

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
RAYMOND COTE

TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.ny.us

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY,
AICP, CEP, PP, LEED AP
Town Planner

PLANNING BOARD AGENDA
SEPTEMBER 12, 2018 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | |
|----------------------------------------------------|-------------|----------|---------------------------|
| 1. Hillcrest Commons – Lot E-2.2 – Clapboard Ridge | 44.10-2-4.2 | 09/12/18 | 8/29/18 Amended Site Plan |
|----------------------------------------------------|-------------|----------|---------------------------|

SITE PLAN

- | | | |
|-----------------------------------------------------|------------|--------------------------------|
| 2. Homeland Towers Dixon Lake - 36 Dixon Road | 54.-1-6 | 7/26/18 Site Plan (Cell Tower) |
| 3. Homeland Towers Lake Casse – 254 Croton Falls Rd | 65.19-1-43 | 7/26/18 Site Plan (Cell Tower) |

SUBDIVISION

- | | | |
|-----------------------------------------------------|------------|--------------------------------------|
| 4. Western Bluff Subdivision – 350 West Shore Drive | 66.14-1-20 | 9/05/18 Preliminary Subdivision Plat |
|-----------------------------------------------------|------------|--------------------------------------|

MISCELLANEOUS

- | |
|-----------------------|
| 5. Minutes – 07/11/18 |
|-----------------------|

LAW OFFICES OF
SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

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LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

WRITER'S E-MAIL ADDRESS

rgaudioso@snyderlaw.net

REPLY TO:

TARRYTOWN OFFICE

August 2, 2018

Honorable Chairman Harold Gary
and Members of the Planning Board
Town of Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Re: Application for site plan and special permit approval for
Dixon Lake: 36 Dixon Road, Carmel, New York

Honorable Chairman Gary
and Members of the Planning Board:

We are the attorneys for Homeland Towers LLC and New York SMSA Limited Partnership d/b/a Verizon Wireless (collectively, the "Applicants") in connection with their request for site plan and special permit approval to locate a public utility wireless telecommunications facility ("Facility") at the above captioned property ("Property"). The proposed Facility consists of a 157-foot tower designed to resemble a tree, and a fenced 52' x 65' compound for related equipment. The Property is located in the Residential Zoning District where the Facility is permitted in accordance with Section 156-62 of the Town of Carmel Zoning Code.

Verizon Wireless is a provider of personal wireless services, and is licensed by the Federal Communications Commission to provide wireless services throughout the New York metropolitan area, including the Town of Carmel.


In support of the foregoing, we are pleased to enclose the following materials and one CD with all documents contained thereon:

1. Two (2) checks made payable to the Town of Carmel, in the amount of \$3,500.00 (escrow application fee) and \$2,000.00 (site plan application fee);
2. Eleven (11) copies of the Site Plan Application Form;

3. Two (2) copies of the Disclosure Statements;
4. Two (2) copies of the Vesting Deed;
5. Two (2) copies of the Easements, Covenants and Restrictions;
6. Eleven (11) copies of the Site Plan Completeness Certification Form;
7. Eleven (11) copies of the Environmental Assessment Form with VEAF;
8. Eleven (11) copies of the Structural Certification Letter;
9. Eleven (11) copies of the RF Exposure Report;
10. Eleven (11) copies of the RF Justification Report with Master Facilities Service Plan;
11. Eleven (11) copies of the FAA Opinion Letter confirming that no FAA lighting or marking is required;
12. Eleven (11) copies of the Collocation Commitment Letter; and
13. Five (5) copies of the Site Plan.

We thank you for your consideration, and look forward to discussing this matter at next Planning Board meeting. If you have any questions or require any additional documentation, please do not hesitate to contact me at 914-333-0700.

Snyder & Snyder, LLP

By: 
Robert D. Gaudio

RDG:cae

Enclosures

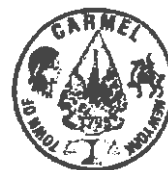
cc: Homeland Towers
Verizon Wireless
Mahopac Fire Department
P.O Box 267
Mahopac, NY 10541

z:\ssdata\wpdata\ss3\rdg\homelandtowers\carmel\058 (dixon)\pb letter 7.30.2018.rtf

Homeland - Yewers - Dixon Lake



TOWN OF CARMEL
SITE PLAN APPLICATION
INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Site Plan Completeness Certification Form
- ☒ All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☒ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Rose Zimolista 8/16/18
Planning Board Secretary; Date

B 8/16/18
Town Engineer; Date

Homeland Towers-Dixon Lake



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code - Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: Dixon Lake NY058		Application # 18-0010	Date Submitted: 8/3/18
Site Address: No. 36 Street: Dixon Rd Hamlet: Carmel			
Property Location: (Identify landmarks, distance from intersections, etc.) +/- 800' north of intersection with Crane Rd			
Town of Carmel Tax Map Designation: Section 54. Block 1 Lot(s) 6		Zoning Designation of Site: Residential	
Property Deed Recorded in County Clerk's Office Date August 9, 1983 Liber 1125 Page 40		Liens, mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies:		Are Easements Proposed? No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Describe and attach copies: Electric & Telephone (see site plan)	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form			
APPLICANT/OWNER INFORMATION			
Property Owner: John Spaccarelli and Angela M. Spaccarelli		Phone #: 917-807-9138 Fax#:	Email: jspaccarelli@aol.com
Owners Address: No. 36 Street: Dixon Rd Town: Carmel Heights State: NY Zip: 10512			
Applicant (if different than owner): Homeland Towers, LLC. and Verizon Wireless		Phone #: 203-297-6345 Fax#:	Email: kw@homelandtowers.us
Applicant Address (if different than owner): No. 9 Street: Hamony St, 2nd Floor Town: Danbury State: CT Zip: 06810			
Individual/ Firm Responsible for Preparing Site Plan: APT Engineering		Phone #: 860-663-1697 Fax#:	Email: rburns@allpointstech.com
Address: No. 3 Street: Saddlebrook Dr Town: Killingworth State: CT Zip: 06419			
Other Representatives:		Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: New construction by Homeland Towers of a proposed 150' tall telecommunications facility to be located within a 57' x 65' fenced compound. Installation of Verizon Wireless antennas and associated equipment.			

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size:		Square footage of all existing structures (by floor):	
Acres: +/- 9.83 acres Square Feet: 428,195		1st Flr: 3,309 sqft 2nd Flr: 3,081 sqft Barn: 2,248 sqft	
# of existing parking spaces: 2		# of proposed parking spaces: 1	
# of existing dwelling units: 1		# of proposed dwelling units: None	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>No</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ Is this an in-district connection? <u>N/A</u> Out-of district connection? <u>N/A</u> ▶ What is the total sewer capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily flow <u>N/A</u> 			
For Town of Carmel Town Engineer			
▶ What is the sewer capacity _____			
▪ Water Supply		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
If Yes:		<ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ What is the total water capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily demand <u>N/A</u> 	
▪ Storm Sewer		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
▪ Electric Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
▪ Gas Service		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
▪ Telephone/Cable Lines		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
For Town of Carmel Town Engineer			
Water Flows <u>Not Applicable</u> <i>for 7/6/17</i>			
Sewer Flows <u>Not Applicable</u>			
Town Engineer: _____ Date: _____			
What is the predominant soil type(s) on the site?		What is the approximate depth to water table?	
Paxton fine sandy loam 35% Paxton fine sandy loam 22% Paxton fine sandy loam 43%		>6'	
Site slope categories:		15-25% 100% 25-35% % >35% %	
Estimated quantity of excavation:		Cut (C.Y.) 600 Fill (C.Y.) 70	
Is Blasting Proposed		Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unknown: <input checked="" type="checkbox"/>	
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site?	Are new curb cuts proposed?	What is the sight distance?	
Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Left <u>N/A</u> Right <u>N/A</u>	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

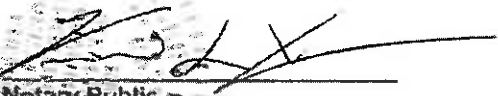

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>	
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>	
Does the site disturb more than 5,000 sq ft	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the site disturb more than 1 acre	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Jurisdiction: NYSDEC: <input checked="" type="checkbox"/> Town of Carmel: <input type="checkbox"/>	
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>	
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input type="checkbox"/> N/A	
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? approximately 3 months	

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	120,000	428,195	No change
Lot Coverage	15%	0.03	No change
Lot Width	200	+/- 489'	No Change
Lot Depth	200	+/- 922'	No change
Front Yard	40	+/- 309'	+/- 377'
Side Yard	25	+/-260' North and +/- 26' South	+/- 30' North and +/- 395' South
Rear Yard	40	+/- 374'	+/- 383'
Minimum Required Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Height	37'	30'	150' * waiver requested
Off-Street Parking	N/A	2	1
Off-Street Loading	N/A	N/A	N/A

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	Reinforced Concrete and Rebar
Structural System	Reinforced Concrete and Rebar
Roof	N/A
Exterior Walls	N/A
APPLICANTS ACKNOWLEDGEMENT	
<p>I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"><div style="width: 45%;"><p>Klaus Wimmer, Homeland Towers, LLC Applicants Name</p><p>Sworn before me this <u>1</u> day of <u>August</u> 20<u>18</u></p><div style="margin-top: 20px;"> Notary Public</div></div><div style="width: 50%; text-align: center;"><div style="margin-bottom: 20px;"> Applicants Signature</div><p>VINCENT L. XAVIER NOTARY PUBLIC-STATE OF NEW YORK No. 01XA6136274 Qualified In Westchester County My Commission Expires 01-09-2022</p></div></div>	



Letter of Authorization

Municipality: Town of Carmel
Tax Parcel: 54.-1-6

Re: Owner Authorization

John Spaccarelli and Angela M. Spaccarelli, the owners ("Owners") of the property identified as 36 Dixon Rd, Carmel, NY 10512 Tax Parcel ID# 54.-1-6 in the Town of Carmel, County of Putnam, State of New York, (the "Property") hereby authorizes Homeland Towers, LLC, ("Homeland") its agents, contractors and representatives as Owners' agents for the purpose of filing, executing and completing any application's with the Town of Carmel and to obtain approvals necessary to permit Homeland's construction and operation of a wireless telecommunications facility on the Property.

Signature of Owner:

By: John Spaccarelli

Name: John Spaccarelli

Title: Owner

Date: 7-30-2018

Signature of Owner:

By: Angela M Spaccarelli

Name: Angela M Spaccarelli

Title: Owner

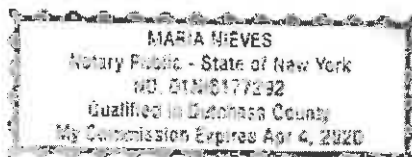
Date: 07-30-2018

Sworn to before me

This 30 day of July, 2018

Maria Nieves

Notary Public





All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

Requirement Data	To Be Completed by the Applicant	Reviewed by the Town
1 Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11 Sidewalks, paths and other means of pedestrian circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12 On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13 The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14 Proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15 For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>

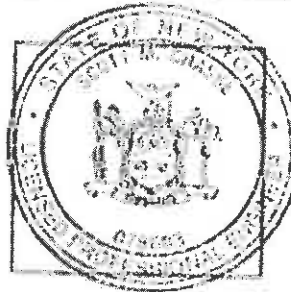


CIVIL PLAN COMPLETION CERTIFICATION FORM

Requirement Data		To Be Completed by Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 1,000 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicants Certification (to be completed by the licensed professional preparing the site plan:

I, Scott M. Chase, hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



Professionals Seal

[Signature]
Signature - Applicant

[Signature]
Signature - Owner

[Signature]

7/27/18
Date

07/30/2018
Date



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I _____ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Girolletta

Signature - Planning Board Secretary

8/16/18
Date

[Signature]

Signature - Town Engineer

8/16/18
Date

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Dixon Lake / NY058		
Project Location (describe, and attach a general location map): 36 Dixon Road, Carmel, Putnam County, NY 10512		
Brief Description of Proposed Action (include purpose or need): Homeland Towers, LLC proposes to construct a new telecommunications facility on the north-central portion of the Subject Property. The proposed facility will consist of a 150-foot (157-foot total height) monopine tower and associated support equipment placed within a 52-foot by 65-foot fenced compound within a wider 65-foot by 70-foot lease area. Access will be gained via a proposed 12-foot wide gravel road extending west and then south for approximately 500 feet to an existing paved access drive off Dixon Road. Utilities are proposed to follow the access road (approx. 400 feet) before bearing to the west for another approximately 200 feet to an existing utility pole located along Dixon Road.		
Name of Applicant/Sponsor: Homeland Towers, LLC	Telephone: (914) 490.0124	
	E-Mail: kw@homelandtowers.us	
Address: 9 Harmony Street, 2nd Floor		
City/PO: Danbury	State: CT	Zip Code: 06810
Project Contact (if not same as sponsor; give name and title/role): Klaus Wimmer	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): John and Angela Spaccarelli	Telephone:	
	E-Mail:	
Address: 36 Dixon Road		
City/PO: Carmel	State: NY	Zip Code: 10512

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 Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan and Special Permit Approval	
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
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.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

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

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYC Watershed Boundary

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. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Residential _____	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	Mahopac School District _____
b. What police or other public protection forces serve the project site?	Carmel Police Department _____
c. Which fire protection and emergency medical services serve the project site?	Carmel Fire Department _____
d. What parks serve the project site?	Jimmy McDonough Memorial Park, approximately 450 feet south of 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)? Commercial / Public utility _____	
b. a. Total acreage of the site of the proposed action?	~ 0.3 acres
b. Total acreage to be physically disturbed?	~ 0.3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	~ 0.3 acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If No, anticipated period of construction: +/- 3 months	
ii. If Yes:	
<ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>157</u> height; <u>N/A</u> width; and <u>N/A</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>N/A</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☒ No

If Yes, describe:

iv. Will 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), 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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): _____ _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>	
<p>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? _____</p> <p>If Yes:</p> <p>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)</p> <p>ii. Describe types of new point sources. _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) Temporary Construction Vehicles _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) N/A _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) Emergency propane-fired emergency generator on concrete slab _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? _____</p> <p>If Yes:</p> <p>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) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

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: _____

Minimal increase for telecommunications equipment for approximately 800 amps to a maximum of 1200 amps

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

Via local grid

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ Normal business hours
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ Unmanned facility operates 24/7
- Saturday: _____
- Sunday: _____
- Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>n.. Will the proposed action have outdoor lighting?</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><u>Timed lighting sources inside compound.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?</p> <p>Describe: <u>Minimal light as trees surround the Subject Property around tower.</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day?</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<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?</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 proposed storage facilities: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>ii. Will the proposed action use Integrated Pest Management Practices?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</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: _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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 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): recreational

ii. If mix of uses, generally describe:

The surrounding areas consist of wooded land improved with single-family residences and a park.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	~0.3	~0.3	0
• Forested	~0.3	0	~ - 0.3
• 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: <u>Telecommunications Facility and access road.</u>	~0.3	~0.6	~+ 0.3

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? _____ > 6 feet feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 100 %

c. Predominant soil type(s) present on project site:

Paxton fine sandy loam	35 %
Paxton fine sandy loam	22 %
Paxton fine sandy loam	43 %

d. What is the average depth to the water table on the project site? Average: _____ > 6 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 35 % of site
☒ 10-15%: _____ 20 % of site
☒ 15% or greater: _____ 45 % 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 Freshwater Forested/Shrub Wetland (located 100' E)	Approximate Size 7.85
• 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: _____
Note: Project located in NYSDEC Wetland Checkzone. Wetland surveyed 105 feet east

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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>The Project Site is consists of _____ the Project Site is located in the vicinity _____</p> <p>undisturbed natural forested habitat. _____ of the Indiana Bat and the Northern _____</p> <p>Based upon a review of available data _____ Long-eared Bat. (see "o" below)</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The Project Site is in the vicinity of the Indiana Bat (E) and the Northern Long-eared Bat (T). It should be noted, no critical habitat was identified, however, as the area is wooded it is recommended that tree clearing be restricted from April 1 to Sept 30 to avoid potential roosting bats. The Bog Turtle (T) was identified in the vicinity of the Project Site, per NYS resource mapper. Suitable habitat not identified in vicinity of Project Site.</p>	
<p>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 checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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 checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>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 checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

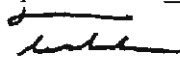
Attach any additional information which may be needed to clarify your project.

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 Homeland Towers LLC Date July 31 2018


 Signature Tama Troutman Title Consultant for Applicant

PRINT FORM

617.20
Appendix B
State Environmental Quality Review
VISUAL EAF ADDENDUM

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility		Distance Between Project and Resource (in Miles)				
		0-¼	¼-½	½-3	3-5	5+
1.	Would the project be visible from:					
•	A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities? Lake Dixon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
•	An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities? Lake Dixon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
•	A site or structure listed on the National or State Registers of Historic Places? Putnam County Courthouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
•	State Parks? Clarence Fahnestock State Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
•	The State Forest Preserve? California Hill State Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
•	National Wildlife Refuges and State Game Refuges? Shawangunk Grasslands National Wildlife Refuge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
•	National Natural Landmarks and other outstanding natural features? US Route 6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
•	National Park Service lands? Vanderbilt Mansion National Historic Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
•	Rivers designated as National or State Wild, Scenic or Recreational? Iona Island Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
•	Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak? US Route 6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
•	A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation? Tactonic State Parkway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
•	A site, area, lake, reservoir or highway designated as scenic? Tactonic State Parkway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
•	Municipal park, or designated open space? Sycamore Town Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
•	County road? CR-32 - Crane Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
•	State road? US Route 6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
•	Local road? Dixon Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*visibility to be confirmed						
2.	Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)					
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
3.	Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?					
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	*1/4 mile	Within *1 mile
Essentially undeveloped	<input type="checkbox"/>	<input type="checkbox"/>
Forested	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Suburban Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Commerical	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>
Hilly	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: add attachments as needed

5. Are there visually similar projects within:

*1/2 mile ☐ Yes ☒ No 1 mile ☐ Yes ☒ No 2 miles ☐ Yes ☒ No 3 miles ☐ Yes ☒ No

*Distance from project site is provided for assistance. Substitute other distances as appropriate.

EXPOSURE

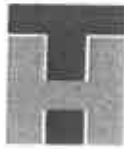
6. The annual number of viewers likely to observe the proposed project is 4044 ? NYS DOT DATA

NOTE: When user data is unavailable or unknown, use best estimate.

FREQUENCY

Activity	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Involved in recreational activities	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Routine travel by residents	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At a residence	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At worksite	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Reset



HOMELAND TOWERS

August 1, 2018

Honorable Chairman Harold Gary
and Members of the Planning Board
Town of Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Re: Site Plan and Special Permit Application for
36 Dixon Road, Carmel, New York
Co-location commitment letter

Dear Hon. Chairman Gary and Members of the Planning Board:

As owner of the above referenced proposed tower and as required under §156-62(F)(1)(s) of the Town of Carmel Code, Homeland Towers, LLC ("Homeland Towers") hereby consents to allow additional antennas (for purposes of collocating) on any new antenna towers, if feasible.

Very truly yours,
Homeland Towers, LLC

By: 

Name: Klaus Wimmer

Title: Regional Manager



Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

July 17, 2018

RE: Homeland Towers Site Name: Dixon Lake NY058
36 Dixon Road
Carmel, NY 10512
Structural Certification

To Whom it May Concern:

Homeland Towers, LLC is proposing the installation of a public utility wireless telecommunications facility, consisting of a 150' monopine ("Tower") with antennas mounted thereon.

The proposed Tower, all attachments, and the Tower's foundation will be designed to meet the ANSI/TIA-222-G "Structural Standard for Antenna Supporting Structures and Antennas" and all county, state and federal structural requirements for loading, including wind and ice loads. The Tower will be designed to be able to support at least four (4) antenna arrays and emergency services equipment.

Should you have any questions, please do not hesitate to call me at (860) 663-1697.

Sincerely,

APT Engineering

Michael S. Trodden, P.E.
Senior Structural Engineer



APT ENGINEERING

☐ 3 SADDLEBROOK DRIVE · KILLINGWORTH, CT 06419 · PHONE 860-663-1697 · FAX 860-663-0935

☐ P.O. BOX 504 · 116 GRANDVIEW ROAD · CONWAY, NH 03818 · PHONE 603-496-5853 · FAX 603-447-2124

OPINION LETTER

July 30, 2018

Christine Vergati
Homeland Towers, LLC
9 Harmony Street, 2nd Floor
Danbury, CT 06810

RE: **NY058 - Dixon Lake, NY Airspace Analysis**
Latitude (NAD-83): 41° 25' 09.31" N
Longitude (NAD-83): 73° 43' 27.50" W
Ground Elevation: 801.0 ft AMSL
Tower tip height: 157.0 ft AGL
Overall height: 958.0 ft AMSL



Dear Ms. Vergati,

Our airspace analysis results for the NY058 - Dixon Lake, NY site are as follows:

1. **Filing an FAA Form 7460-1 is not required for the proposed tower height of 157.0 ft AGL (958.0 ft AMSL). The maximum allowable height for not filing an FAA Form 7460-1 is 200 ft.**
2. **FCC's TOWAIR Determination indicates that this structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided. The maximum allowable height is for not filing for an ASR is 200 ft AGL.**
3. Wireless Applications Corp. generally recommends filing an FAA Form 7460-1 for tower heights of 180 ft to 200 ft AGL that are within 5 nm of the nearest public use airport runway.
4. The FAA time frame for the proposed 958.0 ft AMSL overall height will be 45 days. The FAA Form 7460-1 for NY058 - Dixon Lake, NY at 157.0 ft AGL was not filed as of July 31, 2018.
5. The proposed site is 10.524 nm NE from the nearest public landing facility – N69: Stormville. At an overall height of 958.0 ft AMSL, it does not exceed FAR 77.9 (a) or FAR 77.9 (b) Notice Criteria for N69 airport. This airport has both Circling and Straight-In Instrument approach procedures. It does not exceed any glide slopes of N69 airport. N69: Stormville is an airport type landing facility and it is associated with the city of Stormville, NY.
6. The proposed site is not within any of the instrument approach procedures of N69 airport.
7. The nearest private landing facility is 96NY: Massaro, which is a heliport type landing facility not eligible for study under FAR Part 77 sub-Part C. It is 2.28 nm SSW from the proposed site.
8. The proposed 157.0 ft AGL tower would not adversely affect low altitude en route airways and/ or VFR routes in the area.
9. No records were found for AM stations within 10 km of the proposed site location. As noted per the FCC AM Tower Locator and per FCC regulation 13-115, Section 1.30002, the structure will not require a "Proof of Performance" measurement study before and after construction.
10. Marking and lighting are not required for the proposed tower height of 157.0 ft AGL.
11. All Wireless Applications Corp. analyses are based on the latest Airspace program.

If you have any questions, please do not hesitate to call.

Thank you.

Ronald W. Lageson, Jr.
425-956-5000 (office)
425-649-5675 (fax)

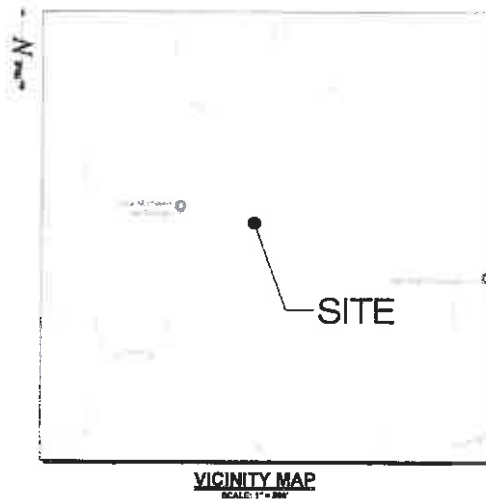
Telecom Engineering

The Site Sync Platform





HOMELAND TOWERS, LLC
WIRELESS TELECOMMUNICATIONS FACILITY
 DIXON LAKE
 36 DIXON ROAD
 CARMEL, NY 10512



DRAWING INDEX

- T-1 TITLE SHEET & INDEX**
1 OF 1 TOPOGRAPHIC SURVEY
R-1 TO R-2 1,000' RADIUS MAP & PROPERTY OWNERS
SP-1 SITE PLAN
SP-2 PARTIAL SITE PLAN
SP-3 ACCESS DRIVEWAY PROFILE & DETAILS
SP-4 TREE REMOVAL PLAN
CP-1 COMPOUND PLAN
A-1 ELEVATIONS
A-2 ELEVATIONS
EC-1 EROSION CONTROL NOTES
EC-2 EROSION CONTROL DETAILS
C-1 VERIZON EQUIPMENT PLAN & DETAILS
C-2 VERIZON ANTENNA PLAN & DETAILS
C-3 SITE DETAILS

SITE INFORMATION

PROJECT LOCATION: 36 DIXON ROAD
 CARMEL, NY 10512
PROJECT DESCRIPTION: RAWLAND SITE W/ GROUND EQUIPMENT WITHIN
 3,380 SF TELECOMMUNICATIONS COMPOUND W/
 NEW 150' + AGE MONOPOL
PROPERTY DEVELOPER: HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810
DEVELOPER CONTACT: KLAUS WIMMER
 (203) 297-6345
ENGINEER CONTACT: ROBERT C. BURNS
 (860) 863-1567 x205
LATITUDE: 41° 25' 09.3079"N
LONGITUDE: 73° 42' 27.4598"W
ELEVATION: 861.1 ± AMSL
SECTION: 84
B.C.C.: 1
DT: 8
ZONE: RESIDENTIAL

HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

verizon
 4 CENTER ROCK ROAD
 WEST NYACK, NY 10994

APT ENGINEERING
 2140 CENTER ROCK ROAD
 WEST NYACK, NY 10994
 WWW.APTENGINEERING.COM

CONSTRUCTION DOCUMENTS	
NO.	DATE / REVISION
1	07/26/16 FOR REVIEW RCB
2	08/25/16 CLIENT REVIEW RCB
3	
4	
5	

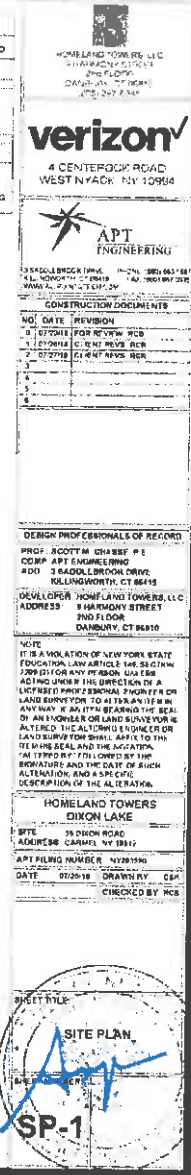
DESIGN PROFESSIONALS OF RECORD
PROF. ROBERT C. BURNS, P.E.
 COWI APT ENGINEERING
 2140 CENTER ROCK ROAD
 WEST NYACK, NY 10994
DEVELOPER: HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

NOTE:
 IT IS A VIOLATION OF NEW YORK STATE
 EDUCATION LAW ARTICLE 148, SECTION
 770(1) FOR ANY PERSON UNLESS
 ACTING UNDER THE DIRECTION OF A
 LICENSED PROFESSIONAL ENGINEER OR
 LAND SURVEYOR TO ALTER ANY ITEM IN
 ANY MAP OR INSTRUMENT BEARING THE SEAL
 OF AN ENGINEER OR LAND SURVEYOR OR
 ALTERED THE ALTERING ENGINEER OR
 LAND SURVEYOR SHALL AFFIX TO THE
 INSTRUMENT HIS SEAL AND THE NOTATION
 "ALTERED BY" FOLLOWED BY THE
 SIGNATURE AND THE DATE OF SUCH
 ALTERATION, AND A BRIEF
 DESCRIPTION OF THE ALTERATION.

HOMELAND TOWERS
DIXON LAKE
 36 DIXON ROAD
 CARMEL, NY 10512
APT FILING NUMBER: 105258P
DATE: 07/26/16 **DRAWN BY:** GBT
CHECKED BY: RCB

TITLE SHEET INDEX
 T-1

OWNER JOHN & ANGELA SPACCARIELLO 36 DIXON ROAD CARMEL, NY 10512	APPLICANTS HOMELAND TOWERS, LLC 9 HARMONY STREET 2ND FLOOR DANBURY, CT 06810 KLAUS WIMMER (203) 297-6345	HOMELAND PROJECT ATTORNEY SNYDER & SNYDER, LLP 61 WHITE PLAINS ROAD TARRYTOWN, NY 10591 (914) 333-0700	POWER PROVIDER NYSEG (505) 484-2223	TELCO PROVIDER VERIZON (814) 863-0900	OLD SAFELY NEW YORK (800) 962-7962	GOVERNING CODES 2015 IBC W/ 2017 NYS UNIFORM CODE SUPPLEMENT NATIONAL ELECTRIC CODE TA-222-G
---------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------	-------------------------------------------------	----------------------------------------------	--------------------------------------------------------------------------------------------------------------



[illegible]

PROPOSED FACILITY IS COMPLETELY NEARBY AND ADJACENT
TO THE MAIN FUTURE TRUCK COMPANY. THE FACILITY WILL BE
LOCATED NEAR THE MAIN FUTURE TRUCK COMPANY. THE FACILITY
LOCATIONS TO BE COORDINATED WITH PLANNING DEPARTMENT.

2. ALL MONTHLY MATCHES OF THE APPROPRIATE TO BE
PAID TO THE MATCH THE COLOR OF THE NEW MONTHLY MATCH. ALL
NEW MATCH TO HAVE MONTHLY MATCHES.

3. DISCOUNT TRUCKS ARE BEING MATCHED TO BE RELATED.

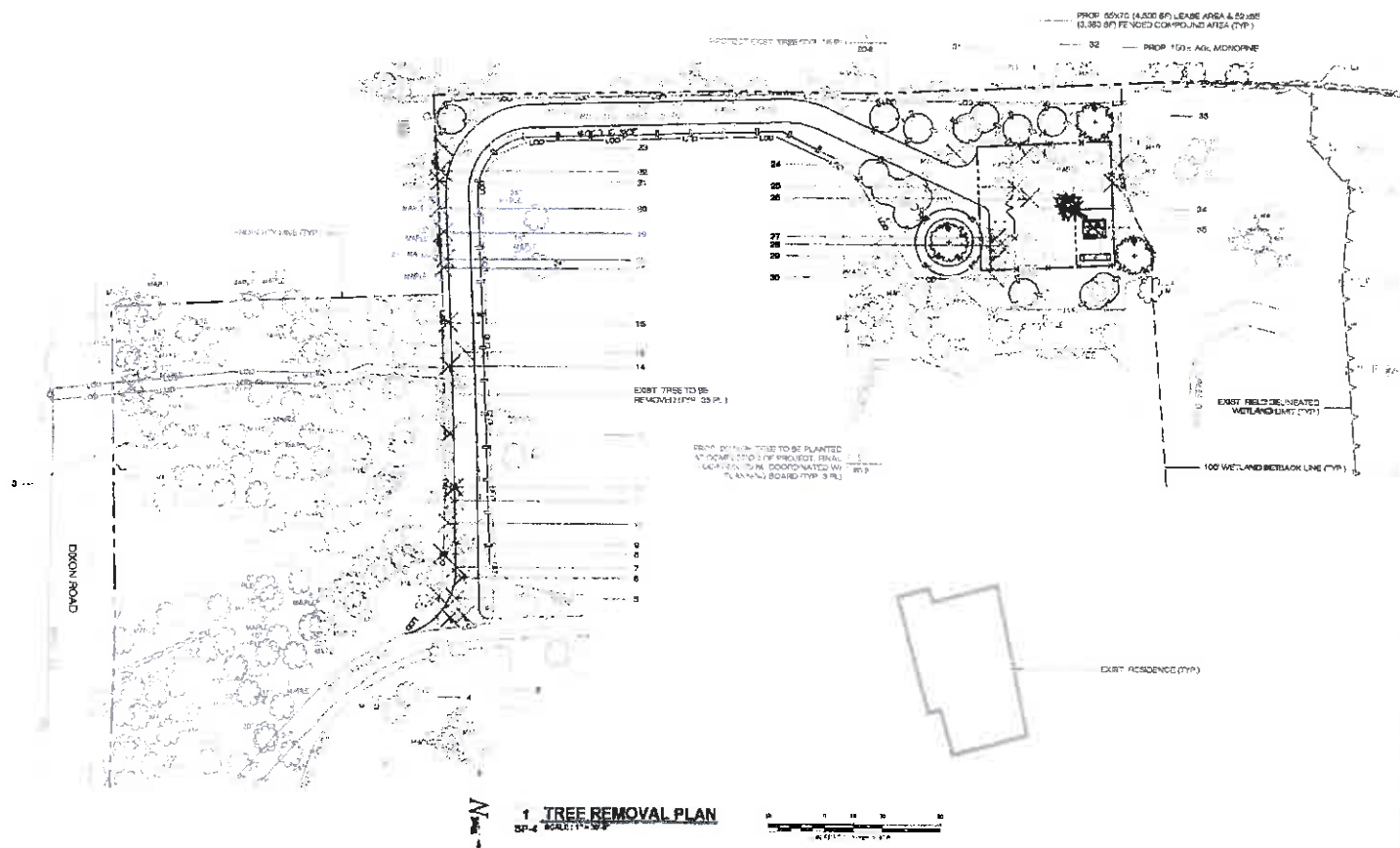
4. FACILITY WILL INCLUDE A SIGN THAT INDICATES THE
OWNER OPERATIONS NUMBER AND A SIGN THAT INDICATES THE
NUMBER.

5. WORKERS WILL VISIT THE UNANNOUNCED FACILITY. WORKERS
WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR
THE PURPOSE OF THE FACILITY. WORKERS WILL VISIT THE SITE

HOMELAND TOWERS DIXON LAKE	
SITE	38 DIXON ROAD
ADDRESS	CARMEL, NY 10612
ART FILING NUMBER	NY283900
DATE	07/20/18
DRAWN BY	CE
CHECKED BY	ACE



Figure 3	Figure 4	Figure 5
1	2	3
4	5	6
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88	89	90
91	92	93
94	95	96
97	98	99
100	101	102




 NAME: RAY, JAMES EARL
 DOB: 05/03/1928
 POB: MEMPHIS, TENN
 AKA: RAY, JAMES EARL

verizon

4 CENTERPOCK ROAD
WEST NYACK, NY 10994


APT
ENGINEERING

1. **NAME:** [REDACTED] **DOB:** [REDACTED] **SSN:** [REDACTED]
 2. **ADDRESS:** [REDACTED]
 3. **CITY:** [REDACTED] **STATE:** [REDACTED] **ZIP:** [REDACTED]
 4. **PHONE:** [REDACTED]

CONSTRUCTION DOCUMENTS	
NO.	DATE / REVISION
0	07/20/18 FOR REVIEW RCB
1	07/26/18 CLIENT REV RCB
2	07/27/18 CLIENT REV RCB
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4	
5	
6	

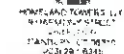
DESIGN PROFESSIONALS OF RECORD
 PROF SCOTT M CHASSE P.E.
 COMP APT ENGINEERING
 100 SADDLEBROOK DRIVE
 KILLINGWORTH, CT 06039
 DEVELOPER HOLLAND TOWNSHIP
 ADDRESS 9 HARMONY STREET
 2ND FLOOR
 DUBLIN, CT 06038

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 121 SECTION TWO (1) FOR ANY PERSON, WHETHER ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER ANY INSTRUMENT IN ANY MANNER, INCLUDING THE SIGNATURE OF AN ENGINEER OR LAND SURVEYOR, OR TO ALTER THE ALTERING ENGINEER OR LAND SURVEYOR SHALL BE HELD TO THE FIRM SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

HOMELAND TOWERS	
DIXON LAKE	
SITE	28 DIXON ROAD
ADDRESS	CARMEL NY 12512
APPLYING NUMBER	NY281900
DATE	07/20/18
DRAWN BY	CH
CHECKED BY	NY

PROJECT TITLE
TREE REMOVAL PLAN
PROJECT NUMBER

SP-4



4 CENTER ROCK ROAD
WEST NYACK, NY 10994



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CONSTRUCTION DOCUMENTS

| NO | DATE | REVISION |
|----|----------|----------------|
| 1 | 07/20/15 | FOR REVIEW RCB |
| 1 | 07/28/15 | CLIENT REV RCB |
| 2 | 07/21/16 | CLIENT REV RCB |

DESIGN PROFESSIONALS OF RECENT

PROF SCOTT M CHASSE PE
COMP APT ENGINEERING
ADD. 16 ADLERBROOK DRIVE
MILINGTON CT 06119

| | |
|-----------|----------------------------------------------------|
| DEVELOPER | HOMELAND TOWERS, LLC |
| ADDRESS | 9 HARMONY STREET
2ND FLOOR
DANBURY, CT 06810 |

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 148, SECTION 7208 (2) FOR ANY PERSON, UNLESS
 ACTION UNDER THE DIRECTION OF A
 LICENSED PROFESSIONAL ENGINEER OR
 SURVEYOR TO ALTER AN ITEM IN
 ANYWAY IF AN ITEM BEARING THE SEAL
 OF AN ENGINEER OR LAND SURVEYOR IS
 ALTERED; THE ALTERING KNOWINGLY
 AND SUBSTANTIAL AS TO THE
 DATE OF THE SEAL AND THE NOTATION
 "ALTERED BY" FOLLOWED BY THE
 SIGNATURE AND THE DATE OF SUCH
 ALTERATION; AND A SPECIFIC
 DESCRIPTION OF THE ALTERATION

HOMELAND TOWERS
DIXON LAKE

DATE: 10/10/68
ADDRESS: CARMEL, NY 10512

ANY FILING NUMBER NY203190

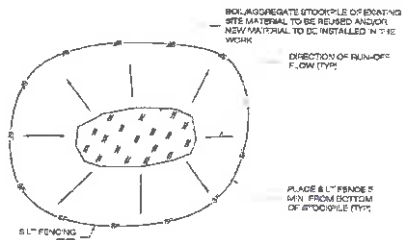
DATE 07/20/18 DRAWN BY CEM

CHECKED BY RCH





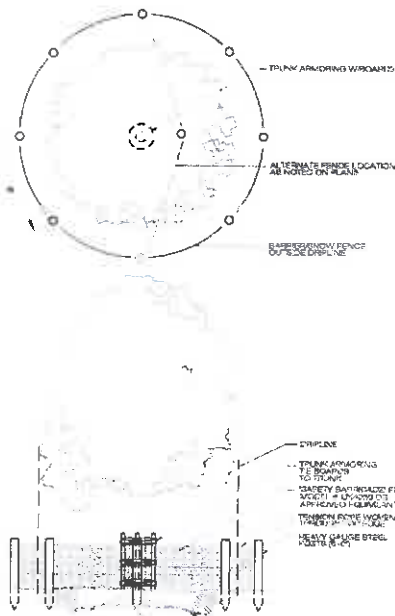
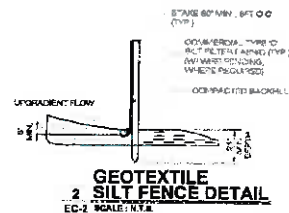
10



- NOTES
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE ADEQUATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. ISOLATE STOCKPILE SITES TO BE WHERE SLOPE IS ON THE DOWNHILL.
 3. RESTORE STOCKPILE AFTER TO PRE-EXISTING PROTECT DIRECTION AND REUSE AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
 5. ANY SOIL IN STOCKPILE IN EXCESS OF SEVEN (7) DAYS SHALL BE REJECTED AND MUST BE PROPERLY DISPOSED.

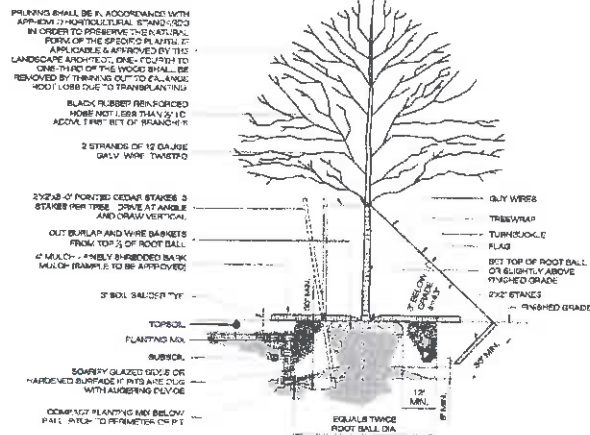
1 TEMPORARY STOCKPILE DETAIL

EC-2 SCALE: N.T.S.



4 TREE PROTECTION

EC-2 SCALE: N.T.S.



5 DECIDUOUS TREE PLANTING

EC-2 SCALE: N.T.S.

HOMELAND TOWERS, LLC
10 HARBOR DRIVE
WEST HAVEN, CT 06611
DATE: 07/20/14
DRAWN BY: CSM
CHECKED BY: RCB

verizon
4 CENTERCROSS ROAD
WEST HAVEN, CT 06611

APT ENGINEERING
10 HARBOR DRIVE
WEST HAVEN, CT 06611
PHONE: 203.438.1100
FAX: 203.438.1100
WWW.APT-ENGINEERING.COM

CONSTRUCTION DOCUMENTS
NO. DATE REVISION
1. 07/20/14 FOR REVIEW RCB
2. 08/01/14 FOR REVIEW RCB
3. 08/01/14 FOR REVIEW RCB

DESIGN PROFESSIONALS OF RECORD
PROF. SCOTT M. CHASE, P.E.
COMP. APT ENGINEERING
ADD. 10 HARBOR DRIVE
WEST HAVEN, CT 06611

DEVELOPER: HOMELAND TOWERS, LLC
ADDRESS: 4 HARBOR STREET
2ND FLOOR
WEST HAVEN, CT 06611

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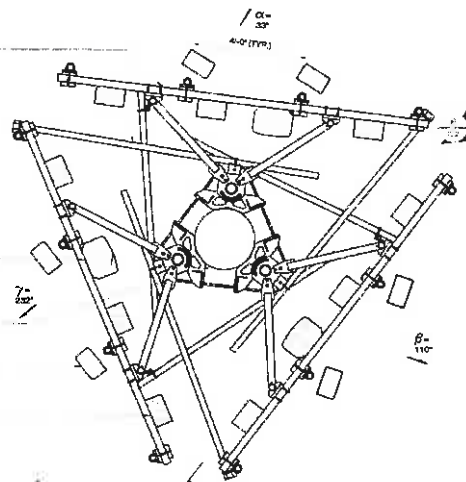
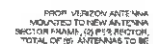
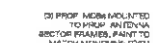
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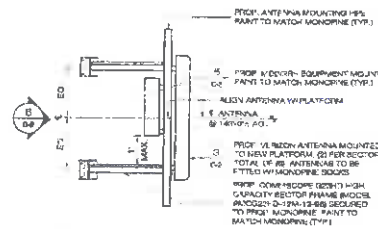
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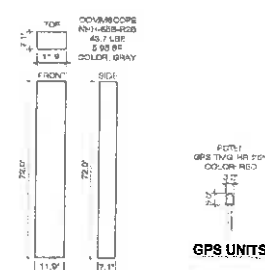
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1 ANTENNA PLAN

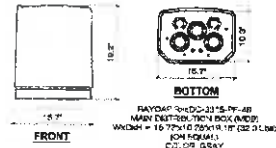


2. ANTENNA MOUNTING DETAIL

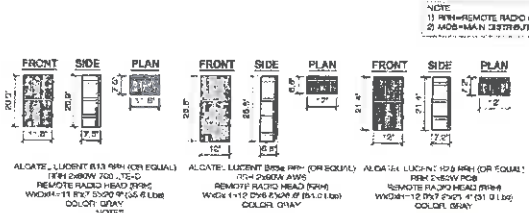


PANEL ANTENNAS

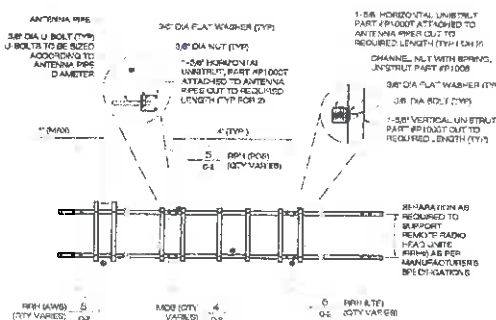
3 ANTENNA DETAIL



4 MAIN DISTRIBUTION BOX



5 RRH EQUIPMENT
C-2 SCALE: 1/2" = 1'-0"



8 RRH EQUIPMENT ANTENNA MOUNT
C-3 SCALE: 3/4" = 1'-0"

[illegible]



PINNACLE TELECOM GROUP

Professional and Technical Services

ANTENNA SITE FCC RF COMPLIANCE ASSESSMENT AND REPORT

HOMELAND TOWERS, LLC

**SITE "NY058 – DIXON LAKE"
36 DIXON ROAD
CARMEL, NY**

MAY 17, 2018

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| ANTENNA AND TRANSMISSION DATA | 5 |
| COMPLIANCE ANALYSIS | 7 |
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Appendix A. BACKGROUND ON THE FCC MPE LIMIT

Appendix B. SUMMARY OF EXPERT QUALIFICATIONS

INTRODUCTION AND SUMMARY

At the request of Homeland Towers, LLC, Pinnacle Telecom Group has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for proposed wireless antenna operations on a proposed 150-foot monopole to be located at 38 Dixon Road in Carmel, NY.

Homeland Towers refers to the prospective site as "NY058 – Dixon Lake", and the proposed pole will accommodate the directional panel antennas of up to four wireless carriers. At this time, Verizon Wireless plans to occupy the highest antenna mounting position on the pole.

The FCC requires wireless antenna operators to perform an assessment of the RF levels from all the transmitting antennas at a site whenever antenna operations are added or modified, and ensure compliance with the FCC Maximum Permissible Exposure (MPE) limit in areas of unrestricted public access, i.e., at street level around the site.

In this case, the compliance assessment will include the RF effects of a worst-case hypothetical collocation of three wireless carriers' antennas. By worst case, we mean that the carriers whose maximum capacity relates to higher emitted power levels will be hypothetically assumed to occupy the lower mounting positions on the monopole, thus matching higher power and smaller distances to ground-level around the site.

The analysis will conservatively assume all the wireless carriers are operating at maximum capacity and maximum power in each of their FCC-licensed frequency bands. With that extreme degree of conservatism incorporated in the analysis, we can have great confidence that the actual RF effects from any combination of wireless operators, however they might actually be positioned on the pole, would be in compliance with the FCC's MPE limit.

This assessment of antenna site compliance is based on the FCC limit for general population "maximum permissible exposure" (MPE), a limit established

as safe for continuous exposure to RF fields by humans of either sex, all ages and sizes, and under all conditions.

The result of an FCC compliance assessment can be described in layman's terms by expressing the calculated RF levels as simple percentages of the FCC MPE limit. In that way, the figure 100 percent serves as the reference for compliance, and calculated RF levels below 100 percent indicate compliance with the MPE limit. An equivalent way to describe the calculated results is to relate them to a "times-below-the-limit" factor. Here, we will apply both descriptions.

The result of the FCC compliance assessment in this case is as follows:

- At street level around the site, the conservatively calculated maximum RF level caused by the combination of the wireless carriers' panel antenna operations is 1.5631 percent of the FCC general population MPE limit, well below the 100-percent reference for compliance. In other words, even with calculations designed to significantly overstate the RF levels versus those that could actually occur at the site, the worst-case calculated RF level in this case is still more than 63 times below the limit defined by the federal government as safe for continuous exposure of the general public.
- The results of the calculations provide a clear demonstration that the RF levels from as many as four wireless carriers, even under worst-case collocation circumstances, would satisfy the FCC requirement for controlling potential human exposure to RF fields. Moreover, because of the conservative methodology and assumptions applied in this analysis, RF levels actually caused by any combination of wireless operators' antenna operations at this site will be even less significant than the calculation results here indicate.

The remainder of this report provides the following:

- relevant technical data on the parameters for the four wireless carriers;

- a description of the applicable FCC mathematical model for assessing compliance with the MPE limit, and application of the relevant technical data to that model; and
- analysis of the results of the calculations, and the compliance conclusion for the proposed site.

In addition, two Appendices are included. Appendix A provides background on the FCC MPE limit, along with a list of key references. Appendix B provides a summary of the qualifications of the author of this report.

ANTENNA AND TRANSMISSION DATA

As described, the proposed 150-foot pole will be able to accommodate as many as four wireless carriers' antennas. This analysis will include an assumption of "worst-case" collocation by four wireless carriers – AT&T, Sprint, T-Mobile and Verizon Wireless.

The worst-case collocation methodology basically involves taking the carriers with the most available spectrum and the opportunity for higher power levels and hypothetically positioning them at the lower points on the monopole – thus matching the most power with the shorter distances to the ground. Typically, the vertical spacing between different wireless carriers' antennas on a pole is 10 feet.

The transmission parameters for each of the wireless carriers are described below.

AT&T is licensed to operate in the 700, 850, 1900 and 2300 MHz frequency bands. In the 700 MHz band, AT&T uses four 40-watt RF channels per sector. In the 850 MHz band, AT&T uses four 30-watt channels and one 40-watt channel per sector. In the 1900 MHz band, AT&T uses four 30-watt channels and one 40-watt channel per sector. In the 2300 MHz band, AT&T uses four 25-watt channels per sector.

Sprint is licensed to operate in the 860, 1900 and 2500 MHz frequency bands. In the 860 MHz band, Sprint uses two 40-watt channels per antenna sector. In the 1900 MHz band, Sprint uses two 20-watt channels and two 40-watt channels per sector. In the 2500 MHz band, Sprint uses four 5-watt channels and four 10-watt channels per sector.

T-Mobile is licensed to operate in the 700 MHz, 1900 MHz and 2100 MHz frequency bands. In the 700 MHz band, T-Mobile uses one 40-watt channel per sector. In the 1900 MHz band, T-Mobile uses two 7.5-watt channels and two 40-watt channels per sector. In the 2100 MHz band, T-Mobile uses one 40-watt channel and one 120-watt channel per sector.

Verizon Wireless is licensed to operate in the 700, 850, 1900 and 2100 MHz frequency bands. In the 746 MHz band, Verizon uses two 60-watt channels per antenna sector. In the 869 MHz band, Verizon uses two 60-watt channels per antenna sector. In the 1900 MHz band, Verizon uses two 60-watt channels per antenna sector. In the 2100 MHz band, Verizon uses two 90-watt channels per sector.

Based on the proposed mounting heights and then followed by overall available power levels, we will hypothetically assign the mounting heights (to the centerline of the antennas) as follows:

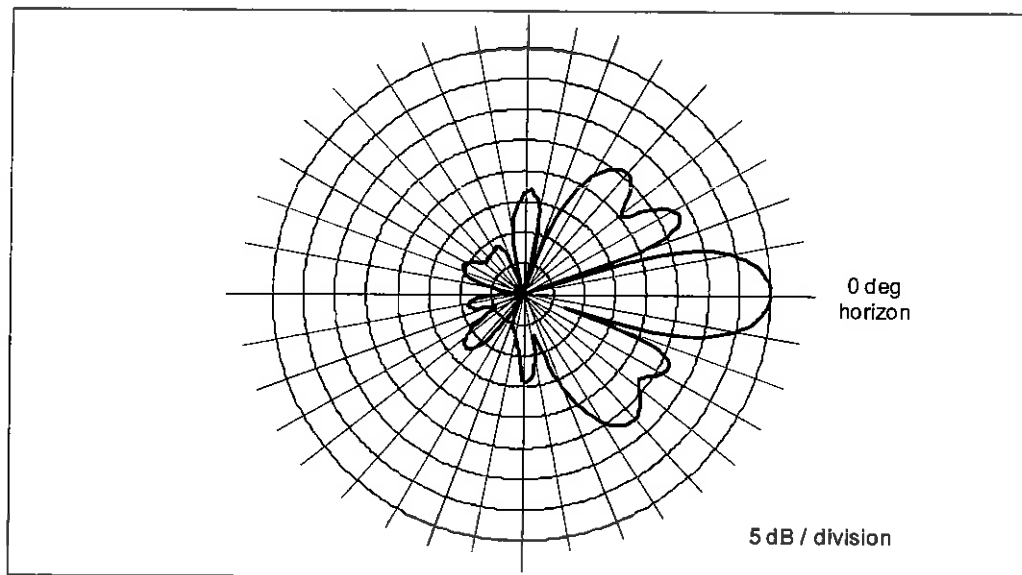
- Verizon Wireless: 146 feet
- T-Mobile: 136 feet
- Sprint: 126 feet
- AT&T: 116 feet

The area below the antennas, at street level, is of interest in terms of potential “uncontrolled” exposure of the general public, so the antenna’s vertical-plane emission characteristic is used in the calculations, as it is a key determinant in the relative level of RF emissions in the “downward” direction.

By way of illustration, Figure 1, below, shows the vertical-plane pattern of a typical 1900 MHz panel antenna. The antenna is effectively pointed at the three o'clock position (the horizon) and the pattern at different angles is described using decibel units. The use of a decibel scale in incidentally visually understates the relative directionality characteristic of the antenna in the vertical plane. Where the antenna pattern reads 20 dB, the relative RF energy emitted at the corresponding downward angle is 1/100th of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is 1/1000th of the maximum.

Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties' depictions of the same antenna model.

Figure 1. 1900 MHz Directional Panel Antenna – Vertical-plane Pattern



Compliance Analysis

FCC Office of Engineering and Technology Bulletin 65 ("OET Bulletin 65") provides guidelines for mathematical models to calculate potential RF exposure levels at various points around transmitting antennas.

Around an antenna site at ground level (in what is called the “far field” of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain (focusing effect) in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna. Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the intervening ground. Our calculations will assume a 100% “perfect”, mirror-like reflection, which is the absolute worst-case approach.

The formula for ground-level MPE compliance assessment of any given wireless antenna operation is as follows:

$$\text{MPE\%} = (100 * \text{TxPower} * 10^{(\text{Gmax-Vdisc})/10} * 4) / (\text{MPE} * 4\pi * R^2)$$

where

| | | |
|-------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MPE% | = | RF level, expressed as a percentage of the FCC MPE limit applicable to continuous exposure of the general public |
| 100 | = | factor to convert the raw result to a percentage |
| TxPower | = | maximum net power into antenna sector, in milliwatts, a function of the number of channels per sector, the transmitter power per channel, and line loss |
| $10^{(\text{Gmax-Vdisc})/10}$ | = | numeric equivalent of the relative antenna gain in the direction of interest downward toward ground level |
| 4 | = | factor to account for a 100-percent-efficient energy reflection from the ground, and the squared relationship between RF field strength and power density ($2^2 = 4$) |
| MPE | = | FCC general population MPE limit |
| R | = | straight-line distance from the RF source to the point of interest, centimeters |

The MPE% calculations are normally performed out to a distance of 500 feet from the facility to points 6.5 feet (approximately two meters, the FCC-recommended standing height) off the ground, as illustrated in Figure 2 on the next page.

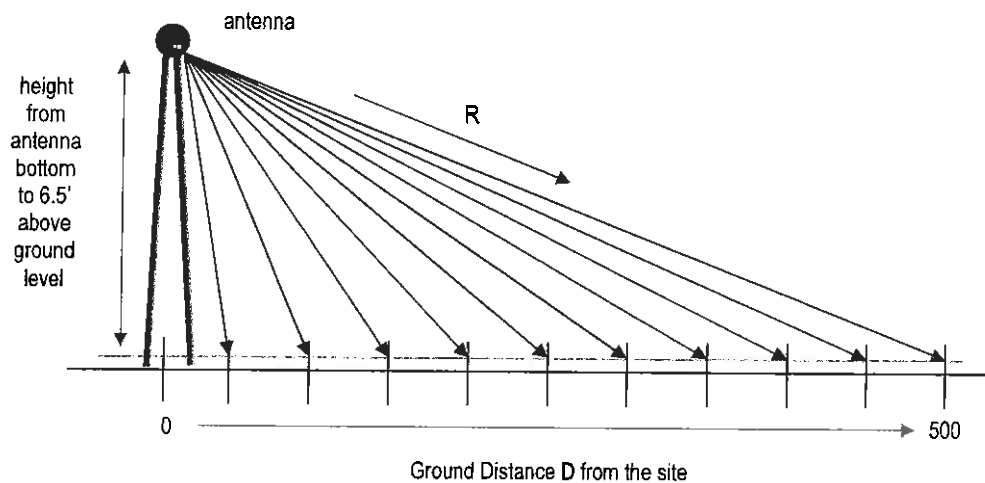


Figure 2. Street-level MPE% Calculation Geometry

It is popularly thought that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas. Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site. As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled and, as a result, the RF levels generally decrease with increasing distance. In any case, the RF levels more than 500 feet from a wireless antenna site are well understood to be sufficiently low and always in compliance.

FCC compliance for a collocated antenna site is assessed in the following manner. At each distance point away from the site, an MPE% calculation is made for each antenna operation, including the individual components of dual-band operations. Then, at each point, the sum of the individual MPE% contributions is compared to 100 percent, where the latter figure serves as a normalized reference for compliance with the MPE limit.

We refer to the sum of the individual MPE% contributions as “total MPE%”, and any calculated total MPE% result exceeding 100 percent is, by definition, higher than the limit and represent non-compliance and a need to take action to mitigate the RF levels. If all results are below 100 percent, that indicates compliance with the federal regulations on controlling exposure.

Note that the following conservative methodology and assumptions are incorporated into the MPE% calculations on a general basis:

1. The antennas are assumed to be operating continuously at maximum RF power – i.e., with the maximum number of channels and the maximum transmitter power per channel.
2. The power-attenuation effects of any shadowing or visual obstruction to a line-of-sight path from the antennas to the points of interest at ground level are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6'6" human and performing the calculations from the bottom (rather than the centerline) of the antenna.
4. The potential RF exposure at ground level is assumed to be 100-percent enhanced (increased) via a “perfect” field reflection from the intervening ground.

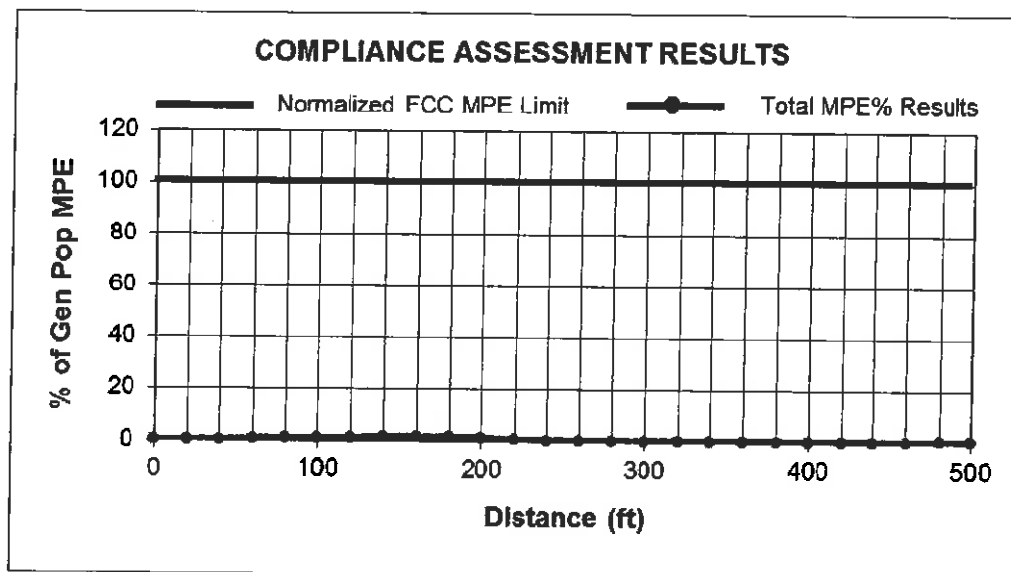
The net result of these assumptions is to intentionally and significantly overstate the calculated RF levels relative to the RF levels that will actually occur – and the purpose of this conservatism is to allow “safe-side” conclusions about compliance with the MPE limit.

The table on the following page provides the results of the MPE% calculations for each operator, with the worst-case overall result highlighted in bold in the last column.

| Ground Distance (ft) | Verizon MPE% | T-Mobile MPE% | Sprint MPE% | AT&T MPE% | Total MPE% |
|----------------------|--------------|---------------|-------------|-----------|---------------|
| 0 | 0.0020 | 0.0007 | 0.0044 | 0.0419 | 0.0490 |
| 20 | 0.0112 | 0.0013 | 0.0076 | 0.0978 | 0.1179 |
| 40 | 0.0432 | 0.0140 | 0.0117 | 0.1327 | 0.2016 |
| 60 | 0.1109 | 0.0249 | 0.0234 | 0.5260 | 0.6852 |
| 80 | 0.2135 | 0.0227 | 0.0063 | 0.7682 | 1.0107 |
| 100 | 0.2209 | 0.0231 | 0.0323 | 0.6947 | 0.9710 |
| 120 | 0.1026 | 0.1761 | 0.0378 | 0.6957 | 1.0122 |
| 140 | 0.1481 | 0.3487 | 0.0484 | 0.8697 | 1.4149 |
| 160 | 0.4320 | 0.3655 | 0.0533 | 0.7123 | 1.5631 |
| 180 | 0.6813 | 0.1555 | 0.0569 | 0.5994 | 1.4931 |
| 200 | 0.5323 | 0.0237 | 0.0244 | 0.5687 | 1.1491 |
| 220 | 0.1453 | 0.0255 | 0.0286 | 0.3637 | 0.5631 |
| 240 | 0.0489 | 0.0487 | 0.0334 | 0.2253 | 0.3563 |
| 260 | 0.0411 | 0.0407 | 0.0157 | 0.0776 | 0.1751 |
| 280 | 0.0425 | 0.0195 | 0.0411 | 0.0748 | 0.1779 |
| 300 | 0.0609 | 0.0264 | 0.0638 | 0.0987 | 0.2498 |
| 320 | 0.0736 | 0.0538 | 0.0739 | 0.1225 | 0.3238 |
| 340 | 0.0796 | 0.0865 | 0.0664 | 0.1447 | 0.3772 |
| 360 | 0.0800 | 0.1070 | 0.0497 | 0.1693 | 0.4060 |
| 380 | 0.0692 | 0.0977 | 0.0366 | 0.2036 | 0.4071 |
| 400 | 0.0601 | 0.0627 | 0.0337 | 0.1851 | 0.3416 |
| 420 | 0.0551 | 0.0230 | 0.0379 | 0.2302 | 0.3462 |
| 440 | 0.0599 | 0.0211 | 0.0408 | 0.2906 | 0.4124 |
| 460 | 0.0894 | 0.0048 | 0.0375 | 0.2671 | 0.3988 |
| 480 | 0.1461 | 0.0220 | 0.0327 | 0.3322 | 0.5330 |
| 500 | 0.1354 | 0.0204 | 0.0302 | 0.3073 | 0.4933 |

As indicated, the overall worst-case calculated result is 1.5631 percent of the FCC general population MPE limit – well below the 100-percent reference for compliance, particularly given the significant conservatism incorporated in the analysis.

A graph of the overall calculation results, shown on the next page, provides perhaps a clearer *visual* illustration of the relative compliance of the calculated RF levels. The line representing the overall calculation shows an obviously clear, consistent margin to the FCC MPE limit.



Compliance Conclusion

The FCC MPE limit has been constructed in such a manner that continuous human exposure to RF fields up to and including 100 percent of the MPE limit is acceptable and completely safe.

The conservatively calculated maximum RF effect at street level from the assumed worst-case collocation of as many as four wireless carriers is 1.5631 percent of the FCC general population MPE limit. In other words, even with an extremely conservative analysis intended to dramatically overstate the RF effects of any wireless collocation scenario at the site, the calculated worst-case RF level is still more than 64 times below the FCC MPE limit.

The results of the calculations indicate clear compliance with the FCC regulations and the related MPE limit, even for a worst-case collocation scenario. Because of the conservative calculation methodology and operational assumptions applied in this analysis, the RF levels actually caused by any more realistic collocation of antennas at this site would be even less significant than the calculation results here indicate, and compliance would be achieved by an even larger margin.

CERTIFICATION

The undersigned certifies as follows:

1. I have read and fully understand the FCC regulations concerning RF safety and the control of human exposure to RF fields (47 CFR 1.1301 *et seq*).
2. To the best of my knowledge, the statements and information disclosed in this report are true, complete and accurate.
3. The analysis of RF compliance provided herein is consistent with the applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.
4. The results of the analysis indicate that any combination of antenna operations at the subject site will be in compliance with the FCC regulations concerning the control of potential RF exposure.



Daniel Penesso
Director- RF Engineering
Pinnacle Telecom Group, LLC

5/17/18

Date

Appendix A. Background on the FCC MPE Limit

As directed by the Telecommunications Act of 1996, the FCC has established limits for maximum continuous human exposure to RF fields.

The FCC maximum permissible exposure (MPE) limits represent the consensus of federal agencies and independent experts responsible for RF safety matters. Those agencies include the National Council on Radiation Protection and Measurements (NCRP), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the American National Standards Institute (ANSI), the Environmental Protection Agency (EPA), and the Food and Drug Administration (FDA). In formulating its guidelines, the FCC also considered input from the public and technical community – notably the Institute of Electrical and Electronics Engineers (IEEE).

The FCC's RF exposure guidelines are incorporated in Section 1.301 *et seq* of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure.

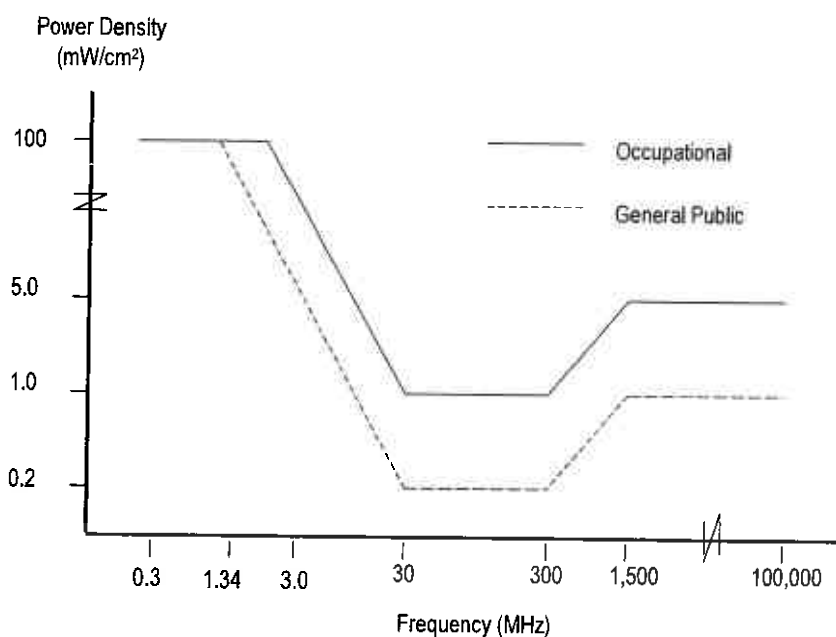
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in the form of heat). The occupational MPE guidelines incorporate a safety factor of 10 or greater with respect to RF levels known to represent a health hazard, and an additional safety factor of five is applied to the MPE limits for general population exposure. Thus, the general population MPE limit has a built-in safety factor of more than 50. The limits were constructed to appropriately protect humans of both sexes and all ages and sizes and under all conditions – and continuous exposure at levels equal to or below the applicable MPE limits is considered to result in no adverse health effects or even health risk.

The reason for two tiers of MPE limits is based on an understanding and assumption that members of the general public are unlikely to have had appropriate RF safety training and may not be aware of the exposures they receive; occupational exposure in controlled environments, on the other hand, is assumed to involve individuals who have had such training, are aware of the exposures, and know how to maintain a safe personal work environment.

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm²). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm² reference, for the different radio frequency ranges.

| Frequency Range (F)
(MHz) | Occupational Exposure
(mW/cm ²) | General Public Exposure
(mW/cm ²) |
|------------------------------|------------------------------------------------|--------------------------------------------------|
| 0.3 - 1.34 | 100 | 100 |
| 1.34 - 3.0 | 100 | $180 / F^2$ |
| 3.0 - 30 | $900 / F^2$ | $180 / F^2$ |
| 30 - 300 | 1.0 | 0.2 |
| 300 - 1,500 | $F / 300$ | $F / 1500$ |
| 1,500 - 100,000 | 5.0 | 1.0 |

The diagram below provides a graphical illustration of both the FCC's occupational and general population MPE limits.



Because the FCC's RF exposure limits are frequency-shaped, the exact MPE limits applicable to the instant situation depend on the frequency range used by the systems of interest.

The most appropriate method of determining RF compliance is to calculate the RF power density attributable to a particular system and compare that to the MPE limit applicable to the operating frequency in question. The result is usually expressed as a percentage of the MPE limit.

For potential exposure from multiple systems, the respective percentages of the MPE limits are added, and the total percentage compared to 100 (percent of the limit). If the result is less than 100, the total exposure is in compliance; if it is more than 100, exposure mitigation measures are necessary to achieve compliance.

Note that the FCC "categorically excludes" all "non-building-mounted" wireless antenna operations whose mounting heights are more than 10 meters (32.8 feet) from the routine requirement to demonstrate compliance with the MPE limit, because such operations "are deemed, individually and cumulatively, to have no significant effect on the human environment". The categorical exclusion also applies to *all* point-to-point antenna operations, regardless of the type of structure they're mounted on. Note that the FCC considers any facility qualifying for the categorical exclusion to be automatically in compliance.

FCC References on RF Compliance

47 CFR, FCC Rules and Regulations, Part 1 (Practice and Procedure), Section 1.1310 (Radiofrequency radiation exposure limits).

FCC Second Memorandum Opinion and Order and Notice of Proposed Rulemaking (FCC 97-303), *In the Matter of Procedures for Reviewing Requests for Relief From State and Local Regulations Pursuant to Section 332(c)(7)(B)(v) of the Communications Act of 1934 (WT Docket 97-192), Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (ET Docket 93-62), and Petition for Rulemaking of the Cellular Telecommunications Industry Association Concerning Amendment of the Commission's Rules to Preempt State and Local Regulation of Commercial Mobile Radio Service Transmitting Facilities*, released August 25, 1997.

FCC First Memorandum Opinion and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released December 24, 1996.

FCC Report and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released August 1, 1996.

FCC Office of Engineering and Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields", Edition 97-01, August 1997.

FCC Office of Engineering and Technology (OET) Bulletin 56, "Questions and Answers About Biological Effects and Potential Hazards of RF Radiation", edition 4, August 1999.

Appendix B. SUMMARY of EXPERT QUALIFICATIONS

Daniel Penesso, Director – RF Engineering, Pinnacle Telecom Group, LLC

| | |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Synopsis: | <ul style="list-style-type: none"> • 19 years of experience in all aspects of wireless RF engineering, including network design and implementation, interference analysis, FCC and FAA regulatory matters, and antenna site compliance with FCC RF exposure regulations • Have performed RF engineering and FCC compliance work for all the major wireless carriers – AT&T, Verizon Wireless, Sprint, T-Mobile, and MetroPCS, as well as Crown Castle • Have served as an expert witness on RF engineering and/or FCC RF compliance more than 100 times before municipal boards in New Jersey and New York |
| Education: | <ul style="list-style-type: none"> • Bachelor of Science in Electrical Engineering, DeVry Institute of Technology, Chicago, IL, 1987 |
| Current Responsibilities | <ul style="list-style-type: none"> • Manages PTG staff work involving FCC RF compliance for wireless antenna sites, including the provision of math- and measurements-based site compliance reports, related expert testimony in municipal hearings, and compliance-related support in client meetings with prospective site landlords and in town meetings • Provides math-based FCC compliance assessments and reports for PTG's wireless clients, including AT&T, Verizon Wireless, T-Mobile, Sprint, MetroPCS, and Crown Castle • Responsible for providing client consulting and in-house training on FCC and OSHA RF safety compliance |
| Prior Experience: | <ul style="list-style-type: none"> • Have served as senior RF engineer for four of the five national wireless carriers – AT&T, T-Mobile, Sprint, and MetroPCS – in the New York and New Jersey markets • Served as an RF engineer for Metricom, Triton PCS, Alltel Communications, and Western Wireless • Have worked as an RF engineer for several engineering services companies, including Sublime Wireless, Amirit Technologies, Celcite, and Wireless Facilities Incorporated |

Independent Radio Frequency Report
Regarding a proposed
Wireless Communications Facility
For
New York SMSA Limited Partnership

Site ID: “Dixon Lake”

36 Dixon Road
Carmel, NY
Putnam County

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

By

PierCon Solutions, LLC
July 31, 2018

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1 PURPOSE AND SCOPE

PierCon Solutions LLC, an engineering firm specializing in wireless communications, performed an independent analysis regarding the radiofrequency engineering aspects of the proposal by New York SMSA Limited Partnership, d/b/a Verizon Wireless to construct and operate a wireless telecommunications facility consisting of antennas at 36 Dixon Road, Carmel, NY. The purpose of this site is to relieve a significant gap in service in Verizon Wireless' network caused by a significant coverage gap. The following report describes the results of this analysis and how those results apply to the purpose of the proposed site.

In preparation for conducting this analysis, PierCon Solutions obtained applicable engineering data from Verizon Wireless, reviewed coverage propagation studies, considered the potential for alternative site locations and considered relevant portions of the Town of Carmel's ordinance for a Wireless Telecommunications.

The following report results from a thorough independent study and analysis (from a radiofrequency engineering perspective) of the applicant's proposal in consideration of the Town of Carmel's stated zoning goals and restrictions. It includes responses to specific sections of the Land Development Ordinance of the Town of Carmel, addressing those provisions outlined in the Wireless Telecommunications ordinance.

2 GENERAL OVERVIEW

Verizon Wireless is a commercial wireless communications service provider licensed by the Federal Communications Commission (FCC) to provide personal wireless services throughout the Putnam County area. The wireless telecommunications facility proposed in this application is to provide coverage for voice and data in the LTE service for three different frequency bands.

The FCC assigns licenses in the 700, 850, 1900, and 2100 MHz frequency bands, all of which Verizon Wireless has obtained licenses. The FCC refers to the 700 MHz band as the 700 band, 850 MHz band as the Cellular band, 1900 MHz as the PCS band, and 2100 MHz as the AWS band (the bands will be referred to by their FCC names in this report). While the PCS and AWS bands have many advantages to users and providers, radio coverage at PCS and AWS bands is adversely affected by various local factors more than cellular and 700 bands. PCS and AWS coverage is more sensitive to such factors as topography, terrain, close-in clutter (trees, nearby foliage, buildings), and general area foliage.

The general use of each frequency band varies as well. For Verizon Wireless, the Cellular frequency band handles older 3G technology (speeds of 500Kbits/sec to 1000 Kbits/sec) with a portion reserved for LTE (4G) services. New wireless facilities are no longer equipped with this frequency band as it is currently in transition to become an all LTE band. All three other frequency bands, 700, PCS, and AWS serve Fourth Generation (4G) data (5 MB/sec and greater).

The current 4th generation personal wireless service mobile network technology in use today is LTE. While users still have access to the legacy 3rd generation technology, most network traffic and all newer devices operate on the 4G / LTE services. When engaging in a VoLTE call, the user device will connect to the public switched telephone network (PSTN) through a gateway in order to complete a call to a non-LTE device. For example, a person making an emergency E911 call from a mobile device to a public safety operator on a landline, such emergency call will be routed through the PSTN.

A wireless base station facility communicates with each user's mobile handset through a pair of wireless frequencies. The operation of a commercial wireless communications system is dependent upon an intermeshed network of wireless communication facilities – often called base stations or cell sites. Each wireless communications facility is designed to use low transmit power and provide a limited broadcast range. In order to provide seamless communications, it is essential that the radio coverage from each facility overlaps with adjacent facilities. This design factor allows users to engage in uninterrupted wireless telephone conversations and remain connected as they move across a geographic

region. A gap in coverage exists when the wireless user cannot reliably initiate, receive, or continue telephone conversations or establish a data session on the wireless network.

The area of coverage which an individual wireless telecommunications facility can provide is affected by its cell type, antenna height and the surrounding area. Generally, the optimum antenna height for a macro-cell wireless communication facility is below 200 feet AGL (Above Ground Level). Height requirements are also influenced by mean ground elevation at the site, the wireless carrier's coverage objective, surrounding topography, tree heights, and expected user traffic.

3 DESIGN OBJECTIVES

The design objective for each wireless communications carrier is to provide seamless, ubiquitous, and reliable wireless service to their users, in accordance with the Wireless Communications and Public Safety Act of 1999. Verizon Wireless' design objectives are consistent with these goals. Verizon Wireless achieves this design objective by designing its network to supply signal levels sufficient enough to support reliable in-vehicle and in-building communications. Today's wireless systems, like Verizon Wireless', provide enhanced communications beyond the initial expectations for voice communication along roadways. The demand to provide in-building communications, voice and data communications, and enhanced E-911 access is a paramount requirement in today's wireless systems. Verizon Wireless' design objectives are consistent with this goal.

Designing a wireless telecommunications network involves balancing the need for coverage and capacity. Coverage is the ability of each site to provide reliable signal to the network of expected users. Capacity is the ability of the site to support simultaneous user traffic. This design balance is accomplished through an analysis of demographics, terrain, and long term planning. Initially, system design focuses on providing wide-area coverage, particularly targeting the major highways and roads in an area. As the wireless communications system matures, the carrier's focus changes to increasing their ability to support anticipated volume of user traffic, as well as providing coverage to additional locations in the area, such as business and residential districts.

In order to adequately provide reliable wireless service to Carmel, the design threshold for reliable service must be defined. The design threshold is a reference to signal strength and varies depending on the physical characteristics of the area under analysis. Verizon Wireless defines the reliable coverage boundary of an LTE site using a value of Reference Signal Received Power (RSRP). This value is derived from industry standard definitions of LTE receiver sensitivity and data throughput, along with statistically quantifiable variations in the physical surroundings. This threshold takes into account additional losses associated with the location of the user; such as on-street, in-vehicle or in-building. The propagation coverage analyses for Carmel, presented herein, are for services based upon a suburban in-building standard with a corresponding RSRP of -95 dBm and an in-vehicle standard with a corresponding RSRP of -105 dBm. The suburban in-building standard encompasses most wood framed structures such as single family homes. Stronger signal levels may be required in other locations and environments where higher density buildings are located.

4 RADIO FREQUENCY ENGINEERING ACTIVITIES PERFORMED

In the course of the analysis described in this report, PierCon engineers performed the following tasks:

- Reviewed the Wireless telecommunications services facilities ordinance of Carmel
- Reviewed USGS Topographical Maps of Mahopac and surrounding areas
- Performed an engineering site analysis and reviewed potential alternate locations
- Link Budget Analysis and Aerial analysis
- Reviewed the location and design of adjacent wireless communications facilities

- Reviewed Radio Frequency coverage maps and the RF design and objective within and surrounding the Town of Carmel

5 RADIO FREQUENCY DESIGN

Documentary evidence regarding the need for the proposed telecommunications facility at the proposed location was obtained by PierCon Solutions from Verizon Wireless' radio coverage planning tool called Atoll (created by Forsk). Forsk products are used in 140 countries and are used by Verizon Wireless, AT&T, Sprint, and many other service providers throughout the world. The propagation data provided was used to produce propagation coverage maps indicating the locations where reliable service is being provided by Verizon Wireless' wireless communications facilities.

Within the current network of sites for Verizon Wireless, gaps in coverage currently exist for all four (4) FCC licensed frequency bands for Verizon Wireless (700, Cellular, PCS, and AWS). To define these gaps in coverage PierCon analyzed the propagation data. Propagation data was obtained for the lowest (700) and highest (AWS) frequency bands to demonstrate the best and worst (respectively) performing frequency bands. Based on the analysis, there is a gap in coverage on Dixon Road, Crane Rd/Washington Rd/Long Pond Road (Route 32), and their surrounding roads. Please reference Exhibits A-1 through A-4 in the Appendix for a graphical representation of the existing Verizon Wireless LTE coverage in the 700 and 2100 MHz frequency bands. See below for a breakdown of Exhibits A-1 through A-4.

- Exhibit A-1 – Existing Verizon Wireless Suburban 700 MHz In-Building LTE Coverage
- Exhibit A-2 – Existing Verizon Wireless 700 MHz In-Vehicle LTE Coverage
- Exhibit A-3 – Existing Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage
- Exhibit A-4 – Existing Verizon Wireless 2100 MHz In-Vehicle LTE Coverage

Reviewing Exhibit A-1, the gap in coverage for Verizon Wireless includes areas near the proposed site.

The portion of the suburban in-building coverage gap targeted for the Dixon Lake project for the 700 MHz LTE license includes the following areas/roadways:

- Dixon Road from Dioso Road to Long Pond Road (1.25 mi)
- Crane Road from Dixon Road to Washington Road (0.43 mi)
- Long Pong Road from Rodcris Drive to Dixon Road (1.45 mi)
- The group of roads to the west of Dixon Road including Alan Drive, Rick Lane, Chestnut Ridge Road, Wood Road, Lakeview Street, Valley Court, Pine Court, Dixon Lake Drive, Lower Lake Drive, Upper Lake Road, Upper Lake Road North, Haven Road, Brightview Court, and West Carolyn Road (Combined approximately 3.32 mi)
- Carolyn Road East (0.47 mi)
- Brittany Lane (0.38 mi)

The in-building coverage gap areas described above contain approximately 949 residents according to a 2010 US census. The portion of the in-vehicle coverage gap targeted for the Dixon Lake project for the 700 MHz LTE license includes the following areas/roadways as demonstrated in Exhibit A-2:

- Dixon Road from Brittany Lane to Long Pond Road (0.39 mi)
- Sections of Long Pond Road from Rodcris Drive to Dixon Road 0.75 mi)

As outlined in Section 2, Verizon Wireless has obtained FCC Licenses in the AWS and PCS frequency bands. These frequency bands have a reduced coverage radius in areas dominated by trees and rolling hills. Therefore the gap in coverage for the AWS FCC licensed frequency bands will be different than the gaps in coverage for the 700 MHz LTE band shown in Exhibits A-1 and A-2. Although coverage is more difficult to provide at higher frequency bands, adequate coverage is just as important. As briefly mentioned in section 2 of this report, the AWS frequency band is primarily used to provide additional capacity due to the larger channel size and ability to handle more users. Additional capacity is needed in areas like residential neighborhoods, schools, businesses, and anywhere high speed data is used. In reviewing Exhibits A-3 and A-4, the entire gap in coverage for Verizon Wireless includes a very large area. The portion of the suburban in-building coverage gap targeted for the Dixon Lake project for the 2100 MHz LTE license includes the following areas/roadways as demonstrated in Exhibit A-2:

- Dixon Road from Dioso Road to Long Pond Road (1.25 mi)
- Crane Road from Dixon Road to Washington Road (0.43 mi)
- Long Pong Road from Rodcris Drive to Dixon Road (1.45 mi)
- The group of roads to the west of Dixon Road including Alan Drive, Rick Lane, Chestnut Ridge Road, Wood Road, Lakeview Street, Valley Court, Pine Court, Dixon Lake Drive, Lower Lake Drive, Upper Lake Road, Upper Lake Road North, Haven Road, Brightview Court, and West Carolyn Road (Combined approximately 3.32 mi)
- Carolyn Road East (0.47 mi)
- Brittany Lane (0.38 mi)

The in-building coverage gap areas described above contain approximately 949 residents according to a 2010 US census. The portion of the in-vehicle coverage gap targeted for the Dixon Lake project for the 2100 MHz LTE license includes the following areas/roadways as demonstrated in Exhibit A-3:

- Dixon Road from Dioso Road to Long Pond Road (1.25 mi)
- Crane Road from Dixon Road to Washington Road (0.43 mi)
- Long Pong Road from Rodcris Drive to Dixon Road (1.45 mi)
- The group of roads to the west of Dixon Road including Alan Drive, Rick Lane, Chestnut Ridge Road, Wood Road, Lakeview Street, Valley Court, Pine Court, Dixon Lake Drive, Lower Lake Drive, Upper Lake Road, Upper Lake Road North, Haven Road, Brightview Court, and West Carolyn Road (Combined approximately 3.32 mi)
- Carolyn Road East (0.47 mi)
- Brittany Lane (0.38 mi)

In order to determine where a new facility could be located the Town ordinance was consulted to determine the priority for locations.

The Town of Carmel Wireless Telecommunication ordinance outlines a location priority for wireless telecommunication facilities. Section 156-62.I(1) states the following priority locations:

1. On existing tall structures or wireless telecommunications towers in nonresidential zoning districts
2. Collocation on a site with existing wireless telecommunications towers or structures in nonresidential districts, not fronting on NYS Routes 6, 6N, 52 and 301

3. Collocation on a site with existing wireless telecommunications towers or structures in any other nonresidential districts
4. Installation of a new wireless telecommunications facility in any nonresidential district
5. Installation of a new wireless telecommunications facility in any residential district
6. On other property in the Town

The nearest non-residential zoning district (commercial or commerce/business park) is located over 1 mile to the south. This commercial zoning district already contains various Verizon Wireless facilities in and nearby by it such as the site labeled Carmel. Placing an additional site in this zoning district would provide redundant coverage and is too far away from the coverage gap identified previously in this report. The closest existing sites are the locations that Verizon is already located upon; therefore no existing collocation could be utilized for this objective. There are no collocation sites or sites in a nonresidential zoning district that will remedy Verizon Wireless' significant gap in service. Because priorities 1-4 could not be achieved, the next priority, which includes residential zoning districts, was considered. The location of the proposed site is west at 36 Dixon Road, and is approximately 450 feet from Dixon Road and Brittany Lane. This location has a ground elevation of greater than 800' and is between neighborhoods with the ability to cover a large number of individuals. As demonstrated by exhibits A-1 through A-4, this location is in the coverage gap where additional coverage is needed. This location is located in the residential zoning district and is therefore the 5th priority.

The proposed site at 36 Dixon Road is able to provide reliable coverage to the area targeted for the Dixon Lake project. Please reference Exhibits B-1A through B-4C and C-1 through C-4 in the Appendix for a graphical representation of the existing and proposed Verizon Wireless LTE coverage in the 700 and 2100 MHz frequency bands. See below for a breakdown of Exhibits B-1A through B-4C and C-1 through C-4.

- Exhibit B-1A – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 146'
- Exhibit B-1B – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 126'
- Exhibit B-1C – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 106'
- Exhibit B-2A – Proposed Verizon Wireless 700 MHz In-Vehicle LTE Coverage @ 146'
- Exhibit B-2B – Proposed Verizon Wireless 700 MHz In-Vehicle LTE Coverage @ 126'
- Exhibit B-2C – Proposed Verizon Wireless 700 MHz In-Vehicle LTE Coverage @ 106'
- Exhibit B-3A – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 146'
- Exhibit B-3B – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 126'
- Exhibit B-3C – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 106'
- Exhibit B-4A – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 146'
- Exhibit B-4B – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 126'
- Exhibit B-4C – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 106'
- Exhibit C-1 – Existing & Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage
- Exhibit C-2 – Existing & Proposed Verizon Wireless 700 MHz In-Vehicle LTE Coverage
- Exhibit C-3 – Existing & Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage
- Exhibit C-4 – Existing & Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage

Exhibits B-1A, B-2A, B-3A, and B-4A demonstrate the coverage which the proposed site will provide to the area in the vicinity of the site. Exhibits B-1B, B-1C, B-2B, B-2C, B-3B, B-3C, B-4B, and B-4C demonstrate the proposed coverage at heights (106' and 126') lower than the proposed height of 146' (150' tower height). Exhibits C-1 through C-4 demonstrate the composite coverage which includes both the existing and proposed coverage together on one map.

In reviewing Exhibit C-1, it can be demonstrated that the following areas will no longer be located in the residential coverage gap for 700 MHz:

- ALL Dixon Road from Dioso Road to Long Pond Road (1.25 mi)
- Part of Crane Road from Dixon Road to Washington Road (0.25 mi)
- Most of Long Pond Road from Rodcris Drive to Dixon Road (1 mi)
- Nearly all of the group of roads to the west of Dixon Road including Alan Drive, Rick Lane, Chestnut Ridge Road, Wood Road, Lakeview Street, Valley Court, Pine Court, Dixon Lake Drive, Lower Lake Drive, Upper Lake Road, Upper Lake Road North, Haven Road, Brightview Court, and West Carolyn Road (Combined approximately 3 mi)
- ALL Carolyn Road East (0.47 mi)
- ALL Brittany Lane (0.38 mi)

In reviewing Exhibit C-2, it can be demonstrated that the following areas will no longer be located in the in-vehicle coverage gap for 700 MHz:

- ALL Dixon Road from Brittany Lane to Long Pond Road (0.39 mi)
- Most Sections of Long Pond Road from Rodcris Drive to Dixon Road 0.65 mi)

In reviewing Exhibit C-3, it can be demonstrated that the following areas will no longer be located in the residential coverage gap for 2100 MHz:

- Sections of Dixon Road from Dioso Road to Long Pond Road (.5 mi)
- Part of Long Pond Road from Rodcris Drive to Dixon Road (0.75 mi)
- The group of roads to the west of Dixon Road including Alan Drive, Rick Lane, Chestnut Ridge Road, Wood Road, Lakeview Street, Valley Court, Pine Court, Dixon Lake Drive, Lower Lake Drive, Upper Lake Road, Upper Lake Road North, Haven Road, Brightview Court, and West Carolyn Road (Combined approximately 2.5 mi)
- Half Carolyn Road East (0.25 mi)
- ALL Brittany Lane (0.38 mi)

In reviewing Exhibit C-4, it can be demonstrated that the following areas will no longer be located in the in-vehicle coverage gap for 2100 MHz:

- Almost All Dixon Road from Dioso Road to Long Pond Road (1.15mi)
- Half Crane Road from Dixon Road to Washington Road (0.25 mi)
- Half Long Pond Road from Rodcris Drive to Dixon Road (0.75 mi)
- Most of the group of roads to the west of Dixon Road including Alan Drive, Rick Lane, Chestnut Ridge Road, Wood Road, Lakeview Street, Valley Court, Pine Court, Dixon Lake Drive, Lower Lake Drive, Upper Lake Road, Upper Lake Road North, Haven Road, Brightview Court, and West Carolyn Road (Combined approximately 2.8 mi)

- ALL Carolyn Road East (0.47 mi)
- ALL Brittany Lane (0.38 mi)

In conclusion, the proposed facility at 36 Dixon Road meets the need objective of providing coverage to the surrounding residential areas and surrounding roadways.

6 RADIO FREQUENCY ENGINEERING RESPONSES TO THE WIRELESS TELECOMMUNICATIONS ORDINANCE

The following section of the report addresses the RF Engineering responses to Town of Carmel's Wireless telecommunications service facilities ordinance. Each section of the checklist is provided and the RF Engineering responses immediately follow.

156-62. Wireless Telecommunications Structures and Facilities

- G. Facility service plan. All proposals to provide or operate wireless telecommunications facilities shall be accompanied by a facility service plan, which shall include all the information necessary to allow the Planning Board to understand the existing, proposed and long-range plans of the applicant. The facility service plan shall include at least the following information:

- (1) The location, height and operational characteristics of all existing facilities of the applicant in and immediately adjacent to the Town.
- (2) A two-to-five-year plan for the provision of additional facilities in and immediately adjacent to the Town, indicating whether each proposed facility is for initial coverage or capacity-building purposes and showing proposed general locations or areas in which additional facilities are expected to be needed. Subsequent applications will confirm or modify the facility service plan so that the Planning Board may be kept up-to-date on future activities.
- (3) A commitment to collocate or allow collocation wherever possible on all existing and proposed facilities

Response: Please reference Exhibit D in the Appendix for a graphical representation of the existing, proposed, approved, future, and activation pending sites within and surrounding the Town of Carmel. This map includes future sites which are planned up to five years in the future based on projected needs and is subject to change. Please also reference Exhibit E in the Appendix for a list of existing Verizon Wireless facilities within the Town of Carmel and adjacent to the Town.

- I. Location of wireless telecommunications facilities.

- (1) Applicants for wireless telecommunications facilities shall locate, site and erect said wireless telecommunications facilities, including towers and other tall structures, in accordance with the following priorities, one being the highest priority and six being the lowest priority:

| Priority Level | Description |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | On existing tall structures or wireless telecommunications towers in nonresidential zoning districts |
| 2 | Collocation on a site with existing wireless telecommunications towers or structures in nonresidential districts, not fronting on NYS Routes 6, 6N, 52 and 301 |
| 3 | Collocation on a site with existing wireless telecommunications towers or structures in any other nonresidential districts |

4 Installation of a new wireless telecommunications facility in any nonresidential district

5 Installation of a new wireless telecommunications facility in any residential district

Response: Please see the response to this section in section 5 of this report. Please find attached Exhibit F "Existing Verizon Wireless Sites on Town Zoning Map" which demonstrates the location of existing and proposed site locations with regard to the nearby zones. Please also find attached Exhibit G "Existing Verizon Wireless Suburban 700 MHz In-Building LTE Coverage on Town Zoning Map" demonstrating that the commercial zones are almost entirely covered. Since the coverage gap is nearly all residential, the new facility must be sited in the coverage gap, which is a residential zoning district.

L. New wireless telecommunications towers.

(1) The applicant shall demonstrate to the satisfaction of the Planning Board that there exists no tower on which the antenna may collocate or that collocation is not feasible for any of the following reasons:

(d) The applicant's network of antenna locations is not adequate to properly serve its customers, and the use of facilities of other entities is not suitable for physical reasons.

Please reference exhibits A-1 through A-4 which demonstrate the existing coverage from the facilities Verizon Wireless currently utilizes and where the coverage gap is located. The nearest towers which were identified were already located upon by Verizon Wireless.

(e) Adequate and reliable service cannot be provided from existing sites in a financially and technologically feasible manner consistent with the service providers' system requirements.

Response: The existing sites which are shown in all the exhibits are not able to have their coverage extended through any technological enhancements. The limiting factor of how far a site can provide coverage is the mobile device since it has a limited power output.

(f) Existing sites cannot accommodate the proposed antenna due to structural or other engineering limitations (e.g., frequency incompatibilities).

Response: The existing sites which are shown in all the exhibits are not able to have their coverage extended through any technological enhancements. The limiting factor of how far a site can provide coverage is the mobile device since it has a limited power output.

O. Bulk regulations and height.

(2) In residential districts, wireless telecommunications facilities shall not exceed 50 feet in height unless the requirements of Subsection O(3) below are met. In nonresidential districts, wireless telecommunications facilities shall not exceed 100 feet in height unless the requirements of Subsection O(3) below are met.

Response: Locating any part of the antennas below the tree line (which would easily occur at 50' or below) severely affects the ability of a site to provide coverage to the surrounding area. Antennas must be located above the tree line in order to properly function and achieve their goals.

(3) In the event that applicants propose a height greater than that listed above, the applicant must demonstrate to the satisfaction of the Planning Board that:

(a) Alternative means of mounting the antenna have been considered and are not feasible for the applicant.

Response: Locating any part of the antennas below the tree line severely affects the ability of a site to provide coverage to the surrounding area. Antennas must be located above the tree line in order to properly function and achieve their goals.

(b) The height is the minimum height necessary for adequate operation to meet the applicants' communications needs and the aesthetic intrusion has been minimized to the greatest extent practicable.

Response: Please see the B-1A through B-4C exhibits to see the loss of coverage from reducing the height from 150' to 130' to 110'. The new facility is designed to allow for co-location by multiple carriers and emergency services. Four major wireless carriers provide service to the Town of Carmel, and this facility is designed to allow multiple carriers to achieve significant coverage. As stated earlier, the facility is also designed for emergency services equipment and could be beneficial to local, state, or national, wireless emergency systems.

7 CONCLUSION:

PierCon Solutions' analysis of Verizon Wireless' existing network coverage indicates that a significant gap in wireless service exists within the town of Carmel. The application by Verizon Wireless proposes to construct a new wireless telecommunications facility at 36 Dixon Road, Mahopac, NY. The proposed installation, consisting of antennas at centerline heights of 146' will alleviate coverage and capacity deficiencies and provide reliable service as described above.

PierCon performed a thorough review of the wireless code and has addressed each section to which a response from a radiofrequency engineering perspective was applicable.

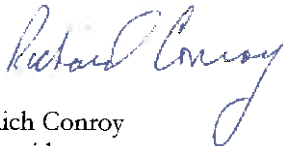
The operation of this facility will enable Verizon Wireless to provide reliable wireless service to Town of Carmel and to remedy the significant gaps in personal wireless services. After performing the independent radiofrequency analysis, PierCon Solutions concludes that this facility is essential to Verizon Wireless' network design for the Town of Carmel.

Report Prepared by:



Adam Feehan
Sr. RF Engineer
PierCon Solutions, LLC

(Date) 7/31/18



Rich Conroy
President
PierCon Solutions, LLC

(Date) 7/31/18

8 APPENDIX - EXHIBITS

- *Exhibit A-1 – Existing Verizon Wireless Suburban 700 MHz In-Building LTE Coverage*
- *Exhibit A-2 – Existing Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage*
- *Exhibit A-3 – Existing Verizon Wireless 2100 MHz In-Vehicle LTE Coverage*
- *Exhibit A-4 – Existing Verizon Wireless 2100 MHz In-Vehicle LTE Coverage*
- *Exhibit B-1A – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 146'*
- *Exhibit B-1B – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 126'*
- *Exhibit B-1C – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 106'*
- *Exhibit B-2A – Proposed Verizon Wireless 700 MHz In-Vehicle LTE Coverage @ 146'*
- *Exhibit B-2B – Proposed Verizon Wireless 700 MHz In-Vehicle LTE Coverage @ 126'*
- *Exhibit B-2C – Proposed Verizon Wireless 700 MHz In-Vehicle LTE Coverage @ 106'*
- *Exhibit B-3A – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 146'*
- *Exhibit B-3B – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 126'*
- *Exhibit B-3C – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 106'*
- *Exhibit B-4A – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 146'*
- *Exhibit B-4B – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 126'*
- *Exhibit B-4C – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 106'*
- *Exhibit C-1 – Existing & Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage*
- *Exhibit C-2 – Existing & Proposed Verizon Wireless 700 MHz In-Vehicle LTE Coverage*
- *Exhibit C-3 – Existing & Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage*
- *Exhibit C-4 – Existing & Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage*
- *Exhibit D – Existing, Proposed/ Approved, and Future Verizon Wireless Sites*
- *Exhibit E – Detailed Site Table*
- *Exhibit F – Existing Verizon Wireless Sites on Town Zoning Map*
- *Exhibit G – Existing Verizon Wireless Suburban 700 MHz In-Building LTE Coverage on Town Zoning Map*

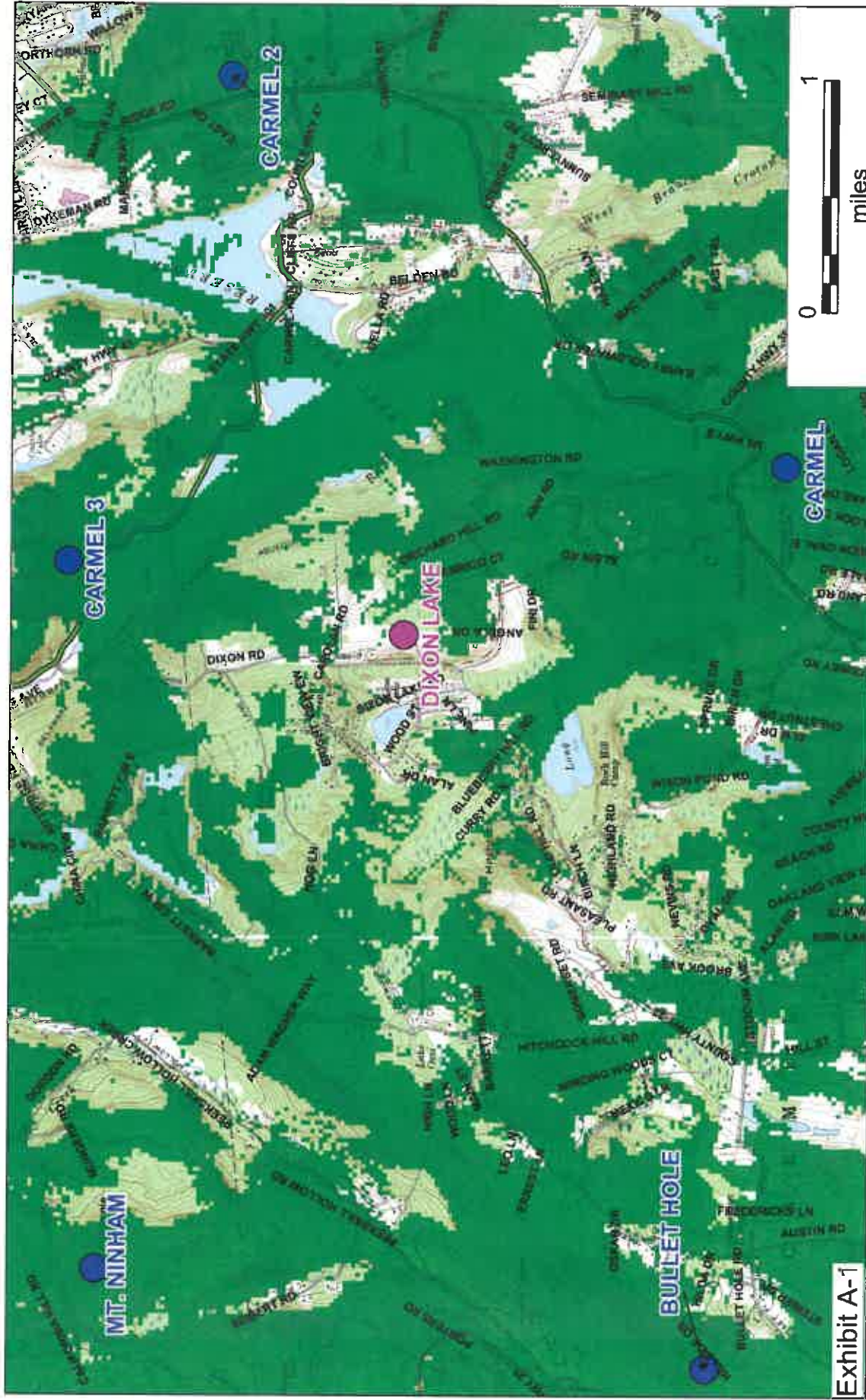
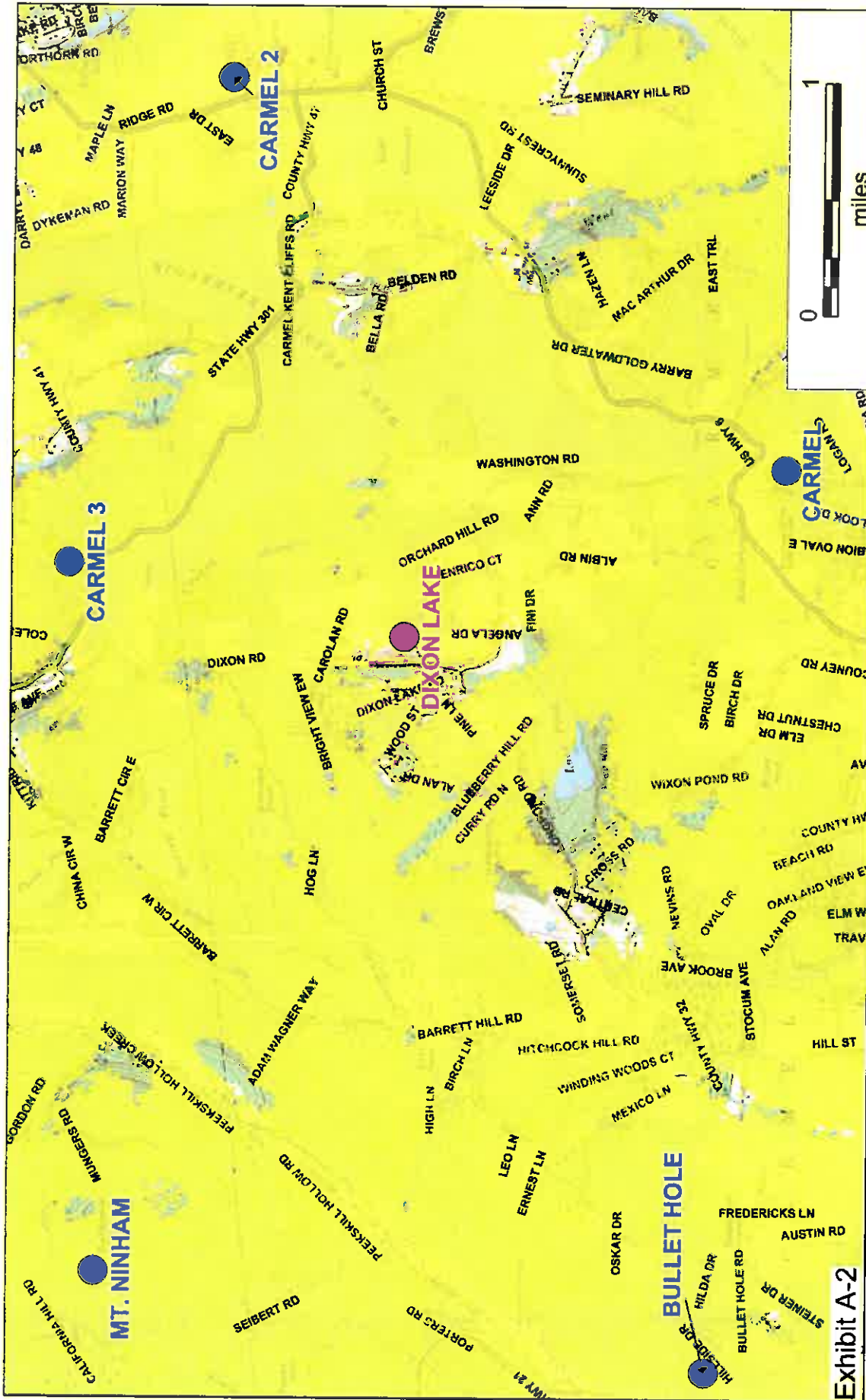


Exhibit A-1

Dixon Lake
 Existing Verizon Wireless
 Suburban 700 MHz In-Building
 LTE Coverage
 36 Dixon Road
 Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Existing Reliable Coverage (≥ 95 dBm RSRP)



verizon

PierCon Solutions LLC
Specialists in Wireless Systems

Prepared by A. Feehan 6/21/2018

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site

Existing Reliable Coverage (≥ -105 dBm RSRP)

Dixon Lake
Existing Verizon Wireless
700 MHz In-Vehicle
LTE Coverage
36 Dixon Road
Carmel, NY 10512

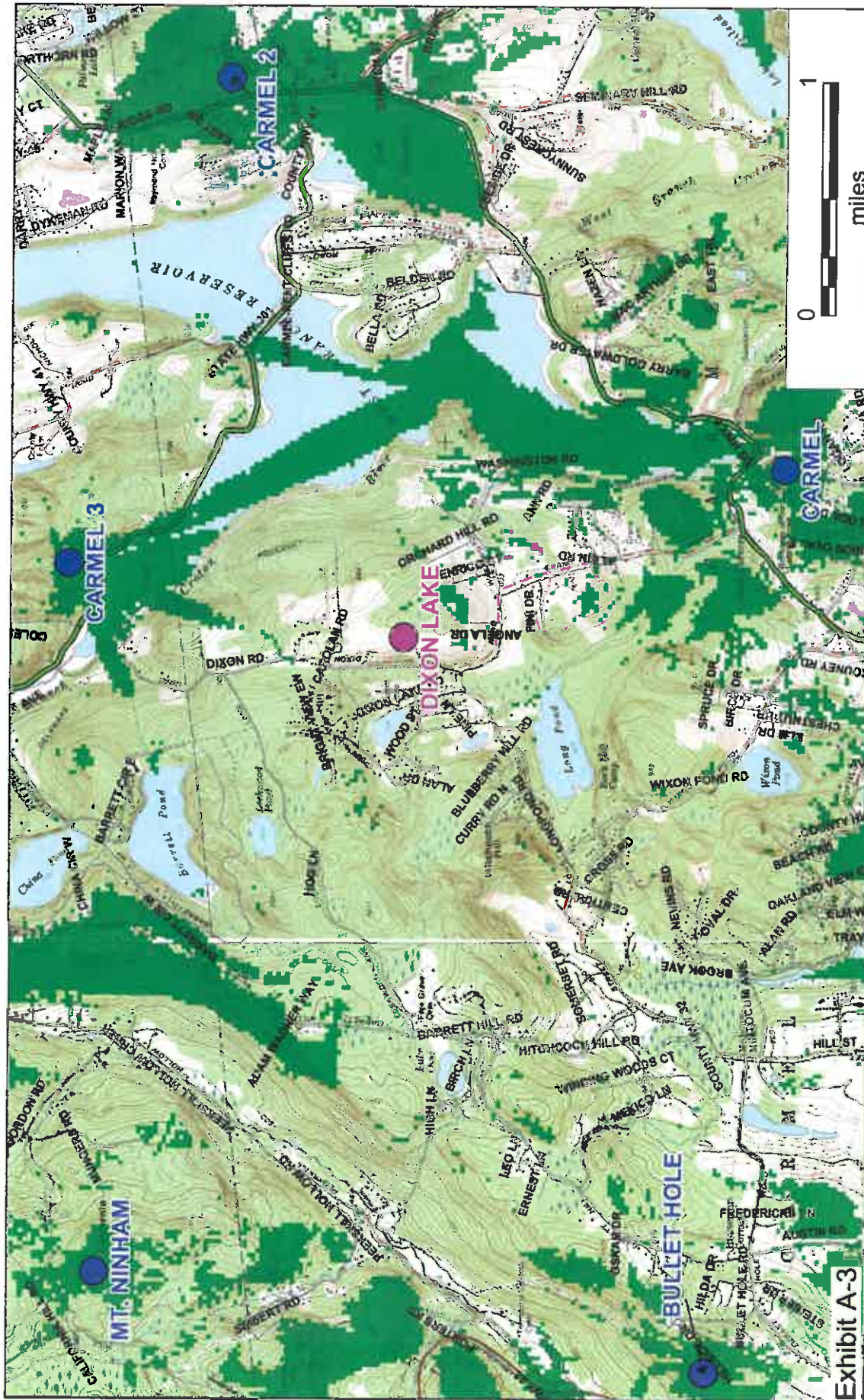


Exhibit A-3

Dixon Lake

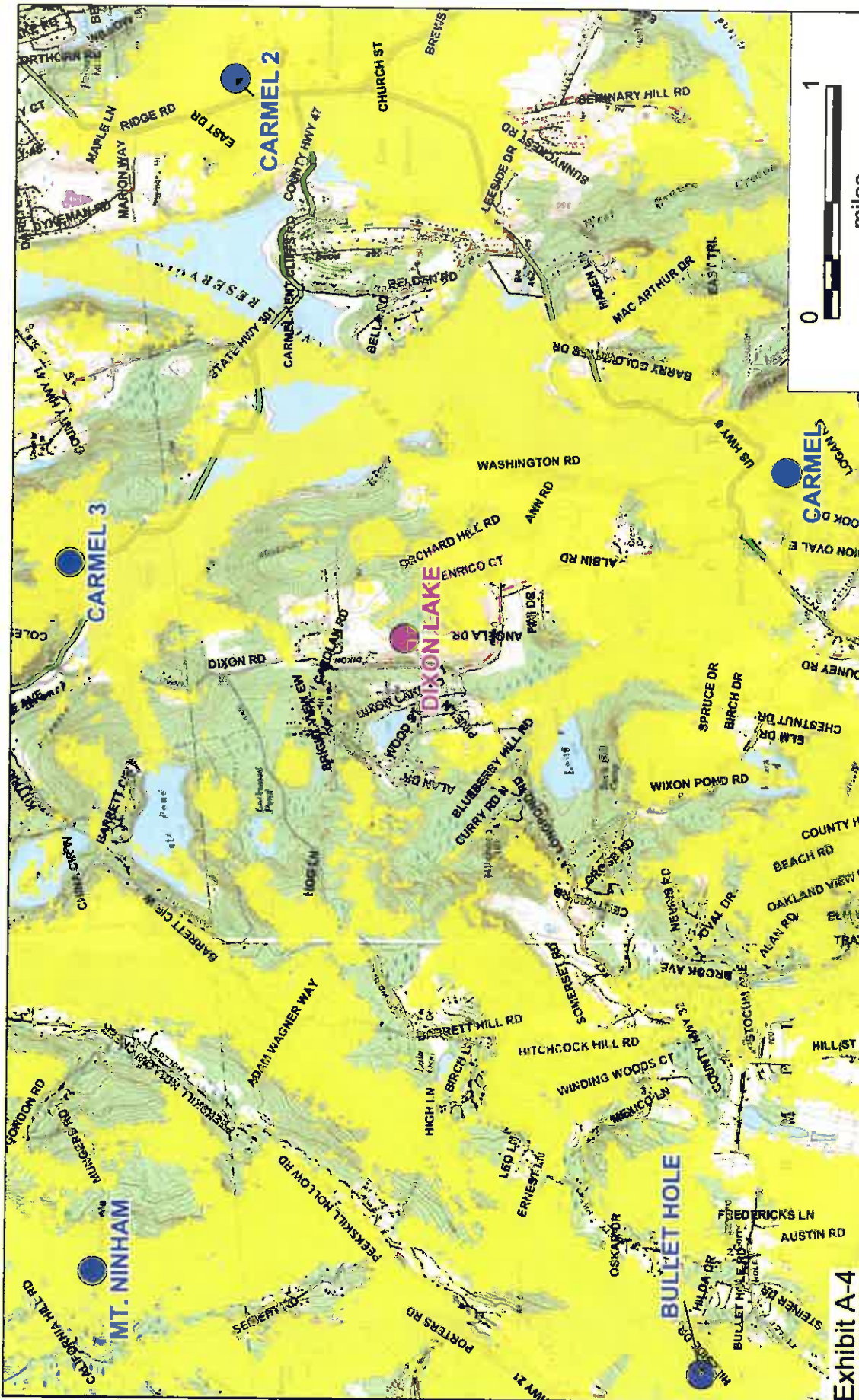
Existing Verizon Wireless
Suburban 2100 MHz In-Building
LTE Coverage
36 Dixon Road
Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site

Existing Reliable Coverage (≥ 95 dBm RSRP)



Prepared by A. Feehan 6/21/2018



Dixon Lake
 Existing Verizon Wireless
 2100 MHz In-Vehicle
 LTE Coverage
 36 Dixon Road
 Carmel, NY 10512

Verizon Wireless Existing Site
 Verizon Wireless Proposed Site
 Existing Reliable Coverage (≥ -105 dBm RSRP)

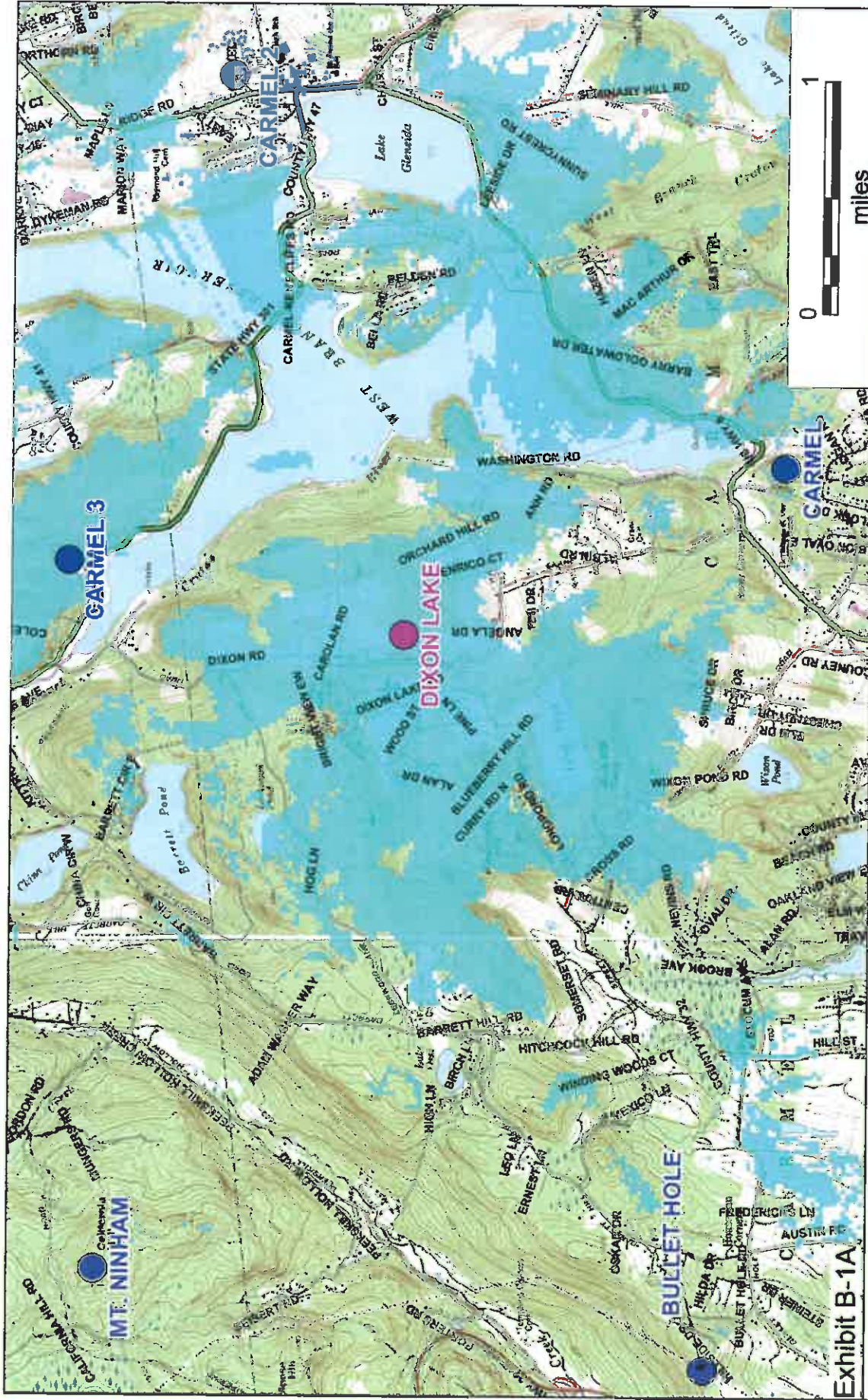


Exhibit B-1A

Dixon Lake

Proposed Verizon Wireless
Suburban 700 MHz In-Building
LTE Coverage @ 146'
36 Dixon Road
Carmel, NY 10512

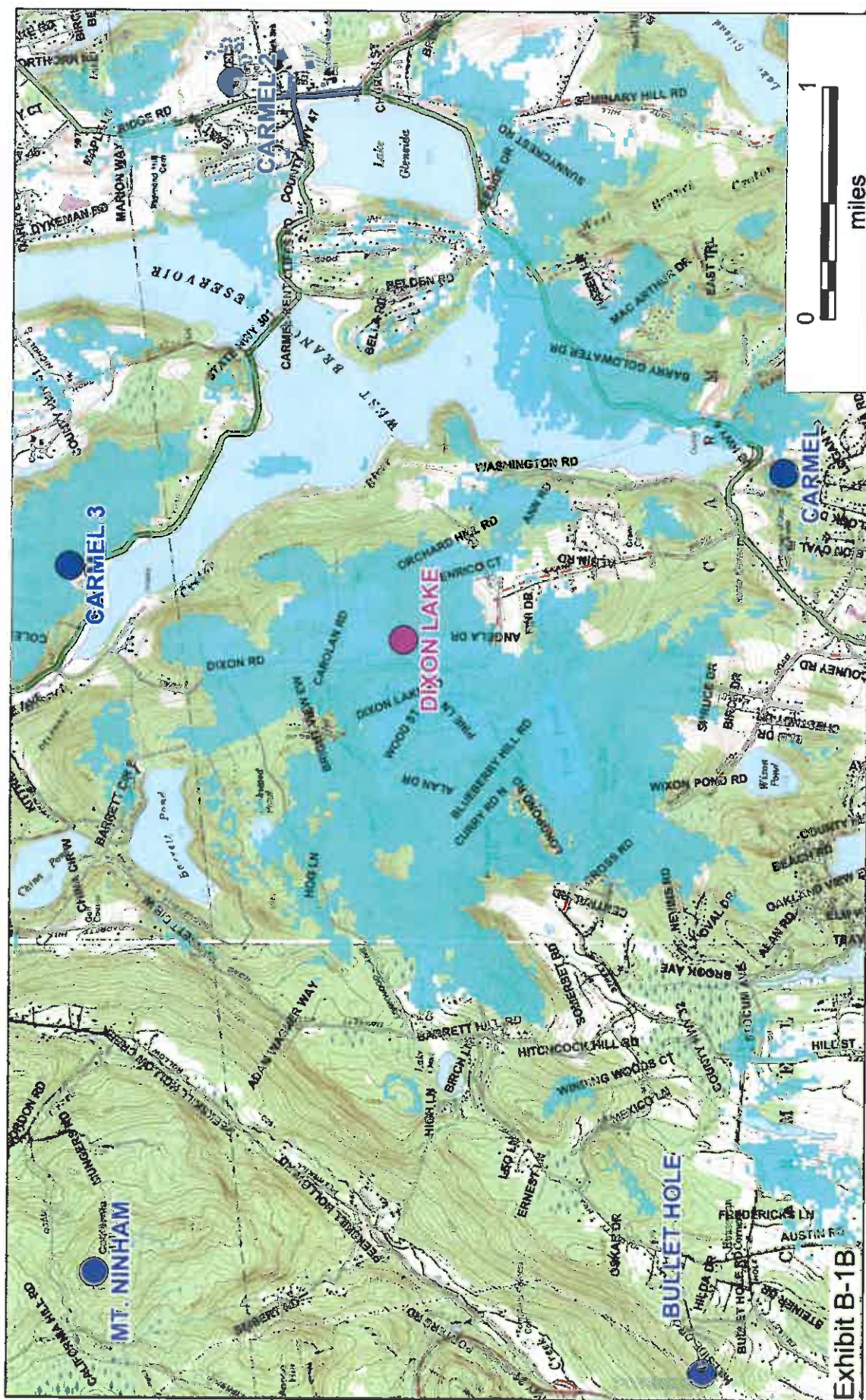
- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site

Proposed Reliable Coverage (≥ 95 dBm RSRP)

verizon

PierCon Solutions
Specialists in Wireless Systems

Prepared by A. Feehan 6/21/2018



Dixon Lake

Proposed Verizon Wireless
Suburban 700 MHz In-Building
LTE Coverage @ 126'
36 Dixon Road
Carmel, NY 10512

Verizon Wireless Existing Site

Verizon Wireless Proposed Site

Proposed Reliable Coverage (≥ -95 dBm RSRP)

Prepared by A. Feehan 6/21/2018

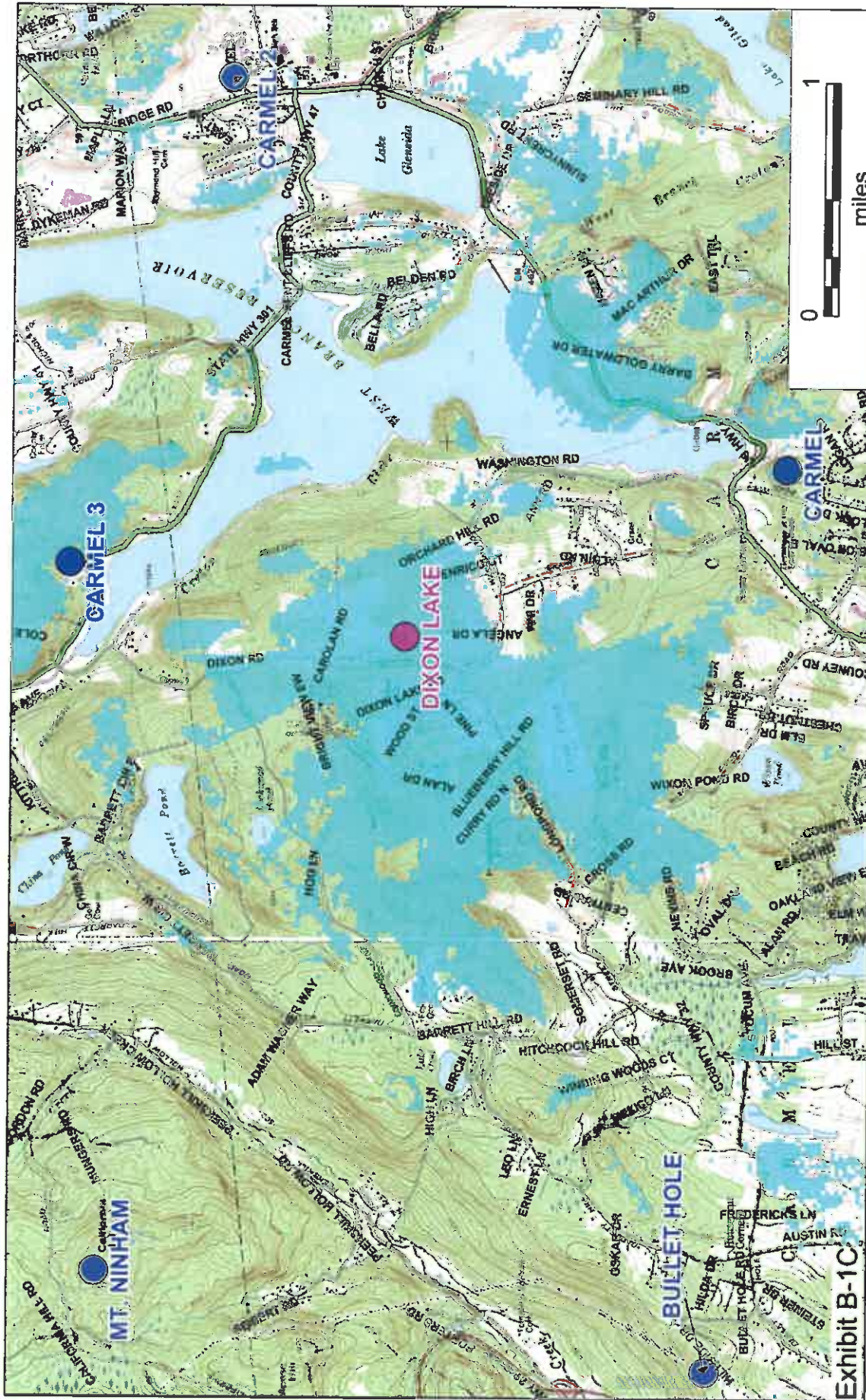


Exhibit B-1C

Dixon Lake

Proposed Verizon Wireless
Suburban 700 MHz In-Building
LTE Coverage @ 106'
36 Dixon Road
Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (>=-95 dBm RSRP)

verizon

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Specialists in Wireless Systems

Prepared by A. Feehan 6/21/2018

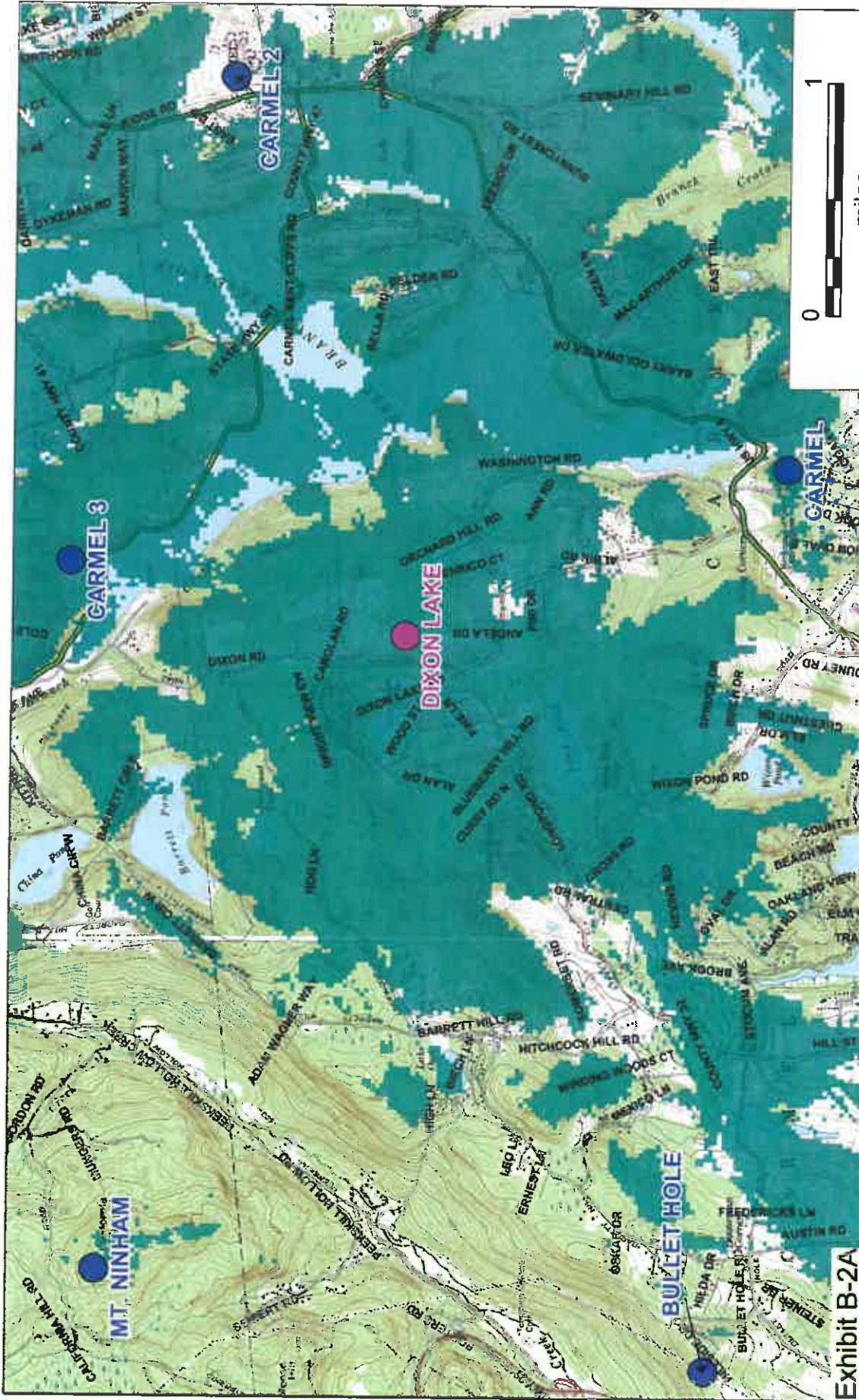


Exhibit B-2A

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>verizon</p> <p>PierCon Solutions LLC
Specialists in Wireless Systems</p> <p>Prepared by A. Feehan 6/21/2018</p> | <p>Verizon Wireless Existing Site</p> <p>Verizon Wireless Proposed Site</p> <p>Proposed Reliable Coverage (>=-105 dBm RSSRP)</p> | <p>Dixon Lake</p> <p>Proposed Verizon Wireless
700 MHz In-Vehicle
LTE Coverage @ 146'
36 Dixon Road
Carmel, NY 10512</p> |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|

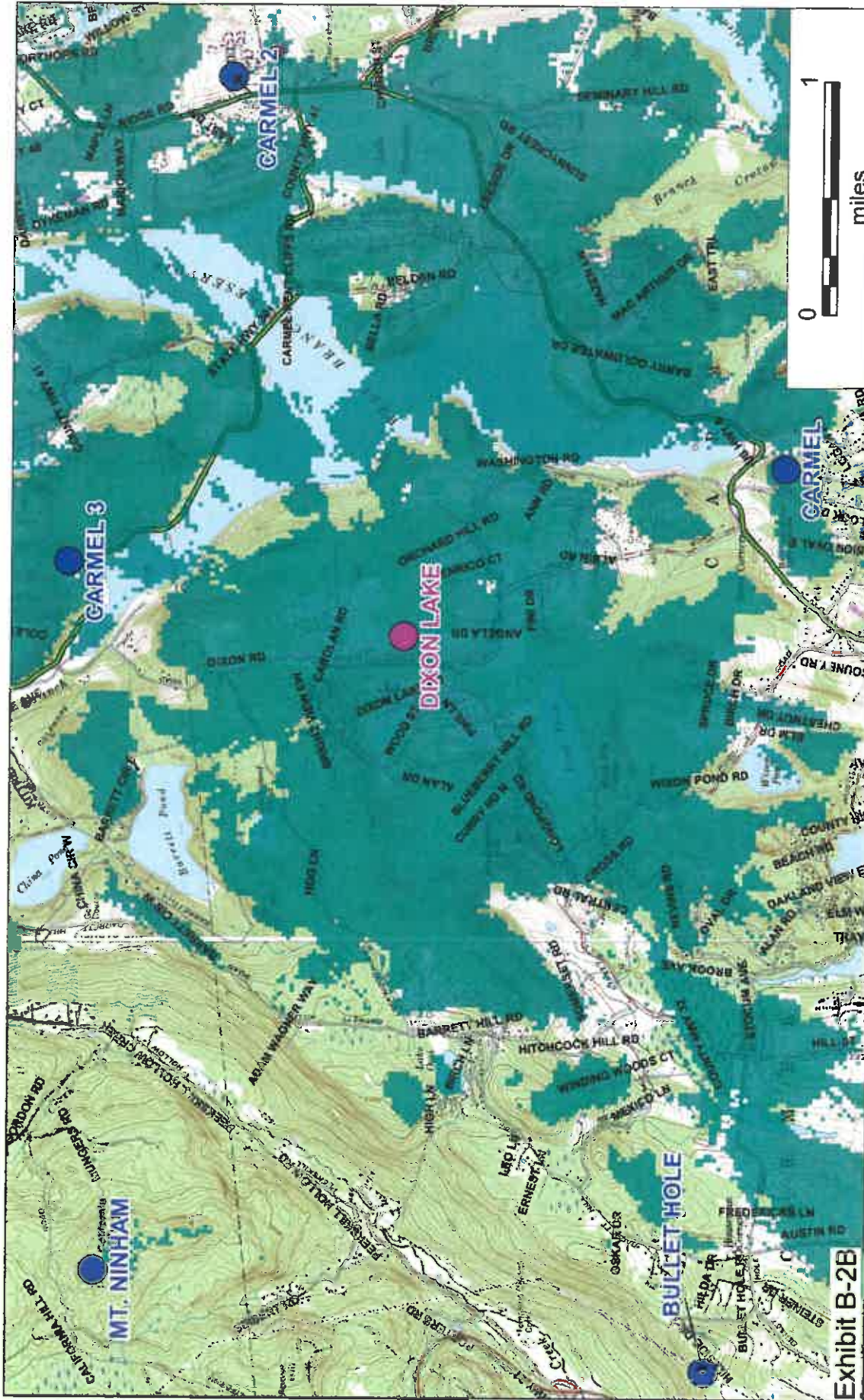


Exhibit B-2B

Dixon Lake
 Proposed Verizon Wireless
 700 MHz In-Vehicle
 LTE Coverage @ 126'
 36 Dixon Road
 Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (≥ 105 dBm RSRP)

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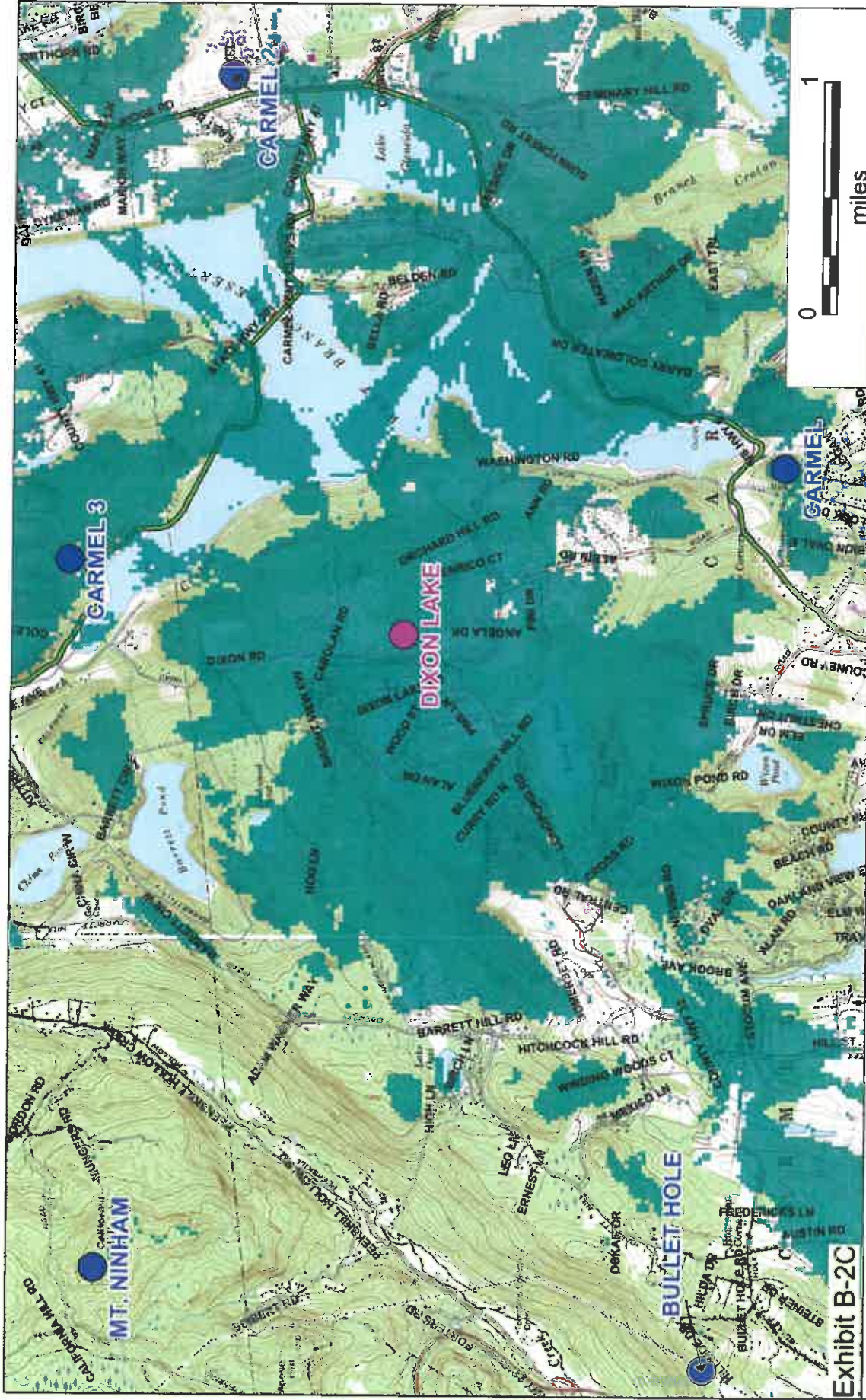


Exhibit B-2C

Dixon Lake

Proposed Verizon Wireless

700 MHz In-Vehicle

LTE Coverage @ 106'

36 Dixon Road

Carmel, NY 10512

Verizon Wireless Existing Site

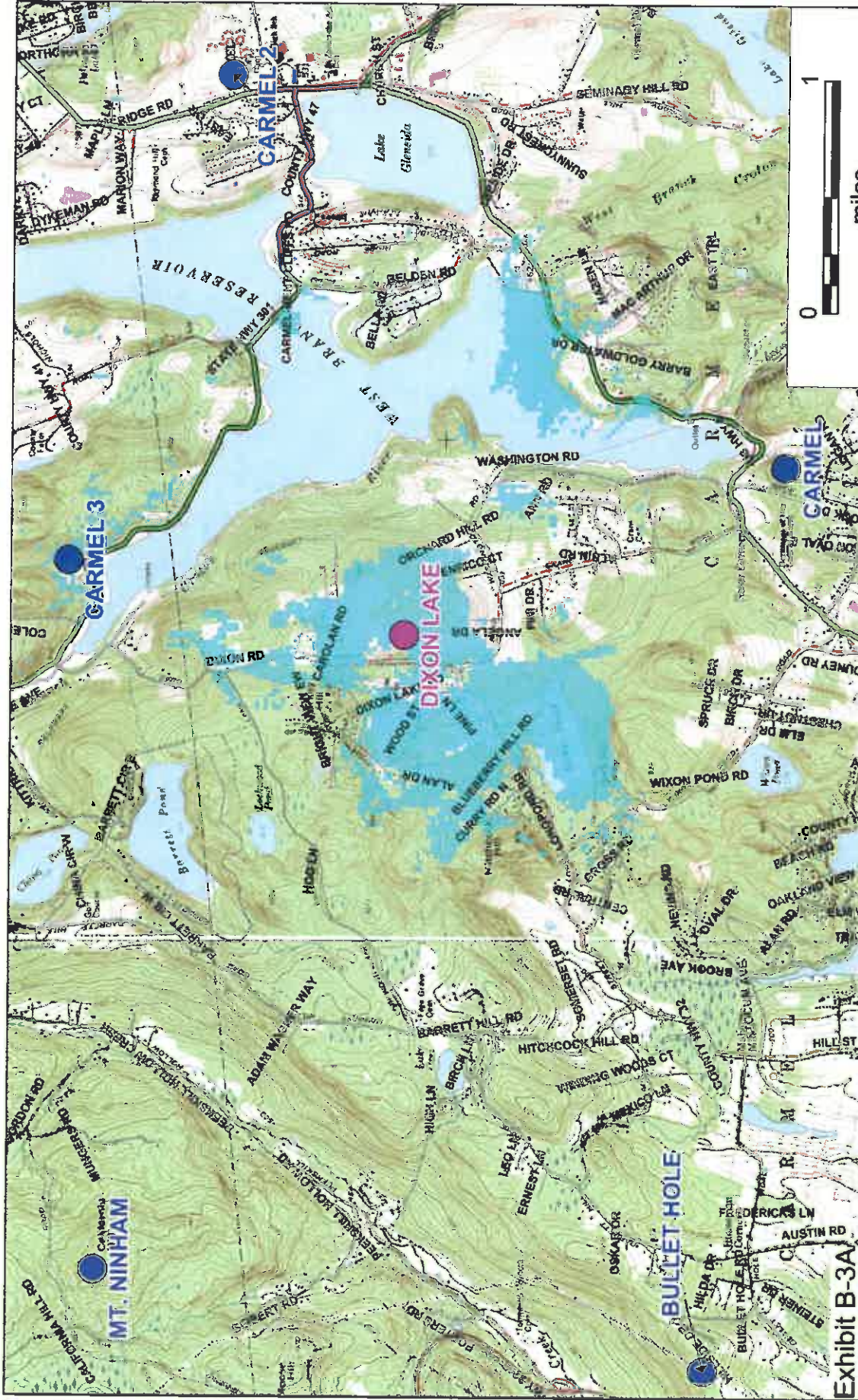
Verizon Wireless Proposed Site

Proposed Reliable Coverage (≥ -105 dBm RSRP)

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| | | |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>verizon</p> <p>PierCon Solutions
Specialists in Wireless Systems</p> <p>Prepared by A. Feehan 6/21/2018</p> | <p>Verizon Wireless Existing Site</p> <p>Verizon Wireless Proposed Site</p> <p>Proposed Reliable Coverage (>=-95 dBm RSRP)</p> | <p>Dixon Lake</p> <p>Proposed Verizon Wireless
Suburban 2100 MHz In-Building
LTE Coverage @ 146"
36 Dixon Road
Carmel, NY 10512</p> |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|

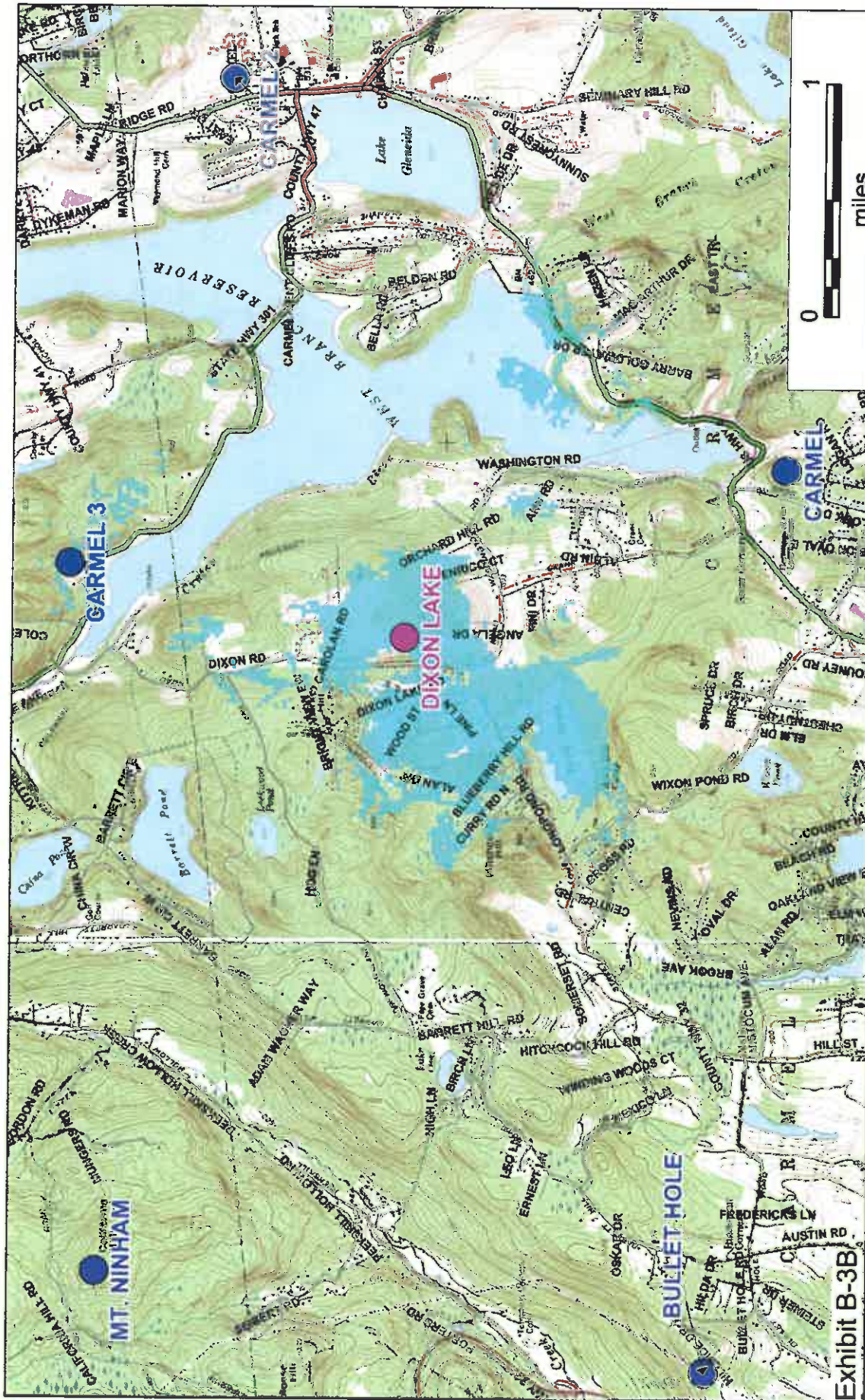


Exhibit B-3B

Dixon Lake

Proposed Verizon Wireless
Suburban 2100 MHz In-Building
LTE Coverage @ 126'
36 Dixon Road
Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (≥ -95 dBm RSSRP)

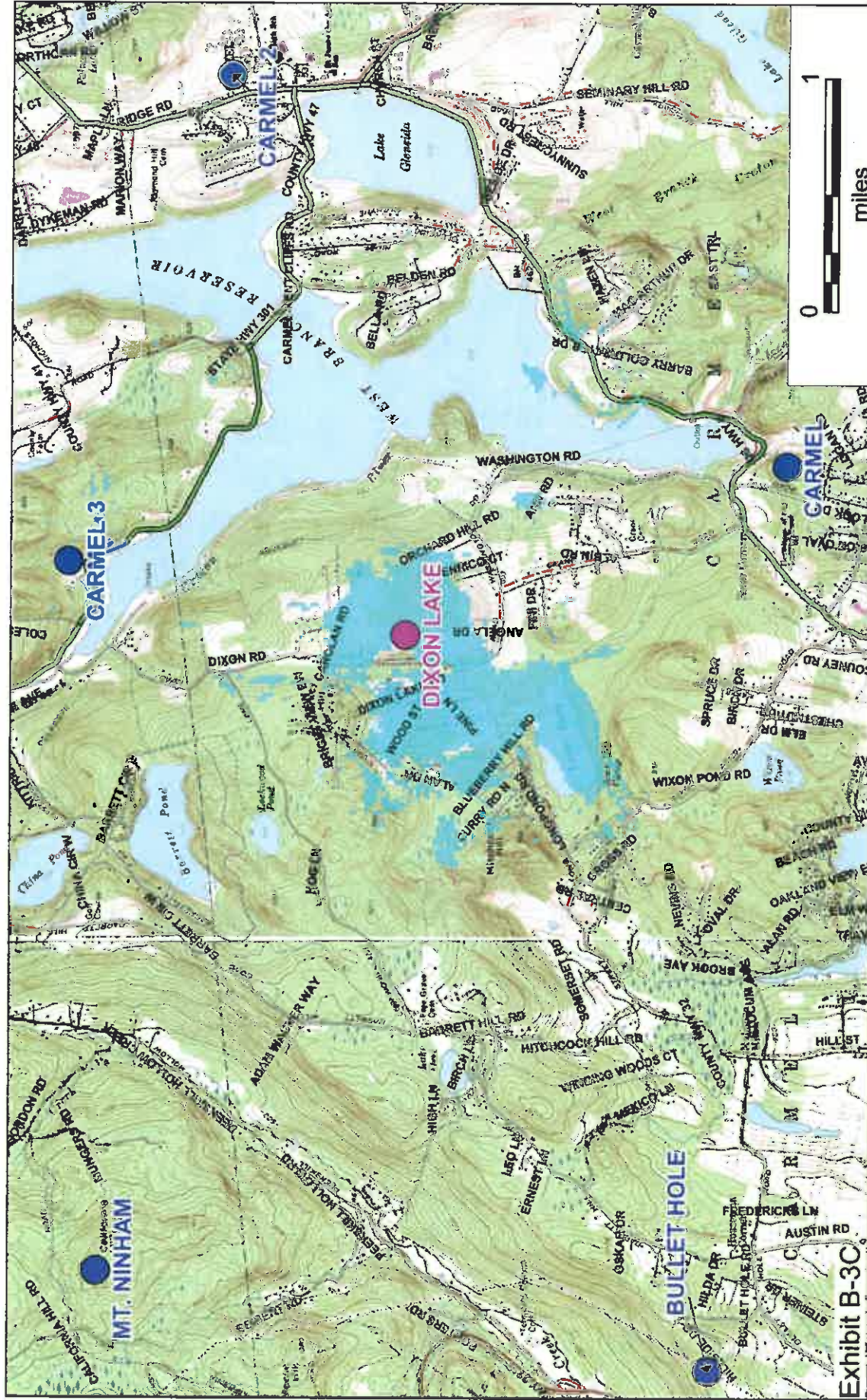


Exhibit B-3C

Dixon Lake

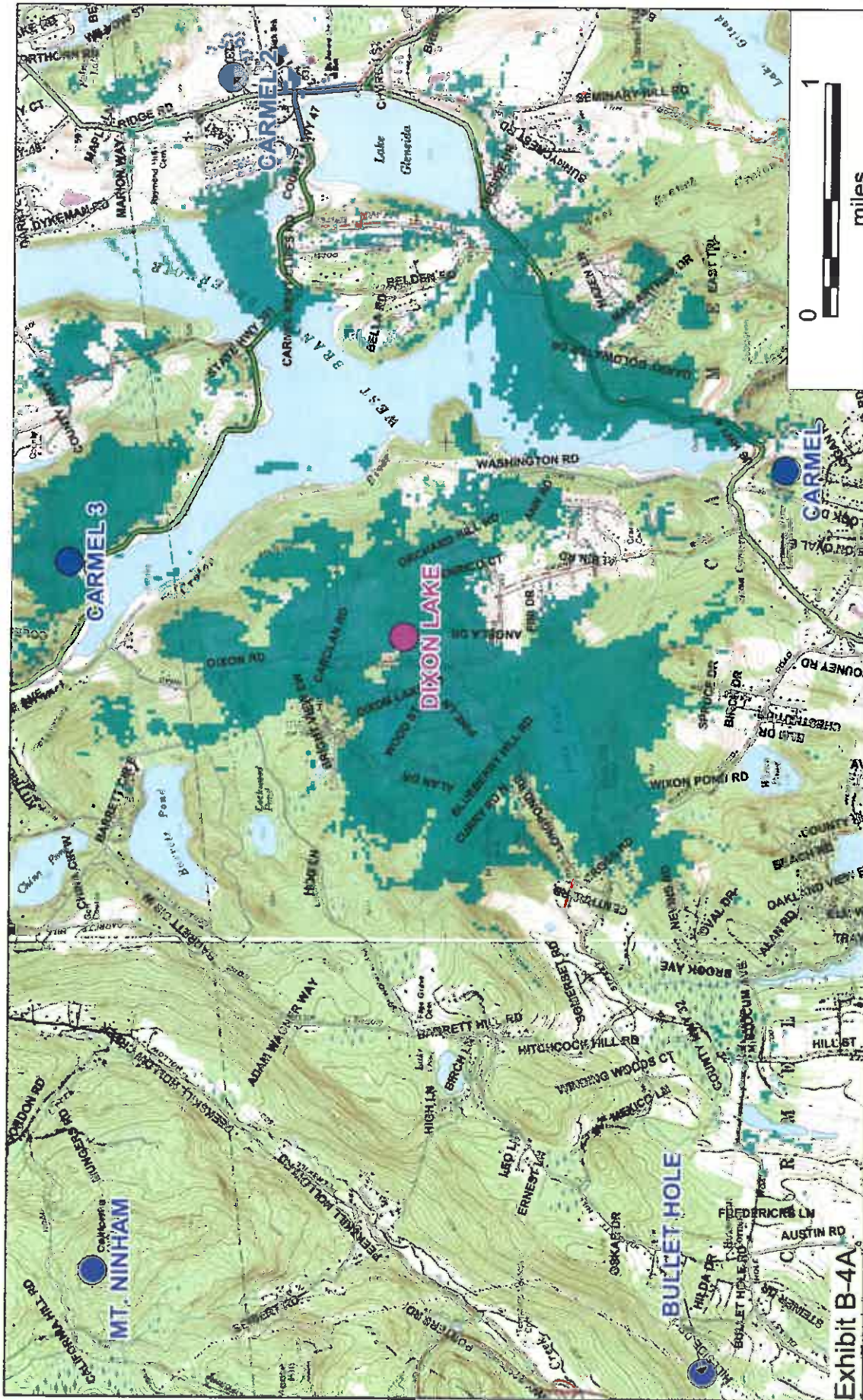
Proposed Verizon Wireless
Suburban 2100 MHz In-Building
LTE Coverage @ 106'
36 Dixon Road
Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (≥ 95 dBm RSRP)

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Dixon Lake

Proposed Verizon Wireless
2100 MHz In-Vehicle
LTE Coverage @ 146'
36 Dixon Road
Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (≥ -105 dBm RSRP)

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Prepared by A. Feehan 6/21/2018

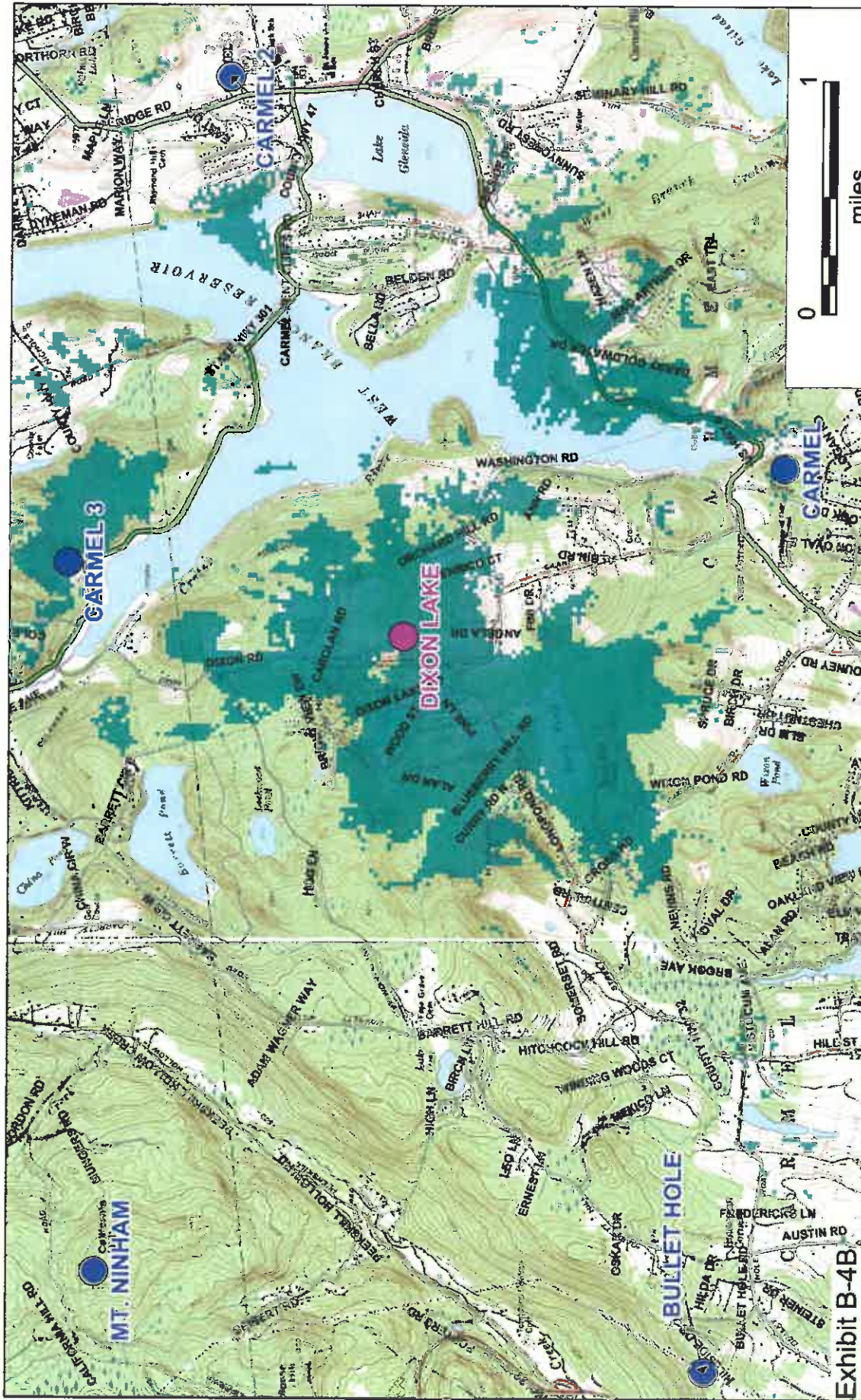


Exhibit B-4B

Dixon Lake

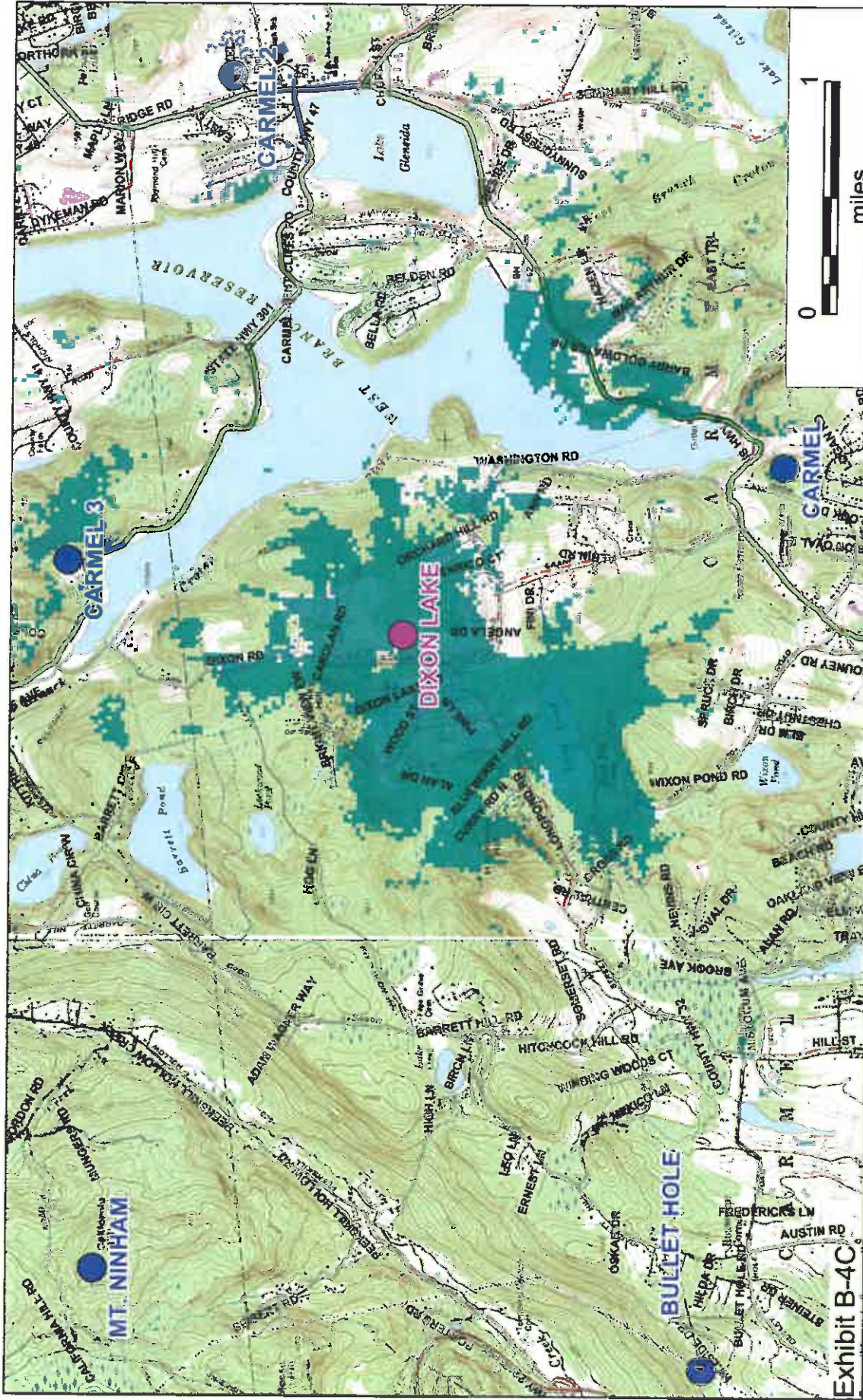
Proposed Verizon Wireless
2100 MHz In-Vehicle
LTE Coverage @ 126'
36 Dixon Road
Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (≥ 105 dBm RSRP)

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Dixon Lake

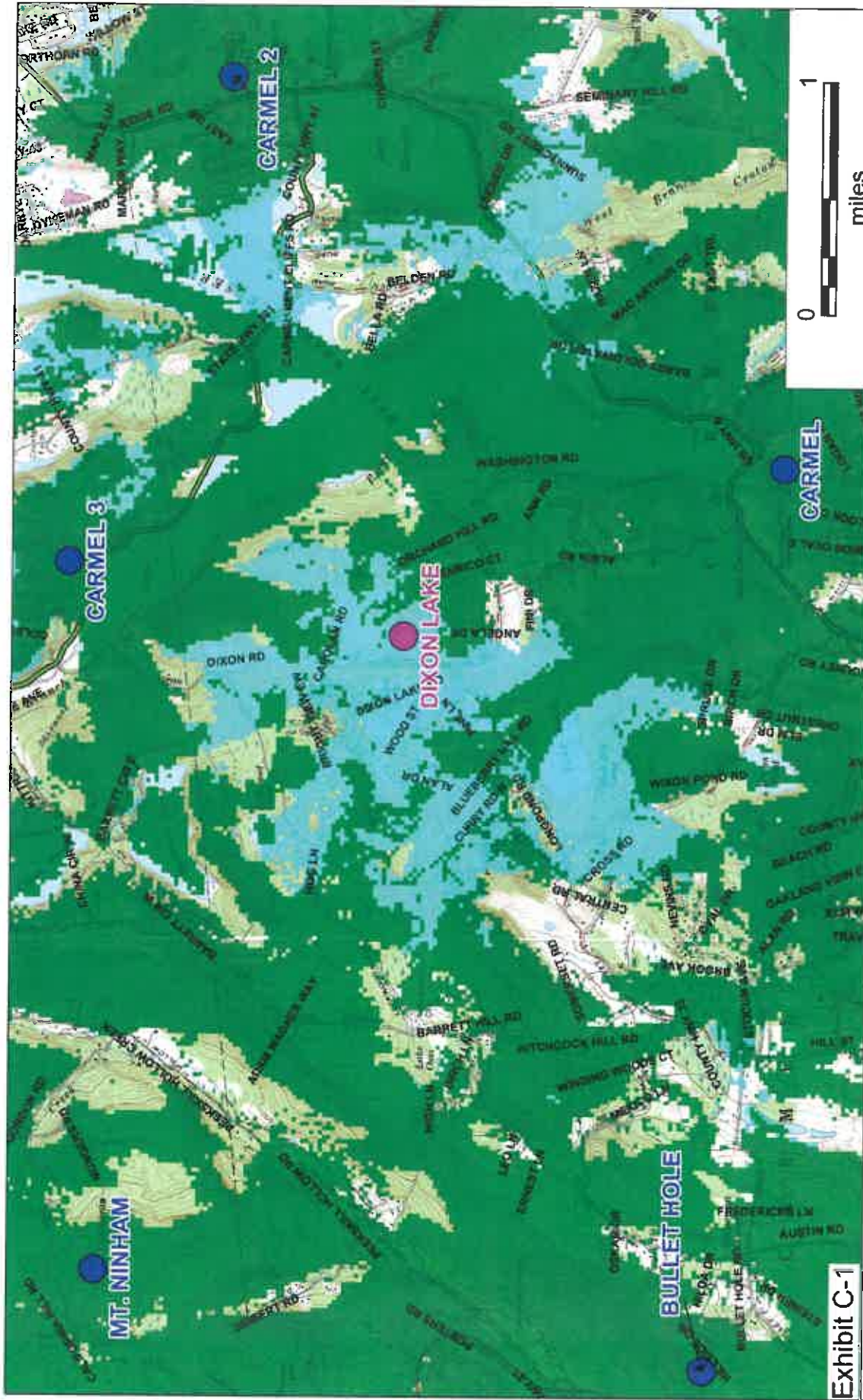
Proposed Verizon Wireless
2100 MHz In-Vehicle
LTE Coverage @ 106'
36 Dixon Road
Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (≥ 105 dBm RSRP)

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Dixon Lake

Existing & Proposed Verizon
Wireless Suburban 700 MHz
In-Building LTE Coverage @ 146'
36 Dixon Road
Carmel, NY 10512

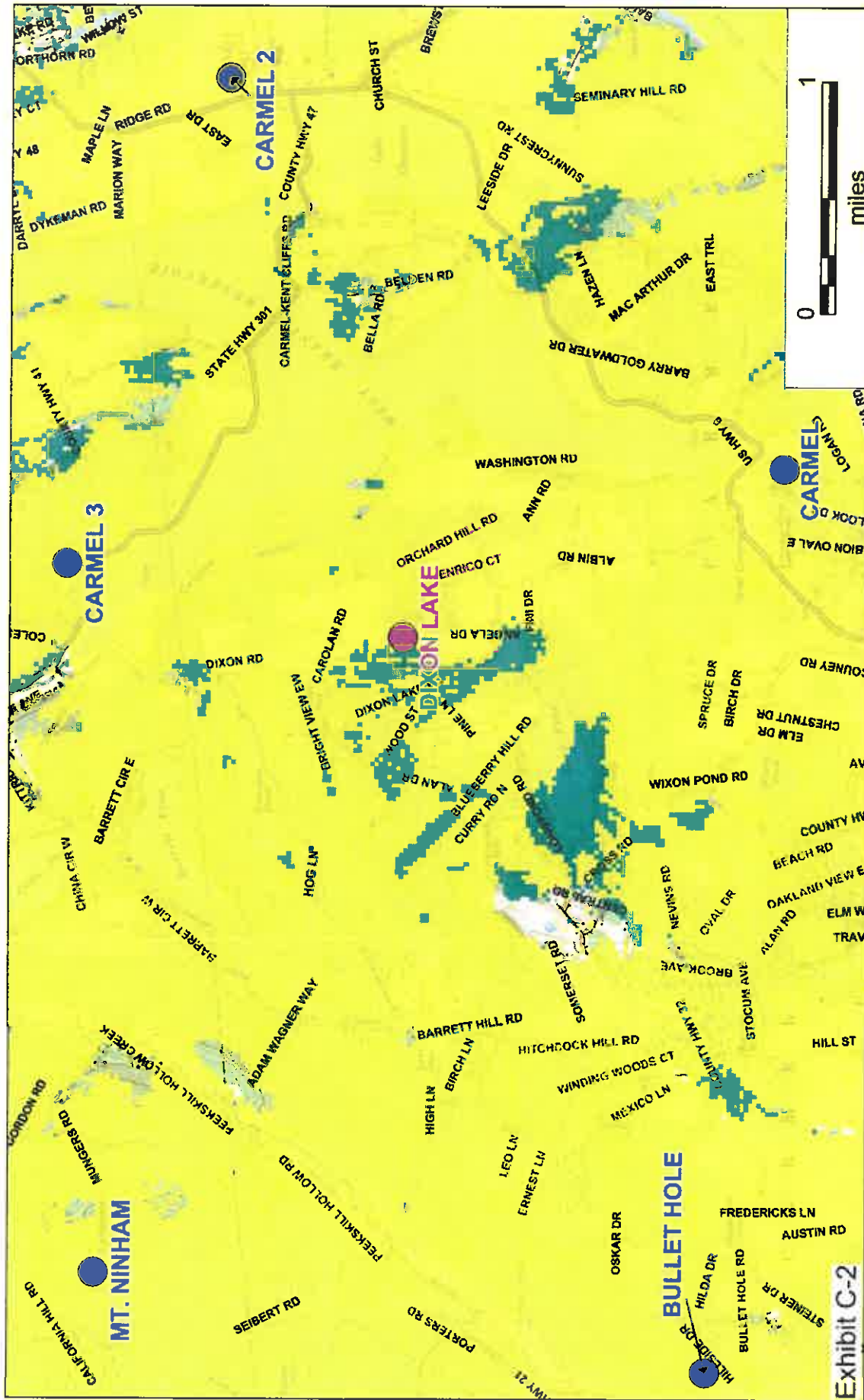
- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site

- Existing Reliable Coverage (≥ -95 dBm RSRP)
- Proposed Reliable Coverage (≥ -95 dBm RSRP)

verizon

PierCon Solutions^{LLC}
Specialists in Wireless Systems

Prepared by A. Feehan 6/21/2018



Dixon Lake

Existing & Proposed Verizon
Wireless 700 MHz In-Vehicle
LTE Coverage @ 146'
36 Dixon Road
Carmel, NY 10512

Verizon Wireless Existing Site
Verizon Wireless Proposed Site

Existing Reliable Coverage (≥ -105 dBm RSRP)
Proposed Reliable Coverage (≥ -105 dBm RSRP)

verizon

PierCon Solutions LLC
Specialists in Wireless Systems

Prepared by A. Feehan 6/21/2018

Exhibit C-2

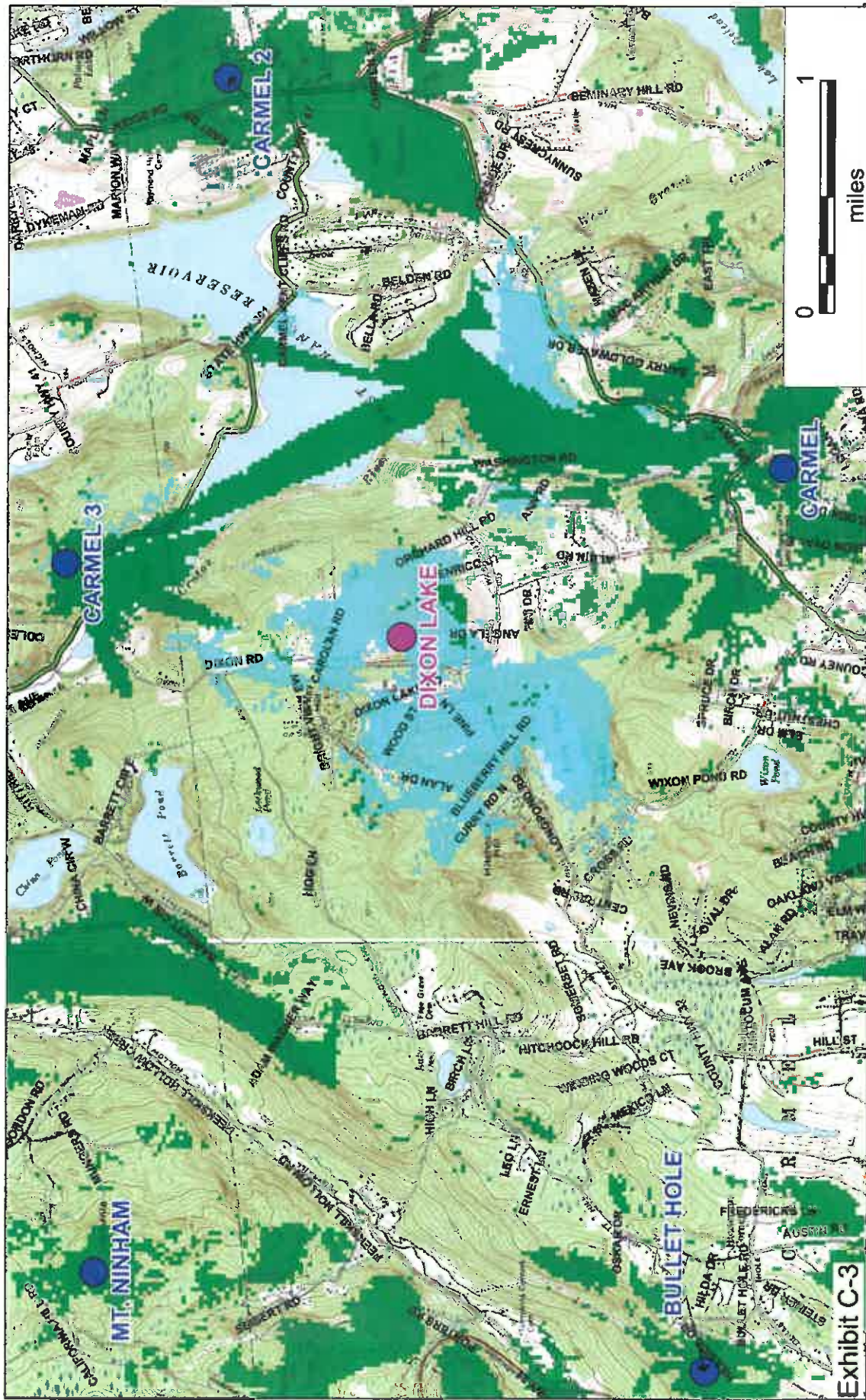


Exhibit C-3

Dixon Lake

Existing & Proposed Verizon
Wireless Suburban 2100 MHz
In-Building LTE Coverage @ 146'
36 Dixon Road
Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site

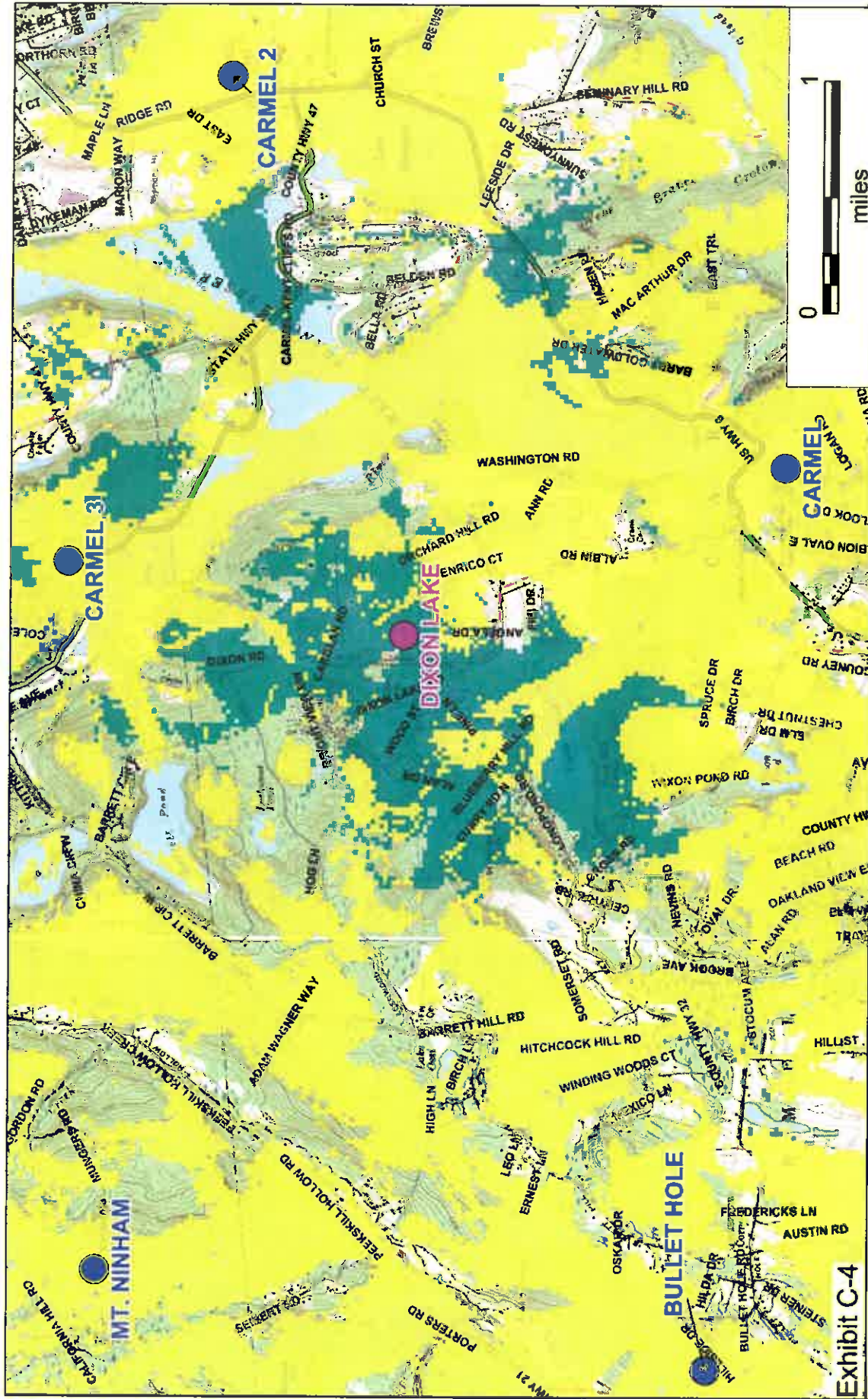
Existing Reliable Coverage (≥ -95 dBm RSRP)

Proposed Reliable Coverage (≥ -95 dBm RSRP)

verizon

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Specialists in Wireless Systems

Prepared by A. Feehan 6/21/2018



Dixon Lake

Existing & Proposed Verizon
Wireless 2100 MHz In-Vehicle
LTE Coverage @ 146'

36 Dixon Road
Carmel, NY 10512

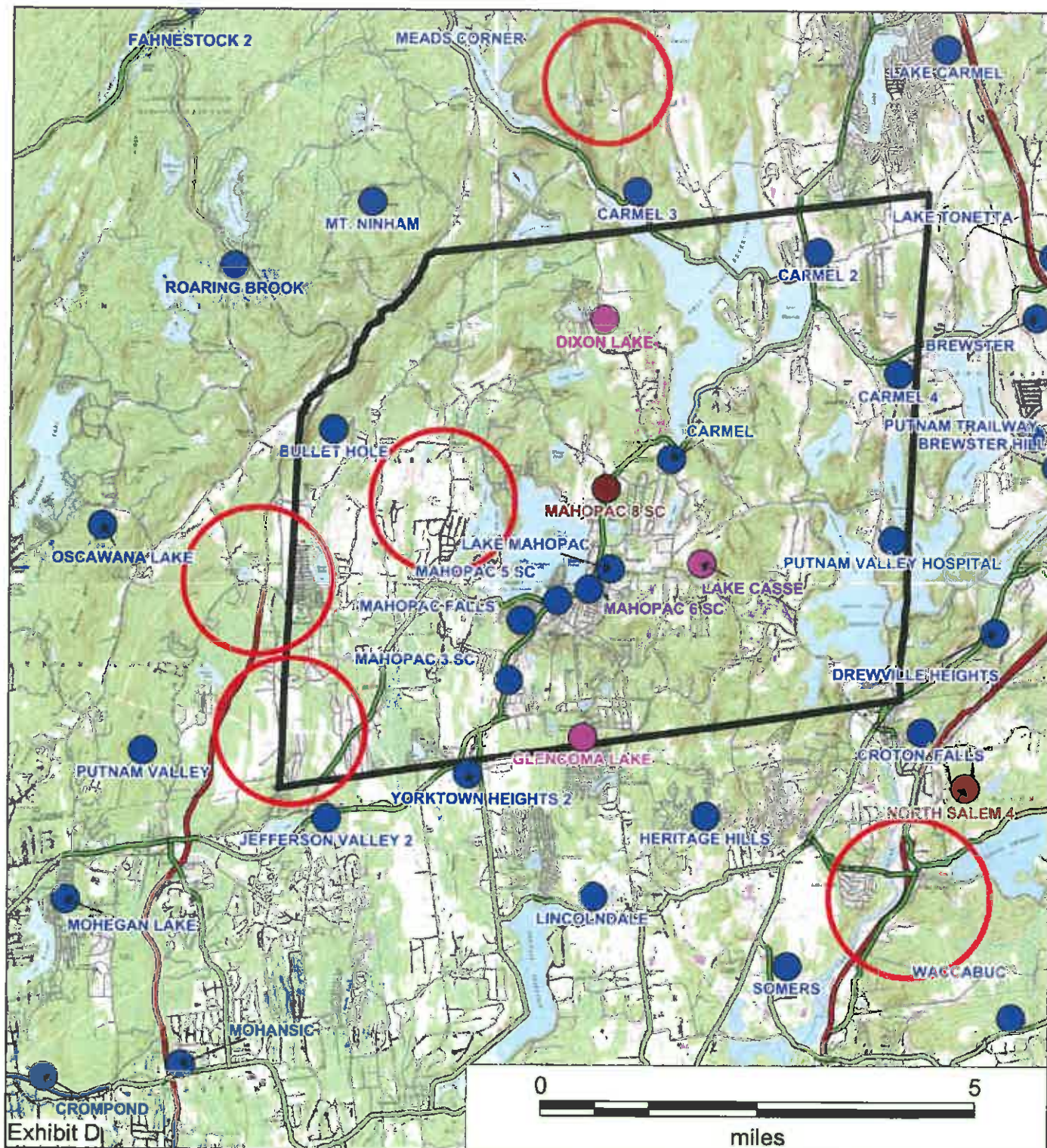
- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site

- Existing Reliable Coverage (≥ -105 dBm RSRP)
- Proposed Reliable Coverage (≥ -105 dBm RSRP)

verizon

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Specialists in Wireless Systems

Prepared by A. Feehan 6/21/2018



Town Of Carmel

Existing, Proposed/
Approved, and Future
Verizon Wireless Sites

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site (Homeland Towers)
- Verizon Wireless Approved Site
- Search Area for Future Site
- Town of Carmel Boundary

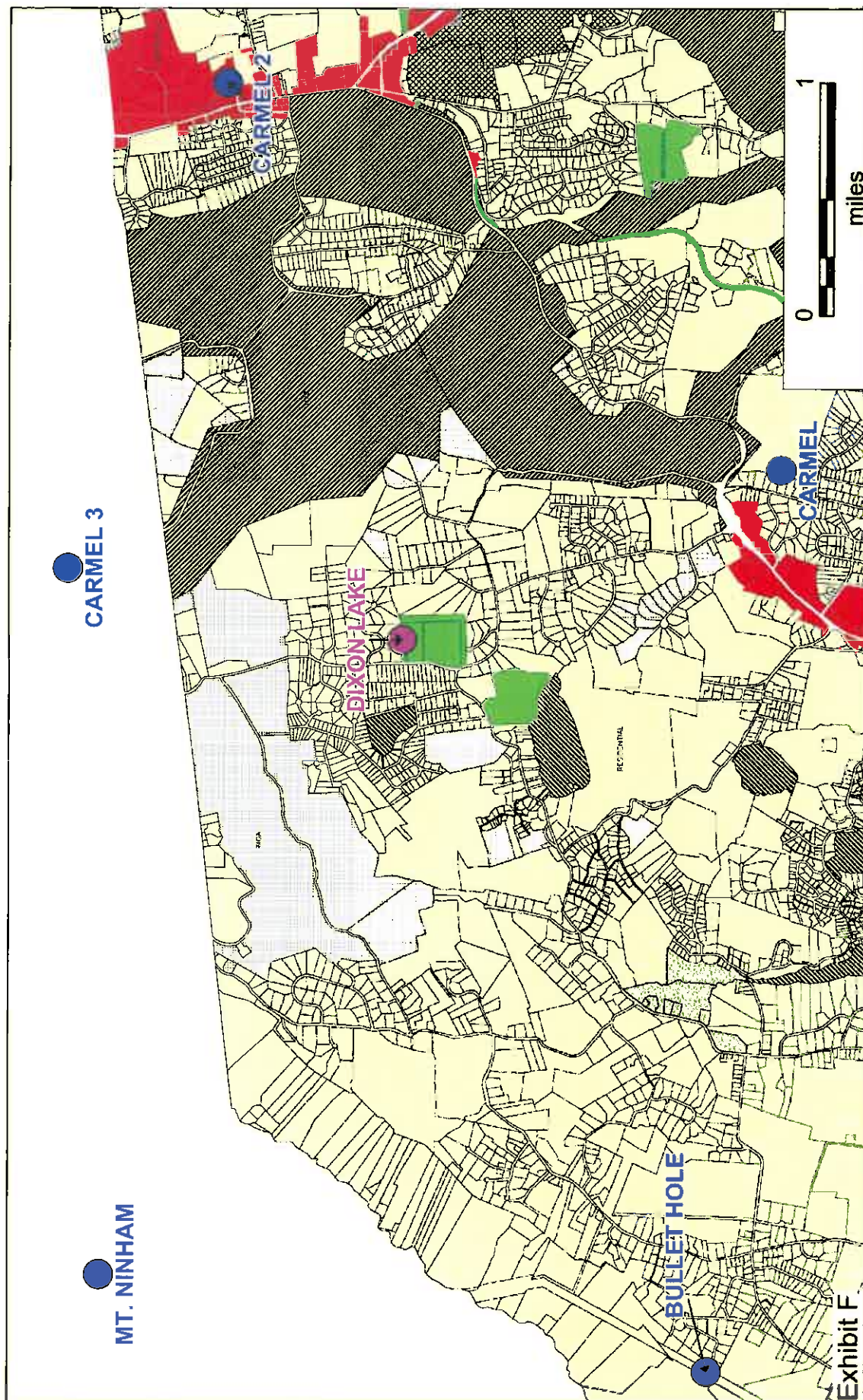
verizon✓

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Specialists in Wireless Systems

Prepared by A. Feehan
7/9/2018

EXHIBIT E - DETAILED SITE TABLE

| Site Name | Address | Height (feet) +/- |
|------------------------|------------------------------------------|--------------------------|
| JEFFERSON VALLEY | 3830 Gomer Street, Yorktown Heights | 52 |
| CARMEL 2 | 94 Gleneida Ave, Carmel | 123 |
| AMAWALK 3 | 2580 Route 35, Somers | 119 |
| CARMEL 3 | 21 Smokey Hollow Court, Carmel | 150 |
| LAKE CARMEL | 723 Fair St, Carmel | 102 |
| FAHNESTOCK 2 | Route 301, Cold Spring | 101 |
| WACCABUC | 117 Waccubuc Road, Goldens Bridge | 141 |
| ROARING BROOK | 220 Wiccopee Road, Putnam Valley | 150 |
| OSCAWANA LAKE | 7 Barger Hill Rd, Putnam Valley | 157 |
| DREWVILLE HEIGHTS | 300-310 Route 22, Brewster | 93 |
| MEADS CORNERS | 2490 Route 301, Carmel | 155 |
| MOHEGAN LAKE | Woodland Ave Ave, Yorktown | 93 |
| BREWSTER HILL | 87 Hillside Park, Brewster | 83 |
| MT NINHAM | 320 California Hill Path, Carmel | 101 |
| LINCOLNDALE | Rte 202, Lincolndale | 106 |
| MAHOPAC 3 SC | 361 Route 6, Mahopac | 19 |
| MAHOPAC 6 SC | 692 Route 6, Mahopac | 28 |
| HERITAGE HILLS | 250 West Hill Drive, Somers | 87 |
| SOMERS | 294 Route 100, Somers | 108 |
| PUTNAM VALLEY HOSPITAL | 670 Stoneleigh Ave, Carmel | 120 |
| YORKTOWN HEIGHTS 2 | 80 Route 6, Somers | 96 |
| MOHANSIC | 26-51 Strang Boulevard, Yorktown Heights | 47 |
| CROMPOND | 3800 Crompond Rd, Yorktown | 125 |
| BREWSTER | Independent Way, Brewster | 102 |
| BULLET HOLE | Scout Hill Road, Mahopac | 126 |
| MAHOPAC 5 SC | 946-954 S Lake Blvd, Mahopac | 36 |
| MAHOPAC FALLS | 51 Crest Drive, Mahopac | 121 |
| GOLDENS BRIDGE | Exit 6A I-684, Goldens Bridge | 102 |
| CROTON FALLS | Sun Valley Drive, North Salem | 100 |
| PUTNAM VALLEY | Williams Drive, Putnam Valley | 106 |
| CARMEL | 1183 Route 6, Carmel | 117 |
| LAKE MAHOPAC | 55 McAlpin Avenue, Carmel | 122 |



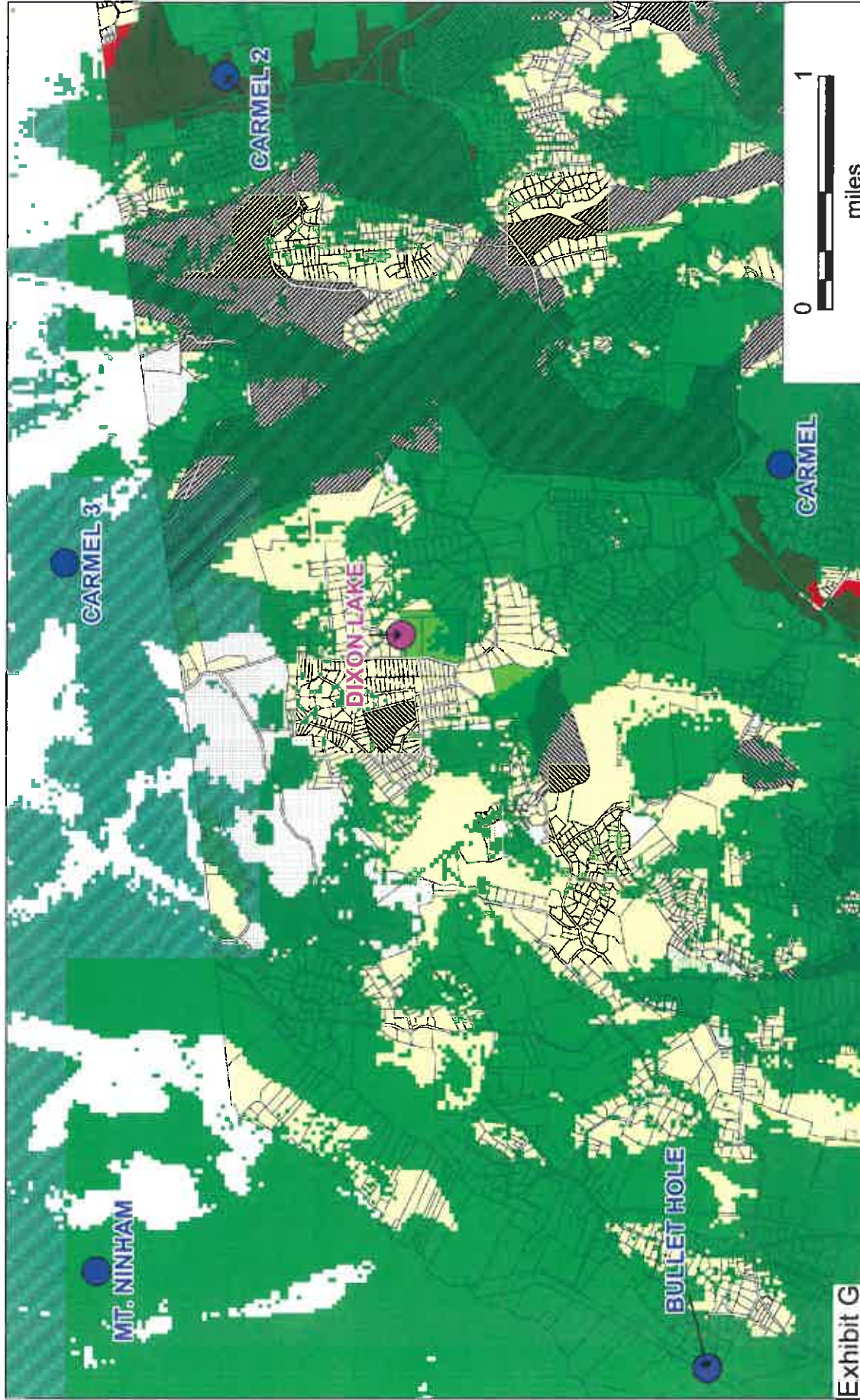
Dixon Lake
 Existing Verizon Wireless
 Sites on Town
 Zoning Map
 36 Dixon Road
 Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site

verizon

PierCon Solutions
Specialists in Wireless Systems

Prepared by A. Feehan 6/21/2018



Dixon Lake
 Existing Verizon Wireless
 Suburban 700 MHz In-Building
 LTE Coverage on Zoning Map
 36 Dixon Road
 Carmel, NY 10512

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Existing Reliable Coverage (≥ -95 dBm RSRP)

verizon

PierCon Solutions
Specialists in Wireless Systems

Prepared by A. Feehan 6/21/2018

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

rgaudioso@snyderlaw.net

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

REPLY TO:

TARRYTOWN OFFICE

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

August 2, 2018

Honorable Chairman Harold Gary
and Members of the Planning Board
Town of Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Re: Application for site plan and special permit approval for
Lake Casse: 254 Croton Falls Road, Mahopac, New York

Honorable Chairman Gary
and Members of the Planning Board:

We are the attorneys for Homeland Towers LLC and New York SMSA Limited Partnership d/b/a Verizon Wireless (collectively, the "Applicants") in connection with their request for site plan and special permit approval to locate a public utility wireless telecommunications facility ("Facility") at the above captioned property ("Property"). The proposed Facility consists of a 180-foot tower and a fenced 36' x 100' compound for related equipment. The Property is located in the Residential Zoning District where the Facility is permitted in accordance with Section 156-62 of the Town of Carmel Zoning Code.

Verizon Wireless is a provider of personal wireless services, and is licensed by the Federal Communications Commission to provide wireless services throughout the New York metropolitan area, including the Town of Carmel.

In support of the foregoing, we are pleased to enclose the following materials and one CD with all documents contained thereon:

1. Two (2) checks made payable to the Town of Carmel, in the amount of \$3,500.00 (escrow application fee) and \$2,000.00 (site plan application fee);
2. Eleven (11) copies of the Site Plan Application Form;
3. Two (2) copies of the Disclosure Statements;

4. Two (2) copies of the Vesting Deed;
5. Two (2) copies of the Easements, Covenants and Restrictions;
6. Eleven (11) copies of the Site Plan Completeness Certification Form;
7. Eleven (11) copies of the Environmental Assessment Form with VEAF;
8. Eleven (11) copies of the Structural Certification Letter;
9. Eleven (11) copies of the RF Exposure Report;
10. Eleven (11) copies of the RF Justification Report with Master Facilities Service Plan;
11. Eleven (11) copies of the FAA Opinion Letter confirming that no FAA lighting or marking is required;
12. Eleven (11) copies of the Collocation Commitment Letter; and
13. Five (5) copies of the Site Plan.

We thank you for your consideration, and look forward to discussing this matter at next Planning Board meeting. If you have any questions or require any additional documentation, please do not hesitate to contact me at 914-333-0700.

Snyder & Snyder, LLP

By: 

Robert D. Gaudioso

RDG:cae

Enclosures

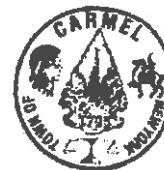
cc: Homeland Towers
Verizon Wireless
Mahopac Fire Department
P.O Box 267
Mahopac, NY 10541

z:\ssdata\wpdata\ss3\rdg\homelandtowers\carmel\056 (casse)\pb letter 7.30.2018.rtf

Home land Yowens - Lake Casse



TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Site Plan Completeness Certification Form
- ☒ All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☒ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the Town of Carmel.

Rose Yowens 8/16/18
Planning Board Secretary; Date

[Signature] 8/16/18
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

| SITE IDENTIFICATION INFORMATION | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Name:
Lake Casse NY056 | | Application #
18-0011 |
| Date Submitted:
8/3/18 | | |
| Site Address:
No. 254 Street: Croton Falls Road Hamlet: Carmel | | |
| Property Location: (Identify landmarks, distance from intersections, etc.)
Property located .3 miles west of of Shear Hill Rd/Croton Falls Rd intersection. Property on north side of Croton Falls Road. | | |
| Town of Carmel Tax Map Designation:
Section 65.19 Block 1 Lot(s) 43 | | Zoning Designation of Site:
Residential |
| Property Deed Recorded in County Clerk's Office
Date 11/10/15 Liber 2001 Page 27 | | Liens, Mortgages or other Encumbrances
Yes <input checked="" type="checkbox"/> No |
| Existing Easements Relating to the Site
No Yes <input checked="" type="checkbox"/> Describe and attach copies: Easement over City of NY and Barile land (see site plans) | | Are Easements Proposed?
No Yes <input checked="" type="checkbox"/> Describe and attach copies: Electric & Telephone (see site plans) |
| Have Property Owners within a 500' Radius of the Site Been Identified?
Yes <input checked="" type="checkbox"/> No Attached List to this Application Form | | |
| APPLICANT/OWNER INFORMATION | | |
| Property Owner:
Richard J. Diehl & Rosemarie Diehl | | Phone #:
Fax#: 845-656-1707 |
| Email:
diamondnails123@aol.com | | |
| Owners Address:
No. 254 Street: Croton Falls Road Town: Carmel State: NY Zip: 10541 | | |
| Applicant (If different than owner):
Homeland Towers, LLC & Verizon Wireless | | Phone #: 203-297-6345
Fax#: |
| Email:
rv@homelandtowers.us | | |
| Applicant Address (If different than owner):
No. 9 Street: Harmony Street, 2nd Floor Town: Danbury State: CT Zip: 06810 | | |
| Individual/ Firm Responsible for Preparing Site Plan:
Robert Burns/APT Engineering | | Phone #: 860-663-1697
Fax#: 860-663-0935 |
| Email:
rbums@allpointstech.com | | |
| Address:
No. 3 Street: Saddlebrook Drive Town: Killingworth State: CT Zip: 06419 | | |
| Other Representatives: | | Phone #:
Fax#: |
| Email: | | |
| Owners Address:
No. Street: Town: State: Zip: | | |
| PROJECT DESCRIPTION | | |
| Describe the project, proposed use and operation thereof:
New construction by Homeland Towers of a proposed 180' tall telecommuication facility to be located within a 36' x 100' fenced compound. Installation of Verizon Wireless antennas and associated equipment. | | |



TOWN OF CARMEL SITE PLAN APPLICATION

| PROJECT INFORMATION | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--|
| Lot size:
Acres: 26.57 | | Square Footage of all existing structures (by floor):
2,210 sq ft Floor 1 and 2,265 sq ft Floor 3 | |
| Square Feet: 1,110,780 | | | |
| # of existing parking spaces: 2 | | # of proposed parking spaces: 1 | |
| # of existing dwelling units: 1 | | # of proposed dwelling units: None | |
| Is the site served by the following public utility infrastructure: | | | |
| <ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>No</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ Is this an in-district connection? <u>No</u> Out-of district connection? <u>No</u> ▶ What is the total sewer capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily flow <u>N/A</u> | | | |
| For Town of Carmel Town Engineer | | | |
| <ul style="list-style-type: none"> ▶ What is the sewer capacity <u>N/A 8/16/10</u> | | | |
| ▪ Water Supply | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ What is the total water capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily demand <u>N/A</u> | | | |
| ▪ Storm Sewer | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| ▪ Electric Service | | Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | |
| ▪ Gas Service | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| ▪ Telephone/Cable Lines | | Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | |
| For Town of Carmel Town Engineer | | | |
| Water Flows <u>N/A 8/16/10</u> | | | |
| Sewer Flows <u>N/A 8/16/10</u> | | | |
| Town Engineer; Date | | | |
| What is the predominant soil type(s) on the site? | | What is the approximate depth to water table? | |
| <small>Chattahoochee 41%, Charlton 20%, Ocala 25%, Ocala 25%, Ocala 25%, Ocala 25%, Ocala 25%, Ocala 25%</small> | | <small>Chattahoochee 41%, Charlton 20%, Ocala 25%, Ocala 25%, Ocala 25%, Ocala 25%, Ocala 25%, Ocala 25%</small> | |
| Site slope categories: 0-10% 75% 15-25% 25% 25-35% 0% >35% 0% | | | |
| Estimated quantity of excavation: Cut (C.Y.) 320 Fill (C.Y.) 0 | | | |
| Is Blasting Proposed Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unknown: <input checked="" type="checkbox"/> | | | |
| Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |
| Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | What is the sight distance? Left <u>N/A</u> Right <u>N/A</u> | |
| Is the site located within 500' of: | | | |
| • The boundary of an adjoining city, town or village | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| • The boundary of a state or county park, recreation area or road right-of-way | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| • A county drainage channel line. | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| • The boundary of state or county owned land on which a building is located | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |

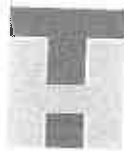
TOWN OF CARMEL SITE PLAN APPLICATION

| Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous)
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------|------------------------|
| Is the site located in a designated floodplain?
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |
| Will the project require coverage under the Current NYSDEC Stormwater Regulations
<div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> | | | |
| Will the project require coverage under the Current NYCDEP Stormwater Regulations
<div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> | | | |
| Does the site disturb more than 5,000 sq ft | | Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | |
| Does the site disturb more than 1 acre | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Does the site contain freshwater wetlands?
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |
| Jurisdiction:
NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/> | | | |
| <i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i> | | | |
| Are encroachments in regulated wetlands or wetland buffers proposed? | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Does this application require a referral to the Environmental Conservation Board? | | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | |
| Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |
| Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |
| Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <small>*not adjoining but in vicinity</small> | | | |
| Is the project funded, partially or in total, by grants or loans from a public source?
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | | |
| Will municipal or private solid waste disposal be utilized? No
Public: <input type="checkbox"/> Private: <input type="checkbox"/> | | | |
| Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | | | |
| What is the estimated time of construction for the project?
<div style="text-align: center;">Approximatley 3 months</div> | | | |
| ZONING COMPLIANCE INFORMATION | | | |
| Zoning Provision | Required | Existing | Proposed |
| Lot Area | 120,000 | 1,320,790 | No Change |
| Lot Coverage | 15% | .03 | No Change |
| Lot Width | 200 | 763 | No Change |
| Lot Depth | 200 | 1,372 | No Change |
| Front Yard | 40 | N/A | N/A |
| Side Yard | 25 | 384 | 249 |
| Rear Yard | 40 | 165 | 1,100 |
| Minimum Required Floor Area | N/A | N/A | N/A |
| Floor Area Ratio | N/A | N/A | N/A |
| Height | 75' | 30' | 180' *waiver requested |
| Off-Street Parking | N/A | 2 | 1 |
| Off-Street Loading | N/A | N/A | N/A |

TOWN OF CARMEL SITE PLAN APPLICATION

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Will variances be required?
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | If yes, identify variances: |
| PROPOSED BUILDING MATERIALS | |
| Foundation | Reinforced Concrete and Rebar |
| Structural System | Reinforced Concrete and Rebar <i>Steel</i> |
| Roof | N/A |
| Exterior Walls | N/A |
| APPLICANTS ACKNOWLEDGEMENT | |
| I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct. | |
| <u>Raymond Vergati, Homeland Towers, LLC</u>
Applicants Name | 
Applicants Signature |
| Sworn before me this <u>31st</u> day of <u>July</u> 20 <u>18</u> | |
| 
Notary Public | |

My Commission Expires 5/31/22



HOMELAND TOWERS

Letter of Authorization

Municipality:

Town of Carmel

Tax Map Number:

65.19-1-43

RE: **Owner Authorization**

Richard J. Diehl and Rosemarie Diehl ("Owner"), of property located at Croton Falls Road, (identified as Tax Map # 65.19-1-43) in the Town of Carmel, County of Putnam, State of New York, (the "Property") does hereby authorize Homeland Towers, LLC ("Homeland") and its agents and representatives, as Owner's Agent for the purpose of completing, executing, and filing any application(s) with the Town of Carmel and to obtain approvals necessary to permit Homeland's construction and operation of a wireless communications facility on the Property.

By: *Richard J. Diehl*

Title: OWNER

Date: 7-9-18

Sworn to before me this

9 day of July, 2018

Denise Nizolek
NOTARY PUBLIC

Denise Nizolek
Notary Public, State of New York
Registration no. 01NI6218997
Qualified in Putnam County
Commission Expires March 15, 2022

By: *Rosemarie Diehl*

Title: Owner

Date: 7/9/18

Sworn to before me this

9 day of July, 2018

Denise Nizolek
NOTARY PUBLIC

Denise Nizolek
Notary Public, State of New York
Registration no. 01NI6218997
Qualified in Putnam County
Commission Expires March 15, 2022



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



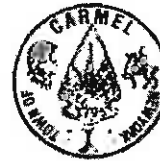
All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

| Requirement Data | | To Be Completed
by the Applicant | Waived by the
Town |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 1 | Name and title of person preparing the site plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 | Name of the applicant and owner (if different from applicant) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | Original drawing date, revision dates, scale and north arrow | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4 | Tax map, block and lot number(s), zoning district | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5 | All existing property lines, name of owner of each property within a 500' radius of the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6 | Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7 | The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8 | The location of all existing and proposed easements | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9 | The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11 | Sidewalks, paths and other means of pedestrian circulation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12 | On-site parking and loading spaces and travel aisles with dimensions | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13 | The location, height and type of exterior lighting fixtures | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14 | Proposed signage | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15 | For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



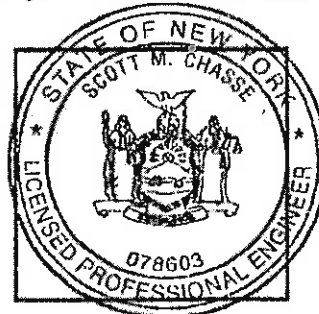
TOWN OF CARMEL SITE PLAN COMPLETENS CERTIFICATION FORM



| Requirement Data | | To Be Completed
by the Applicant | Waived By the
Town |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 16 | The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17 | The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18 | The location of public and private utilities, maintenance responsibilities, trash and garbage areas | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19 | A list, certified by the Town Assessor, of all property owners within 500 1000 feet of the site boundary (See Site Plans) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20 | Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Applicants Certification (to be completed by the licensed professional preparing the site plan:

I Scott M. Chasse hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



Professionals Seal

Scott M. Chasse
Signature - Applicant

Rosemarie Siehl
Signature - Owner

7/24/18
Date

7/31/18
Date



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I _____ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Yonchetti

Signature - Planning Board Secretary

8/16/12

Date

Bat M

Signature - Town Engineer

8/16/12

Date

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------|
| Name of Action or Project:
Lake Casse / NY056 | | |
| Project Location (describe, and attach a general location map):
254 Croton Falls Road, Mahopac, Putnam County, NY 10541 | | |
| Brief Description of Proposed Action (include purpose or need):
Homeland Towers, LLC proposes to construct a new telecommunications facility at the Subject Property. The proposed facility will consist of a 180-foot tall monopole and support equipment placed within a 36-foot by 100-foot fenced compound within a wider 56-foot by 100-foot lease area. Access will be gained via an existing access road extending northeast from Croton Falls Road to the proposed tower compound. Utilities are proposed to be sourced from an existing utility pole located across Croton Falls Road and be routed underground to the northeast along the existing access road for approximately 1,198 feet to the proposed tower compound. | | |
| Name of Applicant/Sponsor:
Homeland Towers, LLC | | Telephone: (914) 490-0124
E-Mail: rv@homelandtowers.us |
| Address: 9 Harmony Street, 2nd Floor | | |
| City/PO: Danbury | State: CT | Zip Code: 06810 |
| Project Contact (if not same as sponsor; give name and title/role):
Mr. Ray Vergati | | Telephone:
E-Mail: |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor):
Richard and Rosemarie Diehl | | Telephone:
E-Mail: |
| Address:
254 Croton Falls Road | | |
| City/PO: Mahopac | State: NY | Zip Code: 10541 |

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 Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No
or Village Board of Trustees | | |
| b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Planning Board or Commission | Site plan and Special permit approval | |
| c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No
Village Zoning Board of Appeals | | |
| 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. | | |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

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

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):
NYC Watershed Boundary

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.
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | |
| b. Is the use permitted or allowed by a special or conditional use permit? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| c. Is a zoning change requested as part of the proposed action?
If Yes, | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 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? | Manhopac Central School District |
| b. What police or other public protection forces serve the project site? | Carmel Police Department |
| c. Which fire protection and emergency medical services serve the project site? | Manhopac Volunteer Fire Department |
| d. What parks serve the project site? | Manhopac Airport Park, located approximately 3 miles west of the Subject Property. |

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)? Commercial / Public utility | |
| | |
| b. a. Total acreage of the site of the proposed action? | 0.46 acres |
| b. Total acreage to be physically disturbed? | 0.46 acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | 0.46 acres |
| c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| iii. Number of lots proposed? _____ | |
| iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____ | |
| e. Will proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| i. If No, anticipated period of construction: +/- 3 months | |
| ii. If Yes: | |
| • Total number of phases anticipated _____ | |
| • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year | |
| • Anticipated completion date of final phase _____ month _____ year | |
| • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ | |
| | |

| | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------|---------------------------------------|-------|
| f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, | |
| i. Total number of structures <u>1</u> | |
| ii. Dimensions (in feet) of largest proposed structure: <u>180</u> height; <u>N/A</u> width; and <u>N/A</u> length | |
| iii. Approximate extent of building space to be heated or cooled: _____ <u>N/A</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, | |
| i. Purpose of the impoundment: _____ | |
| ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 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? | |
| <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will 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), 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

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> No |
| iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ | |
| If Yes: <ul style="list-style-type: none"> • 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? _____ | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes: <ul style="list-style-type: none"> 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? _____ | |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____ | |
| <input type="checkbox"/> Yes <input type="checkbox"/> 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? _____ | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Temporary construction vehicles. _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
N/A _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Emergency propane-fired emergency generator on concrete slab inside shelter _____ | |
| 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? _____ | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes: <ul style="list-style-type: none"> 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) | |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | |

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 semi-trailer truck trips/day: _____

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 ½ 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:
 Minimal increase for telecommunications equipment for approximately 800 amps to a maximum of 1200 amps _____

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

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ Normal business hours
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ Unmanned facility operates 24/7
- 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 checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> | |
| <p>ii. Will 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>n.. Will the proposed action have outdoor lighting? <input checked="" 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:
Timed lighting sources inside compound.</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 checked="" type="checkbox"/> No</p> <p>Describe: No, trees surrounding compound and access road are to remain, blocking light.</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 checked="" 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. 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 checked="" 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 proposed storage facilities: _____</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 checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</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 checked="" 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 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:
Surrounding area generally forested with residential development to the north, west, and south.

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 | 0.46 | 0 | - 0.46 |
| • 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: Telecommunications Facility and existing access road | 0 | 0.46 | + 0.46 |

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? _____ > 6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 100 %

c. Predominant soil type(s) present on project site:

| | |
|-----------------------------|------|
| Chatfield-Charlton complex | 41 % |
| Charlton-Chatfield complex | 25 % |
| Sutton loam & Charlton loam | 34 % |

d. What is the average depth to the water table on the project site? Average: _____ > 6 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 75 % of site
☒ Moderately Well Drained: _____ 25 % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 75 % of site
☒ 10-15%: _____ 25 % 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 Riverine (R3UBH) (located 550' E and NE) | Approximate Size 8.35 |
| • 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: _____
Note: Project located in NYSDEC Wetland Checkzone, however, site is wooded, no hydric indicators and no hydric soils within 300 feet

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: _____

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>m. Identify the predominant wildlife species that occupy or use the project site:
 The Project Site consists of _____ the Project Site is located in the vicinity _____
 undisturbed natural forested habitat. _____ of the Indiana Bat and the Northern _____
 Based upon a review of available data _____ Long-eared Bat. (see "o" below) _____</p> | |
| <p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat: _____</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres | |
| <p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
 endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Project Site is in the vicinity of the Indiana Bat (Endangered) and the Northern Long-eared Bat (Threatened). It should be noted, no critical habitat was identified, however, as the area is wooded it is recommended that tree clearing be restricted from April 1 to September 30 to avoid potential roosting bats. Additionally, the Bog Turtle (Threatened) was identified within the vicinity of the Project Site. No mapped wetlands were identified at the Project Site, however further review from the New York State Department of Environmental Conservation and U.S. Fish and Wildlife Service New York Ecological Services Field Office is needed.</p> </div> | |
| <p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
 special concern?</p> | |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
 If yes, give a brief description of how the proposed action may affect that use: _____</p> | |
| <p>E.3. Designated Public Resources On or Near Project Site</p> | |
| <p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
 Agriculture and Markets Law, Article 25-AA, Section 303 and 304?
 If Yes, provide county plus district name/number: _____</p> | |
| <p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p> | |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
 Natural Landmark?</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> | |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p> | |

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site?
If Yes:
i. Describe possible resource(s): _____
ii. Basis for identification: _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?
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. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?
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? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<input type="checkbox"/> Yes <input type="checkbox"/> No |

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 <u>Homeland Towers LLC</u> | Date <u>July 31, 2018</u> |
| Signature 
<u>Tama Troutman</u> | Title <u>Consultant for Applicant</u> |

Ecological Solutions, LLC

Connecticut
1248 Southford Road
Southbury, CT 06488
Phone (203) 910-4716
ecolsoi@aol.com

June 8, 2018

Ray Vergati
Homeland Towers, LLC
9 Harmony Street, 2nd Floor
Danbury, CT 06810

*Re: Wetland Delineation
254 Croton Falls Road Site
Town of Carmel, Putnam County, New York*

Dear Ray:

Ecological Solutions, LLC completed a wetland assessment at the proposed cell tower site located at 254 Croton Falls Road in accordance with the Army Corps of Engineers (USACE) Wetlands Delineation Manual (January 1987), Routine Determination Method and Northcentral/Northeast supplement and Town of Carmel Code Chapter 89 on May 26, 2018. There is no New York State Department of Environmental Conservation (NYSDEC) regulated wetland in the project area.

The detailed field investigation included:

1. Identification of vegetation species to determine whether there was a dominance of hydrophytic plants and areas containing transitional but primarily wetland-oriented species.
2. Determination of soil features for hydric (poorly and very poorly drained) natural soils.
3. Observation of site features displaying evidence of wetland hydrology based on the presence of inundated areas, apparent high seasonal water tables, and evidence of saturation within 12 inches of the surface (considered the root zone) during sufficient periods during the growing season to provide for anaerobic/hydric soil conditions.

No wetlands were observed on the project site. A wetland area is located on an adjacent property to the east at the driveway entrance from Croton Falls Road which appears greater than 100 feet away. Also a watercourse exists on the south side of Croton Falls Road and is estimated to be greater than 100 feet from the driveway entrance from Croton Falls Road.

If you need any additional information, please contact me.

Sincerely,
ECOLOGICAL SOLUTIONS, LLC

A handwritten signature in black ink, appearing to read "Michael Nowicki".

Michael Nowicki
Biologist

617.20
Appendix B
State Environmental Quality Review
VISUAL EAF ADDENDUM

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

| Visibility | Distance Between
Project and Resource (in Miles) | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| | 0 - ¼ | ¼ - ½ | ½ - 3 | 3 - 5 | 5 + |
| 1. Would the project be visible from: | | | | | |
| • A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities? Lake Casse | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities? Lake Casse | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • A site or structure listed on the National or State Registers of Historic Places? Gilead Cemetery | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • State Parks? Donald J. Trump State Park | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • The State Forest Preserve? Centennial Watershed State Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • National Wildlife Refuges and State Game Refuges?
Woods-Trout Wildlife Refuge | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • National Natural Landmarks and other outstanding natural features? US Route 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • National Park Service lands? Weir Farm National Historic Site | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Rivers designated as National or State Wild, Scenic or Recreational? Delaware Wild and Scenic River | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak? US Route 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation? Tactonic State Parkway | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • A site, area, lake, reservoir or highway designated as scenic? Tactonic State Parkway | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Municipal park, or designated open space? Mahopac Airport Park | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • County road? CR 34 - Croton Falls Road | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • State road? US Route 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Local road? Croton Falls Road * Visibility to be confirmed | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons) | | | | | |
| | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | | |
| 3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible? | | | | | |
| | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | |

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

| | *1/4 mile | Within | *1 mile |
|-------------------------|--------------------------|--------|-------------------------------------|
| Essentially undeveloped | <input type="checkbox"/> | | <input type="checkbox"/> |
| Forested | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| Agricultural | <input type="checkbox"/> | | <input type="checkbox"/> |
| Suburban Residential | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| Industrial | <input type="checkbox"/> | | <input type="checkbox"/> |
| Commerical | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| Urban | <input type="checkbox"/> | | <input type="checkbox"/> |
| River, Lake, Pond | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| Cliffs, Overlooks | <input type="checkbox"/> | | <input type="checkbox"/> |
| Designated Open Space | <input type="checkbox"/> | | <input type="checkbox"/> |
| Flat | <input type="checkbox"/> | | <input type="checkbox"/> |
| Hilly | <input type="checkbox"/> | | <input type="checkbox"/> |
| Mountainous | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| Other | <input type="checkbox"/> | | <input type="checkbox"/> |

NOTE: add attachments as needed

5. Are there visually similar projects within:

*1/2 mile ☐ Yes ☒ No 1 mile ☐ Yes ☒ No 2 miles ☒ Yes ☐ No 3 miles ☒ Yes ☐ No

*Distance from project site is provided for assistance. Substitute other distances as appropriate.

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is 6861? NYS DOT DATA

NOTE: When user data is unavailable or unknown, use best estimate.

CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

FREQUENCY

| Activity | Daily | Weekly | Holidays/
Weekends | Seasonally |
|-------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Travel to and from work | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Involved in recreational activities | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Routine travel by residents | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| At a residence | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| At worksite | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Other _____ | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Reset



HOMELAND TOWERS

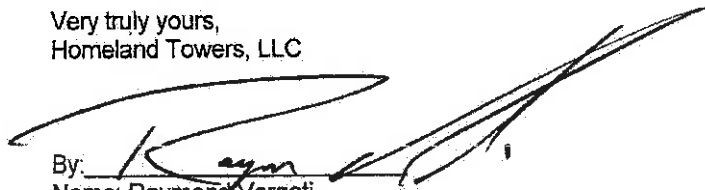
Honorable Chairman Harold Gary
and Members of the Planning Board
Town of Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Re: Site Plan and Special Permit Application for
254 Croton Falls Road, Mahopac, New York
Co-location commitment letter

Dear Hon. Chairman Gary and Members of the Planning Board:

As owner of the above referenced proposed tower and as required under §156-62(F)(1)(s) of the Town of Carmel Code, Homeland Towers, LLC ("Homeland Towers") hereby consents to allow additional antennas (for purposes of collocating) on any new antenna towers, if feasible.

Very truly yours,
Homeland Towers, LLC

By: 
Name: Raymond Vergati
Title: Regional Manager



Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

July 17, 2018

RE: Homeland Towers Site Name: Lake Casse NY056
254 Croton Falls Road
Mahopac, NY 10541
Structural Certification

To Whom it May Concern:

Homeland Towers, LLC is proposing the installation of a public utility wireless telecommunications facility, consisting of a 180' monopole ("Tower") with antennas mounted thereon.

The proposed Tower, all attachments, and the Tower's foundation will be designed to meet the ANSI/TIA-222-G "Structural Standard for Antenna Supporting Structures and Antennas" and all county, state and federal structural requirements for loading, including wind and ice loads. The Tower will be designed to be able to support at least four (4) antenna arrays and emergency services equipment.

Should you have any questions, please do not hesitate to call me at (860) 663-1697.

Sincerely,

APT Engineering

Michael S. Trodden, P.E.
Senior Structural Engineer



APT ENGINEERING

☐ 3 SADDLEBROOK DRIVE · KILLINGWORTH, CT 06419 · PHONE 860-663-1697 · FAX 860-663-0935

☐ P.O. BOX 504 · 116 GRANDVIEW ROAD · CONWAY, NH 03818 · PHONE 603-496-5853 · FAX 603-447-2124

OPINION LETTER

June 28, 2018

Christine Vergati
Homeland Towers, LLC
9 Harmony Street, 2nd Floor
Danbury, CT 06810

RE: NY056 – Lake Casse, NY Airspace Analysis
Latitude (NAD-83): 41° 22' 40.54" N
Longitude (NAD-83): 73° 42' 14.07" W
Ground Elevation: 585.0 ft AMSL
Tower tip height: 190.0 ft AGL
Overall height: 775.0 ft AMSL



Dear Ms. Vergati,

Our airspace analysis results for the NY056 – Lake Casse, NY site are as follows:

1. Filing an FAA Form 7460-1 is not required for the proposed tower height of 190.0 ft AGL (775.0 ft AMSL). The maximum allowable height for not filing an FAA Form 7460-1 is 200 ft.
2. FCC's TOWAIR Determination indicates that this structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided. The maximum allowable height is for not filing for an ASR is 200 ft AGL.
3. Wireless Applications Corp. generally recommends filing an FAA Form 7460-1 for tower heights of 180 ft to 200 ft AGL that are within 5 nm of the nearest public use airport runway.
4. The FAA time frame for the proposed 775.0 ft AMSL overall height will be 45 days. The FAA Form 7460-1 for NY056 – Lake Casse, NY at 190.0 ft AGL was not filed as of June 29, 2018.
5. The proposed site is 9.644 nm West from the nearest public landing facility – DXR: Danbury Muni. At an overall height of 775.0 ft AMSL, it does not exceed FAR 77.9 (a) or FAR 77.9 (b) Notice Criteria for DXR airport. This airport has both Circling and Straight-In Instrument approach procedures. It does not exceed any glide slopes of DXR airport. DXR: Danbury Muni is an airport type landing facility and it is associated with the city of Danbury, CT.
6. The proposed site is not within any of the instrument approach procedures of DXR airport.
7. The nearest private landing facility is 96NY: Massaro, which is a heliport type landing facility not eligible for study under FAR Part 77 sub-Part C. It is 1.58 nm West from the proposed site.
8. The proposed 190.0 ft AGL tower would not adversely affect low altitude en route airways and/ or VFR routes in the area.
9. The nearest AM tower is WLNA, which is 12.03 mi (19358 meters) away bearing 246.5°. WLNA AM is operating a directional type antenna system. As noted per the FCC AM Tower Locator and per FCC regulation 13-115, Section 1.30002, the structure will not require a "Proof of Performance" measurement study before and after construction.
10. Marking and lighting are not required for the proposed tower height of 190.0 ft AGL.
11. All Wireless Applications Corp. analyses are based on the latest Airspace program.

If you have any questions, please do not hesitate to call.

Thank you.

Ronald W. Lageson, Jr.
425-643-5000 (office)
425-649-5675 (fax)

Telecom Engineering

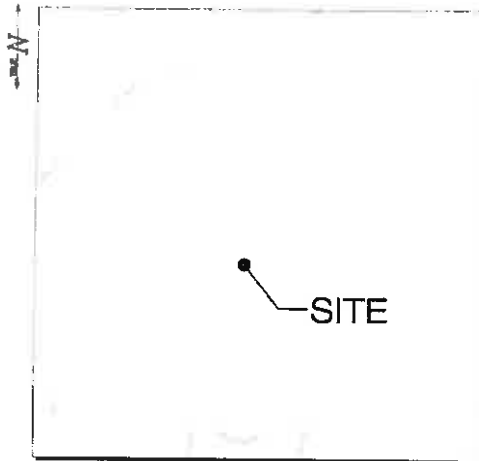


The Site Sync Platform





HOMELAND TOWERS, LLC
WIRELESS TELECOMMUNICATIONS FACILITY
 LAKE CASSE
 254 CROTON FALLS ROAD
 CARMEL, NY 10541



VICINITY MAP
 SCALE: 1" = 100'

DRAWING INDEX

- T-1 TITLE SHEET & INDEX
- 1 - 3 TOPOGRAPHIC SURVEY
- R-1 TO R-2 1,000' RADIUS MAP & PROPERTY OWNERS
- SP-1 SITE PLAN
- SP-2 PARTIAL SITE PLAN
- CP-1 COMPOUND PLAN
- A-1 ELEVATIONS
- A-2 ELEVATIONS
- EC-1 EROSION CONTROL NOTES
- EC-2 EROSION CONTROL DETAILS
- C-1 VERIZON EQUIPMENT PLAN & DETAILS
- C-2 VERIZON ANTENNA PLAN & DETAILS
- C-3 SITE DETAILS

SITE INFORMATION

PROJECT LOCATION: 254 CROTON FALLS ROAD
 CARMEL, NY 10541

PROJECT DESCRIPTION: RAWLAND SITE W/ GROUND EQUIPMENT WITH V
 3,600 SF TELECOMMUNICATIONS COMPOUND W/
 NEW 100% ASD, MONOPOLE

PROPERTY DEVELOPER: HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

DEVELOPER CONTACT: RAY VERGATI
 (203) 297-6345

ENGINEER CONTACT: ROBERT O. BURNS
 (860) 663-1697 x206

LATITUDE: 41° 22' 40.5400"N
 LONGITUDE: 73° 42' 14.0725"W
 ELEVATION: 566.6 = AMSL

SECTION: RS 19
 BLOCK: 1
 LOT: 49
 ZONE: RESIDENTIAL

HOMELAND TOWERS, LLC
 2 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810
 (203) 297-6345

verizon
 4 CENTERHOCK ROAD
 WEST NYACK, NY 10994

APT ENGINEERING

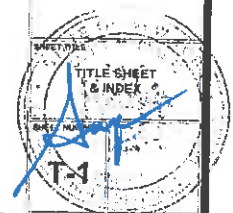
13625 HARTFORD ROAD, NEW YORK, NY 10017
 1410 SCOTT AVENUE, ELIZABETH, NJ 07208
 1000 ALPACON DRIVE, FORT LEE, NJ 07024

| CONSTRUCTION DOCUMENTS | |
|------------------------|---------------------|
| NO. | DATE |
| 1 | REVISED FOR NEW RCR |
| 2 | REVISED FOR NEW RCR |
| 3 | REVISED FOR NEW RCR |
| 4 | REVISED FOR NEW RCR |
| 5 | REVISED FOR NEW RCR |
| 6 | REVISED FOR NEW RCR |
| 7 | REVISED FOR NEW RCR |
| 8 | REVISED FOR NEW RCR |
| 9 | REVISED FOR NEW RCR |
| 10 | REVISED FOR NEW RCR |

DESIGN PROFESSIONALS OF RECORD
 PROF. SCOTT M. CHASSE, P.E.
 CIVIL ENGINEER
 1000 ALPACON DRIVE
 FORT LEE, NJ 07024
 DEVELOPER: HOMELAND TOWERS, LLC
 9 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

NOTE:
 IT IS A VIOLATION OF NEW YORK STATE
 EDUCATION LAW ARTICLE 16B, SECTION
 7209 (2) FOR ANY PERSON, UNLESS
 ACTING UNDER THE DIRECTION OF A
 LICENSED PROFESSIONAL ENGINEER OR
 LAND SURVEYOR TO ALTER OR ALTER IN
 ANY WAY A SURVEY BEARING THE SEAL
 OF AN ENGINEER OR LAND SURVEYOR OR
 ALTERED THE ALTERNATIVE ENGINEER OR
 LAND SURVEYOR SHALL APPEAL TO THE
 SUPERVISOR AND THE DEPARTMENT
 "ALTERED BY" FOLLOWED BY THE
 SIGNATURE AND THE DATE OF SUCH
 ALTERATION, AND A SPECIFIC
 DESCRIPTION OF THE ALTERATION.

HOMELAND TOWERS
 LAKE CASSE
 SITE: 254 CROTON FALLS ROAD
 ADDRESS: CARMEL, NY 10541
 APT FIELD NO. 10000000000000000000
 DATE: 8/10/16 DRAWN BY: CML
 CHECKED BY: RCB



OWNER: RICHARD J. & ROSEMARIE DYER, 254 CROTON FALLS ROAD, MAHOPAC, NY 10541

APPLICANTS: HOMELAND TOWERS, LLC, 9 HARMONY STREET, 2ND FLOOR, DANBURY, CT 06810, RAY VERGATI, (203) 297-6345

HOMELAND PROJECT ATTORNEY: SNYDER & SNYDER, LLP, 94 WHITE PLAINS ROAD, TARRYTOWN, NY 10591, (914) 333-0700

POWER PROVIDER: NYSEG, (908) 434-2223

TEL CO PROVIDER: VERIZON, (914) 690-0200

DIG SAFELY NEW YORK: (800) 962-7862

GOVERNING CODES: 2015 IRC W/ 2017 NYS UNIFORM CODE SUPPLEMENT, NATIONAL ELECTRICAL CODE, TIA-222-G

MAP NOTES

1. THIS MAP AND SURVEY HAVE BEEN PREPARED FOR THE PURPOSE OF DESIGN AND APPLICATION FOR A PROPOSED CELLULAR ANTENNA WITH A LEASE AREA AND IS LIMITED TO THAT PURPOSE ONLY.
2. THE NORTH ARROW AND BEAR BEARS ARE BASED UPON THE NEW YORK STATE PLANNING COORDINATE SYSTEM AND 1983 DATUM. THE ELEVATIONS ARE BASED UPON THE 1985 AMERICAN VERTICAL DATUM OF 1985 NAVD 83. ORIGINAL 1985 COORDINATES AND ELEVATIONS WERE DETERMINED FROM A GPS OBSERVATION MADE ON MAY 7, 2018. LISTED IN THE 1985 DATUM, 97.15 FEET ABOVE MEAN HIGH WATER, MEASURING THE ELEVATION OF THE SURVEY POINT.
3. IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW OR ANY PERSON, UNLESS NOT MAKING THE OBJECTS OF THE LICENSED SURVEYOR TO ALTER ANY ITEM IN ANY WAY.
4. THE FEATURES DEPICTED HEREON ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN MAY 2018.
5. THE PROPERTY SURVEYED HEREON HAS BEEN COMPILED FROM THE MAPS, RECORDS RESEARCH, LIMITED FIELD MEASUREMENTS, AND OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS A PROPERTY SURVEY OR A FIELD SURVEY AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
6. PARCEL, SUBJECT TO 10' WIDE EASEMENT TO INSTALL, MAINTAIN, REPAIR A PAD MOUNTED TRANSFORMER TOGETHER WITH UNOBTAINED FEES, WORKERS AND FORFEITS, MORE PARTICULARLY DESCRIBED IN LIB. 2001 PAGE 27.
7. PARCEL, SUBJECT TO A PERMANENT EASEMENT AND RIGHT-OF-WAY TO "VITAL, CONSTRUCT, RECONSTRUCT, EXTEND, OPERATE, IMPROVE, MAINTAIN, REPAIR, REPLACE, REPAIR, UNDERGROUND, NO ELECTRICAL INDICATIONS SYSTEMS MORE PARTICULARLY DESCRIBED IN LIB. 1988 PAGE 157.
8. PARCEL, SUBJECT TO A UTILITY POLE EASEMENT AS DESCRIBED IN LIB. 1998 PAGE 50.
9. MAPS, SUBJECT TO 10' WIDE PERMANENT EASEMENT AND RIGHT-OF-WAY TO INSTALL, CONSTRUCT, RECONSTRUCT, EXTEND, OPERATE, IMPROVE, MAINTAIN, REPAIR, REPLACE, REPAIR, UNDERGROUND, NO ELECTRICAL INDICATIONS SYSTEMS MORE PARTICULARLY DESCRIBED IN LIB. 1988 PAGE 157. OTHER FEATURES MORE PARTICULARLY DESCRIBED IN LIB. 1988 PAGE 157.

MAP REFERENCES

- A. "FINAL SUBDIVISION PLAT PREPARED FOR GEORGE H. AND GAIL J. FORD SITUATE IN THE TOWN OF GARRET, PUTNAM COUNTY, NEW YORK, SCALE 1"=40' DATED APRIL 14, 1988 REVISED AUGUST 29, 1988 BY WILLIAM F. ZENLITZ MAP NUMBER 3902
- B. "SUBDIVISION PLAT PREPARED FOR WEBER HILL ESTATE SITUATE IN TOWN OF GARRET, PUTNAM COUNTY, NEW YORK, SCALE 1"=40' DATED DECEMBER 12, 1992 BY CARLIN ASSOCIATES
- C. "CITY OF NEW YORK WATER SUPPLY GAS AND ELECTRICITY PROPERTY IN TOWN OF GARRET, SITUATE IN TOWN OF GARRET, PUTNAM COUNTY, NEW YORK, SCALE 1"=40' CASE NUMBER 2 DRAINAGE NUMBER 14

76.7-1-1
N/P
CITY OF
NEW YORK

APPROXIMATE LOCATION OF 10' WIDE
EASEMENT OVERHEAD WIRE OR PLUMBING
OF CITY OF NEW YORK (AS NOTED)
REPRODUCED FROM PLAT NO. 11
1900, LIB. 3 OF PUTNAM COUNTY RECORDS
PAGE 381

SUBJECT PARCEL
65.19-1-43
254 CROTON FALLS RD
LAND OF
RICHARD J. & ROSEMARIE DIEHL
LIB. 2001 PG. 27

65.19-1-3
222 WEBER HILL RD
N/P
JANE H. HADEN ET AL
LIB. 1989 PG. 206

76.8-1-3
336 CROTON FALLS RD
N/P
PRESTON H. BRUNN ET AL
LIB. 1971 PG. 392

76.7-1-1-1
308 CROTON FALLS RD
N/P
GEORGE PIERCE ET AL
LIB. 1922 PG. 37

76.7-1-8
292 CROTON FALLS RD
N/P
FOREST HILLS GEP LLC
LIB. 1782 PG. 373

SCALE 1"=80'

THIS MAP IS VALID AND AUTHORIZED BY THE SIGNATURE WHEN AND
ONLY WHEN ACCOMPANIED WITH A REGISTERED, A STAMPED SEAL, AND A
LINE ENDORSED SEAL OVER THE SURVEYOR'S NAME. ANY OTHER
REPRODUCTIONS SHALL BE CONSIDERED UNLAWFUL.

ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S NAME, SIGNATURE,
ORIGINAL ENDORSED AND STAMPED SEAL, ARE THE PROPERTY OF THE LAND SURVEYOR.

I HEREBY DECLARE THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CODE
OF PRACTICE OF NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DEAR MARTIN
NY LICENSE NO.

- LEGEND
- 1. BORN PIN (FID-80)
 - 2. BORN/ADP Hole (On Bn. Sht)
 - 3. MONUMENT (FID-80)
 - 4. MANHOLE
 - 5. DRAINAGE MANHOLE
 - 6. SANITARY MANHOLE
 - 7. ELEC. MANHOLE
 - 8. TELE. MANHOLE
 - 9. "T" CATCH BASIN
 - 10. "T" CATCH BASIN
 - 11. DECEASED TREES
 - 12. OVERGROWN TREES
 - 13. SHALLOWS/DEEP
 - 14. FLAG POLE
 - 15. BENCHMARK
 - 16. BORN PIN (FID-80)
 - 17. BORN/ADP Hole (On Bn. Sht)
 - 18. MONUMENT (FID-80)
 - 19. MANHOLE
 - 20. DRAINAGE MANHOLE
 - 21. SANITARY MANHOLE
 - 22. ELEC. MANHOLE
 - 23. TELE. MANHOLE
 - 24. "T" CATCH BASIN
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 - 26. DECEASED TREES
 - 27. OVERGROWN TREES
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 - 29. FLAG POLE
 - 30. BENCHMARK
 - 31. BORN PIN (FID-80)
 - 32. BORN/ADP Hole (On Bn. Sht)
 - 33. MONUMENT (FID-80)
 - 34. MANHOLE
 - 35. DRAINAGE MANHOLE
 - 36. SANITARY MANHOLE
 - 37. ELEC. MANHOLE
 - 38. TELE. MANHOLE
 - 39. "T" CATCH BASIN
 - 40. "T" CATCH BASIN
 - 41. DECEASED TREES
 - 42. OVERGROWN TREES
 - 43. SHALLOWS/DEEP
 - 44. FLAG POLE
 - 45. BENCHMARK
 - 46. BORN PIN (FID-80)
 - 47. BORN/ADP Hole (On Bn. Sht)
 - 48. MONUMENT (FID-80)
 - 49. MANHOLE
 - 50. DRAINAGE MANHOLE
 - 51. SANITARY MANHOLE
 - 52. ELEC. MANHOLE
 - 53. TELE. MANHOLE
 - 54. "T" CATCH BASIN
 - 55. "T" CATCH BASIN
 - 56. DECEASED TREES
 - 57. OVERGROWN TREES
 - 58. SHALLOWS/DEEP
 - 59. FLAG POLE
 - 60. BENCHMARK
 - 61. BORN PIN (FID-80)
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 - 646. BORN PIN (FID-80)
 - 647. BORN/ADP Hole (On Bn



- LEGEND
- PIER (FOUND)
 - CHURCH (FOUND)
 - WATERMOUNT (FOUND)
 - MANHOLE
 - SANITARY MANHOLE
 - ELEC. MANHOLE
 - TELL. MANHOLE
 - TOLL CATCH BASIN
 - TOLL CATCH BASIN
 - DECIDUOUS TREES
 - CONIFEROUS TREES
 - SHEDS/BLDG.
 - FLAG POLE
 - TELEPHONE CONTROL
 - SIGN
 - POST
 - LIGHT POLE
 - GUY ANCHOR
 - UTILITY P.O.C.
 - WATER GATE
 - WATER METER
 - GAS VALVE
 - GAS METER
 - TRANSFORMER
 - ELEC. IN TR.
 - NAT. B'D.
 - HARBOR HOLE
 - ELUTION B'D.
 - A.C. UNIT
 - 450' TRAIL LIGHT
 - POLE

- BOUNDARY LINE
- GUARD RAIL
- UNDERGROUND
- PAVING (CONC. SLAB)
- 1/2" GAS LINE
- 1/2" ELEC. LINE
- WATER LINE
- OVERHEAD LITERIES
- U/D TEL. LINE
- CHAIN LINK FENCE
- FENCE LINE

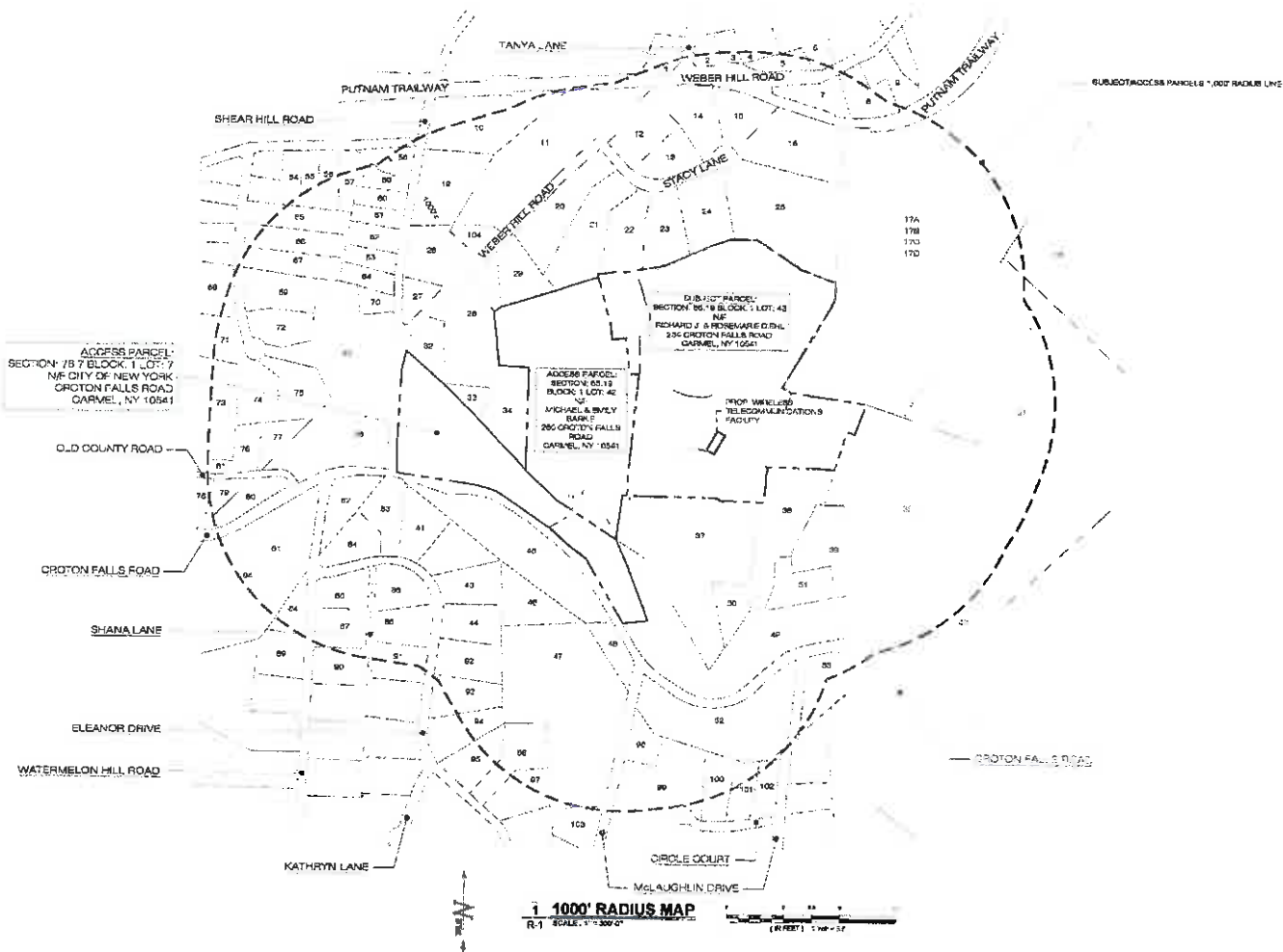


Martin
Surveying Associates, LLC
2000 SHAW AV. SE. Rm. 201 PMB
865-827-6200 865-367-8804 (Fax)

PROJECT:

**TOPOGRAPHIC SURVEY
LAND OF
RICHARD J. & ROSEMARIE DIEHL
TAX ID: 65.19-1-43
254 CROTON FALLS ROAD
MAHOPAC
PUTNAM COUNTY
NEW YORK**

MBA PROJECT NO: 1308
SCALE: 1"=40'
DATE: 8/20/08
DRAWN BY: S.E.D.
CHECKED BY: S.E.D.
SHEET: 3 OF 3



HOMELAND TOWERS LLC
2000 PUTNAM TRAILWAY
DANBURY, CT 06810
TEL: 860.346.1111
FAX: 860.346.1112

verizon
4 CENTERCROCK ROAD
WEST HAVEN, CT 06611

APT ENGINEERING
1000 PUTNAM TRAILWAY
DANBURY, CT 06810
TEL: 860.346.1111
FAX: 860.346.1112

CONSTRUCTION DOCUMENTS

| NO. | DATE | REVISION |
|-----|----------|------------|
| 1 | 01/01/01 | FOR REVIEW |
| 2 | 01/01/01 | FOR REVIEW |
| 3 | 01/01/01 | FOR REVIEW |
| 4 | 01/01/01 | FOR REVIEW |
| 5 | 01/01/01 | FOR REVIEW |
| 6 | 01/01/01 | FOR REVIEW |
| 7 | 01/01/01 | FOR REVIEW |
| 8 | 01/01/01 | FOR REVIEW |
| 9 | 01/01/01 | FOR REVIEW |
| 10 | 01/01/01 | FOR REVIEW |

DESIGN PROFESSIONALS OF RECORD

PROF. SCOTT M. CHASSE, P.E.
CONSULTANT ENGINEERING
ADD: 3 BUCKLEBROOK DRIVE
DANBURY, CT 06810

DEVELOPER: HOMELAND TOWERS LLC
ADDRESS: 2000 PUTNAM TRAILWAY
DANBURY, CT 06810

NOTE:
IF A VIOLATION OF NEW YORK STATE
ELECTRICITY LAW ARTICLE 164, SECTION
164-10 FOR ANY PERSON, UNLESS
ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER OR
LAND SURVEYOR TO ALTER ANYTHING IN
ANY WAY, IF AN ALTERATION OF THE
PLAN OF AN ENGINEER OR LAND SURVEYOR IS
ALTERED, THE ALTERATION NUMBER OR
LAND SURVEYOR SHALL APPEAR TO THE
LEFT OF THE PLAN AND THE NOTATION
"ALTERED BY" FOLLOWED BY THE
SIGNATURE AND DATE OF SUCH
ALTERATION AND A SPECIFIC
DESCRIPTION OF THE ALTERATION.

HOMELAND TOWERS
LAKE CASSE

SITE: 284 CROTON FALLS ROAD
ADDRESS: CARMEL, NY 10541

APT FILING NUMBER: 1728248

DATE: 01/01/01 DRAWN BY: CSH
CHECKED BY: KCD



TOWN OF ORANGL
PLATY CODE
1,000' RADIUS PROPERTY OWNERS
(SEE DRAWING FOR PROPERTY LOCATIONS)

| MAP ID | MAP BLOCK | LOT | PROPERTY ADDRESS | OWNER NAME | OWNER ADDRESS |
|--------|-----------|-----|----------------------------------------|--------------------------------------------|----------------------------------------|
| 1 | 65.10 | 1 | 1 Tanya Lane, Mahopac, NY 10541 | Michael Rendon & Melissa Rendon | 1 Tanya Lane, Mahopac, NY 10541 |
| 2 | 65.10 | 1 | 4 Tanya Lane, Mahopac, NY 10541 | Barton S. Tucker & Sarah E. Tucker | 4 Tanya Lane, Mahopac, NY 10541 |
| 3 | 65.10 | 2 | 3 Richard Road, Mahopac, NY 10541 | Jessiah Linda & Lynda Linda | 3 Richard Road, Mahopac, NY 10541 |
| 4 | 65.10 | 2 | 7 Richard Road, Mahopac, NY 10541 | David S. White & Elena A. Leal | 7 Richard Road, Mahopac, NY 10541 |
| 5 | 65.10 | 1 | 101 Weber Hill Road, Mahopac, NY 10541 | Christopher J. Plautic & Maria C. Plautic | 101 Weber Hill Road, Mahopac, NY 10541 |
| 6 | 65.10 | 1 | 111 Weber Hill Road, Mahopac, NY 10541 | Carol Lyons | 111 Weber Hill Road, Mahopac, NY 10541 |
| 7 | 65.10 | 1 | 104 Weber Hill Road, Mahopac, NY 10541 | Anne Murphy & Kenneth Murphy | 104 Weber Hill Road, Mahopac, NY 10541 |
| 8 | 65.10 | 1 | 118 Weber Hill Road, Mahopac, NY 10541 | Stephen S. Tapanin & Catherine Day | 118 Weber Hill Road, Mahopac, NY 10541 |
| 9 | 65.10 | 1 | 124 Weber Hill Road, Mahopac, NY 10541 | Joseph Sadove | 124 Weber Hill Road, Mahopac, NY 10541 |
| 10 | 65.10 | 1 | 75 Shear Hill Road, Mahopac, NY 10541 | Ray Anne Sennison & Jill McManis | 75 Shear Hill Road, Mahopac, NY 10541 |
| 11 | 65.10 | 1 | 31 Weber Hill Road, Mahopac, NY 10541 | Steven Sawicki & Elizabeth Sawicki | 31 Weber Hill Road, Mahopac, NY 10541 |
| 12 | 65.10 | 1 | 7 Stacey Lane, Mahopac, NY 10541 | Christopher Hoffmann & Susan Hoffmann | 7 Stacey Lane, Mahopac, NY 10541 |
| 13 | 65.10 | 1 | 13 Stacey Lane, Mahopac, NY 10541 | Neil J. Myslinski & Karen A. Myslinski | 13 Stacey Lane, Mahopac, NY 10541 |
| 14 | 65.10 | 1 | 80 Weber Hill Road, Mahopac, NY 10541 | Robert W. Taylor | 80 Weber Hill Road, Mahopac, NY 10541 |
| 15 | 65.10 | 1 | 123 Stacey Lane, Mahopac, NY 10541 | Natalie Eva Condon | 123 Stacey Lane, Mahopac, NY 10541 |
| 16 | 65.10 | 1 | 24 Stacey Lane, Mahopac, NY 10541 | Debra Trisselowski & Victoria Trisselowski | 24 Stacey Lane, Mahopac, NY 10541 |
| 17A | 65.10 | 1 | 121 Weber Hill Road, Mahopac, NY 10541 | David M. Hawk | 121 Weber Hill Road, Mahopac, NY 10541 |
| 17B | 65.10 | 1 | 122 Weber Hill Road, Mahopac, NY 10541 | Anne Hawk Johnson, Trustee | 122 Weber Hill Road, Mahopac, NY 10541 |
| 17C | 65.10 | 1 | 123 Weber Hill Road, Mahopac, NY 10541 | Dianne Hawk Johnson, Trustee | 123 Weber Hill Road, Mahopac, NY 10541 |
| 17D | 65.10 | 1 | 124 Weber Hill Road, Mahopac, NY 10541 | Robert M. Hawk, Trustee | 124 Weber Hill Road, Mahopac, NY 10541 |
| 18 | 65.10 | 1 | 125 Weber Hill Road, Mahopac, NY 10541 | Paul R. Blum | 125 Weber Hill Road, Mahopac, NY 10541 |
| 19 | 65.10 | 1 | 126 Weber Hill Road, Mahopac, NY 10541 | Ray Anne Sennison & Jill McManis | 126 Weber Hill Road, Mahopac, NY 10541 |

| MAP ID | MAP BLOCK | LOT | PROPERTY ADDRESS | OWNER NAME | OWNER ADDRESS |
|--------|-----------|-----|------------------------------------------|-----------------------------------|------------------------------------------|
| 41 | 76.7 | 1 | 265 Croton Falls Road, Mahopac, NY 10541 | Michael B. Ward & Suzanne Ward | 265 Croton Falls Road, Mahopac, NY 10541 |
| 42 | 76.7 | 1 | 38 Croton Falls Road, Mahopac, NY 10541 | Christa Steada | 38 Croton Falls Road, Mahopac, NY 10541 |
| 43 | 76.7 | 1 | 18 Croton Falls Road, Mahopac, NY 10541 | City of New York | 18 Croton Falls Road, Mahopac, NY 10541 |
| 44 | 76.7 | 1 | 25 Croton Falls Road, Mahopac, NY 10541 | Kenneth A. Koppert & John Koppert | 25 Croton Falls Road, Mahopac, NY 10541 |
| 45 | 76.7 | 1 | 17 McCaslin Drive, Mahopac, NY 10541 | Scott Stokley & Laura Stokley | 17 McCaslin Drive, Mahopac, NY 10541 |
| 46 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 47 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 48 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 49 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 50 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 51 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 52 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 53 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 54 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 55 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 56 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 57 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 58 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 59 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
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| 61 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 62 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 63 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 64 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |

| MAP ID | MAP BLOCK | LOT | PROPERTY ADDRESS | OWNER NAME | OWNER ADDRESS |
|--------|-----------|-----|-----------------------------------------|------------------|-----------------------------------------|
| 88 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 89 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 90 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 91 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 92 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 93 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 94 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 95 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 96 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 97 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 98 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 99 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 100 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 101 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 102 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 103 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |
| 104 | 76.7 | 1 | 10 Croton Falls Road, Mahopac, NY 10541 | City of New York | 10 Croton Falls Road, Mahopac, NY 10541 |

verizon
4 COUNTRY ROAD
WEST HAVEN, CT 06610

APT ENGINEERING
1000' RADIUS PROPERTY OWNERS
1000' RADIUS PROPERTY OWNERS
1000' RADIUS PROPERTY OWNERS

CONSTRUCTION DOCUMENTS
NO. DATE 1/2/2010
2/2/2010 FOR REVIEW
3/2/2010 FOR REVIEW
4/2/2010 FOR REVIEW
5/2/2010 FOR REVIEW
6/2/2010 FOR REVIEW
7/2/2010 FOR REVIEW
8/2/2010 FOR REVIEW
9/2/2010 FOR REVIEW
10/2/2010 FOR REVIEW
11/2/2010 FOR REVIEW
12/2/2010 FOR REVIEW

HOMELAND TOWERS
LAKE CASSE
SITE: 1000' RADIUS PROPERTY OWNERS
ADDRESS: 1000' RADIUS PROPERTY OWNERS
APT FILING NUMBER: 1000' RADIUS PROPERTY OWNERS
DATE: 1000' RADIUS PROPERTY OWNERS
DRAWN BY: 1000' RADIUS PROPERTY OWNERS
CHECKED BY: 1000' RADIUS PROPERTY OWNERS

1,000' RADIUS PROPERTY OWNERS
R-2

PROP. PROJECT LIMITS OF
DISTURBANCE = 13,116 SF (0.30 ACRES)

EXIST. 12" TREE TO BE REMOVED

PROP. EROSION CONTROL (BLANKET)
ON ALL SLOPES 3:1 & GREATER (TYP.)

EXIST. 24" MAPLE TO BE REMOVED

PROP. UNDERGROUND ELECTRIC &
TELECOM SERVICE FROM EXIST. DEMAND
HYDRO-POLYMER (H-100) TO PROTECT
COMPOUND (APPROX. 1,000 SF)

4. EXIST. 12" TREE TO BE REMOVED
EXIST. 24" MAPLE TO BE REMOVED
EXIST. 24" MAPLE TO BE REMOVED

2. PROP. 6" BOLT FENCE (TYP.)

PROP. 40' X 12' (5,200 SF) LEASE AREA

PROP. 100' GALVANIZED MONOPOLE

1. PROP. 30' X 10' (3,000 SF) 8" R/HM CHAIN LINK
FENCED GRAVEL EQUIPMENT COMPOUND

EXIST. GRAVEL DRIVEWAY/PARKING AREA (TYP.)

1. TEMPORARY STOCKPILE AREA (2.1 ACRE)
SLOPED, 10' W/ GALVANIZED 8" R/HM
OFFSET FROM LOS OF STOCKPILE

NOTES

1. PROPOSED FACILITY IS COMPLETELY NESTLED AMONG
EXISTING MATURE TREES. COMPLETED PROJECT WILL
REMAIN AMONG EXISTING MATURE TREES. NO ADDITIONAL
LANDSCAPING IS PROPOSED.
2. ALL MOUNTING ACCESSORIES TO BE PAINTED TO MATCH
THE COLOR OF THE NEW MONOPOLE.
3. EXISTING TREES > 8" CALIPER DIAMETER TO BE REMOVED.
SEE SITE PLAN.
4. FACILITY WILL INCLUDE A SIGN NOT TO EXCEED 4' H. LISTING
THE COMPANY, OPERATING NAME, & EMERGENCY TELEPHONE
NUMBER.
5. HYPOTHETICAL FACILITY IS AN UNMANNED FACILITY. EMPLOYEES
WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR
PURPOSES OF SITE & EQUIPMENT MAINTENANCE.

NOTE: CONTRACTOR TO HAVE A GROUND SURVEY PERFORMED AND
HAVE ALL UNDERGROUND UTILITIES & STRUCTURES MARKED OUT
PRIOR TO CONSTRUCTION.



1. PARTIAL SITE PLAN SP-2 SCALE 1" = 20'



verizon

4 CENTROCK ROAD
WEST NYACK, NY 10994

**APT
ENGINEERING**

15A CENTROCK ROAD, 2ND FLOOR
WEST NYACK, NY 10994
WWW.APTENGINEERING.COM

| CONSTRUCTION DOCUMENTS | |
|------------------------|-------------------------|
| NO. | DATE / REVISION |
| 1 | 07/25/19 FOR REVIEW RCL |
| 2 | 07/25/19 FOR REVIEW RCL |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

DESIGN PROFESSIONALS OF RECORD

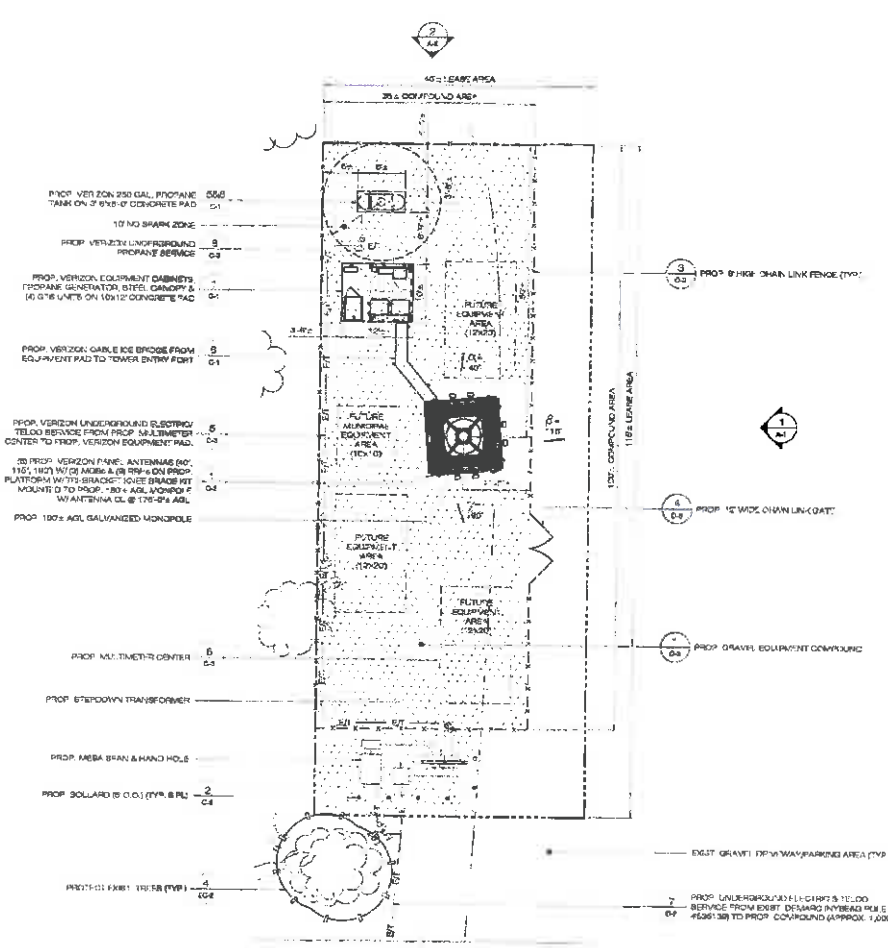
PROJECT: 300' X 10' CHALLENGE # 2
 COMPANY: APT ENGINEERING
 ADDRESS: 38A CENTROCK ROAD
 WEST NYACK, NY 10994
 DEVELOPER: HOMETOWN TOWERS, LLC
 ADDRESS: 8 HARMONY STREET
 2ND FLOOR
 DANBURY, CT 06810

NOTE:
 IT IS A VIOLATION OF NEW YORK STATE
 EDUCATION LAW ARTICLE 128 SECTION 127
 TO REPRODUCE OR TRANSMIT IN ANY MANNER
 ANY PART OF THIS DOCUMENT WITHOUT THE
 WRITTEN PERMISSION OF APT ENGINEERING.
 ANY REPRODUCTION OR TRANSMISSION
 WITHOUT THE WRITTEN PERMISSION OF APT
 ENGINEERING SHALL BE SUBJECT TO THE
 PENALTIES AND THE DATE OF SUCH
 VIOLATION AND A FINE OF \$500.00
 PER COPY OF THE VIOLATION.

HOMETOWN TOWERS
 LAKE CASSE

SITE: 38A CENTROCK ROAD
 ADDRESS: DANBURY, NY 10994
 APT FILE NUMBER: A744350

DATE: 07/25/19 DRAWN BY: CBT
 CHECKED BY: RCL



1 COMPOUND PLAN
 CP-1 SCALE: 1" = 40'

HOMELAND TOWERS, LLC
 4 CENTROCK ROAD
 WEST NYACK, NY 10994

verizon
 4 CENTROCK ROAD
 WEST NYACK, NY 10994

APT ENGINEERING

1500 E. 10TH ST. SUITE 200
 WEST NYACK, NY 10994

CONSTRUCTION DOCUMENTS

| NO. | DATE | REVISION |
|-----|----------|-----------------|
| 1 | 08/18/18 | CLIENT REV. RCB |
| 2 | 08/18/18 | CLIENT REV. RCB |
| 3 | 08/18/18 | CLIENT REV. RCB |

DESIGN PROFESSIONALS OF RECORD

PROF. SCOTT CHASE P.E.
 CIVIL & ELECTRICAL ENGINEER
 ADD: 35400 EBRON DRIVE
 MALLINWORTH, CT 06418

DEVELOPER: HOMELAND TOWERS, LLC
 ADDRESS: 3 FAIRMONT STREET
 2ND FLOOR
 DALLSBURY, CT 06810

NOTE:
 IT IS A VIOLATION OF NEW YORK STATE
 EDUCATION LAW ARTICLE 146, SECTION
 1701(1) FOR ANY PERSON UNLAWFULLY
 ACTING UNDER THE DIRECTION OF A
 LICENSED PROFESSIONAL ENGINEER OR
 LAND SURVEYOR TO ALTER IN ANY MANNER
 ANY MAP, PLAN, SPECIFICATION, REPORT
 OR SURVEY FOR WHICH THE SEAL OF AN
 ENGINEER OR LAND SURVEYOR IS
 ALTERED, THE ALTERING ENGINEER OR
 LAND SURVEYOR SHALL BE LIABLE TO THE
 STATE FOR A FINE OF NOT MORE THAN
 \$5,000 AND THE DATE OF SUCH
 ALTERATION, AND A SPECIFIC
 DESCRIPTION OF THE ALTERATION.

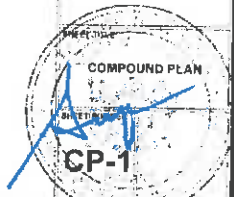
HOMELAND TOWERS
 LAKE CASSE

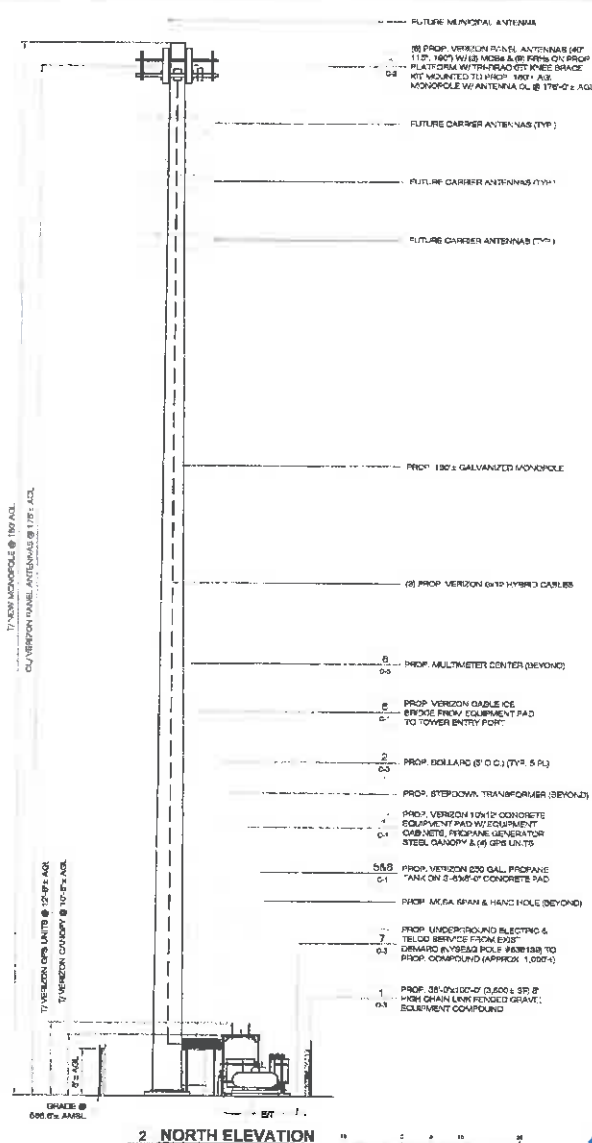
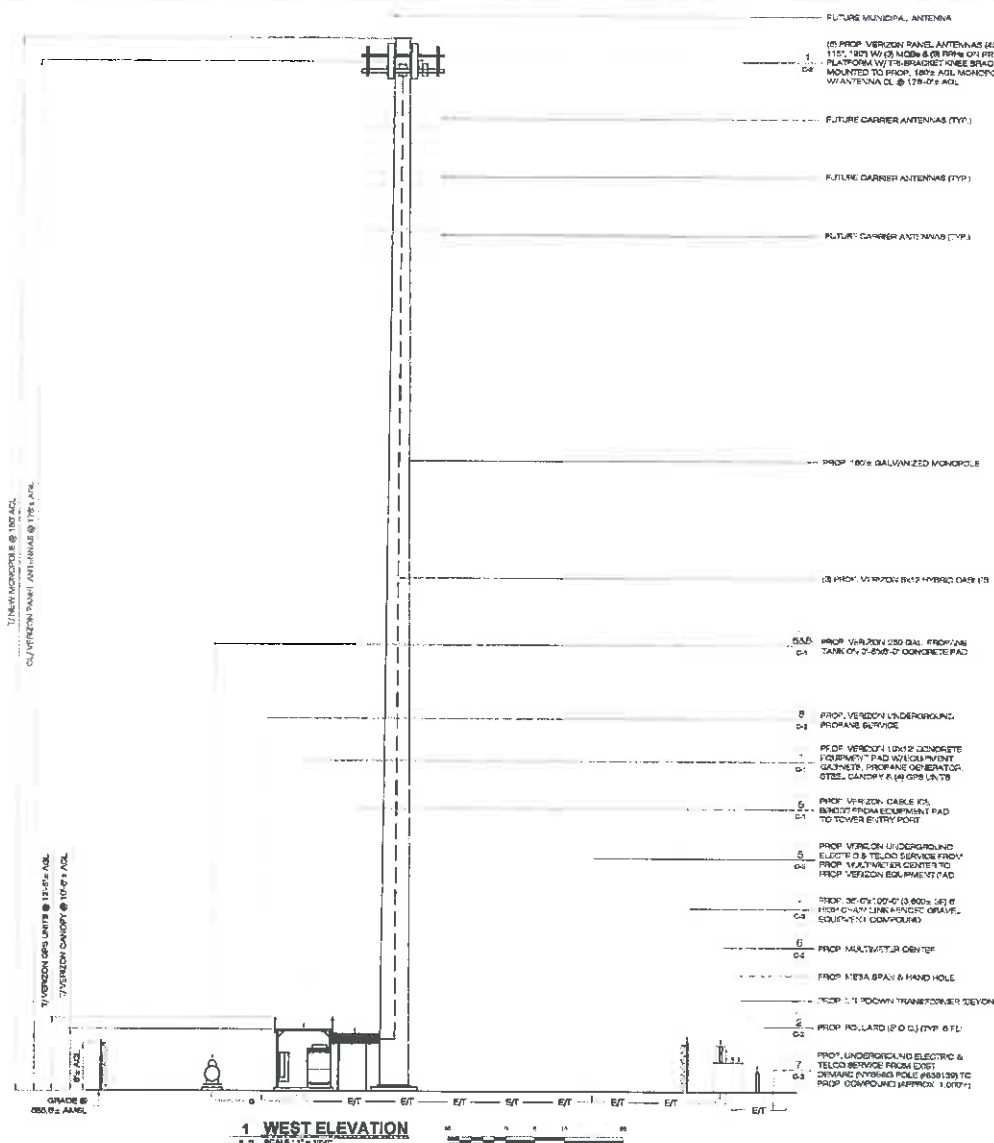
SITE: 35400 EBRON DRIVE
 ADDRESS: MALLINWORTH, CT 06418

APT FILING NUMBER: 1741440

DATE: 08/18/18 DRAWN BY: RCB

CHECKED BY: RCB





verizon

4 CLEVELAND ROAD
WEST HAVEN, CT 06615

APT
ENGINEERING

1. PROJECT NO. 2. PROJECT NAME 3. PROJECT LOCATION 4. PROJECT DATE 5. PROJECT STATUS

CONSTRUCTION DOCUMENTS

| NO. | DATE | REVISION |
|-----|----------|------------|
| 1 | 01/15/18 | FOR REVIEW |
| 2 | 01/15/18 | FOR REVIEW |
| 3 | 01/15/18 | FOR REVIEW |
| 4 | 01/15/18 | FOR REVIEW |
| 5 | 01/15/18 | FOR REVIEW |
| 6 | 01/15/18 | FOR REVIEW |

DESIGN PROFESSIONALS OF RECORD

PROF. SCOTT M. CHASSE, P.E.
CORP. APT ENGINEERING
ADD. 3 BAKER STREET
KILLINGWORTH, CT 06031

DEVELOPER: HOMELAND TOWERS, LLC
ADDRESS: 1 BAKER STREET
2ND FLOOR
DANBURY, CT 06810

NOTE:
IT IS A VIOLATION OF NEW YORK STATE
ELECTION LAW ARTICLE 14, SECTION
7(2) FOR ANY PERSON, UNLESS
ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER OR
LAND SURVEYOR, TO ALTER AN ITEM IN
ANY WAY IF AN ITEM BEARING THE SEAL
OF AN ENGINEER OR LAND SURVEYOR IS
ALTERED. THE ALTERED ENGINEER OR
LAND SURVEYOR SHALL AFFIX TO THE
ITEM HIS SEAL AND THE NOTATION
"ALTERED BY [NAME] UNDER THE
SIGNATURE AND THE DATE OF SUCH
ALTERATION AND A SPECIFIC
DESCRIPTION OF THE ALTERATION."

HOMELAND TOWERS
LAKE CASSE

SITE: 254 CROTON FARM ROAD
ADDRESS: DANBURY, CT 06810

APT FILE NO. 10121111

DATE: 01/15/18 DRAWN BY: GBN
CHECKED BY: NCB

ELEVATIONS
A-2

EROSION AND SEDIMENT CONTROL PLAN NOTES

EROSION AND SEDIMENT CONTROL PLAN NOTES

- A. HYDROL RETARDANT CONSTRUCTION AREA PAINTING MIXTURE #1 FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR

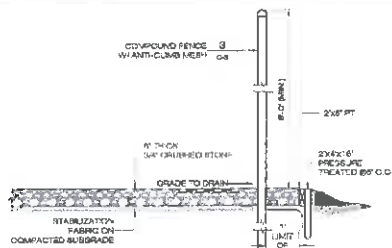
SEGMENT 4 EROSION CONTROL NARRATIVE

- SUGGESTED CONSTRUCTION SEQUENCE

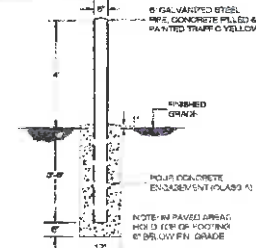
© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

4. TEMPORARILY BECO DISTURBED AREAS NOT UNDER CONSTRUCTION FOR THIRTY (30) DAYS OR MORE.

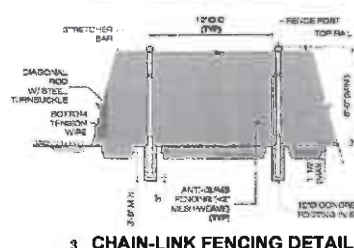
CONTRIBUTO A LA ECONOMÍA DE LA EMPRESA



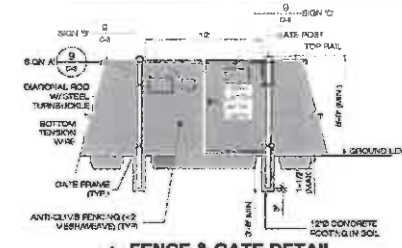
1 COMPOUND DETAIL
C-3 SCALE: 1/4"=1'-0"



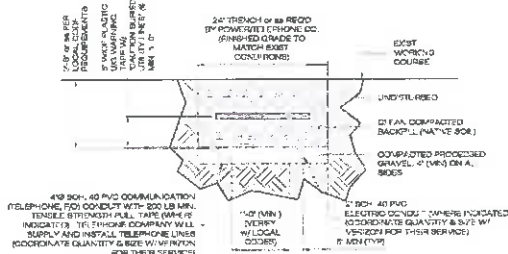
2 BOLLARD DETAIL
C-3 SCALE: 1/4"=1'-0"



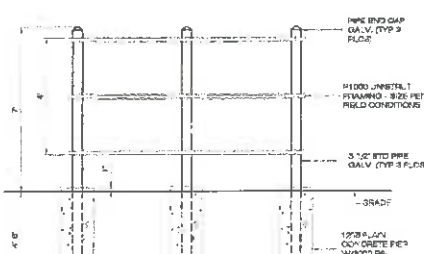
3 CHAIN-LINK FENCING DETAIL
C-3 SCALE: 1/4"=1'-0"



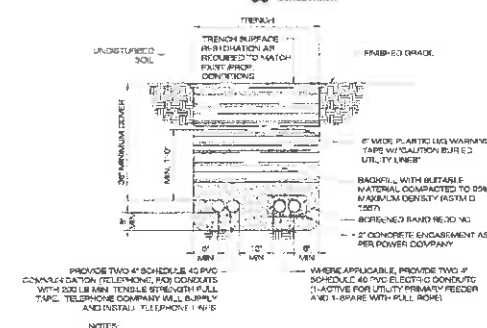
4 FENCE & GATE DETAIL
C-3 SCALE: 1/4"=1'-0"



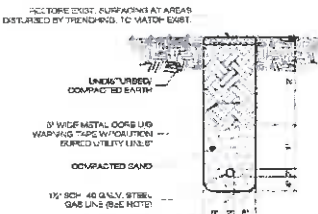
5 SECONDARY TRENCH DETAIL
C-3 SCALE: 1/4"=1'-0"



6 UTILITY BACKBOARD FRAME DETAIL
C-3 SCALE: 1/4"=1'-0"



7 PRIMARY UTILITY TRENCH
C-3 SCALE: 1/4"=1'-0"



8 PROPANE GAS TRENCH
C-3 SCALE: 1/4"=1'-0"



9 TYPICAL SIGNAGE
C-3 SCALE: 1/4"=1'-0"

HOME LAND TOWERS, LLC
1111 MARKET STREET, SUITE 100
PITTSBURGH, PA 15222
TEL: (412) 281-6111
FAX: (412) 281-6111

verizon
4 CENTERCROSS ROAD
WEST NYACK, NY 10994

APT ENGINEERING
1111 MARKET STREET, SUITE 100
PITTSBURGH, PA 15222
TEL: (412) 281-6111
FAX: (412) 281-6111

CONSTRUCTION DOCUMENTS

| NO. | DATE | REVISION |
|-----|----------|----------------|
| 1 | 01/15/18 | FOR REVIEW RCB |
| 2 | 01/15/18 | FOR REVIEW RCB |
| 3 | 01/15/18 | FOR REVIEW RCB |
| 4 | 01/15/18 | FOR REVIEW RCB |
| 5 | 01/15/18 | FOR REVIEW RCB |
| 6 | 01/15/18 | FOR REVIEW RCB |
| 7 | 01/15/18 | FOR REVIEW RCB |
| 8 | 01/15/18 | FOR REVIEW RCB |
| 9 | 01/15/18 | FOR REVIEW RCB |
| 10 | 01/15/18 | FOR REVIEW RCB |

DESIGN PROFESSIONALS OF RECORD
PROF. SCOTT M. CHASSER, P.E.
CONS. APT ENGINEERING
1111 MARKET STREET, SUITE 100
PITTSBURGH, PA 15222
TEL: (412) 281-6111
FAX: (412) 281-6111

NOTE:
IT IS A VIOLATION OF NEW YORK STATE
EDUCATION LAW ARTICLE 136, SECTION
7(2)(b) FOR ANY PERSON, FIRM OR
CORPORATION TO ACT AS A
LAND SURVEYOR, TO ALTER AN ITEM IN
ANY WAY, IF AN ITEM BEARING THE SEAL
OF AN ENGINEER OR LAND SURVEYOR IS
ALTERED, THE ALTERING ENGINEER OR
LAND SURVEYOR SHALL AFFIX TO THE
ITEM HIS SEAL AND THE DATE OF SUCH
ALTERATION, AND A SPECIFIC
DESCRIPTION OF THE ALTERATION.

HOME LAND TOWERS, LLC
LAKE CASSE
SITE: 284 GARDEN FALLS ROAD
ADDRESS: CARROLL, NY 13611
APT PLUMB NUMBER: NY28088
DATE: 01/15/18 DRAWN BY: CBN
CHECKED BY: RCB





PINNACLE TELECOM GROUP

Professional and Technical Services

ANTENNA SITE FCC RF COMPLIANCE ASSESSMENT AND REPORT

HOMELAND TOWERS, LLC

**SITE "NY056 – LAKE CASSE"
254 CROTON FALLS ROAD
MAHOPAC, NY**

MAY 17, 2018

CONTENTS

| | |
|--------------------------------------|-----------|
| INTRODUCTION AND SUMMARY | 3 |
| ANTENNA AND TRANSMISSION DATA | 5 |
| COMPLIANCE ANALYSIS | 8 |
| COMPLIANCE CONCLUSION | 12 |
| CERTIFICATION | 13 |

Appendix A. BACKGROUND ON THE FCC MPE LIMIT

Appendix B. SUMMARY OF EXPERT QUALIFICATIONS

INTRODUCTION AND SUMMARY

At the request of Homeland Towers, LLC, Pinnacle Telecom Group has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for proposed wireless antenna operations on a proposed 180-foot monopole to be located at 254 Croton Falls Road in Mahopac, NY.

Homeland Towers refers to the prospective site as “NY056 – Lake Casse”, and the proposed pole will accommodate the directional panel antennas of up to four wireless carriers. At this time, Verizon Wireless plans to occupy the highest antenna mounting position on the pole.

The FCC requires wireless antenna operators to perform an assessment of the RF levels from all the transmitting antennas at a site whenever antenna operations are added or modified, and ensure compliance with the FCC Maximum Permissible Exposure (MPE) limit in areas of unrestricted public access, i.e., at street level around the site.

In this case, the compliance assessment will include the RF effects of a worst-case hypothetical collocation of three wireless carriers’ antennas. By worst case, we mean that the carriers whose maximum capacity relates to higher emitted power levels will be hypothetically assumed to occupy the lower mounting positions on the monopole, thus matching higher power and smaller distances to ground-level around the site.

The analysis will conservatively assume all the wireless carriers are operating at maximum capacity and maximum power in each of their FCC-licensed frequency bands. With that extreme degree of conservatism incorporated in the analysis, we can have great confidence that the actual RF effects from any combination of wireless operators, however they might actually be positioned on the pole, would be in compliance with the FCC’s MPE limit.

This assessment of antenna site compliance is based on the FCC limit for general population “maximum permissible exposure” (MPE), a limit established

as safe for continuous exposure to RF fields by humans of either sex, all ages and sizes, and under all conditions.

The result of an FCC compliance assessment can be described in layman's terms by expressing the calculated RF levels as simple percentages of the FCC MPE limit. In that way, the figure 100 percent serves as the reference for compliance, and calculated RF levels below 100 percent indicate compliance with the MPE limit. An equivalent way to describe the calculated results is to relate them to a "times-below-the-limit" factor. Here, we will apply both descriptions.

The result of the FCC compliance assessment in this case is as follows:

- At street level around the site, the conservatively calculated maximum RF level caused by the combination of the wireless carriers' panel antenna operations is 1.0971 percent of the FCC general population MPE limit, well below the 100-percent reference for compliance. In other words, even with calculations designed to significantly overstate the RF levels versus those that could actually occur at the site, the worst-case calculated RF level in this case is still more than 90 times below the limit defined by the federal government as safe for continuous exposure of the general public.
- The results of the calculations provide a clear demonstration that the RF levels from as many as four wireless carriers, even under worst-case collocation circumstances, would satisfy the FCC requirement for controlling potential human exposure to RF fields. Moreover, because of the conservative methodology and assumptions applied in this analysis, RF levels actually caused by any combination of wireless operators' antenna operations at this site will be even less significant than the calculation results here indicate.

The remainder of this report provides the following:

- relevant technical data on the parameters for the four wireless carriers;

- ❑ a description of the applicable FCC mathematical model for assessing compliance with the MPE limit, and application of the relevant technical data to that model; and
- ❑ analysis of the results of the calculations, and the compliance conclusion for the proposed site.

In addition, two Appendices are included. Appendix A provides background on the FCC MPE limit, along with a list of key references. Appendix B provides a summary of the qualifications of the author of this report.

ANTENNA AND TRANSMISSION DATA

As described, the proposed 160-foot pole will be able to accommodate as many as four wireless carriers' antennas. Verizon Wireless proposed to occupy the highest mounting position on the pole, and this analysis will include an assumption of "worst-case" collocation by three other wireless carriers – AT&T, Sprint and T-Mobile.

The worst-case collocation methodology basically involves taking the carriers with the most available spectrum and the opportunity for higher power levels and hypothetically positioning them at the lower points on the monopole – thus matching the most power with the shorter distances to the ground.

Typically, the vertical spacing between different wireless carriers' antennas on a pole is 10 feet. In this case, the Verizon Wireless antennas will mount at a center line of 176 feet and we will assign antenna centerline-heights to the three other assumed wireless collocators at 166 feet, 156 feet and 146 feet.

The transmission parameters for each of the wireless carriers are described below.

Verizon Wireless is licensed to operate in the 700, 850, 1900 and 2100 MHz frequency bands. In the 746 MHz band, Verizon uses two 60-watt channels per antenna sector.

In the 869 MHz band, Verizon uses two 60-watt channels per antenna sector. In the 1900 MHz band, Verizon uses two 60-watt channels per antenna sector. In the 2100 MHz band, Verizon uses two 90-watt channels per sector.

AT&T is licensed to operate in the 700, 850, 1900 and 2300 MHz frequency bands. In the 700 MHz band, AT&T uses four 40-watt RF channels per sector. In the 850 MHz band, AT&T uses four 30-watt channels and one 40-watt channel per sector. In the 1900 MHz band, AT&T uses four 30-watt channels and one 40-watt channel per sector. In the 2300 MHz band, AT&T uses four 25-watt channels per sector.

Sprint is licensed to operate in the 860, 1900 and 2500 MHz frequency bands. In the 860 MHz band, Sprint uses two 40-watt channels per antenna sector. In the 1900 MHz band, Sprint uses two 20-watt channels and two 40-watt channels per sector. In the 2500 MHz band, Sprint uses four 5-watt channels and four 10-watt channels per sector.

T-Mobile is licensed to operate in the 700 MHz, 1900 MHz and 2100 MHz frequency bands. In the 700 MHz band, T-Mobile uses one 40-watt channel per sector. In the 1900 MHz band, T-Mobile uses two 7.5-watt channels and two 40-watt channels per sector. In the 2100 MHz band, T-Mobile uses one 40-watt channel and one 120-watt channel per sector.

Based on the proposed mounting heights and then followed by overall available power levels, we will hypothetically assign the mounting heights (to the centerline of the antennas) as follows:

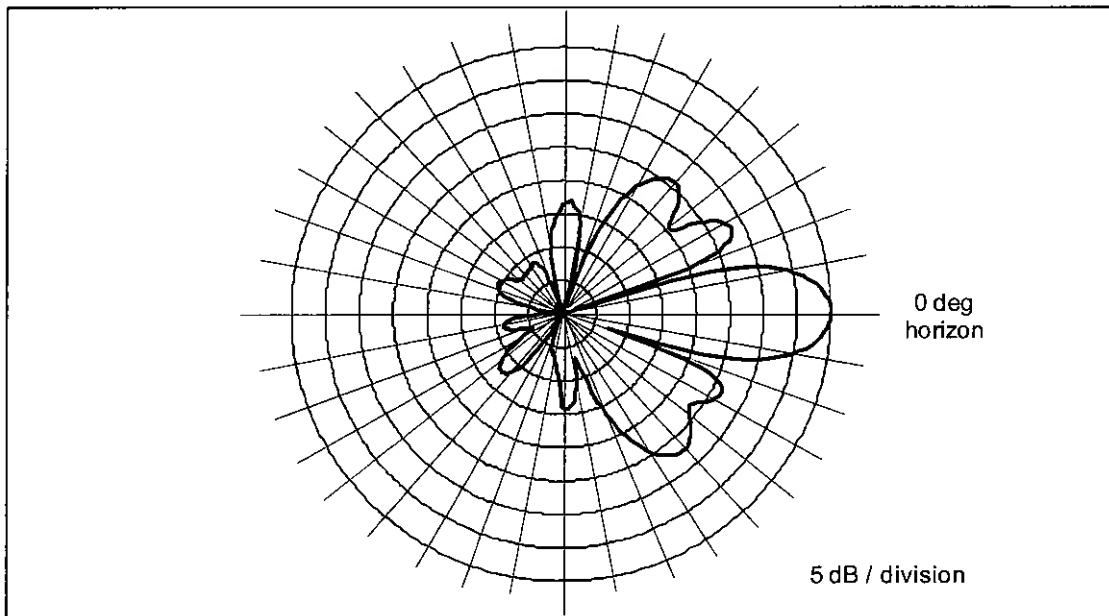
- Verizon Wireless: 176 feet
- Sprint: 166 feet
- T-Mobile: 156 feet
- AT&T: 146 feet

The area below the antennas, at street level, is of interest in terms of potential “uncontrolled” exposure of the general public, so the antenna’s vertical-plane emission characteristic is used in the calculations, as it is a key determinant in the relative level of RF emissions in the “downward” direction.

By way of illustration, Figure 1, below, shows the vertical-plane pattern of a typical 1900 MHz panel antenna. The antenna is effectively pointed at the three o’clock position (the horizon) and the pattern at different angles is described using decibel units. The use of a decibel scale in incidentally visually understates the relative directionality characteristic of the antenna in the vertical plane. Where the antenna pattern reads 20 dB, the relative RF energy emitted at the corresponding downward angle is 1/100th of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is 1/1000th of the maximum.

Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties’ depictions of the same antenna model.

Figure 1. 1900 MHz Directional Panel Antenna – Vertical-plane Pattern



Compliance Analysis

FCC Office of Engineering and Technology Bulletin 65 (“OET Bulletin 65”) provides guidelines for mathematical models to calculate potential RF exposure levels at various points around transmitting antennas.

Around an antenna site at ground level (in what is called the “far field” of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain (focusing effect) in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna. Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the intervening ground. Our calculations will assume a 100% “perfect”, mirror-like reflection, which is the absolute worst-case approach.

The formula for ground-level MPE compliance assessment of any given wireless antenna operation is as follows:

$$\text{MPE\%} = (100 * \text{TxPower} * 10^{(\text{Gmax-Vdisc})/10} * 4) / (\text{MPE} * 4\pi * R^2)$$

where

| | | |
|-------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MPE% | = | RF level, expressed as a percentage of the FCC MPE limit applicable to continuous exposure of the general public |
| 100 | = | factor to convert the raw result to a percentage |
| TxPower | = | maximum net power into antenna sector, in milliwatts, a function of the number of channels per sector, the transmitter power per channel, and line loss |
| $10^{(\text{Gmax-Vdisc})/10}$ | = | numeric equivalent of the relative antenna gain in the direction of interest downward toward ground level |
| 4 | = | factor to account for a 100-percent-efficient energy reflection from the ground, and the squared relationship between RF field strength and power density ($2^2 = 4$) |
| MPE | = | FCC general population MPE limit |
| R | = | straight-line distance from the RF source to the point of interest, centimeters |

The MPE% calculations are normally performed out to a distance of 500 feet from the facility to points 6.5 feet (approximately two meters, the FCC-recommended standing height) off the ground, as illustrated in Figure 2, below.

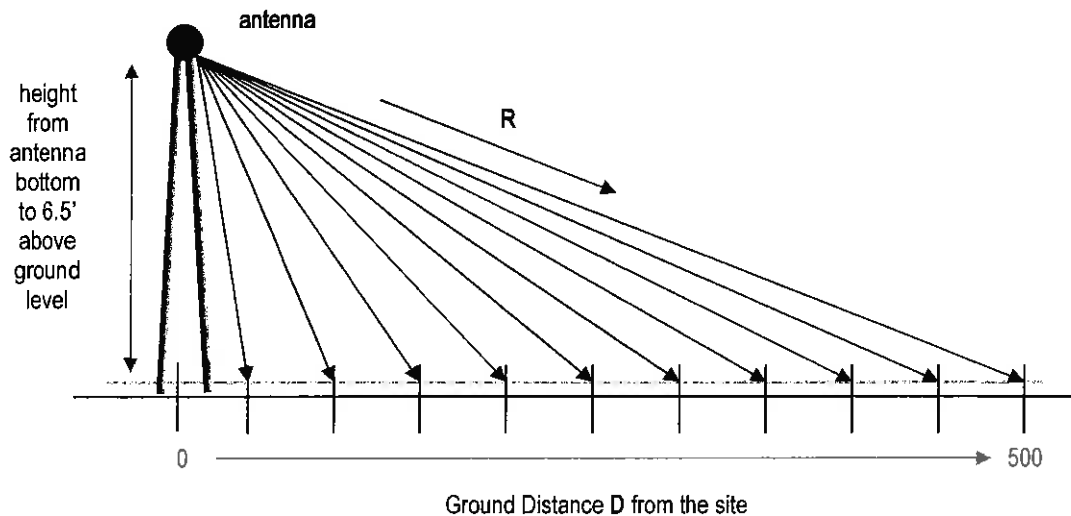


Figure 2. Street-level MPE% Calculation Geometry

It is popularly thought that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas. Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site. As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled and, as a result, the RF levels generally decrease with increasing distance. In any case, the RF levels more than 500 feet from a wireless antenna site are well understood to be sufficiently low and always in compliance.

FCC compliance for a collocated antenna site is assessed in the following manner. At each distance point away from the site, an MPE% calculation is made for each antenna operation, including the individual components of dual-

band operations. Then, at each point, the sum of the individual MPE% contributions is compared to 100 percent, where the latter figure serves as a normalized reference for compliance with the MPE limit. We refer to the sum of the individual MPE% contributions as “total MPE%”, and any calculated total MPE% result exceeding 100 percent is, by definition, higher than the limit and represent non-compliance and a need to take action to mitigate the RF levels. If all results are below 100 percent, that indicates compliance with the federal regulations on controlling exposure.

Note that the following conservative methodology and assumptions are incorporated into the MPE% calculations on a general basis:

1. The antennas are assumed to be operating continuously at maximum RF power – i.e., with the maximum number of channels and the maximum transmitter power per channel.
2. The power-attenuation effects of any shadowing or visual obstruction to a line-of-sight path from the antennas to the points of interest at ground level are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6'6" human and performing the calculations from the bottom (rather than the centerline) of the antenna.
4. The potential RF exposure at ground level is assumed to be 100-percent enhanced (increased) via a “perfect” field reflection from the intervening ground.

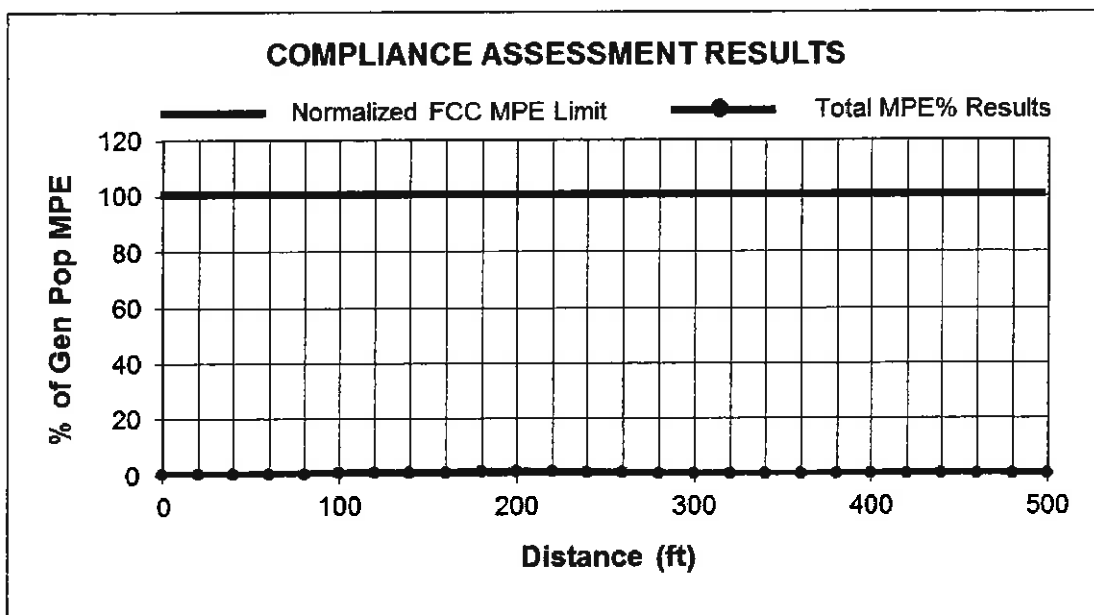
The net result of these assumptions is to intentionally and significantly overstate the calculated RF levels relative to the RF levels that will actually occur – and the purpose of this conservatism is to allow “safe-side” conclusions about compliance with the MPE limit.

The table on the following page provides the results of the MPE% calculations for each operator, with the worst-case overall result highlighted in bold in the last column.

| Ground Distance (ft) | Verizon MPE% | Sprint MPE% | T-Mobile MPE% | AT&T MPE% | Total MPE% |
|----------------------|--------------|-------------|---------------|-----------|------------|
| 0 | 0.0014 | 0.0025 | 0.0008 | 0.0256 | 0.0346 |
| 20 | 0.0052 | 0.0049 | 0.0016 | 0.0578 | 0.0780 |
| 40 | 0.0185 | 0.0034 | 0.0075 | 0.0661 | 0.0965 |
| 60 | 0.0465 | 0.0087 | 0.0227 | 0.1294 | 0.2244 |
| 80 | 0.0928 | 0.0105 | 0.0117 | 0.3421 | 0.4651 |
| 100 | 0.1419 | 0.0120 | 0.0185 | 0.4768 | 0.6782 |
| 120 | 0.1539 | 0.0059 | 0.0771 | 0.5026 | 0.7704 |
| 140 | 0.0991 | 0.0200 | 0.1778 | 0.3583 | 0.6594 |
| 160 | 0.0530 | 0.0211 | 0.2759 | 0.4679 | 0.8262 |
| 180 | 0.1904 | 0.0280 | 0.2914 | 0.5279 | 1.0691 |
| 200 | 0.3767 | 0.0241 | 0.1723 | 0.4623 | 1.0971 |
| 220 | 0.4572 | 0.0351 | 0.0368 | 0.3780 | 0.9513 |
| 240 | 0.3660 | 0.0319 | 0.0140 | 0.3650 | 0.7987 |
| 260 | 0.1817 | 0.0175 | 0.0270 | 0.3381 | 0.5800 |
| 280 | 0.0515 | 0.0133 | 0.0383 | 0.2749 | 0.3932 |
| 300 | 0.0317 | 0.0197 | 0.0331 | 0.1431 | 0.2387 |
| 320 | 0.0273 | 0.0187 | 0.0154 | 0.0812 | 0.1481 |
| 340 | 0.0288 | 0.0091 | 0.0108 | 0.0385 | 0.0874 |
| 360 | 0.0420 | 0.0112 | 0.0190 | 0.0453 | 0.1209 |
| 380 | 0.0518 | 0.0224 | 0.0402 | 0.0614 | 0.1842 |
| 400 | 0.0570 | 0.0358 | 0.0644 | 0.0780 | 0.2468 |
| 420 | 0.0573 | 0.0427 | 0.0815 | 0.0715 | 0.2636 |
| 440 | 0.0536 | 0.0394 | 0.0759 | 0.0866 | 0.2657 |
| 460 | 0.0472 | 0.0302 | 0.0502 | 0.1037 | 0.2376 |
| 480 | 0.0437 | 0.0279 | 0.0465 | 0.1274 | 0.2471 |
| 500 | 0.0387 | 0.0211 | 0.0184 | 0.1181 | 0.1978 |

As indicated, the overall worst-case calculated result is 1.0971 percent of the FCC general population MPE limit – well below the 100-percent reference for compliance, particularly given the significant conservatism incorporated in the analysis.

A graph of the overall calculation results, shown on the next page, provides perhaps a clearer *visual* illustration of the relative compliance of the calculated RF levels. The line representing the overall calculation shows an obviously clear, consistent margin to the FCC MPE limit.



Compliance Conclusion

The FCC MPE limit has been constructed in such a manner that continuous human exposure to RF fields up to and including 100 percent of the MPE limit is acceptable and completely safe.

The conservatively calculated maximum RF effect at street level from the assumed worst-case collocation of as many as four wireless carriers is 1.0971 percent of the FCC general population MPE limit. In other words, even with an extremely conservative analysis intended to dramatically overstate the RF effects of any wireless collocation scenario at the site, the calculated worst-case RF level is still more than 90 times below the FCC MPE limit.

The results of the calculations indicate clear compliance with the FCC regulations and the related MPE limit, even for a worst-case collocation scenario. Because of the conservative calculation methodology and operational assumptions applied in this analysis, the RF levels actually caused by any more realistic collocation of antennas at this site would be even less significant than the calculation results here indicate, and compliance would be achieved by an even larger margin.

CERTIFICATION

The undersigned certifies as follows:

1. I have read and fully understand the FCC regulations concerning RF safety and the control of human exposure to RF fields (47 CFR 1.1301 *et seq*).
2. To the best of my knowledge, the statements and information disclosed in this report are true, complete and accurate.
3. The analysis of RF compliance provided herein is consistent with the applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.
4. The results of the analysis indicate that any combination of antenna operations at the subject site will be in compliance with the FCC regulations concerning the control of potential RF exposure.



Daniel Penesso
Director- RF Engineering
Pinnacle Telecom Group, LLC

5/17/18

Date

Appendix A. Background on the FCC MPE Limit

As directed by the Telecommunications Act of 1996, the FCC has established limits for maximum continuous human exposure to RF fields.

The FCC maximum permissible exposure (MPE) limits represent the consensus of federal agencies and independent experts responsible for RF safety matters. Those agencies include the National Council on Radiation Protection and Measurements (NCRP), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the American National Standards Institute (ANSI), the Environmental Protection Agency (EPA), and the Food and Drug Administration (FDA). In formulating its guidelines, the FCC also considered input from the public and technical community – notably the Institute of Electrical and Electronics Engineers (IEEE).

The FCC's RF exposure guidelines are incorporated in Section 1.301 *et seq* of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure.

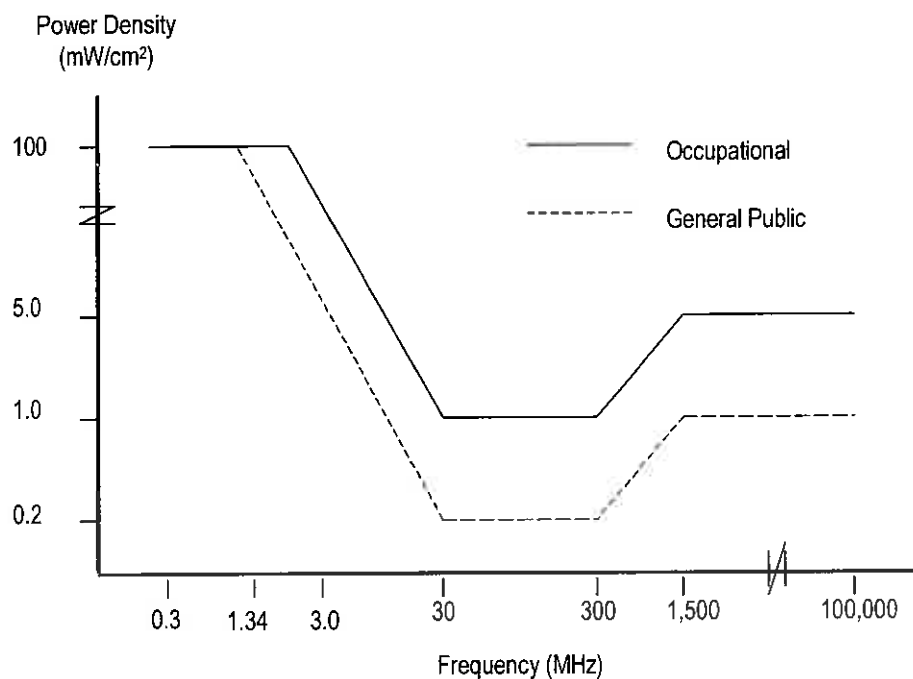
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in the form of heat). The occupational MPE guidelines incorporate a safety factor of 10 or greater with respect to RF levels known to represent a health hazard, and an additional safety factor of five is applied to the MPE limits for general population exposure. Thus, the general population MPE limit has a built-in safety factor of more than 50. The limits were constructed to appropriately protect humans of both sexes and all ages and sizes and under all conditions – and continuous exposure at levels equal to or below the applicable MPE limits is considered to result in no adverse health effects or even health risk.

The reason for two tiers of MPE limits is based on an understanding and assumption that members of the general public are unlikely to have had appropriate RF safety training and may not be aware of the exposures they receive; occupational exposure in controlled environments, on the other hand, is assumed to involve individuals who have had such training, are aware of the exposures, and know how to maintain a safe personal work environment.

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm²). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm² reference, for the different radio frequency ranges.

| Frequency Range (F)
(MHz) | Occupational Exposure
(mW/cm ²) | General Public Exposure
(mW/cm ²) |
|------------------------------|------------------------------------------------|--------------------------------------------------|
| 0.3 - 1.34 | 100 | 100 |
| 1.34 - 3.0 | 100 | $180 / F^2$ |
| 3.0 - 30 | $900 / F^2$ | $180 / F^2$ |
| 30 - 300 | 1.0 | 0.2 |
| 300 - 1,500 | $F / 300$ | $F / 1500$ |
| 1,500 - 100,000 | 5.0 | 1.0 |

The diagram below provides a graphical illustration of both the FCC's occupational and general population MPE limits.



Because the FCC's RF exposure limits are frequency-shaped, the exact MPE limits applicable to the instant situation depend on the frequency range used by the systems of interest.

The most appropriate method of determining RF compliance is to calculate the RF power density attributable to a particular system and compare that to the MPE limit applicable to the operating frequency in question. The result is usually expressed as a percentage of the MPE limit.

For potential exposure from multiple systems, the respective percentages of the MPE limits are added, and the total percentage compared to 100 (percent of the limit). If the result is less than 100, the total exposure is in compliance; if it is more than 100, exposure mitigation measures are necessary to achieve compliance.

Note that the FCC "categorically excludes" all "non-building-mounted" wireless antenna operations whose mounting heights are more than 10 meters (32.8 feet) from the routine requirement to demonstrate compliance with the MPE limit, because such operations "are deemed, individually and cumulatively, to have no significant effect on the human environment". The categorical exclusion also applies to *all* point-to-point antenna operations, regardless of the type of structure they're mounted on. Note that the FCC considers any facility qualifying for the categorical exclusion to be automatically in compliance.

FCC References on RF Compliance

47 CFR, FCC Rules and Regulations, Part 1 (Practice and Procedure), Section 1.1310 (Radiofrequency radiation exposure limits).

FCC Second Memorandum Opinion and Order and Notice of Proposed Rulemaking (FCC 97-303), *In the Matter of Procedures for Reviewing Requests for Relief From State and Local Regulations Pursuant to Section 332(c)(7)(B)(v) of the Communications Act of 1934 (WT Docket 97-192), Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (ET Docket 93-62), and Petition for Rulemaking of the Cellular Telecommunications Industry Association Concerning Amendment of the Commission's Rules to Preempt State and Local Regulation of Commercial Mobile Radio Service Transmitting Facilities*, released August 25, 1997.

FCC First Memorandum Opinion and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released December 24, 1996.

FCC Report and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released August 1, 1996.

FCC Office of Engineering and Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields", Edition 97-01, August 1997.

FCC Office of Engineering and Technology (OET) Bulletin 56, "Questions and Answers About Biological Effects and Potential Hazards of RF Radiation", edition 4, August 1999.

Appendix B. SUMMARY of EXPERT QUALIFICATIONS

Daniel Penesso, Director – RF Engineering, Pinnacle Telecom Group, LLC

| | |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Synopsis: | <ul style="list-style-type: none">• 19 years of experience in all aspects of wireless RF engineering, including network design and implementation, interference analysis, FCC and FAA regulatory matters, and antenna site compliance with FCC RF exposure regulations• Have performed RF engineering and FCC compliance work for all the major wireless carriers – AT&T, Verizon Wireless, Sprint, T-Mobile, and MetroPCS, as well as Crown Castle• Have served as an expert witness on RF engineering and/or FCC RF compliance more than 100 times before municipal boards in New Jersey and New York |
| Education: | <ul style="list-style-type: none">• Bachelor of Science in Electrical Engineering, DeVry Institute of Technology, Chicago, IL, 1987 |
| Current Responsibilities | <ul style="list-style-type: none">• Manages PTG staff work involving FCC RF compliance for wireless antenna sites, including the provision of math- and measurements-based site compliance reports, related expert testimony in municipal hearings, and compliance-related support in client meetings with prospective site landlords and in town meetings• Provides math-based FCC compliance assessments and reports for PTG's wireless clients, including AT&T, Verizon Wireless, T-Mobile, Sprint, MetroPCS, and Crown Castle• Responsible for providing client consulting and in-house training on FCC and OSHA RF safety compliance |
| Prior Experience: | <ul style="list-style-type: none">• Have served as senior RF engineer for four of the five national wireless carriers – AT&T, T-Mobile, Sprint, and MetroPCS – in the New York and New Jersey markets• Served as an RF engineer for Metricom, Triton PCS, Alltel Communications, and Western Wireless• Have worked as an RF engineer for several engineering services companies, including Sublime Wireless, Amirit Technologies, Celcite, and Wireless Facilities Incorporated |



Independent Radio Frequency Report
Regarding a proposed
Wireless Communications Facility
For
New York SMSA Limited Partnership

Site ID: "Lake Casse"

254 Croton Falls Road
Mahopac, NY
Putnam County

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

By

PierCon Solutions, LLC
July 31, 2018

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1 PURPOSE AND SCOPE

PierCon Solutions LLC, an engineering firm specializing in wireless communications, performed an independent analysis regarding the radiofrequency engineering aspects of the proposal by New York SMSA Limited Partnership, d/b/a Verizon Wireless to construct and operate a wireless telecommunications facility consisting of antennas at 254 Croton Falls Road, Mahopac, NY. The purpose of this site is to relieve a significant gap in service in Verizon Wireless' network caused by a significant coverage gap. The following report describes the results of this analysis and how those results apply to the purpose of the proposed site.

In preparation for conducting this analysis, PierCon Solutions obtained applicable engineering data from Verizon Wireless, reviewed coverage propagation studies, considered the potential for alternative site locations and considered relevant portions of the Town of Carmel's ordinance for a Wireless Telecommunications.

The following report results from a thorough independent study and analysis (from a radiofrequency engineering perspective) of the applicant's proposal in consideration of the Town of Carmel's stated zoning goals and restrictions. It includes responses to specific sections of the Land Development Ordinance of the Town of Carmel, addressing those provisions outlined in the Wireless Telecommunications ordinance.

2 GENERAL OVERVIEW

Verizon Wireless is a commercial wireless communications service provider licensed by the Federal Communications Commission (FCC) to provide personal wireless services throughout the Putnam County area. The wireless telecommunications facility proposed in this application is to provide coverage for voice and data in the LTE service for three different frequency bands.

The FCC assigns licenses in the 700, 850, 1900, and 2100 MHz frequency bands, all of which Verizon Wireless has obtained licenses. The FCC refers to the 700 MHz band as the 700 band, 850 MHz band as the Cellular band, 1900 MHz as the PCS band, and 2100 MHz as the AWS band (the bands will be referred to by their FCC names in this report). While the PCS and AWS bands have many advantages to users and providers, radio coverage at PCS and AWS bands is adversely affected by various local factors more than cellular and 700 bands. PCS and AWS coverage is more sensitive to such factors as topography, terrain, close-in clutter (trees, nearby foliage, buildings), and general area foliage.

The general use of each frequency band varies as well. For Verizon Wireless, the Cellular frequency band handles older 3G technology (speeds of 500Kbits/sec to 1000 Kbits/sec) with a portion reserved for LTE (4G) services. New wireless facilities are no longer equipped with this frequency band as it is currently in transition to become an all LTE band. All three other frequency bands, 700, PCS, and AWS serve Fourth Generation (4G) data (5 MB/sec and greater).

The current 4th generation personal wireless service mobile network technology in use today is LTE. While users still have access to the legacy 3rd generation technology, most network traffic and all newer devices operate on the 4G / LTE services. When engaging in a VoLTE call, the user device will connect to the public switched telephone network (PSTN) through a gateway in order to complete a call to a non-LTE device. For example, a person making an emergency E911 call from a mobile device to a public safety operator on a landline, such emergency call will be routed through the PSTN.

A wireless base station facility communicates with each user's mobile handset through a pair of wireless frequencies. The operation of a commercial wireless communications system is dependent upon an intermeshed network of wireless communication facilities – often called base stations or cell sites. Each wireless communications facility is designed to use low transmit power and provide a limited broadcast range. In order to provide seamless communications, it is essential that the radio coverage from each facility overlaps with adjacent facilities. This design factor allows users to engage in uninterrupted wireless telephone conversations and remain connected as they move across a geographic

region. A gap in coverage exists when the wireless user cannot reliably initiate, receive, or continue telephone conversations or establish a data session on the wireless network.

The area of coverage which an individual wireless telecommunications facility can provide is affected by its cell type, antenna height and the surrounding area. Generally, the optimum antenna height for a macro-cell wireless communication facility is below 200 feet AGL (Above Ground Level). Height requirements are also influenced by mean ground elevation at the site, the wireless carrier's coverage objective, surrounding topography, tree heights, and expected user traffic.

3 DESIGN OBJECTIVES

The design objective for each wireless communications carrier is to provide seamless, ubiquitous, and reliable wireless service to their users, in accordance with the Wireless Communications and Public Safety Act of 1999. Verizon Wireless' design objectives are consistent with these goals. Verizon Wireless achieves this design objective by designing its network to supply signal levels sufficient enough to support reliable in-vehicle and in-building communications. Today's wireless systems, like Verizon Wireless', provide enhanced communications beyond the initial expectations for voice communication along roadways. The demand to provide in-building communications, voice and data communications, and enhanced E-911 access is a paramount requirement in today's wireless systems. Verizon Wireless' design objectives are consistent with this goal.

Designing a wireless telecommunications network involves balancing the need for coverage and capacity. Coverage is the ability of each site to provide reliable signal to the network of expected users. Capacity is the ability of the site to support simultaneous user traffic. This design balance is accomplished through an analysis of demographics, terrain, and long term planning. Initially, system design focuses on providing wide-area coverage, particularly targeting the major highways and roads in an area. As the wireless communications system matures, the carrier's focus changes to increasing their ability to support anticipated volume of user traffic, as well as providing coverage to additional locations in the area, such as business and residential districts.

In order to adequately provide reliable wireless service to Carmel, the design threshold for reliable service must be defined. The design threshold is a reference to signal strength and varies depending on the physical characteristics of the area under analysis. Verizon Wireless defines the reliable coverage boundary of an LTE site using a value of Reference Signal Received Power (RSRP). This value is derived from industry standard definitions of LTE receiver sensitivity and data throughput, along with statistically quantifiable variations in the physical surroundings. This threshold takes into account additional losses associated with the location of the user; such as on-street, in-vehicle or in-building. The propagation coverage analyses for Carmel, presented herein, are for services based upon a suburban in-building standard with a corresponding RSRP of -95 dBm and an in-vehicle standard with a corresponding RSRP of -105 dBm. The suburban in-building standard encompasses most wood framed structures such as single family homes. Stronger signal levels may be required in other locations and environments where higher density buildings are located.

4 RADIO FREQUENCY ENGINEERING ACTIVITIES PERFORMED

In the course of the analysis described in this report, PierCon engineers performed the following tasks:

- Reviewed the Wireless telecommunications services facilities ordinance of Carmel
- Reviewed USGS Topographical Maps of Mahopac and surrounding areas
- Performed an engineering site analysis and reviewed potential alternate locations
- Link Budget Analysis and Aerial analysis
- Reviewed the location and design of adjacent wireless communications facilities

- Reviewed Radio Frequency coverage maps and the RF design and objective within and surrounding the Town of Carmel

5 RADIO FREQUENCY DESIGN

Documentary evidence regarding the need for the proposed telecommunications facility at the proposed location was obtained by PierCon Solutions from Verizon Wireless' radio coverage planning tool called Atoll (created by Forsk). Forsk products are used in 140 countries and are used by Verizon Wireless, AT&T, Sprint, and many other service providers throughout the world. The propagation data provided was used to produce propagation coverage maps indicating the locations where reliable service is being provided by Verizon Wireless' wireless communications facilities.

Within the current network of sites for Verizon Wireless, gaps in coverage currently exist for all four (4) FCC licensed frequency bands for Verizon Wireless (700, Cellular, PCS, and AWS). To define these gaps in coverage PierCon analyzed the propagation data. Propagation data was obtained for the lowest (700) and highest (AWS) frequency bands to demonstrate the best and worst (respectively) performing frequency bands. Based on the analysis, there is a gap in coverage in the surrounding neighborhoods to the northwest, northeast, and south. Please reference Exhibits A-1 through A-3 in the Appendix for a graphical representation of the existing Verizon Wireless LTE coverage in the 700 and 2100 MHz frequency bands. See below for a breakdown of Exhibits A-1 through A-3.

- Exhibit A-1 – Existing Verizon Wireless Suburban 700 MHz In-Building LTE Coverage
- Exhibit A-2 – Existing Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage
- Exhibit A-3 – Existing Verizon Wireless 2100 MHz In-Vehicle LTE Coverage

Reviewing Exhibit A-1, the gap in coverage for Verizon Wireless includes a couple areas near the proposed site.

The portion of the suburban in-building coverage gap targeted for the Lake Casse project for the 700 MHz LTE license includes the following areas/roadways:

- Weber Hill Road/Drewville Road from Shear Hill Road to Seminary Hill Road (1.63 mi)
- Drewville Road from Weber Hill Road toward Route 6 (1 mi)
- Croton Falls Road from McLaughlin Drive to Ernhof Drive (1.25 mi)
- The group of residential roads to the south including McLaughlin Drive, Circle Street, Piggot Road, Bayberry Hill Road, Aunt Patty's Lane, and Owen's Drive (combined 1.45 mi)
- The group of residential roads to the east including Gail Court, Stebbins Road, Rebecca Lane, Vie Pass, Julius and Eva Drive, Bucyrus Avenue, Chatfield Lane, Langsing Street, Columbus Drive, Cherry Hill Road, and Brett Road (combined 3.09 mi)
- The group of residential roads to the southeast including Memory Lane, Union Valley Road, Valley Road, Lee Court, Ernhof Drive, and Munich Road (combined 1.71 mi)

The in-building coverage gap areas described above contain approximately 788 residents according to a 2010 US census. As outlined in Section 2, Verizon Wireless has obtained FCC Licenses in the AWS and PCS frequency bands. These frequency bands have a reduced coverage radius in areas dominated by trees and rolling hills. Therefore the gap in coverage for the AWS FCC licensed frequency bands will be different than the gaps in coverage for the 700 MHz LTE band shown in Exhibit A-1. Although coverage is more difficult to provide at higher frequency bands, adequate coverage is just as important. As briefly mentioned in section 2 of this report, the AWS frequency band is primarily used to provide additional capacity due to the larger channel size and ability to handle more users. Additional capacity

is needed in areas like residential neighborhoods, schools, businesses, and anywhere high speed data is used. In reviewing Exhibits A-2 and A-3, the entire gap in coverage for Verizon Wireless includes a very large area. The portion of the suburban in-building coverage gap targeted for the Lake Casse project for the 2100 MHz LTE license includes the following areas/roadways as demonstrated in Exhibit A-2:

- Weber Hill Road/Drewville Road from Shear Hill Road to Seminary Hill Road (1.63 mi)
- Drewville Road from Weber Hill Road toward Route 6 (1 mi)
- Croton Falls Road from McLaughlin Drive to Ernhofer Drive (1.25 mi)
- The group of residential roads to the south including McLaughlin Drive, Circle Street, Piggot Road, Bayberry Hill Road, Aunt Patty's Lane, and Owen's Drive (combined 1.45 mi)

The portion of the in-vehicle coverage gap targeted for the Lake Casse project for the 2100 MHz LTE license includes the following areas/roadways as demonstrated in Exhibit A-3:

- Weber Hill Road/Drewville Road from Shear Hill Road to Seminary Hill Road (1.63 mi)
- Drewville Road from Weber Hill Road toward Route 6 (1 mi)
- Croton Falls Road from McLaughlin Drive to Ernhofer Drive (1.25 mi)
- The group of residential roads to the south including McLaughlin Drive, Circle Street, Piggot Road, Bayberry Hill Road, Aunt Patty's Lane, and Owen's Drive (combined 1.45 mi)
- The group of residential roads to the east including Gail Court, Stebbins Road, Rebecca Lane, Vie Pass, Julius and Eva Drive, Bucyrus Avenue, Chatfield Lane, Langsing Street, Columbus Drive, Cherry Hill Road, and Brett Road (combined 3.09 mi)
- The group of residential roads to the southeast including Memory Lane, Union Valley Road, Valley Road, Lee Court, Ernhofer Drive, and Munich Road (combined 1.71 mi)

In order to determine where a new facility could be located the Town ordinance was consulted to determine the priority for locations.

The Town of Carmel Wireless Telecommunication ordinance outlines a location priority for wireless telecommunication facilities. Section 156-62.I(1) states the following priority locations:

1. On existing tall structures or wireless telecommunications towers in nonresidential zoning districts
2. Collocation on a site with existing wireless telecommunications towers or structures in nonresidential districts, not fronting on NYS Routes 6, 6N, 52 and 301
3. Collocation on a site with existing wireless telecommunications towers or structures in any other nonresidential districts
4. Installation of a new wireless telecommunications facility in any nonresidential district
5. Installation of a new wireless telecommunications facility in any residential district
6. On other property in the Town

The nearest non-residential zoning district (commercial or commerce/business park) is located over 1 mile to the west. This commercial zoning district already contains various Verizon Wireless facilities in and nearby by it such as the sites labeled Carmel, Lake Mahopac, Mahopac 6, Mahopac 5, Mahopac Falls. Placing an additional site in this zoning district would provide redundant coverage and is too far away from the coverage gap identified previously in this report. The closest existing sites are the locations that Verizon is already located upon; therefore no existing collocation could be utilized for this objective. There are no collocation sites or sites in a nonresidential zoning district that will remedy

Verizon Wireless' significant gap in service. Because priorities 1-4 could not be achieved, the next priority, which includes residential zoning districts, was considered. The site is proposed to be located at 254 Croton Falls Road. This location is located in the residential zoning district and is therefore the 5th priority.

The proposed site at 254 Croton Falls Road is able to provide reliable coverage to the area targeted for the Lake Casse project. Please reference Exhibits B-1A through B-3C and C-1 through C-3 in the Appendix for a graphical representation of the existing and proposed Verizon Wireless LTE coverage in the 700 and 2100 MHz frequency bands. See below for a breakdown of Exhibits B-1A through B-3C and C-1 through C-3.

- Exhibit B-1A – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 176'
- Exhibit B-1B – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 156'
- Exhibit B-1C – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 136'
- Exhibit B-2A – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 176'
- Exhibit B-2B – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 156'
- Exhibit B-2C – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 136'
- Exhibit B-3A – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 176'
- Exhibit B-3B – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 156'
- Exhibit B-3C – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 136'
- Exhibit C-1 – Existing & Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage
- Exhibit C-2 – Existing & Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage
- Exhibit C-3 – Existing & Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage

Exhibits B-1A, B-2A, and B-3A demonstrate the coverage which the proposed site will provide to the area in the vicinity of the site. Exhibits B-1B, B-1C, B-2B, B-2C, B-3B, and B-3C demonstrate the proposed coverage at heights (136' and 156') lower than the proposed height of 176' (180' tower height). Exhibits C-1 through C-3 demonstrate the composite coverage which includes both the existing and proposed coverage together on one map.

In reviewing Exhibit C-1, it can be demonstrated that the following areas will no longer be located in the residential coverage gap for 700 MHz:

- Half Weber Hill Road/Drewville Road from Shear Hill Road to Seminary Hill Road (0.93 mi)
- ALL Croton Falls Road from McLaughlin Drive to Ernhofer Drive (1.25 mi)
- ALL The group of residential roads to the south including McLaughlin Drive, Circle Street, Piggot Road, Bayberry Hill Road, Aunt Patty's Lane, and Owen's Drive (combined 1.45 mi)
- Most of the group of residential roads to the east including Gail Court, Stebbins Road, Rebecca Lane, Vie Pass, Julius and Eva Drive, Bucyrus Avenue, Chatfield Lane, Langsing Street, Columbus Drive, Cherry Hill Road, and Brett Road (combined 1.86 mi)
- Most of the group of residential roads to the southeast including Memory Lane, Union Valley Road, Valley Road, Lee Court, Ernhofer Drive, and Munich Road (combined 1.60 mi)

In reviewing Exhibit C-2, it can be demonstrated that the following areas will no longer be located in the residential coverage gap for 2100 MHz:

- Most of the group of residential roads to the south including McLaughlin Drive, Circle Street, Piggot Road, Bayberry Hill Road, Aunt Patty's Lane, and Owen's Drive (combined 1.20 mi)

In reviewing Exhibit C-3, it can be demonstrated that the following areas will no longer be located in the in-vehicle coverage gap for 2100 MHz:

- Most of Croton Falls Road from McLaughlin Drive to Ernhofer Drive (1 mi)
- ALL of the group of residential roads to the south including McLaughlin Drive, Circle Street, Piggot Road, Bayberry Hill Road, Aunt Patty's Lane, and Owen's Drive (combined 1.45 mi)
- Half of the group of residential roads to the east including Gail Court, Stebbins Road, Rebecca Lane, Vie Pass, Julius and Eva Drive, Bucyrus Avenue, Chatfield Lane, Langsing Street, Columbus Drive, Cherry Hill Road, and Brett Road (combined 1.52 mi)
- Most of the group of residential roads to the southeast including Memory Lane, Union Valley Road, Valley Road, Lee Court, Ernhofer Drive, and Munich Road (combined 1.45 mi)

In conclusion, the proposed facility at 254 Croton Falls Road meets the need objective of providing coverage to the surrounding residential areas and surrounding roadways.

6 RADIO FREQUENCY ENGINEERING RESPONSES TO THE WIRELESS TELECOMMUNICATIONS ORDINANCE

The following section of the report addresses the RF Engineering responses to Town of Carmel's Wireless telecommunications service facilities ordinance. Each section of the checklist is provided and the RF Engineering responses immediately follow.

156-62. Wireless Telecommunications Structures and Facilities

- G. Facility service plan. All proposals to provide or operate wireless telecommunications facilities shall be accompanied by a facility service plan, which shall include all the information necessary to allow the Planning Board to understand the existing, proposed and long-range plans of the applicant. The facility service plan shall include at least the following information:

- (1) The location, height and operational characteristics of all existing facilities of the applicant in and immediately adjacent to the Town.
- (2) A two-to-five-year plan for the provision of additional facilities in and immediately adjacent to the Town, indicating whether each proposed facility is for initial coverage or capacity-building purposes and showing proposed general locations or areas in which additional facilities are expected to be needed. Subsequent applications will confirm or modify the facility service plan so that the Planning Board may be kept up-to-date on future activities.
- (3) A commitment to collocate or allow collocation wherever possible on all existing and proposed facilities

Response: Please reference Exhibit D in the Appendix for a graphical representation of the existing, proposed, approved, future, and activation pending sites within and surrounding the Town of Carmel. This map includes future sites which are planned up to five years in the future based on projected needs and is subject to change. Please also reference Exhibit E in the Appendix for a list of existing Verizon Wireless facilities within the Town of Carmel and adjacent to the Town.

- I. Location of wireless telecommunications facilities.

- (1) Applicants for wireless telecommunications facilities shall locate, site and erect said wireless telecommunications facilities, including towers and other tall structures, in accordance with the following priorities, one being the highest priority and six being the lowest priority:

| Priority Level | Description |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | On existing tall structures or wireless telecommunications towers in nonresidential zoning districts |
| 2 | Collocation on a site with existing wireless telecommunications towers or structures in nonresidential districts, not fronting on NYS Routes 6, 6N, 52 and 301 |
| 3 | Collocation on a site with existing wireless telecommunications towers or structures in any other nonresidential districts |
| 4 | Installation of a new wireless telecommunications facility in any nonresidential district |
| 5 | Installation of a new wireless telecommunications facility in any residential district |

Response: Please see the response to this section in section 5 of this report. Please find attached Exhibit F "Existing Verizon Wireless Sites on Town Zoning Map" which demonstrates the location of existing and proposed site locations with regard to the nearby zones. Please also find attached Exhibit G "Existing Verizon Wireless Suburban 700 MHz In-Building LTE Coverage on Town Zoning Map" demonstrating that the commercial zones are almost entirely covered. Since the coverage gap is nearly all residential, the new facility must be sited in the coverage gap, which is a residential zoning district.

L. New wireless telecommunications towers.

- (1) The applicant shall demonstrate to the satisfaction of the Planning Board that there exists no tower on which the antenna may collocate or that collocation is not feasible for any of the following reasons:
- (d) The applicant's network of antenna locations is not adequate to properly serve its customers, and the use of facilities of other entities is not suitable for physical reasons.
- Response: Any tower/poles/structures which were identified within 1 mile were either below the tree line or would not be able to structurally support the antennas and their mounts. Further from the site, there are poles which already have Verizon Wireless located upon them.*
- (e) Adequate and reliable service cannot be provided from existing sites in a financially and technologically feasible manner consistent with the service providers' system requirements.
- Response: The existing sites which are shown in all the exhibits are not able to have their coverage extended through any technological enhancements. The limiting factor of how far a site can provide coverage is the mobile device since it has a limited power output.*
- (f) Existing sites cannot accommodate the proposed antenna due to structural or other engineering limitations (e.g., frequency incompatibilities).
- Response: The existing sites which are shown in all the exhibits are not able to have their coverage extended through any technological enhancements. The limiting factor of how far a site can provide coverage is the mobile device since it has a limited power output.*

O. Bulk regulations and height.

- (2) In residential districts, wireless telecommunications facilities shall not exceed 50 feet in height unless the requirements of Subsection O(3) below are met. In nonresidential districts, wireless telecommunications facilities shall not exceed 100 feet in height unless the requirements of Subsection O(3) below are met.

Response: Locating any part of the antennas below the tree line (which would easily occur at 50' or below) severely affects the ability of a site to provide coverage to the surrounding area. Antennas must be located above the tree line in order to properly function and achieve their goals.

- (3) In the event that applicants propose a height greater than that listed above, the applicant must demonstrate to the satisfaction of the Planning Board that:

- (a) Alternative means of mounting the antenna have been considered and are not feasible for the applicant.

Response: Locating any part of the antennas below the tree line severely affects the ability of a site to provide coverage to the surrounding area. Antennas must be located above the tree line in order to properly function and achieve their goals.

- (b) The height is the minimum height necessary for adequate operation to meet the applicants' communications needs and the aesthetic intrusion has been minimized to the greatest extent practicable.

Response: Please see the B-1A through B-3C exhibits to see the loss of coverage from reducing the height from 180' to 160' to 140'. The new facility is designed to allow for co-location by multiple carriers and emergency services. Four major wireless carriers provide service to the Town of Carmel, and this facility is designed to allow multiple carriers to achieve significant coverage. As stated earlier, the facility is also designed for emergency services equipment and could be beneficial to local, state, or national, wireless emergency systems.

7 CONCLUSION:

PierCon Solutions' analysis of Verizon Wireless' existing network coverage indicates that a significant gap in wireless service exists within the town of Carmel. The application by Verizon Wireless proposes to construct a new wireless telecommunications facility at 254 Croton Falls Road, Mahopac, NY. The proposed installation, consisting of antennas at centerline heights of 176' will alleviate coverage and provide reliable service as described above.

PierCon performed a thorough review of the wireless code and has addressed each section to which a response from a radiofrequency engineering perspective was applicable.

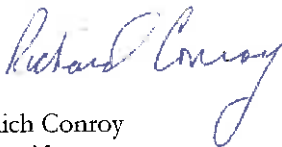
The operation of this facility will enable Verizon Wireless to provide reliable wireless service to town of Carmel and to remedy the significant gaps in personal wireless services. After performing the independent radiofrequency analysis, PierCon Solutions concludes that this facility is essential to Verizon Wireless' network design for the town of Carmel.

Report Prepared by:



Adam Feehan
Sr. RF Engineer
PierCon Solutions, LLC

(Date) 7/31/18

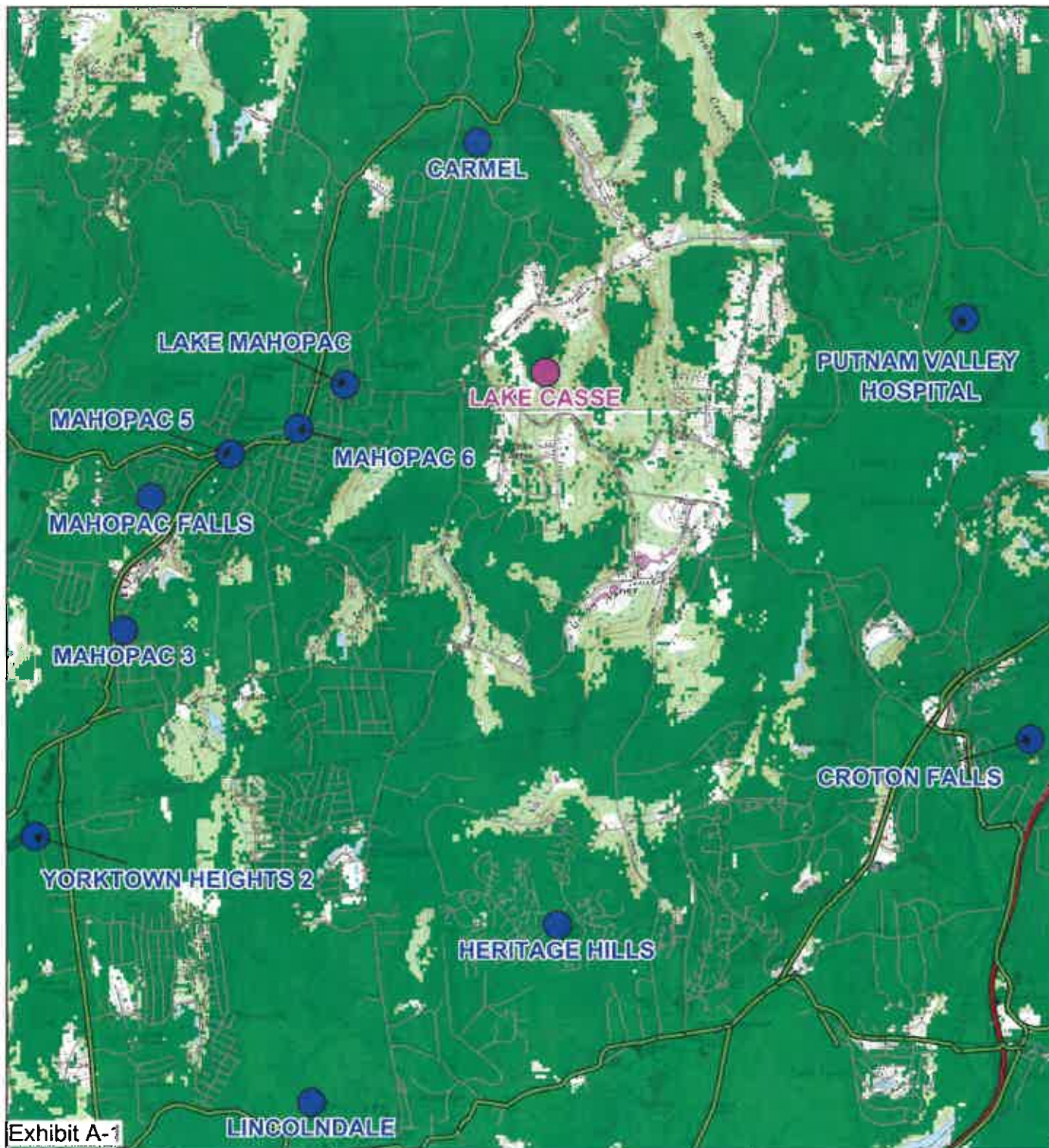


Rich Conroy
President
PierCon Solutions, LLC

(Date) 7/31/18

8 APPENDIX - EXHIBITS

- *Exhibit A-1 – Existing Verizon Wireless Suburban 700 MHz In-Building LTE Coverage*
- *Exhibit A-2 – Existing Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage*
- *Exhibit A-3 – Existing Verizon Wireless 2100 MHz In-Vehicle LTE Coverage*
- *Exhibit B-1A – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 176'*
- *Exhibit B-1B – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 156'*
- *Exhibit B-1C – Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage @ 136'*
- *Exhibit B-2A – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 176'*
- *Exhibit B-2B – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 156'*
- *Exhibit B-2C – Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage @ 136'*
- *Exhibit B-3A – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 176'*
- *Exhibit B-3B – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 156'*
- *Exhibit B-3C – Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage @ 136'*
- *Exhibit C-1 – Existing & Proposed Verizon Wireless Suburban 700 MHz In-Building LTE Coverage*
- *Exhibit C-2 – Existing & Proposed Verizon Wireless Suburban 2100 MHz In-Building LTE Coverage*
- *Exhibit C-3 – Existing & Proposed Verizon Wireless 2100 MHz In-Vehicle LTE Coverage*
- *Exhibit D – Existing, Proposed/ Approved, and Future Verizon Wireless Sites*
- *Exhibit E – Detailed Site Table*
- *Exhibit F – Existing Verizon Wireless Sites on Town Zoning Map*
- *Exhibit G – Existing Verizon Wireless Suburban 700 MHz In-Building LTE Coverage on Town Zoning Map*



Lake Casse

Existing Verizon Wireless
Suburban 700 MHz
In-Building LTE Coverage

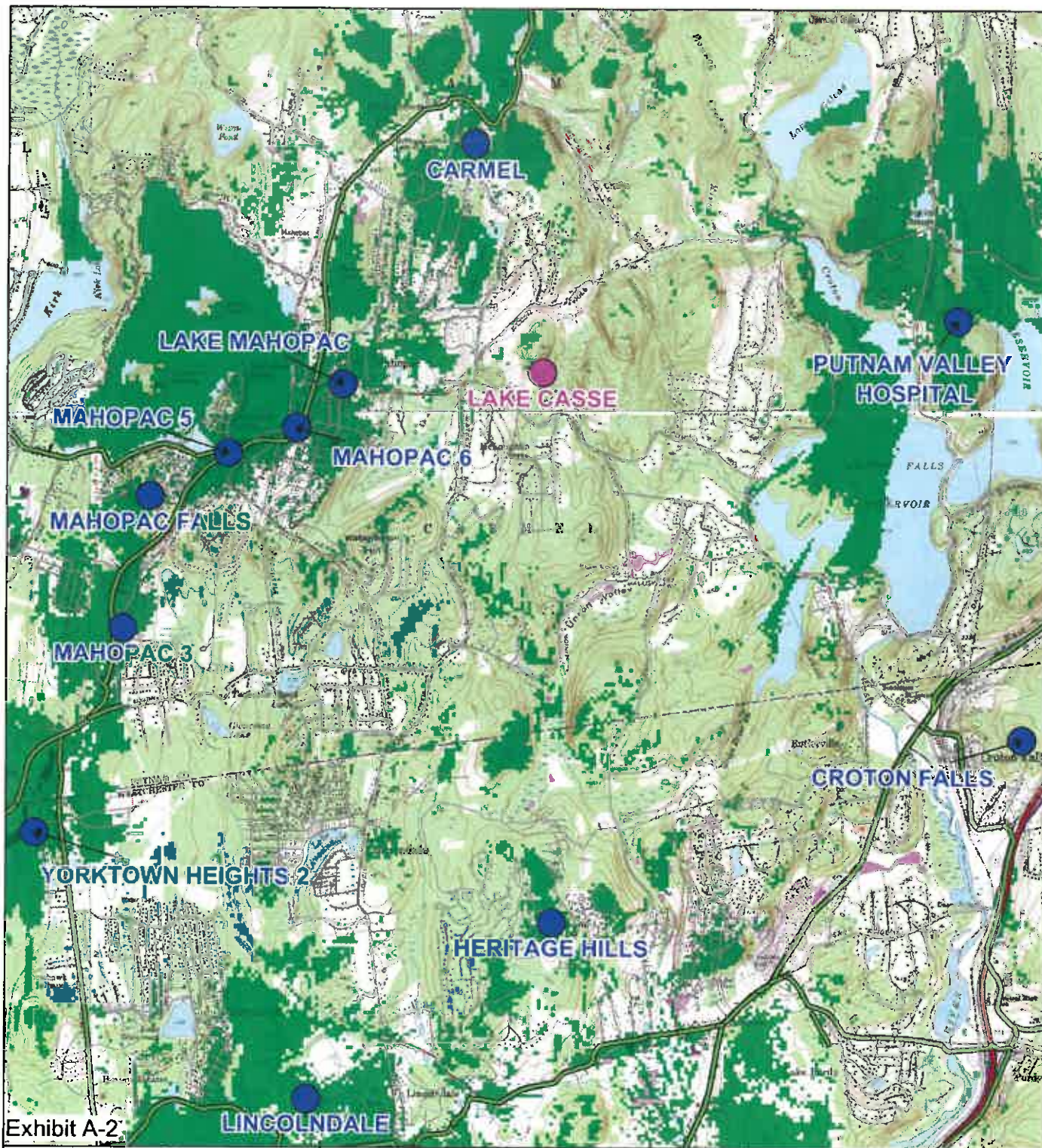
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Existing Reliable Coverage
(≥ -95 dBm RSRP)

verizon 

 **PierCon Solutions**
Specialists in Wireless Systems

Prepared by A. Feehan
7/3/2018



Lake Casse

Existing Verizon Wireless
Suburban 2100 MHz
In-Building LTE Coverage

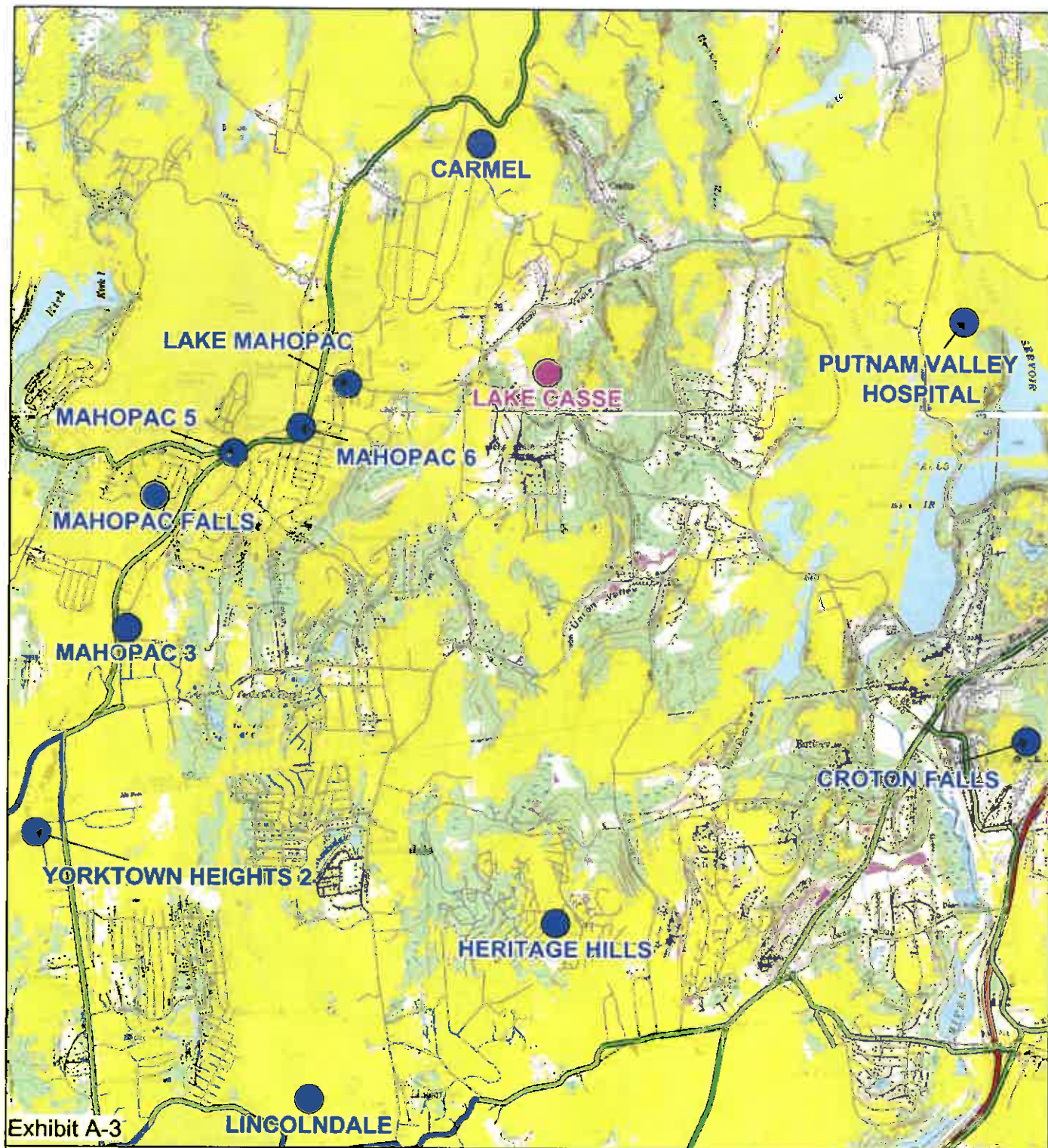
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Existing Reliable Coverage
(≥ 95 dBm RSRP)

verizon

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Prepared by A. Feehan
7/3/2018



Lake Casse

Existing Verizon Wireless
2100 MHz
In-Vehicle LTE Coverage

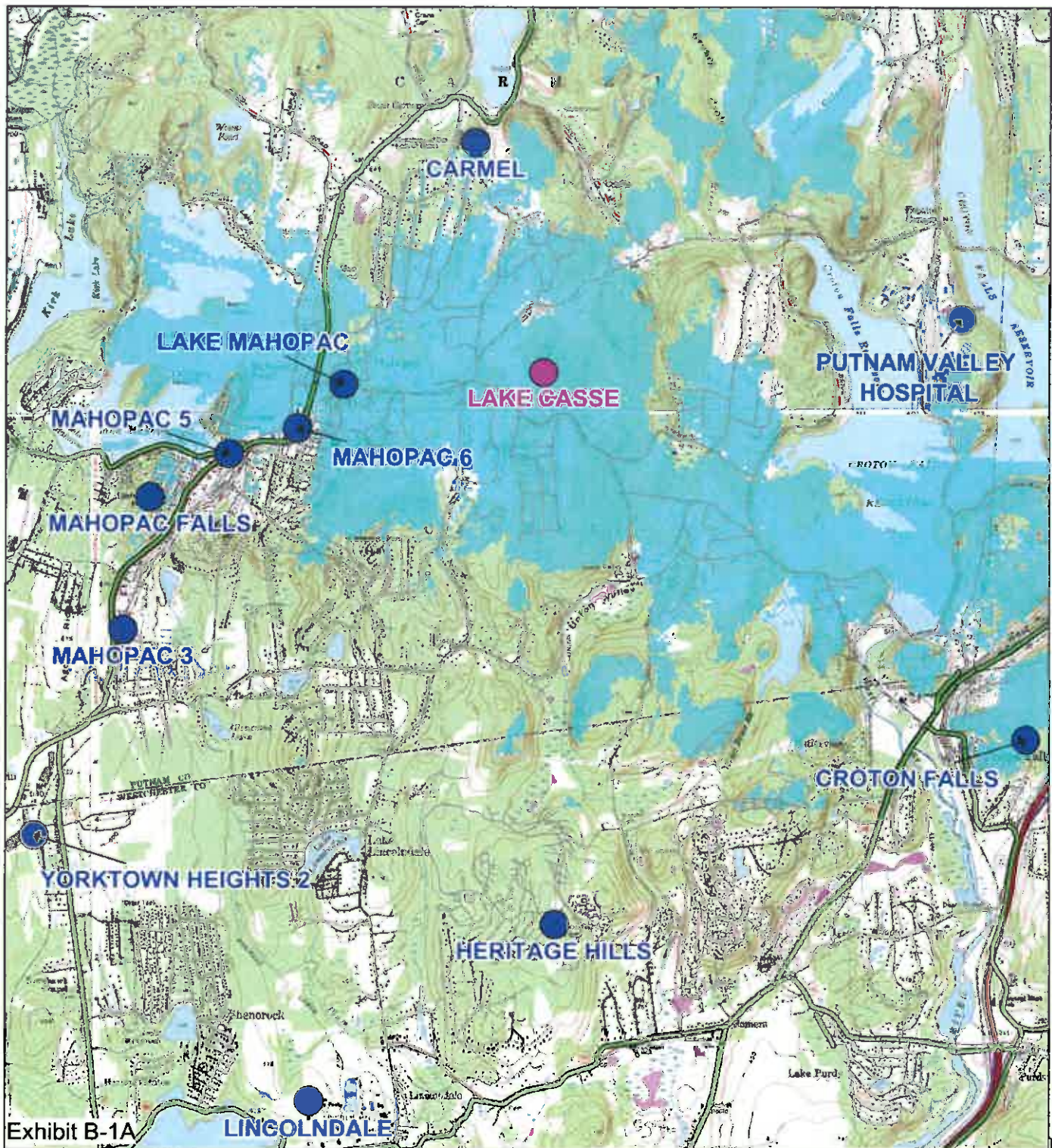
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Existing Reliable Coverage
(≥ -105 dBm RSRP)

verizon

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Specialists in Wireless Systems

Prepared by A. Feehan
7/3/2018



Lake Casse

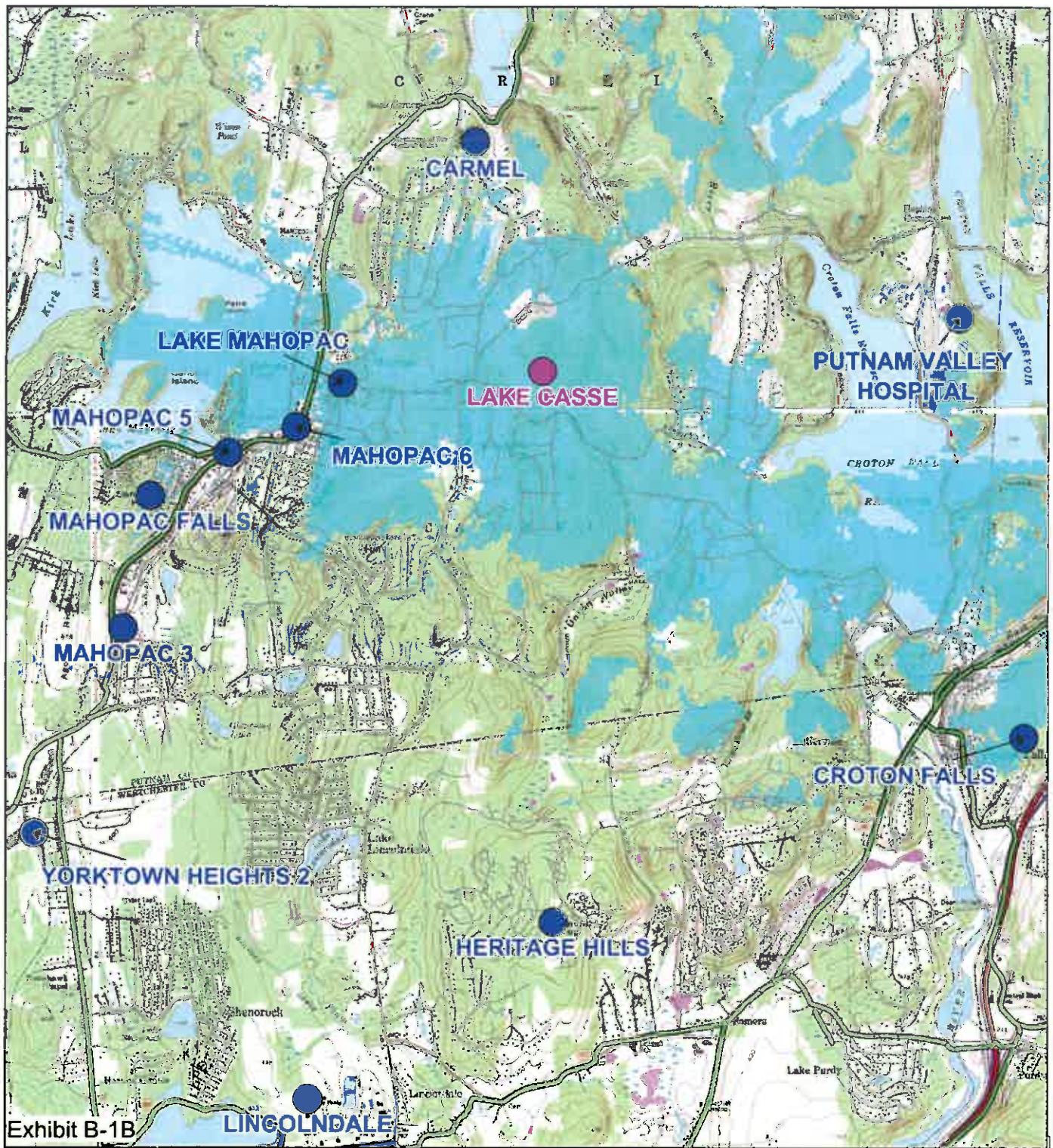
Proposed Verizon Wireless
Suburban 700 MHz
In-Building LTE Coverage
@ 176'
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (>= -95 dBm RSRP)

verizon 

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7/3/2018



Lake Casse

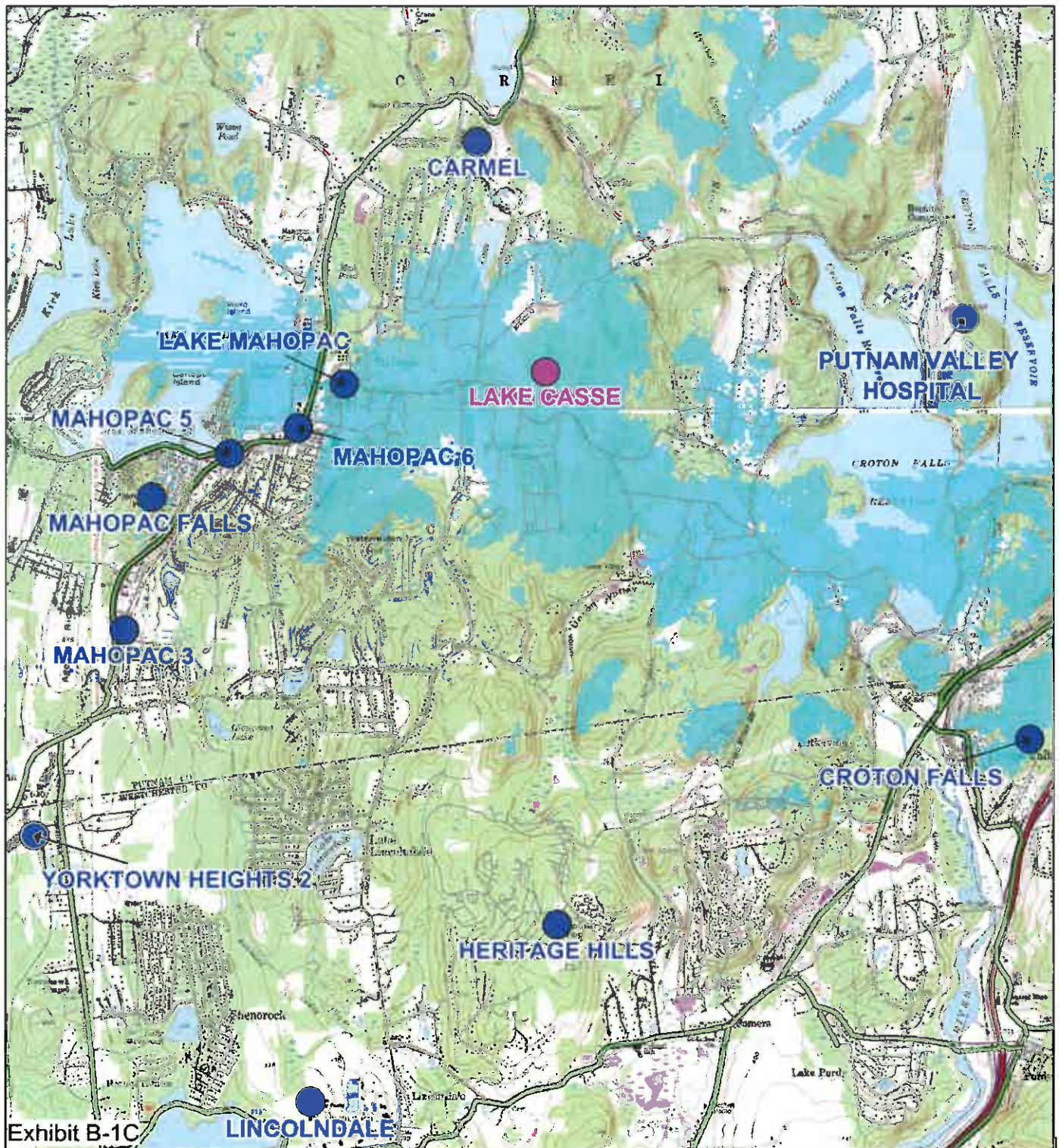
Proposed Verizon Wireless
Suburban 700 MHz
In-Building LTE Coverage
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254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage
(≥ -95 dBm RSRP)

verizon 

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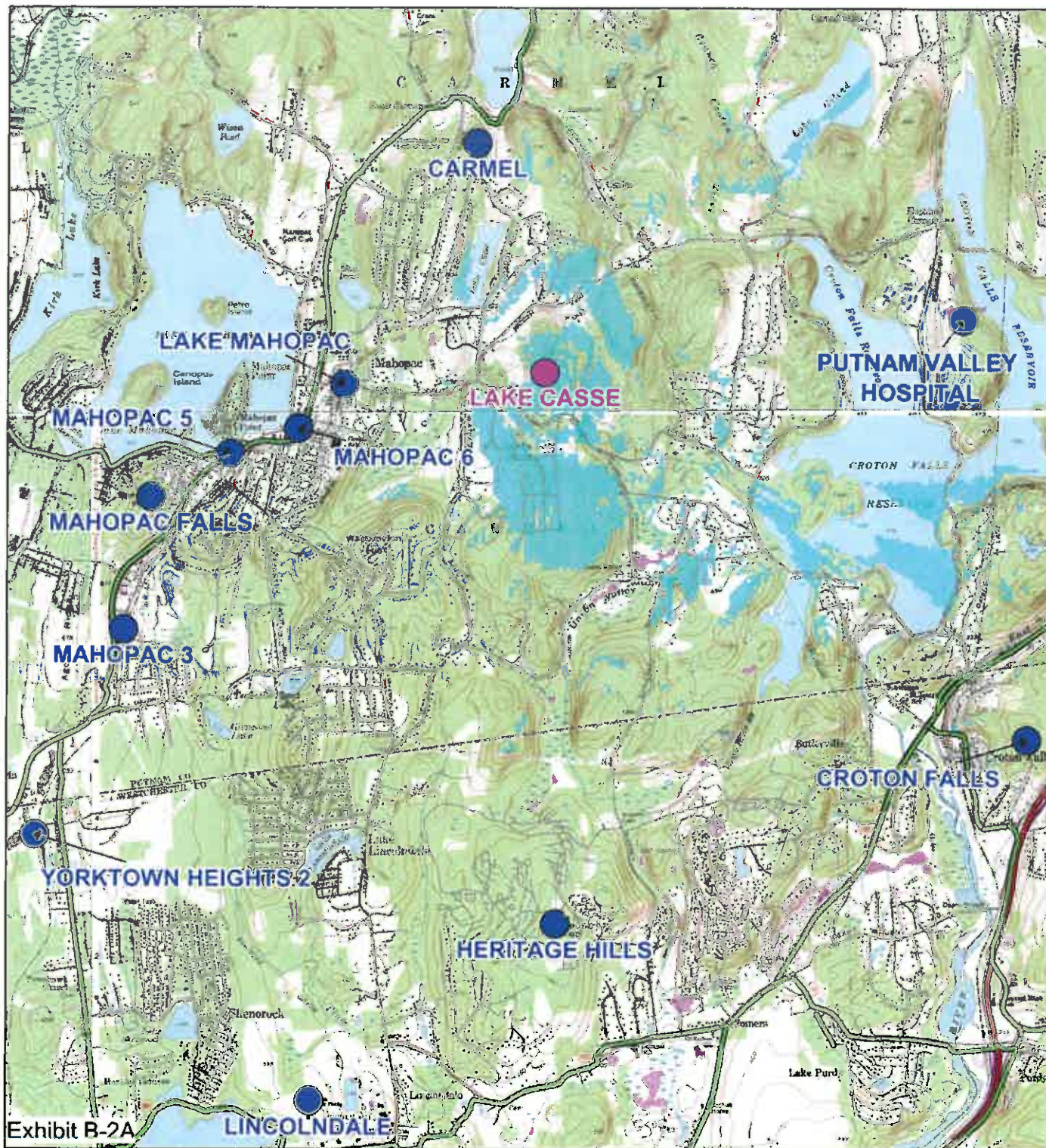
Proposed Verizon Wireless
Suburban 700 MHz
In-Building LTE Coverage
@ 136'
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (>= -95 dBm RSRP)

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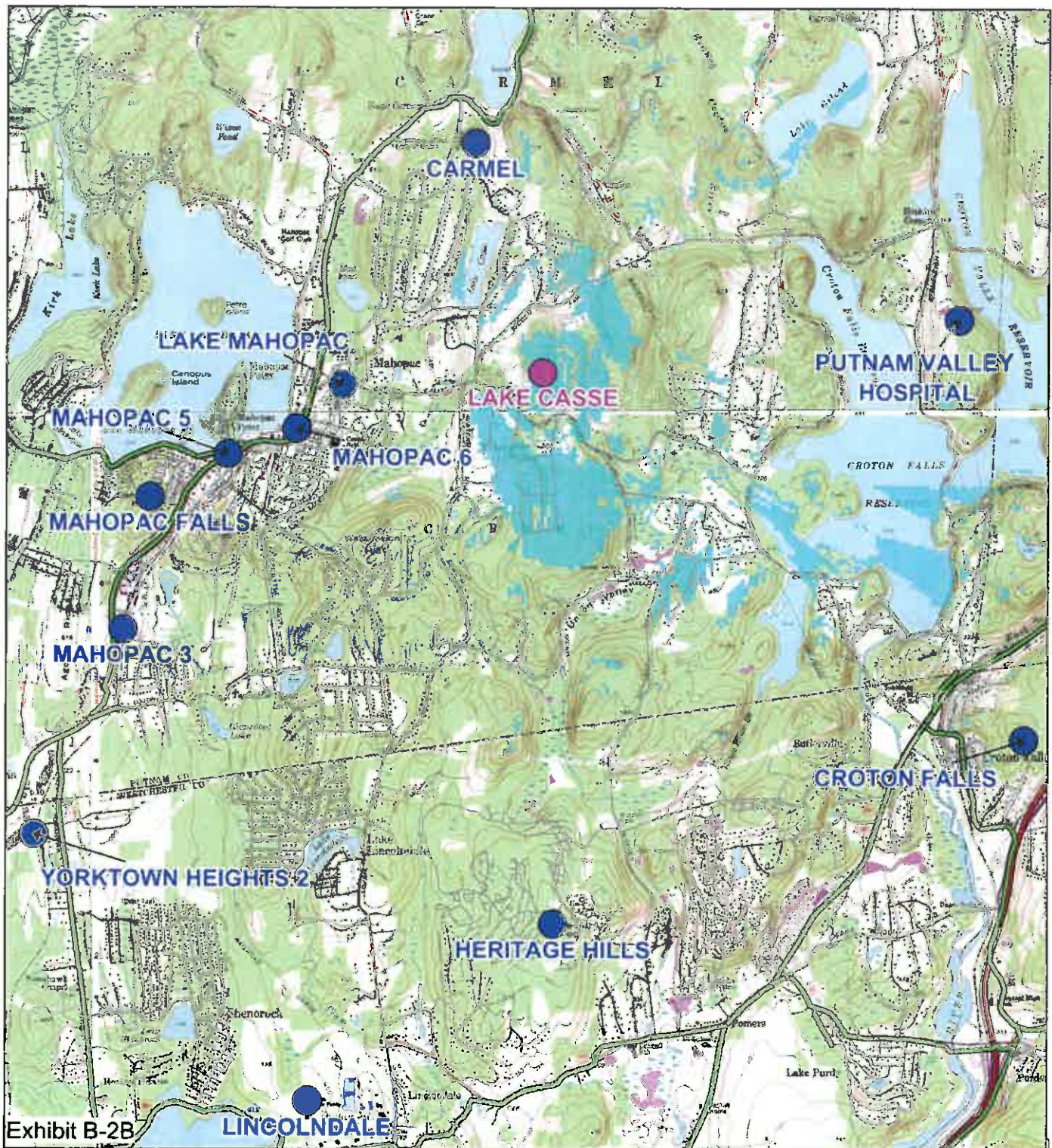
Proposed Verizon Wireless
Suburban 2100 MHz
In-Building LTE Coverage
@ 176'
254 Croton Falls Road
Mahopac, NY 10541

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- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (>= -95 dBm RSRP)

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Proposed Verizon Wireless
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(≥ -95 dBm RSRP)

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7/3/2018

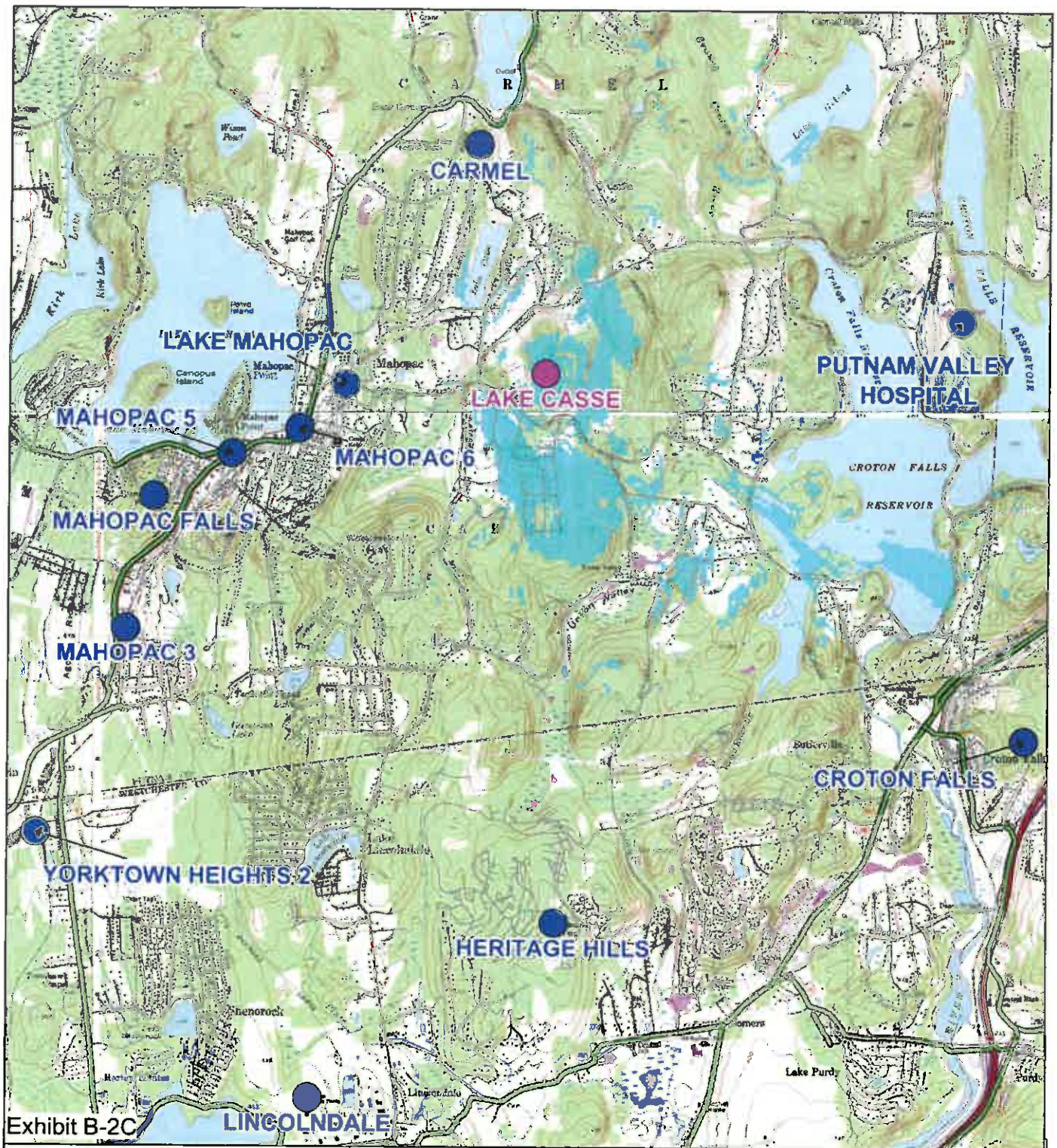


Exhibit B-2C

Lake Casse

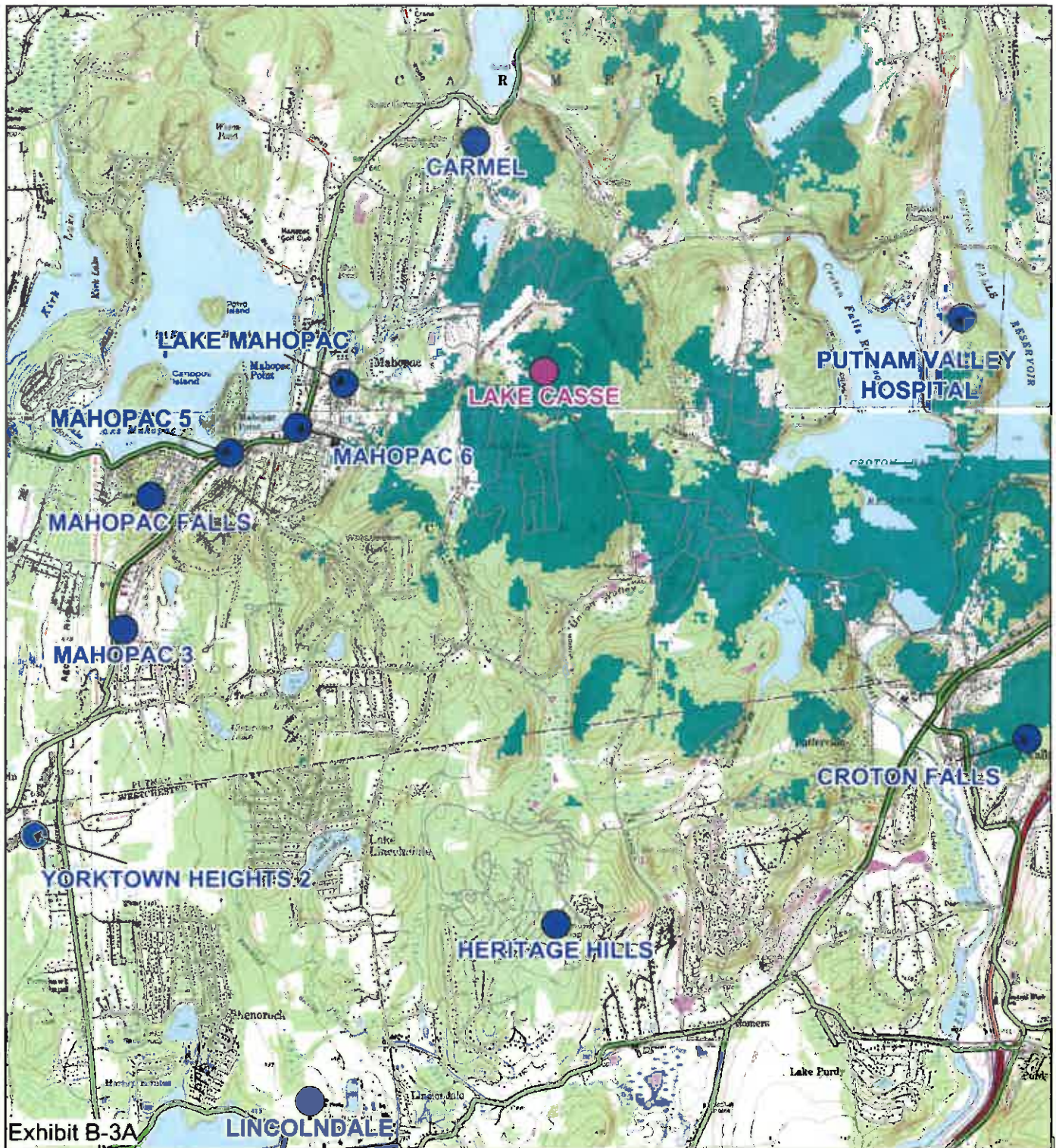
Proposed Verizon Wireless
Suburban 2100 MHz
In-Building LTE Coverage
@ 136'
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage
(≥ -95 dBm RSRP)

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7/3/2018



Lake Casse

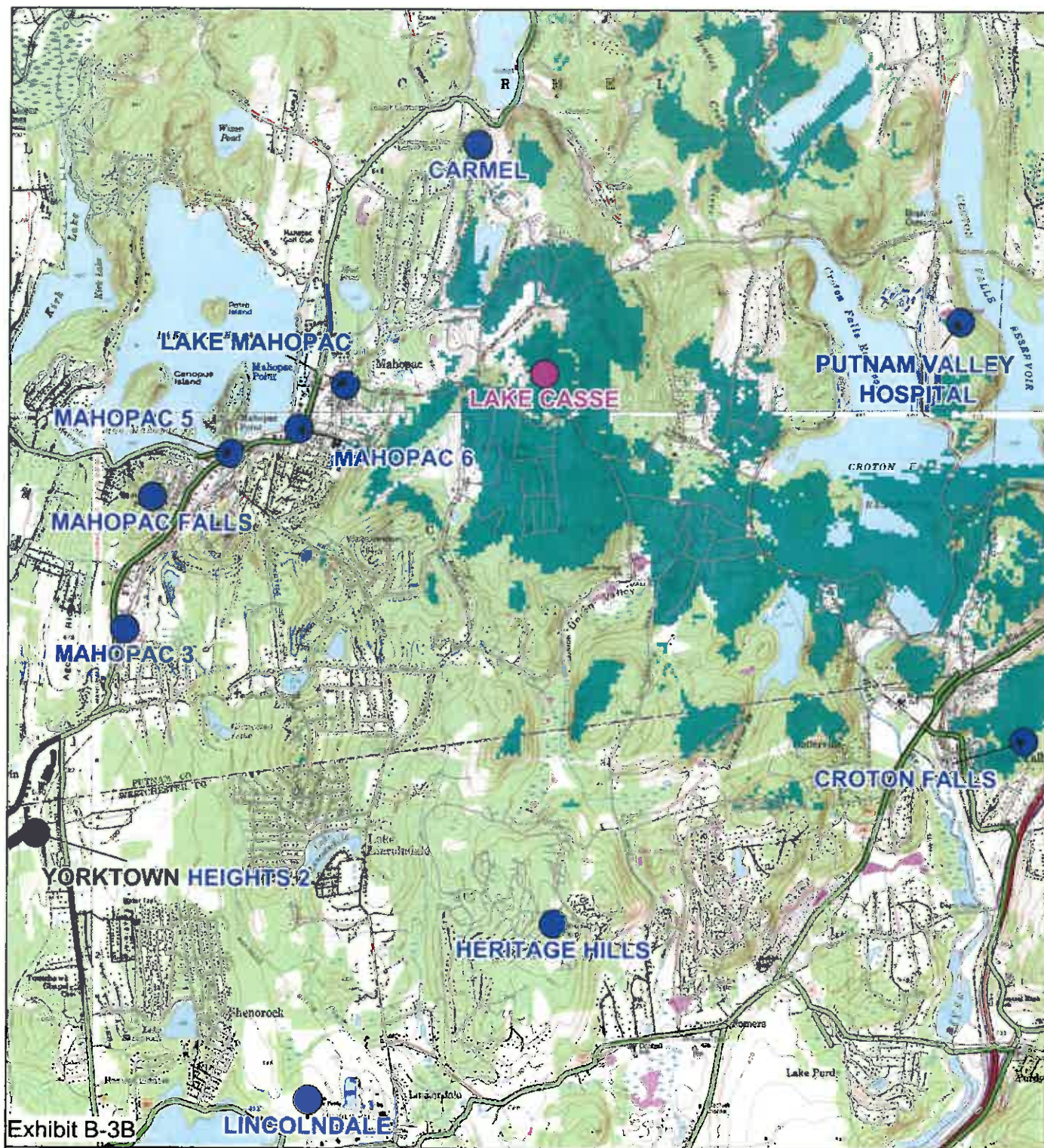
Proposed Verizon Wireless
2100 MHz
In-Vehicle LTE Coverage
@ 176'
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Proposed Reliable Coverage (>=-105 dBm RSRP)

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7/3/2018



Lake Casse

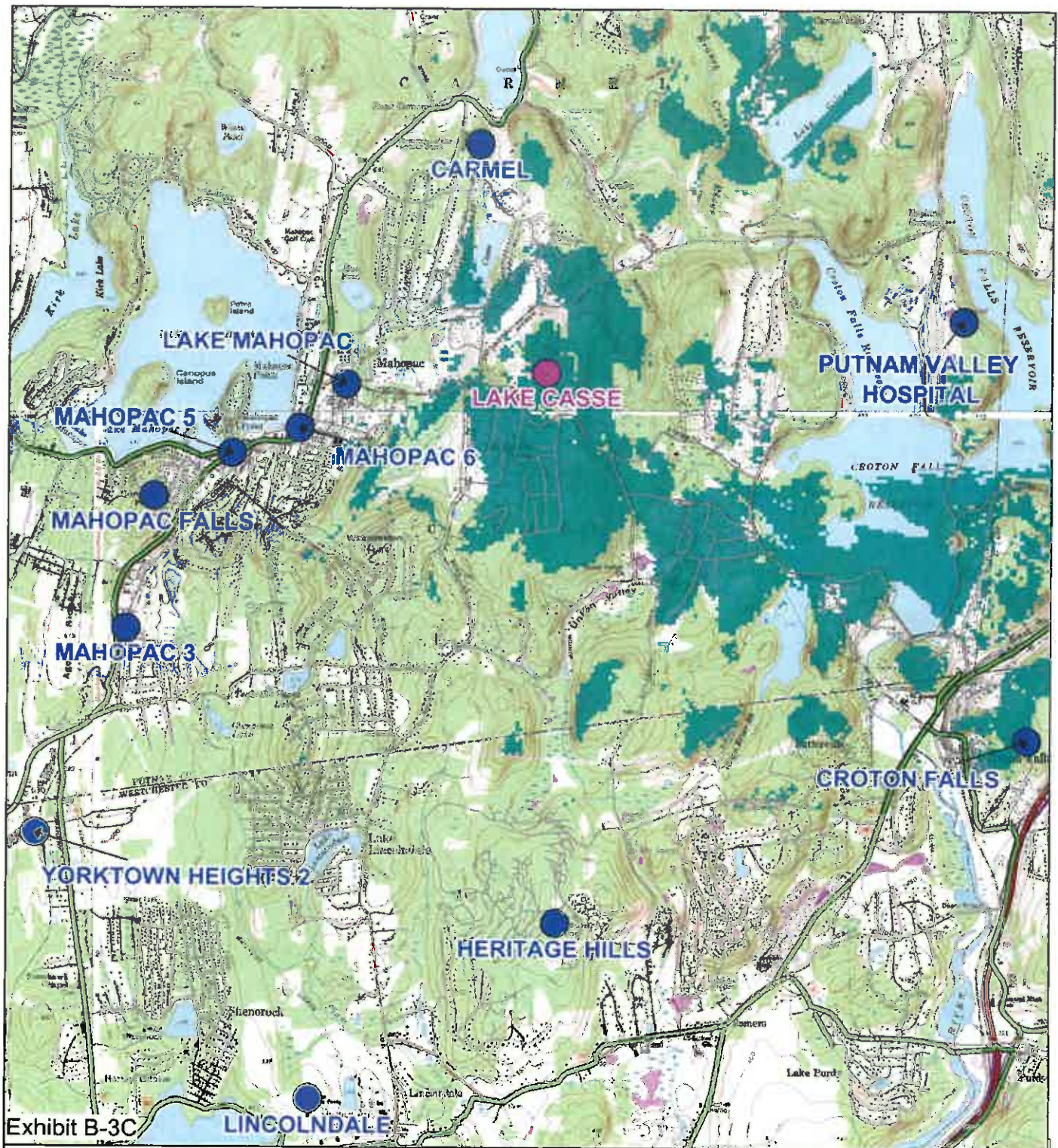
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7/3/2018



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Proposed Verizon Wireless
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- Verizon Wireless Proposed Site
- Proposed Reliable Coverage
(≥ -105 dBm RSRP)

verizon

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Prepared by A. Feehan
7/3/2018

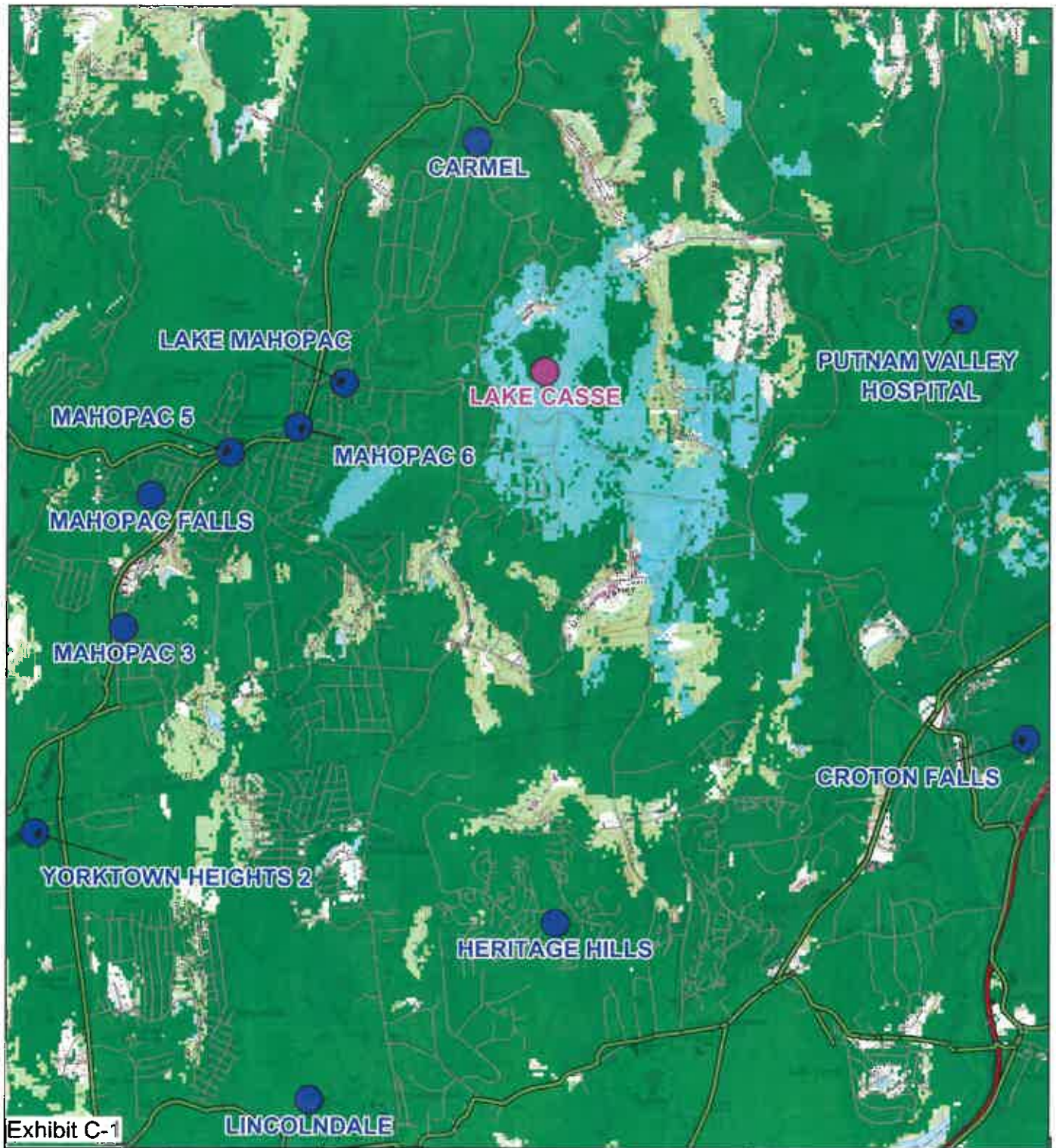


Exhibit C-1

Lake Casse

Existing & Proposed
Verizon Wireless
Suburban 700 MHz
In-Building
LTE Coverage
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Existing Reliable Coverage
(≥ -95 dBm RSRP)
- Proposed Reliable Coverage
(≥ -95 dBm RSRP)

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7/3/2018

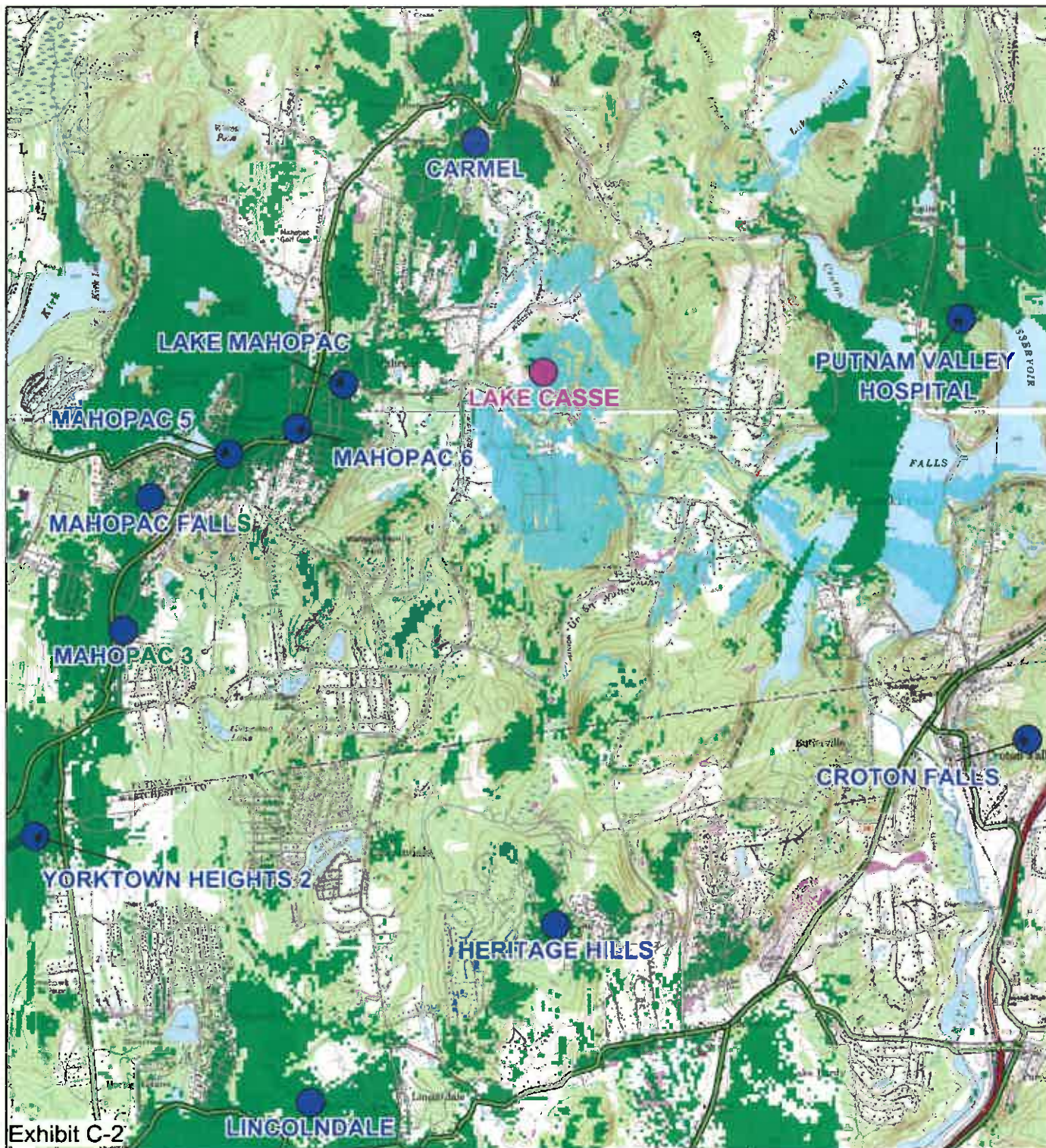


Exhibit C-2

Lake Casse

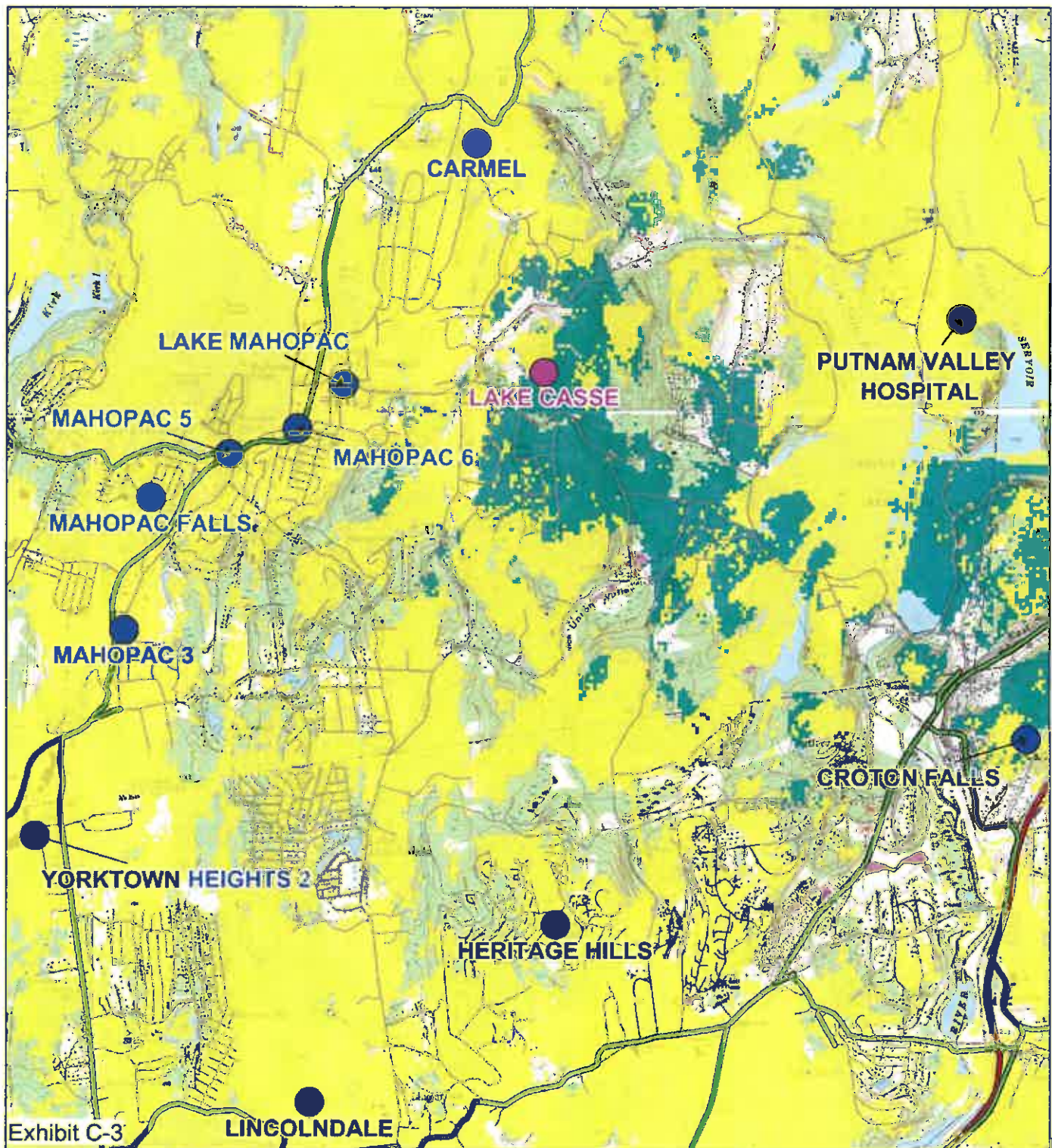
Existing & Proposed
Verizon Wireless
Suburban 2100 MHz
In-Building
LTE Coverage
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Existing Reliable Coverage
(≥ -95 dBm RSRP)
- Proposed Reliable Coverage
(≥ -95 dBm RSRP)

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Lake Casse

Existing & Proposed
Verizon Wireless
2100 MHz In-Vehicle
LTE Coverage

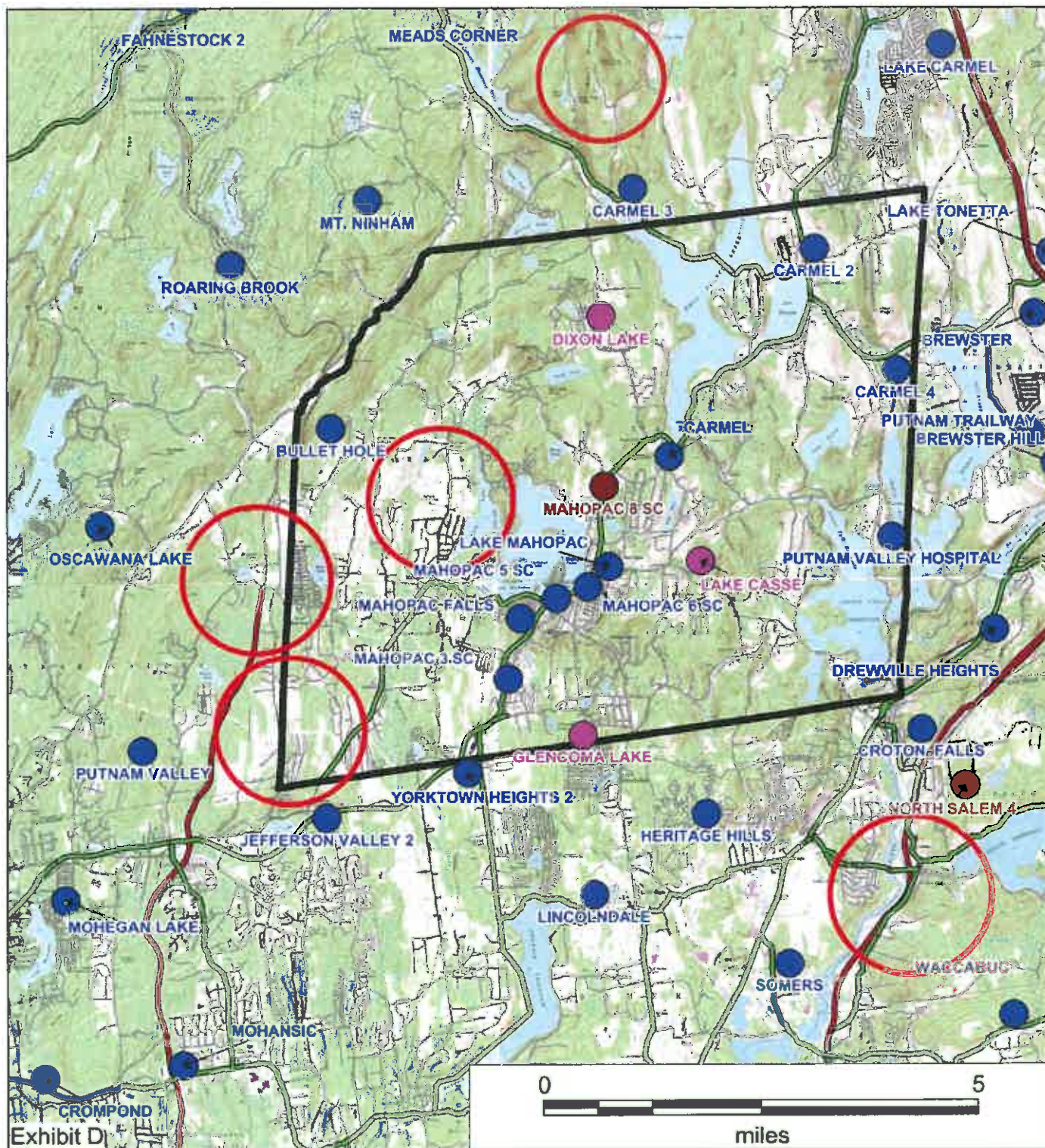
254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Existing Reliable Coverage
(≥ -105 dBm RSRP)
- Proposed Reliable Coverage
(≥ -105 dBm RSRP)

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7/3/2018



Town Of Carmel

Existing, Proposed/
Approved, and Future
Verizon Wireless Sites

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site (Homeland Towers)
- Verizon Wireless Approved Site
- Search Area for Future Site
- Town of Carmel Boundary

verizon✓

PierCon Solutions
Specialists in Wireless Systems

Prepared by A. Feehan
7/9/2018

EXHIBIT E - DETAILED SITE TABLE

| Site Name | Address | Height (feet) +/- |
|------------------------|------------------------------------------|--------------------------|
| JEFFERSON VALLEY | 3830 Gomer Street, Yorktown Heights | 52 |
| CARMEL 2 | 94 Gleneida Ave, Carmel | 123 |
| AMAWALK 3 | 2580 Route 35, Somers | 119 |
| CARMEL 3 | 21 Smokey Hollow Court, Carmel | 150 |
| LAKE CARMEL | 723 Fair St, Carmel | 102 |
| FAHNESTOCK 2 | Route 301, Cold Spring | 101 |
| WACCABUC | 117 Waccubuc Road, Goldens Bridge | 141 |
| ROARING BROOK | 220 Wicopee Road, Putnam Valley | 150 |
| OSCAWANA LAKE | 7 Barger Hill Rd, Putnam Valley | 157 |
| DREWVILLE HEIGHTS | 300-310 Route 22, Brewster | 93 |
| MEADS CORNERS | 2490 Route 301, Carmel | 155 |
| MOHEGAN LAKE | Woodland Ave Ave, Yorktown | 93 |
| BREWSTER HILL | 87 Hillside Park, Brewster | 83 |
| MT NINHAM | 320 California Hill Path, Carmel | 101 |
| LINCOLNDALE | Rte 202, Lincolndale | 106 |
| MAHOPAC 3 SC | 361 Route 6, Mahopac | 19 |
| MAHOPAC 6 SC | 692 Route 6, Mahopac | 28 |
| HERITAGE HILLS | 250 West Hill Drive, Somers | 87 |
| SOMERS | 294 Route 100, Somers | 108 |
| PUTNAM VALLEY HOSPITAL | 670 Stoneleigh Ave, Carmel | 120 |
| YORKTOWN HEIGHTS 2 | 80 Route 6, Somers | 96 |
| MOHANSIC | 26-51 Strang Boulevard, Yorktown Heights | 47 |
| CROMPOND | 3800 Crompond Rd, Yorktown | 125 |
| BREWSTER | Independent Way, Brewster | 102 |
| BULLET HOLE | Scout Hill Road, Mahopac | 126 |
| MAHOPAC 5 SC | 946-954 S Lake Blvd, Mahopac | 36 |
| MAHOPAC FALLS | 51 Crest Drive, Mahopac | 121 |
| GOLDENS BRIDGE | Exit 6A I-684, Goldens Bridge | 102 |
| CROTON FALLS | Sun Valley Drive, North Salem | 100 |
| PUTNAM VALLEY | Williams Drive, Putnam Valley | 106 |
| CARMEL | 1183 Route 6, Carmel | 117 |
| LAKE MAHOPAC | 55 McAlpin Avenue, Carmel | 122 |

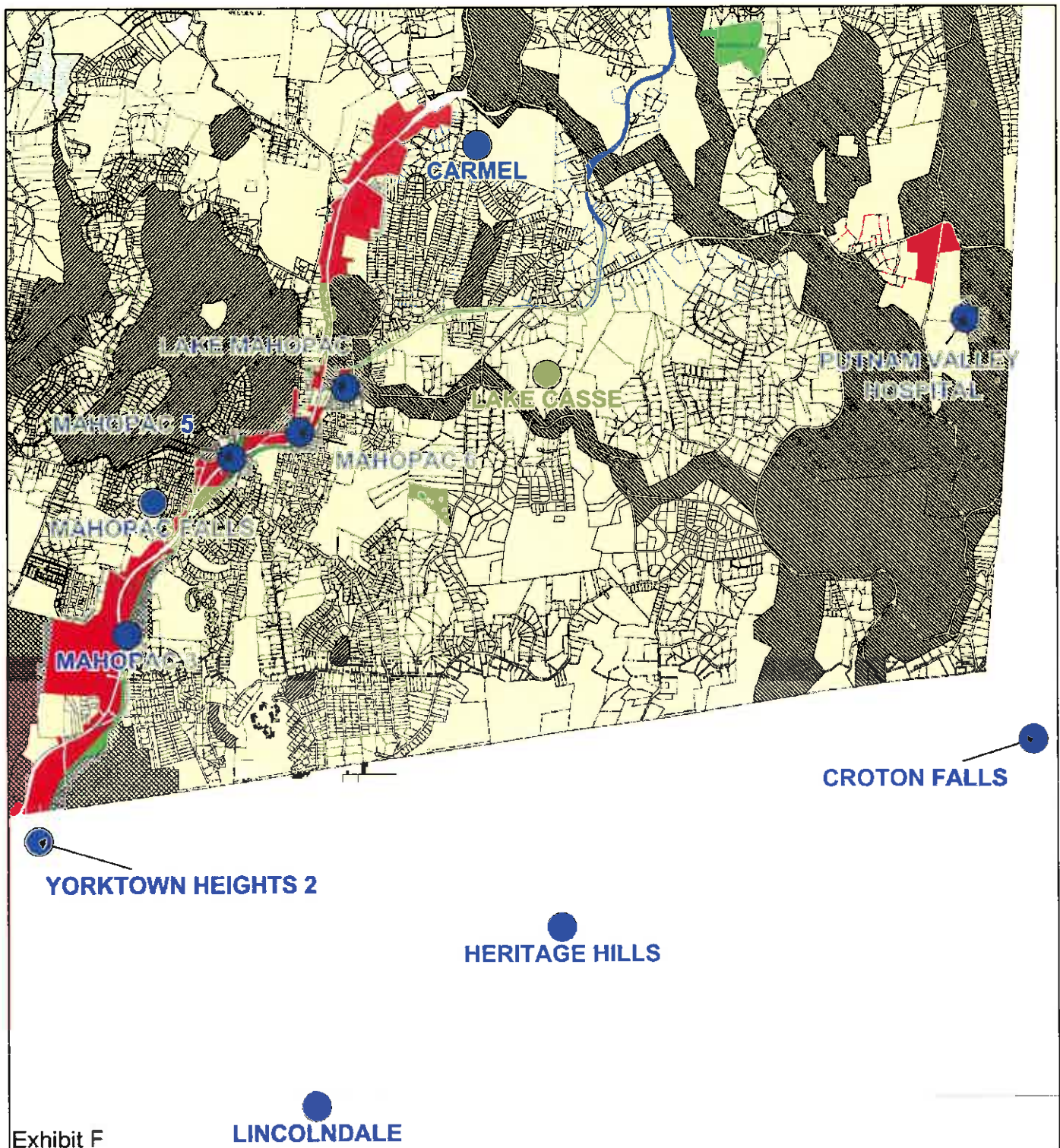


Exhibit F

Lake Casse

Existing Verizon Wireless
Sites on Town
Zoning Map

254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site

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PierCon Solutions
Specialists in Wireless Systems

Prepared by A. Feehan
7/3/2018



Exhibit G

Lake Casse

Existing Verizon Wireless
Suburban 700 MHz
In-Building LTE Coverage
on Town Zoning Map

254 Croton Falls Road
Mahopac, NY 10541

- Verizon Wireless Existing Site
- Verizon Wireless Proposed Site
- Existing Reliable Coverage
(≥ -95 dBm RSRP)

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PierCon Solutions
Specialists in Wireless Systems

Prepared by A. Feehan
7/3/2018

VIA HAND DELIVERED

August 16, 2018

Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Attn: Mr. Harold Gray,
Chairman

RE: Western Bluff Subdivision
Section 66.14, Block 1, Lot 20

Dear Mr. Gray:

On behalf of the applicant, Dominick Santucci, please find enclosed five (5) copies, unless otherwise noted, of the following plans and documents in support of the Application for Preliminary Subdivision Approval for the referenced project.

- ☐ Preliminary Subdivision Plan Set, prepared by Kellard Sessions Consulting, dated (last revised) July 5, 2018:
 - Cover Sheet
 - Sheet 1/7 Existing Conditions Plan
 - Sheet 2/7 Subdivision Plan
 - Sheet 3/7 Sediment & Erosion Control Plan
 - Sheet 4/7 Tree Removal Plan
 - Sheet 5/7 Construction Details
 - Sheet 6/7 Sediment & Erosion Control Details & Notes
 - Sheet 7/7 Driveway Profiles
- ☐ Stormwater Pollution Prevention Plan Report, dated July 2018 (3 copies)
- ☐ Correspondence from New York State Office of Parks, Recreation and Historic Preservation, dated June 16, 2017
- ☐ Long Environmental Assessment Form dated January 13, 2017

Mr. Harold Gray, Chairman
August 14, 2018
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☐ CD of Entire Submission

The applicant is working with the New York City Department of Environmental Protection (NYCDEP) to obtain SWPPP approval. Before the NYCDEP will deem the application complete, they require a SEQRA determination from the Lead Agency. All of the plans and reports included in this submission address comments raised by the Town consultants and Environmental Conservation Board. Our goal is to secure a SEQRA Negative Declaration from the Planning Board, in order to resubmit back to NYCDEP and work through the technical side of the stormwater design. Once the NYCDEP is satisfied, we will return to the Planning Board for Final Subdivision Approval.

TOWN ENGINEER MEMORANDUM DATED JANUARY 24, 2017:

I. General Comments

1. It is understood that referral to the Mahopac Fire Department, Town of Carmel Environmental Conservation Board, Putnam County Department of Health (PCHD) and Town of Carmel Highway Department will be required. The application was presented to the Environmental Conservation Board in May 2017. Responses to comments received at the meeting are outlined below. The application was submitted to the Carmel Fire Department in May 2017. To date, we have not received any comment.
2. A SWPPP, as detailed by the New York State Department of Environmental Conservation (NYSDEC) General Stormwater Permit for Discharges from Construction Activities (GP-0-15-002) shall be prepared.
3. A SWPPP, as detailed by the NYCDEP, pursuant to 18-39 of NYCDEP Watershed Rules and Regulations shall also be prepared under NYCDEP stormwater regulations.
4. The subdivision application is for a conventional subdivision with no planned open space.
5. Presently, there are no public improvements proposed within the application.
6. The applicant acknowledges that a stormwater bond and maintenance guarantee may be required.

II. Detailed Comments

1. All plans and references to the Alternative Subdivision have been removed from the application.

2. All proposed easements have been schematically shown. All easements will be finalized by the Surveyor on the Subdivision Plat prior to Final Subdivision Approval.
3. Top and bottom wall elevations have been added to the plans.
4. All proposed grading has been included on the plan.
5. All PCHD approvals will be submitted to the Town prior to final approval.
6. Profiles and details for the proposed driveway have been included in the Site Plan package.
7. All driveways have been designed to meet Chapter 128 of the Town Code.
8. There is currently no guiderail proposed as the majority of the driveways are cut into the hillside.
9. All proposed utilities have been included on the Site Plans.
10. The metes and bounds of the new property lines will be calculated by the Surveyor of Record prior to final approval.
11. Site distances have been dimensioned on the site plans. No vegetation removal is proposed at this time.
12. See above response.
13. The Construction Sequencing has been revised to state when the infiltration system will be installed and that the system will not be put online until the contributing drainage areas have been stabilized.
14. The Site Plan shows the infiltration areas cordoned off during construction.
15. Sizing calculations for the infiltration systems have been included in the SWPPP Report.
16. The overflows for all the stormwater practices have been shown on the Site Plan.
17. A landscaping plan will be provided under separate cover.

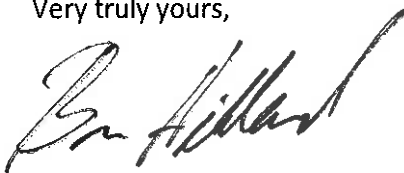
Mr. Harold Gray, Chairman
August 14, 2018
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18. Soil testing was performed by this office and witnessed by the Town Engineer and NYCDEP. The results of the testing are included in the SWPPP Report.
19. All trees to be protected have been shown.

ENVIRONMENTAL CONSERVATION BOARD COMMENTS:

1. The existing septic system has been noted to be abandoned per PCHD guidelines. The septic pump-out report will be forwarded to the Town once completed.
2. The silt fencing detail is shown to have wire backing.
3. Temporary diversion swales have been shown and detailed on the Erosion Control Plan.
4. The Site Plans note that the areas of removed asphalt will be restored with topsoil, seed and mulch.
5. A Construction Sequence has been included on the plans and in the SWPPP.
6. Construction staging areas have been shown on the Site Plans. Equipment fueling will occur within these staging areas.
7. The Site Plans note that overnight equipment storage will occur over a layer of polypropylene.
8. Any existing well will be abandoned according to Putnam County Department of Health guidelines.

Very truly yours,



Brian Hildenbrand, P.E.
Kellard Sessions Consulting

BH/pg

Enclosures

cc: Dominick Santucci w/Enc.

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------|
| Name of Action or Project:
Western Bluff Subdivision | | |
| Project Location (describe, and attach a general location map):
350 West Shore Drive, Carmel, New York 10512 | | |
| Brief Description of Proposed Action (include purpose or need):
The project consists of a 14.79 acre parcel with an existing single-family residence. The applicant is proposing a three (3) lot subdivision (Western Bluff Subdivision) which shall be served by individual wells, septic and common driveway. | | |
| Name of Applicant/Sponsor:
Domlnick Santucci | Telephone: 914-447-1057 | |
| | E-Mail: dsantucci@santucciconstruction.com | |
| Address: 15 Travis Lane | | |
| City/PO: Montrose | State: New York | Zip Code: 10548 |
| 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):
Carl Kling | Telephone: 317-535-3363 | |
| | E-Mail: | |
| Address:
440 Colony Drive | | |
| City/PO: Whiteland | State: Indiana | Zip Code: 46184 |

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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees | | |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Carmel Planning Board | |
| c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Carmel Zoning Board of Appeals | |
| d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Carmel Environmental Conservation Board | |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Putnam County Planning & Highway
Westchester County Department of Health | |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | NYSDEC, NYCDEP, NYS OPRHP | |
| h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Army Corps of Engineers | |
| i. Coastal Resources. | | |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

C. Planning and Zoning

| C.1. Planning and zoning actions. | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <ul style="list-style-type: none"> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, identify the plan(s):
<u>NYC Watershed</u>
<hr/> <hr/> | |
| 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, identify the plan(s):
<hr/> <hr/> | |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| C.3. Zoning | |
| a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.
If Yes, what is the zoning classification(s) including any applicable overlay district? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <u>R-Residential</u> | |
| b. Is the use permitted or allowed by a special or conditional use permit? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| c. Is a zoning change requested as part of the proposed action? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? | <u>Mahopac Central School District</u> |
| b. What police or other public protection forces serve the project site? | <u>Town of Carmel Police Department</u> |
| c. Which fire protection and emergency medical services serve the project site? | <u>Mahopac Fire Department</u> |
| d. What parks serve the project site? | <u>Carmel Recreation & Parks, Wells Park, Southeast Town Park</u> |

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)? <u>Residential</u> | |
| b. a. Total acreage of the site of the proposed action? | <u>14.79</u> acres |
| b. Total acreage to be physically disturbed? | <u>3.84</u> acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | <u>14.79</u> acres |
| c. Is the proposed action an expansion of an existing project or use? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
<u>Residential</u> | |
| ii. Is a cluster/conservation layout proposed? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Number of lots proposed? <u>3</u> | |
| iv. Minimum and maximum proposed lot sizes? Minimum <u>4.6</u> Maximum <u>5.4</u> | |
| e. Will proposed action be constructed in multiple phases? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| i. If No, anticipated period of construction: | <u>24</u> months |
| ii. If Yes: | |
| • Total number of phases anticipated | <u> </u> |
| • Anticipated commencement date of phase 1 (including demolition) | <u> </u> month <u> </u> year |
| • Anticipated completion date of final phase | <u> </u> month <u> </u> year |
| • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ | |
| <u>One phase for construction of common driveways/infrastructure, however, development of individual lots/driveways will occur as real estate market conditions dictate.</u> | |

| | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|---------------------|---------------------------------------|
| f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 | 3 | 0 | 0 | 0 |
| At completion of all phases | 3 | 0 | 0 | 0 |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, | |
| i. Purpose of the impoundment: _____ | |
| ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 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? | |
| <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes: | |
| i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Local wetland along portion of West Shore Drive.</u> | |
| _____ | |
| _____ | |

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:
Installation of driveway and stormwater treatment system within wetland setback.

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
 If Yes, describe: _____

iv. Will 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: _____
Planting to enhance buffer between improvements and wetland. Rip rap at stormwater discharge.

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: ±2,000 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: _____
An individual private potable water well will be drilled on each lot. Each well will require approval from Putnam County Department of Health.

vi. If water supply will be from wells (public or private), maximum pumping capacity: 5 gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
 If Yes:

i. Total anticipated liquid waste generation per day: ±2,000 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): _____
The three (3) single-family residential units will result in approximately ±2,000 gpd of sanitary wastewater/gray water to be discharged to individual on-site sanitary sewage treatment systems (3 units x 4 bedrooms/unit = 12 bedrooms x 150 gpd = 1,800 gpd).

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

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Will line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ | |
| <p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ | |
| <p>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):</p> <p><u>An individual sanitary sewage treatment system will be installed on each lot. Each SSTS will require approval from the Putnam County Department of Health.</u></p> | |
| <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p><u>None</u></p> | |
| <p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 20px;">33,000 Square feet or .8 acres (impervious surface)</p> <p style="padding-left: 20px;">644,463 Square feet or 14.79 acres (parcel size)</p> <p>ii. Describe types of new point sources. Stormwater runoff from new impervious surfaces (roofs, driveways, etc.) will be directed to proposed stormwater treatment practices.</p> <p>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)?</p> <p><u>On-site stormwater facility and off-site surface.</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <li style="padding-left: 20px;"><u>Croton Reservoir</u> • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |
| <p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> | |
| <p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) | |

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| <p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p> | | | |
| <p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p> | | | |
| <p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend
 <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> | | | |
| <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> | | | |
| <p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> | | | |
| <p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:30 a.m. - 5:00 p.m. • Saturday: _____ 7:30 a.m. - 5:00 p.m. • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table> | | <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:30 a.m. - 5:00 p.m. • Saturday: _____ 7:30 a.m. - 5:00 p.m. • Sunday: _____ N/A • Holidays: _____ N/A | <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ |
| <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:30 a.m. - 5:00 p.m. • Saturday: _____ 7:30 a.m. - 5:00 p.m. • Sunday: _____ N/A • Holidays: _____ N/A | <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ | | |

| | |
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| <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 checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> | |
| <p>ii. Will 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>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" 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>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>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" 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. 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 checked="" 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 proposed storage facilities: _____</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 checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</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 checked="" 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 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): Watershed

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|------------------------------------------------------------------------------------------|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces | 0.08 | .8 | +0.72 |
| • Forested | 13.27 | 10.13 | -3.14 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | - | - | - |
| • Agricultural (includes active orchards, field, greenhouse etc.) | N/A | N/A | N/A |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | N/A | N/A | N/A |
| • Wetlands (freshwater or tidal) | 1.33 | 1.33 | 0 |
| • Non-vegetated (bare rock, earth or fill) | .1 | .1 | 0 |
| • Other
Describe: <u>Lawn/Landscaping</u> | 0.01 | 2.43 | +2.42 |

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): _____

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------|----------------|--------------------------------------------------------------|-------------------|-----------------------------------------------------|--------------------|-------------------------|--------------------|------------------------------|-------------------------------------|-------|--|
| v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ | | | | | | | | | | | | | |
| E.2. Natural Resources On or Near Project Site | | | | | | | | | | | | | |
| a. What is the average depth to bedrock on the project site? 5 feet Per on-site soil tests. | | | | | | | | | | | | | |
| b. Are there bedrock outcroppings on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 1.0 % | | | | | | | | | | | | | |
| c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Cr - Charlton-Chatfield</td> <td style="width: 20%; text-align: right;">49.0 %</td> </tr> <tr> <td>Hf - Hollis 3.3%</td> <td style="text-align: right;">20.2 %</td> </tr> <tr> <td>Lc - Leicester 8.4%</td> <td style="text-align: right;">19.1 %</td> </tr> <tr> <td>Cs - Chatfield-Charlton</td> <td></td> </tr> <tr> <td>Pn - Paxton</td> <td></td> </tr> </table> | | Cr - Charlton-Chatfield | 49.0 % | Hf - Hollis 3.3% | 20.2 % | Lc - Leicester 8.4% | 19.1 % | Cs - Chatfield-Charlton | | Pn - Paxton | | | |
| Cr - Charlton-Chatfield | 49.0 % | | | | | | | | | | | | |
| Hf - Hollis 3.3% | 20.2 % | | | | | | | | | | | | |
| Lc - Leicester 8.4% | 19.1 % | | | | | | | | | | | | |
| Cs - Chatfield-Charlton | | | | | | | | | | | | | |
| Pn - Paxton | | | | | | | | | | | | | |
| d. What is the average depth to the water table on the project site? Average: 3-5 feet | | | | | | | | | | | | | |
| e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">88.3 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">3.3 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">8.4 % of site</td> </tr> </table> | | <input checked="" type="checkbox"/> Well Drained: | 88.3 % of site | <input checked="" type="checkbox"/> Moderately Well Drained: | 3.3 % of site | <input checked="" type="checkbox"/> Poorly Drained | 8.4 % of site | | | | | | |
| <input checked="" type="checkbox"/> Well Drained: | 88.3 % of site | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Moderately Well Drained: | 3.3 % of site | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Poorly Drained | 8.4 % of site | | | | | | | | | | | | |
| f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">15.2 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">18.9 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">65.9 % of site</td> </tr> </table> | | <input checked="" type="checkbox"/> 0-10%: | 15.2 % of site | <input checked="" type="checkbox"/> 10-15%: | 18.9 % of site | <input checked="" type="checkbox"/> 15% or greater: | 65.9 % of site | | | | | | |
| <input checked="" type="checkbox"/> 0-10%: | 15.2 % of site | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> 10-15%: | 18.9 % of site | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> 15% or greater: | 65.9 % of site | | | | | | | | | | | | |
| g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | | | | | | | | | | |
| ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | | | | | | | | | | |
| iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name Croton Falls Reservoir</td> <td>Classification AAA</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Town Wetlands</td> <td>Approximate Size ±1.35 acres</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table> | | • Streams: | Name _____ | Classification _____ | • Lakes or Ponds: | Name Croton Falls Reservoir | Classification AAA | • Wetlands: | Name Town Wetlands | Approximate Size ±1.35 acres | • Wetland No. (if regulated by DEC) | _____ | |
| • Streams: | Name _____ | Classification _____ | | | | | | | | | | | |
| • Lakes or Ponds: | Name Croton Falls Reservoir | Classification AAA | | | | | | | | | | | |
| • Wetlands: | Name Town Wetlands | Approximate Size ±1.35 acres | | | | | | | | | | | |
| • 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ | | | | | | | | | | | | | |
| i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | | | | | | | | |
| j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | | | | | | | | |
| k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | | | | | | | | |
| l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ | | | | | | | | | | | | | |

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| <p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>*See below. _____</p> <p>_____</p> | |
| <p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>_____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres | |
| <p>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 checked="" type="checkbox"/> No</p> <p>A site specific investigation has not been conducted to date; last documented date 1961-06-17 "Large Twayblade" (<i>Liparis liliifolia</i>) was spotted.</p> | |
| <p>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 checked="" type="checkbox"/> No</p> | |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> | |
| <p>E.3. Designated Public Resources On or Near Project Site</p> | |
| <p>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 checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p> | |
| <p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p> | |
| <p>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 checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p> | |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p> | |

*A site specific fauna investigation has not been conducted to date. On-site fauna is typical of the area.

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes: | |
| i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site? | |
| 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? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes: | |
| i. Identify resource: <u>County Road 35</u> | |
| ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>NYS Scenic Road</u> | |
| iii. Distance between project and resource: _____ ±2 miles. | |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? | |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | |

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 John Keltz, Jr. E. (Applicant's Sponsor) Date January 13, 2017

Signature _____ Title _____

PRINT FORM



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

June 16, 2017

Mr. Brian Hildenbrand
Kellard Sessions Consulting, P.C.
500 Main Street
Armonk, NY 10504

Re: DEC
Western Bluff Subdivision - Carmel, NY
350 West Shore Drive, Carmel, NY
17PR03857

Dear Mr. Hildenbrand:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA
Director, Division for Historic Preservation

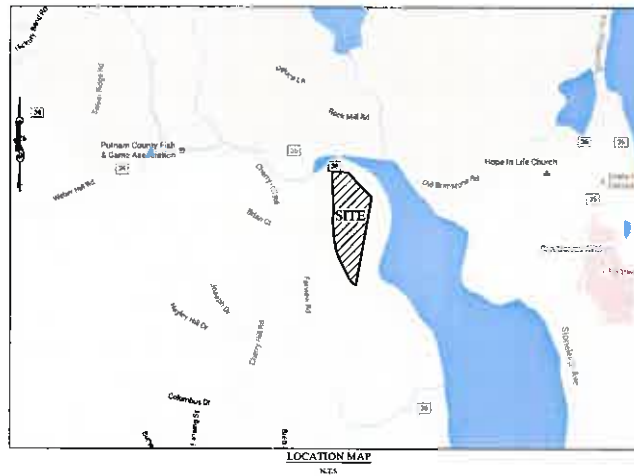
WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL. PUTNAM COUNTY, NEW YORK

DATE: JANUARY 13, 2017
 REVISED: MAY 01, 2017
 REVISED: MAY 15, 2017
 REVISED: JANUARY 19, 2018
 REVISED: JULY 5, 2018

SITE DATA

| | |
|----------------------|-------------------------------------------------------------|
| OWNER: | CARL C. KLING
440 COLONY DRIVE
WHITELAND, IN 46184 |
| APPLICANT: | DOMINICK SANTUCCI
15 TRAVIS LANE
MONTROSE, N.Y. 10548 |
| PROPERTY ADDRESS: | 350 WEST SHORE DRIVE
CARMEL, N.Y. |
| TAX MAP DESIGNATION: | SECTION: 66.14, BLOCK: 1, LOT 20 |
| LOT AREA: | 644,463 S.F. (14.79 AC.) |
| ZONING DESIGNATION: | R-RESIDENTIAL |

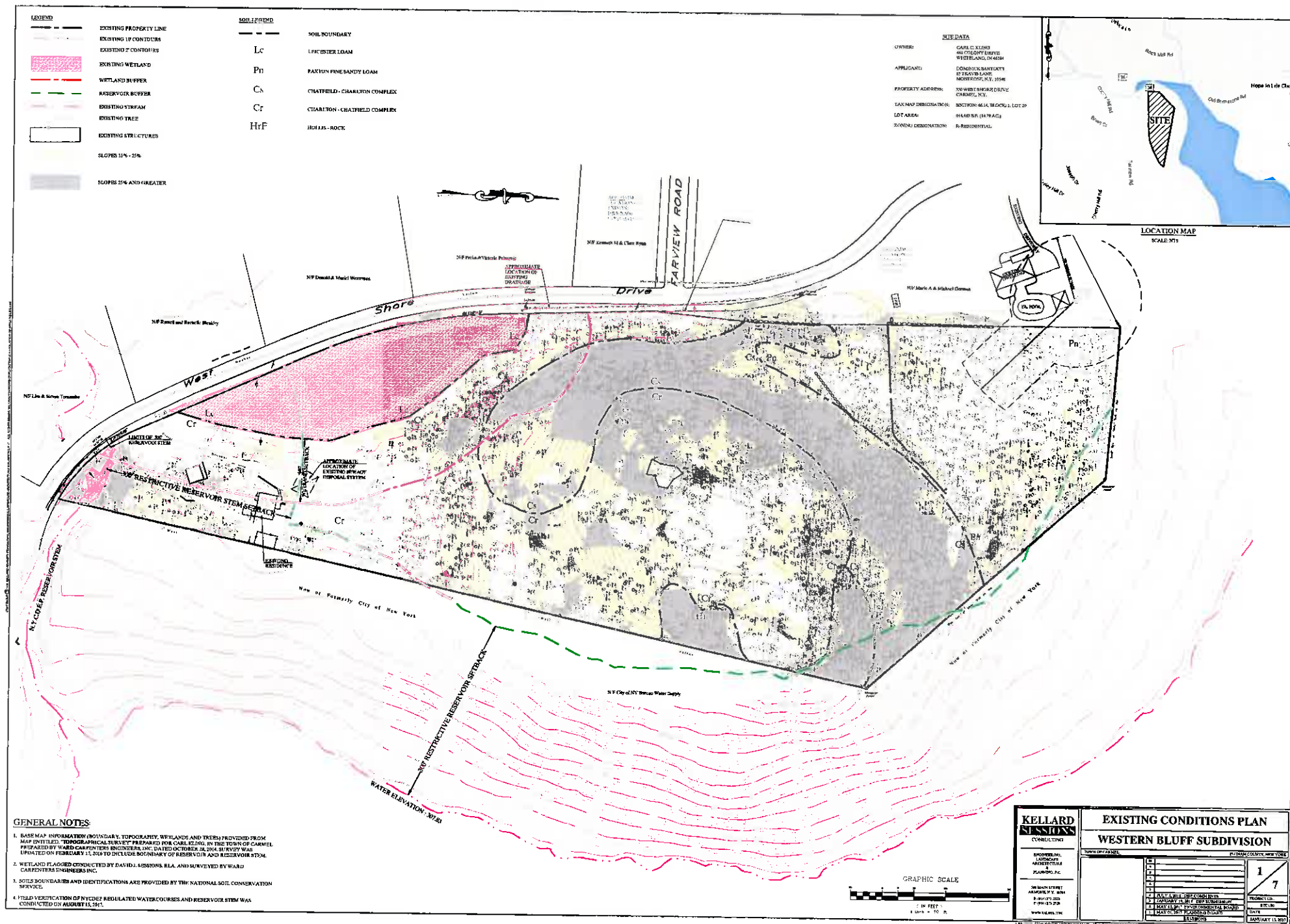


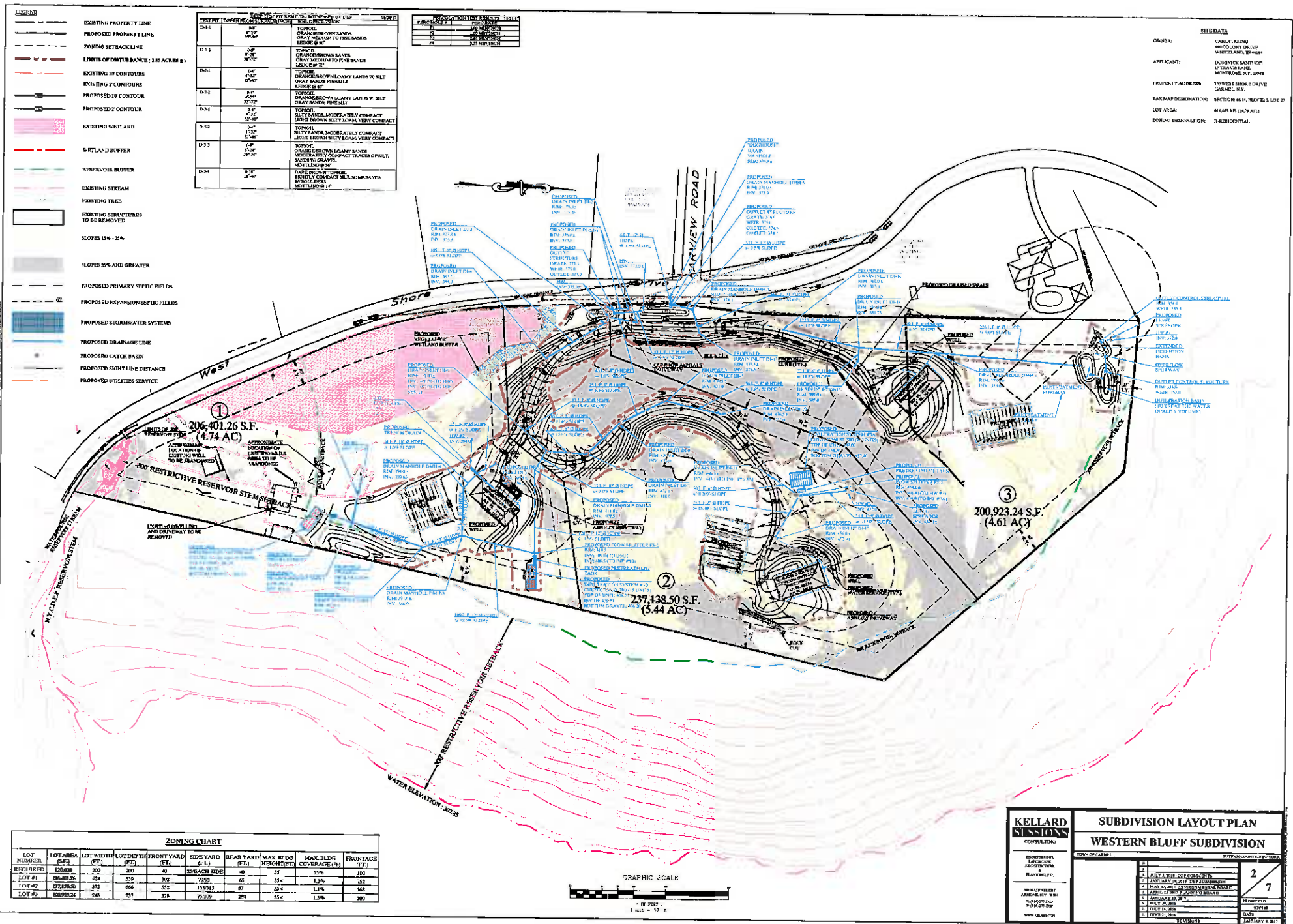
SHEET INDEX

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| CONSTRUCTION DETAILS | 5/7 |
| SEDIMENT & EROSION CONTROL DETAILS & NOTES | 6/7 |
| DRIVEWAY PROFILES | 7/7 |

**KELLARD
SESSIONS**

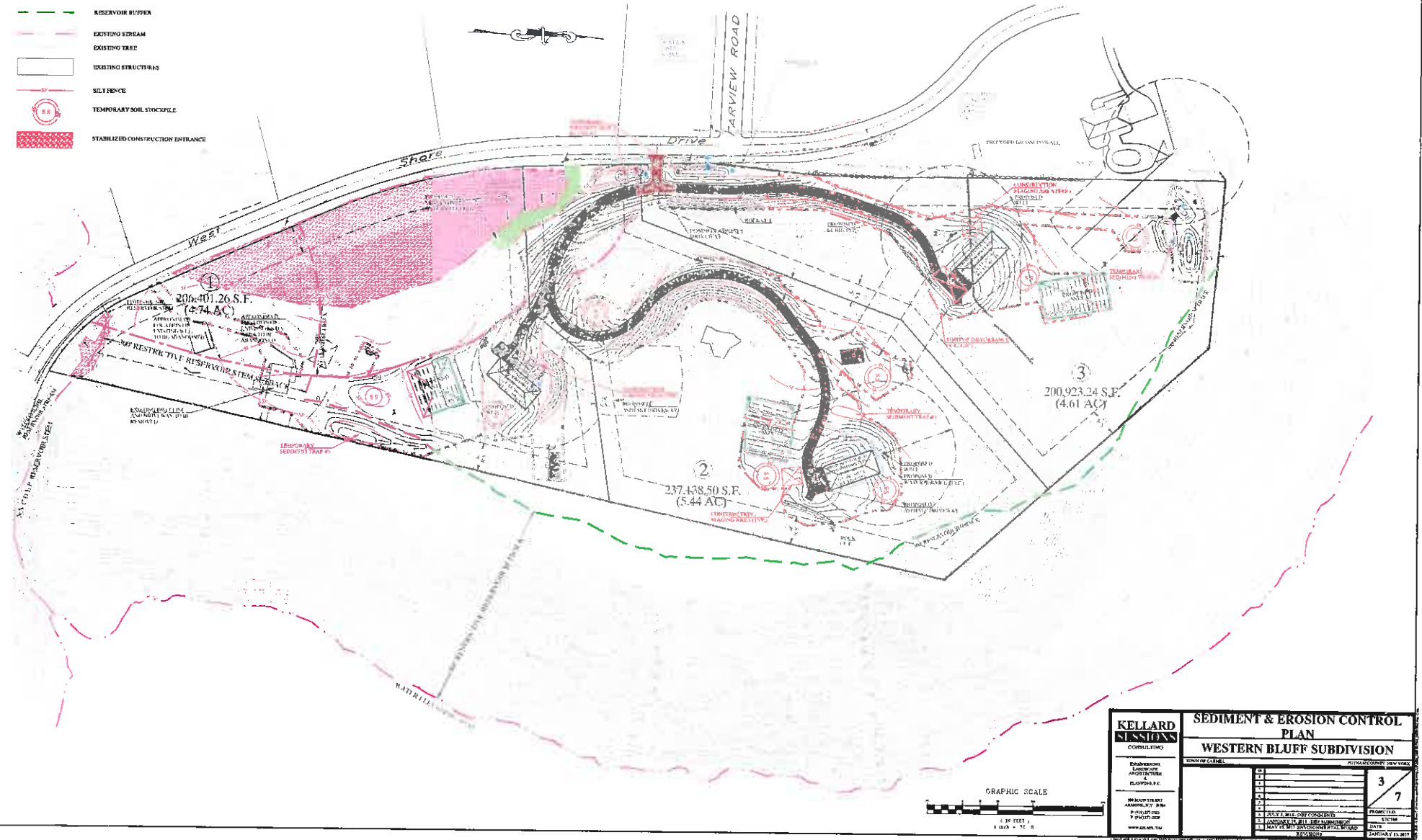
CONSULTING
ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, INC.
 300 Main Street • Astoria, O.R. 97103
 T: 503/325-2020
 F: 503/325-2329
 www.bclaw.org



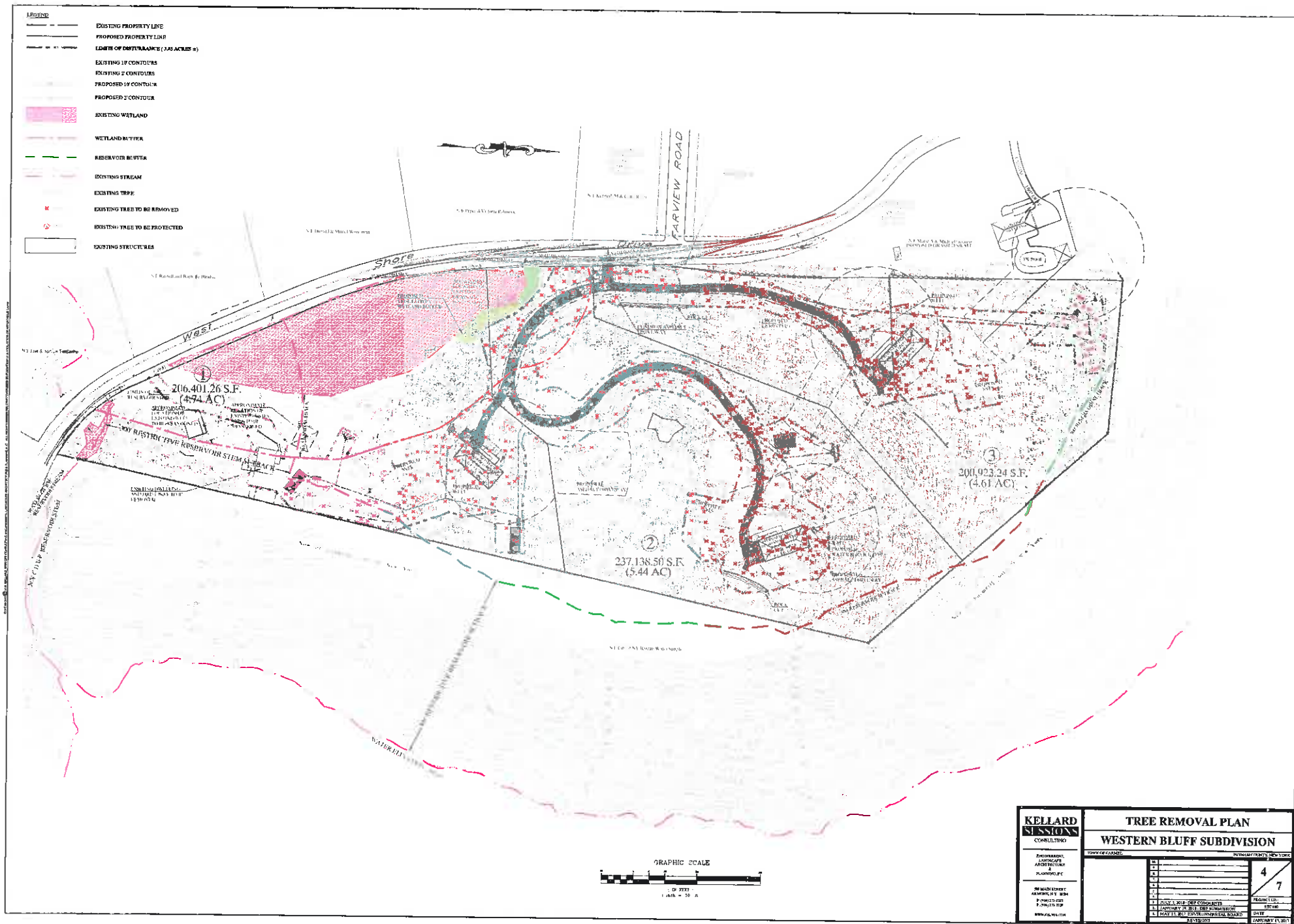


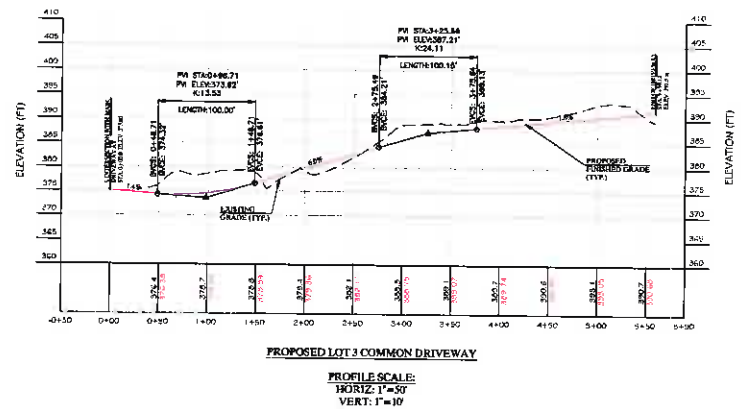
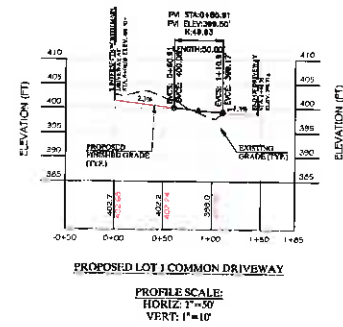
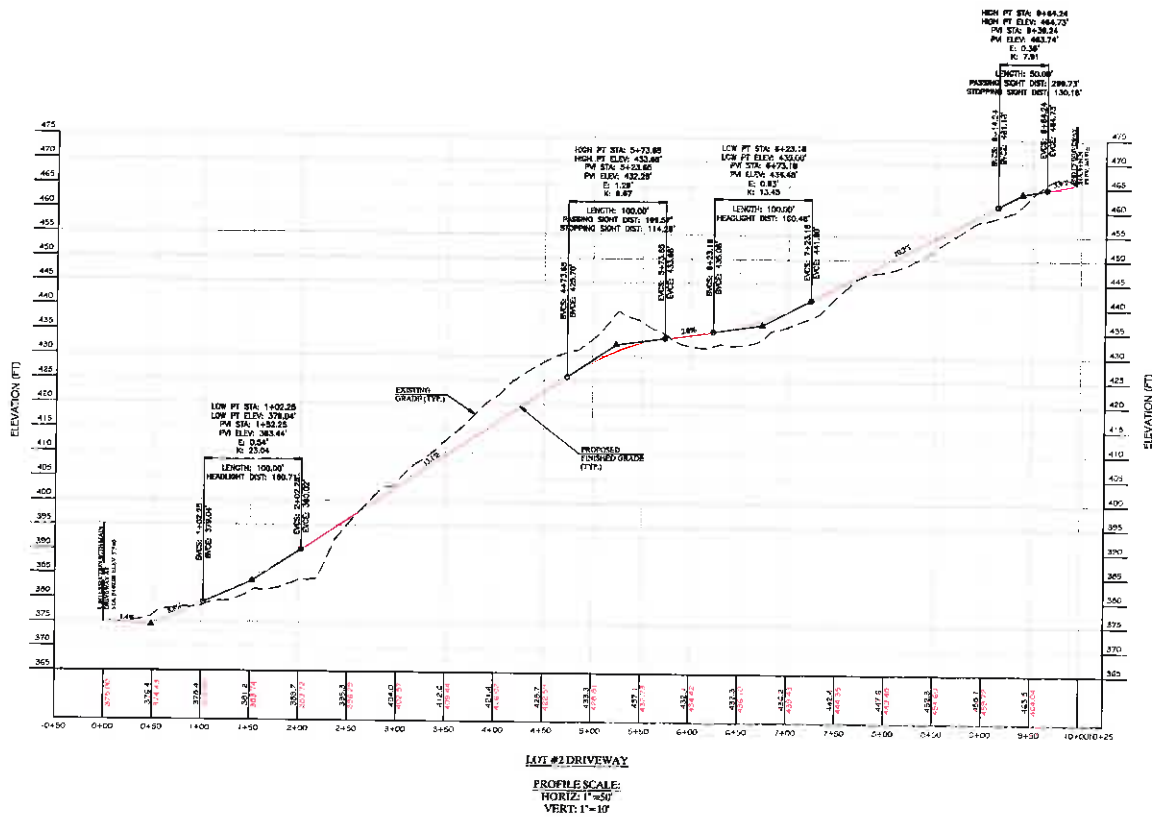
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ZONING SETBACK LINE
- LIMITS OF DISTURBANCE (100' ACRES ±)
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- PROPOSED 2' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING WETLAND
- WETLAND BUFFER
- RESERVOIR BUFFER
- EXISTING STREAM
- EXISTING TREE
- EXISTING STRUCTURES
- SILT FENCE
- TEMPORARY SOIL STOCKPILE
- STABILIZED CONSTRUCTION ENTRANCE



| KELLARD SENSATIONS CONSULTING | | SEDIMENT & EROSION CONTROL PLAN | |
|-------------------------------|---------------------------|---------------------------------|------|
| WESTERN BLUFF SUBDIVISION | | PROJECTED | |
| Subdivision | AMERICAN CITY, INC. | PROJECTED | DATE |
| Location | FLORIDA, U.S.A. | PROJECTED | DATE |
| Project No. | 03/07/2017 | PROJECTED | DATE |
| Project Name | WESTERN BLUFF SUBDIVISION | PROJECTED | DATE |
| Project Address | FLORIDA, U.S.A. | PROJECTED | DATE |
| Project Contact | FLORIDA, U.S.A. | PROJECTED | DATE |
| Project Phone | FLORIDA, U.S.A. | PROJECTED | DATE |
| Project Email | FLORIDA, U.S.A. | PROJECTED | DATE |
| Project Website | FLORIDA, U.S.A. | PROJECTED | DATE |
| Project Social Media | FLORIDA, U.S.A. | PROJECTED | DATE |
| Project Other | FLORIDA, U.S.A. | PROJECTED | DATE |





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| KELLARD
SINCE 1988
CONSULTING | | DRIVEWAY PROFILES
WESTERN BLUFF SUBDIVISION | |
| ENGINEERING
LICENSE
ARCHITECTURE
PLANNING | | SURVEYING
LANDSCAPE ARCHITECTURE
PLANNING | |
| 1000 WEST 10TH AVE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.KELLARD.COM | | PROJECT NO. 1000
DATE 10/16
DRAWN BY J. W. B. | |
| 1. DRIVEWAY PROFILES
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