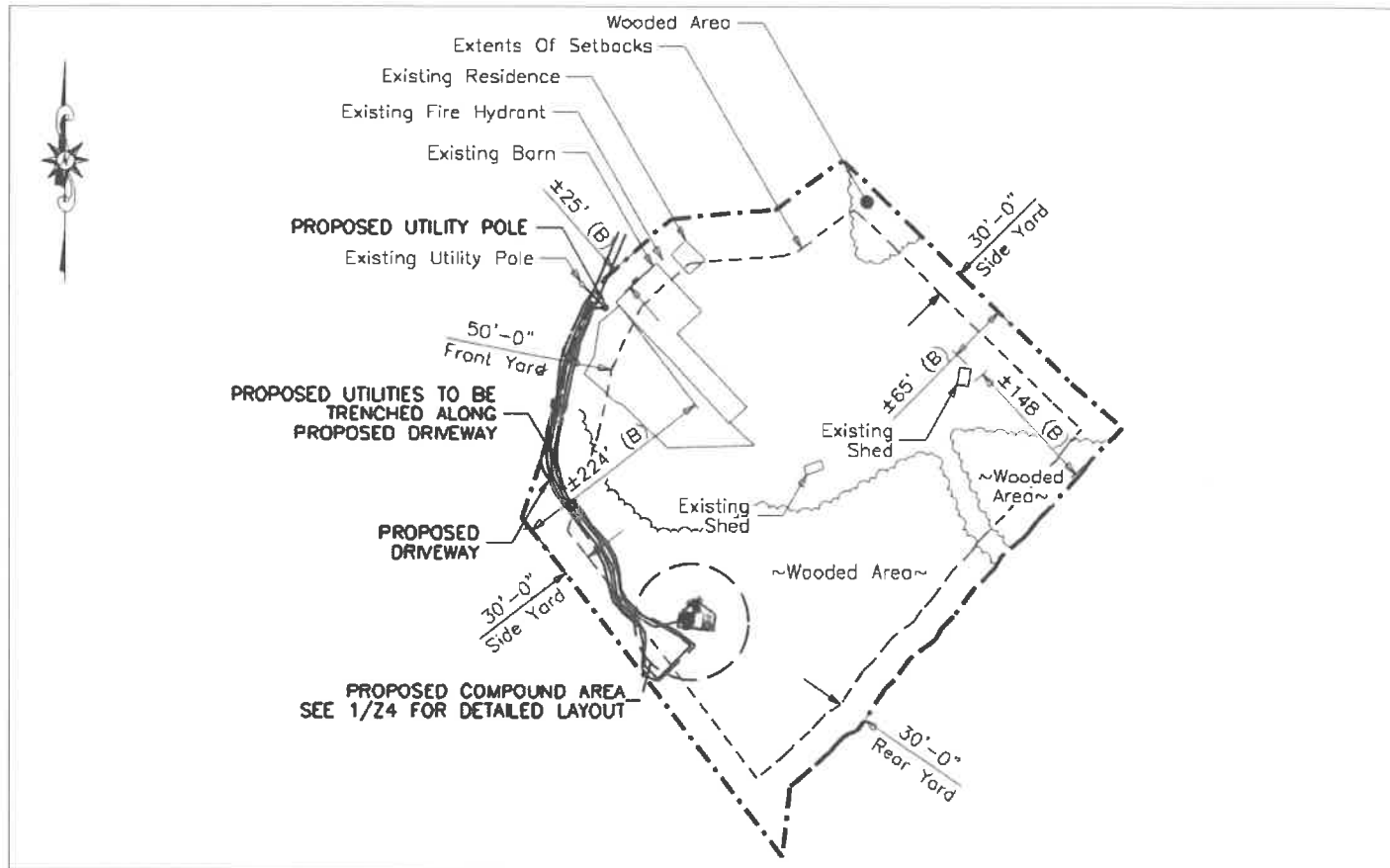
DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:

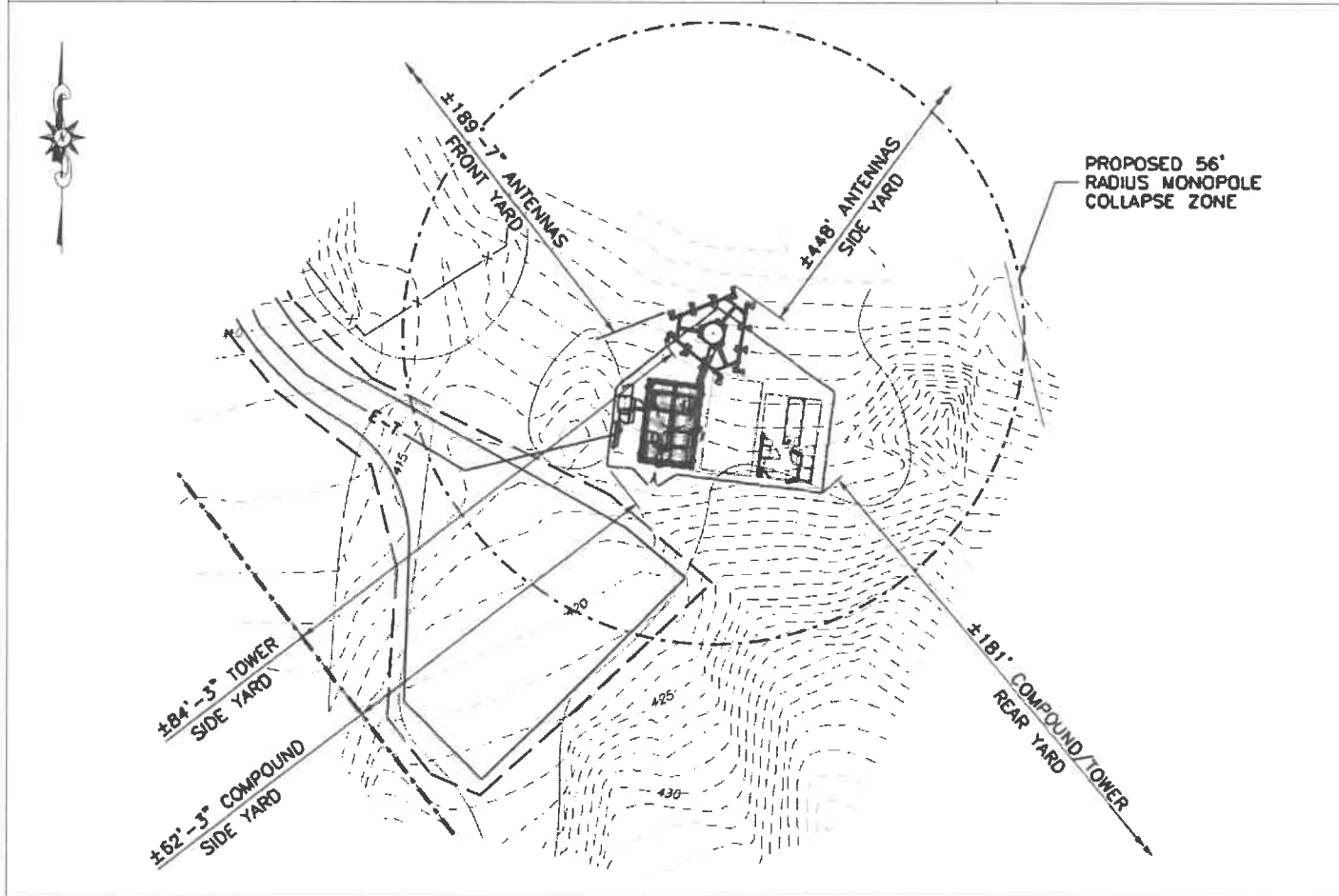
RADIUS MAP

DRAWING NO.: PAGE NO.:

Z2 2 of 15



1 OVERALL SITE PLAN
11x17 SCALE: 1" = 200'-0" 22x34 SCALE: 1" = 100'-0"



2 DETAILED SITE PLAN
11x17 SCALE: 1/32" = 1'-0" 22x34 SCALE: 1/16" = 1'-0"

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' *	±189'-7"
Min. Side Yard	30'	±65'	±62'-3"
Min. Rear Yard	30'	±148'	±181'
Max. Building Coverage	65% Of F.A.R	±3%	±3.35%
Min. Landscape Coverage	60%	±72%	±69%

WIRELESS ORDINANCE			
(CHAPTER 277)	REQUIRED	EXISTING	PROPOSED
Nearest Residential Structure	N/A	N/A	±345'
Nearest Habitable Structure	N/A	N/A	±196'
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	±84'-3"

* = EXISTING NON-CONFORMITY

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 11/14/19). FIELD MEASUREMENTS PERFORMED BY SCHERER DESIGN GROUP AND AERIAL PHOTOGRAPHY. THIS OVERALL SITE PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 - BASED ON FIELD WORK PERFORMED NOVEMBER 2019.
 - DATUM (ESTABLISHED WITH GPS)
HORIZONTAL: NAD83, NEW YORK EAST PLANE
VERTICAL: NAVD88 (Geold12a)
 - REFERENCES:
4.1. WESTCHESTER COUNTY GIS MAPPING
4.2. TOWN OF CORTLANDT TAX MAP 44.07
4.3. DEED CONTROL NO. 493503018
4.4. "LAND SURVEY MAP PREPARED FOR ROBERT A. VITOLO & JOANNE MANN-VITOLO BY J. CHARLES BOOKLUKOS DATED MARCH 2, 2002.
 - BASED ON FINDINGS CONTAINED IN ATTORNEYS SEARCH REPORT, SEARCH NO. SSBT-15483 AS ISSUED BY BARTECH TITLE AGENCY INC., DATED OF DECEMBER 7, 2016.
 - AN UNDERGROUND UTILITY SEARCH WAS NOT PERFORMED ON THIS SITE. ANY UTILITIES SHOWN ARE BASED ON SURFACE EVIDENCE/LOCATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND MEET ALL CURRENT UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
 - 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.
 - 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, 2020, AS ADOPTED BY NEW YORK AND TIA-222-H.

4 SITE PLAN NOTES
11x17 SCALE: NTS 22x34 SCALE: NTS



100 Corporate Drive, Suite 202
Lebanon, NJ 08833
Ph 908.323.2513 Fax 908.323.2525
www.schererdesigngroup.com



APPLICANT:

HOMELAND TOWERS
9 HARMONY ST, 2ND FLOOR
DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

PROJECT TITLE:

PRELIMINARY SITE PLAN

CORTLANDT
52 MONTROSE STATION RD
CORTLANDT, NY 10567
WESTCHESTER COUNTY

BLOCK: 1 LOT: 4
ZONE: R-40

SDG PROJECT #: 16VZN071

SCALE: AS NOTED DATE: 08/31/20

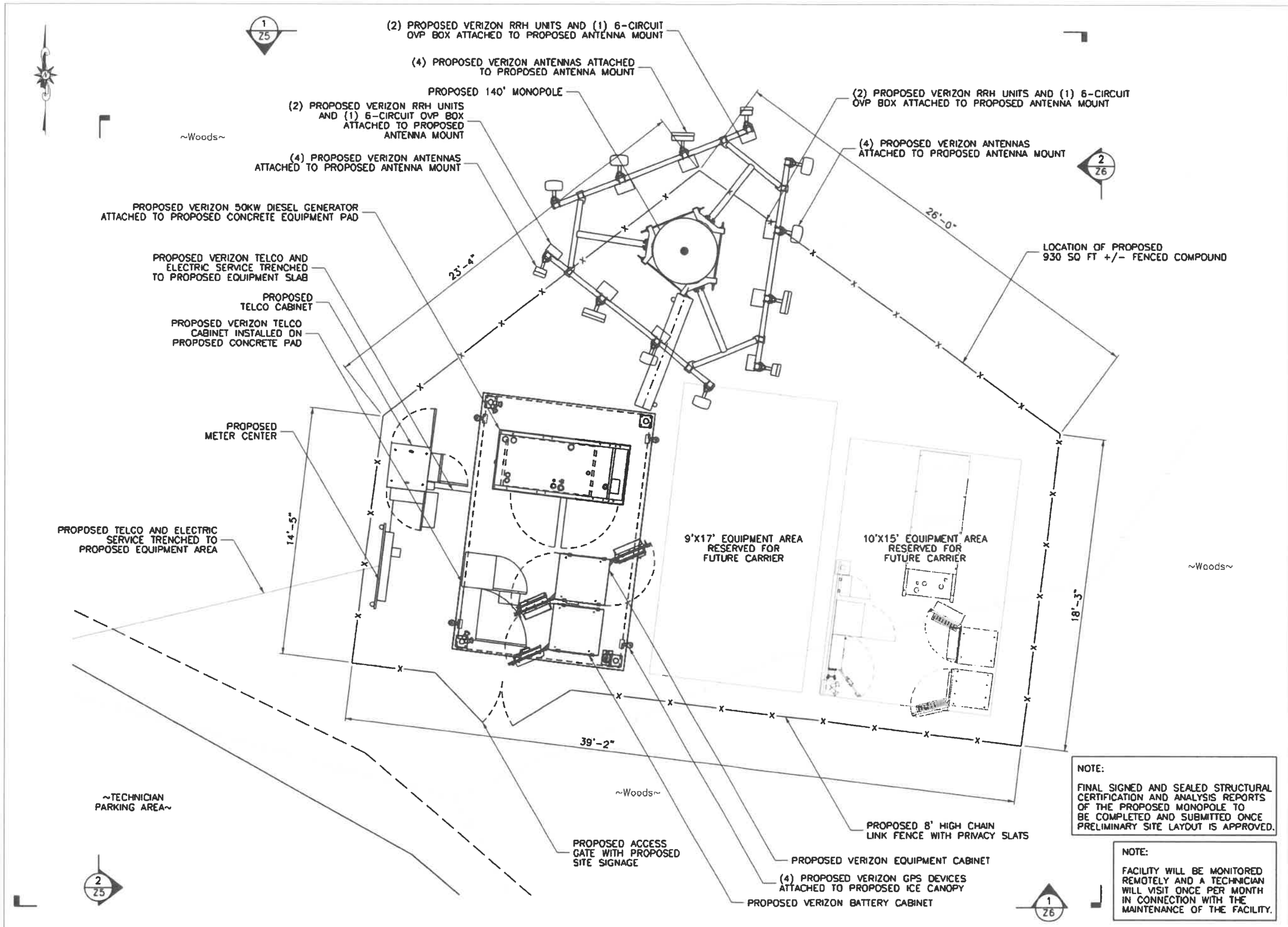
DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:

SITE PLANS AND SITE PLAN NOTES

DRAWING NO.: PAGE NO.:

Z3 3 of 15



1
25

(2) PROPOSED VERIZON RRH UNITS AND (1) 6-CIRCUIT OVP BOX ATTACHED TO PROPOSED ANTENNA MOUNT

(4) PROPOSED VERIZON ANTENNAS ATTACHED TO PROPOSED ANTENNA MOUNT

PROPOSED 140' MONOPOLE

(2) PROPOSED VERIZON RRH UNITS AND (1) 6-CIRCUIT OVP BOX ATTACHED TO PROPOSED ANTENNA MOUNT

(4) PROPOSED VERIZON ANTENNAS ATTACHED TO PROPOSED ANTENNA MOUNT

(2) PROPOSED VERIZON RRH UNITS AND (1) 6-CIRCUIT OVP BOX ATTACHED TO PROPOSED ANTENNA MOUNT

(4) PROPOSED VERIZON ANTENNAS ATTACHED TO PROPOSED ANTENNA MOUNT

PROPOSED 50KW DIESEL GENERATOR ATTACHED TO PROPOSED CONCRETE EQUIPMENT PAD

PROPOSED VERIZON TELCO AND ELECTRIC SERVICE TRENCHED TO PROPOSED EQUIPMENT SLAB

PROPOSED TELCO CABINET

PROPOSED VERIZON TELCO CABINET INSTALLED ON PROPOSED CONCRETE PAD

PROPOSED METER CENTER

PROPOSED TELCO AND ELECTRIC SERVICE TRENCHED TO PROPOSED EQUIPMENT AREA

9'x17' EQUIPMENT AREA RESERVED FOR FUTURE CARRIER

10'x15' EQUIPMENT AREA RESERVED FOR FUTURE CARRIER

PROPOSED 8' HIGH CHAIN LINK FENCE WITH PRIVACY SLATS

PROPOSED VERIZON EQUIPMENT CABINET

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

PROPOSED VERIZON BATTERY CABINET

PROPOSED ACCESS GATE WITH PROPOSED SITE SIGNAGE

26'-0"

23'-4"

14'-5"

39'-2"

18'-3"

2

26

LOCATION OF PROPOSED 930 SO FT +/- FENCED COMPOUND

~Woods~

~Woods~

~TECHNICIAN PARKING AREA~

~Woods~

2

25

1

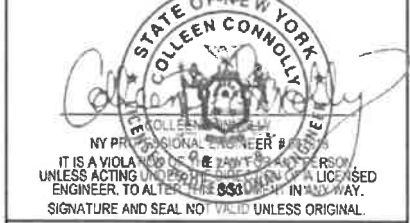
26

NOTE:
FINAL SIGNED AND SEALED STRUCTURAL CERTIFICATION AND ANALYSIS REPORTS OF THE PROPOSED MONOPOLE TO BE COMPLETED AND SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.

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



100 Corporate Drive, Suite 202
Lebanon, NJ 08833
Ph 908.323.2513 Fax 908.323.2525
www.schererdesigngroup.com



APPLICANT:
HOMELAND TOWERS
9 HARMONY ST, 2ND FLOOR
DANBURY CT, 06810

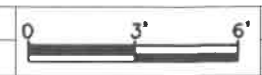
NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

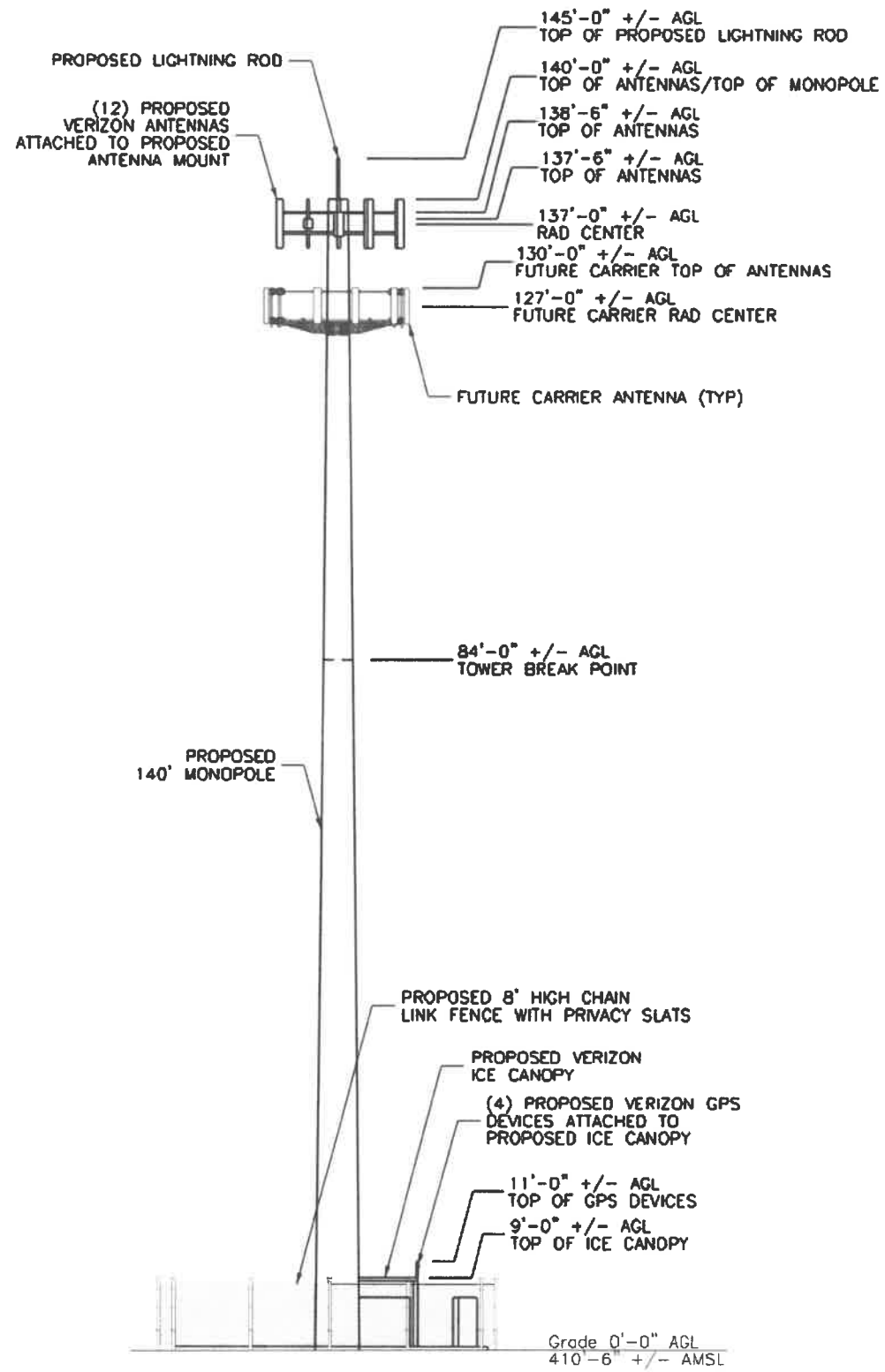
PROJECT TITLE:
PRELIMINARY SITE PLAN
CORTLANDT
52 MONTROSE STATION RD
CORTLANDT, NY 10567
WESTCHESTER COUNTY
BLOCK: 1 LOT: 4
ZONE: R-40

SDG PROJECT #: 16VZN071
SCALE: AS NOTED DATE: 08/31/20
DRAWN BY: JM CHECKED BY: SK

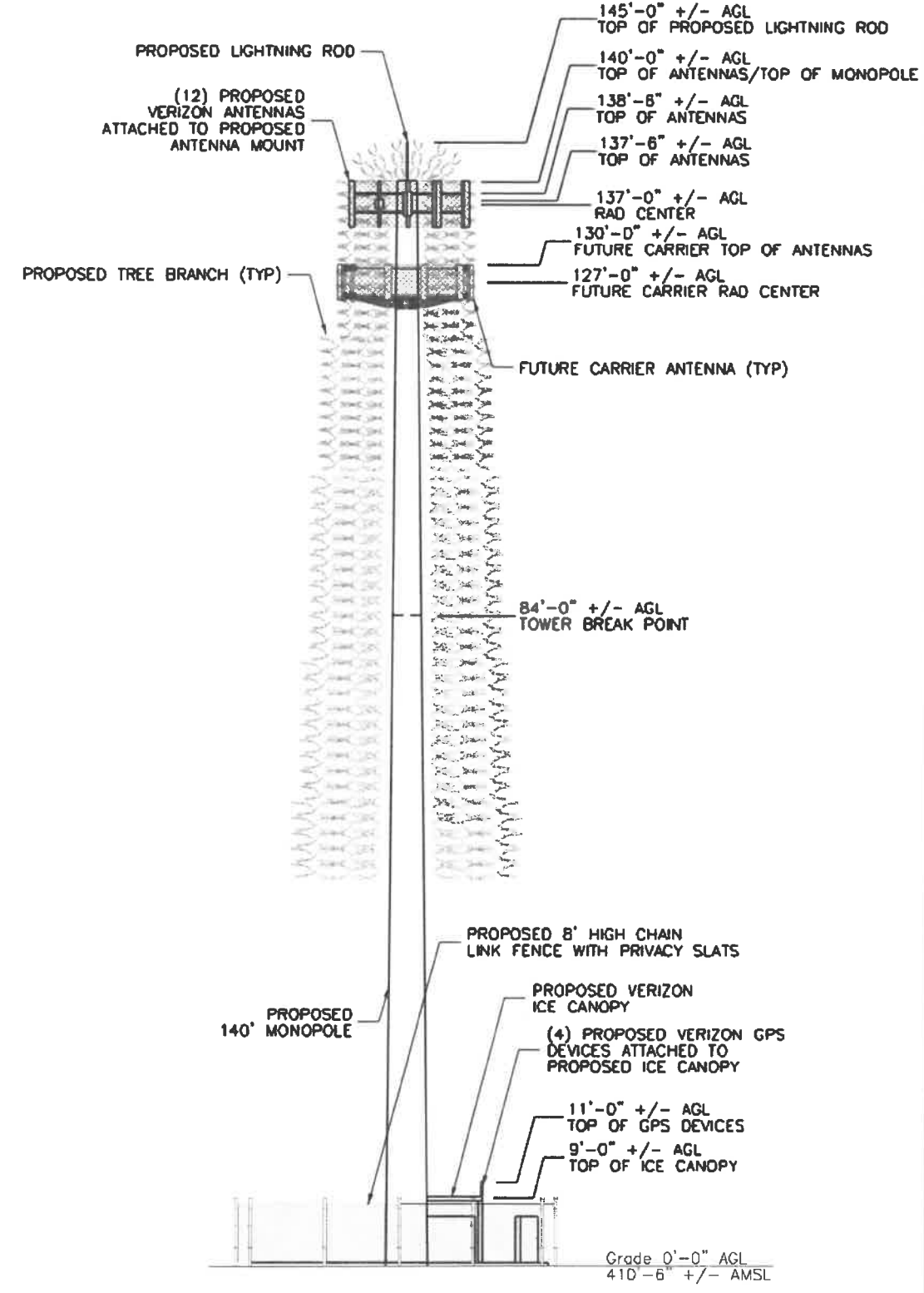
DRAWING TITLE:
COMPOUND LAYOUT

DRAWING NO.: PAGE NO.:
Z4 4 of 15





NOTE:
FINAL SIGNED AND SEALED STRUCTURAL CERTIFICATION AND ANALYSIS REPORTS OF THE PROPOSED MONOPOLE TO BE COMPLETED AND SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.



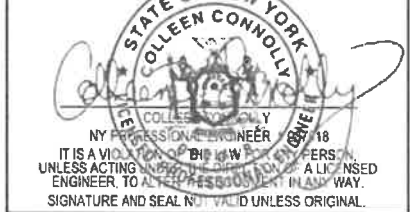
NOTE:
FINAL SIGNED AND SEALED STRUCTURAL CERTIFICATION AND ANALYSIS REPORTS OF THE PROPOSED MONOPOLE TO BE COMPLETED AND SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.

1 **NORTHERN ELEVATION (MONOPOLE)**
11x17 SCALE: 1" = 20'-0"
22x34 SCALE: 1" = 10'-0"
0 10' 20'

2 **NORTHERN ELEVATION (MONOPOLE)**
11x17 SCALE: 1" = 20'-0"
22x34 SCALE: 1" = 10'-0"
0 10' 20'



100 Corporate Drive, Suite 202
Lebanon, NJ 08833
Ph 908.323.2513 Fax 908.323.2525
www.schererdesigngroup.com



APPLICANT:

HOMELAND TOWERS
9 HARMONY ST, 2ND FLOOR
DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

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

SDG PROJECT #: 16VZN071
SCALE: AS NOTED DATE: 08/31/20
DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:
ELEVATIONS

DRAWING NO.: Z5 PAGE NO.: 5 of 15



100 Corporate Drive, Suite 202
 Lebanon, NJ 08833
 Ph 908.323.2513 Fax 908.323.2525
 www.schererdesign.com



APPLICANT:



HOMELAND TOWERS
 9 HARMONY ST, 2ND FLOOR
 DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

PROJECT TITLE:

PRELIMINARY SITE PLAN

CORTLANDT

52 MONTROSE STATION RD
 CORTLANDT, NY 10567
 WESTCHESTER COUNTY

BLOCK: 1 LOT: 4
 ZONE: R-40

SDG PROJECT #: 16VZN071

SCALE: AS NOTED DATE: 08/31/20

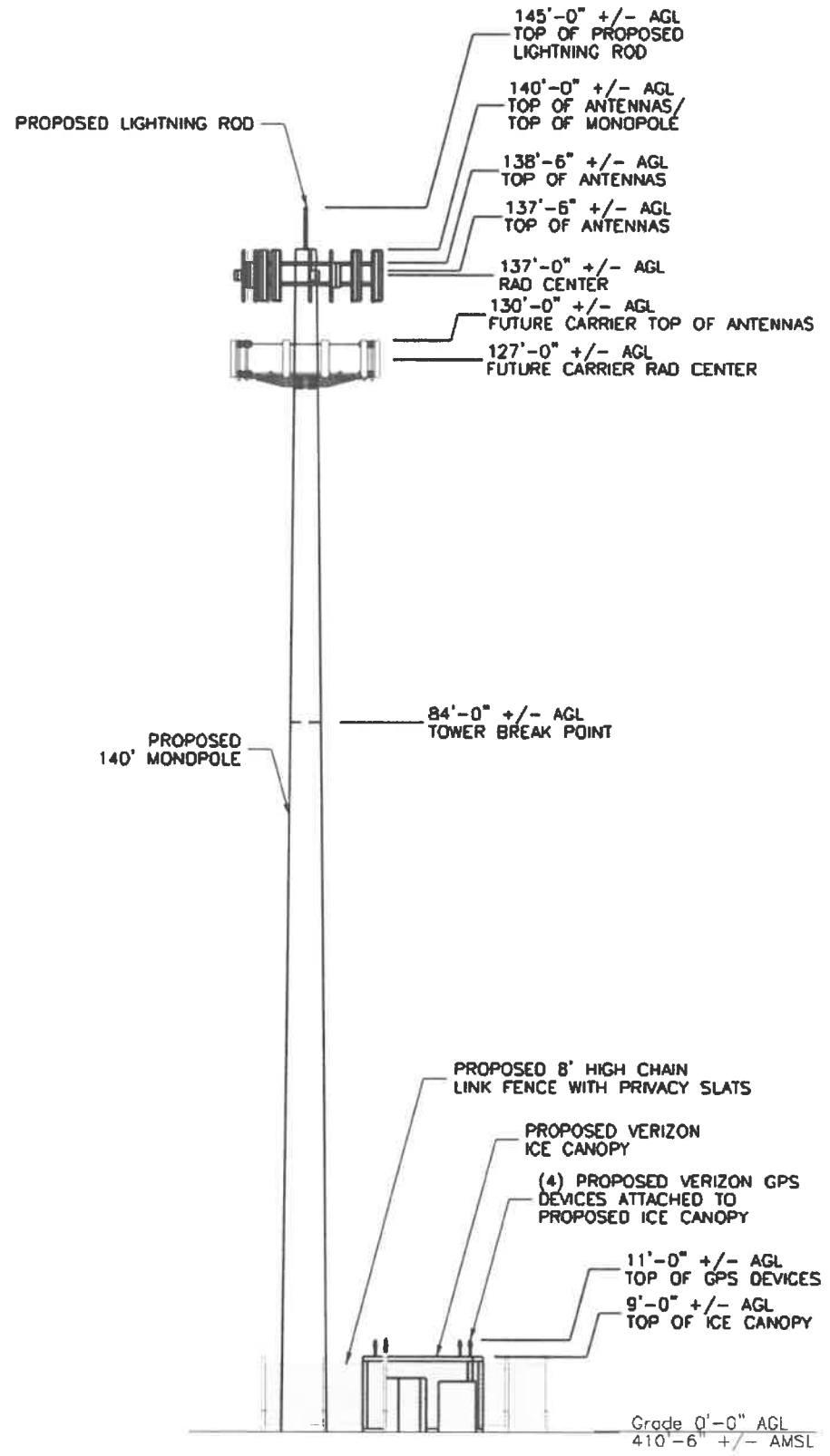
DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:

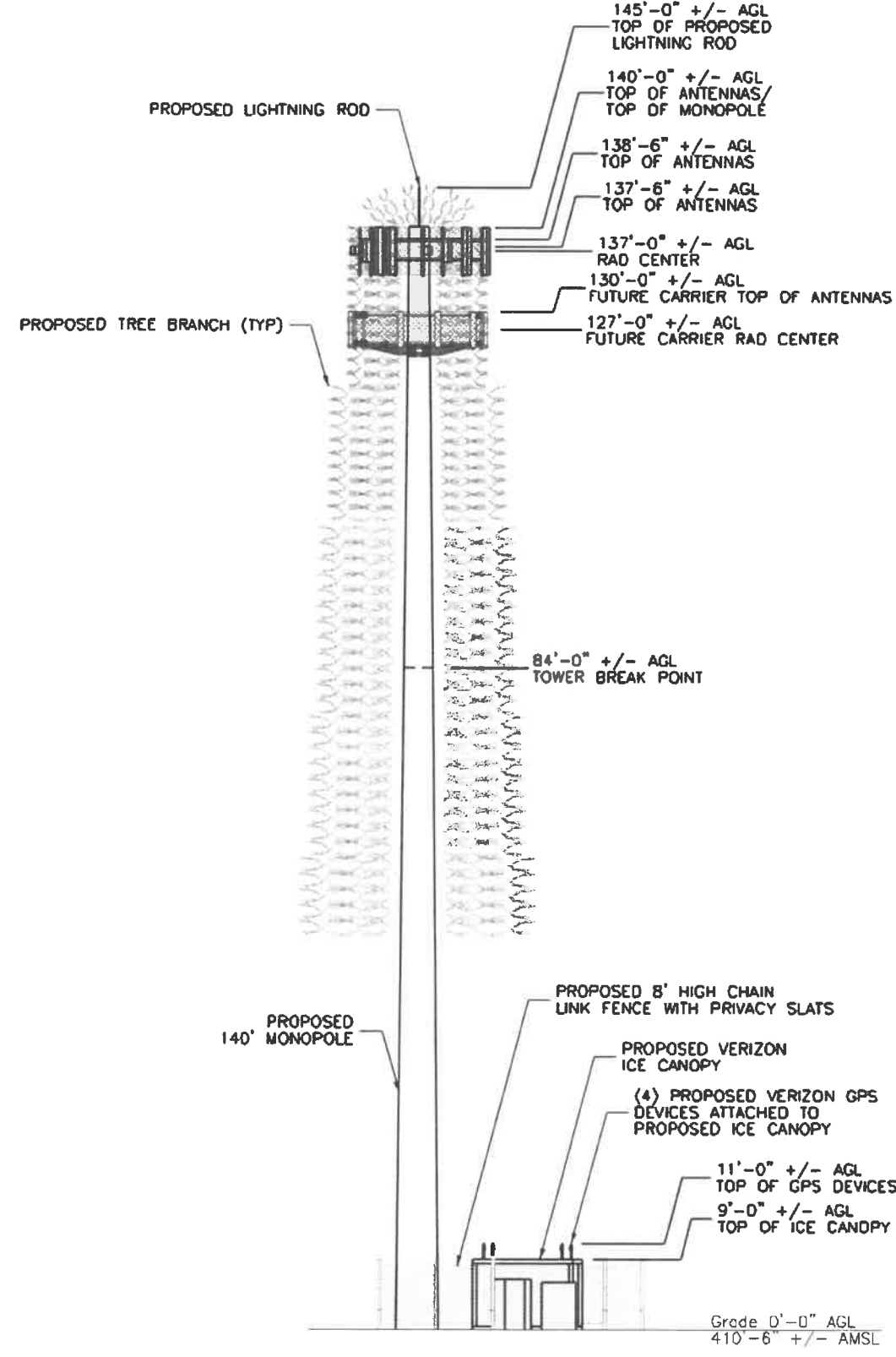
ELEVATIONS

DRAWING NO.: PAGE NO.:

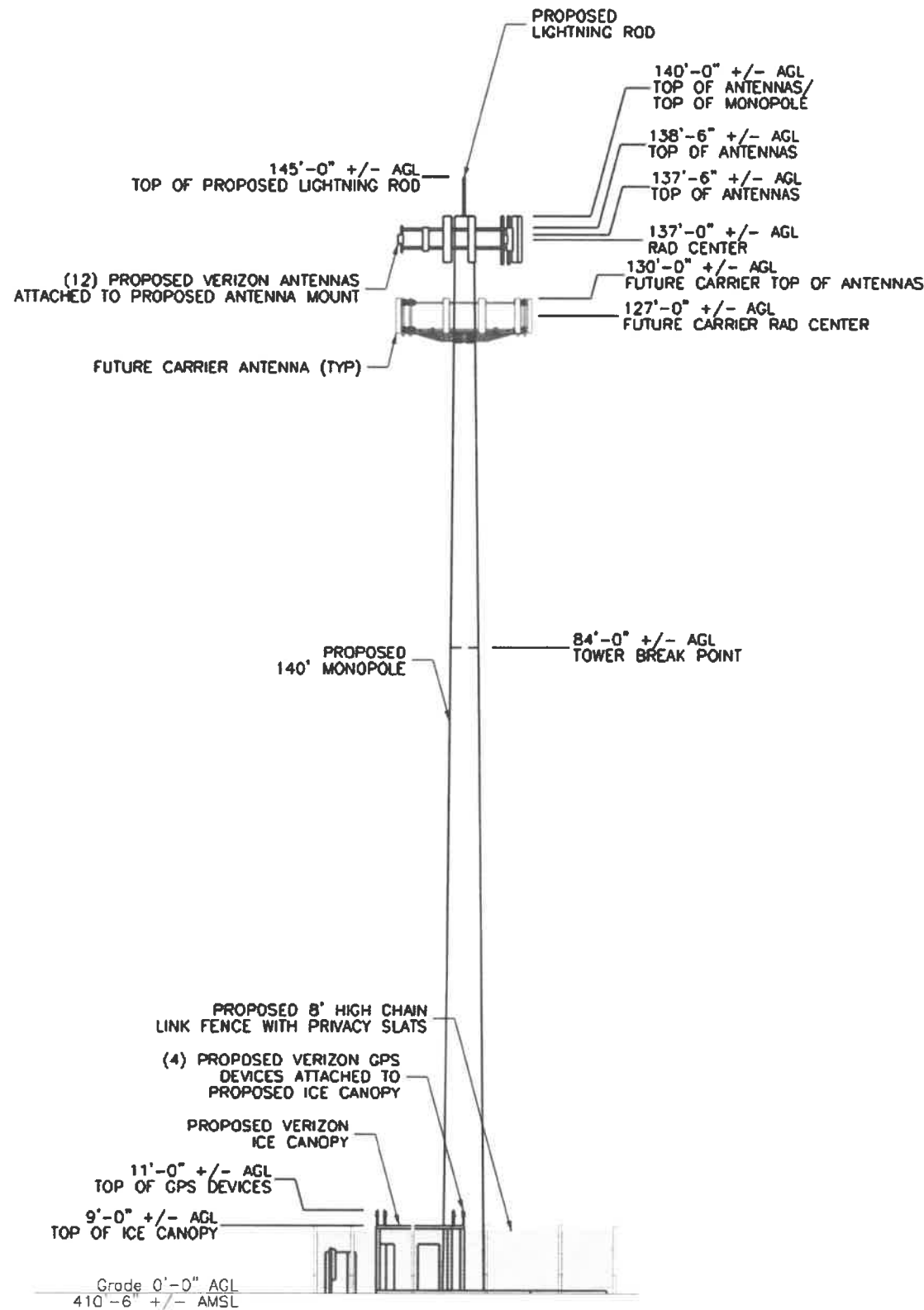
Z6 6 of 15



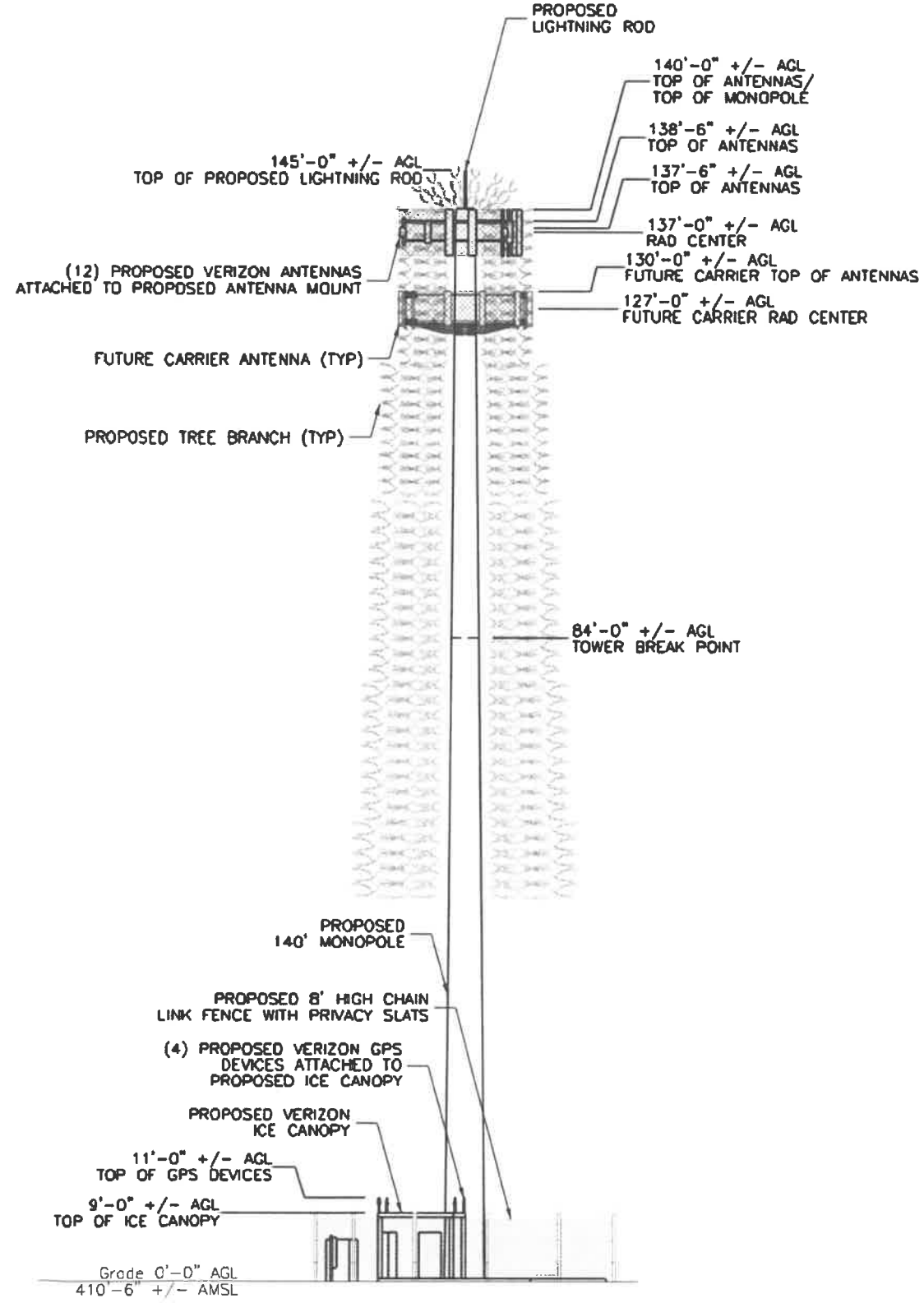
NOTE:
 FINAL SIGNED AND SEALED STRUCTURAL CERTIFICATION AND ANALYSIS REPORTS OF THE PROPOSED MONOPOLE TO BE COMPLETED AND SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.



NOTE:
 FINAL SIGNED AND SEALED STRUCTURAL CERTIFICATION AND ANALYSIS REPORTS OF THE PROPOSED MONOPOLE TO BE COMPLETED AND SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.



NOTE:
FINAL SIGNED AND SEALED STRUCTURAL CERTIFICATION AND ANALYSIS REPORTS OF THE PROPOSED MONOPOLE TO BE COMPLETED AND SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.



NOTE:
FINAL SIGNED AND SEALED STRUCTURAL CERTIFICATION AND ANALYSIS REPORTS OF THE PROPOSED MONOPOLE TO BE COMPLETED AND SUBMITTED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.



100 Corporate Drive, Suite 202
Lebanon, NJ 08833
Ph 908.323.2513 Fax 908.323.2525
www.schererdesigngroup.com



APPLICANT:
HOMELAND TOWERS
9 HARMONY ST, 2ND FLOOR
DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

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

SDG PROJECT #: 16VZN071
SCALE: AS NOTED DATE: 08/31/20
DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:
ELEVATIONS



100 Corporate Drive, Suite 202
 Lebanon, NJ 08833
 Ph 908.323.2513 Fax 908.323.2525
 www.schererdesigngroup.com



APPLICANT:



HOMELAND TOWERS
 9 HARMONY ST, 2ND FLOOR
 DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

PROJECT TITLE:

PRELIMINARY
 SITE PLAN

CORTLANDT
 52 MONTROSE STATION RD
 CORTLANDT, NY 10567
 WESTCHESTER COUNTY

BLOCK: 1 LOT: 4
 ZONE: R-40

SDG PROJECT #: 16VZN071

SCALE: AS NOTED DATE: 08/31/20

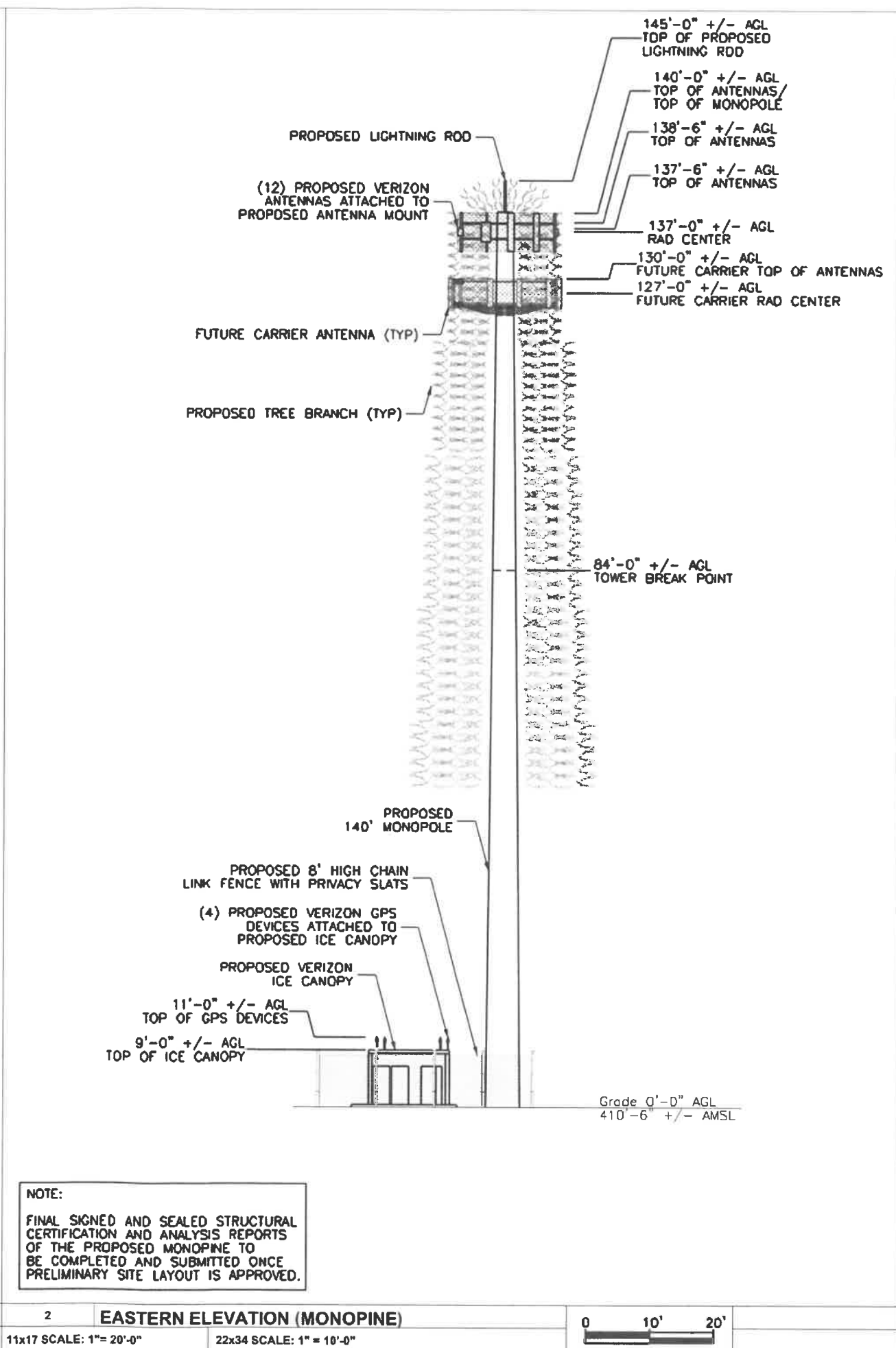
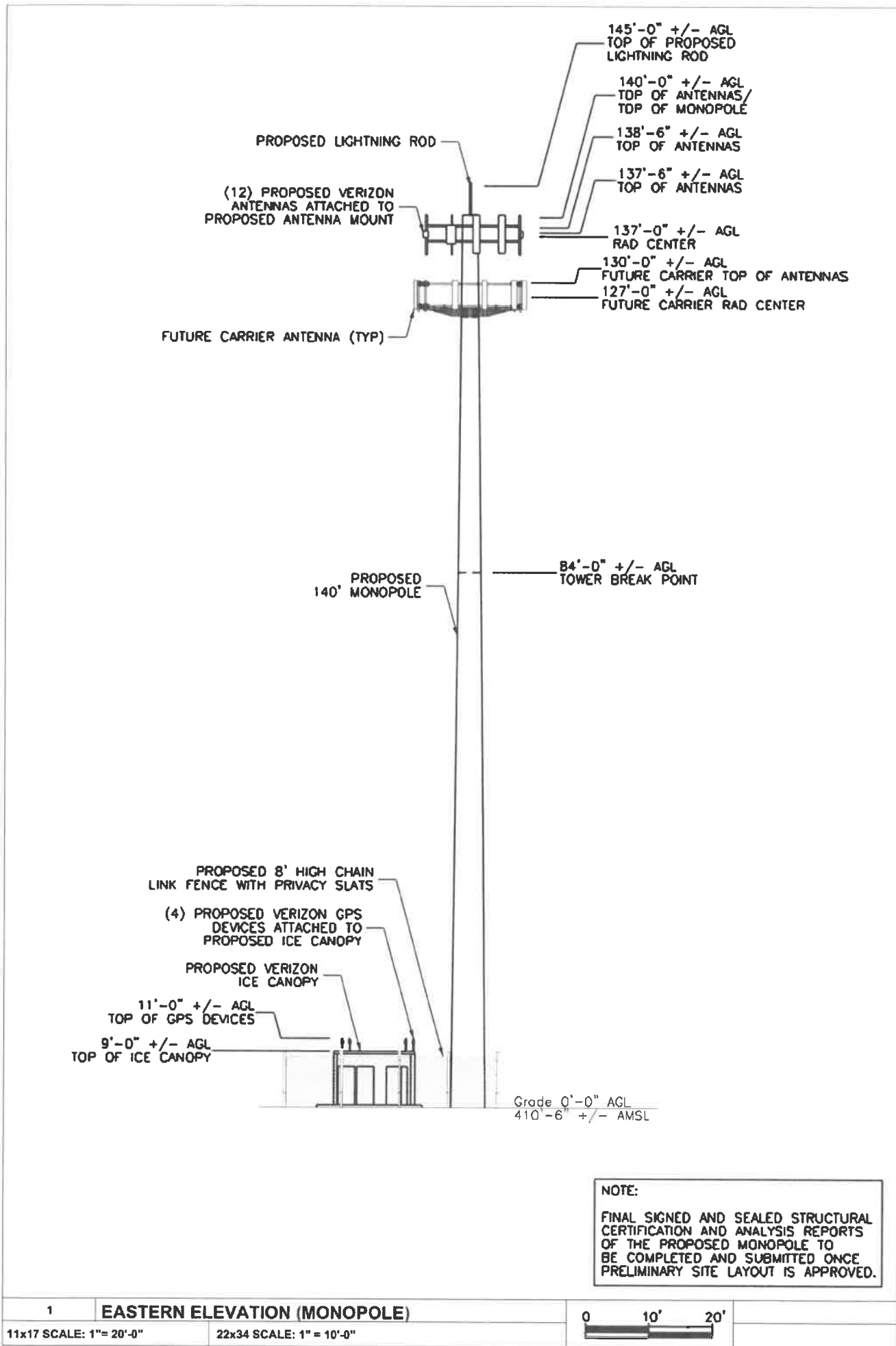
DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:

ELEVATIONS

DRAWING NO.: PAGE NO.:

Z8 8 of 15



GPS/AVIATION SPECIAL PURPOSE ANTENNAS
GPS Timing Reference Antennas

GPS-TMG-4011, 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 quadridirectional 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 antennas may be purchased by itself or with pipe mounting hardware. Custom models or size kits options are also available.

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

The antenna also features ESD, reverse polarity protection and transient voltage suppression.



Antenna Element Electrical Specifications

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

Mechanical Specifications

Antenna Dimensions	Shipping Dimensions	Antenna Weight	Shipping Weight	Radome Color
5.0" H x 3.2" D (128 H x 81 mm)	7.5" L x 4.4" W x 3.8" D (190 x 112 x 96 mm)	0.6 lbs (0.3 kg)	1.9 lbs (0.9 kg)	White

Environmental Specifications

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

Mounting

All mounting options fit pipes of 1"-1.45" (25.4mm-37 mm) maximum diameter.

Model	Options
GPS-TMG-40N	Does not include mounting hardware.
GPS-TMG-40NMS	Includes universal mounting hardware consisting of collar (GPS-TMG-MNT) and pipe clamp (GPS-TMG-LINK).
GPS-TMG-40NCS	Includes economy collar mount (GPS-TMG-MOUNT).



Low Noise Amplifier Specifications

Frequency Band (MHz): 1575.42 +/- 10 MHz
Amplifier Gain: 40 dB +/- 0.5 dB
Maximal Impedance: 50 ohms
Output VSWR: < 2.0:1
Maximum Input Power: +33 dBm @ 40°C
DC Current: < 40 mA
DC Voltage: 3.3-9.0 V (programmable)
Filtering: 3 stage filtering including pre-selector
Rejection: > 40 dB @ +/- 30 MHz off carrier frequency

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: _____

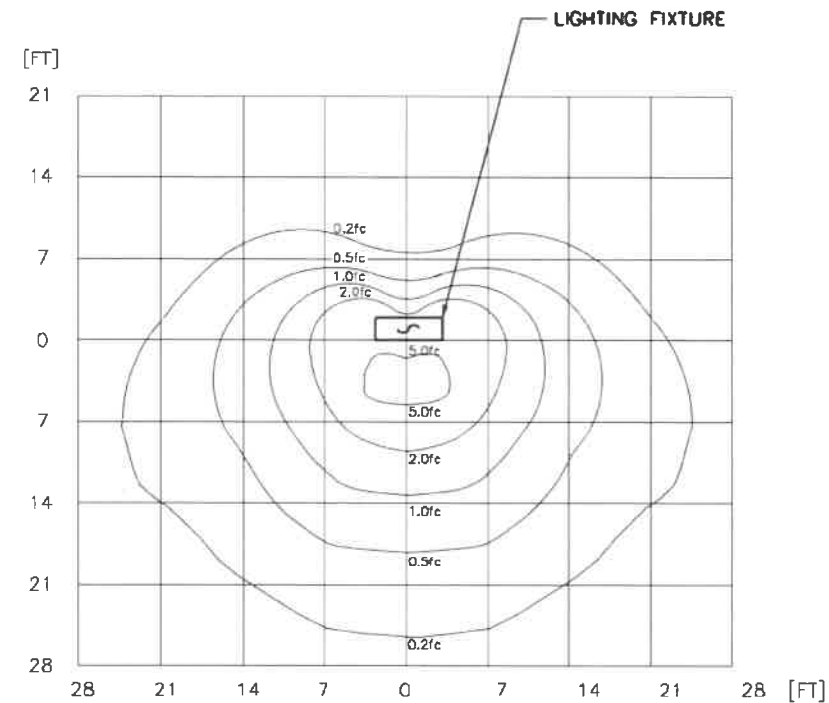


NOTICE

GENERAL RADIO FREQUENCY (RF) SAFETY GUIDELINES

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

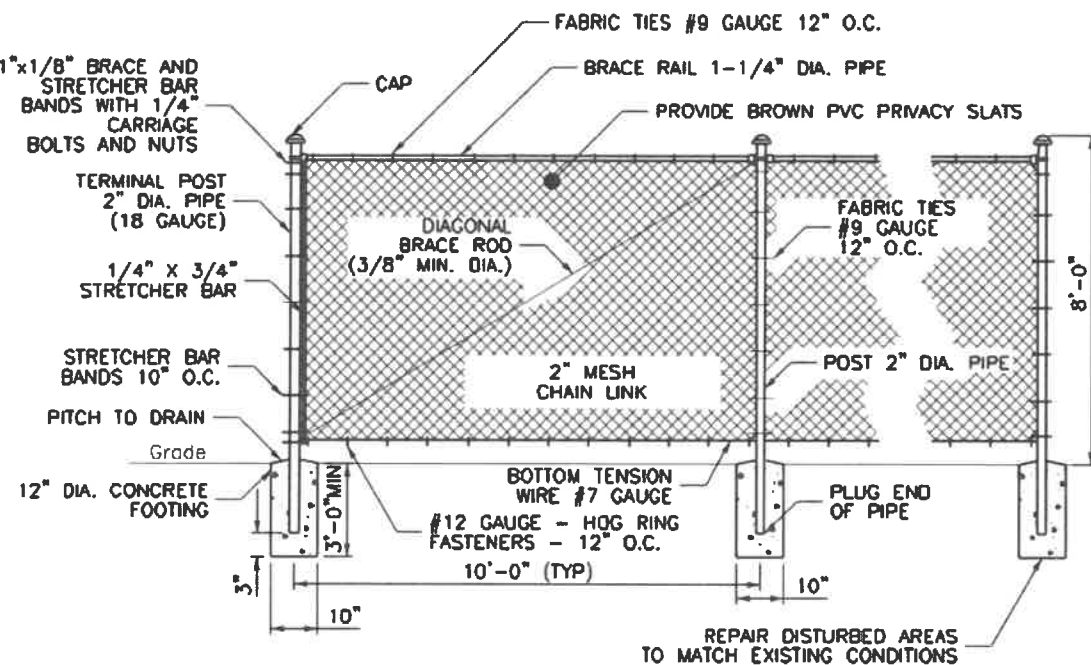
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are transmitting.
- ⚠ Do not touch any antenna.
- ⚠ Do not stand in front of any antenna.
- ⚠ Do not walk in front of any antenna.
- ⚠ Do not walk beyond any signs, barriers, or visual markers towards any antenna.
- ⚠ Contact antenna owner or property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



1 GPS SPECIFICATION

11x17 SCALE: NTS

22x34 SCALE: NTS



4 FENCE DETAIL

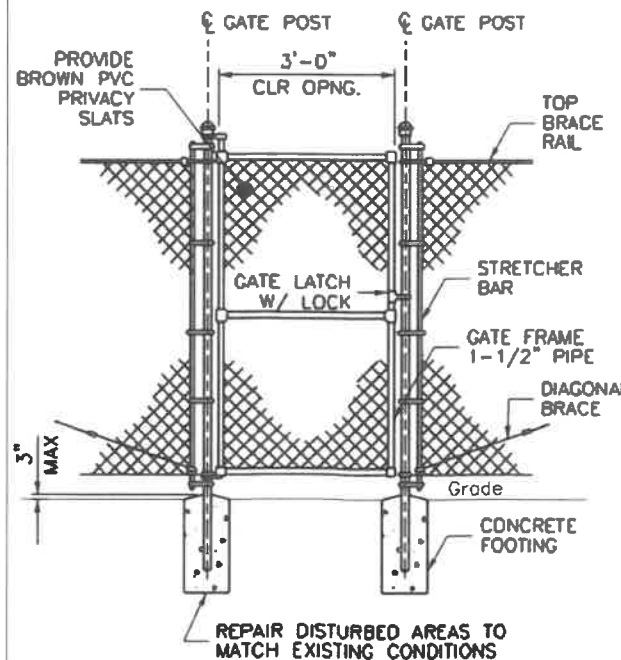
11x17 SCALE: NTS

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.

5 GATE DETAIL

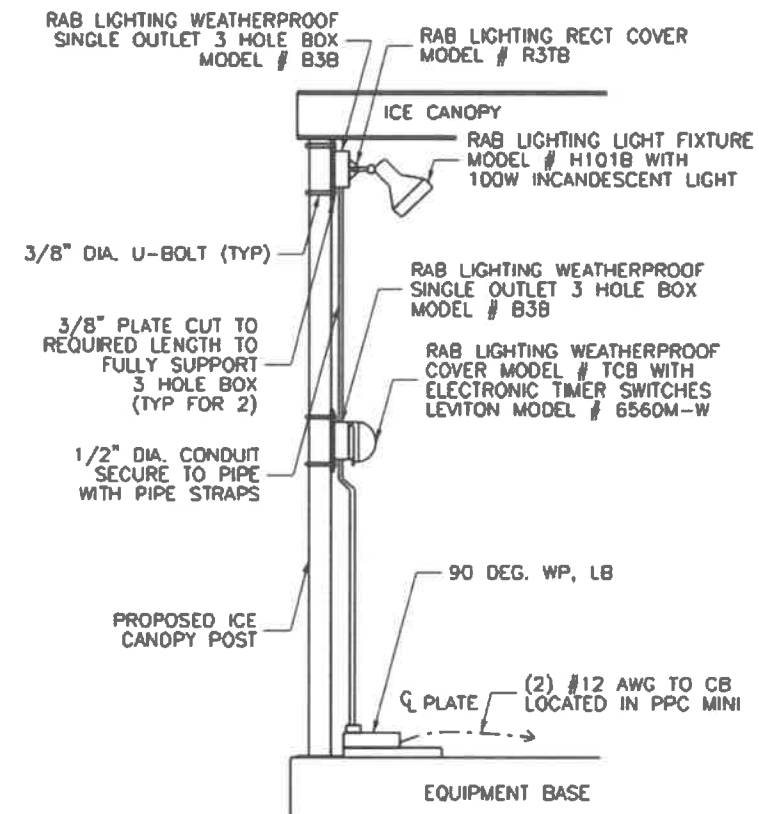
11x17 SCALE: NTS

22x34 SCALE: NTS

3 ISO FOOT CANDLE PLOT

11x17 SCALE: 1/16" = 1'-0"

22x34 SCALE: 1/8" = 1'-0"



6 WORK LIGHT DETAIL

11x17 SCALE: NTS

22x34 SCALE: NTS



100 Corporate Drive, Suite 202
Lebanon, NJ 08833
Ph 908.323.2512 F 908.323.2525
www.schererdesigngroup.com



APPLICANT:



HOMELAND TOWERS
9 HARMONY ST, 2ND FLOOR
DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

PROJECT TITLE:

PRELIMINARY SITE PLAN

CORTLANDT

52 MONTROSE STATION RD
CORTLANDT, NY 10567
WESTCHESTER COUNTY

BLOCK: 1 LOT: 4
ZONE: R-40

SDG PROJECT #: 16VZN071

SCALE: AS NOTED	DATE: 08/31/20
DRAWN BY: JM	CHECKED BY: SK

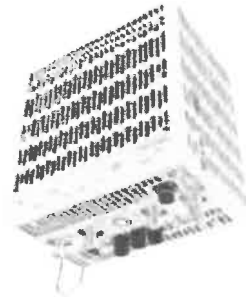
DRAWING TITLE:

DETAILS

DRAWING NO.:	PAGE NO.:
Z9	9 of 15

**SAMSUNG LTE 700/850MHZ
RFV01U-D2A**

WEIGHT: 70.3 lbs (WITH FINGER GUARD)
DIMENSIONS: H15.5"xW15.9"xD10.0"



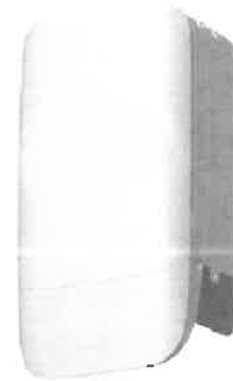
**SAMSUNG LTE AWS/PCS
RFV01U-D1A**

WEIGHT: 70.3 lbs (WITH FINGER GUARD)
DIMENSIONS: H15.5"xW15.9"xD10.0"

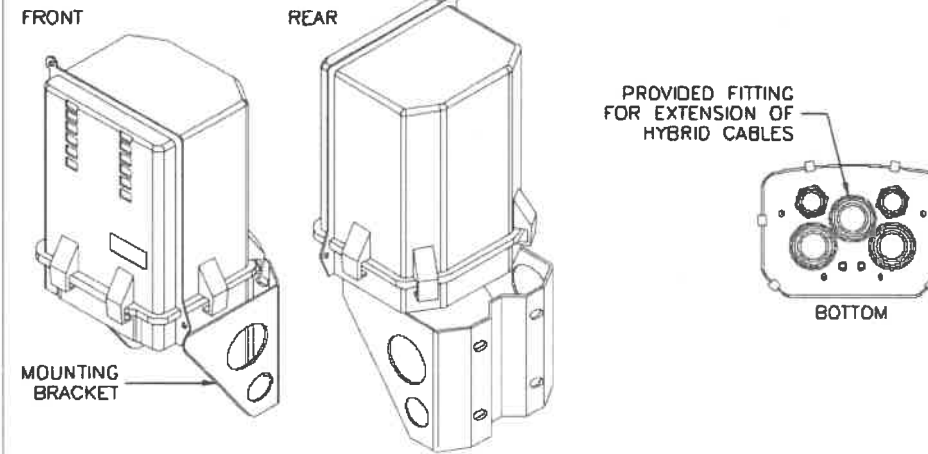


**SAMSUNG RT4401-48A
CBRS 4T4R**

DIMENSIONS: H13.91"xW8.55"xD4.15"
(W/O CABLE COVER)
WEIGHT: 18.54 lbs
(WITHOUT MOUNTING BRACKET)
AREA: 0.4 SQ.FT.



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



MAIN DISTRIBUTION BOX

1 AWS RRH UNIT SPEC.

11x17 SCALE: NTS 22x34 SCALE: NTS

2 PCS RRH UNIT SPEC.

11x17 SCALE: NTS 22x34 SCALE: NTS

**3 CBRS INTEGRATED
ANTENNA/RRH SPEC.**

11x17 SCALE: NTS 22x34 SCALE: NTS

4 6-CIRCUIT OVP BOX SPECIFICATION

11x17 SCALE: NTS 22x34 SCALE: NTS

NHH-65B-R2B

WEIGHT: 43.7 lbs (WITHOUT BRACKETS)
DIMENSIONS: H72.0"xW11.9"xD7.1"

MT6407-77A

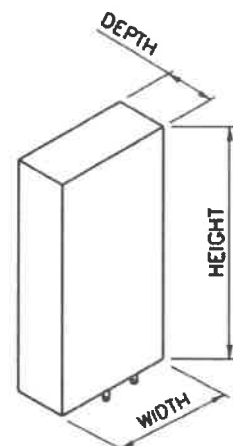
DIMENSIONS: H35.06"xW16.06"xD5.51"

WEIGHT: 81.57 lbs
(WITHOUT MOUNTING BRACKET)

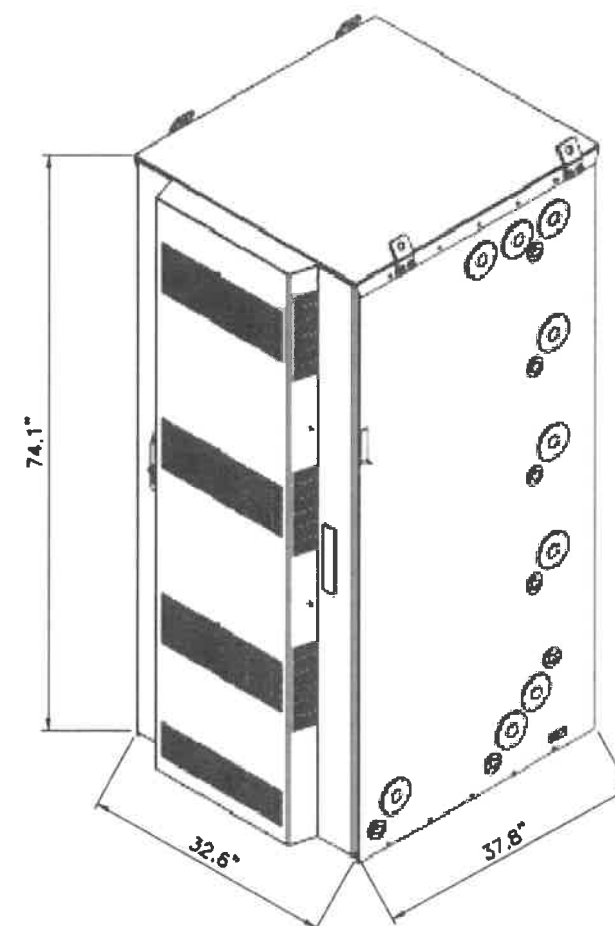
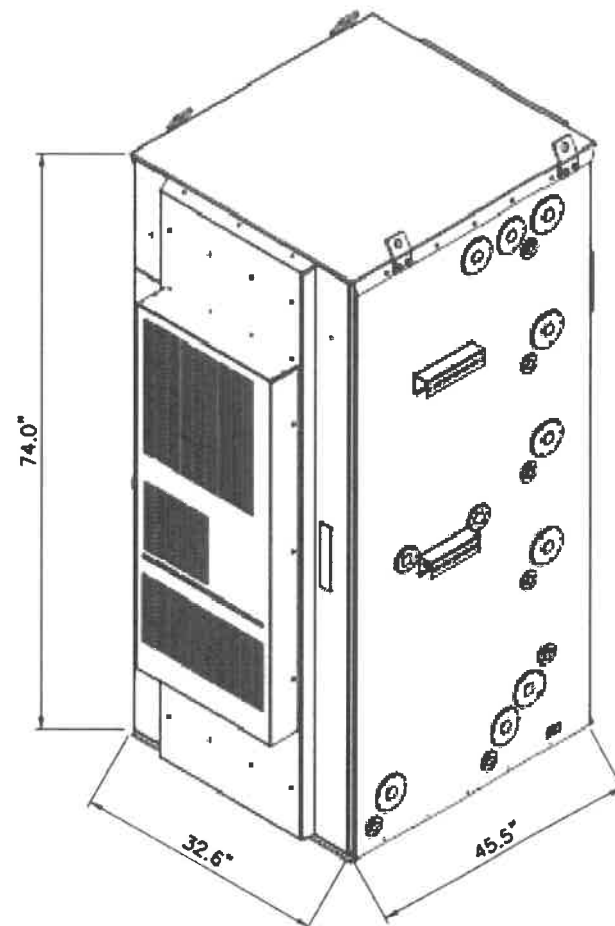
XXDWMM-12.5-65-8T-CBRS

WEIGHT: 2.87 lbs (WITHOUT BRACKETS)

DIMENSIONS: H12.3"xW8.7"xD1.4"



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



5 ANTENNA SPECIFICATIONS

11x17 SCALE: NTS 22x34 SCALE: NTS

6 BASE TRANSCEIVER STATION

11x17 SCALE: NTS 22x34 SCALE: NTS

7 BATTERY CABINET

11x17 SCALE: NTS 22x34 SCALE: NTS



100 Corporate Drive, Suite 202
Lebanon, NJ 08833
Ph 908.323.2513 Fax 908.323.2525
www.schererdesigngroup.com

STATE OF NEW YORK
COLLEEN CONNOLLY
REGISTERED PROFESSIONAL ENGINEER
IT IS A VIOLATION OF THE PROFESSIONAL ENGINEER'S EMBLEM ACT TO REPRODUCE OR TRANSMIT IN ANY MANNER THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

APPLICANT:
HOMELAND TOWERS
9 HARMONY ST., 2ND FLOOR
DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

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

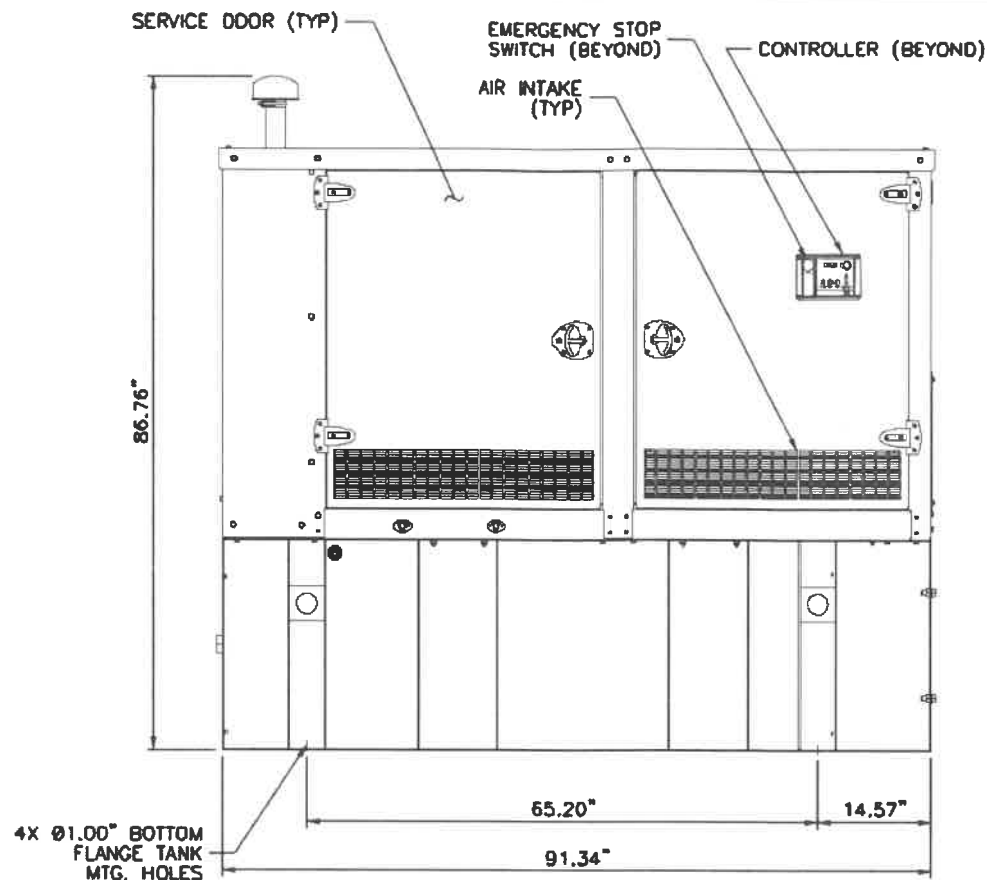
SDG PROJECT #: 16VZN071
SCALE: AS NOTED DATE: 08/31/20
DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:
SPECIFICATIONS

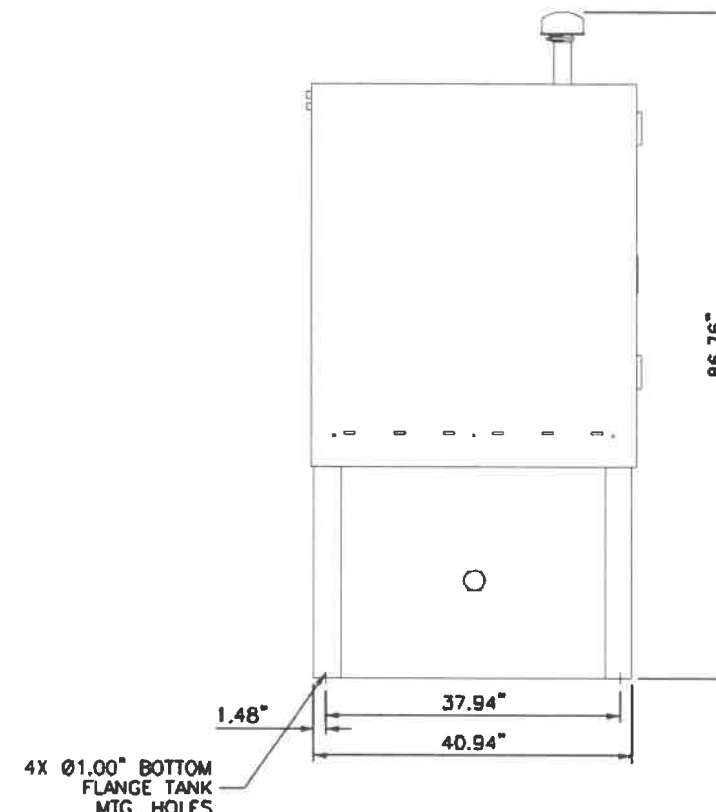
DRAWING NO.: Z10 PAGE NO.: 10 of 15

NOTES:

- 1) 6 AMP BATTERY CHARGER
- 2) 120VAC ENGINE BLOCK HEATER.
- 3) GENERATOR MUST BE GROUNDED.
- 4) MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
- 5) MUST ALLOW FREE FLOW OF INTAKE AIR.
- 6) BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
- 7) 210 FILLABLE. 197 GALLONS USEABLE CAPACITY.
- 8) TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
- 9) IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL THE APPLICABLE CODES, STANDARDS, AND REGULATIONS.



GENERATOR (SIDE VIEW)



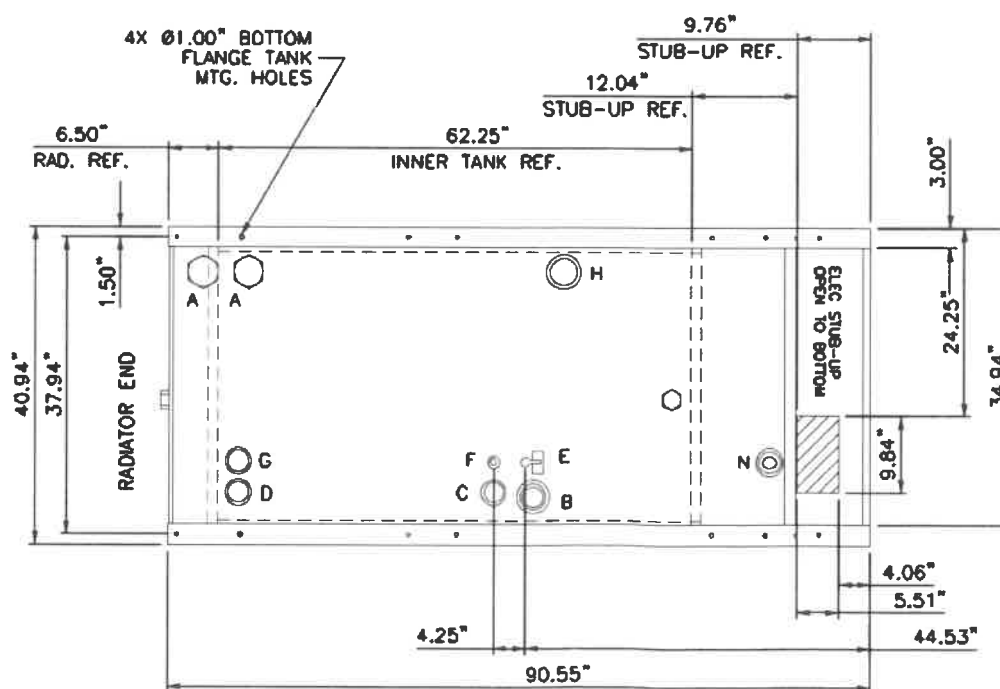
GENERATOR (REAR VIEW)

50KW KOHLER POWER SYSTEMS DIESEL GENERATOR	
GENERATOR	
MANUFACTURER:	KOHLER POWER SYSTEMS
GENERATOR MODEL NUMBER:	50REOZJE-V
ENGINE	
MANUFACTURER:	JOHN DEERE
MODEL:	4045TF280
CYLINDERS:	4 INLINE
DISPLACEMENT, L (CU. IN.)	4.5 (275)
GOVERNOR TYPE	MECHANICAL, STANADYNE DB4
EXHAUST OUTLET SIZE AT ENGINE HOOKUP	3.27" OD
EXHAUST TEMP. AT RATED kW, °C (°F)	579 (1074)
ENGINE ELECTRICAL	
BATTERY CHARGING ALTERNATOR:	
ALTERNATOR GROUND (NEGATIVE/POSITIVE)	NEGATIVE
VOLTS (DC)	12
AMPERE RATING	75
BATTERY VOLTAGE (DC)	12
FUEL	
TYPE:	DIESEL
FUEL SUPPLY LINE INLET, mm (in)	11.0 (0.44)
MAX FUEL FLOW, Lpg (gph)	45 (16.5)
DIMENSIONS AND WEIGHT	
SIZE (WITH ENCLOSURE) (LxWxH)(IN.):	91.34"x41.80"x86.76"
WEIGHT (LBS.):	3,605 LBS.

SOUND PRESSURE LEVEL AT 60Hz WITH FULL LOAD: 64 dB(A)

LOG AVERAGE SOUND PRESSURE LEVEL OF 8 MEASURED POSITIONS AROUND THE PERIMETER OF THE UNIT AT A DISTANCE OF 7m (23 ft)

REFER TO TIB-114 FOR DETAILS



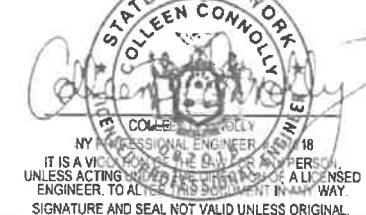
GENERATOR (SKID PLAN)

TANK FITTINGS:

- A) 3" NPT EMERGENCY VENT FITTINGS PER NFPA 30 WITH VENT CAPS (QTY. 2)
- B) 4" NPT FUEL FILL FITTINGS WITH 95% OVERFILL PREVENTION VALVE
- C) 2" NPT FITTING FOR FUEL LEVEL SENDING UNIT WITH MECHANICAL INDICATOR NEEDLE.
- D) 2" NPT NORMAL VENT FITTING WITH MUSHROOM VENT CAP AND RISER.
- E) 1/2" NPT FITTING REMOVABLE ENGINE SUPPLY DIP TUBE WITH FIRE SAFETY VALVE.
- F) 1/2" NPT FITTING REMOVABLE FUEL RETURN DIP TUBE.
- G) 2" NPT FITTING FOR HIGH FUEL LEVEL ALARM SET AT 90% FULL.
- N) 2" NPT FITTING BUSHED DOWN TO 2" NPT WITH 45° ELBOW AND PIPE PLUGGED.



100 Corporate Drive, Suite 202
Lebanon, NJ 08833
Ph 908.323.2512 Fax 908.323.2525
www.schererdesigngroup.com



APPLICANT:



HOMELAND TOWERS
9 HARMONY ST, 2ND FLOOR
DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

PROJECT TITLE:

PRELIMINARY SITE PLAN

CORTLANDT

52 MONTROSE STATION RD
CORTLANDT, NY 10567
WESTCHESTER COUNTY

BLOCK: 1 LOT: 4
ZONE: R-40

SDG PROJECT #: 16VZN071

SCALE: AS NOTED	DATE: 08/31/20
DRAWN BY: JM	CHECKED BY: SK

DRAWING TITLE:

GENERATOR SPECIFICATIONS

DRAWING NO.:	PAGE NO.:
Z11	11 of 15

Street No.	Street Name	Owner	Co-Owner	Owner Address 2	Owner City	Owner Zip
32	MONTROSE STATION RD	SALAMON JONATHAN H		32 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2091	MAPLE AVE	S4K MAPLE AVE LLC		540 NORTH STATE, SUITE 7	BRIARCLIFF MANOR, NY	10510
5	MONTROSE STATION RD	TRUE ROSEMARY		5 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2094	MAPLE AVE	ARTOPE WESTLEY	MONTAGUE CLARA M	2094 MAPLE AVE	CORTLANDT MANOR, NY	10567
141	FURNACE WOODS RD	CONGREGATION YESHIVATH	OHR HAMEIR	PO BOX 2130	PEEKSKILL, NY	10566
24	MONTROSE STATION RD	SEIFERHELD REGINA P	C/O RENO	10 SEDGEWICK RD	POUGHKEEPSIE, NY	12603
0	MONTROSE STATION RD	TOWN OF CORTLANDT		1 HEADY STREET	CORTLANDT MANOR, NY	10567
52	MONTROSE STATION RD	BEZO ENTERPRISES LLC		34 DEARBORN AVENUE	RYE, NY	10580
310	LAFAYETTE AVE	TRACEY STEVEN J & KATE M		310 LAFAYETTE AVE	CORTLANDT MANOR, NY	10567
170	FURNACE WOODS RD	SARI JORGE G INGA		170 FURNACE WOODS RD	CORTLANDT MANOR, NY	10567
2158	MAPLE AVE	COSTABLE HANNAH L/E	COSTABLE JOHN & SEPHEN & PAUL	2158 MAPLE AVE	CORTLANDT MANOR, NY	10567
2127	MAPLE AVE	FONTANA JOSEPH C & LORRAINE F		2127 MAPLE AVE	CORTLANDT MANOR, NY	10567
0	MAPLE AVE	PERRY ALAN W		2091 MAPLE AVE	CORTLANDT MANOR, NY	10567
2124	MAPLE AVE	SCHMIDT NANCY		2124 MAPLE AVE	CORTLANDT MANOR, NY	10567
0	MAPLE AVE	TURNER KIM	KUCNY TOMAS	2137 MAPLE AVE	CORTLANDT MANOR, NY	10567
16	MONTROSE STATION RD	S4K MAPLE AVE LLC		540 NORTH STATE RD. SUITE 7	BRIARCLIFF MANOR, NY	10510
173	FURNACE WOODS RD	PICCIANO PAZ T LIVING TRUST		PO BOX 92	VERPLANCK, NY	10596
0	MAPLE AVE	TOWN OF CORTLANDT		1 HEADY STREET	CORTLANDT MANOR, NY	10567
36	MONTROSE STATION RD	CURRY HOLLY R & JOHN P		27 FLAX POND WOODS RD.	SETAUKET, NY	11733
0	MAPLE AVE	TOWN OF CORTLANDT		1 HEADY STREET	CORTLANDT MANOR, NY	10567
2177	MAPLE AVE	PALKA RICHARD & MICHELE		2177 MAPLE AVE	CORTLANDT MANOR, NY	10567
2137	MAPLE AVE	TURNER KIM	KUCNY TOMAS	2137 MAPLE AVE	CORTLANDT MANOR, NY	10567
2119	MAPLE AVE	PERRY ALAN	REDA PATRICIA	2119 MAPLE AVE	CORTLANDT MANOR, NY	10567
181	WATCH HILL RD	COUNTY OF WESTCHESTER	BLUE MT RES	148 MARTINE AVE RM 720	WHITE PLAINS, NY	10607
39	MONTROSE STATION RD	ERRICO MICHAEL & STEPHANIE		39 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2100	MAPLE AVE	ALBERTS SANDRA L		2100 MAPLE AVE	CORTLANDT MANOR, NY	10567
33	MONTROSE STATION RD	PICCIANO PAZ LIVING TRUST		216 8TH ST	VERPLANCK, NY	10596
2170	MAPLE AVE	WHALEN SEAN C	NATHANSON ARIEL B	2170 MAPLE AVE	CORTLANDT MANOR, NY	10567
57	MONTROSE STATION RD	MULLER ADRIAN	NOYA-MULLER VANESSA	57 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
26	MONTROSE STATION RD	FEIN JONATHAN L	& KARDOS THERESA E	26 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
174	FURNACE WOODS RD	GARMAJO DARWIN L		174 FURNACE WOODS RD	CORTLANDT MANOR, NY	10567
0	MAPLE AVE	TOWN OF CORTLANDT		1 HEADY ST	CORTLANDT MANOR, NY	10567
28	MONTROSE STATION RD	TOWN OF CORTLANDT		1 HEADY ST	CORTLANDT MANOR, NY	10567
20	MONTROSE STATION RD	HANLEY JOHN & LINDA		20 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2146	MAPLE AVE	TATLIAN EDWARD		2146 MAPLE AVE	CORTLANDT MANOR, NY	10567
9	MONTROSE STATION RD	KEMPSKI MICHAEL	PUSEY-KEMPSKI DAWN	9 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2139	MAPLE AVE	MAHONEY SHARRON		2139 MAPLE AVE	CORTLANDT MANOR, NY	10567
2117	MAPLE AVE	S4K MAPLE AVE LLC		540 NORTH STATE RD. SUITE 7	BRIARCLIFF MANOR, NY	10510
165	FURNACE WOODS RD	PICCIANO ENTERPRISES LLC		216 8TH ST	VERPLANCK, NY	10596
34	MONTROSE STATION RD	GARCIA CRISTIAN O	SALCE-GARCIA BRENDA	34 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2154	MAPLE AVE	MILLER PATRICIA	KOZIOL BRIAN	2154 MAPLE AVE	CORTLANDT MANOR, NY	10567
35	MONTROSE STATION RD	PICCIANO PAZ LIVING TRUST		216 8TH ST	VERPLANCK, NY	10596
1	MONTROSE STATION RD	RENZI DAVID M		1 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2169	MAPLE AVE	GHIGLIAZZA PAULA		2169 MAPLE AVE	CORTLANDT MANOR, NY	10567
7	MONTROSE STATION RD	FUERST ROBERT & LINDA		7 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2123	MAPLE AVE	PERRY CHARLES W & MARION L L/E	PERRY ALAN	2123 MAPLE AVE	CORTLANDT MANOR, NY	10567
0	MONTROSE STATION RD	COUNTY OF WESTCHESTER		148 MARTINE AVE RM 720	WHITE PLAINS, NY	10607
49	MONTROSE STATION RD	BOYLE FAMILY IRREV TRUST	DUBRISINGH M /BOYLE D TRUSTEE	49 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567



100 Corporate Drive, Suite 202
Lebanon, NJ 08833
Ph 908.323.2513 Fax 908.323.2525
www.schererdesigngroup.com



APPLICANT:



HOMELAND TOWERS
9 HARMONY ST, 2ND FLOOR
DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

PROJECT TITLE:

PRELIMINARY
SITE PLAN

CORTLANDT
52 MONTROSE STATION RD
CORTLANDT, NY 10567
WESTCHESTER COUNTY
BLOCK: 1 LOT: 4
ZONE: R-40

SDG PROJECT #: 16VZN071

SCALE: AS NOTED	DATE: 08/31/20
DRAWN BY: JM	CHECKED BY: SK

DRAWING TITLE:

PROPERTY OWNERS LIST

DRAWING NO.:	PAGE NO.:
Z12	12 of 15

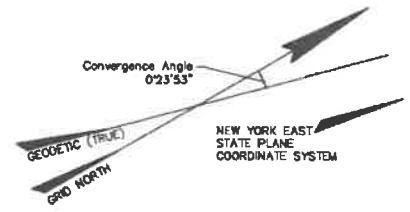
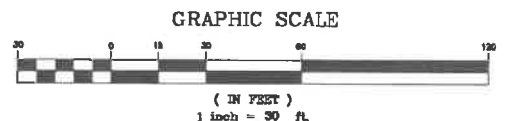
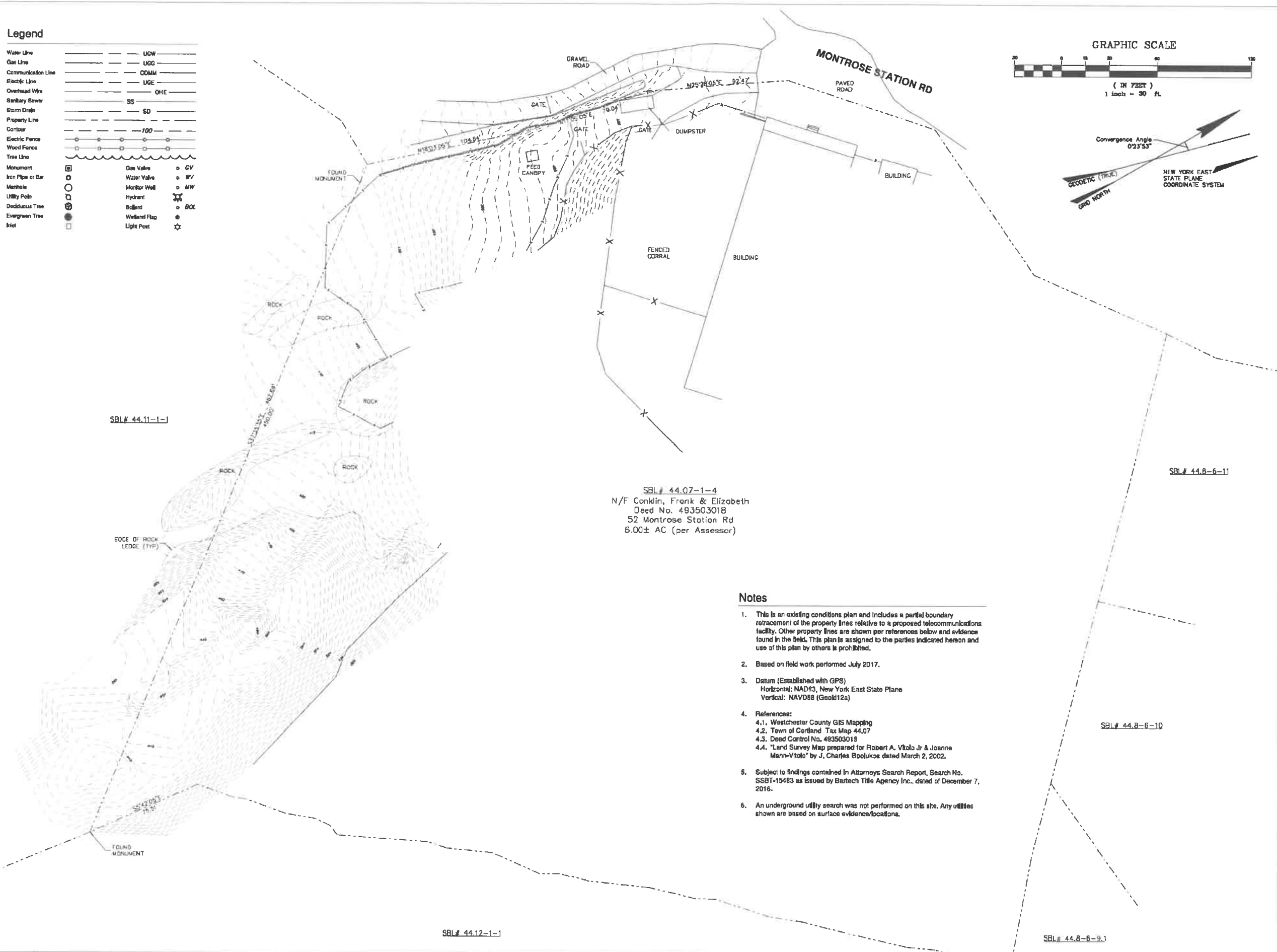
1 **PROPERTY OWNERS LIST**

11x17 SCALE: NTS

22x34 SCALE: NTS

Legend

Water Line	---	UGW
Gas Line	---	UGC
Communication Line	---	COMM
Electric Line	---	UGE
Overhead Wire	---	OHE
Sanitary Sewer	---	SS
Storm Drain	---	SD
Property Line	---	100
Contour	---	
Electric Fence	---	
Wood Fence	---	
Tire Line	---	
Monument	□	
Iron Pipe or Bar	○	
Manhole	○	
Utility Pole	○	
Deciduous Tree	⊗	
Evergreen Tree	⊙	
Islet	⊙	
Gas Valve	○	GV
Water Valve	○	WV
Monitor Well	○	MW
Hydrant	⊗	H
Bollard	⊗	BOL
Wellhead Flap	⊙	
Light Post	☆	



SBL # 44.07-1-4
 N/F Conklin, Frank & Elizabeth
 Deed No. 493503018
 52 Montrose Station Rd
 6.00± AC (per Assessor)

Notes

- This is an existing conditions plan and includes a partial boundary retracement of the property lines relative to a proposed telecommunications facility. Other property lines are shown per references below and evidence found in the field. This plan is assigned to the parties indicated herein 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: NAVD88 (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 Bojukos dated March 2, 2002.
- Subject to findings contained in Attorneys Search Report, Search No. SSBT-15483 as issued by Bartech Title Agency Inc., dated of December 7, 2016.
- An underground utility search was not performed on this site. Any utilities shown are based on surface evidence/locations.



100 Corporate Drive, Suite 202
 Lebanon, NJ 08833
 Ph 908.323.2513 Fax 908.323.2525
 www.schererdesigngroup.com



APPLICANT:

HOMELAND TOWERS
 9 HARMONY ST, 2ND FLOOR
 DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

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

SDG PROJECT #: 16VZN071
 SCALE: AS NOTED DATE: 08/31/20
 DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:
PRELIMINARY EXISTING CONDITIONS SURVEY

DRAWING NO.: PAGE NO.:
 Z13 13 of 15



100 Corporate Drive, Suite 202
 Lebanon, NJ 08833
 Ph 908.323.2525 Fax 908.323.2525
 www.schererdesigngroup.com



APPLICANT:

HOMELAND TOWERS
 9 HARMONY ST, 2ND FLOOR
 DANBURY CT, 06810

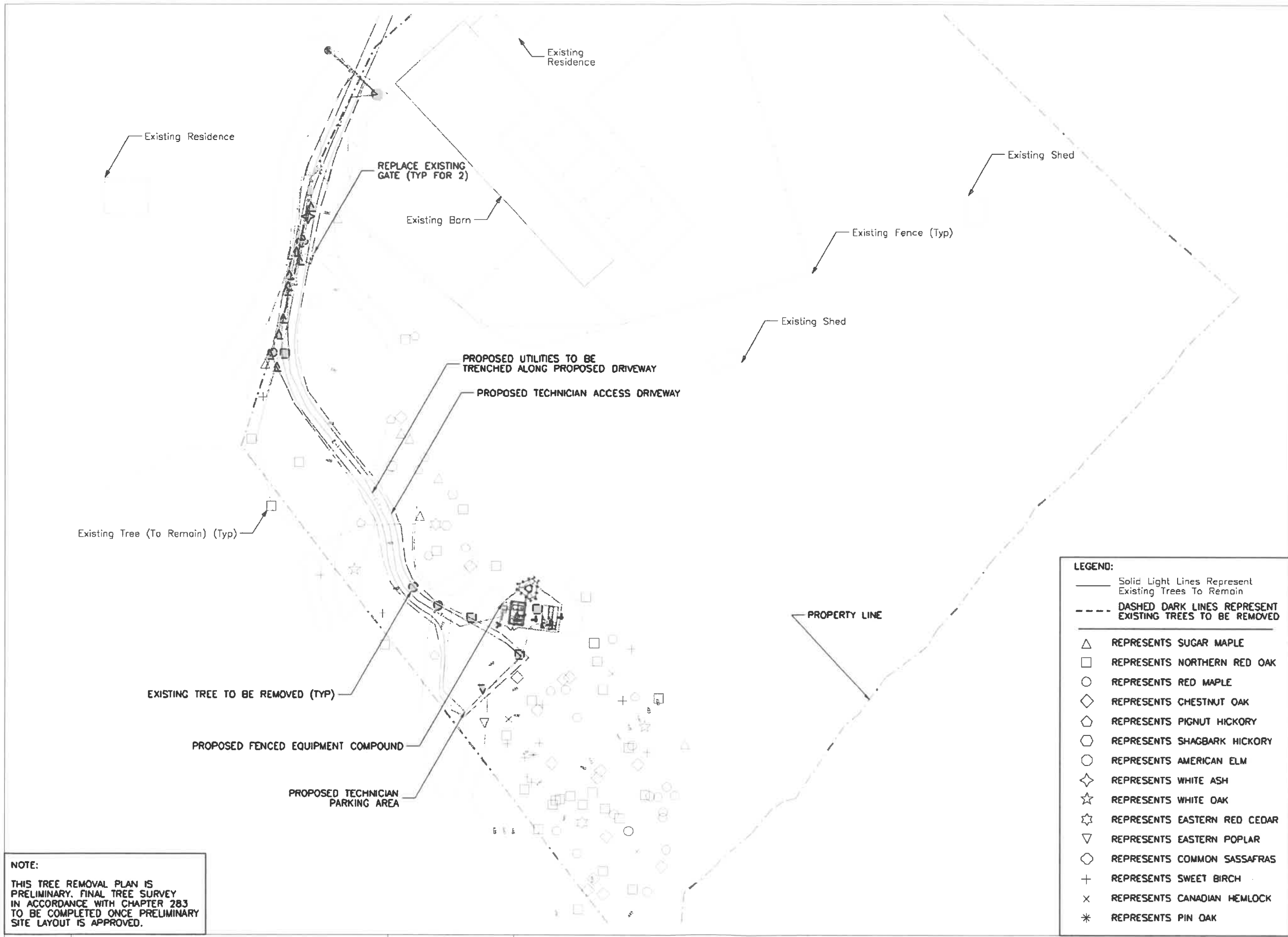
NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

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

SDG PROJECT #: 16VZN071
 SCALE: AS NOTED DATE: 08/31/20
 DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:
 PRELIMINARY TREE
 REMOVAL PLAN

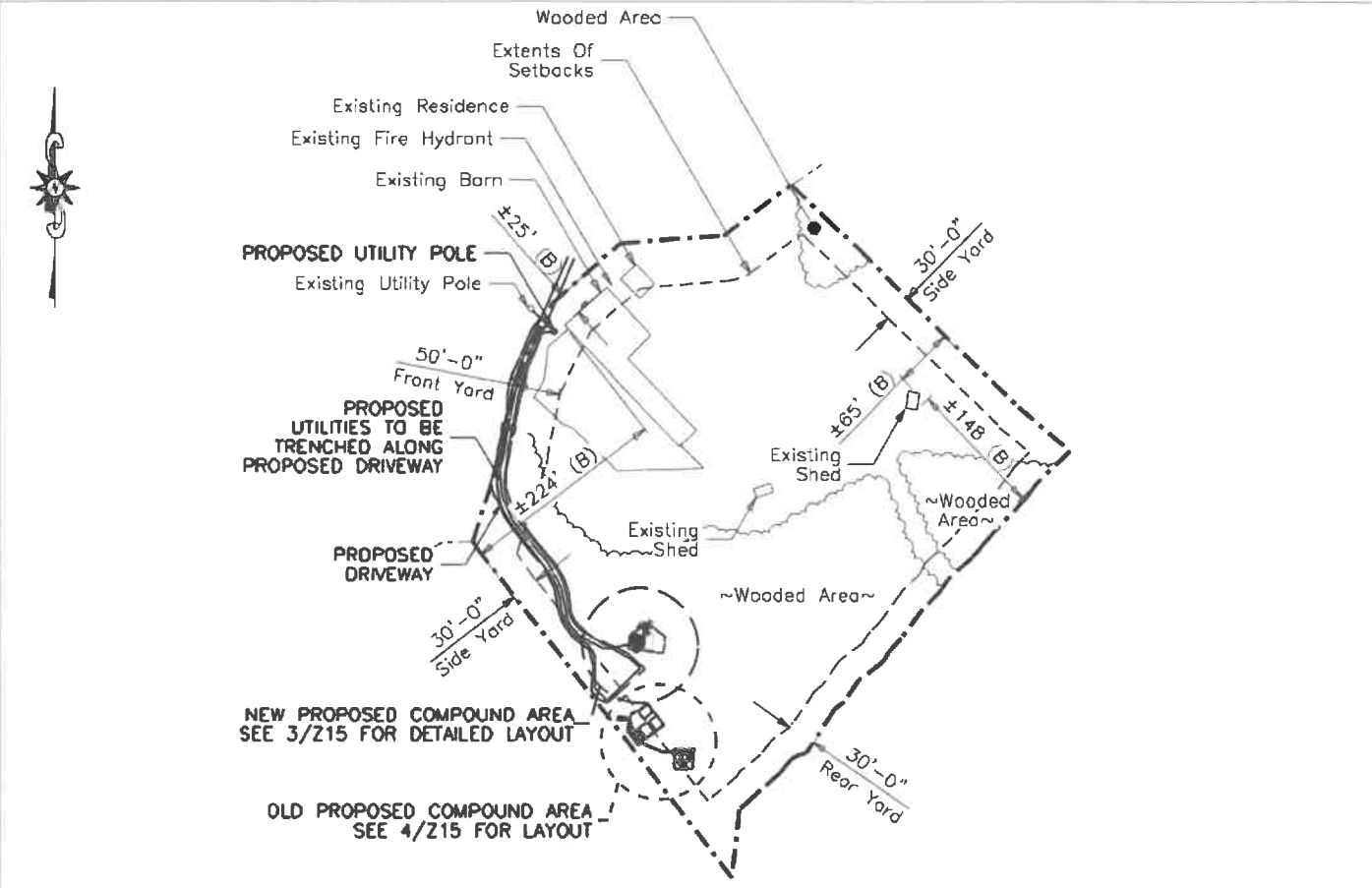
DRAWING NO.: PAGE NO.:
 Z14 14 of 15



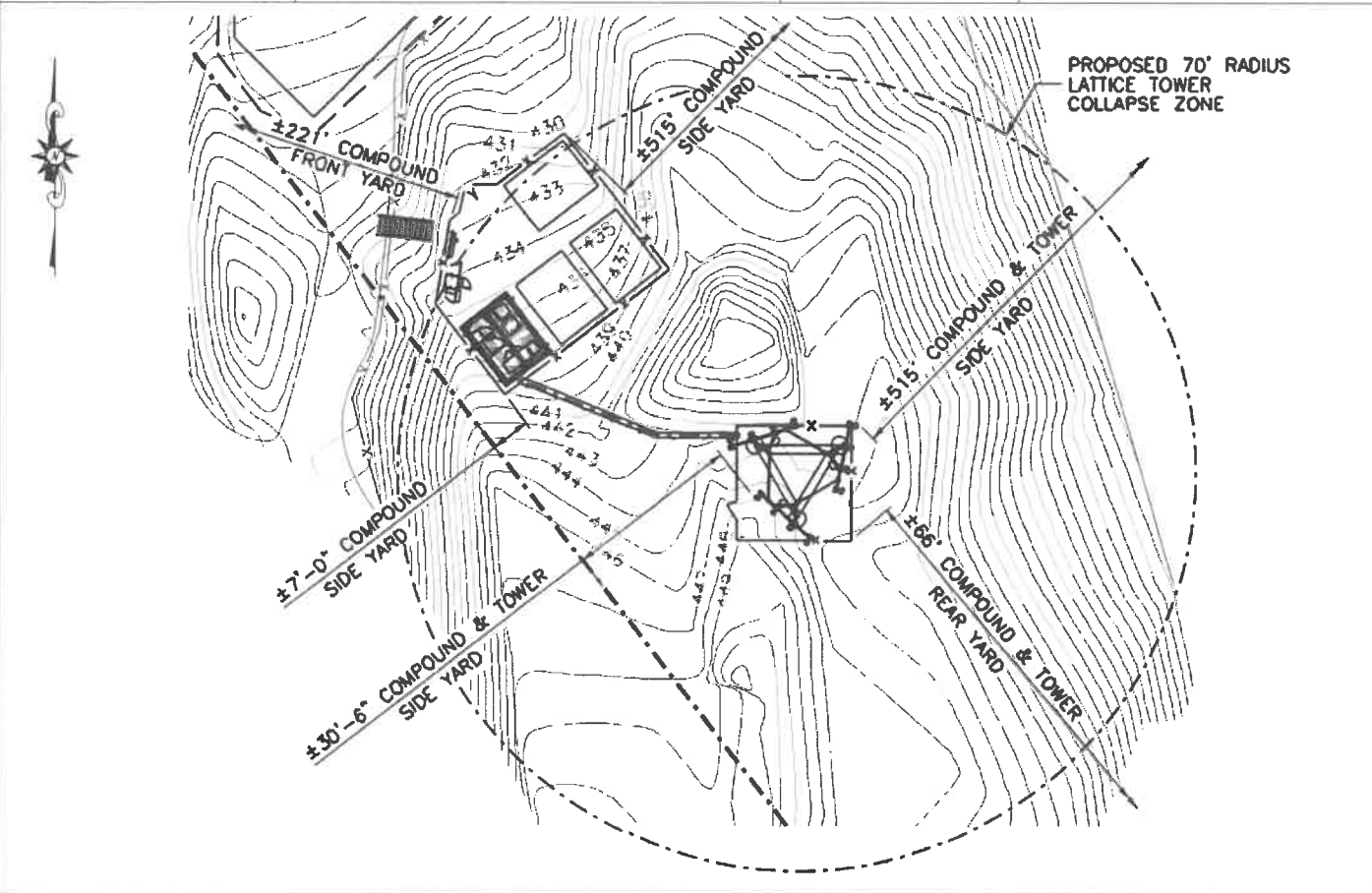
LEGEND:

—	Solid Light Lines Represent Existing Trees To Remain
- - -	DASHED DARK LINES REPRESENT EXISTING TREES TO BE REMOVED
△	REPRESENTS SUGAR MAPLE
□	REPRESENTS NORTHERN RED OAK
○	REPRESENTS RED MAPLE
◇	REPRESENTS CHESTNUT OAK
◊	REPRESENTS PIGNUT HICKORY
⬡	REPRESENTS SHAGBARK HICKORY
○	REPRESENTS AMERICAN ELM
◇	REPRESENTS WHITE ASH
☆	REPRESENTS WHITE OAK
☆	REPRESENTS EASTERN RED CEDAR
▽	REPRESENTS EASTERN POPLAR
○	REPRESENTS COMMON SASSAFRAS
+	REPRESENTS SWEET BIRCH
x	REPRESENTS CANADIAN HEMLOCK
*	REPRESENTS PIN OAK

NOTE:
 THIS TREE REMOVAL PLAN IS PRELIMINARY. FINAL TREE SURVEY IN ACCORDANCE WITH CHAPTER 283 TO BE COMPLETED ONCE PRELIMINARY SITE LAYOUT IS APPROVED.



1 OLD & NEW OVERALL SITE PLANS
 11x17 SCALE: 1" = 200'-0"
 22x34 SCALE: 1" = 100'-0"



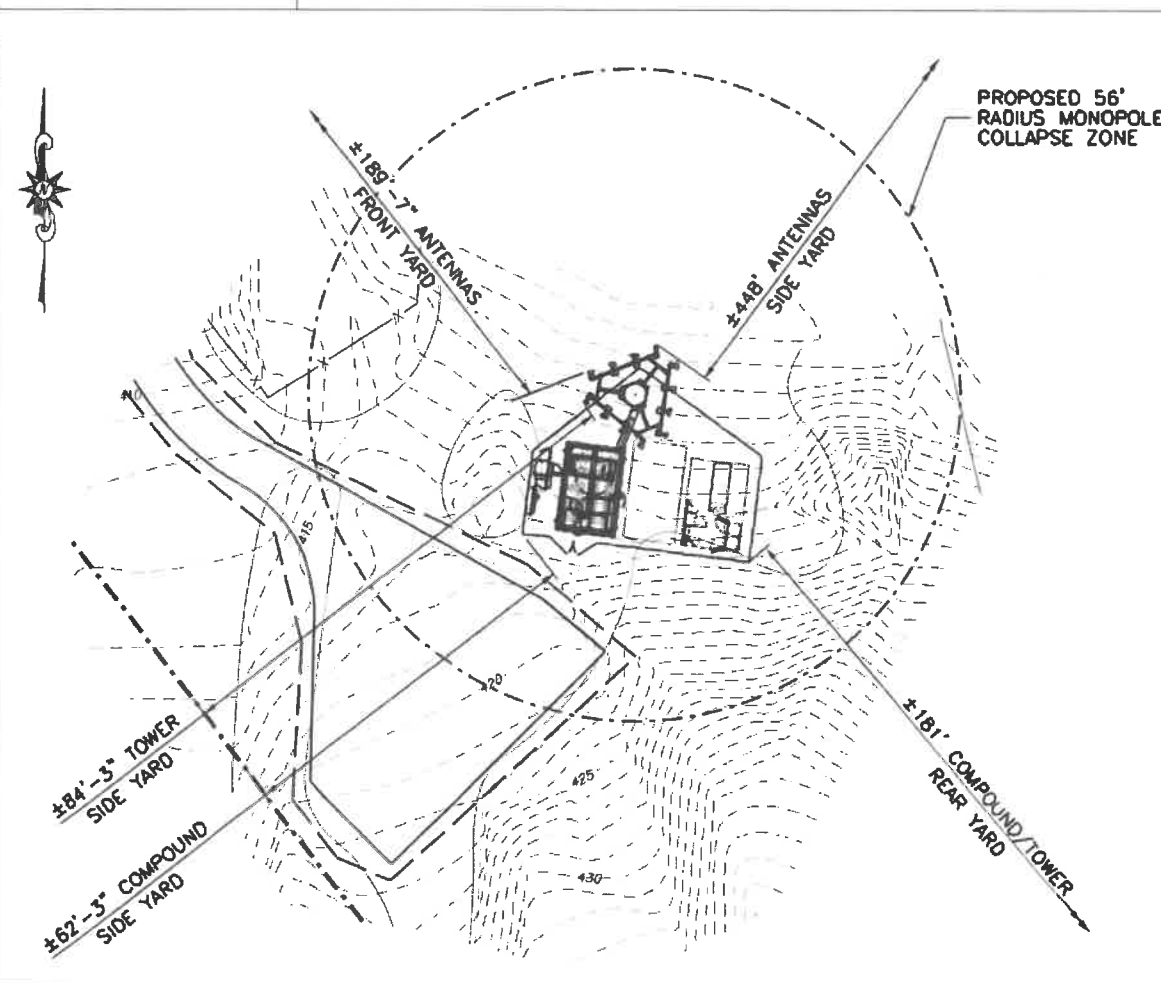
3 DETAILED SITE PLAN (OLD)
 11x17 SCALE: 1/32" = 1'-0"
 22x34 SCALE: 1/16" = 1'-0"

ZONING ORDINANCE DISTRICT R-40				
(SECTION 307-17)	REQUIRED	EXISTING	PROPOSED (OLD)	PROPOSED (NEW)
Min. Lot Area	40,000 SF	261,664 SF	No Change	No Change
Min. Lot Width	150'	552'	No Change	No Change
Max. Height	2-1/2 Stories/35'	1-1/2 Stories/±20'	±9' (Equipment Canopy)	±9' (Equipment Canopy)
Min. Front Yard	50'	±25' *	±221'	±189'-7"
Min. Side Yard	30'	±65'	±7'-0" **	±62'-3"
Min. Rear Yard	30'	±148'	±66'	±181'
Max. Building Coverage	65% Of F.A.R.	±3%	±3.07%	±3.35%
Min. Landscape Coverage	60%	±72%	±69%	±69%

WIRELESS ORDINANCE				
(CHAPTER 277)	REQUIRED	EXISTING	PROPOSED (OLD)	PROPOSED
Nearest Residential Structure	N/A	N/A	±480'	±345'
Nearest Habitable Structure	N/A	N/A	±340'	±196'
Proposed Utilities	Installed Underground	N/A	Installed Underground	Installed Underground
Max. Tower Height	140'/3 Carriers	N/A	±140'	±140'
Tower Setback From Property Line	1/2 The Height Of The Tower (70')	N/A	±34'-0" **	±84'-3"

* = EXISTING NON-CONFORMITY
 ** = WAIVER REQUIRED

2 BULK REQUIREMENTS
 11x17 SCALE: NTS
 22x34 SCALE: NTS



4 DETAILED SITE PLAN (NEW)
 11x17 SCALE: 1/32" = 1'-0"
 22x34 SCALE: 1/16" = 1'-0"



100 Corporate Drive, Suite 202
 Lebanon, NJ 08833
 Ph 908.323.2525 Fax 908.323.2525
 www.schererdesigngroup.com



APPLICANT:

HOMELAND TOWERS
 9 HARMONY ST, 2ND FLOOR
 DANBURY CT, 06810

NO.	ISSUE OR REVISION	DATE	BY
7	CLIENT COMMENTS	09/28/22	RR
6	CLIENT COMMENTS	08/10/22	RR
5	CLIENT COMMENTS	07/08/22	RR
4	CLIENT COMMENTS	03/08/22	RR
3	RF UPDATE	08/05/21	YM

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

SDG PROJECT #: 16VZN071
 SCALE: AS NOTED DATE: 08/31/20
 DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:
 OLD AND NEW SITE PLAN ZONING COMPARISON

DRAWING NO.: Z15 PAGE NO.: 15 of 15