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TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
ENGINEERING DIVISION

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REVIEW MEMORANDUM

Copies 1 Planning Board
 Town Board
 Zoning Board
 1 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 1 Applicant
 1 Anthony Butta, III

 Sent _____ 3/15/18

To: Town of Cortlandt Planning Board

Cc: Chris Kehoe, AICP – Deputy Director – Planning, Department of Technical Services
 Tom Wood ESQ. – Town Attorney

From: Michael Preziosi, P.E. – Director, Department of Technical Services
Michael Preziosi, P.E.

Date: March 15, 2018

RE: **PB 2018-02** New Cingular Wireless, PCS, LLC (AT&T) – Site N-526
 Recertification of 140-ft Monopole
 451 Yorktown Road (Tax ID 56.19-1-4 & 56.19-1-5)

I have reviewed

- the February 28, 2018 packet prepared by Cuddy & Feder, LLP for the New Cingular Wireless, PCS, LLC (AT&T) – Site N-526 Recertification of Special Permit (451 Yorktown Road, Croton on Hudson, NY
- 12-page drawing set entitled “AT&T Site Number NYCNNY5526 / Site Name Hunter Brook” redlined 1/13/14.

and offer the following comments pertaining to this Application.

- Current liability insurance policies shall be provided to the Town in accordance with Section 277-23 of the Town Code.
- Certifications as per the Town of Cortlandt Code Section 277-6 (G) shall be provided by a NYS licensed Professional Engineer. Currently, the certifications are being offered by the Attorney and a Sr. Specialist-Network Lease for AT&T.
- All sections of Town Code Section 277-18 shall be addressed. Specifically items (4) and (5) which inquire whether the telecommunications tower has been moved, relocated, rebuilt, repaired or otherwise modified since the issuance of the special use permit, whether the Board approved such action, and under what terms and conditions, and whether those terms and conditions were complied with and abided by.

- a. All equipment installed shall be quantified and categorized based on field investigation and compared with the approvals on file with the Town. This includes the number and type of antennas and ancillary units installed on the pole along with the type and length of mounting brackets.
4. The Applicant shall confirm that the existing tower meets the dimensional variances and design criteria granted under Zoning Board Decision & Order 48-05. An "as-built survey" shall be submitted to the Town of Cortlandt. The survey shall show the access easement and/or leased area along with unrestricted access to the enclosure.
 - a. As-built shall note distance to the New Croton Reservoir and nearest tributary stem.
 - b. As-built shall indicate nearest building and habitable dwelling.
 - c. As-built shall show the location of the existing well and septic areas.
5. Tax Lots 4 and 5 shall be merged and filed with the Westchester County Clerk's Office. Lot 5 does not have frontage to Yorktown Road. Merger of the lots will be a condition of the re-certification.
6. Building Permit 20090301 allowed for the construction of the 140-ft monopole and installation of 6 antennas. Building Permit 2013575 was issued permitting three additional antenna to be installed. The RF Compliance Report, Structural Calculations and site plans must quantify the actual components installed on the tower and located at the base station. The Applicant is advised that New York SMSA Limited Partnership "Verizon" has made application (PB 2017-20) to collocate on this pole proposing, 20 additional components for six (6) proposed antennas. The re-certification shall categorize what is currently existing on the pole, what is proposed and what was approved (i.e. future collocations).
 - a. The Applicant shall confirm the validity of the New York SMSA Limited Partnership "Verizon" RF Exposure Analysis and Structural Analysis submitted as part of Application 2017-20.
7. Tower Elevations shall be provided to reflect the current AT&T panel antenna setup including manufacturer information, date of installation and certification dates.
8. Applicant shall submit copies of FFC licenses for the frequency bands in use. Similarly submit pole identification number. A decal shall be installed within the facility compound which shall identify the site location, ownership and emergency contact information.
9. The Design Engineer Richard Coad, must provide correspondence that the red-line mark-up prepared by Priore Construction Services, LLC is accurate. Provide original signed and sealed plans and certification letter. Plans shall be stamped "As-Built".

Re-certification will be required in 5-year from the date of acceptance by the Planning Board.

Additional comments may arise during subsequent review. Error or omission of a comment does not mean acceptance by the Town of Cortlandt.

Cc: Applicant
Anthony B. Gioffre III, Cuddy and Feder LLP

W:\Planning Board\2018-02 New Cingular Wireless PCS, LLC (AT&T)\2018-03-15 Engineering Review Memo PB 2018-02 (AT&T Re-Certification).Doc