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October 9, 2019

By Hand Delivery
Chairperson Bruce Flower
And Members of the Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

-and-

Chairperson Al Casella
And Members of the Zoning Board of Appeals
20 Middlebush Road
Wappingers Falls, NY 12590

RE: Tarpon Towers II, LLC
Proposed Wireless Telecommunications Facility at 110 Chelsea Road
Parcel # 6056-03-339420

Dear Chairperson Flower, Chairperson Casella and Members of the Planning and Zoning Boards:

On behalf of our client, Tarpon Towers II, LLC (the "Applicant"), we respectfully submit this application for site plan, special permit, wetlands permit and area variance approvals to install a new wireless telecommunications facility (the "Facility") at 110 Chelsea Road in the Town of Wappinger, New York (the "Property"). As further detailed herein, the proposed Facility will consist of installing a 150' tall monopole and associated unmanned transmission equipment within a fenced compound at grade.

The Applicant respectfully requests it be placed on the Planning Board's October 21, 2019 agenda to initiate SEQRA and because Section 240-81F(4)(f)(9) of the Zoning Ordinance requires that a balloon test be conducted within 35 days of submission. The Planning Board's input on the attached plan map (*see* **Exhibit D**) of potential photograph locations is necessary and placement on the October 21 agenda will enable the balloon test to occur in November 2019 which is preferable to the generally windier winter months. In addition, the Applicant respectfully requests it be placed on the Zoning Board of Appeals' October 22, 2019 agenda to further receive

their input on proposed photograph locations, and in contemplation of its role as an Involved Agency under SEQRA where the Planning Board will serve as Lead Agency.

The Property

The Property consists of two tax parcels totaling approximately 47 acres that is split by the jurisdictional boundary between the Town of Wappinger and the Town of Fishkill. The Town of Fishkill parcel (Parcel #6056-03-297312) is vacant land of approximately 19.4 acres in the Town of Fishkill R-40 Zoning District. Wireless telecommunications facilities are prohibited in the Town of Fishkill R-40 Zoning District (Town of Fishkill § 150-126B(5)).

The Town of Wappinger parcel (Parcel #6056-03-339420) is approximately 28.5 acres in the Town of Wappinger R-40/80 Zoning District. The Town of Wappinger parcel contains several existing residential and agricultural structures which are to remain. The Property is also known as Hobbit Hill Farm.

The Facility will be sited entirely within the Town of Wappinger. No wireless transmission equipment will be sited in the Town of Fishkill. Wireless telecommunications facilities are permitted in the Town of Wappinger R-40/80 Zoning District subject to obtaining Planning Board special permit and site plan approvals. Further, regulated wetlands have been identified on site and wetland permit approval from the Planning Board will also be required pursuant to Chapter 137 of the Code of the Town of Wappinger.

The Project

The Applicant is proposing to construct a 150' tall monopole within a 50' by 50' fenced compound. Verizon Wireless antenna and associated telecommunications equipment are proposed to be mounted at a centerline height of 146'. Colocation space is reserved below for future carrier equipment. A walk-in equipment cabinet and battery cabinet will be installed on a concrete pad at the base of the tower along with other associated unmanned equipment within the proposed fenced compound. Necessary support utilities, including a transformer, will be installed within the 100' by 100' leased area but outside the proposed fenced compound.

Access to the Facility will occur from the street over the existing access drive serving the residential and agricultural structures on site and once past the indoor ring will be provided by a 12-foot-wide gravel drive. A temporary drive will also be installed near the outdoor ring to facilitate access for certain construction vehicles.

Area Served

As further detailed in **Exhibit E**, the area to be served by the proposed Facility is located within the Town of Wappinger and extends into the Town of Fishkill. The primary objective of the proposed Facility is to increase capacity and improve coverage throughout the southwestern portion of the Town of Wappinger and the northwestern portion of the

Town of Fishkill. This includes the areas east of the Hudson River (River Road), west of Route 9D and north of I-84.

The Land Use Entitlement Process

It is contemplated that site plan, special permit, wetlands permit, and area variance approvals are necessary. As previously noted, pursuant to Section 240-81 of the Zoning Ordinance, wireless telecommunications facilities are permitted in the Town of Wappinger R-40/80 Zoning District subject to obtaining Planning Board special permit and site plan approvals. In addition, wetlands have been identified on site and regulated activities are proposed within a freshwater wetland or adjacent one-hundred-foot buffer area. Wetland permit approval from the Planning Board will therefore be required pursuant to Chapter 137 of the Code of the Town of Wappinger. A nationwide permit from the Army Corps of Engineers for less than 1/10 of one acre of disturbance is similarly required.

Area variance approval from the Zoning Board of Appeals is also necessary. Section 240-81G(4)(c)(2) states that no tower shall be located closer than 750 feet on a horizontal plane to an existing dwelling unit. Although the Facility is located approximately 520' from the closest westerly property line, the proposed Facility is located within 750 feet of several houses fronting on Caroline Drive. Therefore, an area variance is required.

Variance Standard for Wireless Facilities

Since at least 1993, courts in the State of New York, including the New York State Court of Appeals, have consistently held that FCC licensed cellular carriers are public utilities for zoning purposes. *Matter of Cellular One v. Rosenberg*, 153 Misc.2d 302, 581 N.Y.S.2d 554 (Westchester Co. 1992), *affirmed*, 188 A.D.2d 648, 591 N.Y.S.2d 526 (2d Dept. 1992), *affirmed*, 82 N.Y.2d 364, 624 N.E.2d 990, 604 N.Y.S.2d 895 (1993)("*Rosenberg*").

As a public utility, variance applications are not governed by the typical standards set forth in New York State Town Law Section 267-b. Rather, when a Zoning Board of Appeals reviews an application for a variance by an entity providing public utility services, the law in the State of New York requires that the Board apply the less restrictive standard of "public necessity." See *Rosenberg*. Indeed, as set forth by the Court in *Rosenberg*, the public necessity standard requires that:

> [A] balance must be maintained between those interests of the locality which can be expressed by zoning ordinances and the needs of the community which must be served by the utility... [n]ot only is it within the power of the respondent [the Town] to grant a variance, but, the fact the applicant is a utility calls for a balancing of interests.

In short, the "public necessity" standard provides that a Zoning Board of Appeals may not exclude a wireless carrier/public utility from a community where it has shown a need for its facilities.

The materials submitted in support of this Application demonstrate that the proposed facility is necessary for Verizon Wireless to provide reliable wireless service and adequate capacity to its customers living in and traveling through this area of the Town. Indeed, without this proposed Facility at the proposed height, Verizon Wireless will be unable to consistently provide reliable wireless service to the public living in and traveling through this area as required by the FCC license.

No setback variance from the municipal boundary is required. The Property is a single lot (*see* **Exhibit G,** property deed), and controlling authority provides that setbacks can run to the property line across the municipal boarder.

The State Environmental Quality Review Act ("SEQRA")

Given the scope of the Project and the contemplated land use entitlement process, the Applicant is enclosing for the Project a Full Environmental Assessment Form prepared in accordance with Article 8 of the NY Environmental Conservation Law (i.e., the State Environmental Quality Review Act ("SEQRA")) relative to the Coordinated Review of this Unlisted Action, and respectfully requests that the Planning Board circulate Notice of Its Intent to Serve as Lead Agency.

Materials Submitted in Support of this Application

Please find enclosed twenty-six (26) sets of the following materials submitted in furtherance of this Application and in accordance with the Town Zoning and Wetlands Laws:

Exhibit A-1:	Site Plan Application Form
Exhibit A-2:	Special Permit Application Form
Exhibit A-3:	Area Variance Application Form
Exhibit B:	Full Environmental Assessment Form
Exhibit C:	Visual EAF Addendum
Exhibit D:	Plan map of potential locations for photographs
Exhibit E:	Verizon Wireless RF Report, dated September 17, 2019, and relevant FCC licenses

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Exhibit F:	Site Selection Analysis, dated September 17, 2019
Exhibit G:	Deed for 110 Chelsea Road
Exhibit H:	Excerpt from the Lease, dated May 18, 2019, between the Applicant and the Property Owner
Exhibit I:	Site Plans prepared by Tectonic Engineering & Surveying Consultants, P.C, dated October 3, 2019[1]

Please also find three checks in the amounts of $1,500, $1,000 and $3,750 made payable to the Town of Wappinger representing the Planning Board site plan application fee, special permit application fee and consultant review escrow fee, respectively. If the Town can kindly advise as to the the Zoning Board of Appeals application fee the Applicant will gladly submit a check to the Town for that amount too.

Conclusion

The Applicant looks forward to appearing before the Planning Board and Zoning Board of Appeals and respectfully requests that this matter be placed on the Planning Board's October 21 agenda and the Zoning Board of Appeals October 22 agenda so that the Application may be reviewed, and a balloon float coordinated for November 2019.

Thank you for your time and consideration in this matter.

Very truly yours,

Neil J. Alexander

Enclosures

cc: Barbara Roberti, CEO (via email)
James Horan, Esq., Town Attorney (via email)
David Stolman, Planner (via email)
Peter Setaro, Engineer (via email)

[1] Full size drawings can be provided upon request.

EXHIBIT A-1

TOWN OF WAPPINGER PLANNING BOARD

Application No. _____
Date Received: _____
Fee Received: _____
Escrow Received: _____

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Tarpon Towers II, LLC - Castle Point

Location of Property: 110 Chelsea Road, Wappinger, New York

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Tarpon Towers II, LLC

1001 3rd Ave West, Suite 420	Brandenton	FL	34205
Street	Town	State	Zip

Brett Buggeln	(941) 400-2202	
Contact Person	Phone Number	Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Jeanne M Radice

110 Chelsea Road	Wappingers Falls	NY	12590
Street	Town	State	Zip

Contact Person	Phone Number	Email

Grid No. 6056-03-339420

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Residential, Agricultural

Proposed Use: Residential, Agricultural, Wireless Telecommunications Facility

Existing Sq. Footage: _____ Use: _____

Proposed Sq. footage: _____ Use: _____

Location of Property: 110 Chelsea Road, Wappinger, New York

Zoning District: R-40/80 Acreage: 47

Anticipated No. of Employees: 0

Existing No. of Parking Spaces: N/A Proposed No. of Parking Spaces: N/A

Tarpon Towers II, LLC

Type Name (Corporation, LLC, Individual, etc.)

10/8/19

Date

Owner's Telephone No.

Owner or representative's signature

Neil J. Alexander, Esq., Attorney for the Applicant

Type Name and Title ***

Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check ☑.

- **Application Fees are non-refundable.**

EXHIBIT A-2

TOWN OF WAPPINGER PLANNING BOARD
SPECIAL USE PERMIT

Application No. _____
Date Received: _____
Fee Received: _____
Escrow Received: _____

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 0F THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF:

PROJECT NAME Tarpon Towers II, LLC - Castle Point

GRID NO. 6056-03-339420 ZONING DISTRICT R-40/80

PROPERTY LOCATION 110 Chelsea Road, Wappinger, New York

NAME & ADDRESS OF APPLICANT (Corporation or Individual):
Tarpon Towers II, LLC

1001 3rd Ave West, Suite 420	Brandenton	FL	34205
Street	Town	State	Zip

Brett Buggeln	(941) 400-2202	
Contact Person	Phone Number	Email

NAME & ADDRESS OF OWNER (Corporation or Individual):
Jeanne M Radice

110 Chelsea Road	Wappingers Falls	NY	12590
Street	Town	State	Zip

	N/A	N/A
Contact Person	Phone Number	Email

Pursuant to section(s): 240-81

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.
MAP TITLED: Tarpon Towers Castle Point
PREPARED BY: Tectonic Engineering & Surveying Consultants P.C.
DATED: _____

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

See attached cover letter.

Continued page 2 for Special Use Permit

Tarpon Towers II, LLC

Type Name (Corporation, LLC, Individual, etc.)

10/8/19

Date

Owner's Telephone No.

Owner or representative's signature

Neil J. Alexander, Esq., Attorney for the Applicant

Type Name and Tit

Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

-
- THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.
- APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.

EXHIBIT A-3

TOWN OF WAPPINGER
P.O. BOX 324 ~ 20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590

Zoning Board of Appeals
Office: 845.297.1373 ~ Fax: 845.297.4558
Zoning Enforcement Officer
Office: 845.297.6257
www.townofwappinger.us

Application for an Area Variance

Appeal # _____ Dated: October 8, 2019

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I(We), Tarpon Towers II, LLC residing at _____, ___-___-_____ (phone), hereby appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator, dated _____, 200__, and do hereby apply for an area variance(s).

Premises located at 110 Chelsea Road, Wappinger, New York
Tax Grid # 6056-03-339420
Zoning District : R-40/80

1. **Record Owner of Property** Jeanne M Radice
   Address 110 Chelsea Road, Wappingers Falls, NY 12590
   Phone Number N/A-___-_____
   Owner Consent: Dated: _____ Signature: See attached lease.
   Printed: _____

2. **Variance(s) Request:**

   Variance No. 1
   I(We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

   Section 240-81G(4)(c)(2)
   (Indicate Article, Section, Subsection and Paragraph)
   Required: ~~Setback 750 feet on a horizontal plan to any existing dwelling unit~~
   Applicant(s) can provide: _____
   Thus requesting: _____
   To allow: _____

Variance No. 2
I(We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

N/A
(Indicate Article, Section, Subsection and Paragraph)
Required: _____
Applicant(s) can provide: _____
Thus requesting: _____
To allow: _____

3. **Reason For Appeal** *(Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):* See attached cover letter.

A. If your variance(s) is(are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

B. Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

C. How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain, in detail, why it is not substantial.

D. If your variance(s) is(are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain, in detail, why or why not.

E. How did your need for an area variance(s) come about? Is your difficulty self-created? Please explain your answer in detail.

_____
_____
_____
_____
_____

F. Is your property unique in the neighborhood that is needs this type of variance? Please explain your answer in detail.

_____
_____
_____
_____
_____

4. **List of attachments** *(Check applicable information)*

( ) Survey Dated _____, Last Revised _____and
Prepared by _____.

( ) Plot Plan Dated _____.

( ) Photos

( ) Drawings Dated _____.

( ) Letter of Communication which resulted in application to the ZBA.
(e.g., recommendation from the Planning Board/Zoning Denial)
Letter from _____ Dated: _____
Letter from _____ Dated: _____

( ) Other *(please list):* _____
_____
_____

5. **Signature and Verification**

Please be advised that no application can be deemed complete unless signed below.

The applicant hereby states that all information given is accurate as of the date of application.

SIGNATURE _____ **DATED:** 10/8/19
(Appellant) Neil J. Alexander, Esq., Attorney for the Applicant

SIGNATURE _____ **DATED:** _____
(If more than one Appellant)

FOR OFFICE USE ONLY

1. THE REQUESTED VARIANCE(S) ( ) **WILL** / ( ) **WILL NOT** PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.

2. ( ) **YES** / ( ) **NO,** SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.

3. THERE ( ) **IS (ARE)** / ( ) **IS (ARE) NO OTHER** FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).

4 THE REQUESTED AREA VARIANCE(S) ( ) **IS (ARE)** / ( ) **IS (ARE) NOT** SUBSTANTIAL.

5. THE PROPOSED VARIANCE(S) ( ) **WILL** / ( ) **WILL NOT** HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.

6. THE ALLEGED DIFFICULTY ( ) **IS** / ( ) **IS NOT SELF**-CREATED.

CONCLUSION: THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS ( ) **GRANTED** ( ) **DENIED.**

CONDITIONS/STIPULATIONS: The following conditions and/or stipulations were adopted by resolution of the Board as part of the action stated above:

( ) FINDINGS & FACTS ATTACHED.

DATED: _____

ZONING BOARD OF APPEALS
TOWN OF WAPPINGER, NEW YORK

BY: _____
(Chairman)

PRINT: _____

EXHIBIT B

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Tarpon Towers II, LLC - NY1136 Castle Point - Unmanned Wireless Communications Facility		
Project Location (describe, and attach a general location map): 110 Chelsea Rd, Town of Wappingers Falls, Dutchess County, NY 12590		
Brief Description of Proposed Action (include purpose or need): Tarpon Towers II, LLC proposes the installation of an unmanned wireless communications facility located on the existing property. Said property being located approximately 3000' feet west of the intersection of Chelsea Rd (County Rd 92) and NY-9D. Access to the proposed facility will originate from Chelsea Rd utilizing an existing gravel access road. In general, the installation will consist of the following: a 150' tall monopole, twelve (12) antennas and related equipment to be mounted to the monopole tower at a center-line height of 146', one (1) 4'x7' concrete equipment pad, and all related coaxial cabling and utility services (power and telephone). All equipment is to be located inside a proposed 50'x50' fenced compound within the proposed 100'x100' lease area.		
Name of Applicant/Sponsor: Tarpon Towers II, LLC	Telephone: (941) 400-2202 E-Mail: BBuggeln@TarponTowers.com	
Address: 1001 3rd Avenue West, Suite 420		
City/PO: Bradenton	State: FL	Zip Code: 34205
Project Contact (if not same as sponsor; give name and title/role): Neil J. Alexander, Esq., LEED AP	Telephone: (914) 761-1300 E-Mail: NAlexander@cuddyfeder.com	
Address: 445 Hamilton Ave, 14th Floor		
City/PO: White Plains	State: NY	Zip Code: 10601
Property Owner (if not same as sponsor): Jeanne M Radice	Telephone: N/A E-Mail: N/A	
Address: 110 Chelsea Rd		
City/PO: Wappingers Falls	State: NY	Zip Code: 12590

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☐No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning Board: Site plan, special use permit, wetland impact permit	TBD
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Zoning Board: Area variance	TBD
d. Other local agencies ☐Yes☐No		
e. County agencies ☐Yes☐No		
f. Regional agencies ☐Yes☐No		
g. State agencies ☐Yes☐No		
h. Federal agencies ☑Yes☐No	ACOE: Wetland impact permit	TBD

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-40/80 (Residential – Low/Medium Density)

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

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

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District; 10 Education Dr, Beacon, NY 12508

b. What police or other public protection forces serve the project site?
Village of Wappingers Falls Police Department; 2628 South Ave, Wappingers Falls, NY 12590

c. Which fire protection and emergency medical services serve the project site?
W.T Garner; 25 W. Academy St., Wappingers Falls, NY 12590

d. What parks serve the project site?
Castle Point Park, Baxtertown Woods Wildlife Management Area

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)? Unmanned public utility/personal wireless service facility

b. a. Total acreage of the site of the proposed action? 47.91 acres
b. Total acreage to be physically disturbed? 0.55 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.55 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 3 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 150' height; ____ - width; and ____ - length
iii. Approximate extent of building space to be heated or cooled: 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment: ____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: ____
iii. If other than water, identify the type of impounded/contained liquids and their source. ____
iv. Approximate size of the proposed impoundment. Volume: ____ million gallons; surface area: ____ acres
v. Dimensions of the proposed dam or impounding structure: ____ height; ____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): ____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑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?
- Volume (specify tons or cubic yards): ____
- Over what duration of time? ____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. ____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. ____
v. What is the total area to be dredged or excavated? ____ acres
vi. What is the maximum area to be worked at any one time? ____ acres
vii. What would be the maximum depth of excavation or dredging? ____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: ____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑Yes ☐No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Federally regulated watercourse, R4UBJ, Watercourse, riverine, Intermittent, unconsolidated

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:
Proposed access road will cross this small stream. A culvert at the road crossing is proposed. Total impact to wetlands is less than 200sf

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☑Yes ☐No
If Yes, describe: Stream bed will be disturbed to install new culvert

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____
TBD

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

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

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

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

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

construction equipment

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)

N/A

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within 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 in electrical power usage as necessary to operate the facility.

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

Local utility

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: 8-5
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hrs
- Saturday: 24 hrs
- Sunday: 24 hrs
- Holidays: 24 hrs

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During construction, noise levels associated with the operation of construction equipment.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

One (1) switch operated LED light fixture attached to the H-Frame structure, designed to illuminate the equipment area only.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

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	1.03	1.58	+0.55
• Forested	27.49	27.01	-0.39
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	7.34	7.27	-0.07
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.8	0.8	0
• Wetlands (freshwater or tidal)	11.23	11.221	-0.009
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

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? > 6.67 feet

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

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

Knickerbocker fine sandy loam, und	61.5 %
Dutchess-Cardigan complex, undula	38.5 %
	%

d. What is the average depth to the water table on the project site? Average: > 6.67 feet

e. Drainage status of project site soils:
☑ Well Drained: 38.5 % of site
☑ Moderately Well Drained: 61.5 % of site
☐ Poorly Drained % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: % of site
☐ 15% or greater: % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-364 Classification C
- Lakes or Ponds: Name DEC Regulated Freshwater Pond Classification PUBHX
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Rabbits	Small rodents	Groundhogs
Deer	Various birds	Raccoons
Squirrels	Woodchucks	Opossums

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened):

Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑Yes ☐No

If Yes, provide county plus district name/number: DUTC022

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

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 Steve Matthews Date 9/17/19

Signature Steven Matthews Digitally signed by Steven Matthews Date: 2019.10.07 15:53:11 -04'00' Title Manager of Engineering

PRINT FORM

EXHIBIT C

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)				
1.	Would the project be visible from:	0 - ¼	¼ - ½	½ - 3	3 - 5	5+
!	*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?*	☐	☐	☐	☐	☐
!	*An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?*	☐	☐	☐	☐	☐
!	*A site or structure listed on the National or State Registers of Historic Places?*	☐	☐	☐	☐	☐
!	*State Parks?*	☐	☐	☐	☐	☐
!	*The State Forest Preserve?*	☐	☐	☐	☐	☐
!	*National Wildlife Refuges and State Game Refuges?*	☐	☐	☐	☐	☐
!	*National Natural Landmarks and other outstanding natural features?*	☐	☐	☐	☐	☐
!	*National Park Service lands?*	☐	☐	☐	☐	☐
!	*Rivers designated as National or State Wild, Scenic or Recreational?*	☐	☐	☐	☐	☐
!	*Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?*	☐	☐	☐	☐	☐
!	*A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?*	☐	☐	☐	☐	☐
!	*A site, area, lake, reservoir or highway designated as scenic?*	☐	☐	☐	☐	☐
!	*Municipal park, or designated open space?* Castle Point Park	☐	☐	☑	☐	☐
!	*County road?* Chelsea Rd (CO-92), CO-34	☐	☑	☐	☐	☐
!	*State road?* NY-9D	☐	☐	☑	☐	☐
!	*Local road?* Chelsea Ridge Rd, Booth Blvd, Thorn Acres Dr	☑	☐	☐	☐	☐

2. *Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)*

☐ *Yes* ☑ *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?*

☑ *Yes* ☐ *No*

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

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

	Within *¼ mile	*1 mile
Essentially undeveloped	☐	☐
Forested	☐	☐
Agricultural	☐	☐
Suburban Residential	☑	☐
Industrial	☐	☐
Commerical	☑	☐
Urban	☐	☐
River, Lake, Pond	☐	☑
Cliffs, Overlooks	☐	☐
Designated Open Space	☐	☑
Flat	☑	☐
Hilly	☑	☐
Mountainous	☐	☐
Other	☐	☐

***NOTE:** add attachments as needed*

5. Are there visually similar projects within:

½ 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 19444 *?*

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

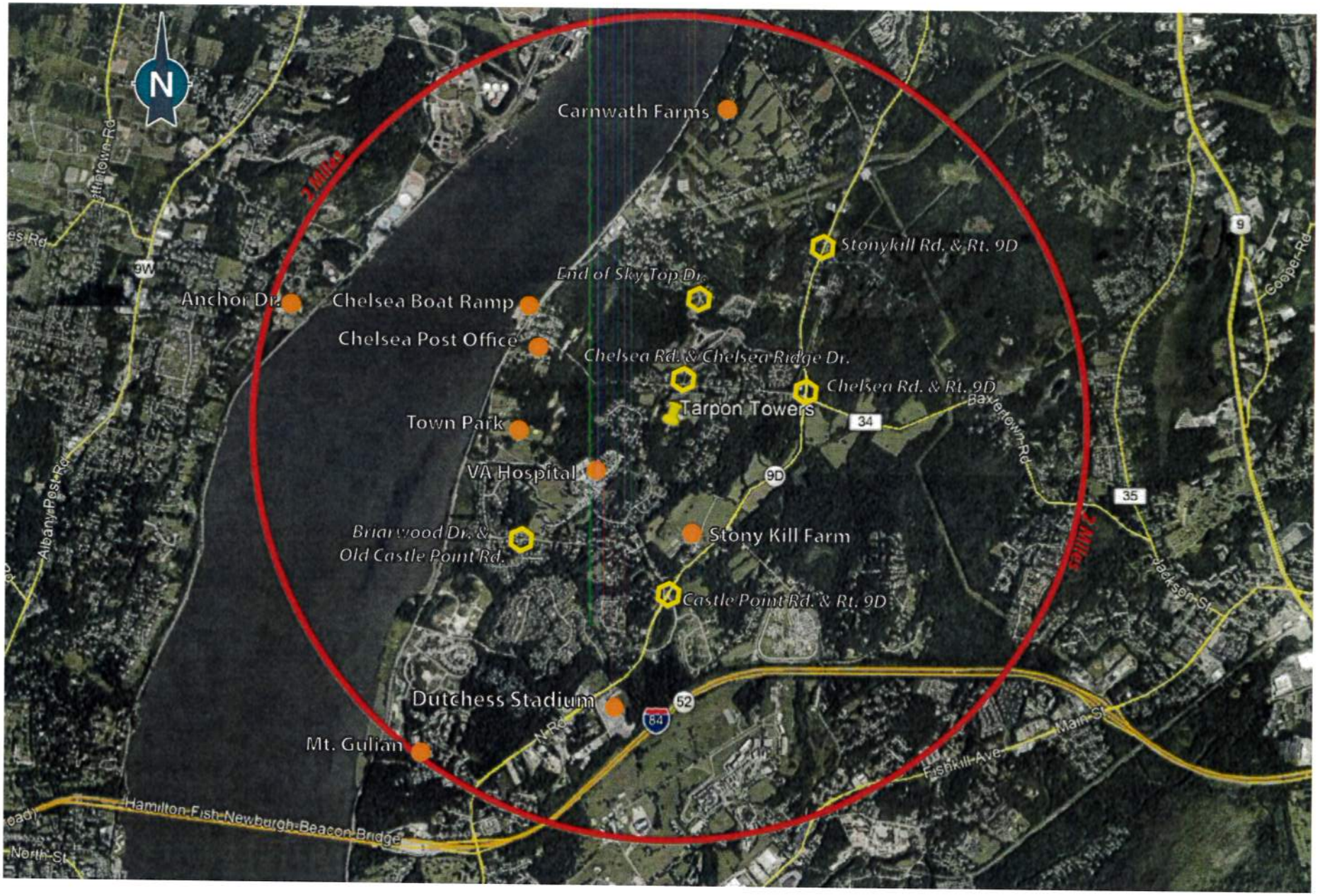
CONTEXT

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	◉	○	○	○
Involved in recreational activities	◉	○	○	○
Routine travel by residents	◉	○	○	○
At a residence	◉	○	○	○
At worksite	◉	○	○	○
Other _____	○	○	○	○

Reset

EXHIBIT D



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Castle Point
110 Chelsea Rd.
Wappingers Falls, New York 12590

PHOTO LOCATION MAP

9684.06

EXHIBIT E

Verizon Wireless Communications Facility

Engineering Necessity Case – "Castle Point"

- Wappinger SP Existing Site
- Town of Wappinger
- River Road
- Balmville Existing Site
- Glenham Existing Site
- Project Location "Castle Point"
- Rt. 9D
- Town of Fishkill
- Groveville Existing Site
- Fishkill West Existing Site

Prepared by: Michael R. Crosby

Project: The project is the installation and operation of a new tower and co located wireless telecommunications site in the Town of Wappinger (the "Project Facility").

verizon

Sept 17, 2019

Introduction

The purpose of this subsequent analysis is to summarize and communicate the technical radio frequency (RF) information used in the justification of this new site.

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility/site. All sites provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage can be defined as the existence of signal of usable strength and quality in an area, including but not limited to in-vehicles or in-buildings.

The need for improved coverage is identified by RF Engineers that are responsible for developing and maintaining the network. RF Engineers utilize both theoretical and empirical data sets (propagation maps and real world coverage measurements). Historically, coverage improvements have been the primary justification of new sites.

Capacity can be defined as the amount of traffic (voice and data) a given site can process before significant performance degradation occurs.

When traffic volume exceeds the capacity limits of a site serving a given area, network reliability and user experience degrades. Ultimately this prevents customers from making/receiving calls, applications cease functioning, internet connections time out and data speeds fail. This critical condition is more important than just a simple nuisance for some users. Degradation of network reliability and user experience can affect emergency responders and to persons in a real emergency situation can literally mean life or death.

Project Need Overview

The project area primarily located within the town of Wappinger and extending into Fishkill is currently served by three sites. These sites are overloaded requiring capacity relief. Additionally the project area is subject to significant terrain challenges for RF (signal) propagation. This terrain combined with area foliage prevent effective propagation of Verizon's RF signals into this area compounding the capacity issue with areas of variable coverage creating significant gaps in coverage.

The first serving site is **Mt. Beacon,** located in the neighboring town of Fishkill, which is approximately four miles south (of the project location) situated on an existing mountaintop tower located off Mt. Beacon Monument Rd. While this site provides weak/variable coverage in portions of the project area, it does so from a mountaintop position combined with foliage and distance making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The second serving site is **Balmville,** located in the town of Newburgh, and is approximately three miles west/northwest (of the project location) situated on a tower located off Bannerman View Dr. While this site also provides weak/variable coverage in portions of the project area, it does so from a terrain challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The third serving site is **Groveville,** located in the town of Fishkill, and is approximately one and one half miles south-southeast (of the project location) situated on a tower located off Strack Dr. While this site also provides weak/variable coverage in portions of the project area, it does so from a terrain challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

Available (high band AWS) carriers at these sites are not capable of effectively serving/offloading the project area due to inherent propagation losses from distance and challenging terrain negatively impacting high band coverage and capacity offload capabilities. There are other Verizon sites in this general area but due to distance and terrain they also do not provide any significant overlapping coverage in the area in question that could allow for increased capacity and improved coverage from other sources.

The primary objectives for this project are to increase capacity and improve coverage throughout the southwestern portion of the town of Wappinger and the northwestern portion of the town of Fishkill. More specifically the single and multi family residential areas east of River Rd, west of Rt. 9D and north of I-84. This includes but is not limited to portions of Rt. 9D, N/S River Rd, Chelsea Rd, Castle Point/Old Castle Point Rd, Brockway Rd. and Holly Loop including the VA Medical Center at Castle Point as well as portions of Chelsea, Chelsea Ridge Apts and neighboring residential areas. In order to offload capacity from Mt. Beacon, Balmville and Groveville a new dominant server must be created. This new dominant coverage will effectively offload the existing overloaded sites/cells as well as provide improved coverage where significant gaps exist today.

Following the search for co-locatable structures to resolve the aforementioned challenges and finding none available, Verizon proposes the current application to attach it's antennas to a new 150' tall tower. Verizon's antennas will utilize 146' for the ACL (Antenna Center Line) with a top of antenna height of 150'. This solution will provide the necessary coverage and capacity improvements needed.

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Wireless LTE (Voice and Data) Growth

Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.

These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.

Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.

4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.

4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.

Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

Source: Verizon Innovation Center, February. 2018

Wireless is a critical component in schools and for today's students.

20,000 learning apps are available for iPads. 72% of iTunes top selling educational apps are designed for preschoolers and elementary students.

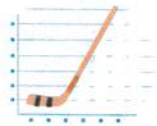
600+ school districts replaced text books with tablets in classrooms.

77% of parents think tablets are beneficial to kids.

74% of school administrators feel digital content increases student engagement.

70% of teens use cellphones to help with homework.

Source: CTIA's Infographics Today's Wireless Family, October, 2017



The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017 .[1]

Of American homes are wireless only.[2]

In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.[3]

1. EricssonMobility Report, November 2017
2. CDC's 2018 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-July, 2018
3. IHS Market Connected Device Market Monitor: Q1 2016 , June 7, 2016

A wireless network is like a highway system...

US, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second **according to** Cisco VNI Mobile Forecast Highlights, 2016-2021,Feb 2017

verizon

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.

National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.

75% More than 75% of prospective home buyers said a good cellular connection was important to them.[1]

83% The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.

90% 90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.[2]

1. RootMetrics/Money: The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015
2. CTIA, June 2015

With over 80% of 9-1-1 calls now coming from cell phones...[1]

240 million 911 calls are made annually. In many areas, 80% or more are from wireless devices.[1]

1. National Emergency Number Association, Enhancing 9-1-1 Operations With Automated Abandoned Callback & Location Accuracy (Motorola Solutions) (August 23, 2018)

Explanation of Wireless Capacity

Capacity in this analysis is evaluated with up to three metrics further explained below. These metrics assist in determining actual usage for a given site as well as are used to project when a site is expected to run out of capacity (i.e. reach a point of exhaustion where it can no longer process the volume of voice and data requested by local wireless devices, thus no longer providing adequate service).

- Forward Data Volume ("**FDV**"), is a measurement of usage (data throughput) on a particular site over a given period of time.
- Average Schedule Eligible User ("**ASEU**"), is a measurement of the loading of the control channels and systems of a given site.
- Average Active Connections ("**AvgAC**") is a measurement of the number of devices actively connected to a site in any given time slot.

Verizon Wireless uses proprietary algorithms developed by a task force of engineers and computer programmers to monitor each site in the network and accurately project and identify when sites will approach their capacity limits. Using a rolling two-year window for projected exhaustion dates allows enough time, in most cases, to develop and activate a new site. It is critical that these capacity approaching sectors are identified early and the process gets started and completed in time for new solutions (sites) to be on air before network issues impact the customers.

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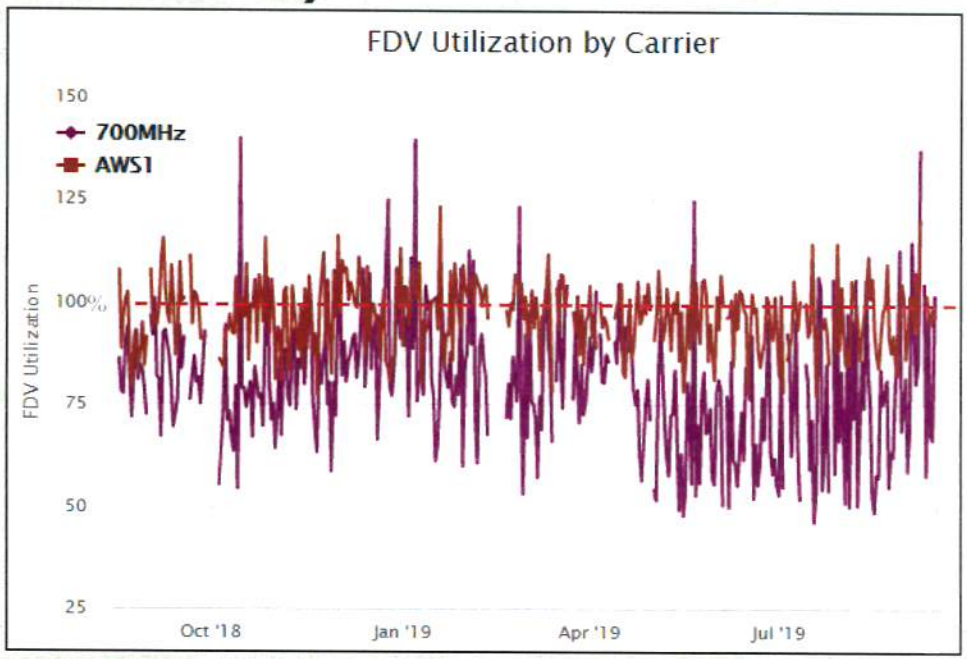
Capacity Utilization FDV (Mt. Beacon Gamma)



Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **Mt. Beacon** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Mt. Beacon Gamma** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). FDV is one of three metrics used in this presentation to evaluate capacity capability in this area.

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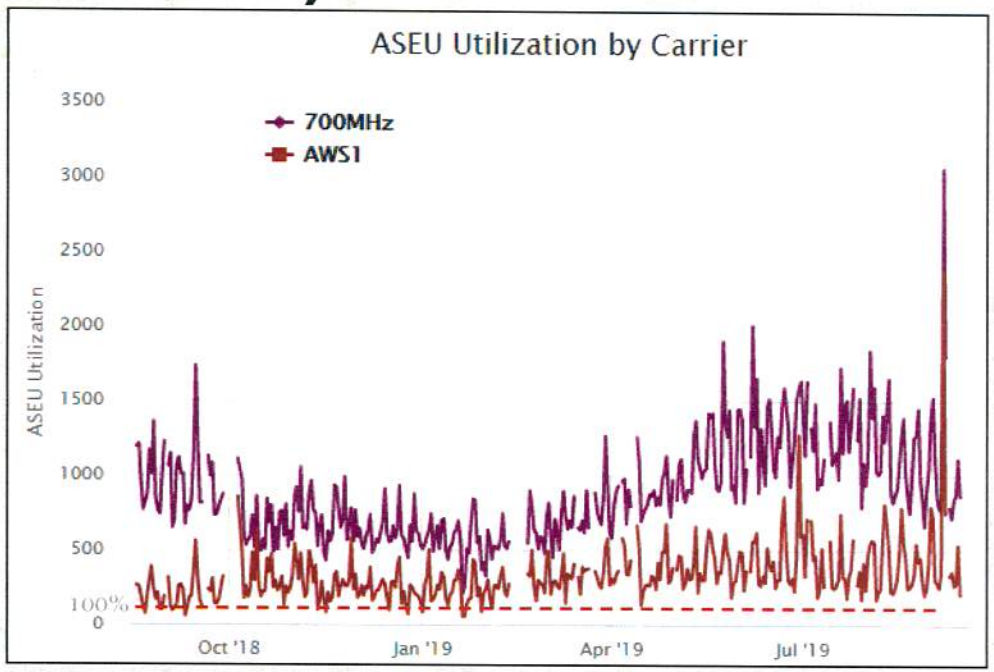
Capacity Utilization ASEU (Mt. Beacon Gamma)



Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **Mt. Beacon** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Mt. Beacon Gamma** sector cannot support the traffic demand throughout the extents of the area it covers. **Mt. Beacon Gamma** is severely overloaded, as shown by the purple and dark red actual use lines exceeding the red dashed exhaustion threshold. This graph reveals the inability of this site to provide the necessary coverage and capacity throughout the large service area associated with this site.

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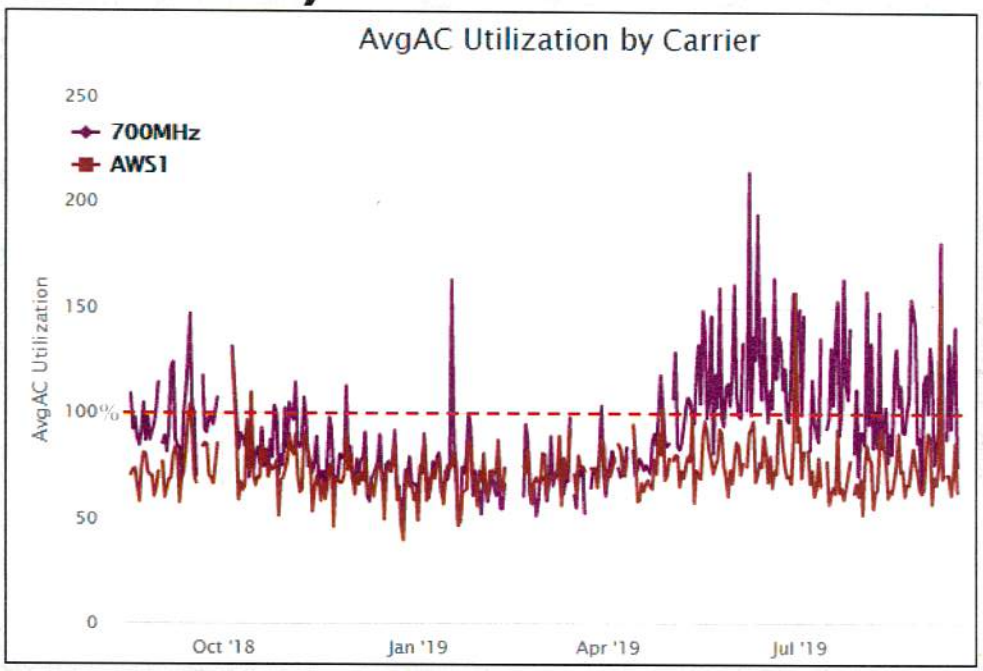
Capacity Utilization AvgAC (Mt. Beacon Gamma)



Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **Mt. Beacon** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Mt. Beacon Gamma** sector cannot support the traffic demand throughout the extents of the large area it covers. **Mt. Beacon Gamma** has reached overloaded conditions, as shown by the purple line exceeding the red dashed exhaustion threshold.

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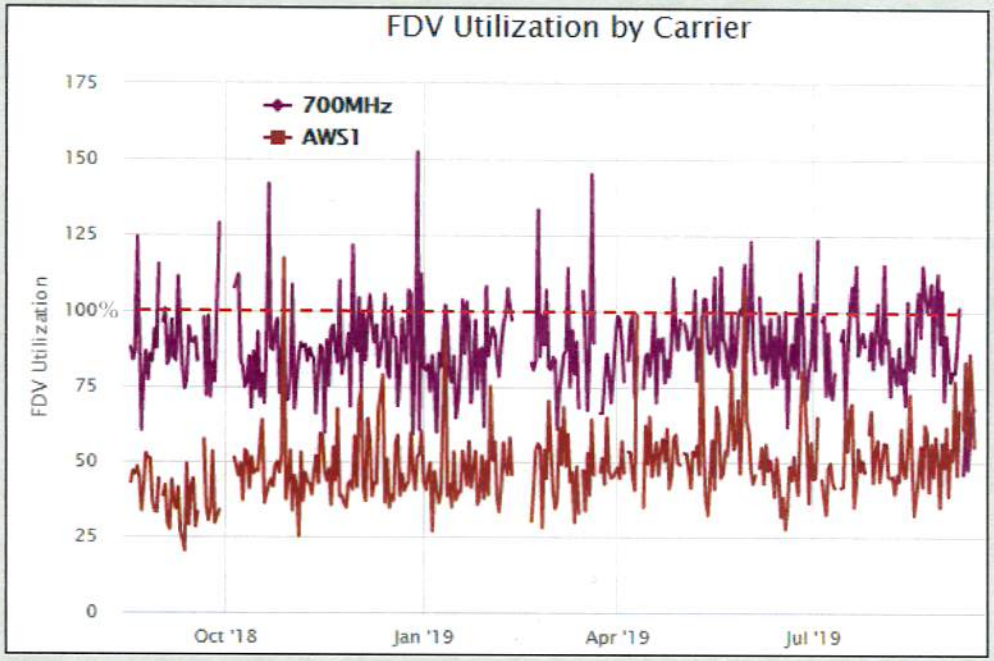
Capacity Utilization
FDV (Balmville Alpha)



Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Balmville** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Balmville Alpha** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple line exceeding the max utilization threshold (red dashed line). FDV is one of three metrics used in this presentation to evaluate capacity capability in this area.

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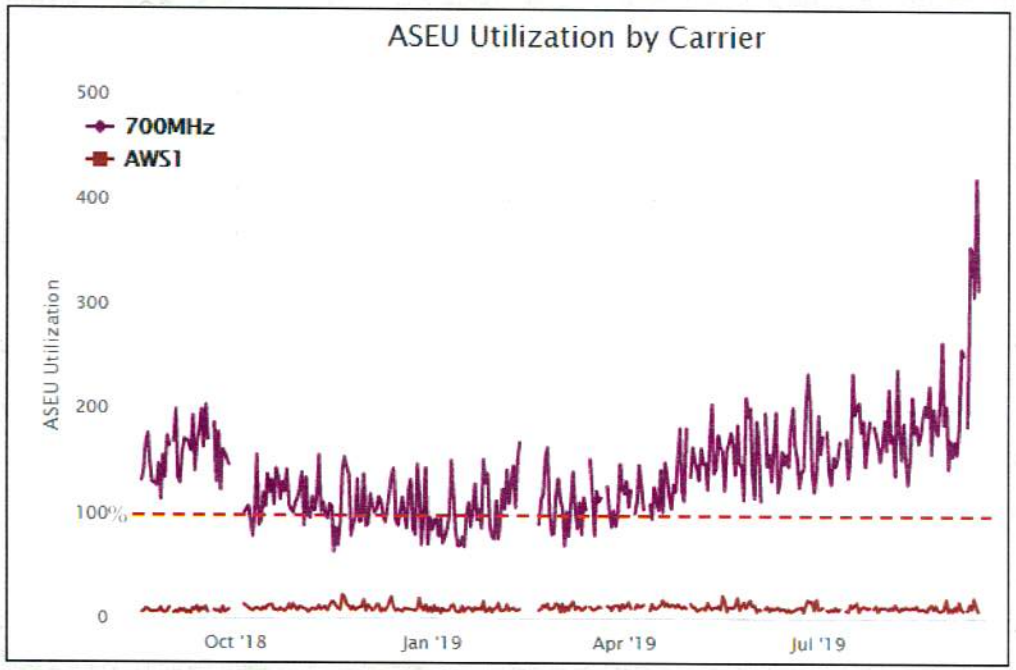
Capacity Utilization
ASEU (Balmville Alpha)



Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Balmville** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Balmville Alpha** sector cannot support the traffic demand throughout the extents of the area it covers. **Balmville Alpha** is overloaded, as shown by the purple actual use line exceeding the red dashed exhaustion threshold. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. The solution is additional network densification.

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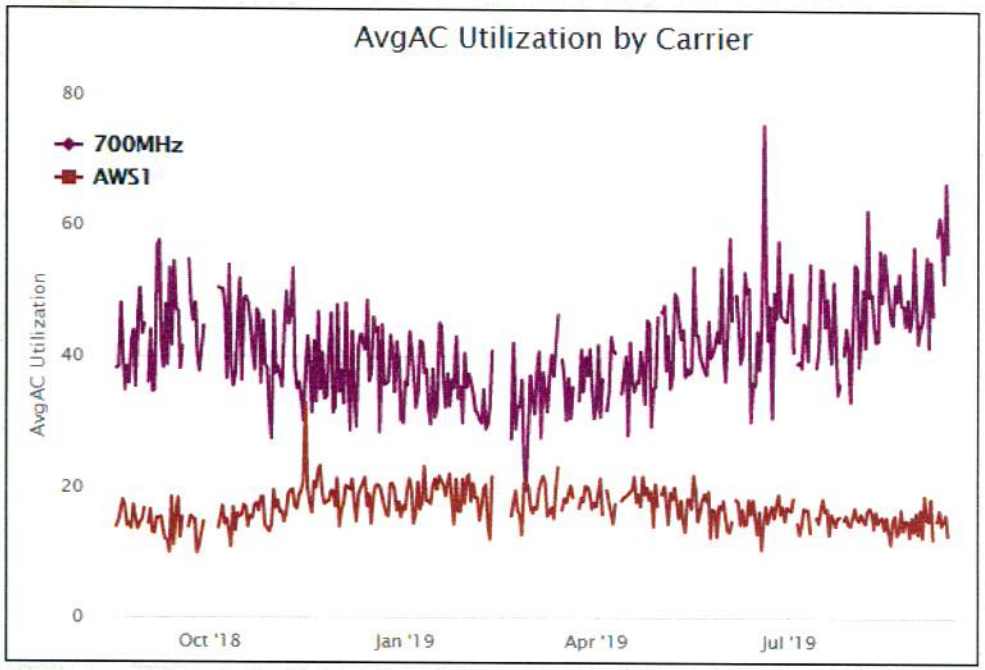
Capacity Utilization
AvgAC (Balmville Alpha)



Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Balmville** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Balmville Alpha** sector is currently performing normally for this traffic indicator. AvgAC is one of three metrics used in this presentation to evaluate capacity capability in this area.

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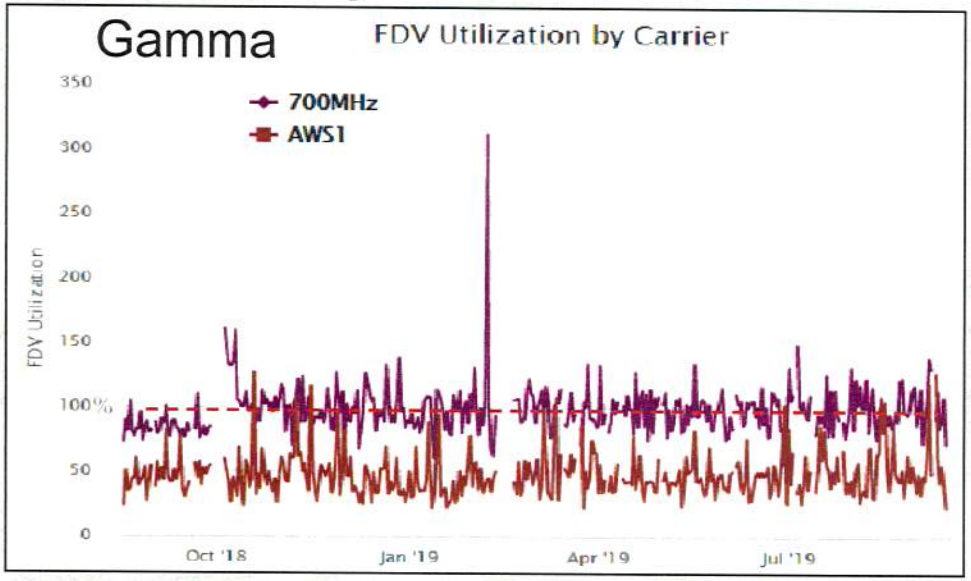
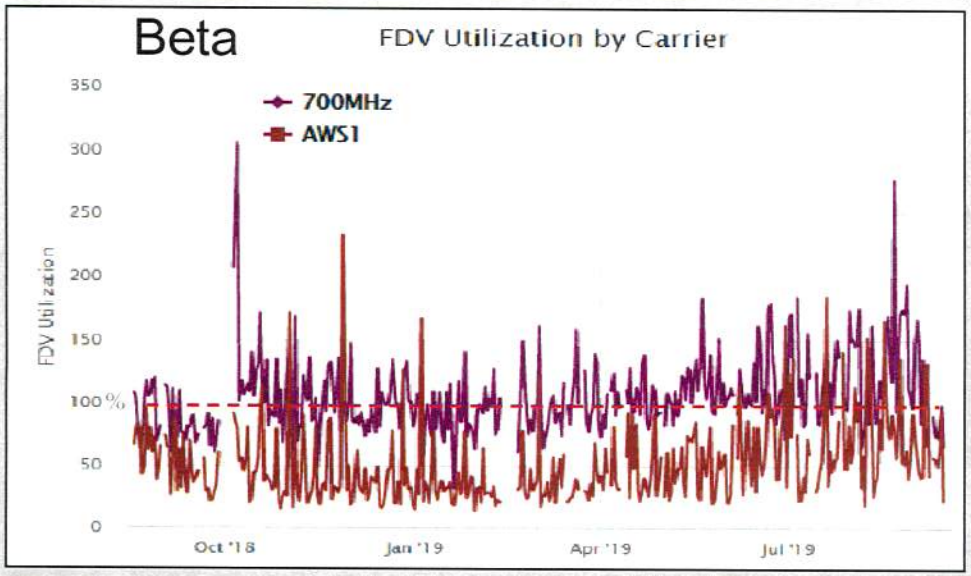
Capacity Utilization FDV (Groveville Gamma and Beta)



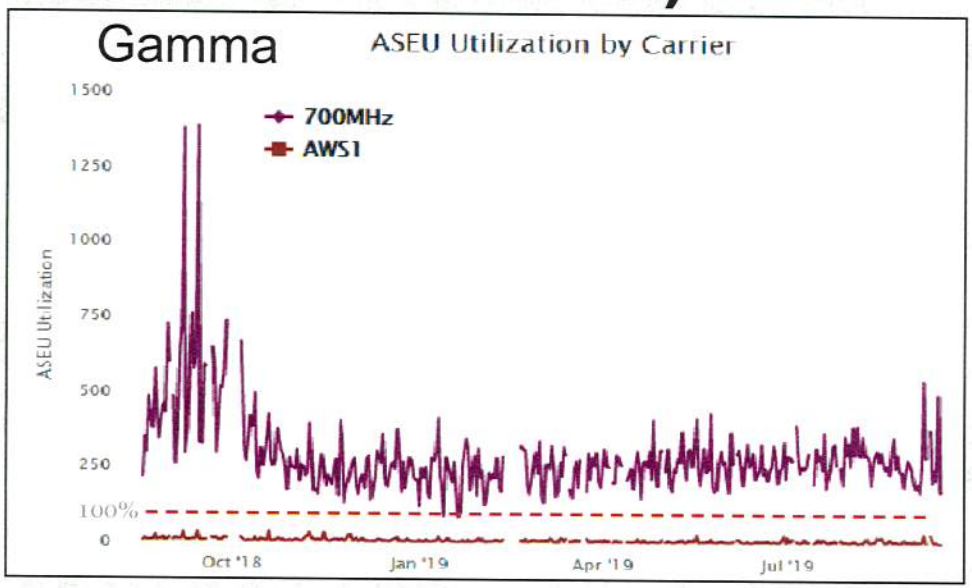


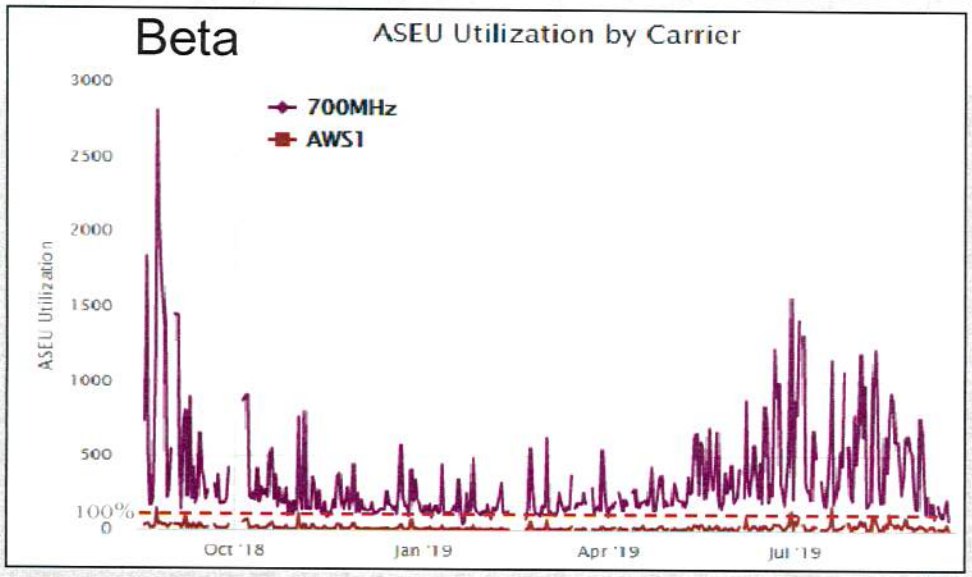
Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization, dark red line is daily max busy hour AWS utilization on the **Gamma and Beta** sectors of the **Groveville** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Groveville Gamma and Beta** sectors shown to the left have exceeded their capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). FDV is one of three metrics used in this presentation to evaluate capacity capability in this area.

Capacity Utilization ASEU (Groveville Gamma and Beta)



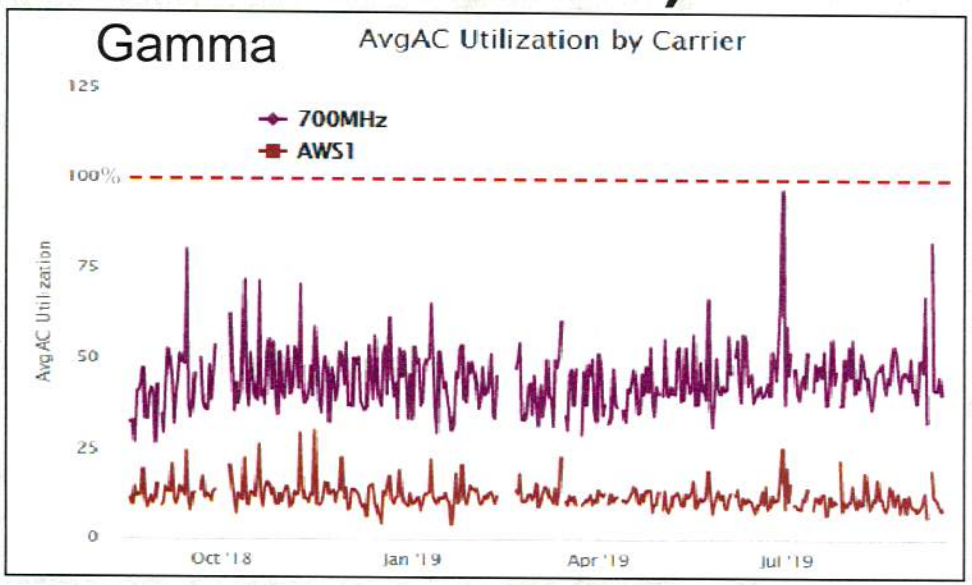


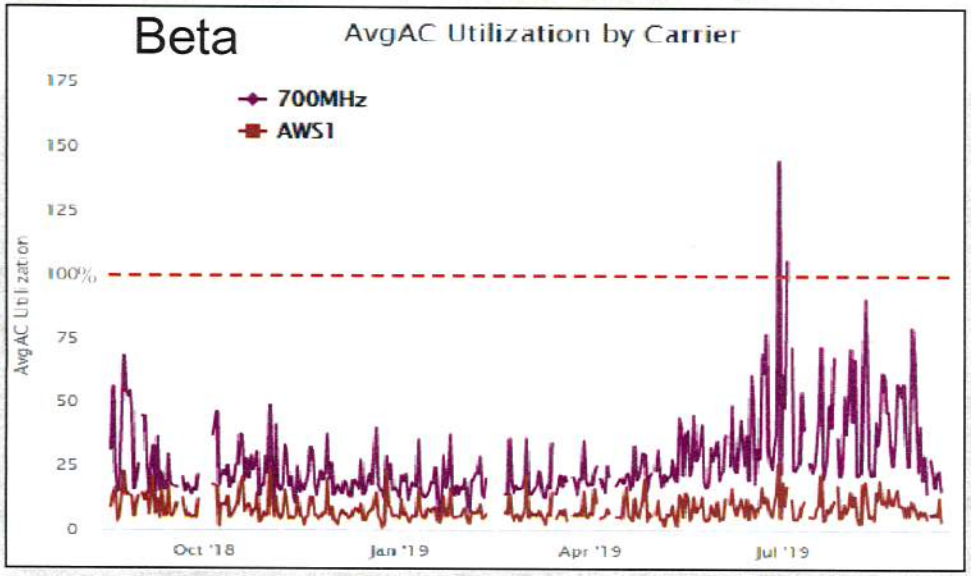
Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma and Beta** sector of the **Groveville** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Groveville Gamma and Beta** sectors cannot support the traffic demand throughout the extents of the area they cover. **Groveville Gamma and Beta** are severely overloaded, as shown by the purple actual use line exceeding the red dashed exhaustion threshold. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. The solution is additional network densification.

Capacity Utilization AvgAC (Groveville Gamma and Beta)



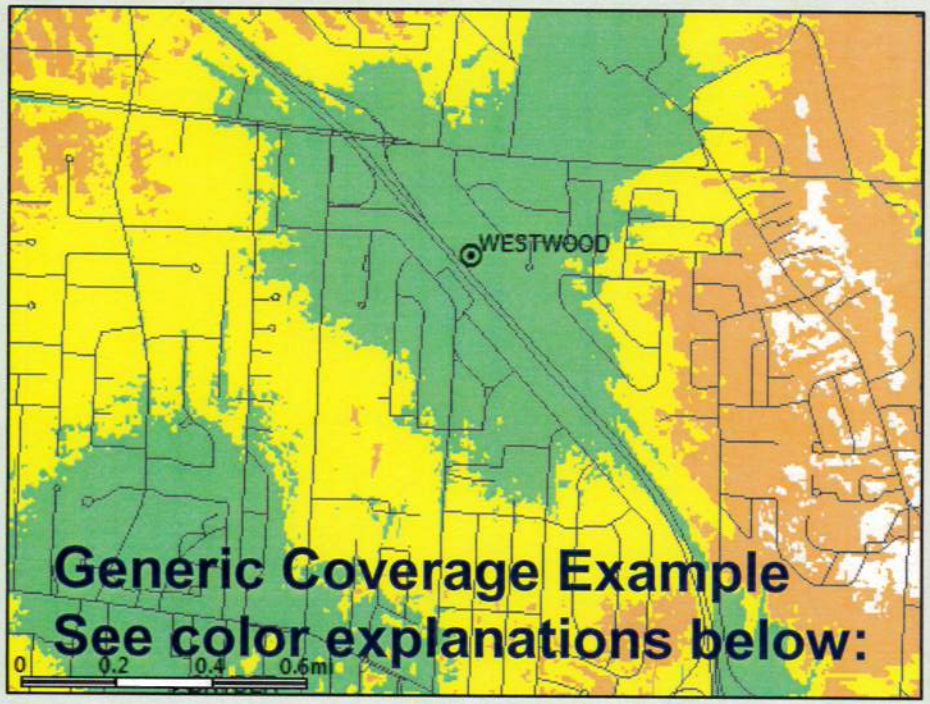


Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma and Beta** sector of the **Groveville** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Groveville Gamma and Beta** sectors are currently performing normally for this traffic indicator. AvgAC is one of three metrics used in this presentation to evaluate capacity capability in this area.

Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use computer simulation tools that take into account terrain, vegetation, building types, and site specifics to model the RF environment. This model is used to simulate the real world network and assist engineers to evaluate the impact of a proposed site (along with industry experience and other tools).

Many Verizon Wireless sites provide 3G CDMA at 850 MHz and 4G LTE at 700 MHz. As capacity requirements increase, higher frequency PCS (1900 MHz) and AWS (2100 MHz) carriers are added. In some mountaintop situations the high band AWS and PCS carriers are not effective due to excessive distance from the user population.

Coverage provided by a given site is affected by the frequencies used. Lower frequencies propagate further distances, and are less attenuated by clutter than higher frequencies. To provide similar coverage levels at higher frequencies, a denser network of sites is required (network densification).

Note the affect of clutter on the predicted coverage footprint above

**Dark Green >/= -75dBm RSRP, typically serves dense urban areas as well as areas of substantial construction (colleges, hospitals, dense multi family etc.)
Green >/= -85dBm RSRP, typically serves suburban single family residential and light commercial buildings
Yellow >/= -95dBm RSRP, typically serves most rural/suburban-residential and in car applications
Orange >/= -105dBm RSRP, rural highway coverage, subject to variable conditions including fading and seasonality gaps
White = <-105dBm RSRP, variable to no reliable coverage gap area

More detailed, site-specific coverage slides are later in the presentation
*Signal strength requirements vary as dictated by specific market conditions
.** Not displayed in example map

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Explanation of this Search Area

Castle Point Search Area

A **Search Area** is the geographical area within which a new site is targeted to solve a coverage or capacity deficiency. Three of the factors taken into consideration when defining a search area are topography, user density, and the existing network.

- **Topography** must be considered to minimize the obstacles between the proposed site and the target coverage area. For example, a site at the bottom of a ridge will not be able to cover the other side from a certain height.
- In general, the farther from a site the **User Population** is, the weaker the RF conditions are and the worse their experience is likely to be. These distant users also have an increased impact on the serving site's capacity. In the case of a multi sector site, centralized proximity is essential to allow users to be evenly distributed and allow efficient utilization of the site's resources.
- The existing **Network Conditions** also guide the design of a new site. Sites placed too close together create interference due to overlap and are an inefficient use of resources. Sites that are too tall or not properly integrated with existing sites cause interference and degrade service for existing users.
- Existing co-locatable structures inside the search area as well as within a reasonable distance of the search area are submitted by site acquisition and reviewed by RF Engineering. If possible, RF will make use of existing or nearby structures before proposing to build new towers.

To resolve the coverage and capacity deficiencies previously detailed, Verizon Wireless is seeking to add one new 'macro' cell facility within this area to improve wireless service capacity and coverage. By offloading traffic from **Mt. Beacon, Balmville and Groveville** with the proposed site, adequate and reliable service will be restored. The new **Castle Point** site will provide dominant and dedicated signal to the identified portions of **Wappinger** and **Fishkill**. This helps to improve not only the **Castle Point project area** but also indirectly will result with significant improvements throughout the entire service footprint of **Mt. Beacon, Balmville and Groveville**.

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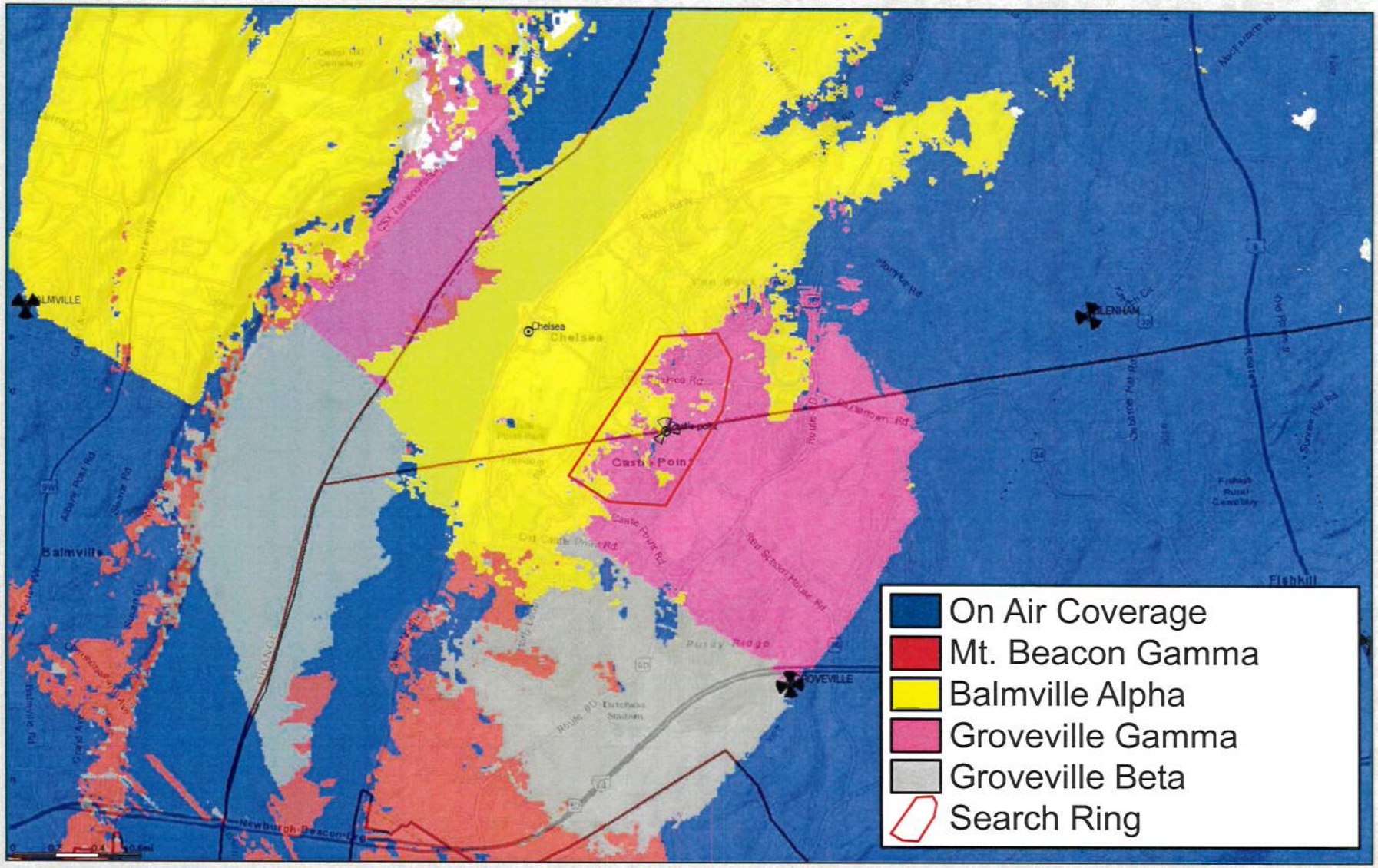
Existing 700MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

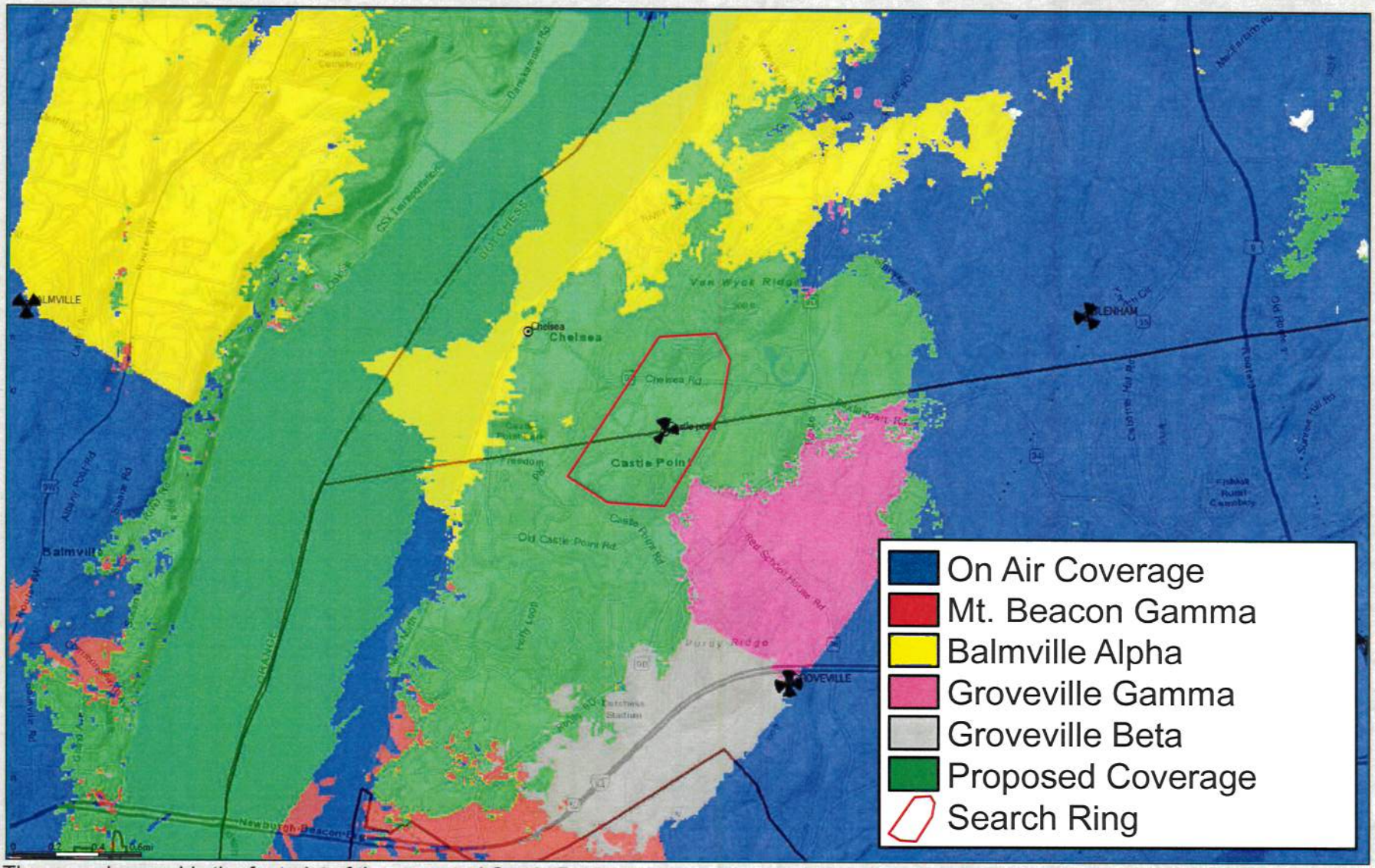


The map above represents coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air sites.

verizon

Proposed 700MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area (at 146' ACL).



The map above adds the footprint of the proposed Castle Point site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the Mt. Beacon Gamma, Balmville Alpha, Groveville Gamma and Groveville Beta sectors.

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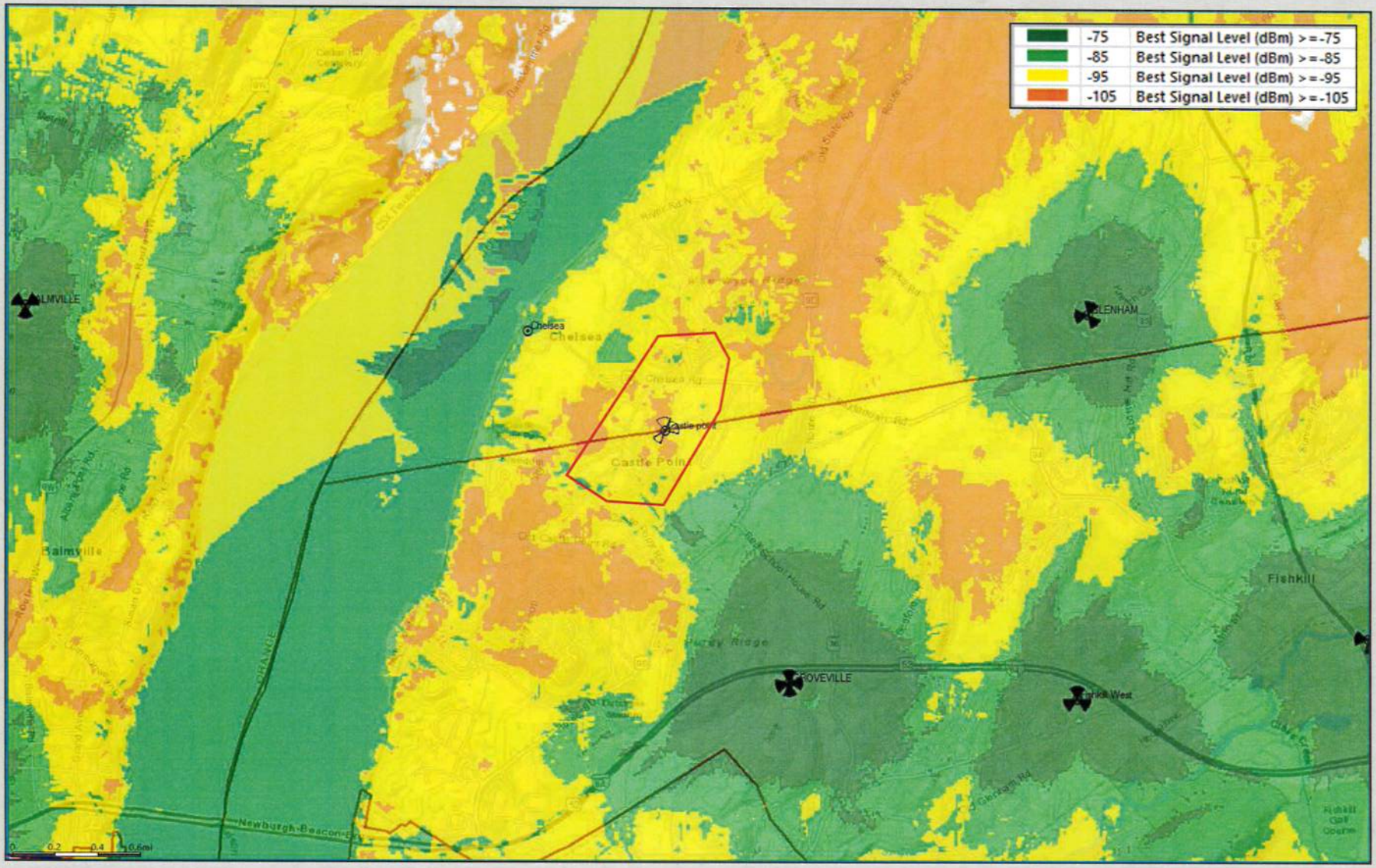
Existing 700MHz Coverage

This coverage map shows how weak the RF conditions are in and around the Castle Point site area.
Refer to slide 15 for further explanation of these color thresholds



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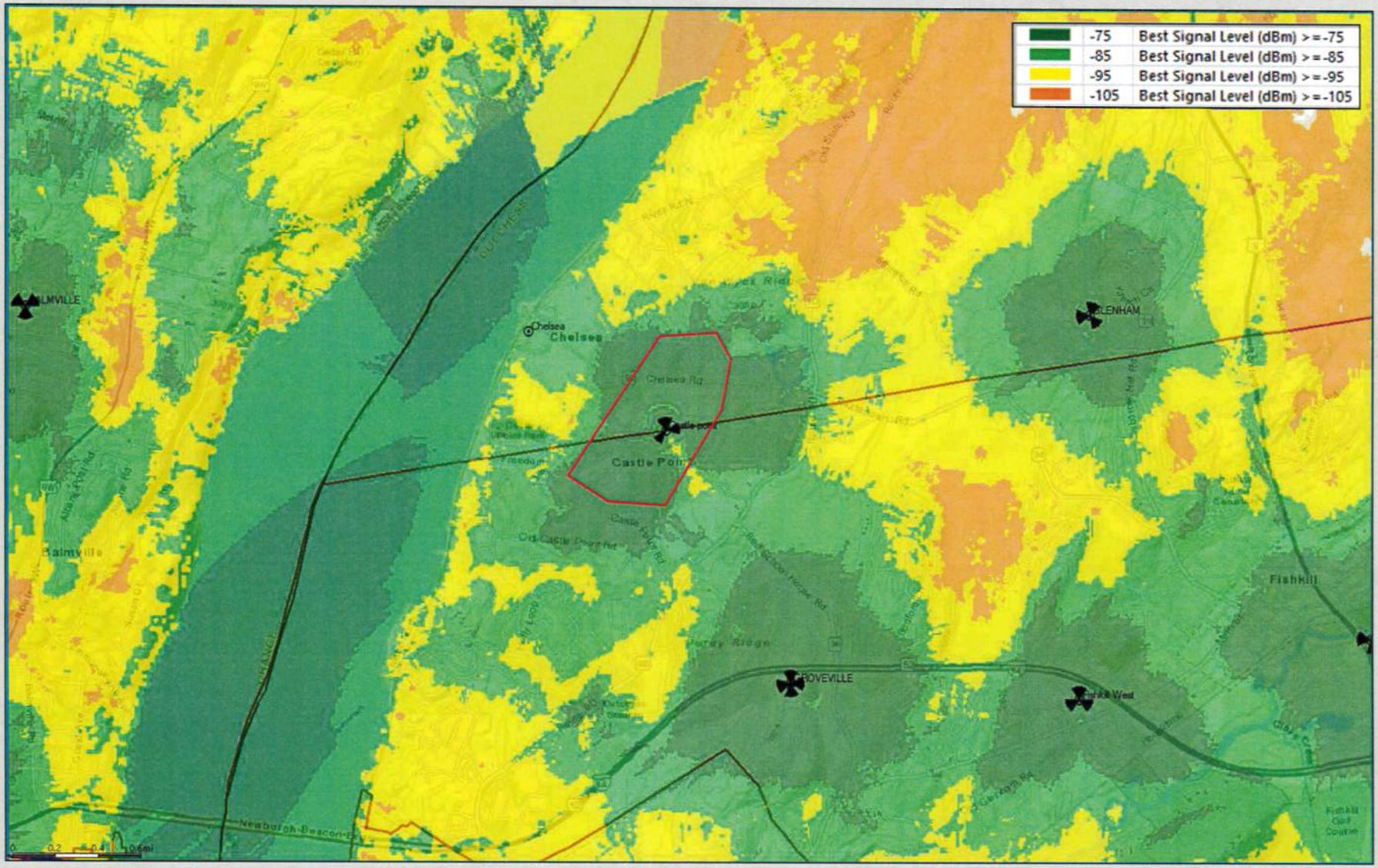
Proposed 700MHz Coverage

This coverage map shows how improved the RF conditions will be in and around the Castle Point site area (at 146'ACL).
Refer to slide 15 for further explanation of these color thresholds



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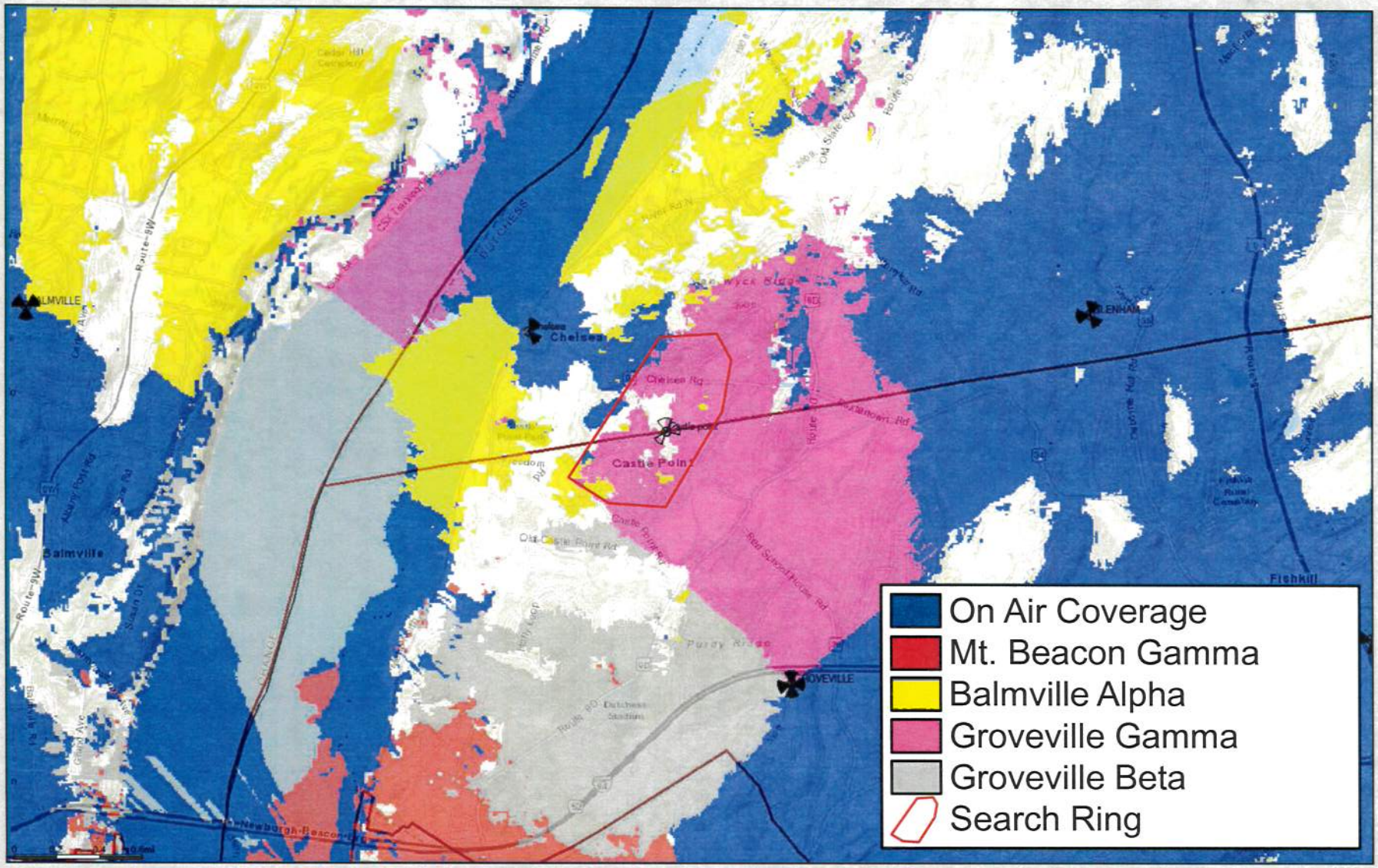
Existing 2100MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.



The map above represents coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air sites.

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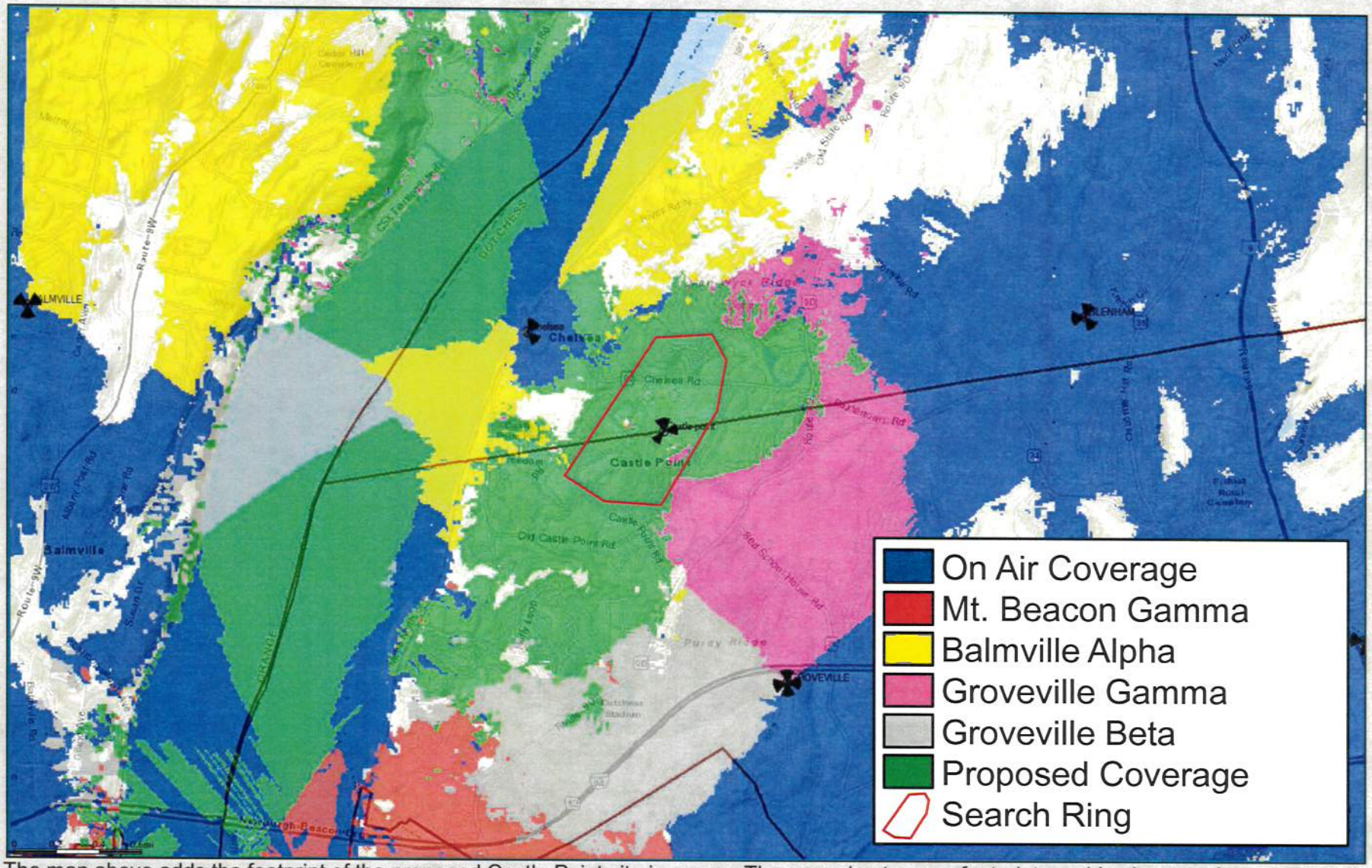
Proposed 2100MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area (at 116' ACL).

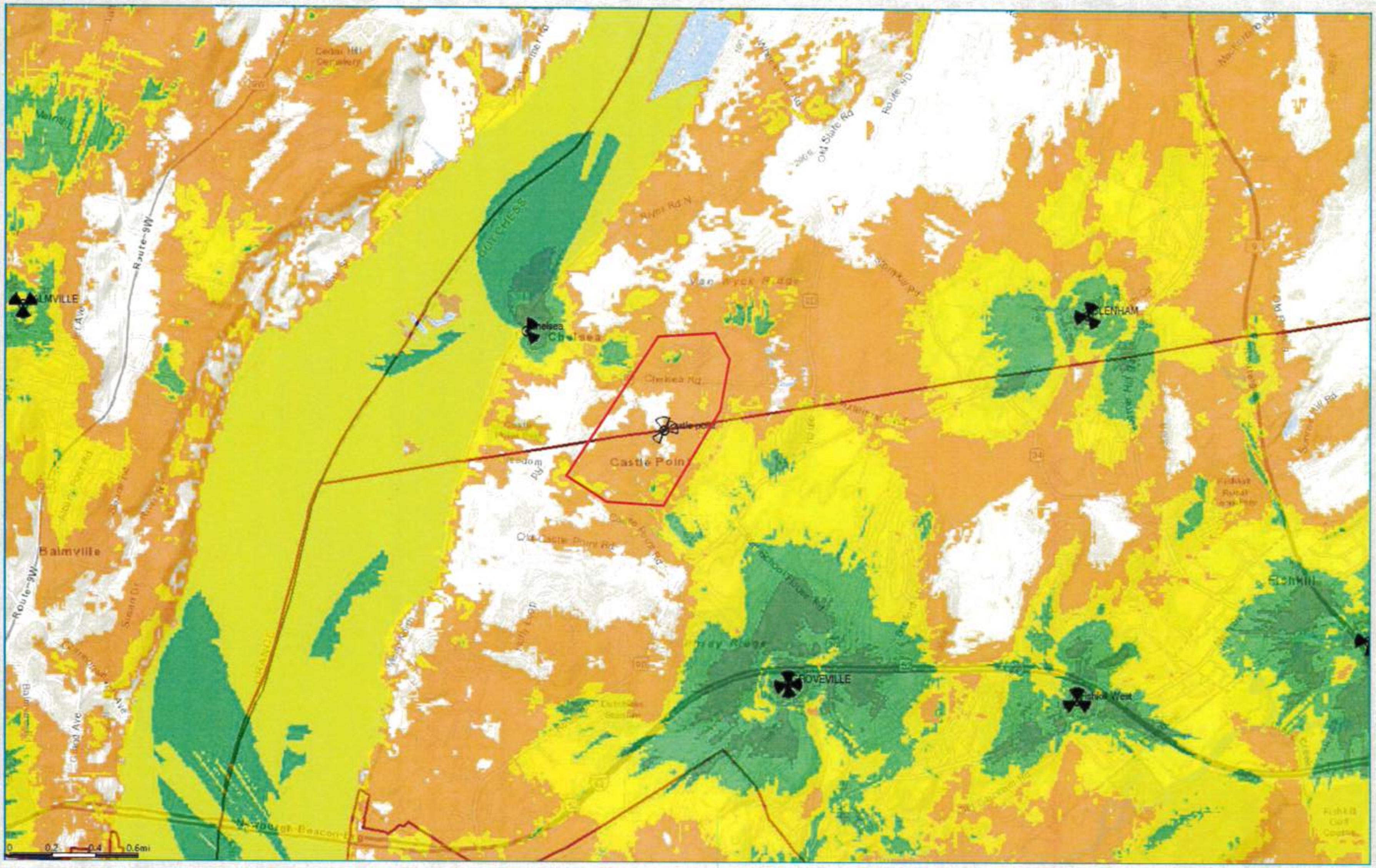


The map above adds the footprint of the proposed Castle Point site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the Mt. Beacon Gamma, Balmville Alpha, Groveville Gamma and Groveville Beta sectors.

verizon

Existing 2100MHz Coverage

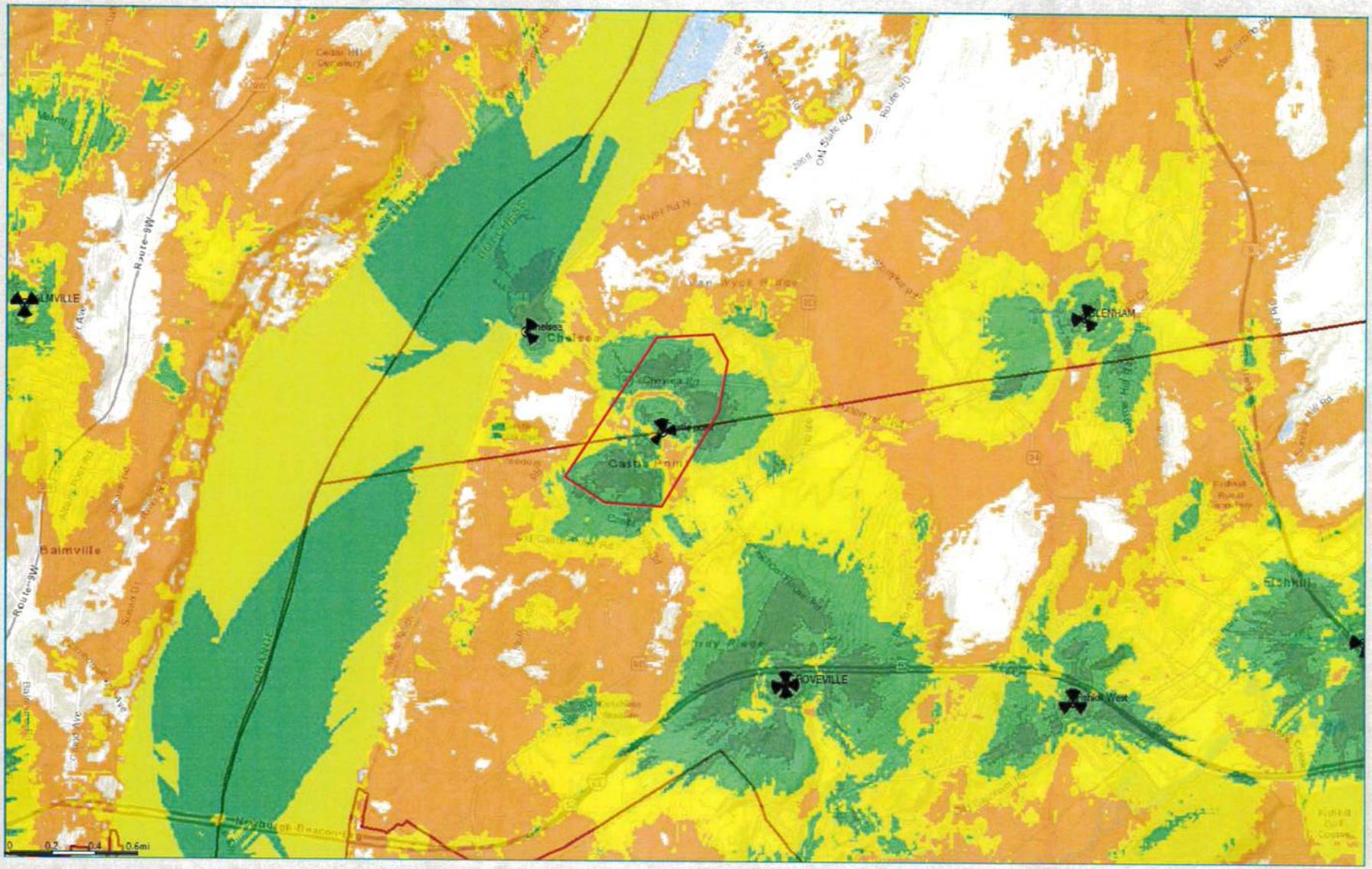
This coverage map shows how weak the RF conditions are in and around the Castle Point site area.
Refer to slide 15 for further explanation of these color thresholds



verizon

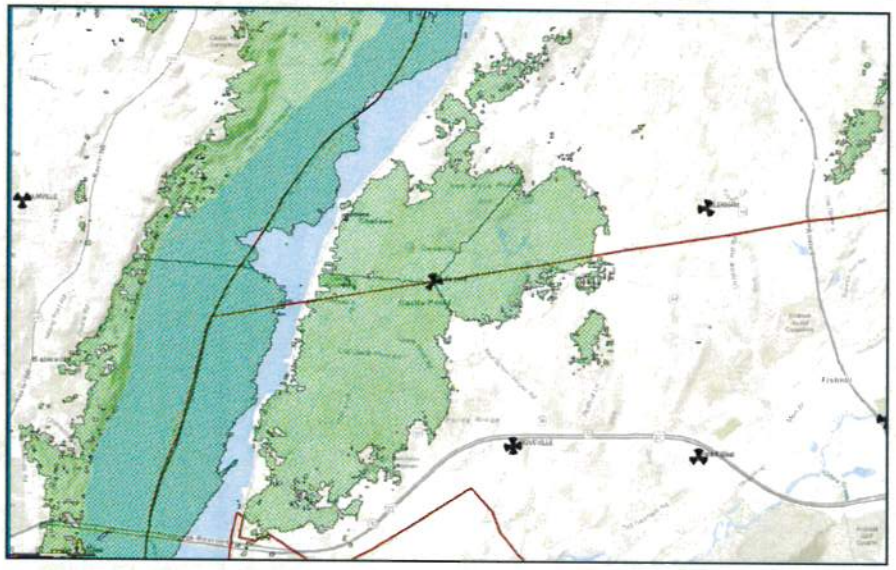
Proposed 2100MHz Coverage

This coverage map shows how improved the RF conditions will be in and around the Castle Point site area (at 146' ACL).
Refer to slide 15 for further explanation of these color thresholds



verizon

RF Justification Summary



The proposed site at 146' ACL resolves the substantial and significant gaps in coverage and capacity impacting the Castle Point site area. This gap is shown above within the green shaded area.

The network was analyzed to determine whether there is sufficient **RF coverage and capacity** in the town of **Wappinger**. It was determined that there are significant gaps in adequate LTE service for Verizon Wireless in the 700 and 2100MHz frequency bands. In addition to the coverage deficiencies, Verizon Wireless' network does not have sufficient capacity (low band or high band) to handle the existing and projected LTE voice and data traffic in the area near and neighboring the proposed **Castle Point** facility ("targeted service improvement area"). Based on the need for additional coverage and capacity while considering the topography and specific area requiring service, any further addition of capacity to distant existing sites does not remedy Verizon's significant gap in reliable service. Therefore, the proposed facility is also needed to provide "**capacity relief**" to the existing nearby Verizon Wireless sites, allowing the proposed facility and those neighboring sites to adequately serve the existing and projected capacity demand in this area.

With the existing network configuration there are significant gaps in service which restricts Verizon Wireless customers from originating, maintaining or receiving reliable calls and network access. It is our expert opinion that the proposed height will satisfy the coverage and capacity needs of Verizon Wireless and its subscribers in this portion of the **Towns of Wappinger and Fishkill** and the **Castle Point** project area. The proposed location depicted herein satisfies the identified service gaps and is proposed at the minimum height necessary for adequate service.

Michael R. Crosby

Michael R. Crosby
Engineer IV – RF Design
Verizon Wireless

verizon

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

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

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

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
09-11-2019	09-11-2019	06-13-2029	09-13-2019

Market Number	Channel Block	Sub-Market Designator
REA001	C	0

Market Name
Northeast

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-13-2013	06-13-2019		

Waivers/Conditions:

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

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

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

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

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

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689 **File Number:** 0008587211 **Print Date:** 09-13-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

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

Call Sign	File Number
WQGA906	
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
11-29-2006	11-01-2016	11-29-2021	

Market Number	Channel Block	Sub-Market Designator
BEA010	B	15

Market Name
New York-No. New Jer.-Long Isl

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

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

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

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA906 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Redacted Copy

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

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

Call Sign	File Number
WQDU938	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
10-08-2015	02-16-2017	11-04-2025	

Market Number	Channel Block	Sub-Market Designator
BTA361	C	3

Market Name
Poughkeepsie-Kingston, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
11-04-2010			

Waivers/Conditions:

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

Conditions:

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

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

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQDU938 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: ORANGE COUNTY-POUGHKEEPSIE LIMITED PARTNERSHIP

ATTN: REGULATORY
ORANGE COUNTY-POUGHKEEPSIE LIMITED PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNKA416	
Radio Service CL - Cellular	
Market Numer CMA151	**Channel Block** B
Sub-Market Designator 0	

FCC Registration Number (FRN): 0003300811

Market Name
Poughkeepsie, NY

Grant Date	Effective Date	Expiration Date	Five Yr Build-Out Date	Print Date
12-19-2017	12-19-2017	01-22-2028		

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	41-31-43.0 N	073-46-04.0 W	352.3	43.9	1009727

Address: 1000' NE OF THE END OF WOODMONT ROAD
City: EAST FISHKILL **County:** DUTCHESS **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	269.700	207.900	153.000	160.600	158.100	101.400	300.200	315.600
Transmitting ERP (watts)	47.860	28.840	3.310	0.200	0.200	0.200	0.390	7.240

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	269.700	207.900	153.000	160.600	158.100	101.400	300.200	315.600
Transmitting ERP (watts)	0.200	0.200	8.710	30.900	14.450	0.470	0.200	0.200

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	269.700	207.900	153.000	160.600	158.100	101.400	300.200	315.600
Transmitting ERP (watts)	0.200	0.200	0.200	0.200	0.580	18.200	4.900	0.370

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

FCC 601-C
March 2018

Licensee Name: ORANGE COUNTY-POUGHKEEPSIE LIMITED

Call Sign: KNKA416 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
2	41-29-19.0 N	073-56-50.0 W	435.9	96.0	1013991

Address: MOUNT BEACON
City: BEACON **County:** DUTCHESS **State:** NY **Construction Deadline:**

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	407.300	356.500	192.800	232.600	349.200	347.500	361.200	344.600
Transmitting ERP (watts)	4.450	2.000	2.000	2.000	2.000	2.000	9.110	76.990

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	407.300	356.500	192.800	232.600	349.200	347.500	361.200	344.600
Transmitting ERP (watts)	0.230	0.560	0.200	0.200	0.200	0.200	0.240	0.200

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	407.300	356.500	192.800	232.600	349.200	347.500	361.200	344.600
Transmitting ERP (watts)	0.200	0.200	0.200	0.200	2.750	11.020	4.170	0.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	41-31-18.0 N	073-38-04.0 W	328.5	86.2	1002869

Address: (Pawling site) 1 MI E RT 292 HARMONY HILL
City: PAWLING **County:** DUTCHESS **State:** NY **Construction Deadline:**

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	82.500	156.500	156.400	219.600	224.500	169.600	178.500	216.700
Transmitting ERP (watts)	475.940	314.450	12.520	0.990	0.990	0.990	0.990	134.140

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	82.500	156.500	156.400	219.600	224.500	169.600	178.500	216.700
Transmitting ERP (watts)	0.990	2.040	0.990	2.320	1.170	0.990	0.990	0.990

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	82.500	156.500	156.400	219.600	224.500	169.600	178.500	216.700
Transmitting ERP (watts)	0.990	0.990	0.990	0.990	3.660	1.310	1.030	4.230

Licensee Name: ORANGE COUNTY-POUGHKEEPSIE LIMITED

Call Sign: KNKA416 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
4	41-43-10.1 N	073-59-43.3 W	337.7	94.5	1007753

Address: ATOP ILLINOIS MOUNTAIN LLOYD (010329)
City: Highland **County:** ULSTER **State:** NY **Construction Deadline:**

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	278.100	334.300	350.300	360.800	284.400	236.800	318.900	317.000
Transmitting ERP (watts)	0.200	0.200	0.200	1.410	9.980	6.380	0.300	0.200

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	278.100	334.300	350.300	360.800	284.400	236.800	318.900	317.000
Transmitting ERP (watts)	3.260	0.200	0.200	0.200	0.200	0.200	3.580	11.220

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	278.100	334.300	350.300	360.800	284.400	236.800	318.900	317.000
Transmitting ERP (watts)	0.200	0.350	0.640	0.200	0.200	0.200	0.200	0.250

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	41-57-03.7 N	073-48-18.0 W	226.8	44.5	

Address: (Milan site) 616 SALISBURY TURNPIKE
City: MILAN **County:** DUTCHESS **State:** NY **Construction Deadline:**

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	166.800	84.300	70.400	89.400	130.700	170.400	204.900	216.900
Transmitting ERP (watts)	80.690	84.600	72.710	10.310	0.980	0.980	0.980	19.790

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	166.800	84.300	70.400	86.700	130.700	170.400	204.900	216.900
Transmitting ERP (watts)	0.980	5.530	87.520	360.780	269.880	38.620	1.270	0.980

Antenna: 7
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	166.800	84.300	70.400	86.700	130.700	170.400	204.900	216.900
Transmitting ERP (watts)	28.320	0.980	0.980	0.980	7.870	112.660	375.560	238.530

Licensee Name: ORANGE COUNTY-POUGHKEEPSIE LIMITED

Call Sign: KNKA416 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
6	41-55-02.3 N	073-34-16.5 W	413.6	57.9	

Address: SMITHFIELD ROAD

City: NORTHEAST **County:** DUTCHESS **State:** NY **Construction Deadline:**

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	240.100	113.100	226.000	214.600	185.500	203.500	260.800	294.100
Transmitting ERP (watts)	12.400	9.700	12.200	21.700	29.800	33.800	32.000	22.100

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	240.100	113.100	226.000	214.600	185.500	203.500	260.800	294.100
Transmitting ERP (watts)	35.100	21.700	16.300	11.900	11.400	13.400	27.000	36.900

Antenna: 4

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	240.100	113.100	226.000	214.600	185.500	203.500	260.800	294.100
Transmitting ERP (watts)	2.010	17.110	10.250	13.920	9.290	0.200	0.200	0.200

Control Points:

Control Pt. No. 3

Address: 500 W. Dove Road

City: Southlake **County:** TARRANT **State:** TX **Telephone Number:** (800)264-6620

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

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

Reference Copy

EXHIBIT F

verizon

TARPON TOWERS

TARPON TOWERS II, LLC AND ORANGE CTY POUGHKEEPSIE MSA LP d/b/a VERIZON WIRELESS

CASTLE POINT SITE

110 Chelsea Rd Wappinger, New York

Verizon Wireless
1275 John Street, Suite #100
West Henrietta, New York 14586

SITE SELECTION ANALYSIS
SEPTEMBER 17TH, 2019

SITE SELECTION ANALYSIS

Tarpon Towers II, LLC proposes to install and operate a new wireless telecommunications facility, including a new tower structure, which would include associated antennas, equipment platform and related appurtenances to be owned and operated by Verizon Wireless, off of Chelsea Road, in the Town of Wappinger, Dutchess County, New York. The property, which is located in the Town's R-40/80 district, is currently a 47.91 acre lot bisected by the Wappinger-Fishkill town line into a 28.54 acre section in Wappinger and a 19.37 acre section in Fishkill. The property is owned by Jeanne M. Radice and is currently the home of operations for the Hobbit Hill Farm. Our subject site is in the Wappinger's section of the property.

1. NEED FOR FACILITY

(a) Problem

The process of identifying a technologically appropriate location, as well as the need for this communications facility are as provided in the **RF SEARCH RING JUSTIFICATION**. As indicated in that report, when a Verizon Wireless Radio Frequency Engineer identifies coverage gaps in the system or sites that have or will reach data capacity exhaustion, they issue a "search area." A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage. For the most part, locations outside of the search area will fail to provide adequate service to the cell. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a cell site that will provide adequate service in the subject cell, and also work properly as part of the overall network.

(b) Solution

A search area was developed based on the problems identified in the **RF SEARCH RING JUSTIFICATION** and is attached herein as **Attachment 1**. This is the geographical area within which a new wireless telecommunications facility is likely to provide the required coverage (at an appropriate height). In this case, the search area parameter is, generally an oblong shape covering the largely residential area between the Hudson River east of where the elevation begins to drop off sharply towards the river and Verplanck Ridge. Again, for the most part, locations outside of the search area will fail to provide adequate service to the cell while locations within are likely, but not guaranteed, to do so.

The existing PCS/AWS sites and coverage can be seen in **Attachment 2** to this report.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The Castle Point Cell is located in a relatively urban/suburban area with undulating terrain sloping generally downward towards the river.

The topography and terrain of this ring offered significant challenges as Verizon needed to find a location that is able to both work around/with Ver Planks ridge to the East but also avoid the dramatic drop in elevation as the terrain gets closer to the river.

(b) Land Use

The Search Ring is made up of predominately residential areas with the exception of the agricultural use on the subject property and the VA facility to the south-west. **Attachment 3** is an overlay of the Search Ring and the tax map on an aerial photograph of the area.

3. ZONING CONSIDERATIONS

(a) Collocation

Verizon Wireless routinely seeks to install its antennas and equipment on an existing communications towers or other tall structures ("collocation"), whenever feasible and where it can't achieve this objective then it partners with Tarpon Towers II, LLC to utilize multi-user collocation tower facilities. Local communities universally favor Collocations because they can minimize the number of wireless telecommunications towers in an area and many municipalities even provide for a streamlined application review process. Collocation is often listed as the highest siting priority in a local municipality's Zoning Law. In addition to the streamlined zoning application process, collocation is preferred by wireless providers because it is generally a less expensive and more efficient option, compared to installation of a new tower facility.

(b) New Structure on Municipally-owned Property

As its next priority, Tarpon Towers II, LLC and Verizon Wireless generally seek to locate wireless telecommunication facilities on municipally-owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises.

(c) New Structure on Privately-owned Property

When it is not feasible to collocate on an existing tower or tall structure, and there are no feasible municipally-owned properties in the area, Tarpon Towers II, LLC and Verizon Wireless must find a privately-owned site which is appropriate for and can accommodate a new communications structure. In doing so, the Site Acquisition Specialist attempts to identify properties in the Search Area large enough to accommodate the facility and which also meet any required area requirements such as set back and fall zone. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, constructability, the presence of wetlands, floodplains and other contributing factors are also examined.

4. SEARCH RING ANALYSIS

After a comprehensive investigation of the Search Ring, no technologically feasible towers or tall structures were available for collocation.

Pursuant to Section 240-81D(3)(a) of the Zoning Ordinance, wireless telecommunications facilities are permitted in the Town of Wappinger R-40/80 zoning district subject to obtaining Planning Board special permit and site plan approval.

In all zoning districts, no tower shall be located closer than 750 feet on a horizontal plane to an existing dwelling unit (Town of Wappinger § 240-81G(4)(c)(2)). In addition, towers shall be located at least 1 ½ times their maximum structural height within the outer boundary of the site on which the tower is located.

There is no maximum height except that new towers shall not exceed the minimum height necessary to provide adequate coverage. The Applicant may further request additional height to accommodate future colocation (Town of Wappinger § 240-80G(8)).

5. CANDIDATE/ALTERNATIVES ANALYSIS

Five (5) parcels were identified as being potential candidates for a new communications facility. These parcels are identified on **Attachment 4**. A summary of each of these properties located within the vicinity of Search Area is detailed below, including, where warranted, RF analysis.

(a) Chelsea DHC LLC (Tax Parcel ID# 373534 & 468615)

This candidate is comprised of two (2) parcels, located off Chelsea Rd, in the Town of Wappinger, totaling 79.59 acres in size, is currently used for an apartment complex, and the southern parcel makes up the northern portion of the Search Ring. The parcel is in the RMF5 zoning district, and appears to be almost completely developed however there is some greenspace. After initially expressing interest in having the tower located on the property the owner ultimately decided against moving forward with the proposal. No tower location was ever settled upon but the maximum distance a tower could feasibly have been located on this property within the ring would have been within 200', significantly below the 750' requirement, of the nearest residence. This option was approved as a candidate by Verizon RF however it was considered a less preferential option when compared to our subject site.

Based on a lack of willingness to proceed from the owner, the close proximity with which the tower would need to be located to residences, and RF preference this candidate was eliminated from consideration.

(b) Chelsea Farms, LLC (Tax Parcel ID# 138527 & 190688)

This candidate is comprised of two (2) candidates, located off Chelsea Rd, in the Town of Wappinger, is 185.83 acres in size, is currently undeveloped, and is located on the/along the western boundary of the Search Ring. It is located in the R-40/80 district. The parcel has a significant slope dropping from a highpoint of ~240' AMSL to ~10 AMSL as you move closer to the Hudson west across the parcels further from the search ring. This property owner did show initial interest before pulling out as the tower would not fit into their future plans for the property. Subsequently this owner did follow-up and make contact regarding locating a tower on the property however their proposed location would have incorporated the tower in a proposed subdivision necessitating that it be located slightly over 100' from the nearest proposed residence and only 150' from the nearest property line. This option was approved as a candidate by Verizon RF however it was considered a less preferential option when compared to our subject site.

Based on the available location's lack of an ability to meet setback requirements, the proximity to proposed dwellings, and RF preference this candidate was eliminated from consideration.

(c) AIMCO Chelsea Land LLC (Tax Parcel ID# 590610)

This parcel, located off Route 9D, in the Town of Wappinger, is 28.11 acres in size, is currently undeveloped, and is located outside the northeast bounds of the Search Ring in the R-40/80 zoning district. The property owner was not interested in leasing space for a communications facility.

Based on this property being located outside the ring and ownership not being interested in leasing for a communications facility this candidate was eliminated from consideration.

(d) VA Water Tank (Tax Parcel ID# 048221)

This parcel, located at the end of Castle Point Road, in the Town of Fishkill, is 98.00 acres in size, currently improved with a VA hospital and a watertank, and is in the R-40 zoning district of the Town of Fishkill. During discussions with the VA about collocating antenna on the existing water tank it was ultimately determined by the VA's Chief of Planning and Design that the water tank was not available for collocation. Moreover, new telecommunications towers and co-location upon existing tall structures is prohibited in the Town of Fishkill R-40 zoning district (Town of Fishkill § 150-126B(5)).

Based on the VA's decision not to permit antenna on the water tank, and the Town's prohibition of any wireless facilities in the R-40 zoning district, this candidate was eliminated from consideration.

(e) Hobbit Hill Farms (Tax Parcel ID# 339420 & 297312)

This candidate, located off Chelsea Road, in the Town of Wappinger and Fishkill, is located in the center of the Search Ring and in the R4-0/80 and R40 zoning districts for each respective municipality. The candidate's parcels is 47.91 acres in size and is currently being operated as a horse farm. The northern portion of the property contains indoor and outdoor riding rings along with multiple small barns, paddocks and the owner's dwelling while the southern portion of the parcel is an undeveloped wooded area reserved for trail riding. The proposed tower location in the center of the parcel, in the wooded area, maximizes the natural screening and both the setbacks from property lines and to the dwellings in the surrounding residential area.

The proposed coverage from this location is shown on **Attachment 9**. This location provides good coverage to the targeted coverage area.

Based on the property being located in the center of the ring, being the most preferential new tower option for RF, being able to come the closest to meeting all setback requirements, having the most compatible land use when compared to the surrounding residential candidates, and being able to offer significant natural screening this candidate was selected.

5. CONCLUSION

Based on the requirements of the Zoning Ordinance, the existing conditions and land use, five (5) parcels or locations were identified for consideration. For these reasons, as well as the results of RF review and analysis, the Hobbit Hill Farms location is the best location for the proposed facility.

Prepared by:

Nicholas Smith
AiroSmith Development
Consultant to Verizon Wireless

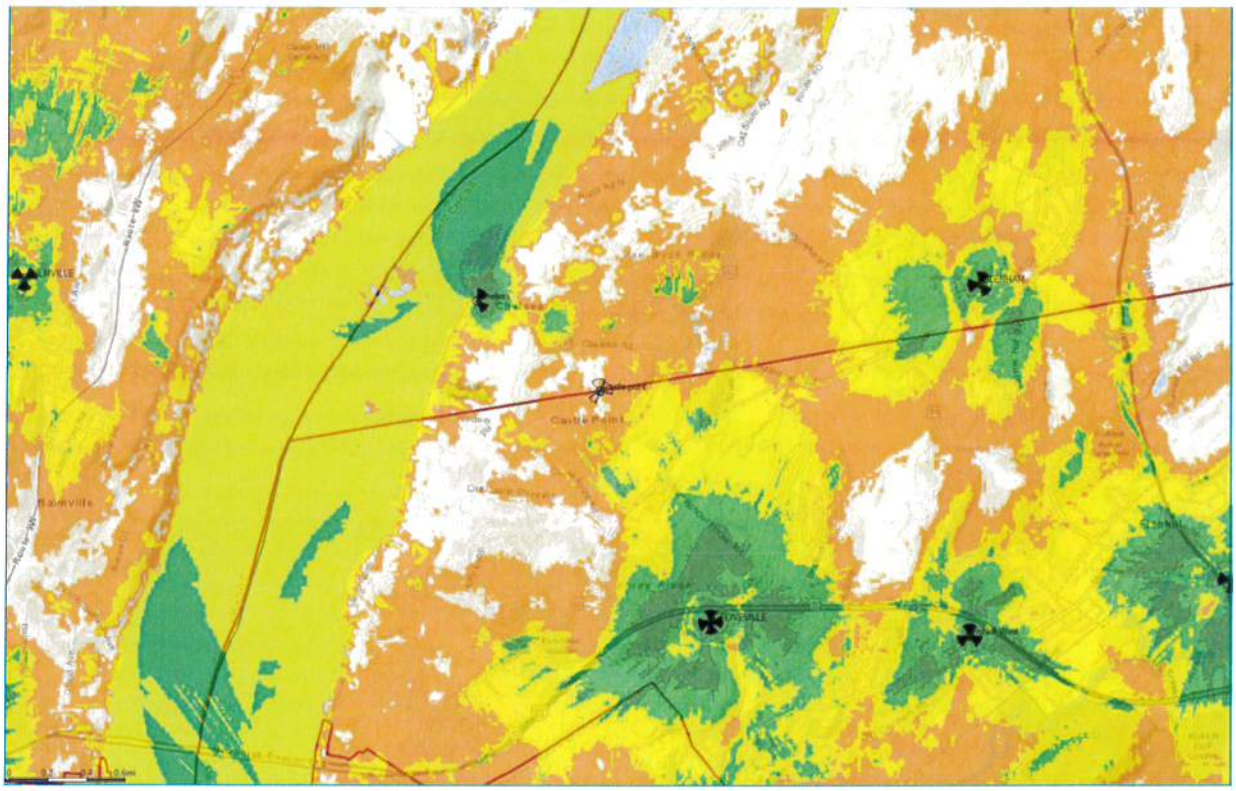
Michael Crosby
Radio Frequency (RF) Design Engineer
Verizon Wireless

ATTACHMENT 1

VERIZON WIRELESS
CRESTVIEW HEIGHTS SEARCH RING

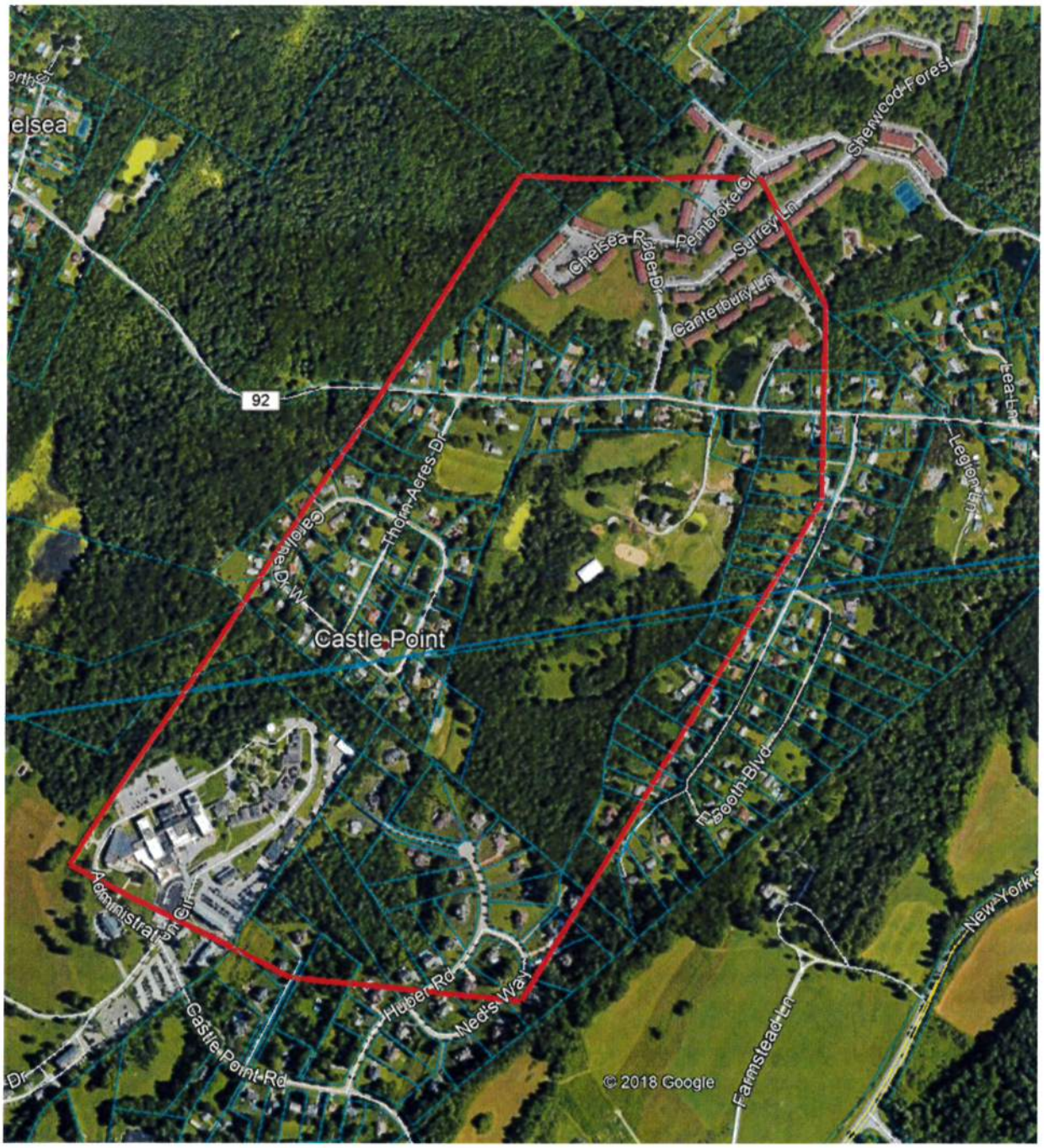
ATTACHMENT 2

VERIZON WIRELESS
EXISTING SITES AND PSC/AWS COVERAGE



ATTACHMENT 3

VERIZON WIRELESS
OVERLAY – SEARCH RING, TAX MAP, AERIAL



ATTACHMENT 4

VERIZON WIRELESS
PARCELS IDENTIFIED & INVESTIGATED

4851-7486-0586.2

4238332.v3

ATTACHMENT 5

VERIZON WIRELESS
PROPOSED COVERAGE

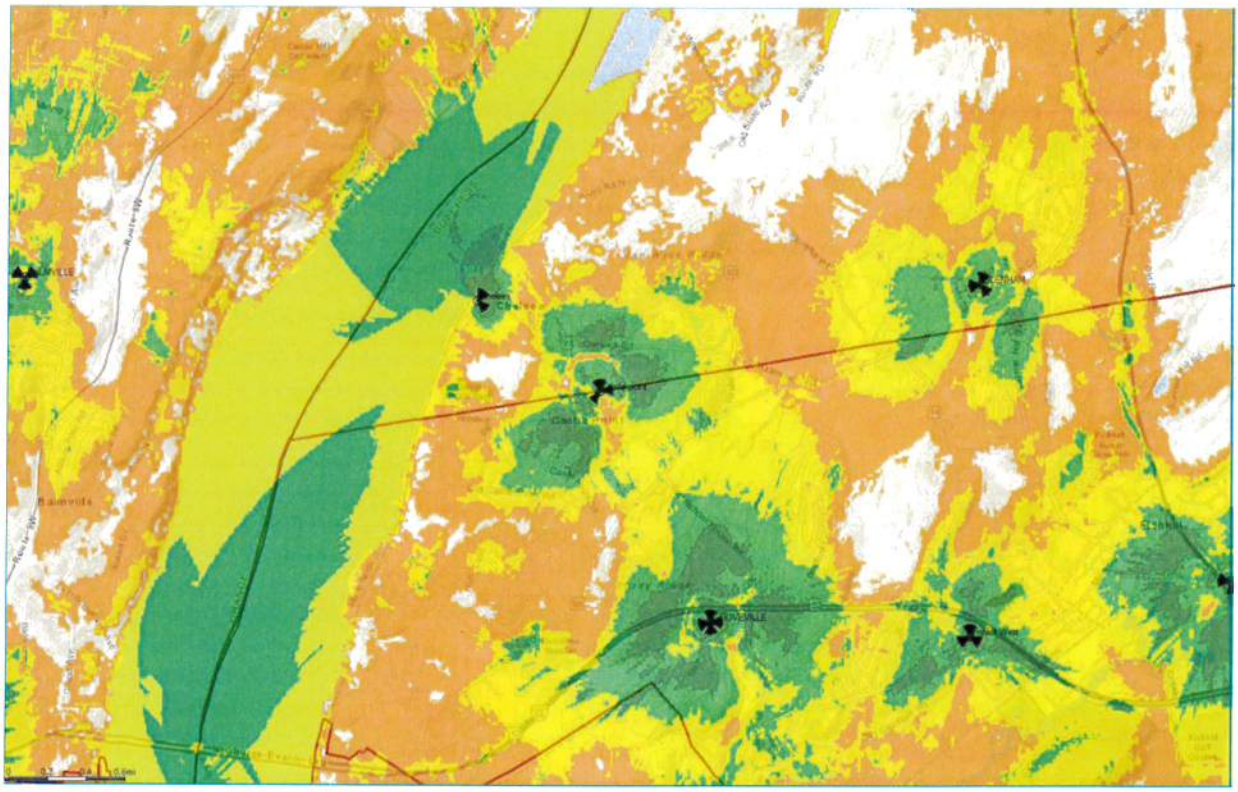


EXHIBIT G

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 18th day of September, nineteen hundred and ninety-eight

BETWEEN HOBBITT HILL FARM INC., 203 Chelsea Road, Wappingers Falls, New York 12590

party of the first part, and JEANNE M. RADICE, 203 Chelsea Road, Wappingers Falls, New York 12590

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of Fishkill and Wappingers, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at an iron pipe set in the southerly line of the Road leading from Fishkill Village to Chelsea, said pipe being set at the northeasterly corner of lands of Turco and running thence with the said southerly line of the Fishkill Village - Chelsea Road the following courses and distances: North 65 degrees 40' 10" West 127.37 feet; thence North 65 degrees 6' 30" West 199.1 feet; thence North 67 degrees 41' West 114.56 feet; thence with other lands now or formerly of Arthur and Mary Booth South 20 degrees 5' 30" West 150.2 feet; thence with lands of Price North 73 degrees 45' West 100 feet; thence with lands of VanWhy the following courses and distances: North 77 degrees 28' West 246.65 feet; thence North 31 degrees 32' East 158.64 feet to the southerly line of the Fishkill Village - Chelsea Road aforesaid; thence with the said southerly line of the Fishkill Village - Chelsea Road the following courses and distances: North 73 degrees 40' West 121 feet; thence North 74 degrees 40' 10" West 142.02 feet to line of lands of Thorn; thence with line of lands of Thorn along a stone wall and along a post and wire fence the following courses and distances: South 36 degrees 29' West 361.64 feet; thence South 31 degrees 1' 10" West 511. 23 feet to line of lands of Reid; thence with line of lands of Reid and along a stone wall South 35 degrees 10' 50" East 940.65 feet to an intersection of stone walls; thence with other lands now or formerly of Arthur and Mary Booth and along a stone wall the following courses and distances: North 43 degrees 29' 50" East 139.99 feet; thence North 40 degrees 35' 30" East 268.48 feet; thence North 21 degrees 35' 30" East 20.79 feet; thence North 16 degrees 24' East 132.07 feet; thence North 29 degrees 9' 10" East 240.92 feet; thence North 55 degrees 45' 50" East 288.83 feet; thence North 71 degrees 53' 40" East 231.28 feet; thence along a post and wire fence North 50 degrees 26' 40" East 173.45 feet to an elm tree; thence still with said other lands of Arthur and Mary Booth North 32 degrees 13' 20" East 975.63 feet to the southeasterly corner of lands of Turco aforesaid; thence with line of lands of said Turco the following courses and distances: North 71 degrees 36' West 150 feet; thence North 18 degrees 24' East 150 feet to the place of BEGINNING.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

HOBBIT HILL FARM INC.

IN PRESENCE OF:

BY: Jeanne M. Radice

CLERK'S NOTE: VARIATION IN TYPE OR OTHER MATERIAL SAME AS IN ORIGINAL

3290

kgent Doc #: 0219987895 Printed Page 2 of 3

STATE OF NEW YORK, COUNTY OF ss:

On the 18th day of September 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

On the 18th day of September 1998 , before me personally came Jeanne M. Radice to me known, who, being by me duly sworn, did depose and say that he resides at No. 203 Chelsea Road, Wappingers Falls, NY 12590 that he is the President of , the corporation described in and which executed the foregoing instrument; that ~~he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that s he~~ signed h er name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Kathleen A. McCabe
Notary Public

KATHLEEN A. McCABE
Notary Public, State of New York
Qualified in Ulster County
Commiss on Expires March 30, 2000

CLERK'S NOTE: VARIATION IN TYPE OR OTHER MATERIAL SAME AS IN ORIGINAL

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

HOBBITT HILL FARM INC.

TO

JEANNE M. RADICE

SECTION
BLOCK
LOT
COUNTY OR TOWN
203 Chelsea Road, Wappingers Falls, NY 12590
Grid # 19-6056-03-339420-00 & 99
Recorded at Request of COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

MICHAEL J. KISTNER, ESQ.
4 Liberty Street
Poughkeepsie, New York 12601

Zip No.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
COMMONWEALTH LAND TITLE INSURANCE COMPANY
A Fidelity Group Holdings Company

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

kgent Doc #: 0219987895 Printed Page 3 of 3

EXHIBIT H

SITE NAME: Castle Point
SITE NUMBER: NY1136

OPTION AND LAND LEASE AGREEMENT

This Agreement ("Agreement"), made this 18 day of May, 2017 between **JEANNE M. RADICE**, an individual residing at 110 Chelsea Road, Wappingers Falls, NY 12590, hereinafter designated LESSOR and **TARPON TOWERS II, LLC**, a Delaware limited liability company, with its principal offices at 1001 Third Avenue West, Suite 420, Bradenton, FL 34205, hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

LESSOR is the owner of that certain real property located at off of Caroline Drive East in the Town of Fishkill, Dutchess County, State of New York and 110 Chelsea Rd in the Town of in the Town of Wappinger, Dutchess County, State of New York, as shown on the Tax Maps of the Town of Fishkill as a 19.37 acre parcel with Tax Map Number 6056-03-297312 and Town of Wappinger as a 28.54 acre parcel with Tax Map Number 6056-03-339420, and as further described in Liber 2016 of Deeds at Page 75 as recorded in the Office of the Clerk of Dutchess County (the entirety of LESSOR's property is referred to hereinafter as the "Property"). LESSEE desires to obtain an option to lease a portion of said Property, being described as a 100± ft. by 100± ft. parcel containing 10,000± square feet (the "Land Space"), together with the non-exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks over or along a thirty (30±) foot wide right-of-way extending from the nearest public right-of-way, Chelsea Road, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights of way from the Land Space, said Land Space and Rights of Way (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "A" attached hereto and made a part hereof.

NOW THEREFORE, in consideration of the sum of to be paid by LESSEE to the LESSOR, the LESSOR hereby grants to LESSEE the right and option to lease said Premises, for the term and in accordance with the covenants and conditions set forth herein. The foregoing payment shall be made by LESSEE within forty five (45) days of execution of this Agreement or of receipt by LESSEE from LESSOR of the Rental Documentation, as defined in and in accordance with Paragraph 3 of the Agreement below, whichever occurs later. The providing by LESSOR of Rental Documentation to LESSEE shall be a prerequisite for the payment of the foregoing amount or any other option or rental payment, if applicable, by LESSEE, and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any payment(s) until Rental Documentation has been supplied to LESSEE.

The option may be exercised at any time on or prior to twenty-four (24) months after the date of this Agreement. The time during which the option may be exercised may be extended only by mutual agreement in writing. If during said option period, or during the term of the lease, if the option is exercised, LESSOR decides to subdivide, sell or change the status of the Property or his property contiguous thereto, LESSOR shall immediately notify LESSEE in writing so that LESSEE can take steps necessary to protect LESSEE's interest in the Premises.

This option may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to LESSEE's principal, affiliates, subsidiaries of its principal; to any entity

LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

LESSOR shall provide to LESSEE a copy of any notice or assessment relating to personal property, real estate taxes, assessments, or charges for which LESSEE is responsible within ten (10) days of receipt of the same by LESSOR. LESSEE shall have no obligation to make payment of any real estate personal property, real estate taxes, assessments, or charges until LESSEE has received the notice or assessment relating to such payment as set forth in the preceding sentence. In the event LESSOR fails to provide to LESSEE a copy of any such notice or assessment within the ten (10) day period set forth herein, LESSEE shall be relieved of any obligation or responsibility to make payment of personal property, real estate taxes, assessments, or charges referred to in the notice or assessment which was not timely delivered by LESSOR to LESSEE.

LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this Paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

8. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. A security fence consisting of chain link construction or similar but comparable construction may be placed around the perimeter of the Premises at the discretion of LESSEE (not including the Right of Way). All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto, during the Term. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely

affect the status of the Property with respect to the proposed use thereof by LESSEE. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that any soil boring tests are unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its sole discretion, determines that the use of the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, the LESSEE shall have no further obligations for the payment of rent to LESSOR.

9. INDEMNIFICATION. Subject to Paragraph 10 below, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents.

10. INSURANCE.

a. Notwithstanding the indemnity in section 10, the Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or to the Property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

b. LESSEE will maintain at its own cost;

i. Commercial General Liability insurance with limits not less than $1,000,000 for injury to or death of one or more persons in any one occurrence and $500,000 for damage or destruction to property in any one occurrence

ii. Commercial Auto Liability insurance on all owned, non-owned and hired automobiles with a minimum combined limit of not less than one million ($1,000,000) per occurrence

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:

WITNESS Catherine D Edwards

By: Jeanne Radice
Name: Jeanne M. Radice

LESSEE:

Tarpon Towers II, LLC

a Delaware limited liability company

WITNESS

By:
Name: Brett Buggeln
Title: COO

EXHIBIT I

TARPON TOWERS

SITE NUMBER:

NY1136

SITE NAME:

CASTLE POINT

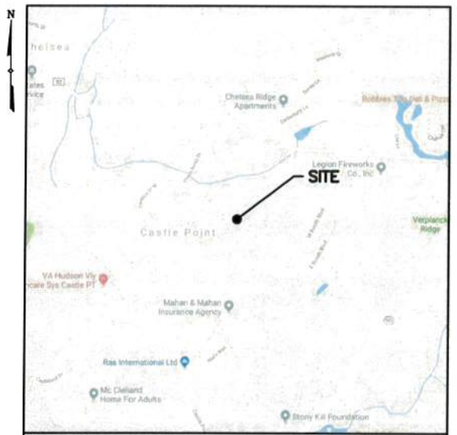
ORANGE COUNTY-POUGHKEEPSIE LIMITED PARTNERSHIP, d/b/a verizon

SITE NAME:

CASTLE POINT

PROJECT NUMBER: 20191970954

LOCATION CODE: 295486



VICINITY MAP

SITE ADDRESS:	110 CHELSEA RD WAPPINGERS FALLS, NY 12401
MUNICIPALITY:	TOWN OF WAPPINGER
COUNTY:	DUTCHESS
TAX MAP NUMBER:	6056-03-339420
ZONING DISTRICT:	R-40/80
STRUCTURE COORDINATES:	41.546447° -73.956270°
GROUND ELEVATION:	174.7'± AMSL
PROPERTY OWNER:	RADICE, JEANNE M 110 CHELSEA RD WAPPINGERS FALLS, NY 12590
APPLICANT:	TARPON TOWERS II, LLC 1001 3RD AVE WEST, SUITE 420 BRADENTON, FL 34205
CONTACT PERSON:	BRETT BUGGELN
CONTACT PHONE:	(941) 400-2202

PROJECT SUMMARY

DIRECTIONS

DIRECTIONS TO SITE:

FROM ALBANY, TAKE I-87 S AND FOLLOW FOR 82.4± MILES. TAKE EXIT 17 TO MERGE ONTO I-84 E AND FOLLOW FOR 4.9± MILES. TAKE EXIT 41 AND TURN LEFT ONTO NY-9D N AND FOLLOW FOR 2.9± MILES. TURN LEFT ONTO CHELSEA RD AND FOLLOW FOR 0.5± MILES. THE SITE WILL BE ON THE LEFT.

PROJECT DESCRIPTION

THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED MONOPOLE AND THE INSTALLATION OF EQUIPMENT AT GRADE WITHIN A PROPOSED FENCED COMPOUND. PROJECT INCLUDES THE INSTALLATION OF A NEW GRAVEL ACCESS ROAD AND UNDERGROUND POWER & FIBER UTILITIES.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	1	10/3/19
SU-101	PARTIAL TOPOGRAPHIC SURVEY	1	10/3/19
AD-1	ADJOINERS PLAN	1	10/3/19
SB-1	SETBACK PLAN	1	10/3/19
LOC-1	LOCATION MAP	1	10/3/19
VIC-1	VICINITY MAP	1	10/3/19
C-1	OVERALL SITE PLAN	1	10/3/19
C-2	ROAD PLAN & PROFILE	1	10/3/19
C-3	SITE DETAIL PLAN	1	10/3/19
C-4	ELEVATION & ORIENTATION PLAN	1	10/3/19
C-5	SITE DETAILS	1	10/3/19
C-6	SITE DETAILS	1	10/3/19
C-7	ANTENNA SPECIFICATIONS	1	10/3/19
C-8	EQUIPMENT ELEVATIONS	1	10/3/19

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

Before You Dig, Drill Or Blast!

Dig Safely. New York

UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7962

NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

DIG SAFELY - NEW YORK

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

TARPON TOWERS
1001 3RD AVE WEST, SUITE 420
BRADENTON, FL 34205

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
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www.tectonicengineering.com
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Latham, NY 12110
Phone: (518) 783-1630

WORK ORDER NUMBER	DRAWN BY
9684.06	TLS

NO.	DATE	ISSUE
0	9/17/19	FOR COMMENT
1	10/3/19	FOR ZONING

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STATE OF NEW YORK · STEVEN M. MATTHEWS · 087507 · LICENSED PROFESSIONAL ENGINEER

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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0 1 2 3
ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS

110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE

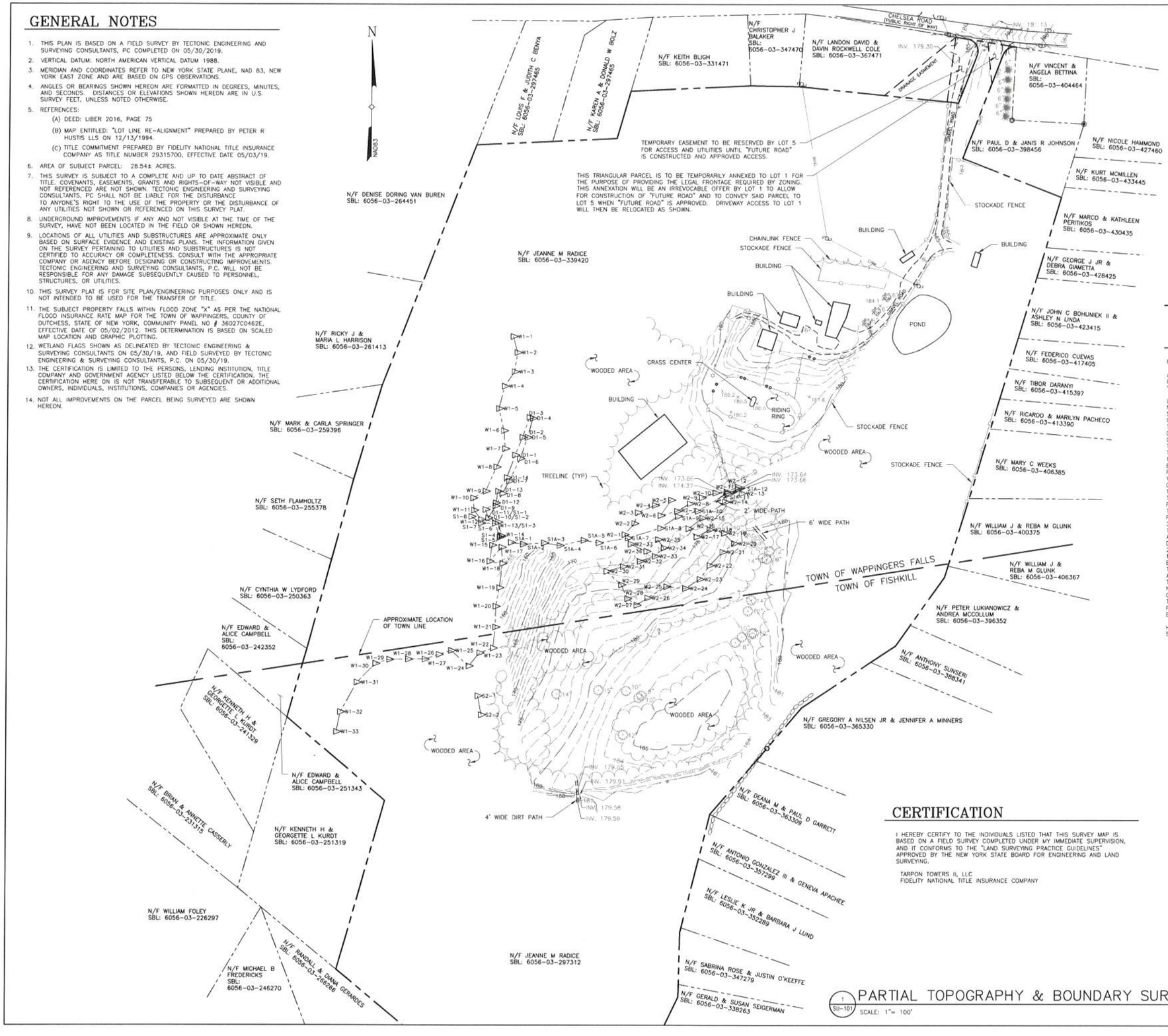
TITLE SHEET

SHEET NUMBER

T-1

GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, PC COMPLETED ON 05/30/2019.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.
3. MERIDIAN AND COORDINATES REFER TO NEW YORK STATE PLANE, NAD 83, NEW YORK EAST ZONE AND ARE BASED ON GPS OBSERVATIONS.
4. ANGLES OR BEARINGS SHOWN HEREON ARE FORMATTED IN DEGREES, MINUTES, AND SECONDS. DISTANCES OR ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS NOTED OTHERWISE.
5. REFERENCES:
   (A) DEED: LIBER 2016, PAGE 75
   (B) MAP ENTITLED: "LOT LINE RE-ALIGNMENT" PREPARED BY PETER R HUSTIS LLS ON 12/13/1994.
   (C) TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS TITLE NUMBER 29315700, EFFECTIVE DATE 05/03/19.
6. AREA OF SUBJECT PARCEL: 28.54± ACRES.
7. THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE, COVENANTS, EASEMENTS, GRANTS AND RIGHTS-OF-WAY NOT VISIBLE AND NOT REFERENCED ARE NOT SHOWN. TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, PC SHALL NOT BE LIABLE FOR THE DISTURBANCE TO ANYONE'S RIGHT TO THE USE OF THE PROPERTY OR THE DISTURBANCE OF ANY UTILITIES NOT SHOWN OR REFERENCED ON THIS SURVEY PLAT.
8. UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON.
9. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS. TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, P.C. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES, OR UTILITIES.
10. THIS SURVEY PLAT IS FOR SITE PLAN/ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
11. THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE TOWN OF WAPPINGERS, COUNTY OF DUTCHESS, STATE OF NEW YORK, COMMUNITY PANEL NO # 36027C0462E, EFFECTIVE DATE OF 05/02/2012. THIS DETERMINATION IS BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING.
12. WETLAND FLAGS SHOWN AS DELINEATED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS ON 05/30/19, AND FIELD SURVEYED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C. ON 05/30/19.
13. THE CERTIFICATION IS LIMITED TO THE PERSONS, LENDING INSTITUTION, TITLE COMPANY AND GOVERNMENT AGENCY LISTED BELOW THE CERTIFICATION. THE CERTIFICATION HERE ON IS NOT TRANSFERABLE TO SUBSEQUENT OR ADDITIONAL OWNERS, INDIVIDUALS, INSTITUTIONS, COMPANIES OR AGENCIES.
14. NOT ALL IMPROVEMENTS ON THE PARCEL BEING SURVEYED ARE SHOWN HEREON.



CERTIFICATION

I HEREBY CERTIFY TO THE INDIVIDUALS LISTED THAT THIS SURVEY MAP IS BASED ON A FIELD SURVEY COMPLETED UNDER MY IMMEDIATE SUPERVISION, AND IT CONFORMS TO THE "LAND SURVEYING PRACTICE GUIDELINES" APPROVED BY THE NEW YORK STATE BOARD FOR ENGINEERING AND LAND SURVEYING.

TARPON TOWERS II, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

1 SU-101 PARTIAL TOPOGRAPHY & BOUNDARY SURVEY
SCALE: 1"= 100'

LOCATION MAP

SCALE: 1" = 2000'

SCHEDULE B, PART II

ITEMS 1-11 IN SCHEDULE B, PART II ARE NOT SURVEY RELATED.

LEGAL DESCRIPTION

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON CREATED, SITUATE, LYING AND BEING IN THE TOWN OF FISHKILL AND WAPPINGERS, COUNTY OF DUTCHESS AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET IN THE SOUTHERLY LINE OF THE ROAD LEADING FROM FISHKILL VILLAGE TO CHELSEA, SAID PIPE BEING SET AT THE NORTHEASTERLY CORNER OF LANDS OF TURCO; AND RUNNING THENCE WITH THE SAID SOUTHERLY LINE OF THE FISHKILL VILLAGE-CHELSEA ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 65 DEGREES 40° 10" WEST 127.57 FEET THENCE NORTH 65 DEGREES 6° 30" WEST 199.1 FEET THENCE NORTH 67 DEGREES 41 WEST 114.56 FEET; THENCE WITH OTHER LANDS NOW OR FORMERLY OF ARTHUR AND MARY BOOTH SOUTH 20 DEGREES 5° 30" WEST 150.2 FEET; THENCE WITH LANDS OF PRICE NORTH 73 DEGREES 45° WEST 100 FEET; THENCE WITH LANDS OF VAN WHY THE FOLLOWING COURSES AND DISTANCE: NORTH 77 DEGREES 28° WEST 246.65 FEET; THENCE NORTH 31 DEGREES 32° EAST 158.64 FEET TO THE SOUTHERLY LINE OF THE FISHKILL VILLAGE-CHELSEA ROAD AFORESAID; THENCE WITH THE SAID SOUTHERLY LINE OF THE FISHKILL VILLAGE-CHELSEA ROAD THE FOLLOWING COURSES AND DISTANCE NORTH 38 DEGREES 40° WEST 121 FEET; THENCE NORTH 74 DEGREES 40° 10" WEST 142.02 FEET TO LINE OF LANDS OF THORN; THENCE WITH LINE OF LANDS OF THORN ALONG A STONE WALL AND ALONG A POST AND WIRE FENCE THE FOLLOWING COURSES AND DISTANCE SOUTH 36 DEGREES 29° WEST 361.64 FEET; THENCE SOUTH 31 DEGREES 1° 10" WEST 511.23 FEET TO LINE OF LANDS OF REID; THENCE WITH LINE OF LANDS OF RAID AND ALONG A STONE WALL SOUTH 35 DEGREES 10 60 EAST 940.65 FEET TO AN INTERSECTION OF STONE WALLS; THENCE WITH OTHER LANDS NOW OR FORMERLY OF ARTHUR AND MARY BOOTH AND ALONG A STONE WALL THE FOLLOWING COURSES AND DISTANCE: NORTH 43 DEGREES 29° 50" EAST 139.39 FEET; THENCE NORTH 40 DEGREES 35° 30" EAST 268.48 FEET; THENCE NORTH 21 DEGREES 35° 30" EAST 20.79 FEET; THENCE NORTH 16 DEGREES 24° EAST 132.07 FEET; THENCE NORTH 29 DEGREES 9° 10" EAST 240.92 FEET; THENCE NORTH 55 DEGREES 45° 50" EAST 288.83 FEET; THENCE NORTH 71 DEGREES 53° 40" EAST 231.28 FEET; THENCE ALONG A POST AND WIRE FENCE NORTH 50 DEGREES 26° 40" EAST 173.45 FEET TO AN ELM TREE THENCE STILL WITH SAID OTHER LANDS OF ARTHUR AND MARY BOOTH NORTH 32 DEGREES 13° 20" EAST 975.63 FEET TO THE SOUTHEASTERLY CORNER OF LANDS OF TURCO AFORESAID; THENCE WITH LINE OF LANDS OF SAID TURCO THE FOLLOWING COURSES END DISTANCES: NORTH 71 DEGREES 36° WEST 150 FEET; THENCE NORTH 18 DEGREES 24° EAST 150 FEET TO THE PLACE OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO JEANNE M. RADICE FROM HOBBITT HILL FARM INC. BY DEED DATED SEPTEMBER 18, 1998 AND RECORDED SEPTEMBER 25, 1998 IN DEED BOOK 2016, PAGE 75.

TAX PARCEL NOS. 6056-03-339420, 6056-03-297312

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- INDEX CONTOUR LINE
- CONTOUR LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- EDGE OF WATER/SWALE
- PAINTED TRAFFIC LINES
- EDGE OF WETLANDS
- STONE WALL
- ELECTRIC (UNDERGROUND)
- TREE LINE
- STRUCTURE
- SPOT ELEVATION
- IRON PIPE FOUND
- IRON ROD FOUND
- GATEPOST
- UTILITY POLE
- HYDRANT
- LIGHT POST
- MAILBOX
- WETLAND FLAG

TARPON TOWERS
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BRADENTON, FL, 34205

verizon
1275 JOHN STREET, SUITE 100
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STATE OF NEW YORK
DOMINICK T. SANTINI IV
051084
LICENSED LAND SURVEYOR

DOMINICK T. SANTINI, IV P.L.S. 51084

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VERIZON WIRELESS SITE INFORMATION
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PN:
LC:

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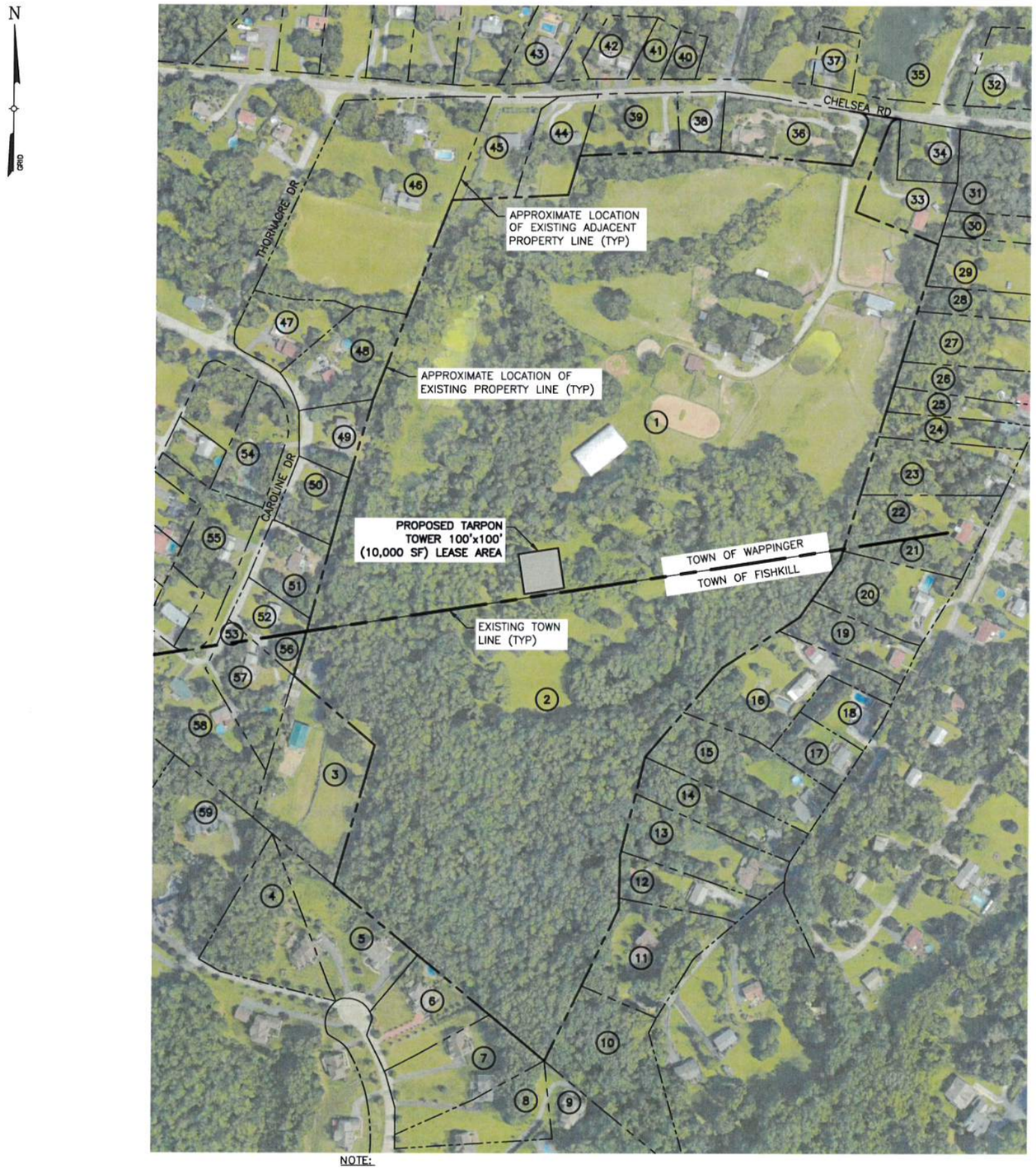
110 CHELSEA ROAD
WAPPINGERS FALLS
DUTCHESS COUNTY
NY 12590

SHEET TITLE
PARTIAL TOPOGRAPHY & BOUNDARY SURVEY

SHEET NUMBER
SU-101



NOTE:

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1 AD-1 ADJOINERS PLAN
SCALE: 1" = 300' (11x17 SIZE)
1" = 150' (22x34 SIZE)

NUMBER	SBL	OWNER NAME	MAILING ADDR ESS
1	6056-03-339420	RADICE, JEANNE M	110 CHELSEA RD, WAPPINGERS FALLS, NY 12590
2	6056-03-297312	RADICE, JEANNE M	110 CHELSEA RD, WAPPINGERS FALLS, NY 12590
3	6056-03-251319	KURD T, KENNETH H	118 CAROLINE DR, WAPPINGERS FALLS, NY 12590
4	6056-03-246270	FREDERICKS, MICHAEL B	60 HUBER RD, WAPPINGERS FALLS, NY 12590
5	6056-03-266266	GERARDES, RANDALL	58 HUBER RD, WAPPINGERS FALLS, NY 12590
6	6056-03-280251	FLEMMING, COLIN	52 HUBER RD, WAPPINGERS FALLS, NY 12590
7	6056-03-291239	CHAN, WAI C	48 HUBER RD, WAPPINGERS FALLS, NY 12590
8	6056-03-295227	MELBOURNE, WAYNE	44 HUBER RD, WAPPINGERS FALLS, NY 12590
9	6056-03-326215	RUTTY, EMLYN P	36 NEDS WAY, WAPPINGERS FALLS, NY 12590
10	6056-03-329237	MCPARTLAND, DAVID G	81 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
11	6056-03-338263	SEIGERMAN, GERALD	76 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
12	6056-03-347279	ROSE, SABRINA	70 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
13	6056-03-352289	LUND, LESLIE K JR	68 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
14	6056-03-357299	GONZALEZ, ANTONIO III	66 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
15	6056-03-363309	GARRETT, DEANA M	60 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
16	6056-03-365330	NILSEN, GREGORY A JR	48 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
17	6056-03-382313	ALEXANDER, RICHARD JR	56 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
18	6056-03-389322	VALENTI, WILLIAM M & DIANE	52 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
19	6056-03-388341	SUNSERI, ANTHONY	46 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
20	6056-03-396352	LUKIANOWICZ, PETER	42 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
21	6056-03-406367	GLUNK, WILLIAM J TRUSTEE	32 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
22	6056-03-400375	GLUNK, WILLIAM J TRUSTEE	32 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
23	6056-03-406385	WEEKS, MARY C	28 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
24	6056-03-413390	PACHECO, RICARDO & MARILYN	26 BOOTH BLVD, WAPPINGERS FALLS, NY 12590
25	6056-03-415397	DARANYI, TIBOR	24 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
26	6056-03-417405	CUEVAS, FEDERICO	22 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
27	6056-03-423415	BOHUNIEK, JOHN C II	16 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
28	6056-03-428425	GIAMETTA, GEORGE J JR	14 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
29	6056-03-430435	PERITIKOS, MARCO	12 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
30	6056-03-433445	MCMILLEN, KURT	20 EAST MAIN ST, BEACON, NY 12590
31	6056-03-427460	HAMMOND, NICOLE	122 CHELSEA RD, WAPPINGERS FALLS, NY 12590
32	6056-03-427486	BETTINA, FRANK	119 CHELSEA RD, WAPPINGERS FALLS, NY 12590
33	6056-03-398456	JOHNSON, PAUL D	114 CHELSEA RD, WAPPINGERS FALLS, NY 12590
34	6056-03-404464	BETTINA, VINCENT	P.O. BOX 17, FISHKILL, NY 12590
35	6056-01-373534	CHELSEADHCLLC,	20 CORPORATE WOODS BLVD, WAPPINGERS FALLS, NY 12590
36	6056-03-367471	COLE, LANDONDAVID	106 CHELSEA RD, WAPPINGERS FALLS, NY 12590
37	6056-03-380488	BUCKLEY, DONOVAN F	109 CHELSEA RD, WAPPINGERS FALLS, NY 12590
38	6056-03-347470	BALAKER, CHRISTOPHER J	102 CHELSEA RD, WAPPINGERS FALLS, NY 12590
39	6056-03-331471	BLIGH, KEITH	98 CHELSEA RD, WAPPINGERS FALLS, NY 12590
40	6056-03-343488	BURGOS, DEYANIRA	12 COOKE CT, WAPPINGERS FALLS, NY 12590
41	6056-03-337489	DORE, MICHAEL	95 CHELSEA RD, WAPPINGERS FALLS, NY 12590
42	6056-03-326490	DORE, MICHAEL	95 CHELSEA RD, WAPPINGERS FALLS, NY 12590
43	6056-03-310495	BOUCHARD, JAMES G	91 CHELSEA RD, WAPPINGERS FALLS, NY 12590
44	6056-03-312468	BOLZ, KAREN A	94 CHELSEA RD, WAPPINGERS FALLS, NY 12590
45	6056-03-297465	BENYA, LOUIS F	90 CHELSEA RD, WAPPINGERS FALLS, NY 12590
46	6056-03-264451	VANBUREN, DENISEDORING	86 CHELSEA RD, WAPPINGERS FALLS, NY 12590
47	6056-03-244422	JANOS, KATHLEEN	102 CAROLINE DR, WAPPINGERS FALLS, NY 12590
48	6056-03-261413	HARRISON, RICKY J	106 CAROLINE DR, WAPPINGERS FALLS, NY 12590
49	6056-03-259396	SPRINGER, MARK	108 CAROLINE DR, WAPPINGERS FALLS, NY 12590
50	6056-03-255378	FLAMHOLTZ, SETH	110 CAROLINE DR, WAPPINGERS FALLS, NY 12590
51	6056-03-250363	LYDFORD , CYNTHIA W	114 CAROLINE DR, WAPPINGERS FALLS, NY 12590
52	6056-03-242352	CAMPBELL, EDWARD T	116 CAROLINE DR, WAPPINGERS FALLS, NY 12590
53	6056-03-234347	KURD T, KENNETH H	118 CAROLINE DR, WAPPINGERS FALLS, NY 12590
54	6056-03-238390	MERCHAN, LUIS	107 CAROLINE DR, WAPPINGERS FALLS, NY 12590
55	6056-03-227366	MANZI, KATHLEEN A LT	109 CAROLINE DR, WAPPINGERS FALLS, NY 12590
56	6056-03-251343	CAMPBELL, EDWARD	116 CAROLINE DR, WAPPINGERS FALLS, NY 12590
57	6056-03-241329	KURD T, KENNETH H	118 CAROLINE DR, WAPPINGERS FALLS, NY 12590
58	6056-03-231315	CASSERLY, BRIAN	122 CAROLINE DR, WAPPINGERS FALLS, NY 12590
59	6056-03-226297	FOLEY, WILLIAM	20 LEILA CT, WAPPINGERS FALLS, NY 12590

2 AD-1 ADJOINERS LIST
SCALE: NTS

TARPON TOWERS
1001 3RD AVE WEST, SUITE 420
BRADENTON, FL, 34205

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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STATE OF NEW YORK · STEPHEN M. MATTHEWS · 087507 · LICENSED PROFESSIONAL ENGINEER

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NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION
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LC: 295486

SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
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NY 12401

SHEET TITLE
ADJOINERS PLAN

SHEET NUMBER
AD-1

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1 SB-1 SETBACK PLAN

SCALE: 1" = 300' (11x17 SIZE)
1" = 150' (22x34 SIZE)

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BRADENTON, FL, 34205

verizon
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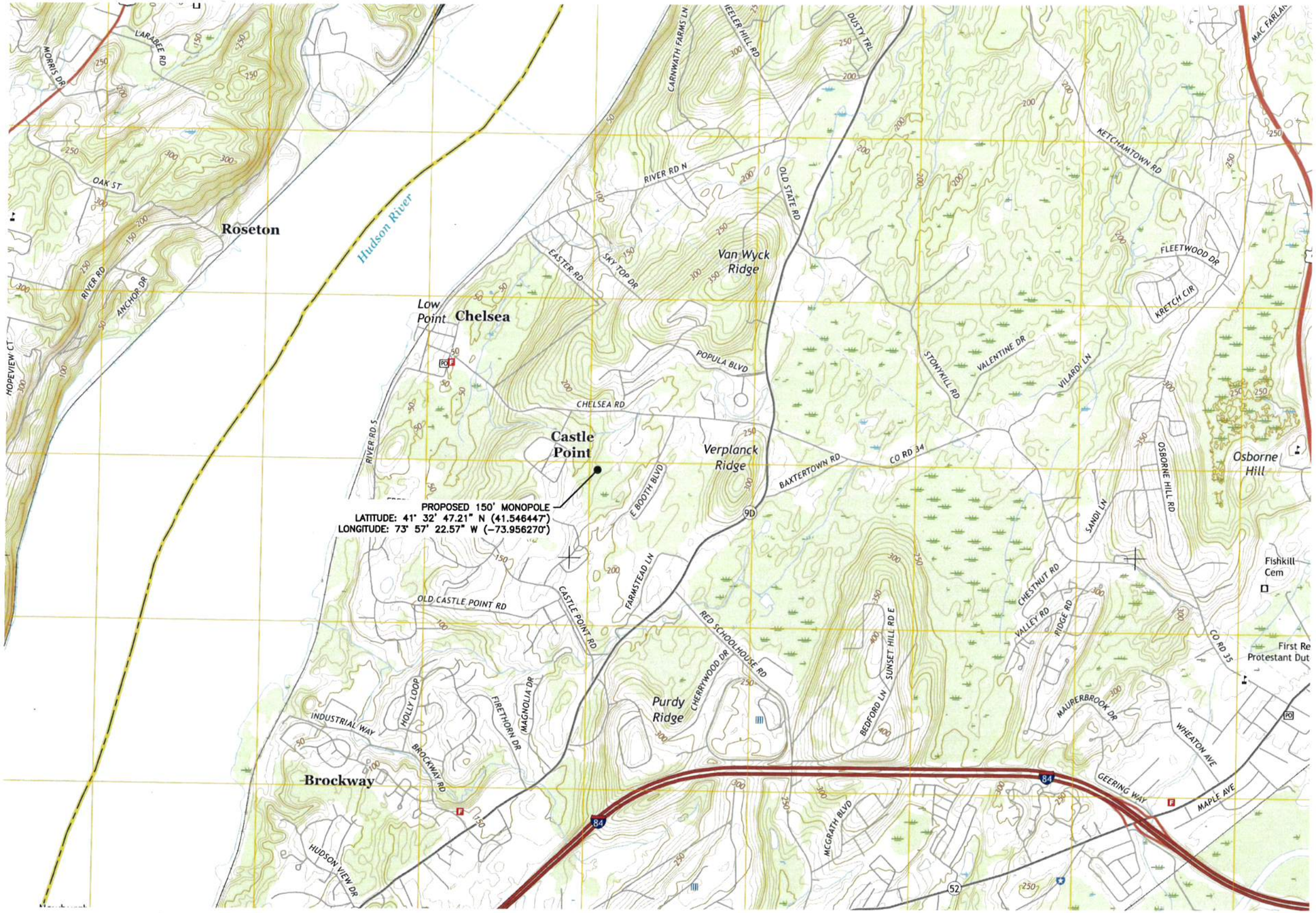

1 LOC-1 LOCATION MAP

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TARPON TOWERS

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LOCATION MAP

SHEET NUMBER

LOC-1

N

GRID

1 VIC-1 VICINITY MAP

SCALE: 1" = 400' (11x17 SIZE)
1" = 200' (22x34 SIZE)

TARPON TOWERS

1001 3RD AVE WEST, SUITE 420
BRADENTON, FL, 34205

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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P.O. Box 37 — (800) 828-8531
Mountainville, NY 10953 — www.tectonicengineering.com
Project Contact Info:
30 British American Blvd.
Suite 101
Latham, NY 12110 — Phone: (518) 783-1630

WORK ORDER NUMBER	DRAWN BY
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1	10/3/19	FOR ZONING

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STATE OF NEW YORK
STEVEN M. MATTHEWS
087507
LICENSED PROFESSIONAL ENGINEER

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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0 1 2 3
ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS

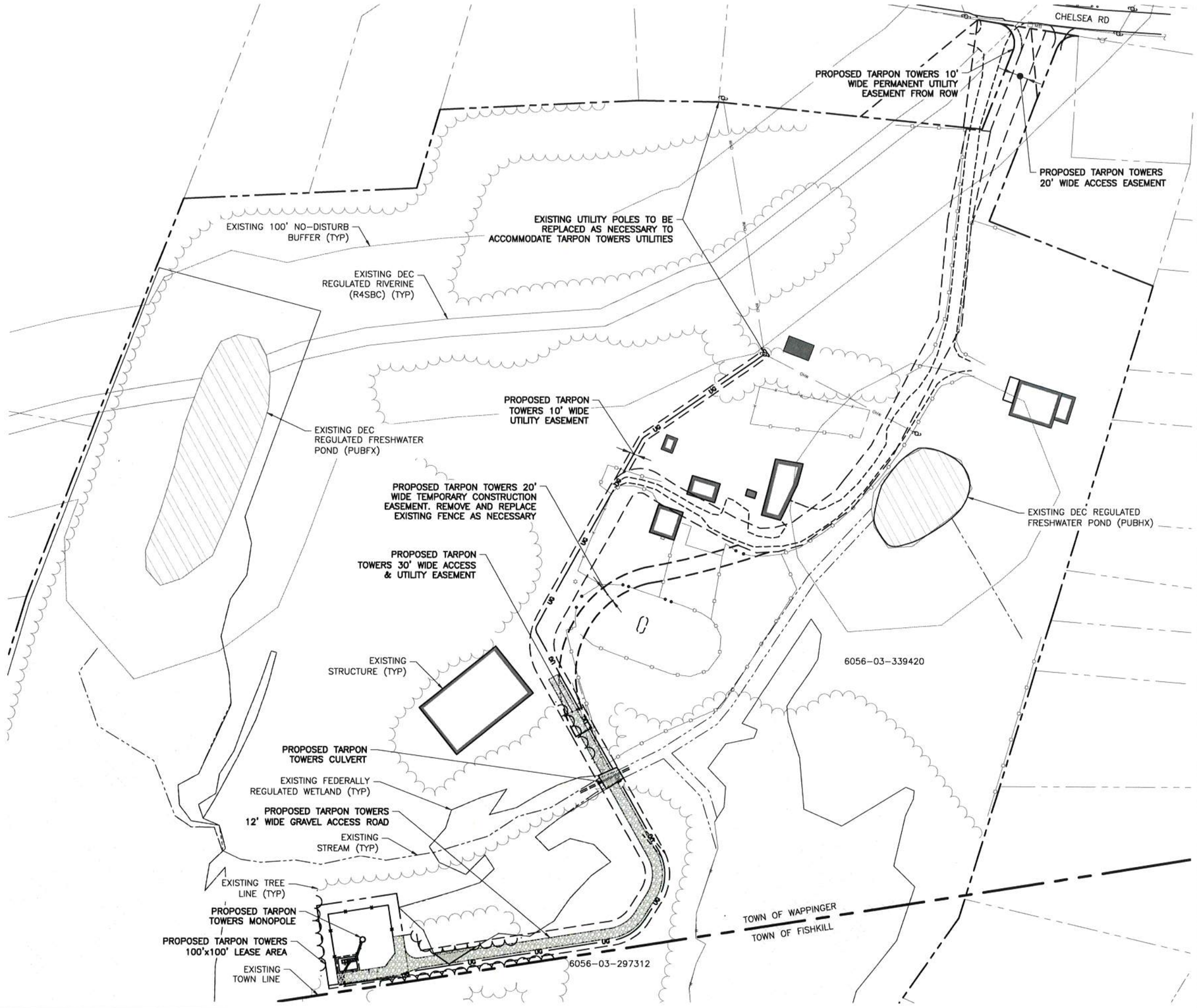
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE

VICINITY MAP

SHEET NUMBER

VIC-1



NOTE:

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

1 / C-1 OVERALL SITE PLAN

SCALE: 1" = 200' (11x17 SIZE)
1" = 100' (22x34 SIZE)

TARPON TOWERS
1001 3RD AVE WEST, SUITE 420
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verizon
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TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS

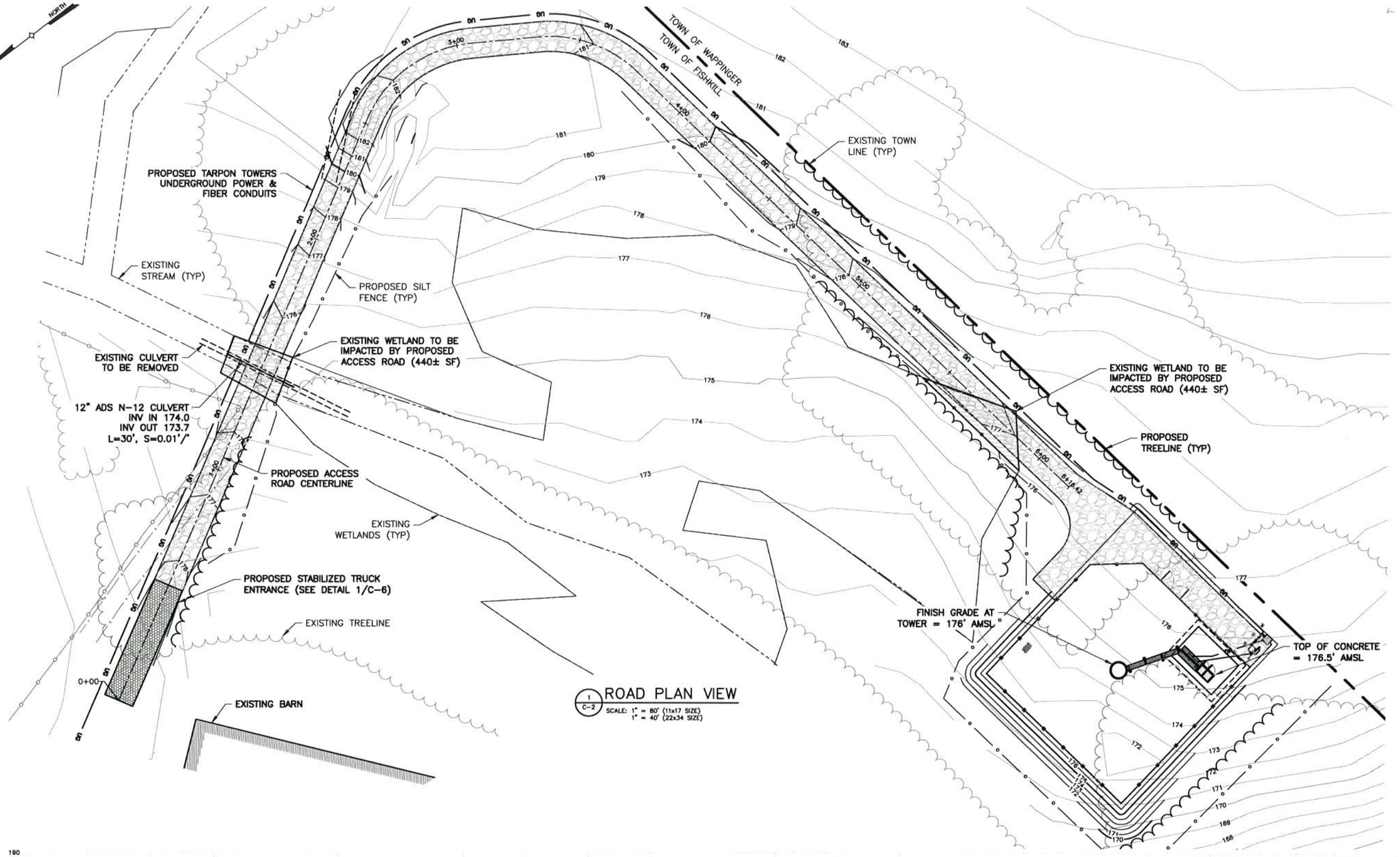
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-1



TARPON TOWERS

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0 1 2 3
ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS

110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE

ROAD PLAN & PROFILE

SHEET NUMBER

C-2

N

GRID

170

PROPOSED GRAVEL SURFACING THROUGHOUT COMPOUND

PROPOSED TARPON TOWERS 50'x50' FENCED COMPOUND

PROPOSED TARPON TOWERS MONOPOLE (DESIGNED BY OTHERS)

EXISTING TREELINE (TYP)

PROPOSED TREELINE (TYP)

PROPOSED VERIZON WIRELESS EQUIPMENT CABINET ON 4'x7' CONCRETE PAD

PROPOSED VERIZON WIRELESS CABLE BRIDGE

PROPOSED VERIZON WIRELESS GPS UNIT MOUNTED TO H-FRAME SUPPORT POST

PROPOSED VERIZON WIRELESS UNDERGROUND POWER & FIBER CONDUITS ROUTED TO H-FRAME

PROPOSED VERIZON WIRELESS UTILITY & RF EQUIPMENT ON H-FRAME

UG

PROPOSED 12' WIDE DOUBLE GATE

PROPOSED UTILITY BACKBOARD

PROPOSED BOLLARD (TYP)

PROPOSED TRANSFORMER

PROPOSED TARPON TOWERS UNDERGROUND POWER & FIBER CONDUITS

1 / C-3 SITE DETAIL PLAN

SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)

Before You Dig, Drill Or Blast!

Dig Safely. New York

UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7962

NY Industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

DIG SAFELY – NEW YORK

- CONTRACTOR SHALL NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT TELEPHONE NUMBER 1-800-962-7962 PRIOR TO EXCAVATION AT SITE
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS

TARPON TOWERS
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verizon
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0 1 2 3

ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS

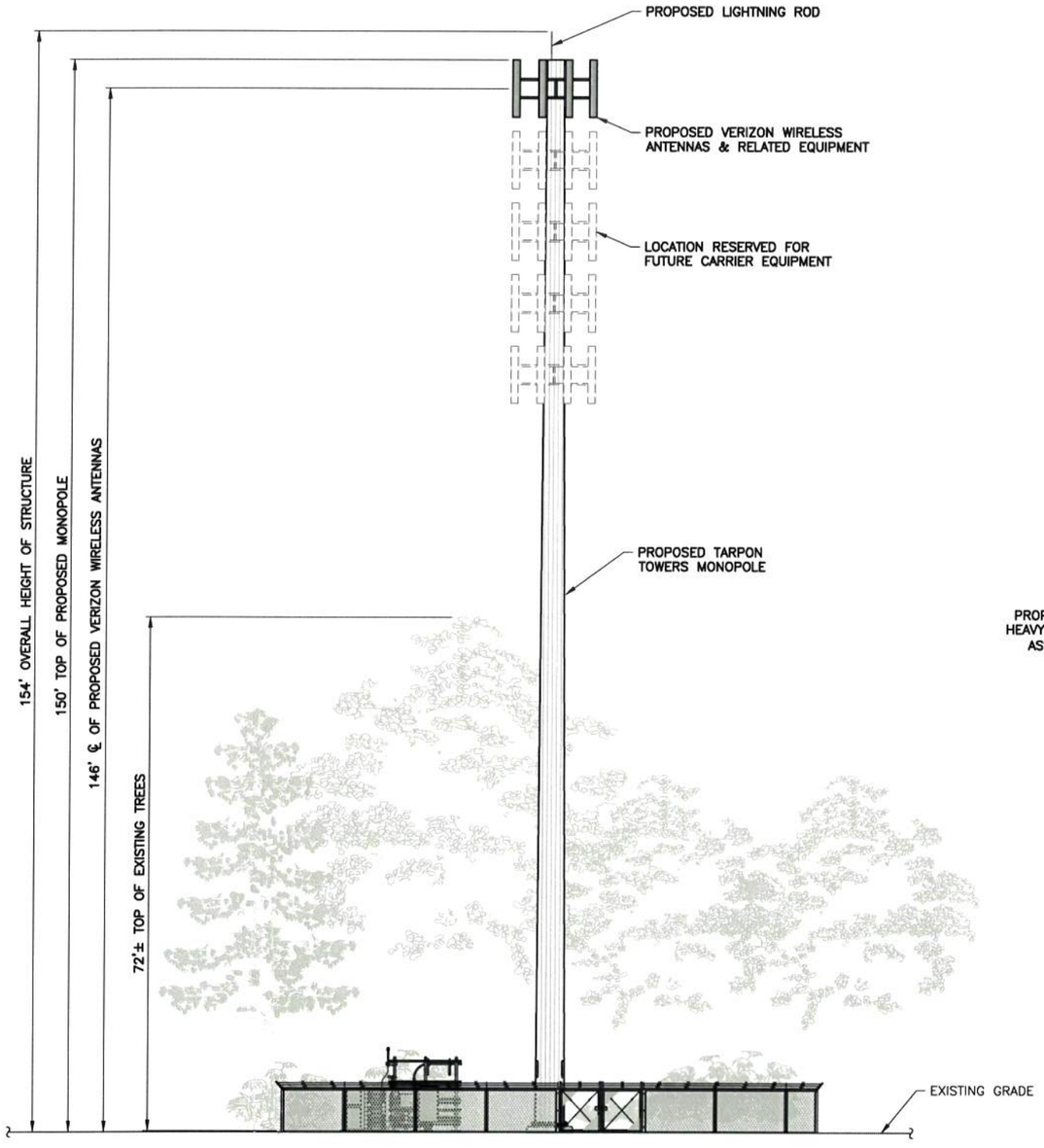
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE

SITE DETAIL PLAN

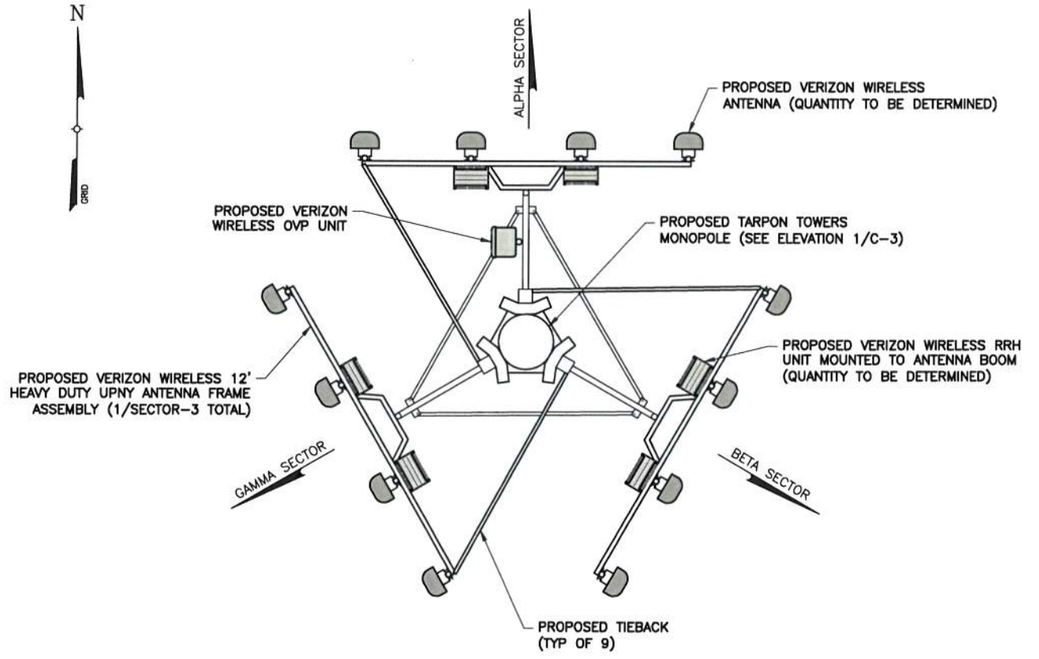
SHEET NUMBER

C-3



1 C-4 ELEVATION

SCALE: 1" = 20' (11x17 SIZE)
1" = 10' (22x34 SIZE)



2 C-4 ANTENNA ORIENTATION

SCALE: 1/4" = 1'-0" (11x17 SCALE)
3/8" = 1'-0" (22x34 SCALE)

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0 1 2 3
ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS

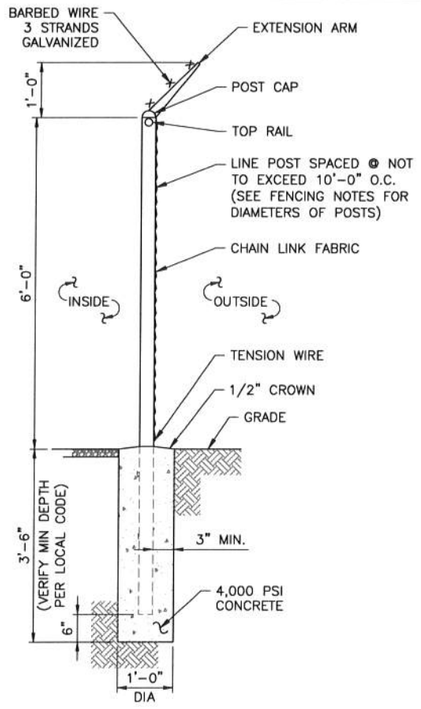
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE

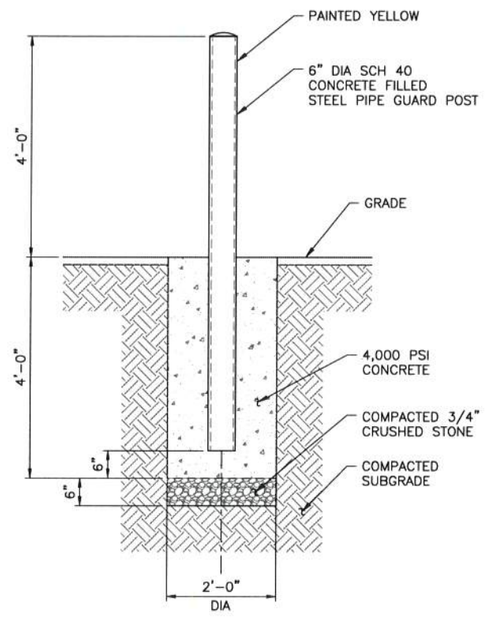
ELEVATION &
ORIENTATION PLAN

SHEET NUMBER

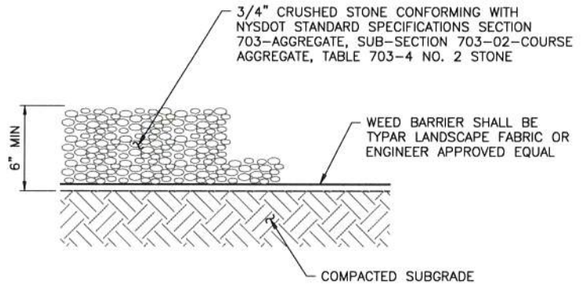
C-4



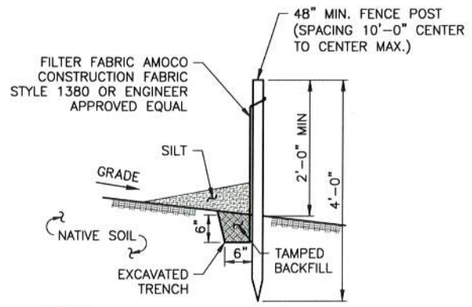
1 C-5 FENCE DETAIL
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



2 C-5 BOLLARD DETAIL
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



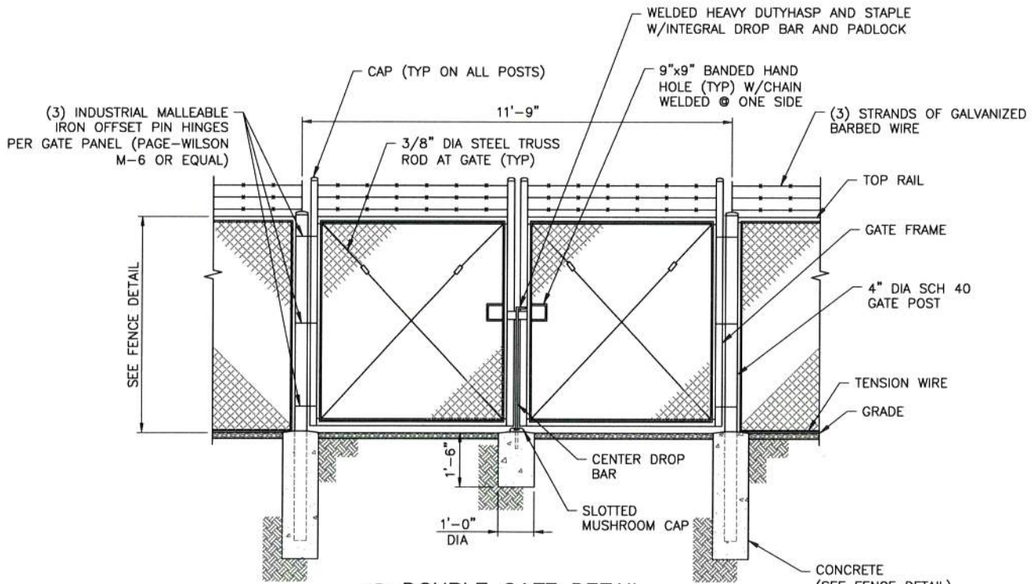
3 C-5 GRAVEL SURFACING TREATMENT
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1 1/2" = 1'-0" (22x34 SIZE)



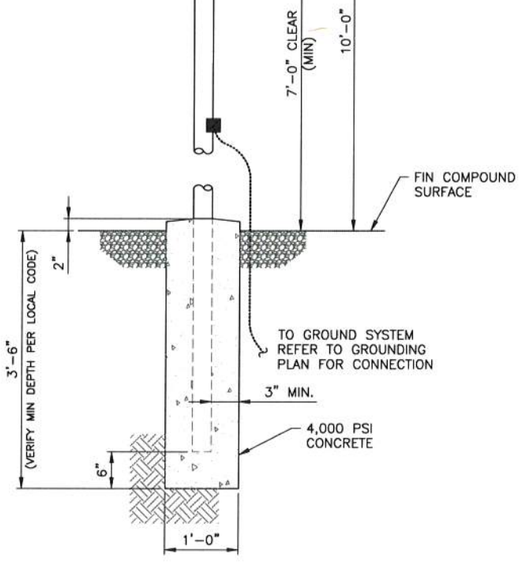
NOTES:

1. SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
2. CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
4. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

4 C-5 SILT FENCE DETAIL
SCALE: NTS



5 C-5 DOUBLE GATE DETAIL
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



6 C-5 CABLE BRIDGE DETAIL
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)

TARPON TOWERS
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0 1 2 3
ORIGINAL SIZE IN INCHES

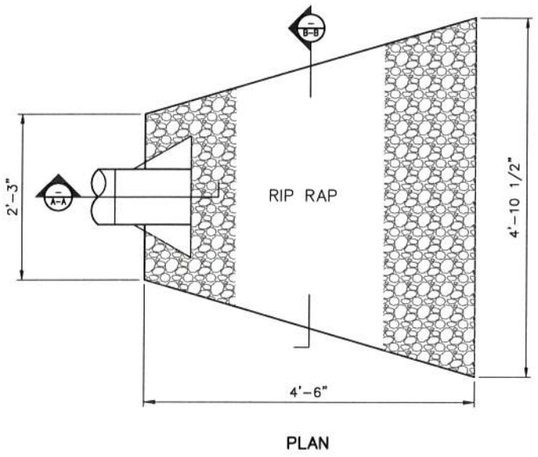
TARPON SITE INFORMATION
NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION
CASTLE POINT
RE PN: 20191970954
LC: 295486

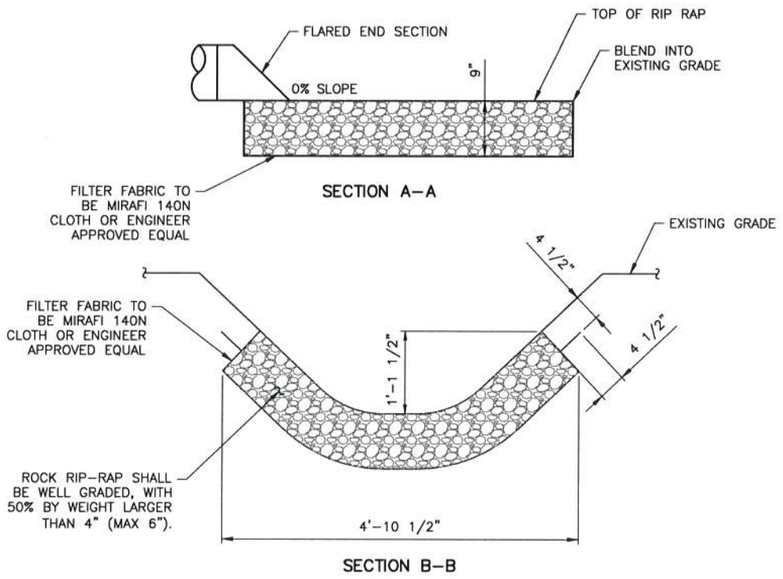
SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-5



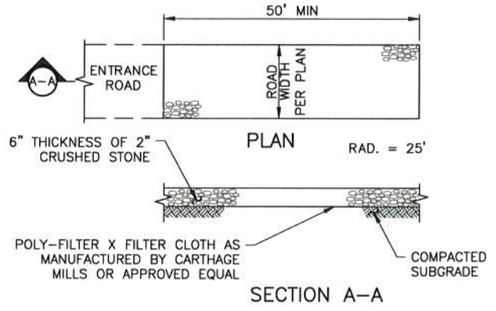
PLAN



SECTION B–B

1 C–6 OUTLET PROTECTION

SCALE: 1/2" = 1'–0" (11x17 SIZE)
1" = 1'–0" (22x34 SIZE)



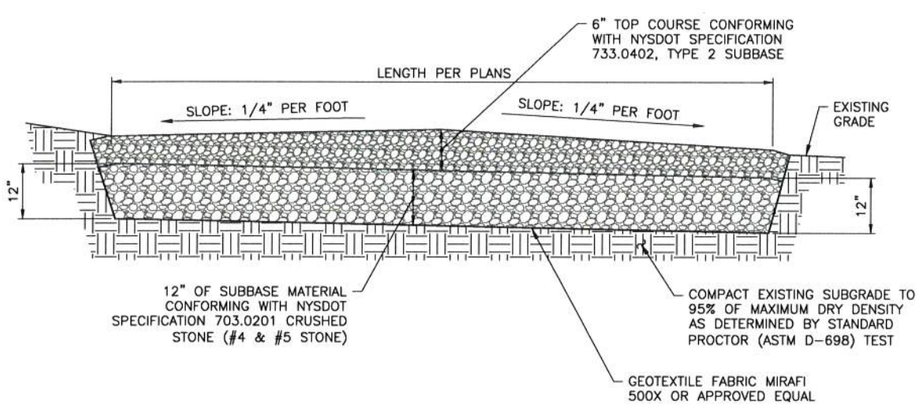
SECTION A–A

NOTES:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET
3. THICKNESS – NOT LESS THAN SIX INCHES
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. IF ACCUMULATED SOIL DOES NOT COME OFF BY WAY OF STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL KNOCK OFF ACCUMULATED SOIL BY MANUAL METHODS UPSLOPE OF A SILT FENCE BARRIER.
9. SEDIMENT TRAPPING – SILT FENCE BARRIER SHALL BE INSTALLED DOWN SLOPE OF CONSTRUCTION ENTRANCE TO CATCH ANY SEDIMENT THAT COULD POTENTIALLY FALL OFF OF CONSTRUCTION EQUIPMENT AND/OR VEHICLES.
10. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 C–6 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

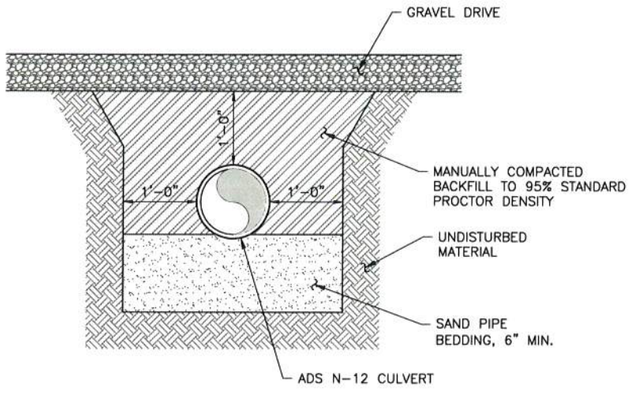


EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE, WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
2. ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D–1557) AND WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
3. CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

3 C–6 GRAVEL DRIVE CROSS SECTION

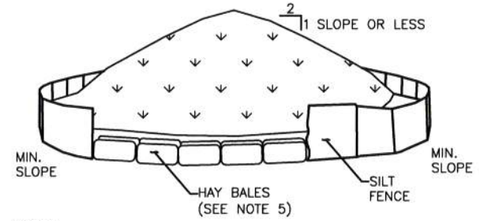
SCALE: 3/8" = 1'–0" (11x17 SIZE)
3/4" = 1'–0" (22x34 SIZE)



NOTES:
1. OVEREXCAVATE FOR BELLS.
2. ADDITIONAL BEDDING MAY BE USED AS ORDERED BY ENGINEER.
3. ALL EXCAVATION AND TRENCHING SHALL MEET OSHA REQUIREMENTS.

4 C–6 CULVERT TRENCH DETAIL

SCALE: 1/2" = 1'–0" (11x17 SIZE)
1" = 1'–0" (22x34 SIZE)



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

5 C–6 TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NTS

TARPON TOWERS
1001 3RD AVE WEST, SUITE 420
BRADENTON, FL, 34205

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Suite 101
Latham, NY 12110
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9684.06	TLS

NO.	DATE	ISSUE
0	9/17/19	FOR COMMENT
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STATE OF NEW YORK · STEVEN M. MATTERN · 087507 · LICENSED PROFESSIONAL ENGINEER

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0 1 2 3
ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION
NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION
CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-6

NHH-65C-R2B

6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	16.0	16.1	17.3	17.7	18.3	18.2
Beamwidth, Horizontal, degrees	65	62	74	66	62	59
Beamwidth, Vertical, degrees	9.0	7.9	5.6	5.2	4.9	4.5
Beam Tilt, degrees	0–11	0–11	0–7	0–7	0–7	0–7
USLS (First Lobe), dB	21	18	19	20	22	18
Front-to-Back Ratio at 180°, dB	35	31	33	29	29	30
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	30	30	30	30	30	30
VSWR | Return Loss, dB	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	400	400	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	15.8	15.9	16.9	17.5	18.0	17.9
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.4	±0.3	±0.6	±0.4
Gain by Beam Tilt, average, dBi	0 ° | 15.9 5 ° | 15.9 11 ° | 15.5	0 ° | 15.8 5 ° | 16.0 11 ° | 15.7	0 ° | 16.9 4 ° | 17.0 7 ° | 16.9	0 ° | 17.4 4 ° | 17.5 7 ° | 17.4	0 ° | 17.9 4 ° | 18.0 7 ° | 18.0	0 ° | 17.8 4 ° | 17.9 7 ° | 17.9
Beamwidth, Horizontal Tolerance, degrees	±1.2	±1.6	±5.3	±3.4	±5	±3.1
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.4	±0.3	±0.2	±0.2	±0.2
USLS, beampeak to 20° above beampeak, dB	15	14	17	16	17	15
Front-to-Back Total Power at 180° ± 30°, dB	26	24	28	25	25	24
CPR at Boresight, dB	18	26	20	25	20	17
CPR at Sector, dB	15	9	11	10	8	7

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper: Time to Raise the Bar on BSAs.

Array Layout

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NHH-65C-R2B

NHH

Array	Freq (MHz)	Conns	RET (SRET)	AISG RET UID
R1	698-896	1-2	1	ANxxxxxxxxxxxxxx1
Y1	1695-2360	3-4	2	ANxxxxxxxxxxxxxx2
Y2	1695-2360	5-6		

View from the front of the antenna

(Sizes of colored boxes are not true depictions of array sizes)

General Specifications

Operating Frequency Band	1695 – 2360 MHz | 698 – 896 MHz
Antenna Type	Sector

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NHH-65C-R2B

Band	Multiband
Performance Note	Outdoor usage | Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Total Input Power, maximum	500 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	6
RF Connector Quantity, low band	2
RF Connector Quantity, high band	4
RF Connector Interface	7-16 DIN Female
Color	Light gray
Grounding Type	RF connector body grounded to reflector and mounting bracket
Radiator Material	Copper | Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	393.0 N @ 150 km/h | 88.8 lbf @ 150 km/h
Wind Loading, lateral	330.0 N @ 150 km/h | 74.2 lbf @ 150 km/h
Wind Loading, maximum	170.2 lbf @ 150 km/h | 757.0 N @ 150 km/h
Effective Projected Area (EPA), frontal	0.37 m² | 3.98 ft²
Effective Projected Area (EPA), lateral	0.31 m² | 3.34 ft²
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Length	2438.0 mm | 96.0 in
Width	301.0 mm | 11.9 in
Depth	180.0 mm | 7.1 in
Net Weight, without mounting kit	24.4 kg | 53.6 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal Bias Tee	Port 1 | Port 3
Internal RET	High band (1) | Low band (1)
Power Consumption, idle state, maximum	2 W
Power Consumption, normal conditions, maximum	13 W
Protocol	3GPP/AISG 2.0 (Single RET)
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	2 female | 2 male

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NHH-65C-R2B

Packed Dimensions

Length	2561.0 mm | 100.8 in
Width	409.0 mm | 16.1 in
Depth	299.0 mm | 11.8 in
Shipping Weight	36.1 kg | 79.6 lb

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system
China RoHS SJ/T 11364-2014	Above Maximum Concentration Value (MCV)

Included Products

BSAMNT-M — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance

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NHH-45C-R2B

6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 45° HPBW, 2x RETs and 2x SBTs. Both high bands share the same electrical tilt.

- Narrow beamwidth capacity antenna for higher level of densification and enhanced data throughput
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One LB RET and one HB RET. Both high bands are controlled by one RET to ensure same tilt level for 4x Rx or 4x MIMO

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	18.1	18.4	19.5	20.0	20.4	20.8
Beamwidth, Horizontal, degrees	47	43	44	43	42	39
Beamwidth, Vertical, degrees	9.0	8.3	5.8	5.4	5.0	4.5
Beam Tilt, degrees	0–10	0–10	0–8	0–8	0–8	0–8
USLS (First Lobe), dB	17	20	19	20	20	21
Front-to-Back Ratio at 180°, dB	35	38	36	39	38	41
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	30	30	28	28	28	28
VSWR | Return Loss, dB	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	300	300	300	300	300	250
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	17.8	18.3	19.1	19.8	20.1	20.6
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.2	±0.5	±0.4	±0.3	±0.3
Gain by Beam Tilt, average, dBi	0 ° | 17.7 5 ° | 17.8 10 ° | 17.7	0 ° | 18.1 5 ° | 18.4 10 ° | 18.2	0 ° | 19.0 4 ° | 19.1 8 ° | 19.0	0 ° | 19.7 4 ° | 19.8 8 ° | 19.7	0 ° | 19.9 4 ° | 20.1 8 ° | 20.1	0 ° | 20.5 4 ° | 20.8 8 ° | 20.5
Beamwidth, Horizontal Tolerance, degrees	±1.3	±2.7	±1.8	±1.9	±1.6	±2.1
Beamwidth, Vertical Tolerance, degrees	±0.4	±0.2	±0.3	±0.2	±0.3	±0.1
USLS, beampeak to 20° above beampeak, dB	17	16	15	16	16	15
Front-to-Back Total Power at 180° ± 30°, dB	24	25	28	30	32	32
CPR at Boresight, dB	26	21	18	20	18	17
CPR at Sector, dB	19	12	12	13	15	16

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper: Time to Raise the Bar on BSAs.

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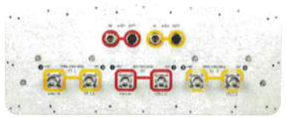
NHH-45C-R2B

Array Layout

Array	Freq (MHz)	Conns	RET (SRET)	AISG RET UID
R1	698-896	1-2	1	ANxxxxxxxxxxxxxx1
Y1	1695-2360	3-4	2	ANxxxxxxxxxxxxxx2
Y2	1695-2360	5-6		

(Sizes of colored boxes are not true depictions of array sizes)

Port Configuration



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NHH-45C-R2B

General Specifications

Operating Frequency Band	1695 – 2360 MHz | 698 – 896 MHz
Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage
Total Input Power, maximum	800 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	6
RF Connector Quantity, low band	2
RF Connector Quantity, high band	4
RF Connector Interface	4.3-10 Female
Color	Light gray
Grounding Type	RF connector body grounded to reflector and mounting bracket
Radiator Material	Aluminum | Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	1,485.0 N @ 150 km/h
Wind Loading, lateral	315.0 N @ 150 km/h
Wind Loading, maximum	1,485.0 N @ 150 km/h | 333.8 N @ 150 km/h
Effective Projected Area (EPA), frontal	1.40 m² | 15.07 ft²
Effective Projected Area (EPA), lateral	0.30 m² | 3.23 ft²
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Length	2437.0 mm | 95.9 in
Width	457.0 mm | 18.0 in
Depth	178.0 mm | 7.0 in
Net Weight, without mounting kit	39.5 kg | 87.1 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal Bias Tee	Port 1 | Port 3
Internal RET	High band (1) | Low band (1)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	10 W
Protocol	3GPP/AISG 2.0 (Single RET)
RET Interface	8-pin DIN Female | 8-pin DIN Male

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NHH-45C-R2B

RET Interface, quantity	2 female | 2 male

Packed Dimensions

Length	2579.0 mm | 101.5 in
Width	608.0 mm | 23.9 in
Depth	346.0 mm | 13.6 in
Shipping Weight	64.8 kg | 142.9 lb

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system
China RoHS SJ/T 11364-2014	Above Maximum Concentration Value (MCV)

Included Products

BSAMNT-M — Middle Downtilt Mounting Kit for Long Antennas for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor bracket set.

BSAMNT-3 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance

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TARPON TOWERS

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BRADENTON, FL, 34205

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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Mountainville, NY 10953 — www.tectonicengineering.com
Regional Contact Info
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TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS

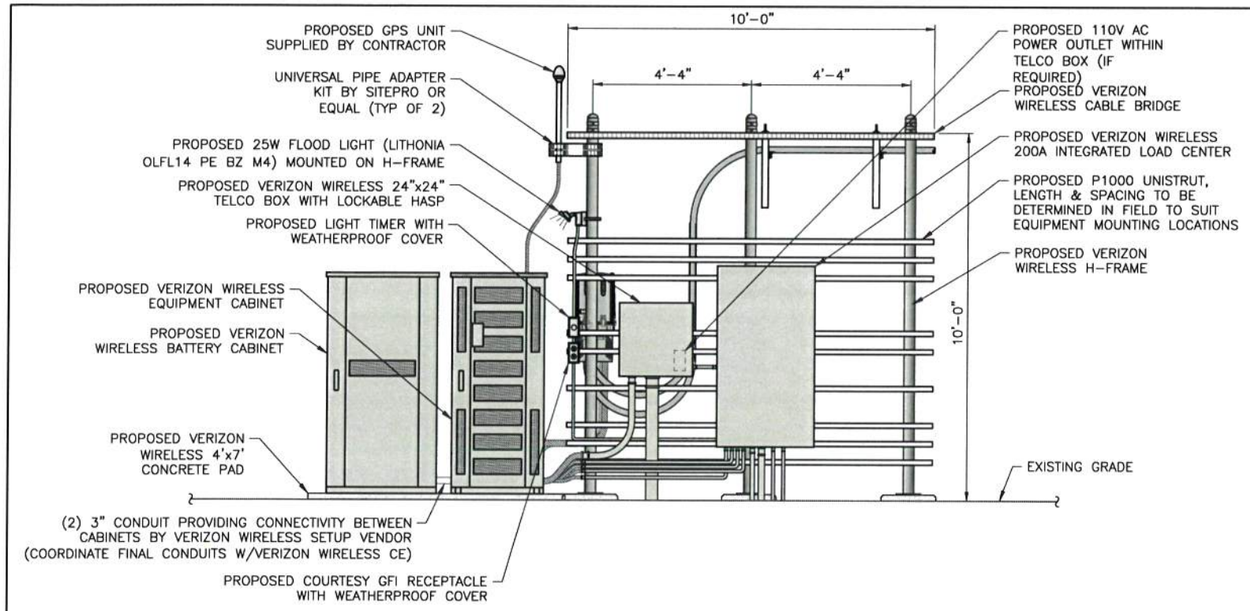
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE

ANTENNA
SPECIFICATIONS

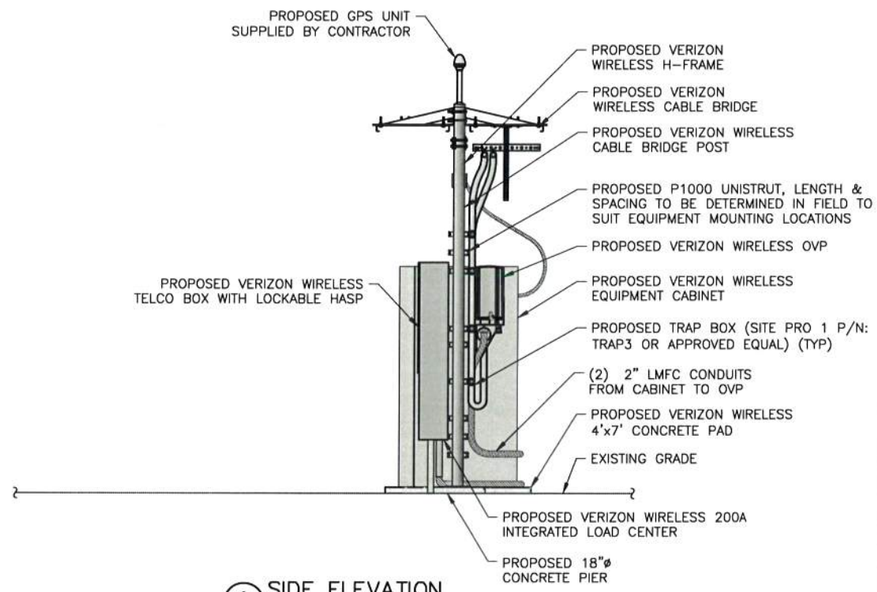
SHEET NUMBER

C-7

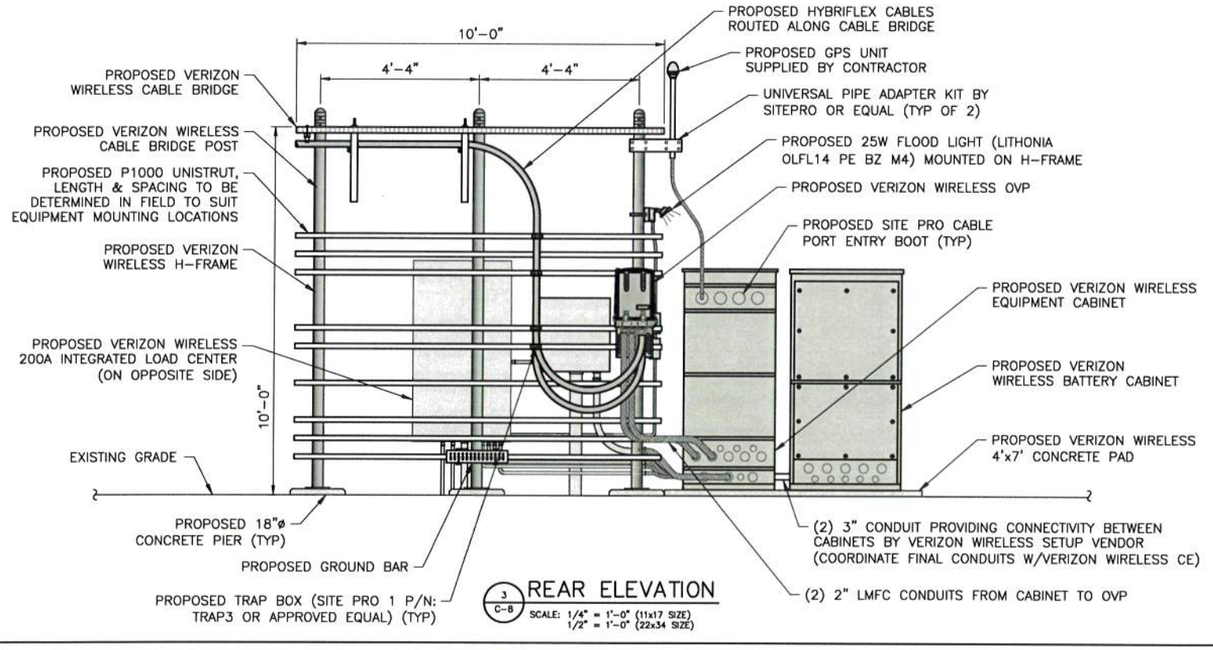


1 C-8 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

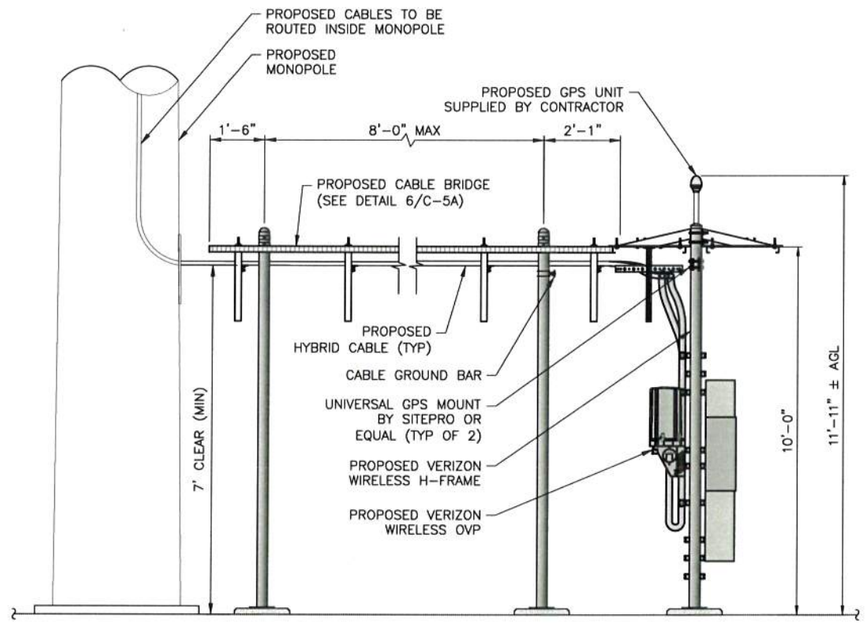
LEGEND
EMT CONDUIT
LMFC CONDUIT



2 C-8 SIDE ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



3 C-8 REAR ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



4 C-8 EQUIPMENT ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

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