



**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

4238332.v2

**SITE SELECTION ANALYSIS
SEPTEMBER 17TH, 2019
Supplemented 8/5/2020**

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.

SUPPLEMENTAL INFO: Per the request of the planning board in their July 24th, 2020 letter to the Applicant's representative Neil Alexander please see the below additional information regarding why this candidate was eliminated from consideration.

Hudson Highland Properties provided AiroSmith Development and Verizon Wireless with their proposed subdivision plan (Attachment 6) identifying their proposed site location. This location necessitated the proposed telecommunications facility being located approximately 150' from the existing property line and as shown in the attached overlay (Attachment 7) this location also results in eleven (11) multi-family apartment buildings being located closer than 750' to the potential site location. As it appears that there are eighteen (18) units in each building this would result in approximately one hundred ninety-eight (198) residences being located within 750' of the proposed telecommunications facility.

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 5**. 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.

(f) Supplemental Candidates

The following two candidates were reviewed per the Planning Board's request in their in July 24th, 2020 letter

(i) 1980 Route 9D, Wappingers Falls, New York (AW Scrap Processor)

This candidate is located outside of Verizon Wireless's search area, despite evidence from Verizon Wireless demonstrating that the proposed site needs to be located within the target area, which was reviewed and confirmed to be correct by the Planning Board's RF consultant Doug Fishman, Verizon Wireless's RF engineer Michael Crosby did review the proposed location. After reviewing this location it was determined that a site located at this location would not address Verizon Wireless's coverage for the reasons outlined in Michael Crosby's July 24th, 2020 comment letter.

(ii) 312 South River Road, Wappingers Falls, New York (Castle Point Park)

This candidate is located outside of Verizon Wireless's search area, despite evidence from Verizon Wireless demonstrating that the proposed site needs to be located within the target area, which was reviewed and confirmed to be correct by the Planning Board's RF consultant Doug Fishman, Verizon Wireless's RF engineer Michael Crosby did review the proposed location. After reviewing this location it was determined that a site located at this location would not address Verizon Wireless's coverage for the reasons outlined in Michael Crosby's July 24th, 2020 comment letter.

5. CONCLUSION

Based on the requirements of the Zoning Law, 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:

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ATTACHMENT 1

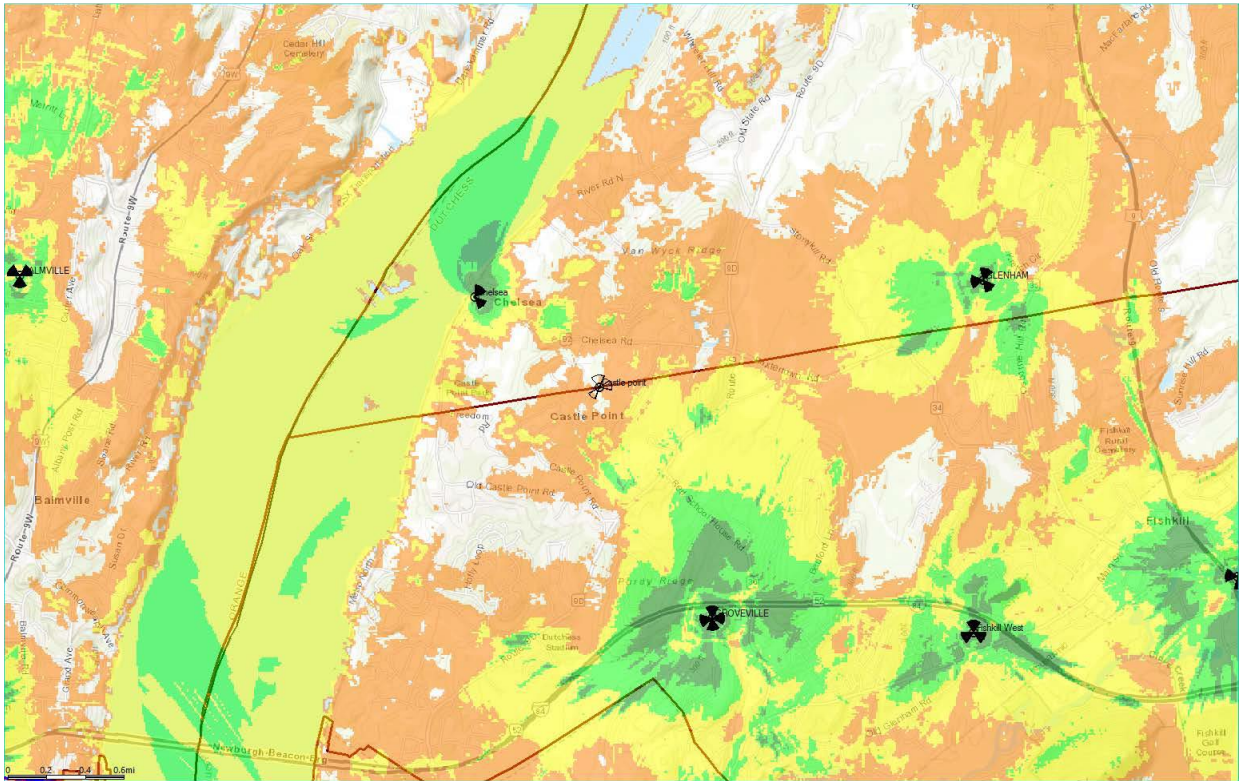
VERIZON WIRELESS CASTLE POINT SEARCH RING



ATTACHMENT 2

VERIZON WIRELESS

EXISTING SITES AND PSC/AWS COVERAGE

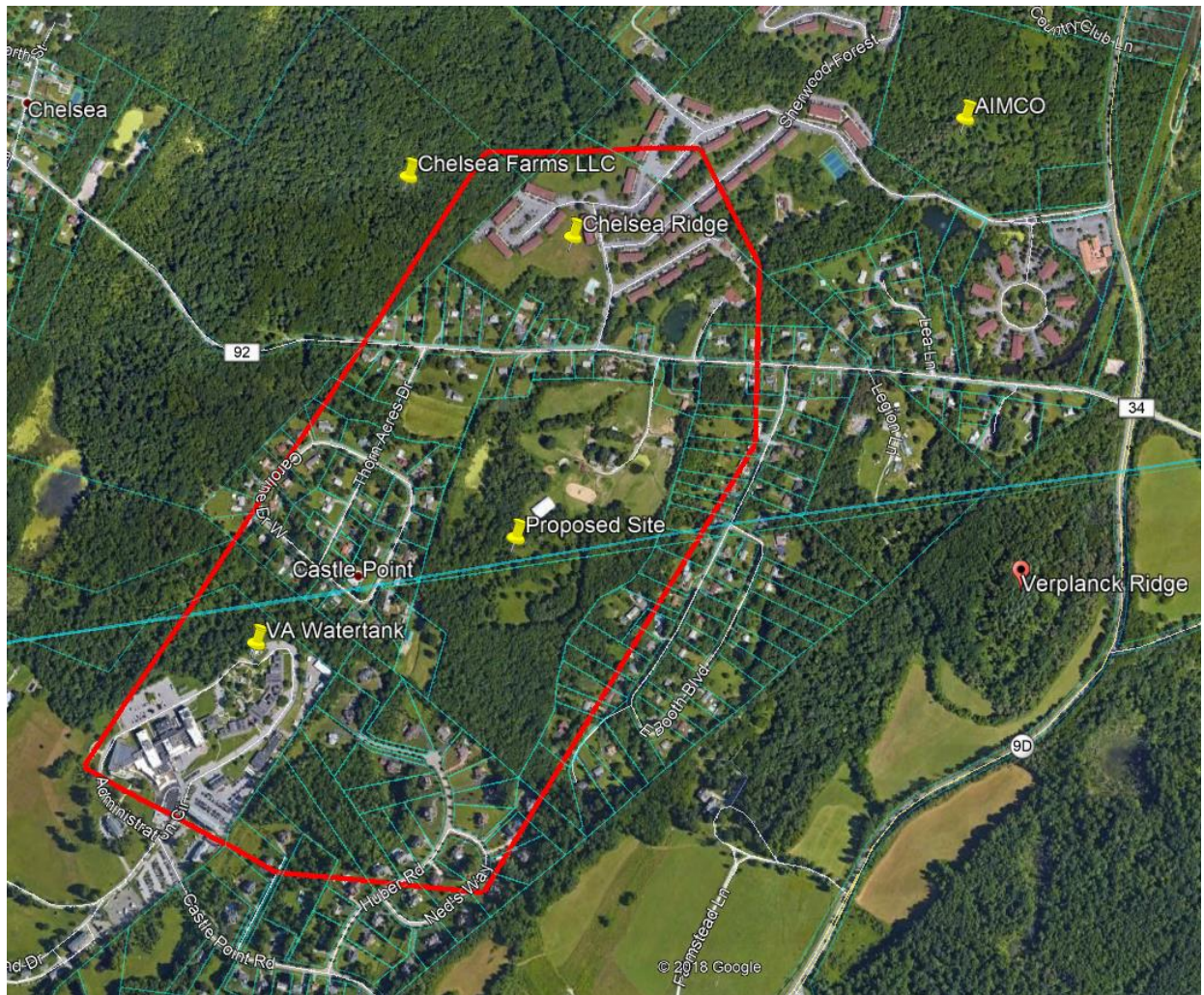


ATTACHMENT 3

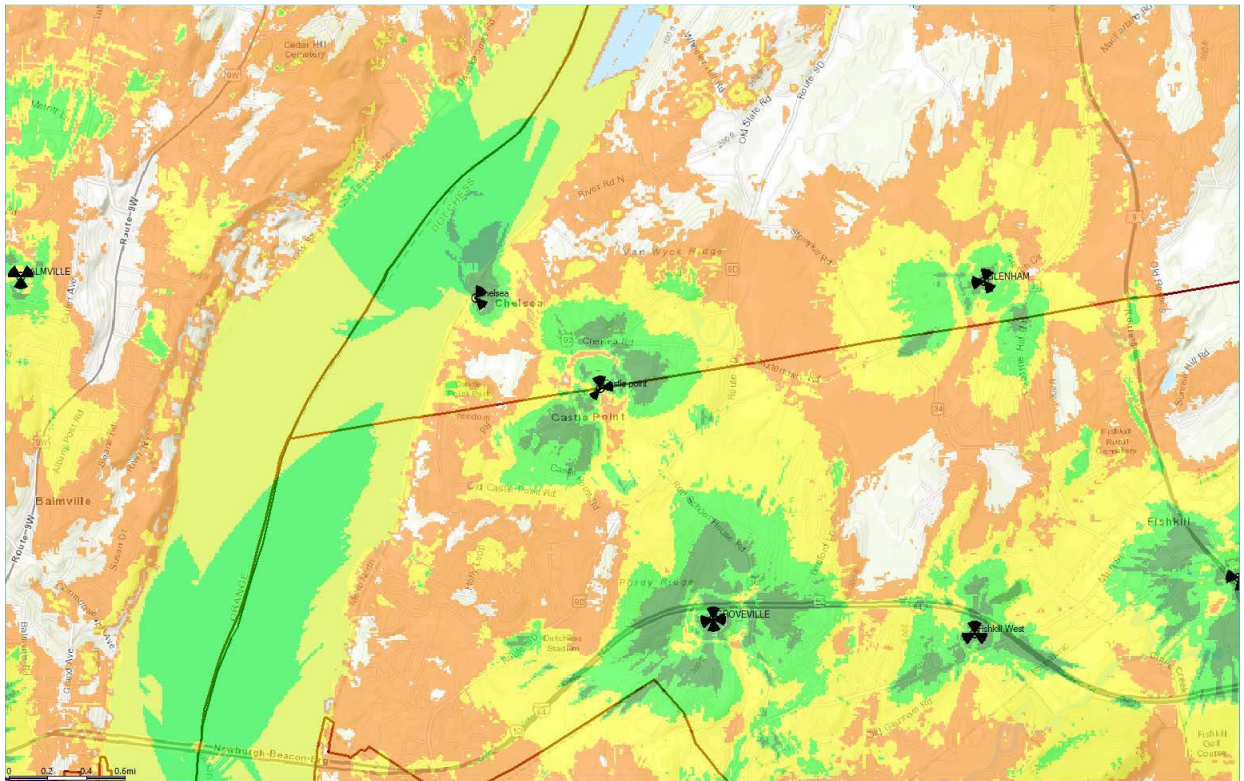
VERIZON WIRELESS OVERLAY – SEARCH RING, TAX MAP, AERIAL



ATTACHMENT 4 VERIZON WIRELESS PARCELS IDENTIFIED & INVESTIGATED



ATTACHMENT 5 VERIZON WIRELESS PROPOSED COVERAGE



ATTACHMENT 6 PROPOSED SUBDIVISION OF CHELSEA FARMS LLC



ATTACHMENT 7 CHELSEA FARMS SUBDIVISION OVERLAY

