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REPLY TO:

Westchester office

August 18, 2021

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

RE: 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 New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its request for a special permit and site plan approval to install a public utility personal wireless service facility ("Facility") at the captioned property ("Property").

Pursuant to comments from the Town's Director of the Department of Technical Services, Michael Preziosi, P.E. ("Town Engineer") and the Town's Consultant, The Center for Municipal Solutions ("Town RF Consultant"), the Facility has been strategically redesigned and relocated on the Property, as shown on the latest plans ("Revised Plans"), dated August 2021, prepared by Verizon Wireless' engineers, Scherer Design Group, LLC ("SDG") and submitted herewith.

The Facility now consists of a 140 foot monopole rather than a lattice tower so that its footprint has been reduced. The Facility has been relocated to the rear of the Property in a manner where the Facility will now meet all of the setbacks of the Town of Cortlandt Code ("Town Code"). Moreover, the tower's new location is 34.5 feet lower in ground elevation than the original location so that it will be lower in appearance. The Property consists of over 6 wooded acres and is currently used for non-residential purposes. In accordance with Chapter 277 of the Town Code, the Town of Cortlandt ("Town") permits personal wireless facilities, such as the Facility, on the Property by special permit from the Town Planning Board.

The Facility will enable Verizon Wireless to remedy a significant gap in coverage by furnishing reliable wireless communications, including wireless 911, to the area. Verizon Wireless is licensed by the Federal Communications Commission ("FCC") to provide wireless communication services throughout the New York metropolitan area, including the Town.

Specifically, the redesigned Facility and the documents submitted herewith respond to the comments raised by the Town Engineer and Town RF Consultant as follows:

Response to the Comments from Town Engineer:

Comment #1: *The Tower is required to be setback so as to fall within the property in which it is located. The Applicant is referred to the definition of “breakpoint” as provided in Town Code Chapter 277. The Applicant shall provide a revised design showing multiple breakpoints for the proposed lattice tower or a monopole design. Furthermore, documentation of alternatives identifying additional environmental impacts, justifying the preferred location shall be provided.*

The Applicant is requesting a side yard waiver of 36-ft for the tower from (70-ft to 34-ft) and a 23-ft variance (30-ft to 7-ft) for the equipment compound. Until a property survey is provided and actual distances provided, a denial letter to allow for the Applicant to apply to the Zoning Board of Appeal “ZBA” cannot be provided by the Code Enforcement Officer.

Applicant shall also clarify if the setback for the fall zone is 30'-6” as shown on the site plan as opposed to 34’ as provided in the zoning table.

As stated within this review document it is my recommendation that the Applicant fully exhaust alternative locations onsite which comply prior to a denial letter being provided.

Response: As indicated on Sheet Z-5 of the Revised Plans, the tower has a break point of 84’ AGL, such that it is designed to “fall within the property.” Additionally, as shown on Sheet Z-3 of the Revised Plans, the Facility has been relocated on the Property such that it meets the setback requirements under Chapter 277 of the Town Code.

Comment #2: *The tower as designed will collapse onto adjacent property. Whether or not the property is habitable, occupied or if there is a structure is irrelevant to the breakpoint design. The applicant shall provide a map detailing the potential fall zone.*

Response: As indicated above and as shown on the Revised Plans, the tower has been relocated and designed with the break point such that the “Fall Zone” a/k/a “Collapse Zone” is entirely on the Property. See Sheet Z-3 of the Revised Plans.

Comment #3: *The Applicant is referred to Section 277-6.E(1). The Application is incomplete as the following information has not been submitted.*

- *Existing landscaping not shown. Applicant is responsible for inventorying and survey locating all trees within 100-ft of proposed limits of disturbance in accordance with Chapter 283 -Trees of the Town's Ordinance. Once inventoried, Town's Consultant Arborist shall identify specie type and size.*

- *Comment not addressed. A tree inventory is required. The Planning Board is the approving authority for a tree removal permit. Until such time as tree removal and reforestation plan is submitted in accordance with Town Code Chapter 283, the application is incomplete.*

Response: Sheet Z-11 of the Revised Plans identifies the existing trees and indicates those few trees that will need to be removed. Upon approval of the location of the Facility, SDG will work with the Town's Consultant Arborist regarding any trees to be removed.

- *The 2/20/2019 RF Report does not accurately identify existing telecommunication sites within the vicinity of the proposed tower. Namely the towers located at 260 Croton Avenue and 451 Yorktown Road. The report implies they are pending. Approvals were granted and the telecommunication towers are active to the Town's understanding. The Applicant's Consultant shall revise and clarify.*

- *Pending review by Town's Consultant.*

Response: As noted in the RF Report by C Squared Systems LLC ("C Squared"), dated August 12, 2021 ("C Squared Report"), attached hereto as Exhibit 1, "[t]he Verizon Wireless site at 260 Croton Avenue (a/k/a "Dickerson Mountain" site) is clearly identified as an existing site on page 6 of C Squared's prior RF report, dated February 20, 2019 ("C Squared February Report") and on the additional plots submitted herewith in connection with the revised location of the Facility."

Additionally, as stated in the C Squared Report, "the 451 Yorktown Road (a/k/a Croton Reservoir site) is distant from the proposed site (over three miles to the southeast), and due to distance and topography, provides a de minimis amount of coverage to the area reflected on the coverage plots, as shown in the lower right hand corner of the updated plots attached hereto."

- *Extensive re-grading is proposed. Field based topography within 100-ft of the proposed limits of disturbance shall be provided. In addition the Applicant must provide a topographic and geomorphologic study within the disturbance limits. The Applicant shall complete a Steep Slope analysis in accordance with Town Code Chapter 259.*

- *The Planning Board is the approving authority for the steep slope permit. The Applicant's request that the topographic and geomorphological study and steep slope analysis be made a condition of the building permit is rejected.*

Applicant has not indicated the source of topography shown on the plans. Topography shall be field surveyed by a licensed professional land surveyor in contour intervals not to exceed 2-ft. Existing and proposed grading shall be shown

on a revised site plan. Cut and fill quantities shall be provided. Until such time as the provided the full extent of the environmental impacts cannot be evaluated.

Response: Sheet Z-10 of the Revised Plans is an existing conditions survey, which was incorporated on to the Detailed Site Plans on Sheet Z4 of the Revised Plans. Additionally, as indicated on the Updated EAF attached hereto as Exhibit 2, 100% of the proposed work will take place in areas with slopes of 0-10%. Accordingly, a steep slope permit is not required as such slopes are below 15%, which constitutes a steep slope according to Section 259-3 of the Town Code. Additionally, it is respectfully requested that the topographic and geomorphological study within the disturbance limits be a condition of the building permit, after the location of the Facility has been approved.

- ***A narrative discussing maintenance and discontinuance of use has not been provided.***
 - *Applicant shall submit the requested narrative and provide a plan to decommission tower.*

Response: Sheet Z1 of the Revised Plans includes a note that the tower owner will maintain the Facility during expected monthly visits and that Verizon Wireless will comply with Town Code requirements regarding abandonment/discontinuance in that unlikely event.

Comment #4: No further response required, as the Town Engineer confirmed that the documentation requested in Comment #4 was provided.

Comment #5: *All engineer's certification shall be submitted with original wet seal and signature. Future submittals will be immediately rejected otherwise.*

All material shall be submitted in such a manner so that a building permit can be issued simultaneously with Planning Board approval. The request for the structural analysis to be submitted as a condition of a building permit is rejected.

Response: The Revised Plans and structural letter (attached hereto as Exhibit 3) are submitted herewith. It is respectfully submitted that the Planning Board confirm that the location of the Facility is acceptable prior to the Verizon Wireless providing additional reports.

Comment #6: *A SWPPP including but not limited to erosion and sedimentation controls shall be provided to mitigate impacts to steep slopes. It is suggested that the Planning Board require storm water controls (water quality) for the impervious areas created for compound and access road, regardless if land disturbance does not receive an acre.*

Response: As indicated above, based on the revised location of the Facility shown on the Revised Plans and as detailed in the Updated EAF attached hereto as Exhibit 2, steep slopes are not to be

impacted. Moreover, as noted on the Revised Plans, less than one acre will be disturbed. Consequently, a SWPPP is not needed in connection with the revised location of the Facility.

Comment #7: *I recommend the Applicant and the professional preparing the report present this information and discuss in more detail at an upcoming meeting. Based upon the submitted information, visual impacts are minimal and occur at Montrose Station Road and to a few isolated pockets north and east of the project site.*

Response: Kindly note that due to the revised location of the Facility (at a lower ground elevation) and the revised design of the tower (a monopole instead of a lattice tower), the Facility is expected to have even less of a visual impact than indicated in the visual report previously submitted.

Comment #8: No further response required.

Comment #9: *The Applicant shall address whether a 140-ft lattice tower is the best alternative, whether coverage can be obtained with a lower tower and whether the tower has been designed to accommodate the maximum permissible co-locators. In addition, documentation shall be provided discussing emergency response location on the tower.*

Response: As indicated above, the Facility has been redesigned as a monopole instead of a lattice tower and has been located at a lower ground elevation on the Property than the original location. As stated in the structural letter, the monopole has been designed to accommodate additional carriers.

Comment #10: *All material shall be submitted in such a manner so that a building permit can be issued simultaneously with Planning Board approval.*

Response: The Revised Plans no longer indicate “preliminary”.

Comment #11: *I am recommending a performance security be submitted in accordance with Section 277-21. The amount of the bond shall be set at the cost of demolition and site restoration.*

Recommendation still stands.

Response: Verizon Wireless does not have an issue with providing the requested bond in connection with demolition and site restoration. However, it is requested that same be a condition of approval, as Verizon Wireless needs to confirm the approved location and design of the Facility before determining the costs associated with demolition and site restoration.

Comments # 12: *In reviewing the submitted height analysis it appears as if the coverage gap can be secured with a lower tower height. Applicant shall provide further narrative and discussion pertaining to whether a 140-ft tower is required. The narrative shall also discuss how this could*

conceivably impact additional carriers and emergency response. I defer to the Town's Consultant for additional comment and discussion.

Response: As indicated above and on the Revised Plans, the location of the Facility on the Property has been revised, such that the tower is now on land that is 34.5 feet lower in elevation than the original location. As indicated on the attached C Squared Report attached hereto as Exhibit 1, "the revised location of the proposed site is already over 30 feet lower in ground elevation than the originally proposed location. Any additional reduction in height would further limit Verizon Wireless' coverage and also further reduce the coverage of collocators, if any, that occupy this tower."

Comment #13:

The site plan shall be revised to incorporate the following (at minimum):

- *Proper Building Code references. 2015 IFC and 2017 NYS Uniform Code supplement.*
- *Reference to property survey.*
- *Area of proposed lease agreement with the property owner.*
- *Re-grading (existing vs proposed) in contour intervals not to exceed 2-ft.*
- *Driveway profile with turnaround, stationed in 25-ft intervals with spot elevations provided.*
- *Utilities including generators and fuel storage. All utilities shall be buried.*
- *Construction details including but not limited to erosion controls, pavement details, stairwells, guiderails, storm water treatment, etc....*
- *Tree inventory, tree removal, re-planting locations.*
- *Signage.*

Response: The Revised Plans now include the following in response to the above referenced comments:

- Proper Building Code references. 2015 IFC and 2017 NYS Uniform Code supplement. -- See Sheet Z-1 of the Revised Plans
- Reference to property survey. -- See Sheet Z-10 of the Revised Plans
- Area of proposed lease agreement with the property owner. -- See Sheet Z-4 of the Revised Plans
- Re-grading (existing vs proposed) in contour intervals not to exceed 2-ft.- See Sheet Z-10 and Z-11 of the Revised Plans.
- Driveway profile with turnaround, stationed in 25-ft intervals with spot elevations provided -- See Sheet Z-11 of the Revised Plans.
- Utilities including generators and fuel storage. All utilities shall be buried. - See Sheet Z4 of the Revised Plans
- It is respectfully requested that, to the extent applicable and/or necessary, construction details including but not limited to erosion controls, pavement details, stairwells, guiderails, storm water treatment, etc not be required until the Building Permit review, once the location of the Facility and driveway is approved by the Planning Board.
- Tree inventory, tree removal, re-planting locations. See Sheet Z11 of the Revised Plans

- Signage. See Sheet Z8 of the Revised Plans

Response to the Comments from Town Consultant:

Comment 1: *Applicant has submitted another copy of the Planning Board Application for Special Permit (Exhibit 7) signed by Csaba Szekely, which now provides Ms. Skezely's title as Real Estate and Regulator Specialist/Project Manager for New York SMSA Limited Partnership d/b/a Verizon Wireless. However, while Ms. Skezely's title evidences that she is an employee of Verizon Wireless, her title does not purvey her as an officer of Verizon Wireless who is authorized to sign on its behalf. We recommend that the applicant submit a Letter of Authorization signed by an Officer of Verizon Wireless authorizing Csaba Szekely to sign on Verizon Wireless' behalf. INCOMPLETE*

Response: Mr. Szekely has previously signed applications on behalf of New York SMSA Limited Partnership d/b/a Verizon Wireless in connection with work in the Town of Cortlandt and throughout Westchester.

Comment 2: *Applicant, by its attorneys, in its August 28, 2019 letter correspondence, in its "Response to the Comments from Town Consultant", Response to Comment #8 states, "Any licenses expiring after the submission have been renewed in due course." We recommend that the applicant provide a copy of the renewed FCC License bearing Call Sign WQJQ689, Licensee, Cellco Partnership. INCOMPLETE*

Response: Attached hereto as Exhibit 4, please find the current FCC License bearing Call Sign WQJQ689, Licensee, Cellco Partnership.

Comment 3: *The applicant has submitted supplemental material that contains a Supplemental Report (C Squared Systems, LLC, dated 8/16/19, signed by Martin Lavin) and signal propagation maps to demonstrate Verizon Wireless service at the proposed location. The supplement report and maps provided show only 750 MHz service and show required signal strength for reliable in-building and in-vehicle service for 750 MHz frequencies at -85 dBm and -95 dBm, respectively. As noted above and as discussed on the conference call, we recommend that Verizon submit separate propagation maps for all frequencies that it is authorized to operate in this area, showing all existing and proposed coverage from all adjacent sites. Drive test data should also be provided to confirm service deficiency. To confirm the accuracy of the data and maps provided, we require the applicant to complete the attached Propagation Data Study Sheet and attest to the maximum power being utilized for the maps. INCOMPLETE*

Response: As noted above, attached hereto as Exhibit 1 is the C Squared Report, which provides that "[t]he 750 MHz is the frequency band, which provides the most geographic area, and the 2100 MHz frequency band, which provides the least geographic coverage area. Therefore, with both of these bands in the C-Squared February Report, the best and worst scenarios were presented."

Comment 4: *Applicant, by its attorneys, in its August 29, 2019 letter correspondence, in its "Response to the Comments from Town Consultant" Response to Comment #16 states, " ...*

according to the NYS DEC, the visual EAF addendum merged into the full EAF which as noted above was previously submitted." Applicant has submitted a Visual Resource Assessment (Saratoga Associates Landscape Architects, Architects, Engineers, and Planners, P.C., dated 8/27/19, signed by Matthew W. Allen, RLA), which concludes, "This assessment 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 roadside vegetation. Additionally, as demonstrated above, the Facility will not be visible from any scenic resource of statewide or national significance, including places listed on or eligible for listing on the National Register of Historic Places. Based on the location of the facility, it is clear that project visibility is not of a size or extent that it would constitute an unacceptable magnitude. When 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." The proposed tower will be visible to the surrounding residences and roadways. Proof of need for this facility at this location and height have not been established. Therefore, the degree of visual impact to this community has not been determined. INCOMPLETE

Response: As noted above and as shown on the Revised Plans, the revised location of the tower is now at an elevation that is 34.5 feet lower than the original location. Pursuant to the C Squared Report attached hereto as Exhibit 1, the "the revised location of the proposed tower is over 30 feet lower in ground elevation than the originally proposed location. Any additional reduction in height would limit Verizon Wireless' coverage and also likely reduce coverage of collocators, if any, that occupy this tower." Additionally, the C Squared Report notes "[a]s demonstrated by [the maps attached to the C Squared Report], the coverage decreases when lowering the height. Therefore, the need for the height of the 140' tower has been established."

Comment 5: *Applicant has submitted a Visual Resource Assessment (Saratoga Associates Landscape Architects, Architects, Engineers, and Planners, P.C., dated 8/27/19, signed by Matthew W. Allen, RLA), which extends to a two (2) mile radius from the proposed Facility, not to a distance of five (5) miles as previously recommended. The Visual Resource Assessment states, "Viewshed analysis demonstrates that the Facility will be substantially or completely screened by existing woodland vegetation beyond a radius of 1-mile ... As such, assessment of the potential impact of the Facility on specific visual resources is largely focused on viewpoints within a 1-mile radius ("1-mile VRA study area") of the Facility." A balloon visibility test was conducted on May 4, 2019 during which photographs were taken from the nearest publicly accessible vantage point of 25 locations provided to Verizon Wireless by the Town Engineer and Town Planner, as directed by the Town of Cortlandt Planning Board. As noted above, the Visual Resource Assessment concludes that "When 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." As noted above, visual impact from the proposed tower has not been determined. INCOMPLETE.*

Response: As noted above, the Visual Resource Assessment prepared by Matthew Allen of Saratoga Associates Landscape Architects, Architects, Engineers, and Planners, P.C., dated 8/27/19 (“Saratoga VRA”) which was previously provided to this Board concluded 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.” Importantly, as shown on the Revised Plans, the new location of the Facility is at an elevation that is 34.5 feet lower than the prior location that was determined in Saratoga VRA to “not result in any adverse visual impact.”

Comment 6: *Applicant, by its attorneys, in its August 29, 2019 letter correspondence, in its "Response to the Comments from Town Consultant" Response to Comment #20 states, "The Visual Assessment concludes that "the proposed Facility will not result in any adverse visual impact to the area." As the Facility 'will not result in any adverse visual impact,' a redesign is not necessary. Additionally, the minimum height is confirmed by the C Squared Supplemental Report submitted herewith." Attached as Exhibit B to the C Squared Supplemental Report are coverage maps showing the differences in coverage at varying heights (97', 107', 117', 127' and 137'), which show that coverage decreases as the heights get lower. Upon review it appears that the difference in coverage is minimal between the different heights and a structure height of 100' would satisfy the proposed need. However, as previously noted additional coverage maps, drive test data and detailed capacity data has not been submitted to confirm the need for the proposed new facility at this location and height. INCOMPLETE.*

Response: As noted above and as shown on the Revised Plans, the revised location of the tower at the Facility is now at an elevation that is 34.5 feet lower than the original location. Pursuant to the C Squared Report attached hereto as Exhibit 1, “[a]s demonstrated by Table 1 and the maps attached [to the C Squared Report], the coverage decreases when lowering the height. Therefore, the need for the height of the 140’ tower has been established.”


Comment 7: *Attached as Exhibit B to the C Squared Supplemental Report are coverage maps showing the differences in coverage at varying heights (97', 107', 117', 127' and 137'), one at -85 dBm and one at -95 dBm, which show that coverage decreases as the heights get lower. Upon review it appears that the difference in coverage is minimal between the different heights and a structure height of 100' would satisfy the proposed need. However, addition drive test data and detailed capacity data has not been submitted to confirm the need for the proposed new facility. INCOMPLETE*

Response: As noted above and as shown on the Revised Plans, the revised location of the tower at the Facility is now at an elevation that is 34.5 feet lower than the original location. Pursuant the attached C Squared Report, “[a]s demonstrated by Table 1 and the maps attached [to the C Squared Report], the coverage decreases when lowering the height. Therefore, the need for the height of the 140’ tower has been established.”

As detailed above, Verizon Wireless has addressed all comments from the Town Engineer and Town Consultant. It is respectfully submitted that the requested approvals be issued forthwith.

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

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Michael P. Sheridan

Enclosures

MS:ka

cc: Verizon Wireless

Z:\SSDATA\WPDATA\ISS4\WP\NEWBAN\MAYBECK\CORTLANDT\ZONING\ZONING (REVISED LOCATION)\LJSAUG12RESPONSELTR.MS.FIN.DOCX

Exhibit 1
C Squared Report



August 12, 2021

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 New York SMSA Limited Partnership d/b/a Verizon Wireless (“Verizon Wireless”) for the proposed public utility personal wireless services facility at 52 Montrose Station Road, Cortlandt, New York (“Site”). This report was prepared in response to comments from Town’s Director of the Department of Technical Services, Michael Preziosi, P.E. (“Town Engineer”) on September 25, 2019 and the Town’s Consultant, The Center for Municipal Solutions (“Town Consultant”), dated October 16, 2019 and supplements C Squared prior reports for this Site. Kindly see our responses below.

Town Engineer Comment: *The 2/20/2019 RF Report does not accurately identify existing telecommunication sites within the vicinity of the proposed tower. Namely the towers located at 260 Croton Avenue and 451 Yorktown Road. The report implies they are pending. Approvals were granted and the telecommunication towers are active to the Town's understanding. The Applicant's Consultant shall revise and clarify.*

Pending review by Town’s Consultant

Response: This issue was addressed in C Squared’s August 16, 2019 report for the Site. The Verizon Wireless site at 260 Croton Avenue (a/k/a “Dickerson Mountain” site) is clearly identified as an existing site on page 6 of C Squared's prior RF report, dated February 20, 2019 (“C Squared February Report”) and on the additional plots submitted herewith in connection with the revised location of the Facility.

The Verizon Wireless site at 451 Yorktown Road (a/k/a “Croton Reservoir” site) is a relatively recent part of Verizon Wireless’ network. It is my understanding that such site was completed after the C Squared February Report. Notwithstanding, the 451 Yorktown Road (a/k/a Croton Reservoir site) is distant from the proposed site (over three miles to the southeast), and due to distance and topography, provides a de minimis amount of coverage to the area reflected on the coverage plots, as shown in the lower right hand corner of the updated plots attached hereto as Exhibit A.

Verizon Wireless has also brought another site on-air located at 2143 Albany Post Road, in Montrose. The location of the site and its coverage are shown on the plots attached hereto as Exhibit A. Due to the distance, topography and low elevation of the site at 2143 Albany Post Road, its coverage does not impact the area to be covered by the Site.

Town Consultant Comment: *The applicant has submitted supplemental material that contains a Supplemental Report (C Squared Systems, LLC, dated 8/16/19, signed by Martin Lavin) and signal propagation maps to demonstrate Verizon Wireless service at the proposed location. The supplement report and maps provided show only 750 MHz service and show required signal strength for reliable in- building and in-vehicle service for 750 MHz frequencies at -85 dBm and -95 dBm, respectively. As noted above and as discussed on the conference call, we recommend that Verizon submit separate propagation maps for all frequencies that it is authorized to operate in this area, showing all existing and proposed coverage from all adjacent sites. Drive test data should also be provided to confirm service deficiency. To confirm the accuracy of the data and maps provided, we require the applicant to complete the attached Propagation Data Study Sheet and attest to the maximum power being utilized for the maps. INCOMPLETE.*

Response: Attached hereto as Exhibit A are revised maps showing the proposed coverage from the Site at its new proposed location in the 750 MHz frequency band, which provides the most geographic area, and the 2100 MHz frequency band, which provides the least geographic coverage area. Therefore, with both of these bands in the C Squared February

Report, the best and worst scenarios were presented. As the need for coverage in the 750 MHz range has been established, there is no need to show the coverage area from the higher frequencies (i.e 850, 1900 MHz), which would be smaller geographically and fully encompassed in the proposed 750 MHz coverage.

Moreover, Verizon Wireless will not attest that Verizon Wireless will use maximum power at all sites as such a uniform pledge is sometimes incompatible with optimal system performance and could negatively impact service.

Town Consultant Comment: *Applicant, by its attorneys, in its August 29, 2019 letter correspondence, in its "Response to the Comments from Town Consultant" Response to Comment #20 states, "The Visual Assessment concludes that "the proposed Facility will not result in any adverse visual impact to the area." As the Facility 'will not result in any adverse visual impact,' a redesign is not necessary. Additionally, the minimum height is confirmed by the C Squared Supplemental Report submitted herewith." Attached as Exhibit B to the C Squared Supplemental Report are coverage maps showing the differences in coverage at varying heights (97 ' , 107 ' , 117 ' , 127 ' and 137 '), which show that coverage decreases as the heights get lower. Upon review it appears that the difference in coverage is minimal between the different heights and a structure height of 100' would satisfy the proposed need. However, as previously noted additional coverage maps, drive test data and detailed capacity data has not been submitted to confirm the need for the proposed new facility at this location and height. INCOMPLETE.*

Response:

The Town’s consultant is incorrect in its assertion that the difference between an antenna centerline of 137’ and a centerline of 97’ is “minimal” and “that a structure height of 100’ would satisfy the proposed need”. As shown in Table 1 below, there is more than a “minimal” difference in coverage area between 137’ and 97’.

TABLE 1

<u>-85 dBm</u>					<u>-95 dBm</u>			
Height	Coverage (Sq. Miles)	Difference (Sq. Miles)	Difference (%)		Height	Coverage (Sq. Miles)	Difference (Square Miles)	Difference (%)
137'	1.996	-----	-----		137'	2.026	-----	-----
97'	0.864	-1.132	-57%		97'	0.913	-1.113	-55%

It should also be noted that, the revised location of the proposed site is already over 30 feet lower in ground elevation than the originally proposed location. Any additional reduction in height would limit Verizon Wireless' coverage and also likely reduce coverage of collocators, if any, that occupy this tower.

Attached hereto as Exhibit B are coverage maps showing the difference in coverage at varying heights. As demonstrated by Table 1 and the maps attached hereto as Exhibit B, the coverage decreases when lowering the height. Therefore, the need for the height of the 140' tower has been established. With respect to drive test data, plots of measurements of existing coverage levels have already been provided.

Town Consultant Comment: *Attached as Exhibit B to the C Squared Supplemental Report are coverage maps showing the differences in coverage at varying heights (97', 107', 117', 127' and 137'), one at -85 dBm and one at -95 dBm, which show that coverage decreases as the heights get lower. Upon review it appears that the difference in coverage is minimal between the different heights and a structure height of 100' would satisfy the proposed need. However, addition drive test data and detailed capacity data has not been submitted to confirm the need for the proposed new facility. INCOMPLETE*

Response:

As noted above, the Town's consultant is incorrect in its assertion that the difference between an antenna centerline of 137' and a centerline of 97' is "minimal" and "that a structure height of 100' would satisfy the proposed need." As demonstrated by Table 1 and the maps attached hereto as Exhibit B, the coverage decreases when lowering the height. Therefore, the need for the height of the 140' tower has been established.

As noted above, the revised location of the proposed tower is over 30 feet lower in ground elevation than the originally proposed location, even though the tower is the same height above ground level. Any further reduction in height would limit Verizon Wireless' coverage even further and greatly reduce the likelihood that collocators would be able to occupy this tower.

Attached hereto as Exhibit B are coverage maps showing the difference in coverage at varying heights. As demonstrated by Table 1 and the maps attached hereto as Exhibit B, the coverage decreases when lowering the height. Therefore, the need for the height of the 140' tower has been established.

Moreover, as also noted above, the revised location of the proposed tower is already over 30 feet lower in ground elevation than the originally proposed location. Any additional reduction in height would further limit Verizon Wireless' coverage and also further reduce the coverage of collocators, if any, that occupy this tower.

Conclusion

As detailed herein and in our August 2019 Report, C Squared has demonstrated that Verizon Wireless has a significant gap in coverage in the Town of Cortlandt and the proposed Facility at the Site (52 Montrose Station Road) will remedy that significant gap in coverage. Moreover, there is no feasible alternative to the proposed Facility at the Site which would remedy the significant gap in coverage. Therefore, it is respectfully submitted that the proposed Facility at the 52 Montrose Station Road site should be approved forthwith.

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.



Martin J. Lavin

Senior RF Engineer

Date: August 12, 2021



Resume of: Martin J. Lavin 65 Dartmouth Drive, Auburn, NH 603-644-2820

SUMMARY: Over thirty years of experience in the RF and wireless communications industry.

EXPERIENCE:

C Squared Systems, LLC **2008-Present**
Senior RF Engineer

- Zoning Hearing Support
- Advanced Wireless Services RF System Design
- Wireless Broadband Access Systems Engineering
- Drive Test Services
- Intermodulation Studies
- RF Exposure Studies

U.S. Cellular, Bedford, NH **2002-2008**
Senior RF Engineer

- West Virginia / Maryland / Pennsylvania CDMA System Design and Optimization
- CDMA Capacity Planning and New Site Builds
- Subject Matter Expert for E-911, Public Safety Interference Issues, Collocation, and Technology Transitions

Independent Wireless One (Sprint Network Affiliate), Londonderry, NH **2000-2002**
Senior RF Engineer

- CDMA System Buildout in New Hampshire and Vermont
- Organized Field Office
- RF System Design and Site Selection Point of Contact with Site Acquisition and Construction
- Capacity Planning
- System Performance

Nextel, Reston, VA **1999-2000**

Senior Manager – Technology Development

- New Feature Development for the Motorola iDEN system
- Corporate RF Engineering Standards
- Evaluation of international and domestic spectrum acquisition opportunities

USI, Chantilly, VA **1999**

Program Manager

- Software development projects in Europe and U.S., including budget and schedule responsibility.
- Direct client contact for requirements gathering and proposal writing.

LCC International, McLean, VA **1991-1998**

Manager of Engineering

- Domestic and International Cellular & PCS System Design and Buildout
- Nationwide GSM Network Buildouts of Australia and New Zealand
- FCC PCS Pioneer's Preference
- Strategic Planning for LCC Initial Public Offering
- Responsible for RF Design and Site Selection for Los Angeles MTA
- Wrote network equipment RFP for two PCS MTAs
- Software Product Manager for CellCAD, ANET, and MetroNET
- Managed Drive Test Services, including all Timesheet and Expense Approval

Carl T. Jones Corporation / SAIC, Springfield, VA **1987-1991**

EMC/EMI Engineer

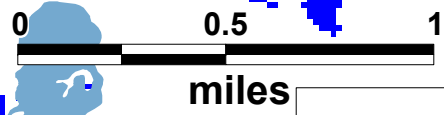
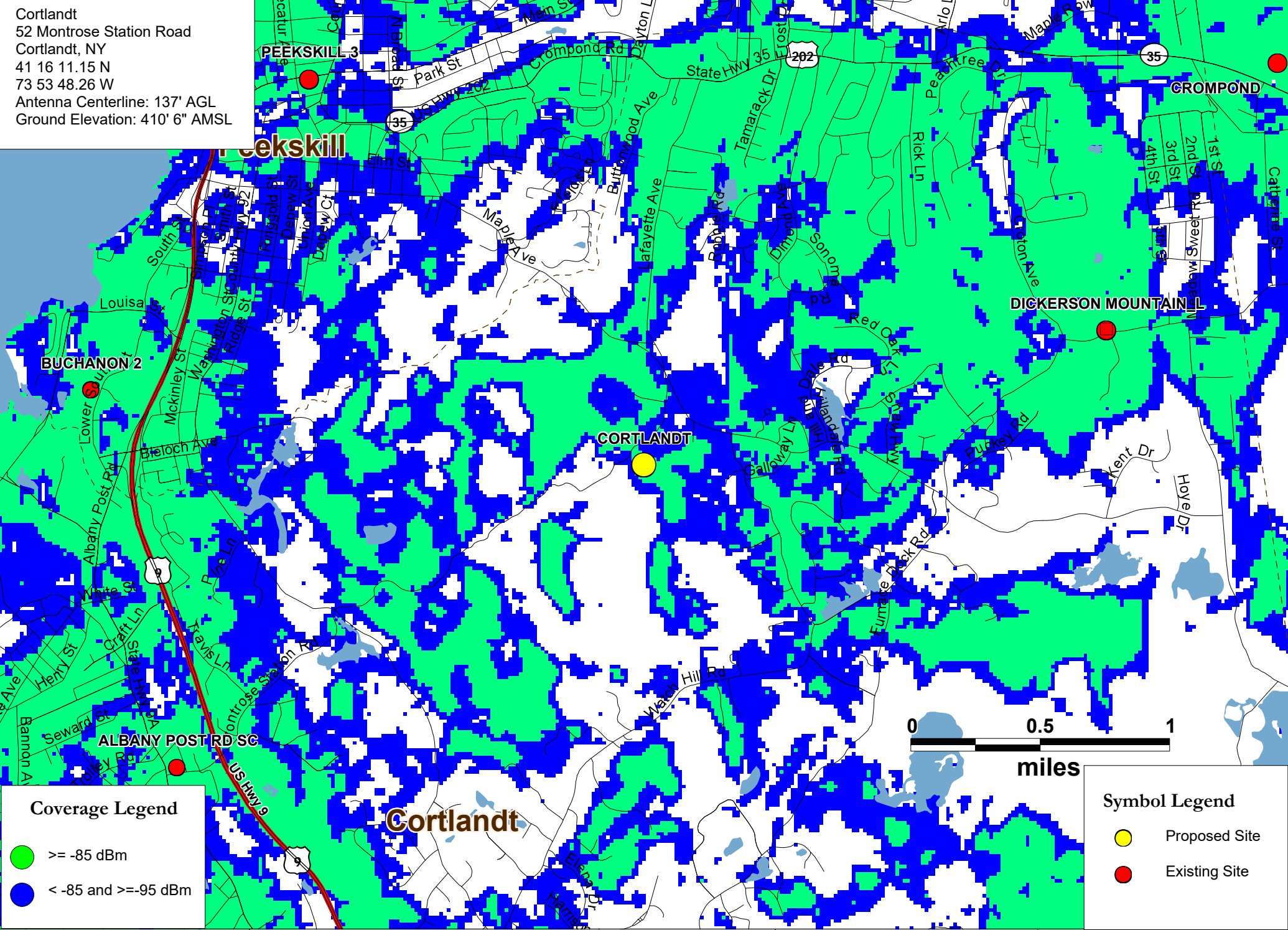
- Test and Measurement consulting for FCC compliance
- Broadcast (AM-FM-TV) consulting

EDUCATION: **University of New Hampshire – Whittemore School of Business and Economics**
Master of Business Administration

Rensselaer Polytechnic Institute
Bachelor of Science, Electrical Engineering

EXHIBIT A

Cortlandt
 52 Montrose Station Road
 Cortlandt, NY
 41 16 11.15 N
 73 53 48.26 W
 Antenna Centerline: 137' AGL
 Ground Elevation: 410' 6" AMSL



Coverage Legend

- ≥ -85 dBm
- < -85 and ≥ -95 dBm

Symbol Legend

- Proposed Site
- Existing Site

Existing 750 MHz
 LTE Coverage

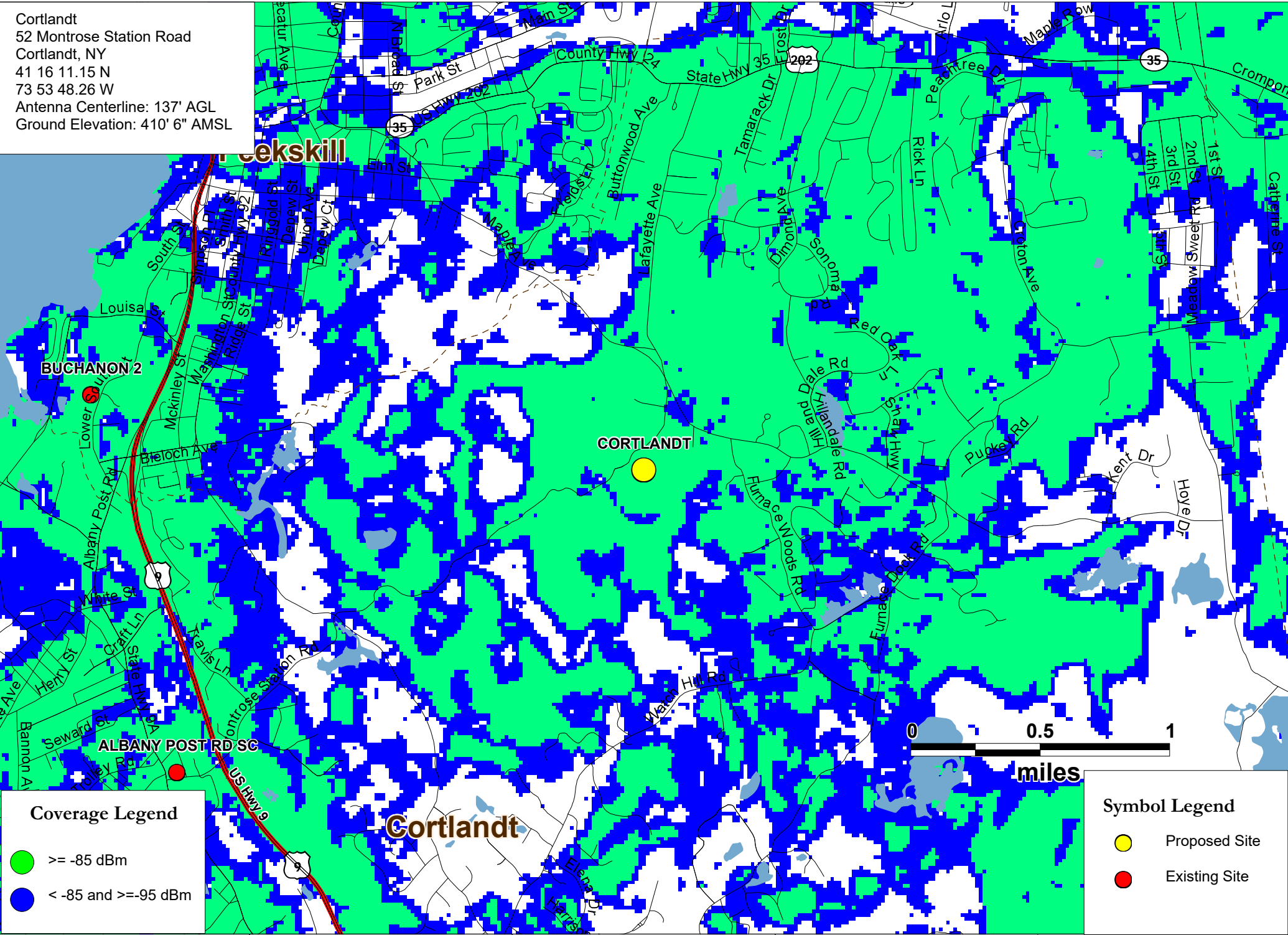
Cortlandt

52 Montrose Station Road
 Cortlandt, NY



GENERAL NOTES	
PREPARED ON	
DATE: 08/09/2021	
REV	0

Cortlandt
 52 Montrose Station Road
 Cortlandt, NY
 41 16 11.15 N
 73 53 48.26 W
 Antenna Centerline: 137' AGL
 Ground Elevation: 410' 6" AMSL



Coverage Legend

- ≥ -85 dBm
- < -85 and ≥ -95 dBm

Symbol Legend

- Proposed Site
- Existing Site

Existing & Proposed
 750 MHz LTE Coverage

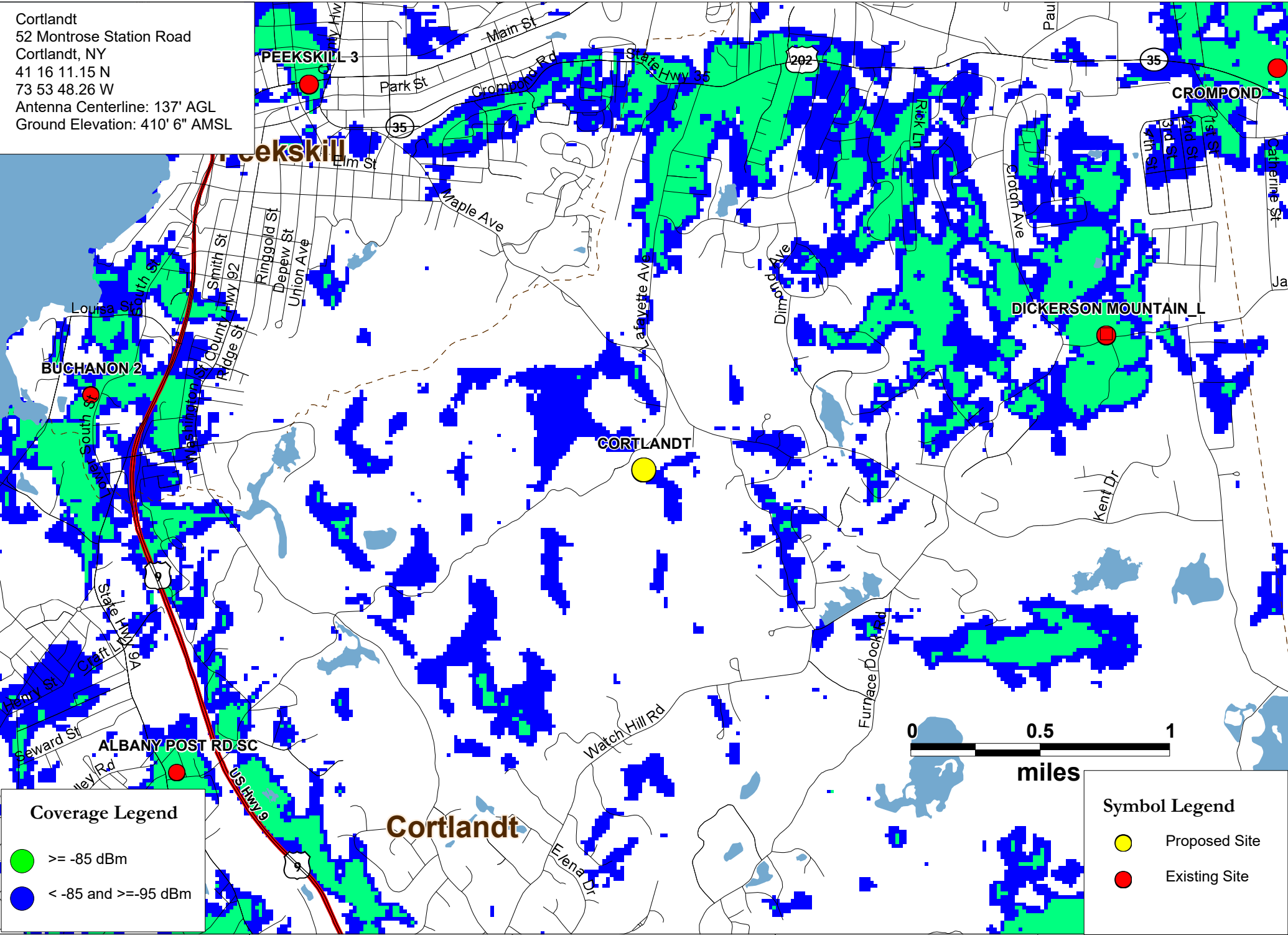
Cortlandt

52 Montrose Station Road
 Cortlandt, NY



GENERAL NOTES	
PREPARED ON	
DATE: 08/09/2021	
REV	0

Cortlandt
 52 Montrose Station Road
 Cortlandt, NY
 41 16 11.15 N
 73 53 48.26 W
 Antenna Centerline: 137' AGL
 Ground Elevation: 410' 6" AMSL



Coverage Legend

- >= -85 dBm
- < -85 and >=-95 dBm

Symbol Legend

- Proposed Site
- Existing Site

Existing AWS LTE
 Coverage

Cortlandt

52 Montrose Station Road
 Cortlandt, NY

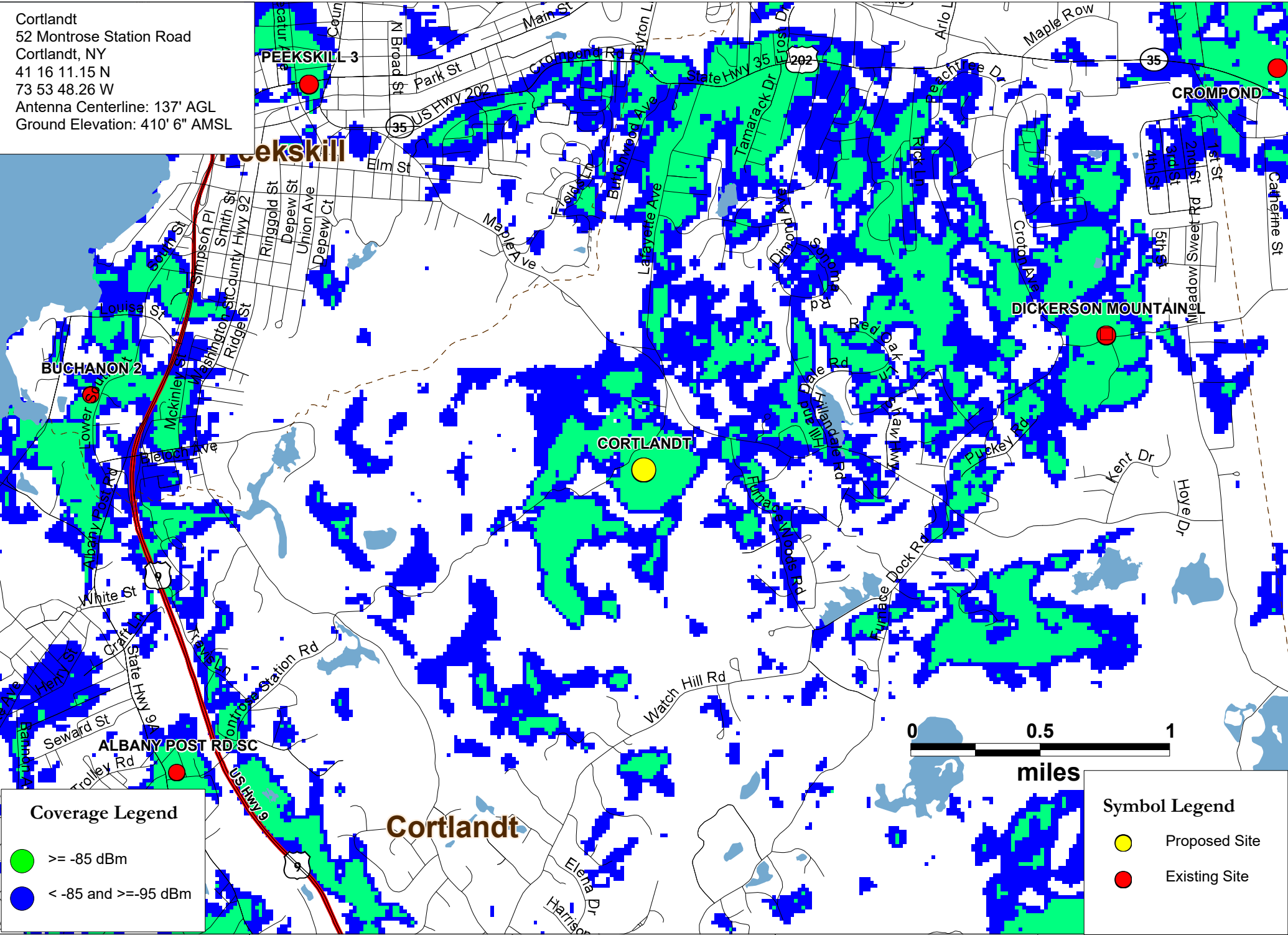


GENERAL NOTES

PREPARED ON
 DATE: 08/12/2021

REV 0

Cortlandt
 52 Montrose Station Road
 Cortlandt, NY
 41 16 11.15 N
 73 53 48.26 W
 Antenna Centerline: 137' AGL
 Ground Elevation: 410' 6" AMSL

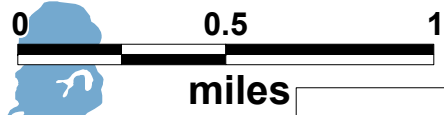


Coverage Legend

- >= -85 dBm
- < -85 and >= -95 dBm

Symbol Legend

- Proposed Site
- Existing Site



Existing & Proposed
 AWS LTE Coverage

Cortlandt

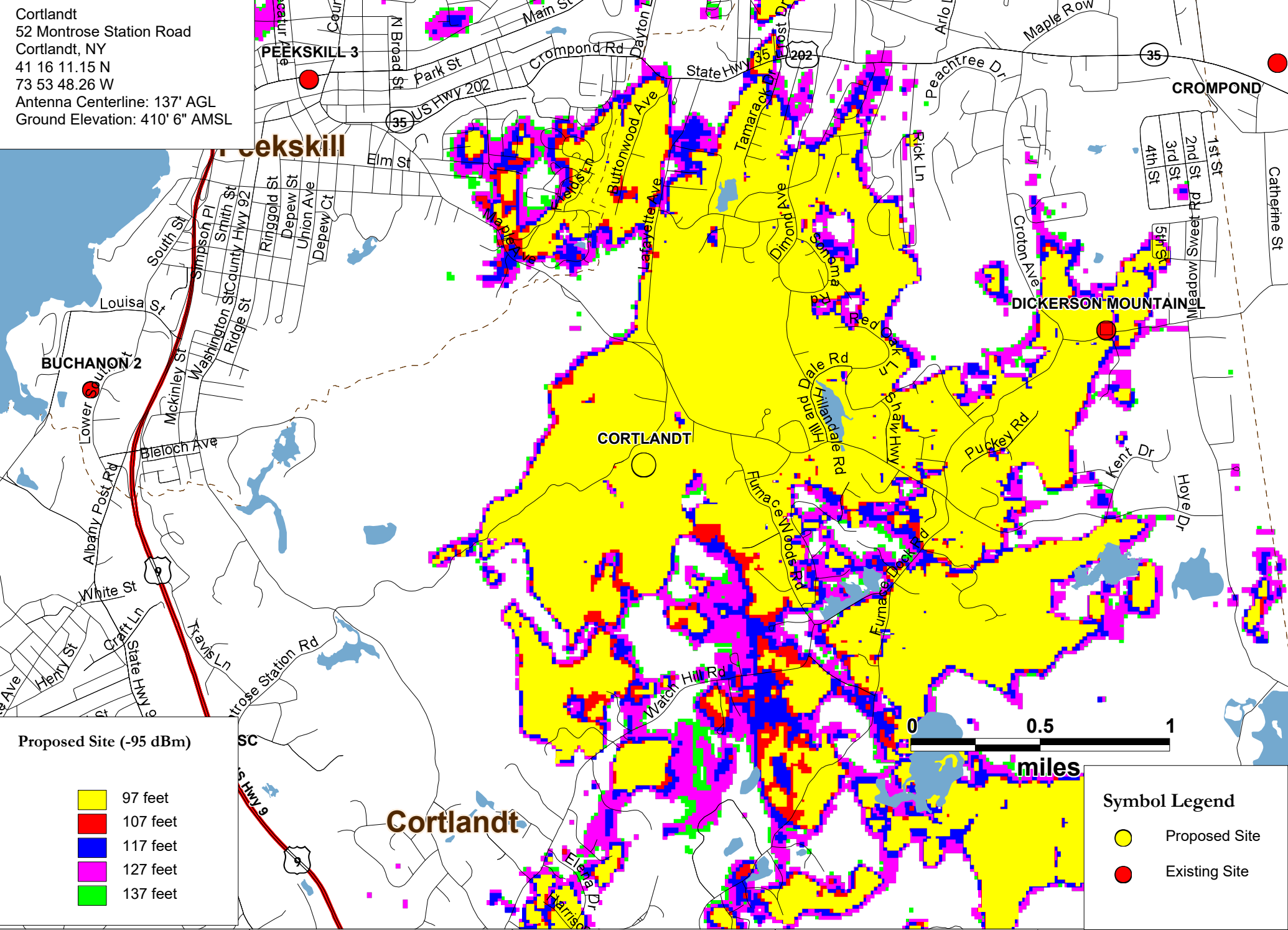
52 Montrose Station Road
 Cortlandt, NY



GENERAL NOTES	
PREPARED ON	REV 0
DATE: 08/12/2021	

EXHIBIT B

Cortlandt
 52 Montrose Station Road
 Cortlandt, NY
 41 16 11.15 N
 73 53 48.26 W
 Antenna Centerline: 137' AGL
 Ground Elevation: 410' 6" AMSL



Proposed Site (-95 dBm)

- 97 feet
- 107 feet
- 117 feet
- 127 feet
- 137 feet

- Symbol Legend**
- Proposed Site
 - Existing Site

Height Analysis

Cortlandt

52 Montrose Station Road
 Cortlandt, NY

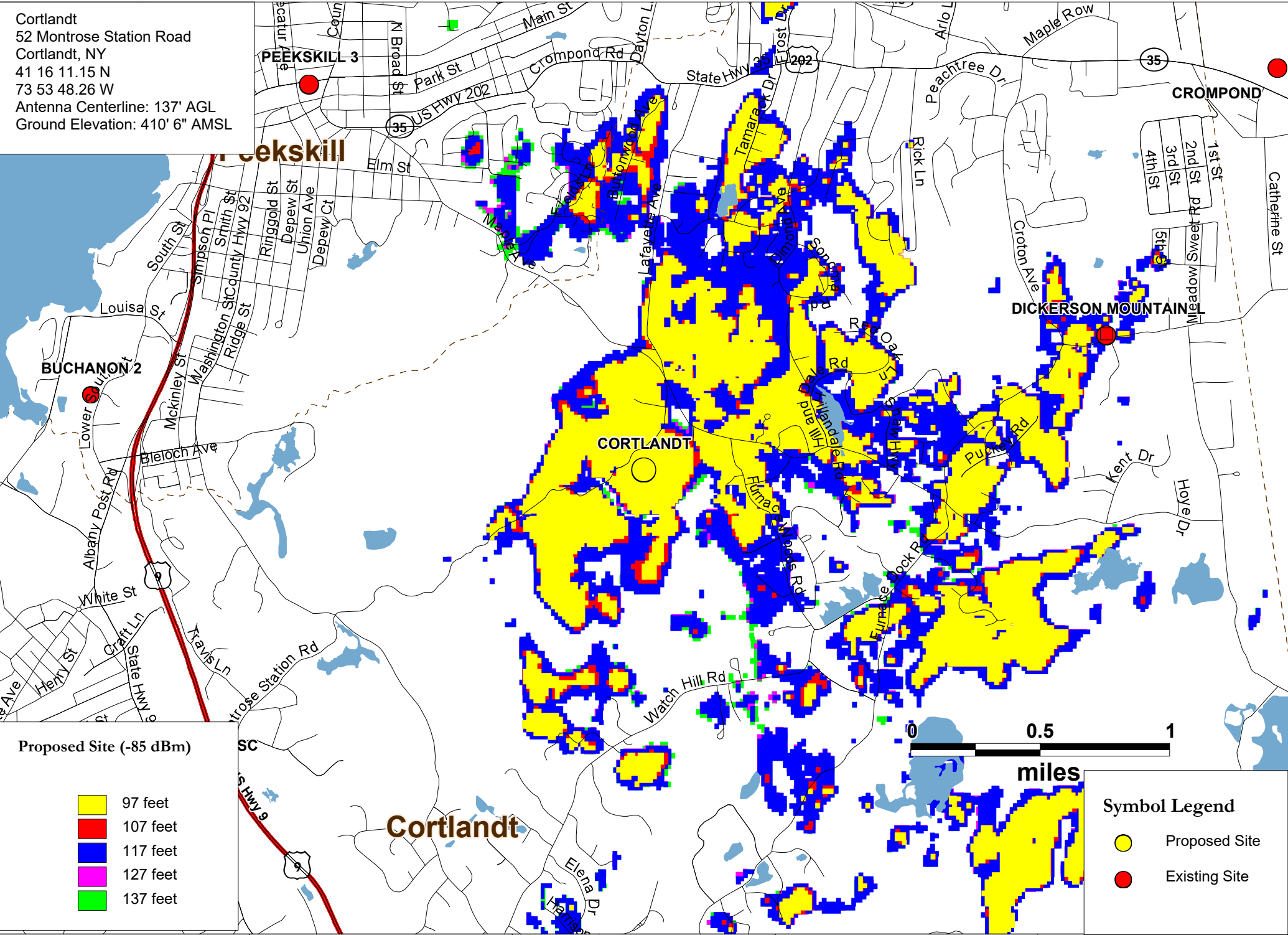


GENERAL NOTES

PREPARED ON
 DATE: 08/09/2021

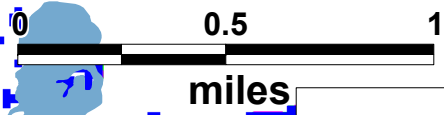
REV 0

Cortlandt
 52 Montrose Station Road
 Cortlandt, NY
 41 16 11.15 N
 73 53 48.26 W
 Antenna Centerline: 137' AGL
 Ground Elevation: 410' 6" AMSL



Proposed Site (-85 dBm)

- 97 feet
- 107 feet
- 117 feet
- 127 feet
- 137 feet



- Symbol Legend**
- Proposed Site
 - Existing Site

Height Analysis

Cortlandt

52 Montrose Station Road
 Cortlandt, NY



GENERAL NOTES

PREPARED ON
 DATE: 08/09/2021

REV 0

Exhibit 2
Updated EAF

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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

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, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input 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?

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? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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: _____ 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 _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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:
 i. 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)
 ii. Describe types of new point sources. _____

iii. 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:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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:
 i. 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
 ii. 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 Hydroflouorocarbons (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: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • 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:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

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? _____ 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: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % 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 Nelson Pond which is over 2,000 ft away 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: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? * <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? * <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

* 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

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: _____
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____
 iii. Distance between project and resource: _____ 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 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.

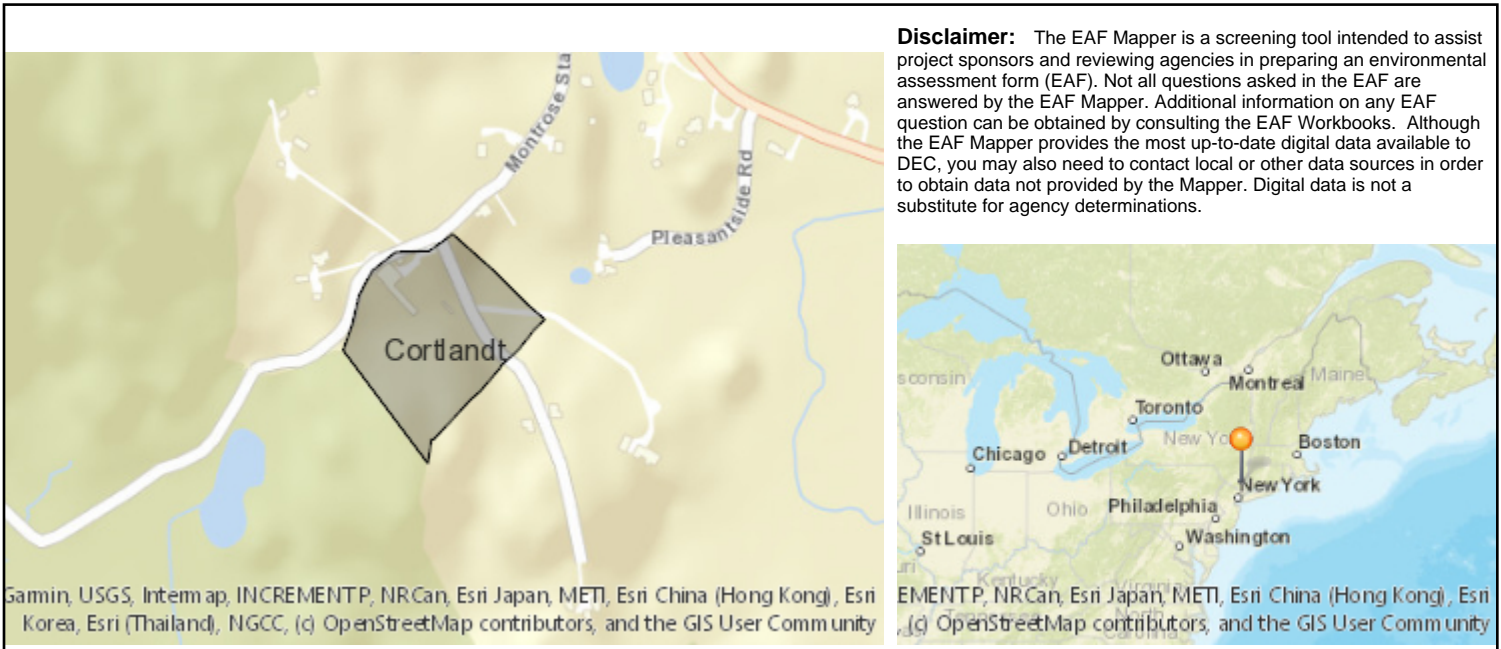
G. Verification

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

Applicant/Sponsor Name _____ Date 17 _____

Signature  _____ Title _____





Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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.

Exhibit 3
Structural Letter



SCHERER DESIGN GROUP, LLC
Consulting Engineers • Construction Inspectors

Colleen Connolly, PE
Partner/CEO
Glenn J. Scherer, PE
Partner/CFO
Steven Krug, PE
Partner/COO

August 5th 2021

Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

RE: Verizon Site Name: Cortlandt
52 Montrose Station Road
Cortlandt, NY 10567
Block 1 Lot 4
SDG Project #: 16VZN071
Structural Certification

To Whom It May Concern,

New York SMSA Limited Partnership d/b/a Verizon Wireless is proposing the installation of a public utility wireless telecommunications facility of a 140' Telecommunications Monopole ("Tower") with antennas mounted thereon, together with related equipment including a backup generator, at the base thereof within a new fenced compound.

The proposed Tower, all attachments, and the Tower's foundation will be designed to meet the ANSI/TIA-222-H "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures" and all county, state, and federal structural requirements for loading, including wind and ice loads. The tower will be designed to support additional co-locators.

Should you have any questions regarding any of the above information, please call me at 908-323-2513.

Regards,



Colleen Connolly, P.E.
NY PE#087018

Exhibit 4
FCC License



**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WQJQ689	File Number 0008587211
Radio Service WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 09-11-2019	Effective Date 09-11-2019	Expiration Date 06-13-2029	Print Date 09-13-2019
Market Number REA001	Channel Block C	Sub-Market Designator 0	
Market Name Northeast			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689

File Number: 0008587211

Print Date: 09-13-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
--------	-------------	-------------------	-----------------------	--------

Official
Copyright



4 CENTEROCK ROAD
WEST NYACK, NY 10994

CORTLANDT
52 MONTROSE STATION RD
CORTLANDT, NY 10567
WESTCHESTER COUNTY



Shelbourne at Hunterdon
53 Frontage Road, Suite 260
Hampton, NJ 08827
Ph 908.226.2513 Fax 908.338.2525
www.schererdesigngroup.com



IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. SIGNATURE AND SEAL NOT VALID UNLESS ORIGINAL.

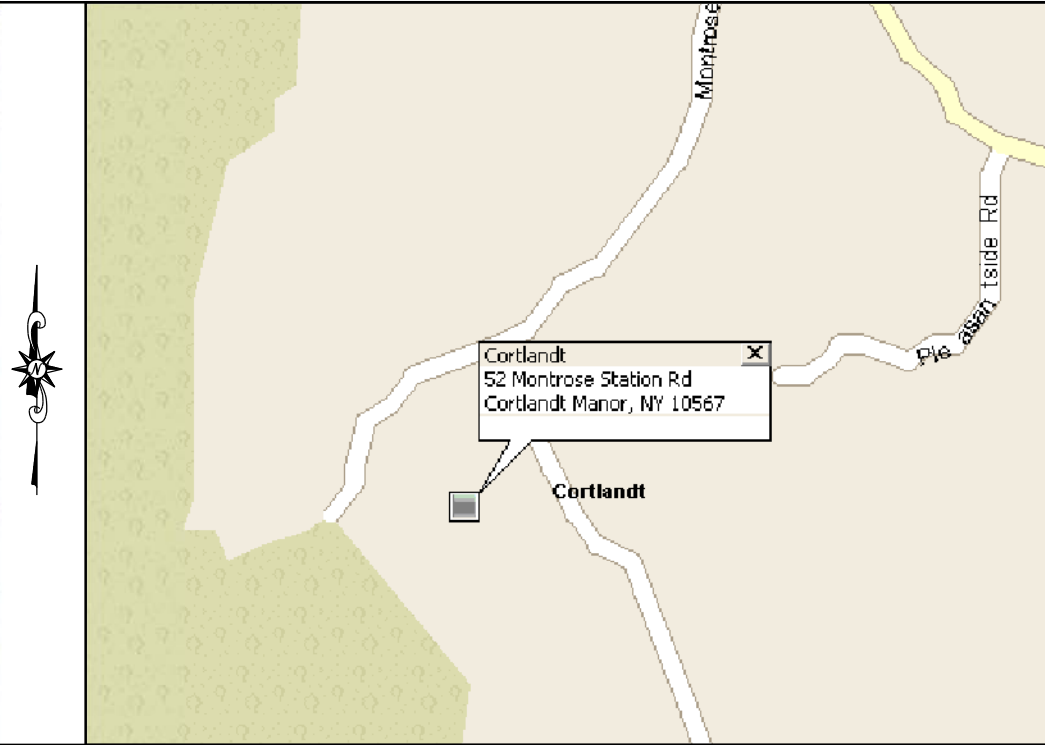
APPLICANT:



4 CENTEROCK ROAD
WEST NYACK, NY 10994



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



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

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 PROPERTY OWNER: Bezo Enterprises LLC 40 Waters Edge Rye, NY 10580 ATTORNEY: Leslie Snyder Snyder & Snyder, LLP 94 White Plains Road Tarrytown, NY 10591 (914) 333-0700	VERIZON: RF ENGINEER: Ali Ajibori (914) 714-7224 CONSTRUCTION MANAGER: Ritu Salot Property Specialist: John Pepe (201) 370-2363 ENGINEERING PROJECT MANAGER: Steve Krug (908) 323-2513
--	--

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

NO.	ISSUE OR REVISION	DATE	BY
3	RF UPDATE	08/05/21	YM
2	ATTORNEY COMMENTS	12/17/20	AL
1	ATTORNEY COMMENTS	11/17/20	DP
0	ISSUED FOR ZONING	08/31/20	DP

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

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), 2015 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 - 2014, NATIONAL ELECTRICAL CODE, AS ADOPTED BY NEW YORK

MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE (IMC), 2015 AS ADOPTED BY NEW YORK

PLUMBING CODE: NATIONAL STANDARD PLUMBING CODE, 2015 AS ADOPTED BY NEW YORK

LIGHTNING PROTECTION CODE: NFPA 780 - 2006, LIGHTNING PROTECTION CODE

FUEL GAS CODE: INTERNATIONAL FUEL GAS CODE (IFGC), 2015 AS ADOPTED BY NEW YORK

ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE, 2015 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, THIRTEENTH EDITION, AISC 360, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS

TIA-222-G, 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 (NESC) 2012

TELCORDIA 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.

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

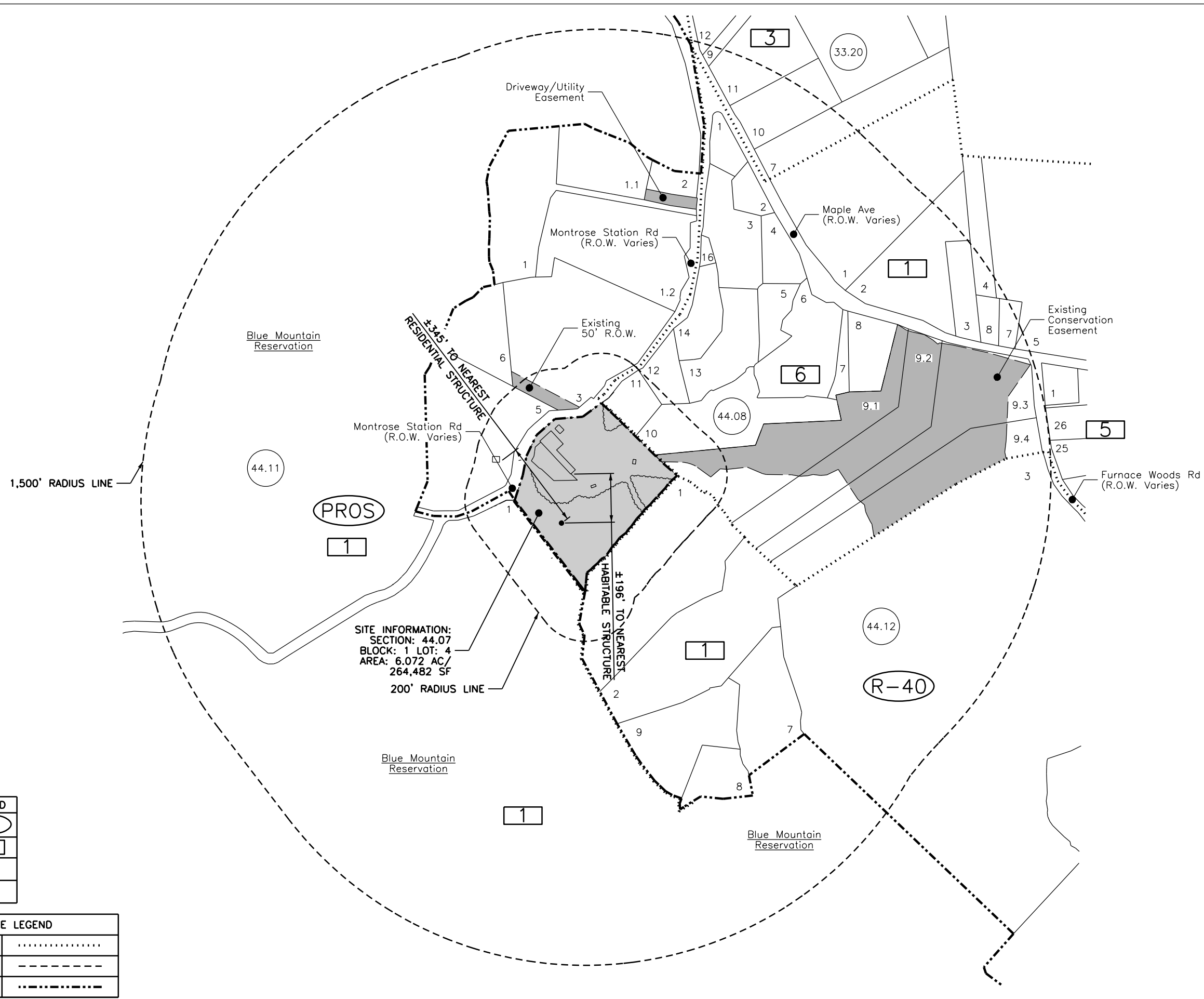
DRAWING TITLE:

COVER PAGE

DRAWING NO.: Z1 PAGE NO.: 1 of 11

(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	1

LINE LEGEND	
SECTION LINE	
RADIUS LINE	
ZONE LINE	



Shelburne at Hunterdon
 53 Frontage Road, Suite 260
 Hampton, NJ 08927
 Ph 908.325.2514 Fax 908.323.5252
 www.schererdesigngroup.com



COLLEEN CONNOLLY
 NY PROFESSIONAL ENGINEER #180718
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APPLICANT:

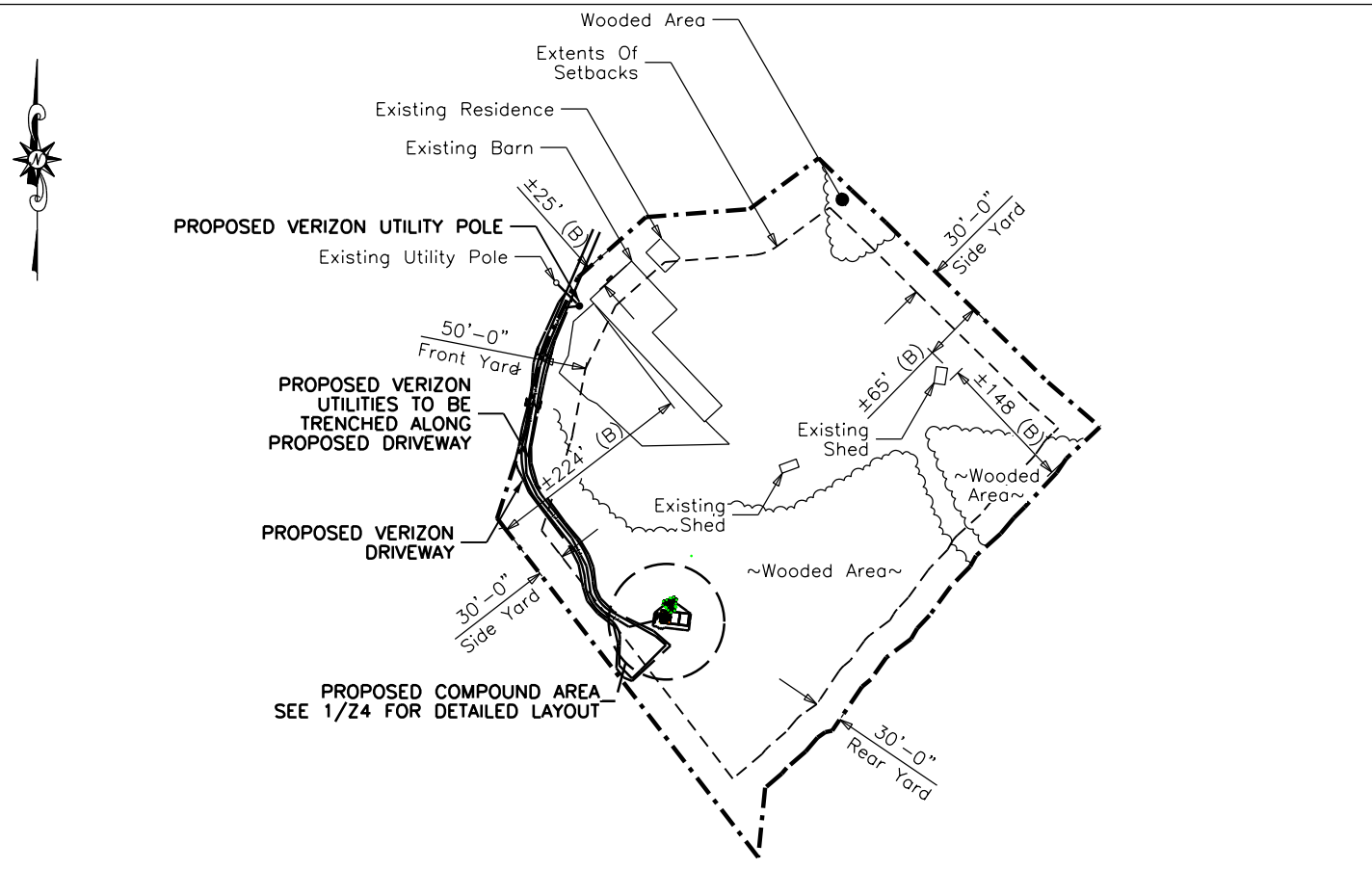
 4 CENTEROCK ROAD
 WEST NYACK, NY 10994

NO.	ISSUE OR REVISION	DATE	BY
3	RF UPDATE	08/05/21	YM
2	ATTORNEY COMMENTS	12/17/20	AL
1	ATTORNEY COMMENTS	11/17/20	DP
0	ISSUED FOR ZONING	08/31/20	DP

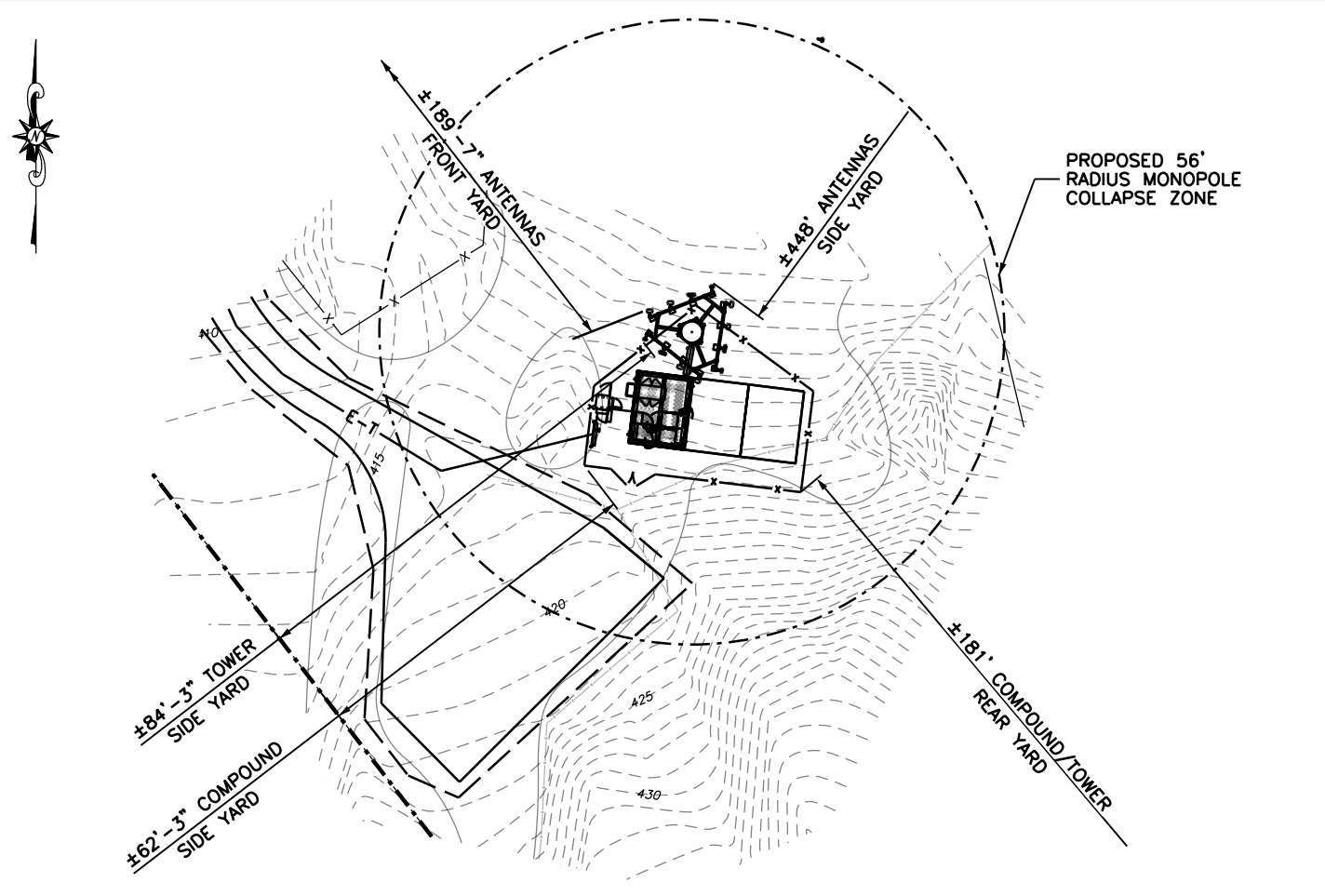
PROJECT TITLE:
 PRELIMINARY SITE PLAN
 CORTLANDT
 52 MONTROSE STATION RD
 CORTLANDT, NY 10567
 WESTCHESTER COUNTY
 BLOCK: 1 LOT: 4
 ZONE: R-40

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

DRAWING TITLE:
 RADIUS MAP



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



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

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**

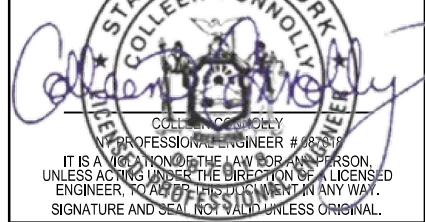
11x17 SCALE: NTS 22x34 SCALE: NTS

- 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 07/20/16), 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 JULY 2017.
- 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, 2015, AS ADOPTED BY NEW YORK AND TIA-222-G.

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



Shelbourne at Hunterdon
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Ph 908.323.2016 Fax 908.323.2525
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APPLICANT:



4 CENTEROCK ROAD
WEST NYACK, NY 10994

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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 11



1
Z5

(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 VERIZON 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

PROPOSED VERIZON 20KW DIESEL GENERATOR ATTACHED TO PROPOSED CONCRETE EQUIPMENT PAD

PROPOSED VERIZON POWER/TELCO CABINET

PROPOSED VERIZON TELCO AND ELECTRIC SERVICE TRENCHED TO PROPOSED EQUIPMENT SLAB

PROPOSED VERIZON TELCO CABINET INSTALLED ON PROPOSED CONCRETE PAD

PROPOSED VERIZON TELCO CABINET

PROPOSED VERIZON METER CENTER

PROPOSED VERIZON TELCO AND ELECTRIC SERVICE TRENCHED TO PROPOSED EQUIPMENT AREA

14'-5"

23'-4"

26'-0"

LOCATION OF PROPOSED 930 SQ FT +/- FENCED COMPOUND

2
Z6

(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

10'x13' EQUIPMENT AREA RESERVED FOR FUTURE CARRIER (TYP)

~Woods~

18'-3"

39'-2"

~Woods~

PROPOSED VERIZON ACCESS GATE WITH PROPOSED SITE SIGNAGE

PROPOSED VERIZON 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

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.

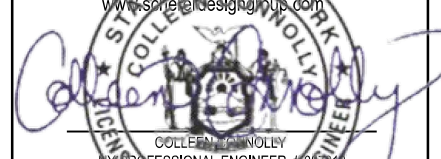
~TECHNICIAN PARKING AREA~

2
Z5

1
Z6



Shelbourne at Hunterdon
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APPLICANT:



4 CENTEROCK ROAD
WEST NYACK, NY 10994

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WESTCHESTER COUNTY

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SDG PROJECT #: 16VZN071

SCALE: AS NOTED DATE: 08/31/20

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DRAWING TITLE:

COMPOUND LAYOUT

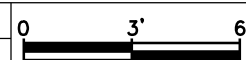
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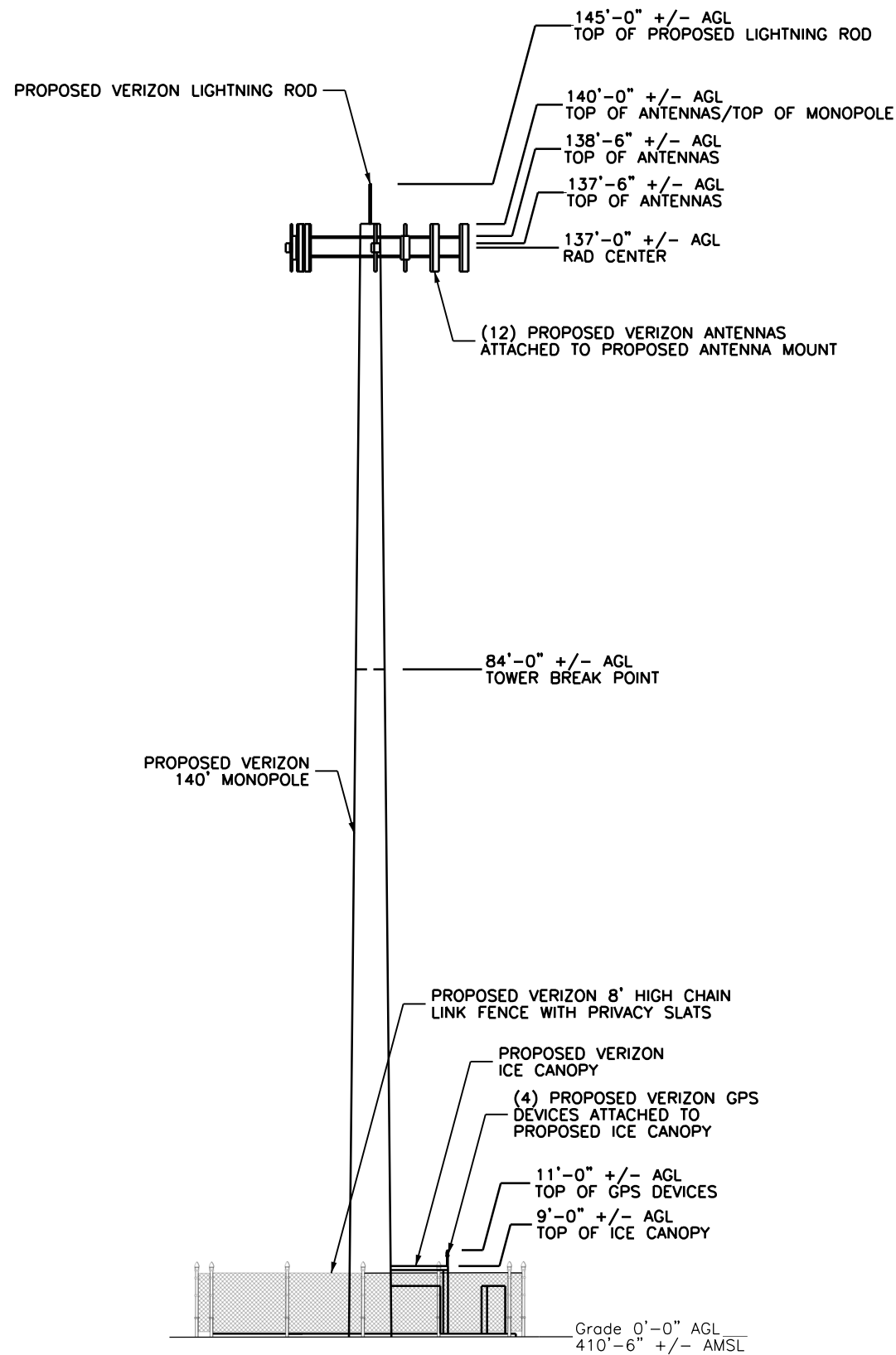
Z4 4 of 11

1 COMPOUND LAYOUT

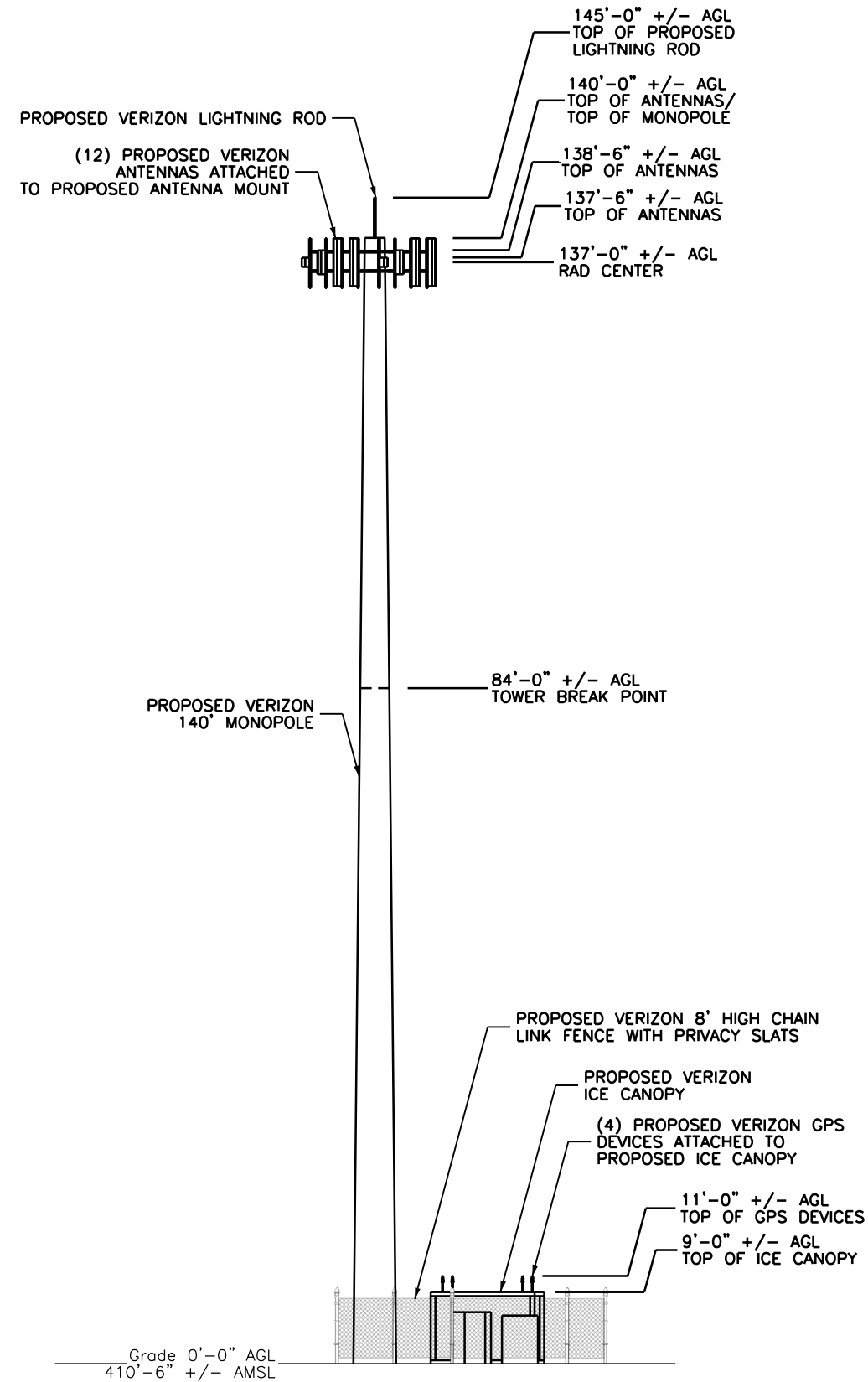
11x17 SCALE: 3/16" = 1'-0"

22x34 SCALE: 3/8" = 1'-0"





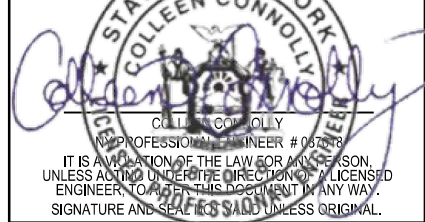
NOTE:
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APPLICANT:
verizon
WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994

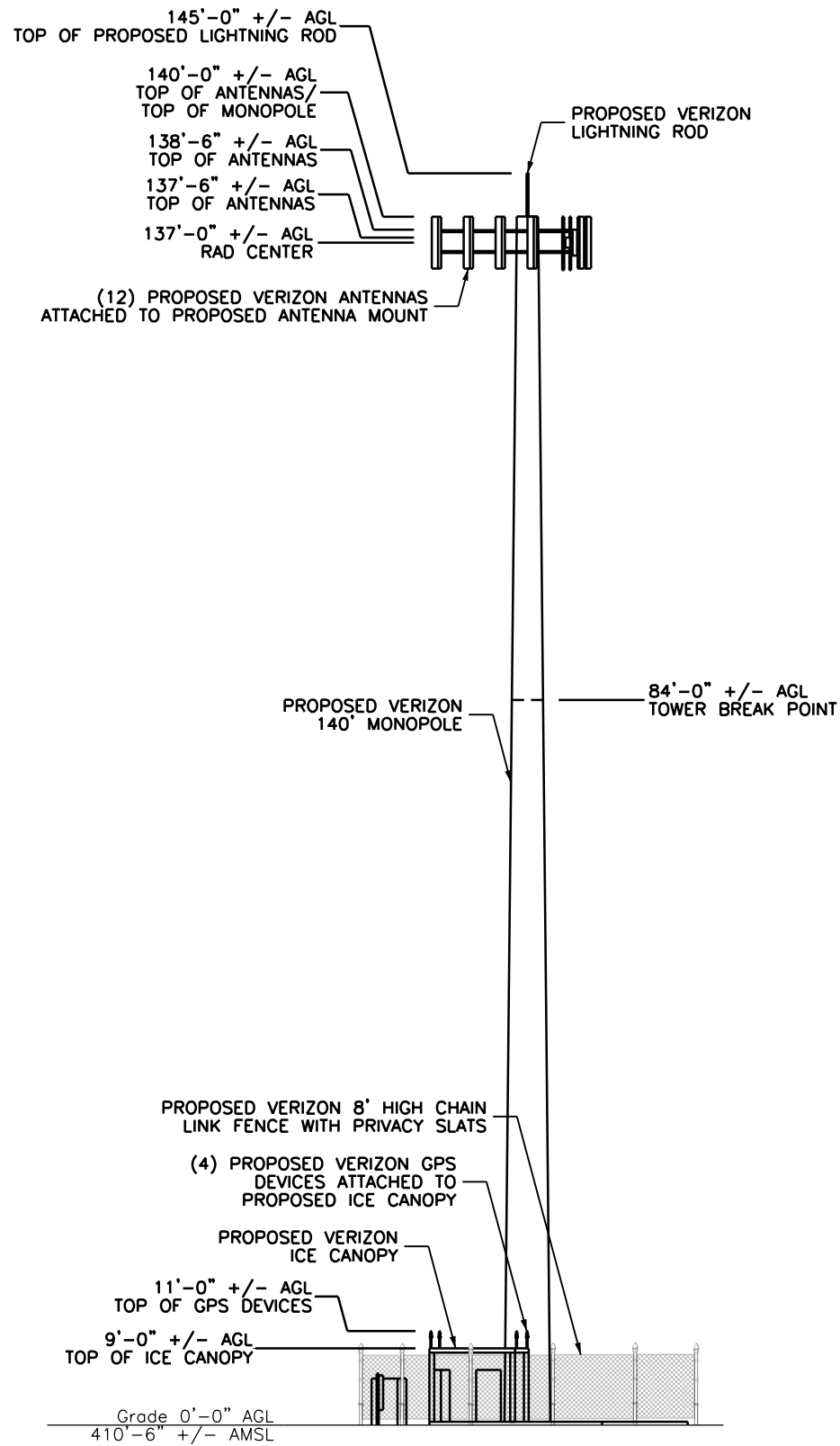
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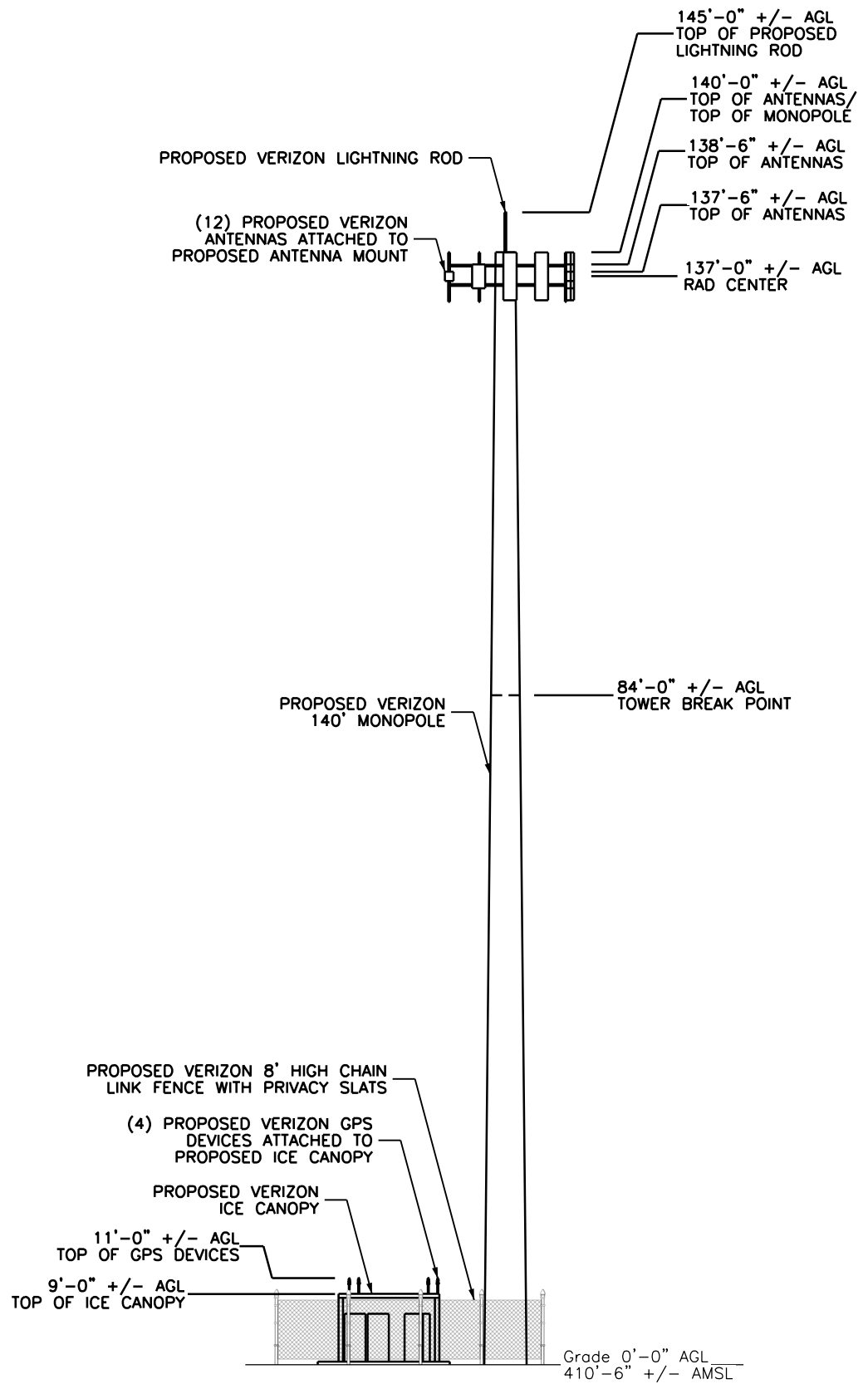
SDG PROJECT #: 16VZN071
SCALE: AS NOTED DATE: 08/31/20
DRAWN BY: JM CHECKED BY: SK

DRAWING TITLE:
ELEVATIONS

DRAWING NO.: Z5 PAGE NO.: 5 of 11



NOTE:
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Colleen Donnelly
COLLEEN DONNELLY
PROFESSIONAL ENGINEER # 066218
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APPLICANT:
verizon WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994

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ELEVATIONS

DRAWING NO.: Z6 PAGE NO.: 6 of 11

GPS/AVIATION SPECIAL PURPOSE ANTENNAS
GPS Timing Reference Antennas

GPS-TMG-40N, 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 quadrifilar 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 antenna may be purchased by itself or with pipe mounting hardware. Custom models or site kits options are also available. This antenna is made of materials that fully comply with provisions stipulated by EU directives RoHS 2002/95/EC.

This antenna also features ESD, reverse polarity protection and transit voltage suppression.



Antenna Element Electrical Specifications

Frequency Band	Antenna Gain	Nominal Impedance	VSWR	Polarization	Connector
1575.42 +/- 10 MHz	3.5 dBi	50 ohms	≤ 1.5:1	Right hand circular	N, female (one - bottom fed)

Mechanical Specifications

Antenna Dimensions	Shipping Dimensions	Antenna Weight	Shipping Weight	Radome Color
5.0" H x 3.2" D (126 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 mm-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-INT) and pipe clamp (GPS-TMG-LMNT).
GPS-TMG-40NCS	Includes economy collar mount (GPS-TMG-MRNMT).

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.

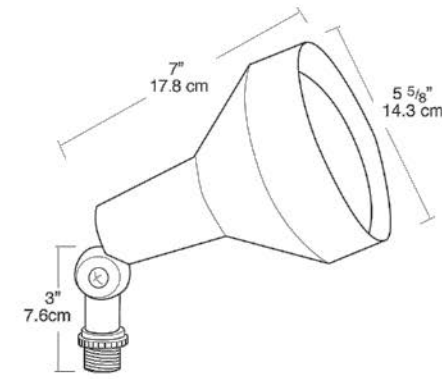
STATE: _____ SWITCH: _____
Site ID: _____



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.



Features

- Lamp recessed 1" from lip for side glare reduction
- Set screw for hood, grill or visor attachment
- Large Silicone rubber gasket provides weatherproof protection around the lamp and socket
- Caution: When using as an uplight in outdoor applications a Hood or a Visor must be used
- HV1 Visor with integral guard and glass lens for maximum glare reduction and lamp protection
- HG1 Guard: Protects lamp from damage and vandalism
- HH1 Hood with glass lens reduces glare and protects lamp from water and impact damage

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground. When using as an uplight in outdoor applications, a Hood or a Visor must be used.

Electrical

Sockets:
Porcelain with all copper current carrying components.

Construction

Swivels:
Fully adjustable with sure-grip locks. 1/2" NPS threaded arm with serrated locking swivel fits all standard mounting covers. Color matched EZ Grip lock nuts.

NOTE:

PROPOSED LIGHTING ON A TIMER SWITCH AND WILL ONLY BE IN USE WHEN A SITE TECHNICIAN IS AT THE SITE (APPROXIMATELY ONCE PER MONTH).

Housings:

Die cast aluminum with powder coat finish.

Gaskets:

High temperature silicone rubber extends around both socket and lamp.

Optical

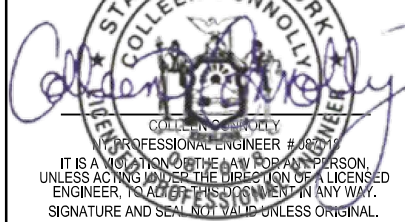
Lamps:
Medium base Par-38 lamps up to 150 watts. Halogen lamps give brighter light and choice of beam spreads.

Other

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



Shelbourne at Hunterdon
53 Frontage Road, Suite 260
Hampton, NJ 08827
Ph 908.223.2615 Fax 908.223.2525
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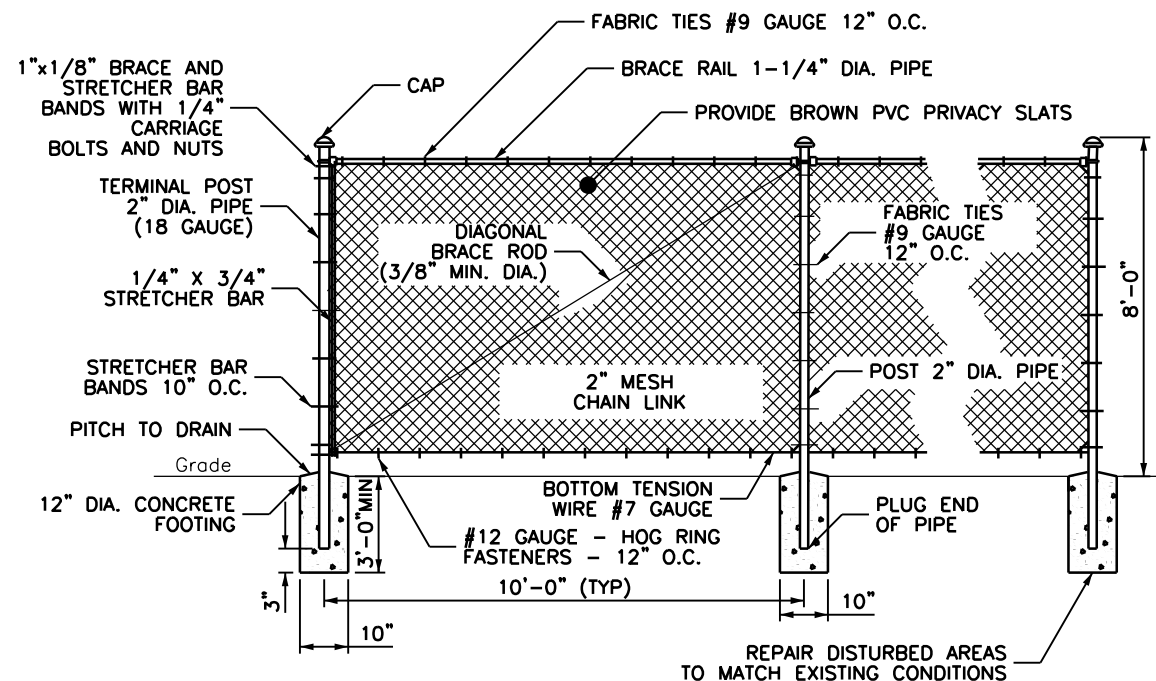
APPLICANT:



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WEST NYACK, NY 10994

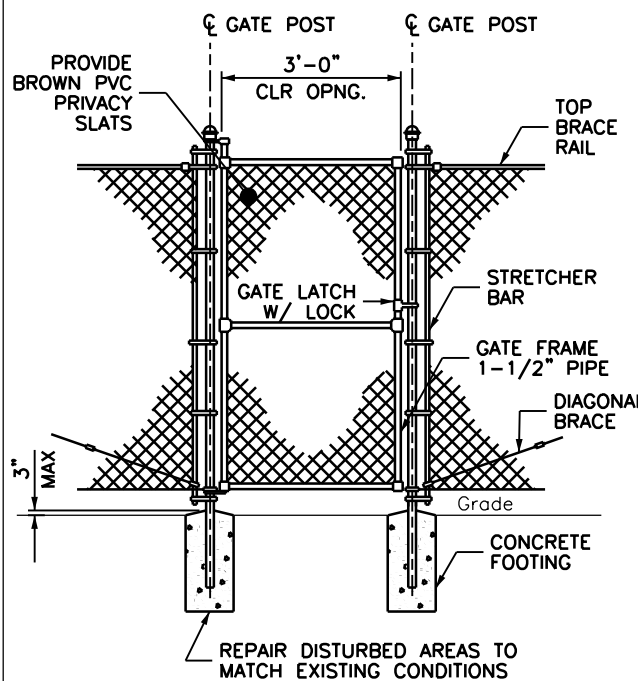
1 GPS SPECIFICATION

11x17 SCALE: NTS 22x34 SCALE: NTS



2 VERIZON ANTENNA SIGNS

11x17 SCALE: NTS 22x34 SCALE: NTS

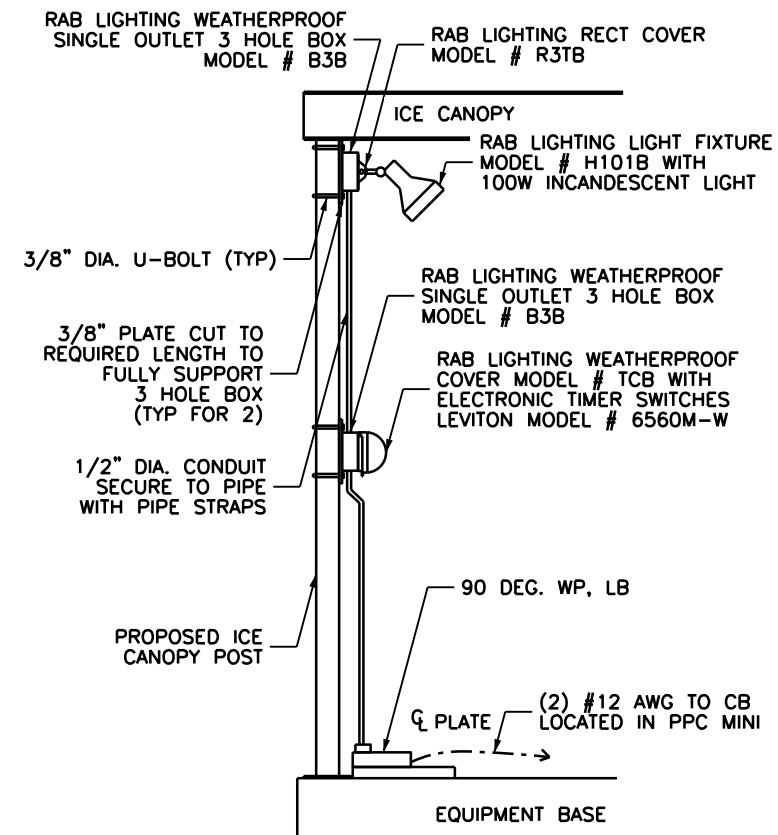


NOTE:

GATE LATCH SHALL BE 1-3/8" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK. KEYED OR COMBINATION AS PER CONSTRUCTION COORDINATOR.

3 WORK LIGHT SPECIFICATIONS

11x17 SCALE: NTS 22x34 SCALE: NTS



4 FENCE DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS

5 GATE DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS

6 WORK LIGHT DETAIL

11x17 SCALE: NTS 22x34 SCALE: NTS

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

DRAWING TITLE:
DETAILS

DRAWING NO.: 27 PAGE NO.: 7 of 11

**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**

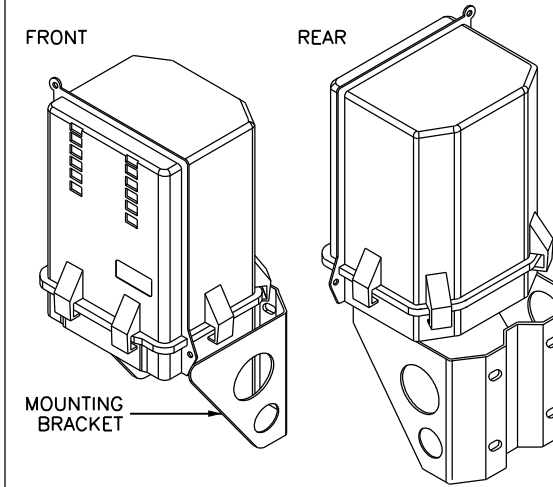
DIMENSIONS: H13.9"xW8.6"xD5.6"
(W/O CABLE COVER)
WEIGHT: 21.51 lbs
(WITHOUT MOUNTING BRACKET)
AREA: 0.83 SQ.FT.



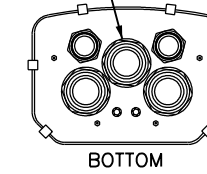
MANUFACTURER: RAYCAP
DIMENSIONS: 10.31"Dx15.73"Wx19.15"H
WEIGHT: 32.0 LBS (SYSTEM)
5.5 LBS (MOUNT)
37.5 LBS (TOTAL)

FRONT

REAR



PROVIDED FITTING
FOR EXTENSION OF
HYBRID CABLES



BOTTOM

MAIN DISTRIBUTION BOX

**CBRS INTEGRATED
ANTENNA/RRH SPEC.**

6-CIRCUIT OVP BOX SPECIFICATION

1 AWS RRH UNIT SPEC.

2 PCS RRH UNIT SPEC.

11x17 SCALE: NTS

22x34 SCALE: NTS

11x17 SCALE: NTS

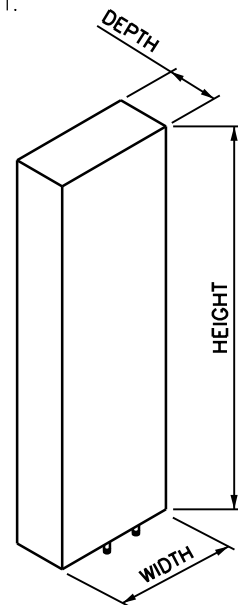
22x34 SCALE: NTS

NHH-65B-R2B

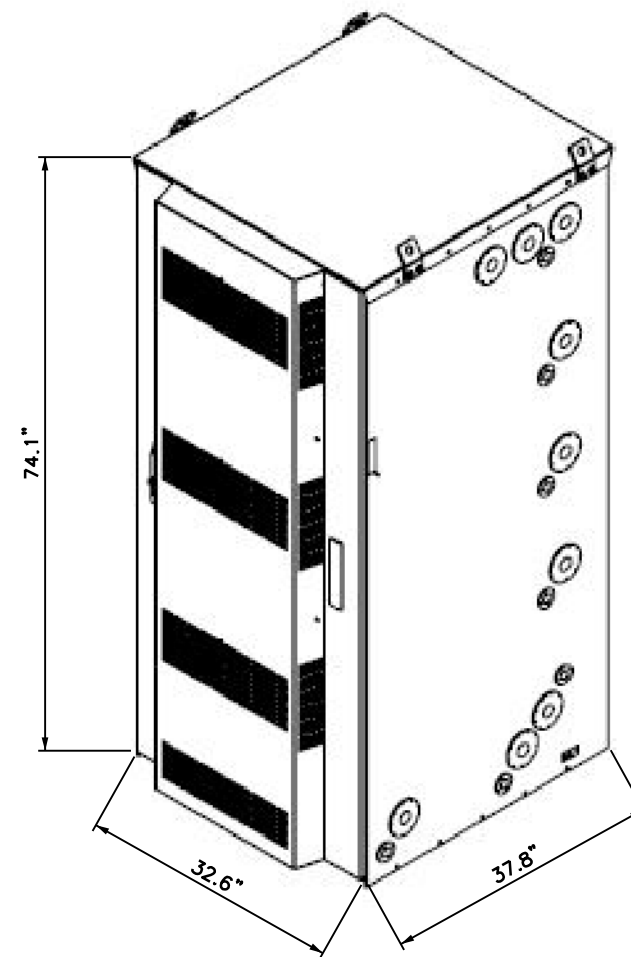
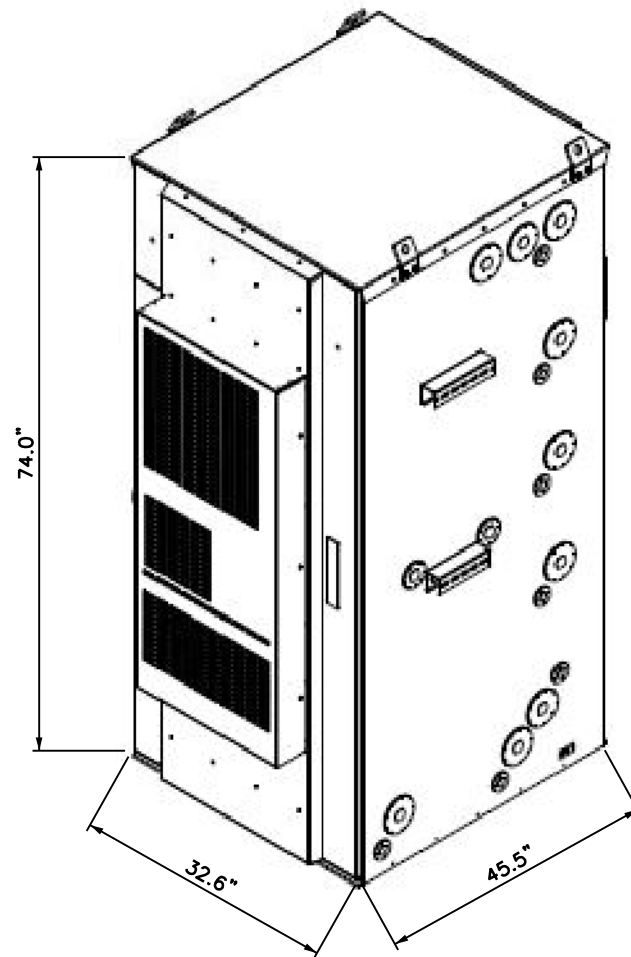
WEIGHT: 43.7 lbs (WITHOUT BRACKETS)
DIMENSIONS: H72.0"xW11.9"xD7.1"

MT6407-77A

DIMENSIONS: H35.06"xW16.06"xD5.51"
WEIGHT: 81.57 lbs
(WITHOUT MOUNTING BRACKET)
CONNECTOR: 4X25G eCPRI
AREA: 3.91 SQ.FT.



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



5 ANTENNA SPECIFICATIONS

6 BASE TRANSCEIVER STATION

7 BATTERY CABINET

11x17 SCALE: NTS

22x34 SCALE: NTS

11x17 SCALE: NTS

22x34 SCALE: NTS

11x17 SCALE: NTS

22x34 SCALE: NTS



Shelbourne at Hunterdon
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APPLICANT:



4 CENTEROCK ROAD
WEST NYACK, NY 10994

NO.	ISSUE OR REVISION	DATE	BY
3	RF UPDATE	08/05/21	YM
2	ATTORNEY COMMENTS	12/17/20	AL
1	ATTORNEY COMMENTS	11/17/20	DP
0	ISSUED FOR ZONING	08/31/20	DP

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.: PAGE NO.:

Z8 8 of 11

PROPERTY OWNERS LIST:

	Property Address	Owner	Mailing Address		
16	MONTROSE STATION RD	S4K MAPLE AVE LLC	1106 MAIN ST	PEEKSKILL, NY	10566
26	MONTROSE STATION RD	FEIN JONATHAN L & KARDOS THERESA E	26 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2119	MAPLE AVE	PERRY ALAN REDA PATRICIA	2119 MAPLE AVE	CORTLANDT MANOR, NY	10567
39	MONTROSE STATION RD	ERRICO MICHAEL & STEPHANIE	39 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2154	MAPLE AVE	MILLER PATRICIA KOZIOL BRIAN	2154 MAPLE AVE	CORTLANDT MANOR, NY	10567
2169	MAPLE AVE	GHIGLIAZZA PAULA	2169 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
2139	MAPLE AVE	MAHONEY SHARRON	2139 MAPLE AVE	CORTLANDT MANOR, NY	10567
20	MONTROSE STATION RD	HANLEY JOHN & LINDA	20 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
1	MONTROSE STATION RD	RENZI DAVID M	1 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2094	MAPLE AVE	ARTOPE WESTLEY MONTAGUE CLARA M	2094 MAPLE AVE	CORTLANDT MANOR, NY	10567
33	MONTROSE STATION RD	PICCIANO PAZ LIVING TRUST	216 8TH ST, PO BOX 92	VERPLANCK, NY	10596
2091	MAPLE AVE	PERRY A WILLIAM	2091 MAPLE AVE	CORTLANDT MANOR, NY	10567
34	MONTROSE STATION RD	JONES MARION J CORSA WILLIAM J	34 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
49	MONTROSE STATION RD	BOYLE FAMILY IRREV TRUST DUBRISINGH M/BOYLE D TRUSTEE	49 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
35	MONTROSE STATION RD	PICCIANO PAZ LIVING TRUST	216 8TH ST, PO BOX 92	VERPLANCK, NY	10596
2117	MAPLE AVE	S4K MAPLE AVE LLC	1106 MAIN ST	PEEKSKILL, NY	10566
52	MONTROSE STATION RD	BEZO ENTERPRISES LLC	34 DEARBORN AVENUE	RYE, NY	10580
2124	MAPLE AVE	SCHMIDT NANCY	2124 MAPLE AVE	CORTLANDT MANOR, NY	10567
24	MONTROSE STATION RD	SEIFERHELD REGINA P C/O RENO	10 SEDGEWICK RD	POUGHKEEPSIE, NY	12603
5	MONTROSE STATION RD	TRUE ROSEMARY	5 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	MAPLE AVE	DEROSA ANTHONY	30A SUNSET HILL ROAD	BETHEL, CT	6801
0	MAPLE AVE	TOWN OF CORTLANDT	1 HEADY STREET	CORTLANDT MANOR, NY	10567
0	MONTROSE STATION RD	COUNTY OF WESTCHESTER	148 MARTINE AVE RM 720	WHITE PLAINS, NY	10607
165	FURNACE WOODS RD	PICCIANO ENTERPRISES LLC	216 8TH ST, PO BOX 92	VERPLANCK, NY	10596
2177	MAPLE AVE	PALKA RICHARD & MICHELE	2177 MAPLE AVE	CORTLANDT MANOR, NY	10567
2127	MAPLE AVE	FONTANA JOSEPH C & LORRAINE F	2127 MAPLE AVE	CORTLANDT MANOR, NY	10567
9	MONTROSE STATION RD	KEMPSKI MICHAEL PUSEY-KEMPSKI DAWN	9 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
310	LAFAYETTE AVE	TRACEY STEVEN J & KATE M	310 LAFAYETTE AVE	CORTLANDT MANOR, NY	10567
32	MONTROSE STATION RD	SALAMON JONATHAN H	32 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
2158	MAPLE AVE	COSTABLE HANNAH L/E COSTABLE JOHN & SEPHEN & PAUL	2158 MAPLE AVE	CORTLANDT MANOR, NY	10567
141	FURNACE WOODS RD	CONGREGATION YESHIVATH OHR HAMEIR	PO BOX 2130	PEEKSKILL, NY	10566
16	MONTROSE STATION RD	S4K MAPLE AVE LLC	1106 MAIN ST	PEEKSKILL, NY	10566
57	MONTROSE STATION RD	PARENTI PHYLLIS LINDA TRUST VREDENBURGH KARALYN TRSTEE	57 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
170	FURNACE WOODS RD	SARI JORGE G INGA	170 FURNACE WOODS RD	CORTLANDT MANOR, NY	10567
0	MAPLE AVE	TURNER KIM KUCNY TOMAS	2137 MAPLE AVE	CORTLANDT MANOR, NY	10567
7	MONTROSE STATION RD	FUERST ROBERT & LINDA	7 MONTROSE STATION RD	CORTLANDT MANOR, NY	10567
0	MAPLE AVE	PERRY ALAN W	2091 MAPLE AVE	CORTLANDT MANOR, NY	10567
174	FURNACE WOODS RD	BURSZTYN JOAN	174 FURNACE WOODS RD	CORTLANDT MANOR, NY	10567
2100	MAPLE AVE	ALBERTS SANDRA L	2100 MAPLE AVE	CORTLANDT MANOR, NY	10567
173	FURNACE WOODS RD	PICCIANO PAZ T LIVING TRUST	PO BOX 92	VERPLANCK, NY	10596
28	MONTROSE STATION RD	TOWN OF CORTLANDT	1 HEADY ST	CORTLANDT MANOR, NY	10567
2170	MAPLE AVE	WHALEN SEAN C NATHANSON ARIEL B	2170 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
2137	MAPLE AVE	TURNER KIM KUCNY TOMAS	2137 MAPLE AVE	CORTLANDT MANOR, NY	10567
36	MONTROSE STATION RD	HATZMANN GEORGE	27 FLAX POND WOODS RD.	SETAUKET, NY	11733
0	MAPLE AVE	TOWN OF CORTLANDT	1 HEADY ST	CORTLANDT MANOR, NY	10567
2146	MAPLE AVE	TATLIAN EDWARD	2146 MAPLE AVE	CORTLANDT MANOR, NY	10567



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APPLICANT:

4 CENTEROCK ROAD
WEST NYACK, NY 10994

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3	RF UPDATE	08/05/21	YM
2	ATTORNEY COMMENTS	12/17/20	AL
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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

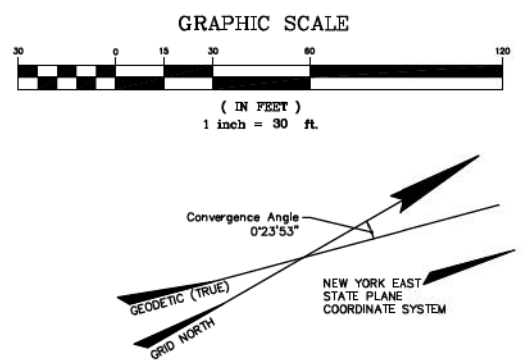
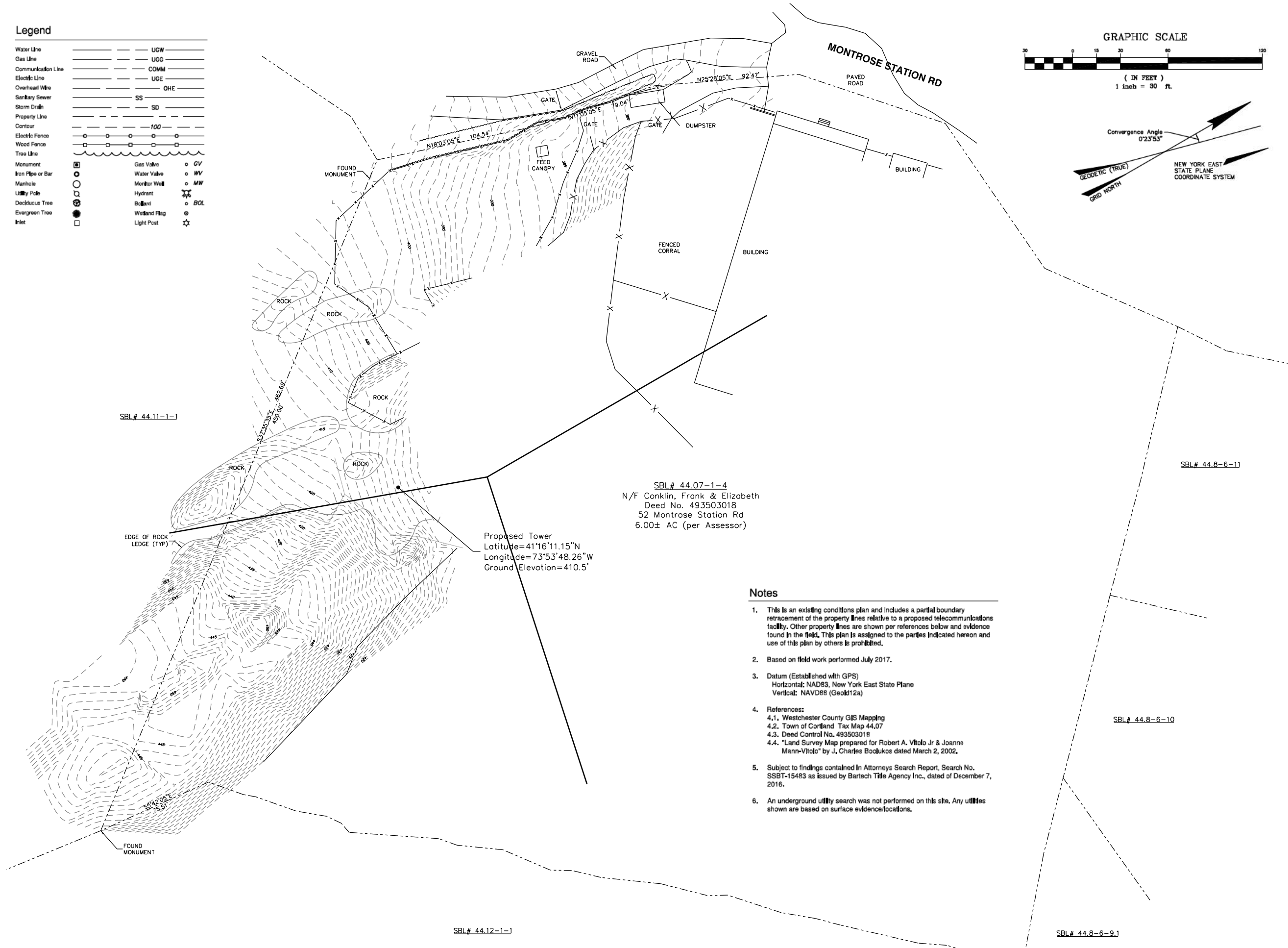
SCALE: AS NOTED	DATE: 08/31/20
DRAWN BY: JM	CHECKED BY: SK

DRAWING TITLE:
PROPERTY OWNERS LIST

DRAWING NO.:	PAGE NO.:
Z9	9 of 11

Legend

Water Line	---	UGW
Gas Line	---	UGG
Communication Line	---	COMM
Electric Line	---	UGE
Overhead Wire	---	OHE
Sanitary Sewer	---	SS
Storm Drain	---	SD
Property Line	---	
Contour	---	100
Electric Fence	---	
Wood Fence	---	
Tree Line	---	
Monument	□	
Iron Pipe or Bar	○	
Manhole	○	
Utility Pole	○	
Deciduous Tree	○	
Evergreen Tree	●	
Inlet	□	
	○	Gas Valve
	○	Water Valve
	○	Monitor Well
	○	Hydrant
	○	Boiler
	○	Wellhead Flag
	○	Light Post



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

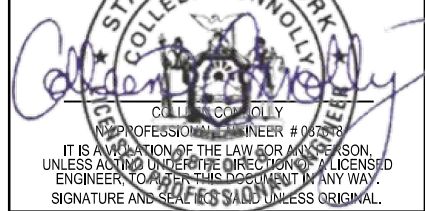
Proposed Tower
 Latitude=41°16'11.15\"/>

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 hereon 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 Boalukos 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.



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APPLICANT:

verizon WIRELESS
 4 CENTEROCK ROAD
 WEST NYACK, NY 10994

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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.: Z10 PAGE NO.: 10 of 11



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PRELIMINARY SITE PLAN

CORTLANDT

52 MONTROSE STATION RD
 CORTLANDT, NY 10567
 WESTCHESTER COUNTY

BLOCK: 1 LOT: 4
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SDG PROJECT #: 16VZN071

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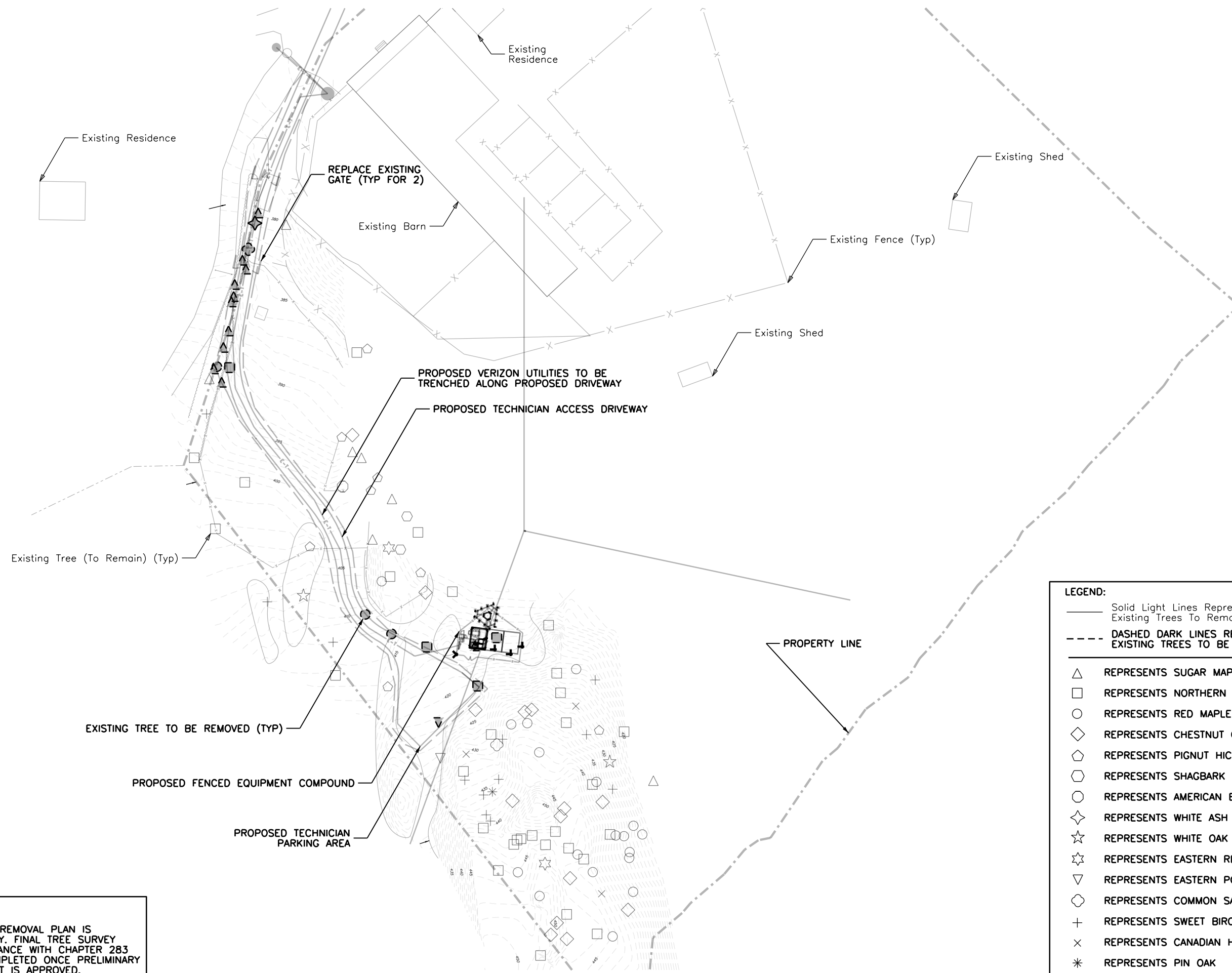
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DRAWING TITLE:

PRELIMINARY TREE REMOVAL PLAN

DRAWING NO.: PAGE NO.:

Z11 11 of 11



- 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
 - × 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.

SDG

SCHERER DESIGN GROUP

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APPLICANT:

verizon

WIRELESS

4 CENTEROCK ROAD
WEST NYACK, NY 10994

WORK

Communications Facility Including
Equipment With Associated
Inopole And The Installation
Within A Proposed Fenced
Grade.

RECTORY

ERIZON:

ENGINEER:
Ali Ajilbori
(914) 714-7224

STRUCTION MANAGER:
Ritu Salot

erty Specialist:
John Pope
(201) 370-2383

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

COORDINATES

388)

DESCRIPTION

ZONE: R-40
AREA: 44.7

NOTES

PRELIMINARY. FINAL SURVEYS SHALL BE REQUIRED.

CONSTRUCTION, INCLUDING GEOMORPHOLOGIC AND PRELIMINARY SITE LAYOUT IS APPROVED.

CONSTRUCTION PLANS TO BE SUBMITTED ONCE

TYPE, AND SIZE OF TREES TO BE REMOVED

AND SUCH NO STORM WATER POLLUTION

CONSTRUCTION FORM AND VISUAL ENVIRONMENTAL IMPACT STATE LAYOUT IS APPROVED.

CONSTRUCTION COMPLETED ONCE PRELIMINARY SITE

CONSTRUCTION LIGHT THE PROPOSED EQUIPMENT TYPE AND SIZE OF PROPOSED LIGHTS, LINE. LIGHTS WILL BE ON A 60 MINUTE TIME INTERVAL LEAVED SITE.

CONSTRUCTION TO BE COMPLETED ONCE PRELIMINARY

CONSTRUCTION AND ANALYSIS REPORTS OF THE PROJECT TO BE COMPLETED ONCE PRELIMINARY SITE LAYOUT

CONSTRUCTION TO BE STAKED OUT PRIOR TO

CONSTRUCTION LOCATIONS, DETAILS, AND INSTALLATION LOCATION, AND ALL REQUIRED CONSTRUCTION LAYOUT IS APPROVED.

CONSTRUCTION PERMIT HAS BEEN RECEIVED.

CONSTRUCTION INCLUDING THE TOWER, WHILE IT IS IN CONNECTION WITH SAME.

CONSTRUCTION REGARDING ABANDONMENT/DISCONTINUANCE

3	RF UPDATE	08/05/21	YM
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CORTLANDT			
52 MONTROSE STATION RD CORTLANDT, NY 10587 WESTCHESTER COUNTY			
BLOCK: 1 LOT: 4 ZONE: R-40			
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COVER PAGE			
DRAWING NO.:		PAGE NO.:	
Z1		1 of 11	