TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME:	**VERIZON WIRELESS**
PROJECT NO.:	**22-18**
PROJECT LOCATION:	**PRESSLER ROAD**
	SECTION 4, BLOCK 2, LOT 43
REVIEW DATE:	**29 JULY 2022**
MEETING DATE:	**4 AUGUST 2022**
PROJECT REPRESENTATIVE:	**TECTONIC ENGINEERING**

1. Adjoiners Notices must be sent out for the subject project. This office will coordinate with the applicant's representative to submit the Adjoiners Notices.

2. Technical review of the project is being undertaken by Mike Musso, PE of HDR Engineering.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal

PJH/em

NEW YORK OFFICE
33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE
111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

PROXY

(OWNER) Nora Hammond-Gallardo & Eugene Hammond, DEPOSES AND SAYS THAT HE/SHE RESIDES AT 95 Pressler Rd IN THE COUNTY OF Ulster AND STATE OF New York AND THAT HE/SHE IS THE OWNER IN FEE OF Pressler Rd Town of Newburgh, Orange County, NY. 12589 WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH PLANNING BOARD AND Verizon Wireless & Agents IS AUTHORIZED TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6-16-2022

Nora Hammond-Gallardo
Eugene Hammond
OWNERS SIGNATURE

Nora Hammond-Gallardo
Eugene Hammond
OWNERS NAME (printed)

Young Sommer LLC
Verizon Wireless
Tectonic Engineering
Airosmith Development
NAMES OF ADDITIONAL REPRESENTATIVES

WITNESS' SIGNATURE

Bryan Starkell
WITNESS' NAME (printed)

Certificate of AM Regulatory Compliance

Site Name	**Fostertown Rd**
Location	**N41-34-54.06 W74-3-20.86**
Client	**Verizon Wireless**
Certification Date	**6/14/2022**

[illegible]

[illegible]

[illegible]

SiteSafe
A QUALTEK Company

[illegible]

TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW

RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

DATE RECEIVED: _____ **TOWN FILE NO:** 22-18
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
   Verizon Wireless - Forster Town of Wireless Communications Facility

2. **Owner of Lands to be reviewed:**
   Name Norma Hamond- Gallardo and Eugene Hamond
   Address 85 Pressler Rd
   Wallkill, NY 12589
   Phone TBD

3. **Applicant Information (If different than owner):**
   Name Verizon Wireless of the East LP d/b/a Verizon Wireless
   Address 1275 John St., Suite 100
   West Henrietta, NY 14586
   Representative Scott Olson
   Phone 518-438-9907
   Fax 518-438-9914
   Email Solson@youngsommer.com

4. **Subdivision/Site Plan prepared by:**
   Name Tectonic Engineering
   Address 36 British American Blvd, Suite 101
   Latham, NY 12110
   518-783-1630
   Phone/Fax N/A

5. **Location of lands to be reviewed:**
   Pressler Rd., Town of Newburgh

6. **Zone** AR **Fire District** See EAF C(4)(c)
   Acreage _____ **School District** Wallkill Central School District

7. **Tax Map: Section** 4 **Block** 2 **Lot** 43

8. Project Description and Purpose of Review:
   Number of existing lots 1 Number of proposed lots 1
   Lot line change N/A
   Site plan review installation of Wireless communications facility
   Clearing and grading Minor grading for portion of Accell Rd.
   Other

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:
   (Describe generally) No easements or restrictions of record.

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

    Signature Scott Olson Title Atty for Verizon Wireless

    Date: 6/9/22

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection.* Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

* Subject to Applicable LAW

Scott Olson, Atty for Applicant

APPLICANT'S NAME (printed)

Scott Olson

APPLICANTS SIGNATURE

6/9/22

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

6/9/22
DATED

Scott Olsen, Atty for Applicant
APPLICANT'S NAME (printed)

Scott Olsen
APPLICANT'S SIGNATURE

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION AND REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

✓ **NONE**

_____ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**
(financial or otherwise)

_____

_____

_____

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

_____ **TOWN BOARD**
✓ **PLANNING BOARD**
✓ **ZONING BOARD OF APPEALS**
_____ **ZONING ENFORCEMENT OFFICER**
✓ **BUILDING INSPECTOR**
_____ **OTHER**

6/9/22
DATED

_____
INDIVIDUAL APPLICANT

Scott Olson
CORPORATE OR PARTNERSHIP APPLICANT

BY: Scott Olson
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

Atty for Applicant

Respectfully submitted,
VERIZON WIRELESS OF THE EAST LP d/b/a Verizon Wireless

Scott Olson Esq.
Regional Local Counsel

Dated: June 17, 2022

VERIZON WIRELESS OF THE EAST LP
d/b/a
verizon

SITE NAME:
FOSTERTOWN RD

RE PROJECT NUMBER: 20212274952
LOCATION CODE: 695330

VICINITY MAP

SITE ADDRESS:	PRESSLER RD WALLKILL, NY 12589
MUNICIPALITY:	TOWN OF NEWBURGH
COUNTY:	ORANGE
TAX MAP NUMBER:	4-2-43 (ORANGE) 108.3-6-15 (ULSTER)
ZONING DISTRICT:	AGRICULTURAL (AR)
STRUCTURE COORDINATES:	41.581684° -74.055795°
GROUND ELEVATION:	645.0'± AMSL
PROPERTY OWNER:	NORA HAMOND-GALLARDO EUGENE HAMMOND 85 PRESSLER RD WALLKILL, NY 12589
APPLICANT:	VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	KATHY POMPONIO
CONTACT PHONE:	(585) 321-5435

PROJECT SUMMARY

DIRECTIONS

DIRECTIONS TO SITE:

FROM NORTH GREENBUSH, TURN RIGHT ONTO US-4 S AND FOLLOW FOR 1.5± MILES. TURN RIGHT ONTO NY-43 W AND FOLLOW FOR 1.1± MILES. MERGE ONTO I-90 W AND FOLLOW FOR 1.4± MILES. TAKE EXIT 6A FOR I-787 S AND FOLLOW FOR 3.5± MILES. TAKE EXIT 1 TO MERGE ONTO I-87 S AND FOLLOW FOR 67.0± MILES. TAKE EXIT 18 FOR NY-299 E AND FOLLOW FOR 0.2± MILES. TURN RIGHT ONTO S ORHONVILLE RD AND FOLLOW FOR 5.0± MILES. TURN LEFT ONTO US-44 E AND FOLLOW FOR 0.2± MILES. TURN RIGHT ONTO COUNTY RD 13 AND FOLLOW FOR 4.3± MILES. TURN LEFT ONTO NY-32 S AND FOLLOW FOR 1.8± MILES. TURN LEFT ONTO E RD AND FOLLOW FOR 0.8± MILES. TURN RIGHT ONTO PRESSLER RD AND FOLLOW FOR 0.6± MILES. SITE WILL BE ON THE RIGHT.

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 A NEW GRAVEL ACCESS DRIVE AND UNDERGROUND POWER AND FIBER UTILITIES TO SERVICE THE FACILITY.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	0	6/6/22
AD-1	ADJOINERS PLAN	0	6/6/22
SB-1	SETBACK PLAN & BULK REQUIREMENTS	0	6/6/22
C-1	OVERALL SITE PLAN	0	6/6/22
C-2	SITE DETAIL PLAN	0	6/6/22
C-3	ELEVATION & ORIENTATION PLAN	0	6/6/22
C-4	SITE DETAILS	0	6/6/22
C-5	EQUIPMENT ELEVATIONS	0	6/6/22

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.

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

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, DPC
Project Contact Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 839-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER: 10751.057
DRAWN BY: TRR

NO.	DATE	ISSUE
0	6/6/22	FOR COMMENT

RELEASED BY | DATE

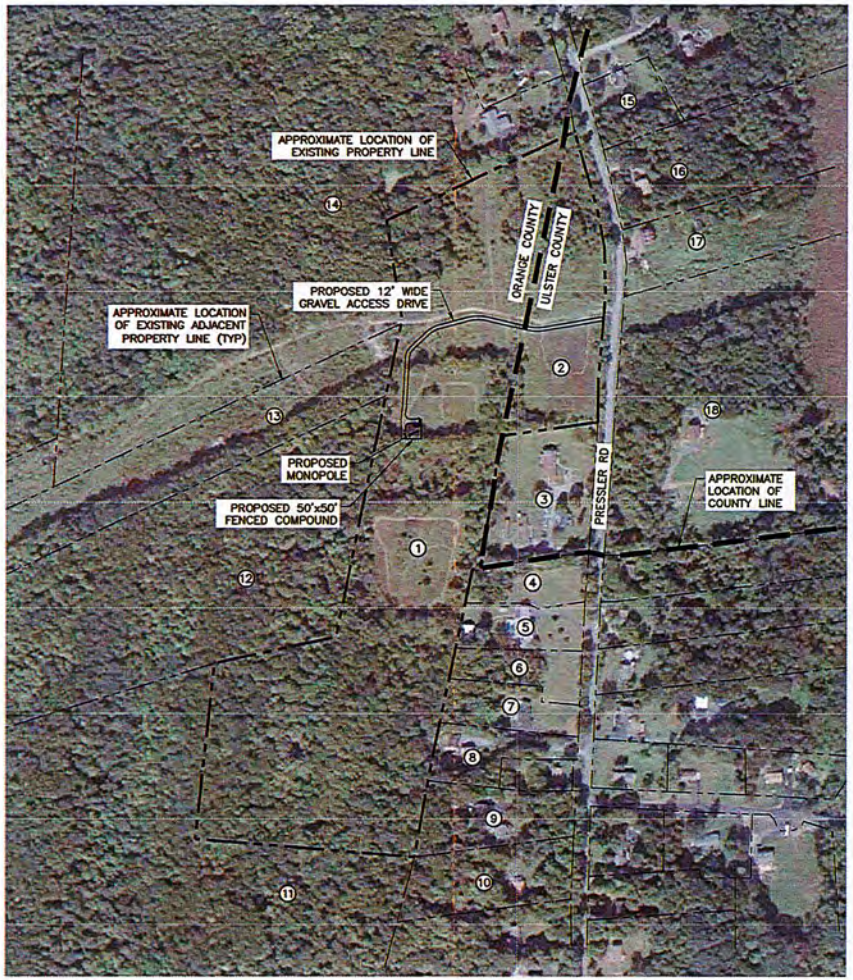
0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
FOSTERTOWN RD
RE PN: 20212274952
LC: 695330

SITE ADDRESS
PRESSLER RD
TOWN OF NEWBURGH
ORANGE COUNTY
NY 12589

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-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 / AD-1 ADJOINERS PLAN

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

ID	SBL	OWNER	ADDRESS	CITY/STATE/ZIP
1	4-2-43.0	HAMOND-GALLARDO, NORA	85 PRESSLER RD	WALLKILL NY 12589
2	108.3-6-15	HAMOND-GALLARDO, NORA	85 PRESSLER RD	WALLKILL NY 12589
3	108.3-6-14	R C COUNTRYMAN	138 PRESSLER RD	WALLKILL NY 12589
4	4-2-44.4	CALLAS, DAVID T & CORINNE	168 PRESSLER RD	WALLKILL NY 12589
5	4-2-44.3	CALLAS, DAVID T & CORINNE	168 PRESSLER RD	WALLKILL NY 12589
6	4-2-44.2	CNC ASSOCIATES INC	168 PRESSLER RD	WALLKILL NY 12589
7	4-2-44.1	CORTES, STEVEN	131 OAK ST	NEWBURGH NY 12550
8	4-2-45.0	BENEDICT, DUANE A & SUSAN L	176 PRESSLER RD	WALLKILL NY 12589
9	4-2-47.0	WEIDKAM, ROBERT & MARJORIE A	182 PRESSLER RD	WALLKILL NY 12589
10	4-2-48.0	WEIDKAM, RAYMOND E & GREGORY R	186 PRESSLER RD	WALLKILL NY 12589
11	4-2-51.0	PERSKAAS, VIDAR & STIANSEN, TRINE	718 FOSTERTOWN RD	NEWBURGH NY 12589
12	4-2-29.222	ANDERSON, JAMES	153 FOSTERTOWN RD	NEWBURGH NY 12550
13	4-2-29.223	HOROWITZ, MEYER	1848 49TH ST	BROOKLYN NY 11204
14	4-2-41.22	HURLBURT, ERIC	64 PRESSLER RD	WALLKILL NY 12589
15	108.3-6-18.1	ELLEN BIRGITTE STONE LIVING TRUST	75 PRESSLER RD	WALLKILL NY 12589
16	108.3-6-17	HAMMOND, EUGENE M	85 PRESSLER RD	WALLKILL NY 12589
17	108.3-6-16	KENNEDY, ELLEN J	95 PRESSLER RD	WALLKILL NY 12589
18	108.3-6-13	RIESS, FRANK & JENNA	24 KNOLLS RD	WALLKILL NY 12589

2 / AD-1 ADJOINERS LIST

SCALE: NTS

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WEST HENRIETTA, NY 14586

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Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
30 British American Blvd.
Suite 101
Latham, NY 12110
Phone: (518) 782-1630
(800) 634-4531
www.tectonicengineering.com

WORK ORDER NUMBER: 10751.057
DRAWN BY: TRR

NO.	DATE	ISSUE
0	6/8/22	FOR COMMENT

RELEASED BY
DATE

0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
FOSTERTOWN RD
RE PN: 20212274952
LC: 695330

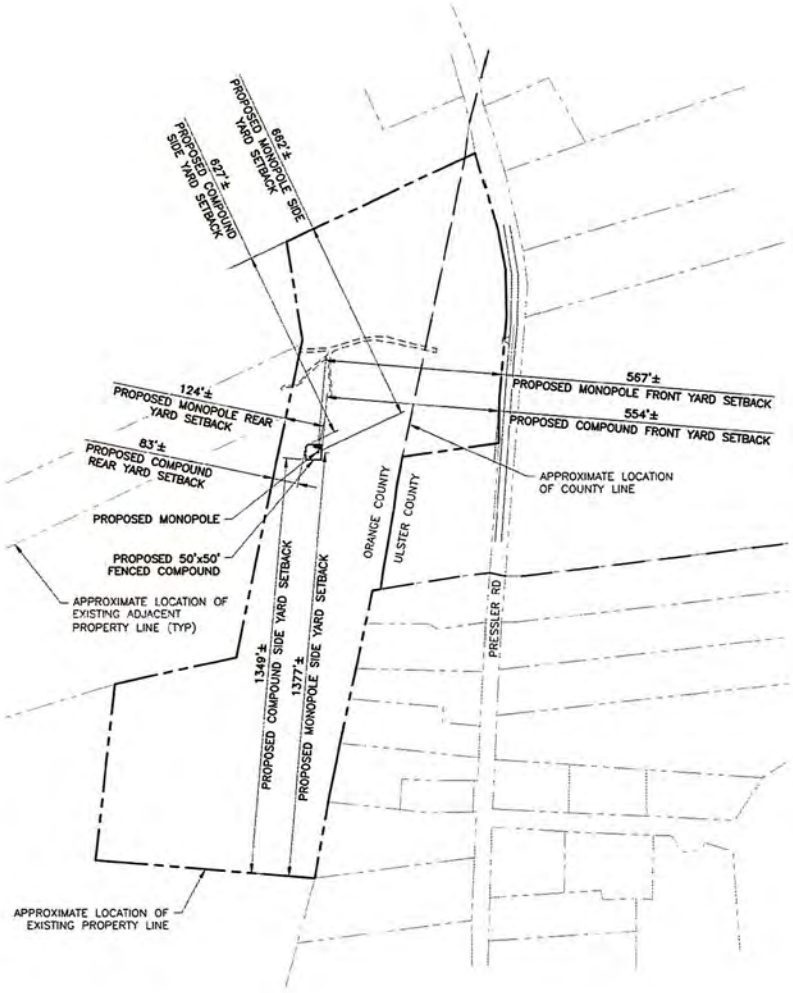
SITE ADDRESS
PRESSLER RD
TOWN OF NEWBURGH
ORANGE COUNTY
NY 12589

SHEET TITLE
ADJOINERS PLAN

SHEET NUMBER
AD-1

N

GRID



NOTE:

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1 / SB-1 SETBACK PLAN

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

BULK REQUIREMENTS

TOWN OF NEWBURGH
ZONING DISTRICT: AGRICULTURAL (AR)

	REQUIRED	EXISTING	PROPOSED
MINIMUM YARDS (TOWER)			
FRONT:	124 FT	-	567 FT
SIDE:	124 FT	-	662 FT
REAR:	124 FT	-	124 FT
MINIMUM YARDS (COMPOUND)			
FRONT:	30 FT	-	554 FT
SIDE:	15 FT	-	627 FT
REAR:	30 FT	-	83 FT
MAXIMUM TOWER HEIGHT:	BASED ON RF NEED	-	124 FT

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info:
36 British American Blvd.
Suite 101
Latham, NY 12110
Phone: (518) 783-1630
(800) 829-8031
www.tectonicengineering.com

WORK ORDER NUMBER: 10751.057
DRAWN BY: TRR

NO.	DATE	ISSUE
0	4/6/22	FOR COMMENT

RELEASED BY
DATE

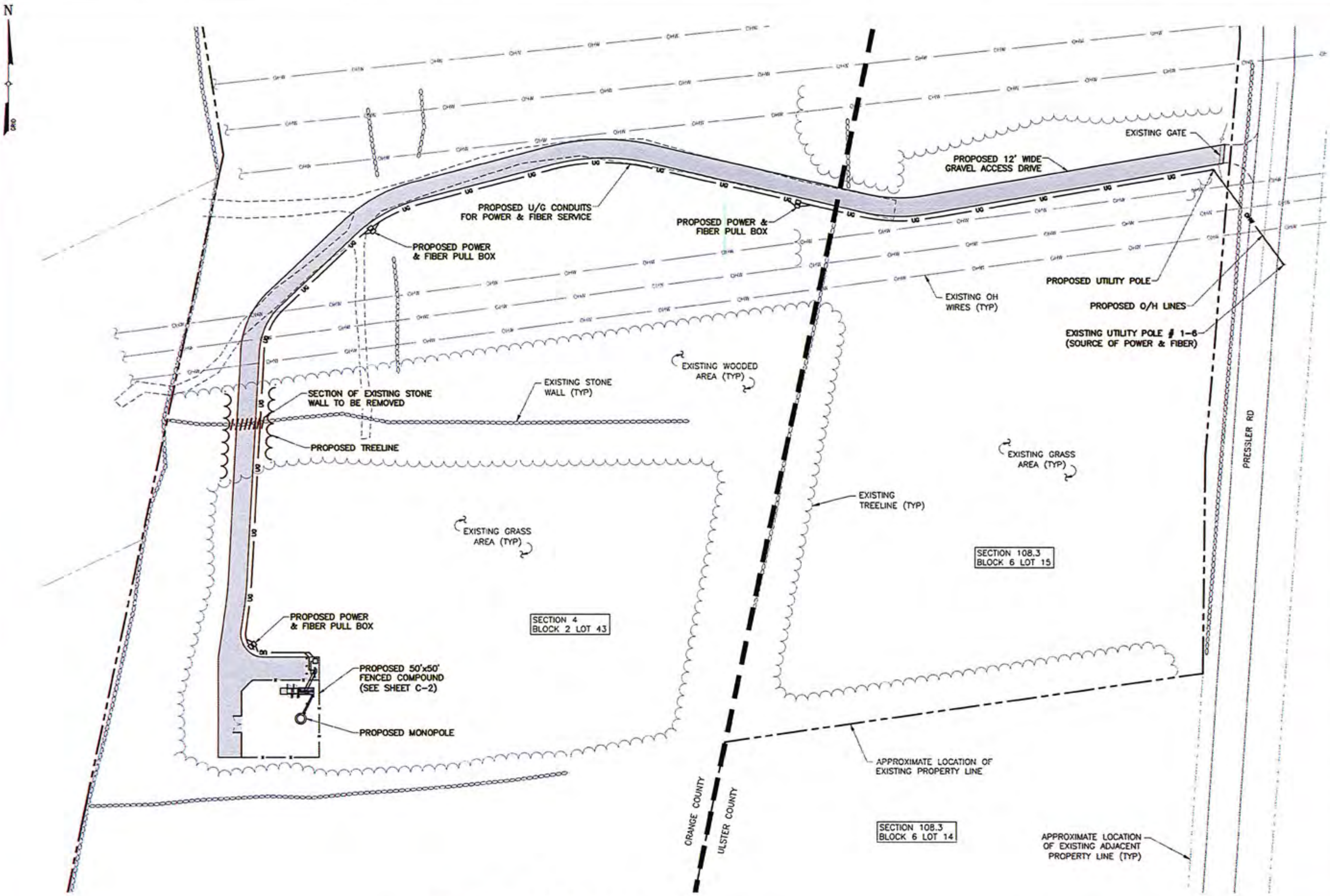
0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
FOSTERTOWN RD
RE PN: 20212274952
LC: 695330

SITE ADDRESS
PRESSLER RD
TOWN OF NEWBURGH
ORANGE COUNTY
NY 12589

SHEET TITLE
SETBACK PLAN & BULK REQUIREMENTS

SHEET NUMBER
SB-1



OVERALL SITE PLAN

SCALE: 1" = 60' (11x17 SIZE)
1" = 30' (22x34 SIZE)

NOTE:

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1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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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.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

ORIGINAL SIZE IN INCHES

SITE INFORMATION

FOSTERTOWN RD
RE PN: 20212274952
LC: 695330

SITE ADDRESS

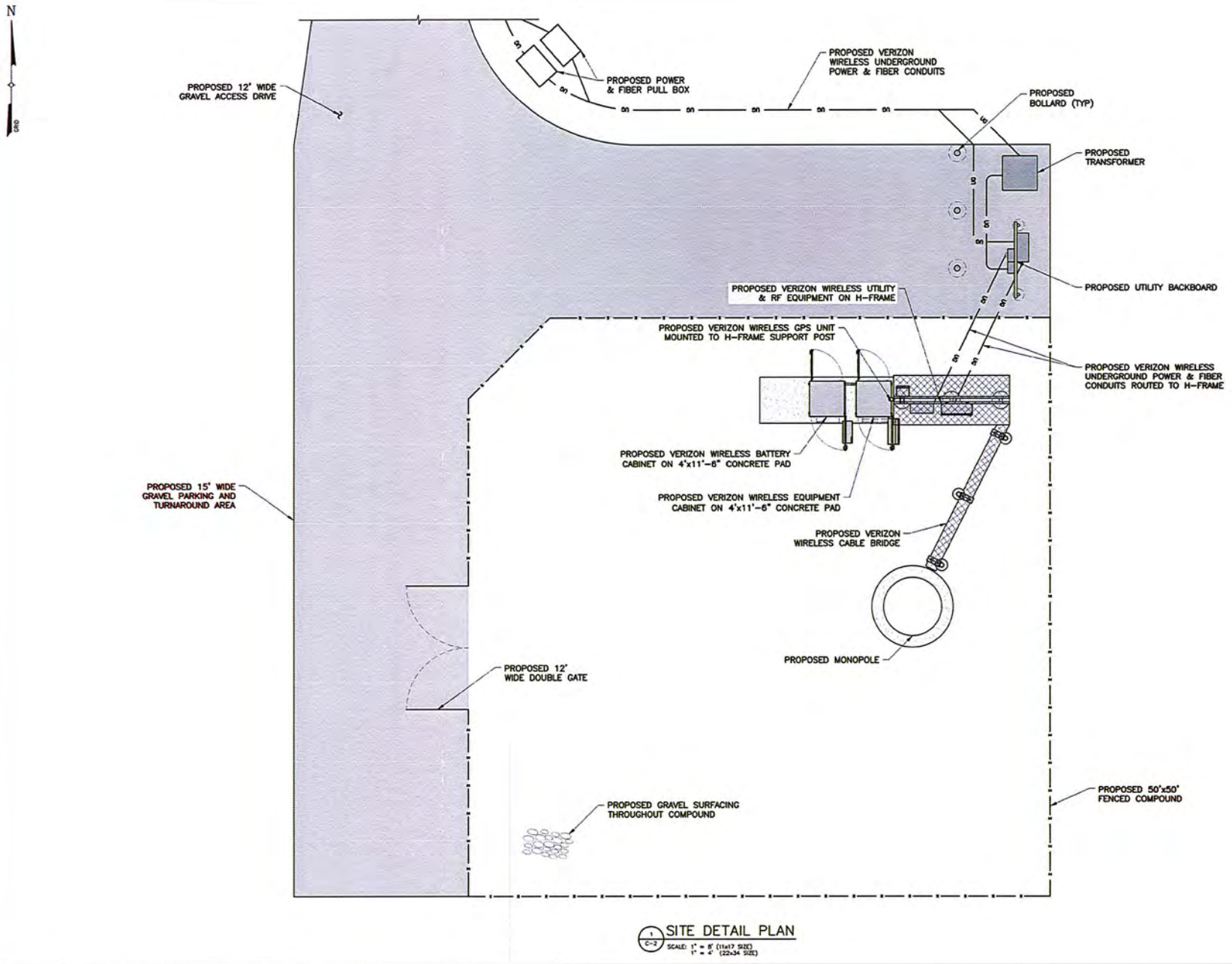
PRESSLER RD
TOWN OF NEWBURGH
ORANGE COUNTY
NY 12589

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-1



1 C-2 SITE DETAIL PLAN

SCALE: 1" = 8' (11x17 SIZE)
1" = 4' (22x34 SIZE)

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WEST HENRIETTA, NY 14586

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Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact note
26 British American Blvd. Phone: (518) 783-1630
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Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
10751.057	TRR

NO.	DATE	ISSUE
0	6/6/22	FOR COMMENT

RELEASED BY	DATE

0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION

FOSTERTOWN RD
RE PN: 20212274952
LC: 695330

SITE ADDRESS

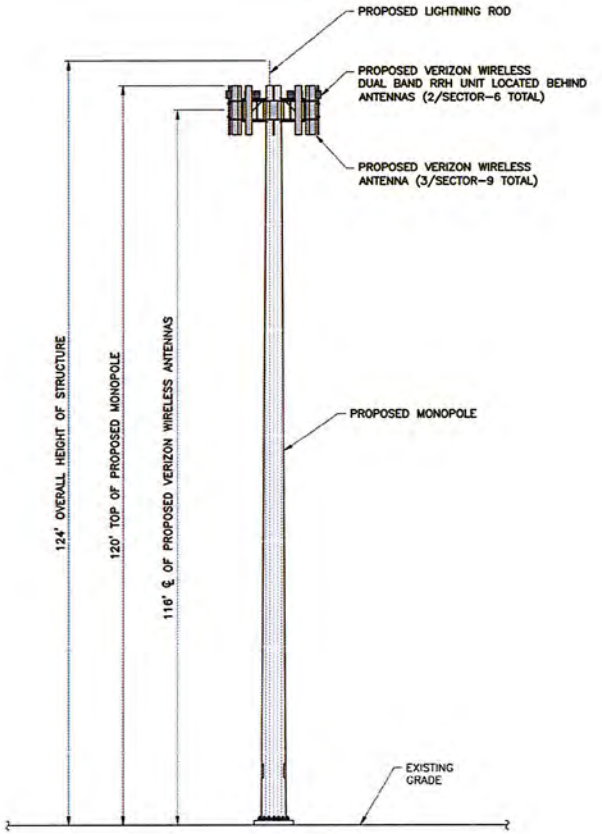
PRESSLER RD
TOWN OF NEWBURGH
ORANGE COUNTY
NY 12589

SHEET TITLE

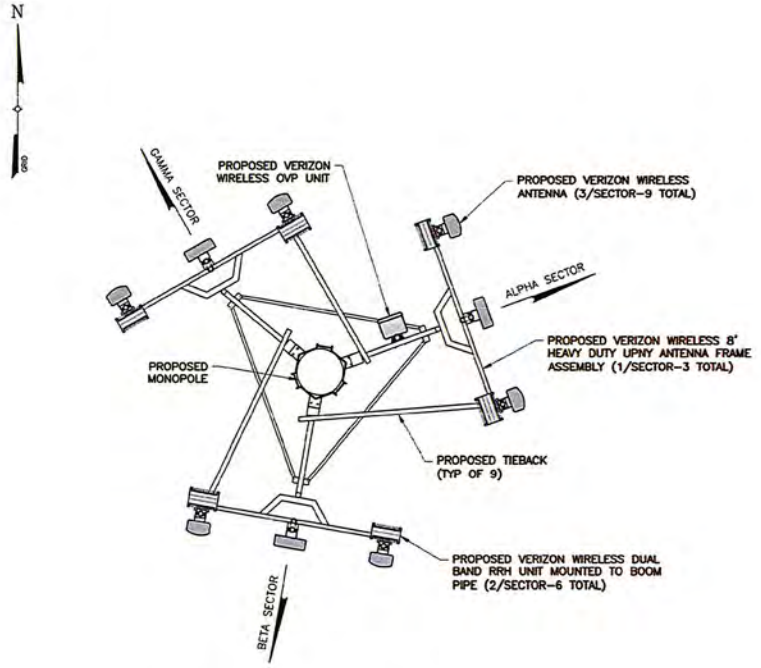
SITE DETAIL PLAN

SHEET NUMBER

C-2



1 / C-3 ELEVATION
SCALE: 1" = 20' (11x17 SIZE)
1" = 10' (22x34 SIZE)



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

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WEST HENRIETTA, NY 14586

Tectonic
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Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Regional Corporate Seat
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 839-6531
Latham, NY 12110 www.tectonicengineering.com

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ORIGINAL SIZE IN INCHES

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FOSTERTOWN RD
RE PN: 20212274952
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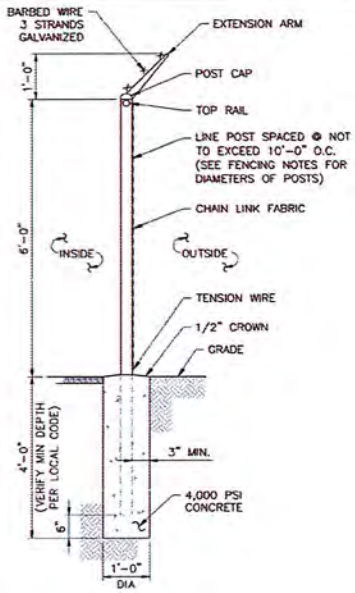
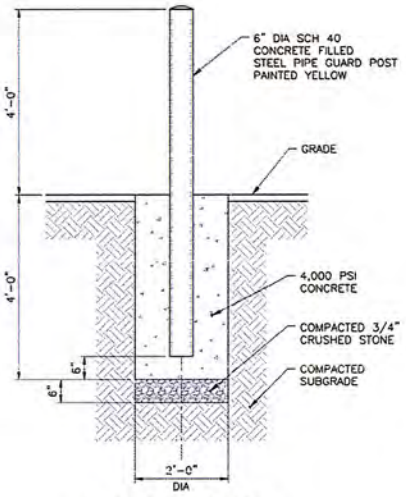
SITE ADDRESS
PRESSLER RD
TOWN OF NEWBURGH
ORANGE COUNTY
NY 12589

SHEET TITLE
ELEVATION &
ORIENTATION PLAN

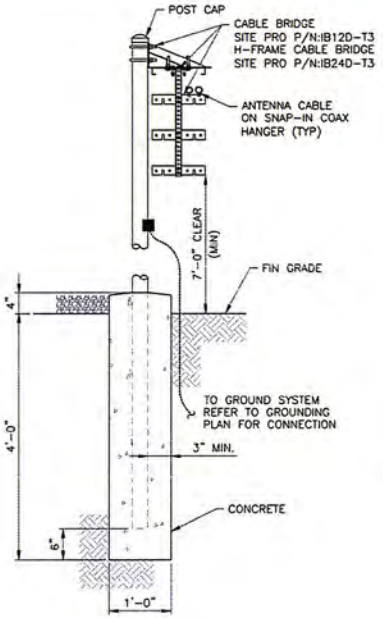
SHEET NUMBER
C-3



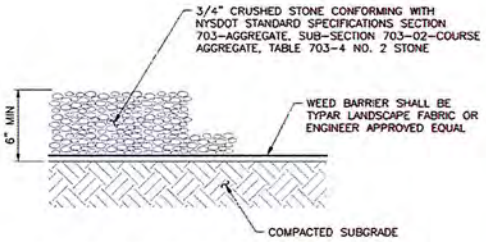
1 C-4 FENCE DETAIL
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



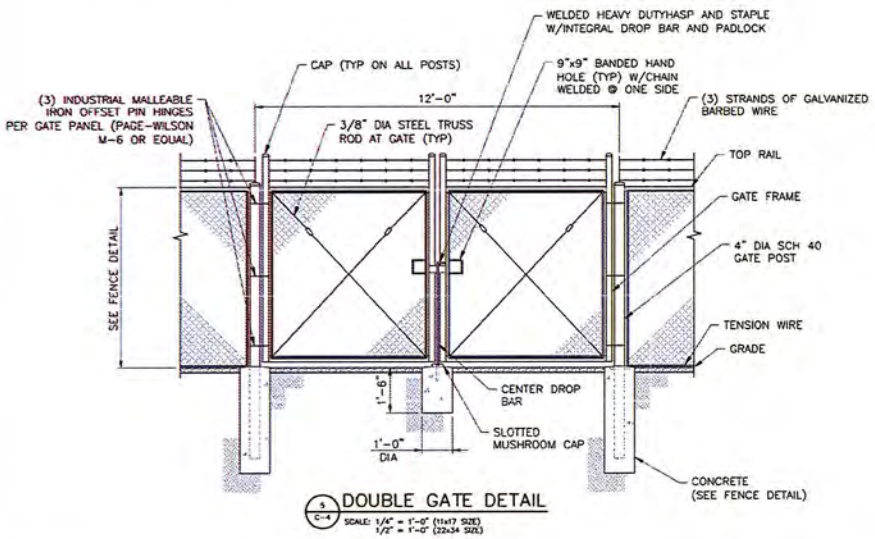
2 C-4 BOLLARD DETAIL
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



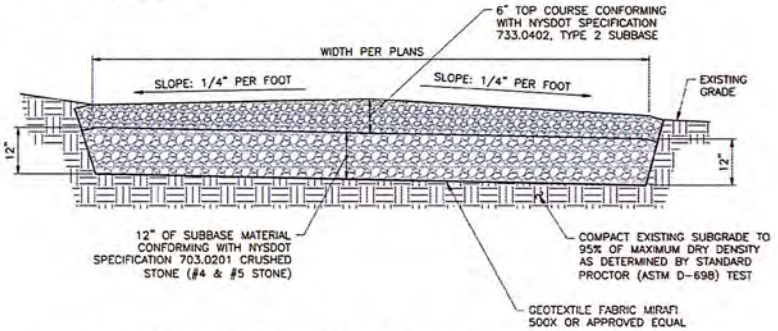
3 C-4 CABLE BRIDGE
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)



4 C-4 GRAVEL SURFACING TREATMENT
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1 1/2" = 1'-0" (22x34 SIZE)



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



6 C-4 GRAVEL DRIVE CROSS SECTION
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)

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.

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Tectonic Engineering Consultants, Geologists & Land Surveyors, DPC
Regional Contact Info
39 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 839-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
10751.057	TRR

NO.	DATE	ISSUE
0	6/6/22	FOR COMMENT

RELEASED BY	DATE

0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION

FOSTERTOWN RD
RE PN: 20212274952
LC: 695330

SITE ADDRESS

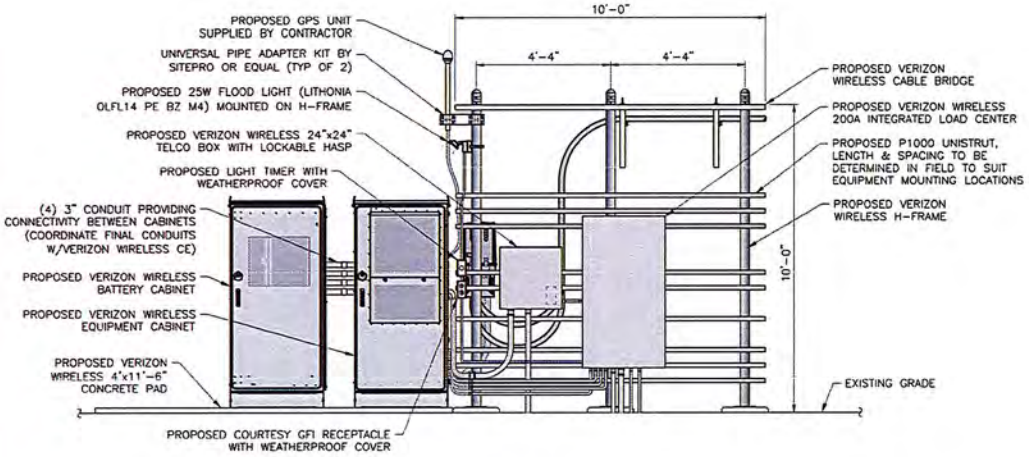
PRESSLER RD
TOWN OF NEWBURGH
ORANGE COUNTY
NY 12589

SHEET TITLE

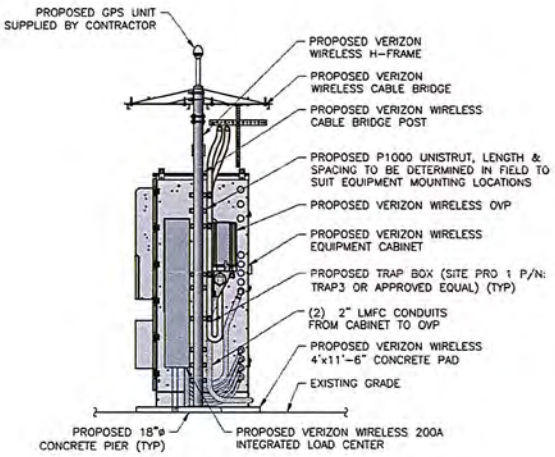
SITE DETAILS

SHEET NUMBER

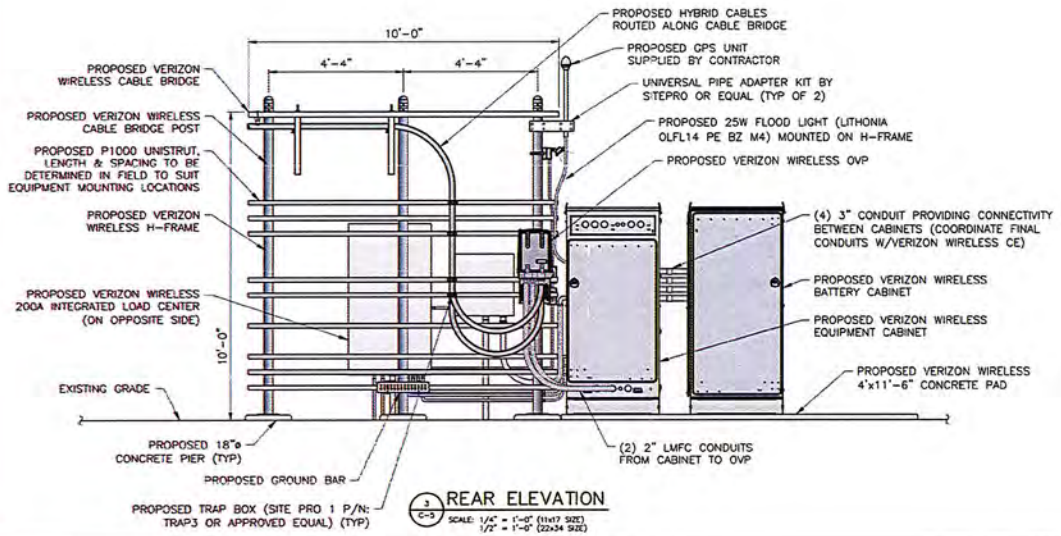
C-4



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



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



3 C-5 REAR ELEVATION
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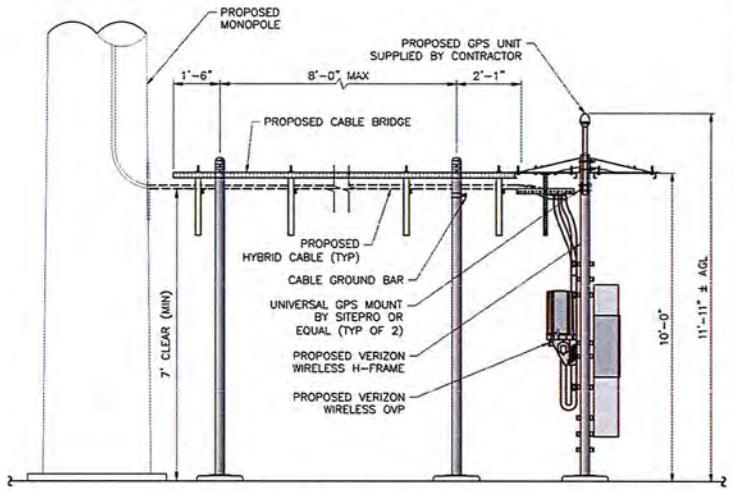
1/2" = 1'-0" (22x34 SIZE)



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

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

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Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
10751.057	TRR

NO.	DATE	ISSUE
0	6/8/22	FOR COMMENT

RELEASED BY	DATE

0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
FOSTERTOWN RD
RE PN: 20212274952
LC: 695330

SITE ADDRESS
PRESSLER RD
TOWN OF NEWBURGH
ORANGE COUNTY
NY 12589

SHEET TITLE
EQUIPMENT ELEVATIONS

SHEET NUMBER
C-5

DOCUMENTATION OF PUBLIC UTILITY STATUS
and
OVERVIEW OF ROSENBERG DECISION

In *Cellular Tel. Co. v. Rosenberg*, 82 N.Y.2d 364 (1993), the New York Court of Appeals determined that cellular telephone companies are public utilities. The Court held that proposed cellular telephone installations are to be reviewed by zoning boards pursuant to the traditional standard afforded to public utilities, rather than the standards generally required for the necessary approvals:

> It has long been held that a zoning board may not exclude a utility from a community where the utility has shown a need for its facilities. There can be no question of [the carrier's] need to erect the cell site to eliminate service gaps in its cellular telephone service area. The proposed cell site will also improve the transmission and reception of existing service. Application of our holding in *Matter of Consolidated Edison* to sitings of cellular telephone companies, such as [the applicant], permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community. . . . Moreover, the record supports the conclusion that [the applicant] sustained its burden of proving the requisite public necessity. [The applicant] established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the . . . area.

Rosenberg, 82 N.Y.2d at 372-74 (citing *Consolidated Edison Co. v. Hoffman*, 43 N.Y.2d 598 (1978)).

This special treatment of a public utility stems from the essential nature of its service, and the fact that a public utility transmitting facility must be located in a particular area in order to provide service. For instance, water towers, electric switching stations, water pumping stations and telephone poles must be in particular locations (including within residential districts) in order to provide the utility to a specific area:

> [Public] utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.

Anderson, New York Zoning Law Practice, 3d ed., p. 411 (1984) (hereafter "Anderson"). See also, *Cellular Tel. Co. v. Rosenberg*, 82 N.Y.2d 364 (1993); *Payne v. Taylor*, 178 A.D.2d 979 (4th Dep't 1991).

Accordingly, the law in New York is that a municipality may not prohibit facilities, including towers, necessary for the transmission of a public utility. In *Rosenberg*, 82 N.Y.2d at 371, the court found that "the construction of an antenna tower... to facilitate the supply of cellular telephone service is a 'public utility building' within the meaning of a zoning ordinance." See also *Long Island Lighting Co. v. Griffin*, 272 A.D. 551 (2d Dep't 1947) (a municipal corporation may not prohibit the expansion of a public utility where such expansion is necessary to the maintenance of essential services).

DOCUMENTATION OF PERSONAL WIRELESS SERVICE FACILITY STATUS and FEDERAL TELECOMMUNICATIONS ACT OF 1996

In addition to being considered a public utility under New York decisional law, Verizon Wireless is classified as a provider of "personal wireless services" under the federal Telecommunications Act of 1996 (the "TCA").

As stated in the long title of the Act, the goal of the TCA is to "promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." *Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996).*

The TCA mandates a process designed to achieve competitive telecommunications markets. In keeping with the central goals of the TCA, the authors specify in Section 253(a) that "[n]o State or local statute or regulation…may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." *TCA Section 253(a), emphasis added.*

Section 332(c) of the TCA preserves the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction and modification of personal wireless service facilities, subject to several important limitations:

- the "regulation of the placement…of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services" (*TCA §332(c)(7)(B)(i)(I)*);

- the "regulation of the placement…of personal wireless service facilities by any State or local government or instrumentality thereof shall not prohibit or have the effect of prohibiting the provision of personal wireless services" (*TCA §332(c)(7)(B)(i)(II)*);

- Applications must be processed within a reasonable period of time, and any decision to deny a request for placement of personal wireless service facilities must be in writing and supported by substantial evidence contained in a written record (*TCA §§332(c)(7)(B)(ii) and (iii)*); and

- regulations based upon the perceived environmental effects of radio frequency emissions are prohibited, so long as the proposed personal wireless service facility complies with FCC regulations concerning such emissions (*TCA §332(c)(7)(B)(iv)*).

A reference copy of the Telecommunications Act of 1996 is included herewith.

104TH CONGRESS
2d Session
HOUSE OF REPRESENTATIVES
REPORT
104–458

TELECOMMUNICATIONS ACT OF 1996

JANUARY 31, 1996. Ordered to be printed

Mr. BLILEY, from the committee of conference, submitted the following

CONFERENCE REPORT

[To accompany S. 652]

The committee of conference on the disagreeing votes of the two Houses on the amendments of the House to the bill (S. 652), to provide for a pro-competitive, de-regulatory national policy framework designed to accelerate rapidly private sector deployment of advanced telecommunications and information technologies and services to all Americans by opening all telecommunications markets to competition, and for other purposes, having met, after full and free conference, have agreed to recommend and do recommend to their respective Houses as follows:

That the Senate recede from its disagreement to the amendment of the House to the text of the bill and agree to the same with an amendment as follows:

In lieu of the matter proposed to be inserted by the House amendment, insert the following:

SECTION 1. SHORT TITLE; REFERENCES.

(a) SHORT TITLE.—This Act may be cited as the "Telecommunications Act of 1996".

(b) REFERENCES.—Except as otherwise expressly provided, whenever in this Act an amendment or repeal is expressed in terms of an amendment to, or repeal of, a section or other provision, the reference shall be considered to be made to a section or other provision of the Communications Act of 1934 (47 U.S.C. 151 et seq.).

SEC. 2. TABLE OF CONTENTS.

The table of contents for this Act is as follows:

22–327

[redacted] *tity that has obtained an attachment to such conduit or right-of-way so that such entity may have a reasonable opportunity to add to or modify its existing attachment. Any entity that adds to or modifies its existing attachment after receiving such notification shall bear a proportionate share of the costs incurred by the owner in making such pole, duct, conduit, or right-of-way accessible.*

[redacted] *right-of-way shall not be required to bear any of the costs of rearranging or replacing its attachment, if such rearrangement or replacement is required as a result of an additional attachment or the modification of an existing attachment sought by any other entity* [redacted]

SEC. 704. FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS.

(a) NATIONAL WIRELESS TELECOMMUNICATIONS SITING POLICY.—Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

"(7) PRESERVATION OF LOCAL ZONING AUTHORITY.—

"(A) GENERAL AUTHORITY.—Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

"(B) LIMITATIONS.—

"(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof—

"(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

"(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

"(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

"(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

"(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

"(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

"(C) DEFINITIONS.—For purposes of this paragraph—

"(i) the term 'personal wireless services' means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

"(ii) the term 'personal wireless service facilities' means facilities for the provision of personal wireless services; and

"(iii) the term 'unlicensed wireless service' means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v)).".

(b) RADIO FREQUENCY EMISSIONS.—Within 180 days after the enactment of this Act, the Commission shall complete action in ET Docket 93–62 to prescribe and make effective rules regarding the environmental effects of radio frequency emissions.

(c) AVAILABILITY OF PROPERTY.—Within 180 days of the enactment of this Act, the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, reasonable, and nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.

[redacted]

RIERS.

Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

"(8) MOBILE SERVICES ACCESS.—A person engaged in the provision of commercial mobile services, insofar as such person is so engaged, shall not be required to provide equal access to

[redacted]

portionate share of the costs incurred by the owner in making such conduit or right-of-way accessible.

Conference agreement

The conference agreement adopts the Senate provision with modifications. The conference agreement amends section 224 of the Communications Act by adding new subsection (e)(1) to allow parties to negotiate the rates, terms, and conditions for attaching to poles, ducts, conduits, and rights-of-way owned or controlled by utilities. New subsection 224(e)(2) establishes a new rate formula charged to telecommunications carriers for the non-useable space of each pole. Such rate shall be based upon the number of attaching entities. The conferees also agree to three additional provisions from the House amendment. First, subsection (g) requires utilities that engage in the provision of telecommunications services or cable services to impute to its costs of providing such service an equal amount to the pole attachment rate for which such company would be liable under section 224. Second, new subsection 224(h) requires utilities to provide written notification to attaching entities of any plans to modify or alter its poles, ducts, conduit, or rights-of-way. New subsection 224(h) also requires any attaching entity that takes advantage of such opportunity to modify its own attachments shall bear a proportionate share of the costs of such alterations. Third, new subsection 224(i) prevents a utility from imposing the cost of rearrangements to other attaching entities if done solely for the benefit of the utility.

SECTION 704—FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS

Senate bill

No provision.

House amendment

Section 108 of the House amendment required the Commission to issue regulations within 180 days of enactment for siting of CMS. A negotiated rulemaking committee comprised of State and local governments, public safety agencies and the affected industries were to have attempted to develop a uniform policy to propose to the Commission for the siting of wireless tower sites.

The House amendment also required the Commission to complete its pending Radio Frequency (RF) emission exposure standards within 180 days of enactment. The siting of facilities could not be denied on the basis of RF emission levels for facilities that were in compliance with the Commission standard.

The House amendment also required that to the greatest extent possible the Federal government make available to use of Federal property, rights-of-way, easements and any other physical instruments in the siting of wireless telecommunications facilities.

Conference agreement

The conference agreement creates a new section 704 which prevents Commission preemption of local and State land use decisions and preserves the authority of State and local governments over

zoning and land use matters except in the limited circumstances set forth in the conference agreement. The conference agreement also provides a mechanism for judicial relief from zoning decisions that fail to comply with the provisions of this section. It is the intent of the conferees that other than under section 332(c)(7)(B)(iv) of the Communications Act of 1934 as amended by this Act and section 704 of the Telecommunications Act of 1996 the courts shall have exclusive jurisdiction over all other disputes arising under this section. Any pending Commission rulemaking concerning the preemption of local zoning authority over the placement, construction or modification of CMS facilities should be terminated.

When utilizing the term "functionally equivalent services" the conferees are referring only to personal wireless services as defined in this section that directly compete against one another. The intent of the conferees is to ensure that a State or local government does not in making a decision regarding the placement, construction and modification of facilities of personal wireless services described in this section unreasonably favor one competitor over another. The conferees also intend that the phrase "unreasonably discriminate among providers of functionally equivalent services" will provide localities with the flexibility to treat facilities that create different visual, aesthetic, or safety concerns differently to the extent permitted under generally applicable zoning requirements even if those facilities provide functionally equivalent services. For example, the conferees do not intend that if a State or local government grants a permit in a commercial district, it must also grant a permit for a competitor's 50-foot tower in a residential district.

Actions taken by State or local governments shall not prohibit or have the effect of prohibiting the placement, construction or modification of personal wireless services. It is the intent of this section that bans or policies that have the effect of banning personal wireless services or facilities not be allowed and that decisions be made on a case-by-case basis.

Under subsection (c)(7)(B)(ii), decisions are to be rendered in a reasonable period of time, taking into account the nature and scope of each request. If a request for placement of a personal wireless service facility involves a zoning variance or a public hearing or comment process, the time period for rendering a decision will be the usual period under such circumstances. It is not the intent of this provision to give preferential treatment to the personal wireless service industry in the processing of requests, or to subject their requests to any but the generally applicable time frames for zoning decision.

The phrase "substantial evidence contained in a written record" is the traditional standard used for judicial review of agency actions.

The conferees intend section 332(c)(7)(B)(iv) to prevent a State or local government or its instrumentalities from basing the regulation of the placement, construction or modification of CMS facilities directly or indirectly on the environmental effects of radio frequency emissions if those facilities comply with the Commission's regulations adopted pursuant to section 704(b) concerning such emissions.

The limitations on the role and powers of the Commission under this subparagraph relate to local land use regulations and are not intended to limit or affect the Commission's general authority over radio telecommunications, including the authority to regulate the construction, modification and operation of radio facilities.

The conferees intend that the court to which a party appeals a decision under section 332(c)(7)(B)(v) may be the Federal district court in which the facilities are located or a State court of competent jurisdiction, at the option of the party making the appeal, and that the courts act expeditiously in deciding such cases. The term "final action" of that new subparagraph means final administrative action at the State or local government level so that a party can commence action under the subparagraph rather than waiting for the exhaustion of any independent State court remedy otherwise required.

With respect to the availability of Federal property for the use of wireless telecommunications infrastructure sites under section 704(c), the conferees generally adopt the House provisions, but substitute the President or his designee for the Commission.

It should be noted that the provisions relating to telecommunications facilities are not limited to commercial mobile radio licensees, but also will include other Commission licensed wireless common carriers such as point to point microwave in the extremely high frequency portion of the electromagnetic spectrum which rely on line of sight for transmitting communication services.

~~SECTION 705. MOBILE SERVICE DIRECT ACCESS TO LONG DISTANCE~~ CARRIERS

Senate bill

Subsection (b) of section 221 of the Senate bill, as passed, states that notwithstanding the MFJ or any other consent decree, no CMS provider will be required by court order or otherwise to provide long distance equal access. The Commission may only order equal access if a CMS provider is subject to the interconnection obligations of section 251 and if the Commission finds that such a requirement is in the public interest. CMS providers shall ensure that its subscribers can obtain unblocked access to the interexchange carrier of their choice through the use of interexchange carrier identification codes, except that the unblocking requirement shall not apply to mobile satellite services unless the Commission finds it is in the public interest.

House amendment

Under section 109 of the House amendment, the Commission shall require providers of two-way switched voice CMS to allow their subscribers to access the telephone toll services provider of their choice through the use of carrier identification codes. The Commission rules will supersede the equal access, balloting and prescription requirements imposed by the MFJ and the AT&T-McCaw consent decree. The Commission may exempt carriers or classes of carriers from the requirements of this section if it is consistent with the public interest, convenience, and necessity, and the

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA801 **File Number:** 0009761479 **Print Date:** 12-14-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA906 **File Number:** 0009773259 **Print Date:** 12-21-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE581 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE582 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Licensee Name: CELLCO PARTNERSHIP

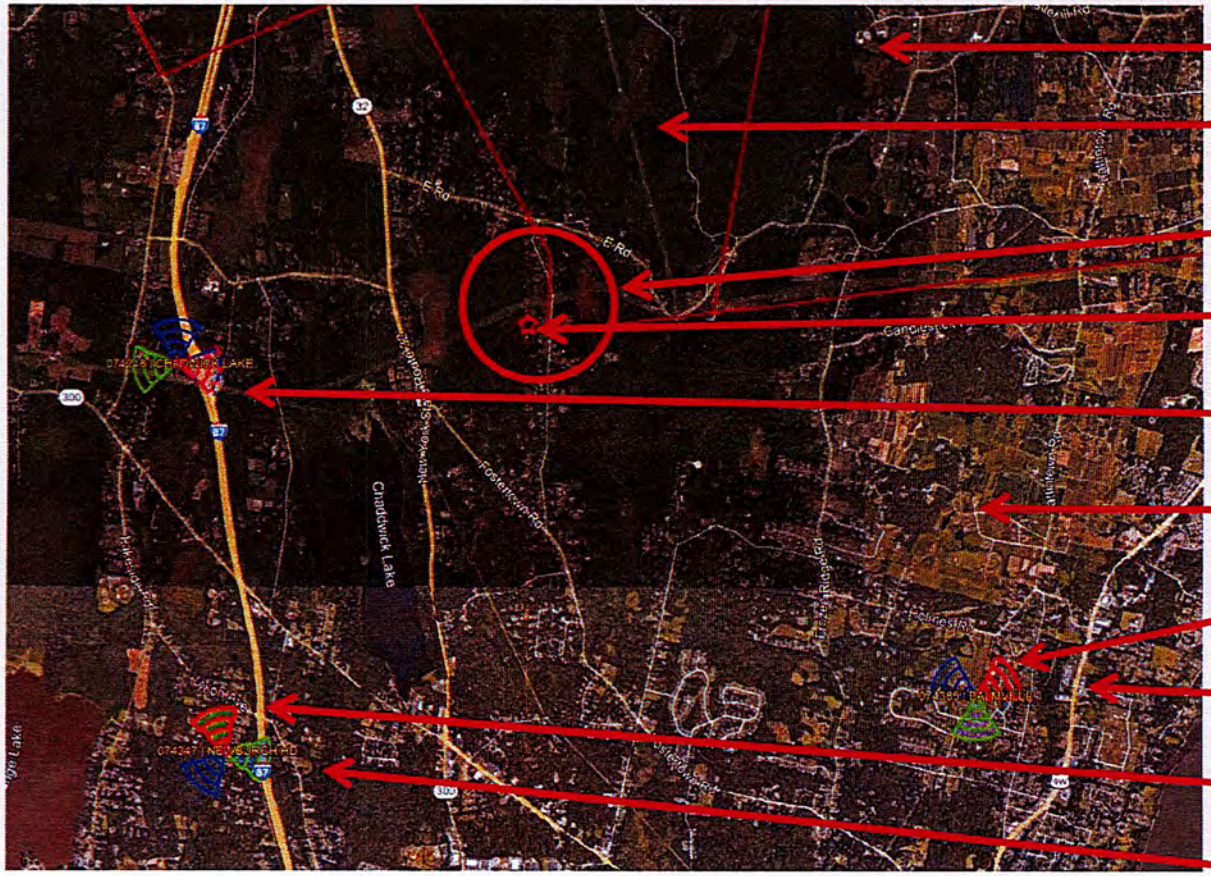
Call Sign: WRNE583 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Verizon Wireless Communications Facility

Engineering Necessity Case – "Fostertown Rd"



Prepared by: Wasif Sharif

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

verizon

June 1st, 2022

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, located in the northern portion of the Town of **Newburgh** is currently served by two 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 and long distance 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 **BALMVILLE,** located in the town of BALMVILLE, is approximately three miles southeast (of the project location) situated on an existing tower located off **Bannerman View Drive**. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The second serving site is **CHADWICK LAKE,** located in the town of Newburgh, is approximately two miles west (of the project location) situated on an existing hill top tower located off **Quaker Street**. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

Available (mid band AWS) carriers at these and other area sites are not capable of effectively serving/offloading the project area due to inherent propagation losses from distance, challenging terrain and in building coverage losses negatively impacting mid 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 northern portion of the Town of Newburgh and Southern part of the Town of Plattekill, more specifically portions of Fostertown Road, New York State Route 32, Pressler Road, East Road, and Huckleberry Turnpike, as well neighboring residential areas along and near these roads. In order to offload capacity from CHADWICK LAKE and BALMVILLE sites, 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 to attach the necessary antenna(s) to a new 120' monopole tower to be located at 76-120 Pressler Rd, Wallkill, NY. Verizon's antennas will utilize 116' for the ACL (Antenna Center Line) with a top of antenna height of 120'. This solution will provide the necessary coverage and capacity improvements needed.

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.

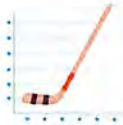
600+ school districts replaced text books with tablets in classrooms.

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]

55%

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. Ericsson Mobility 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 Survey, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015
2 CTIA, June 2015

80%+

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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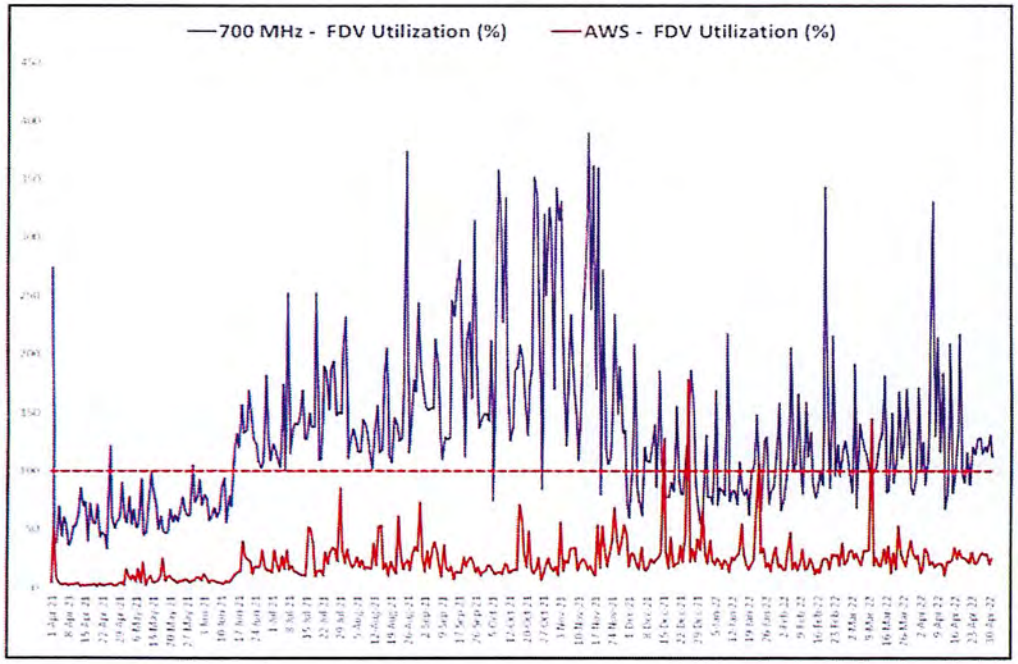
Capacity Utilization
FDV (BALMVILLE Gamma)



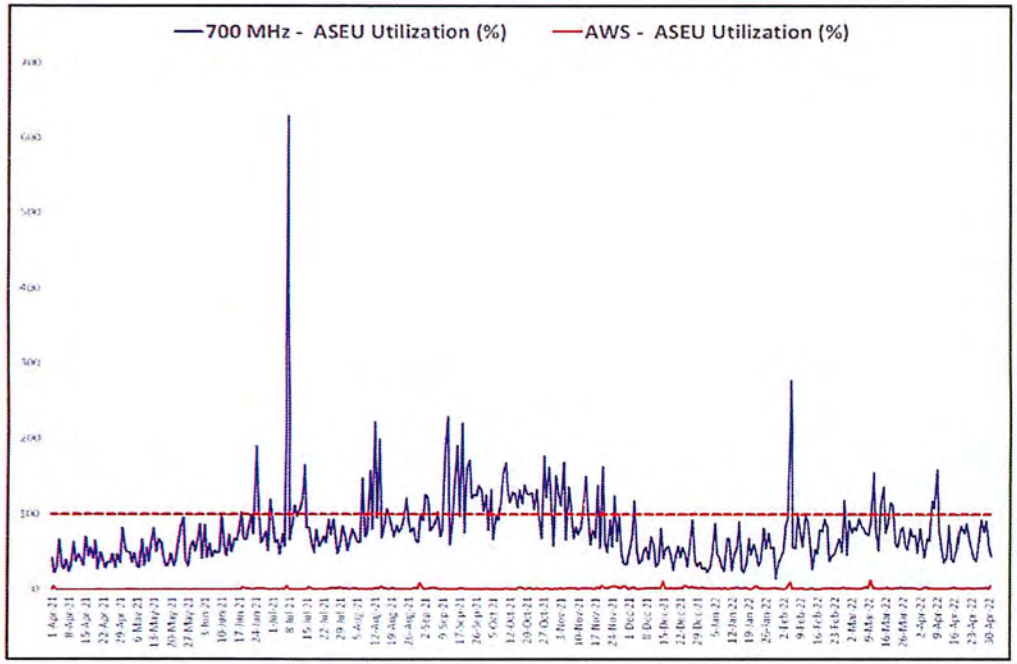
Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

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 **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** 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 up to three metrics used in this presentation to evaluate capacity capability in this area. 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 network densification.

verizon

Capacity Utilization
ASEU (BALMVILLE 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 **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** sector shown above has exceeded its capability of supporting ASEU requirements as shown by the purple line exceeding the max utilization threshold (red dashed line). 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 network densification.

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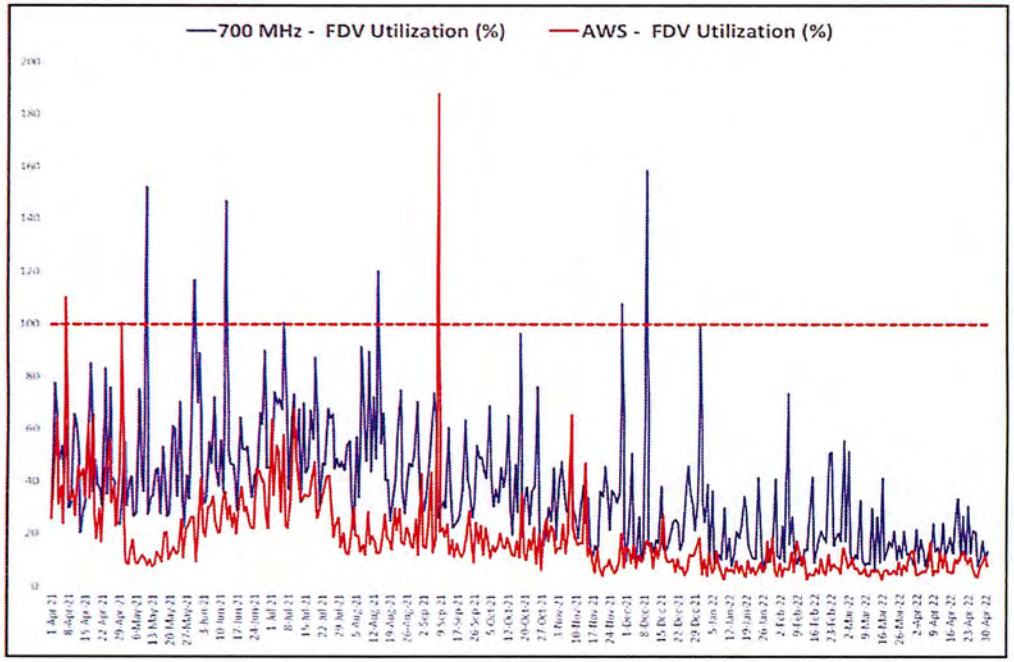
Capacity Utilization FDV (CHADWICK LAKE Alpha)



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 **CHADWICK LAKE** 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 **CHADWICK LAKE** 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 up to three metrics used in this presentation to evaluate capacity capability in this area.

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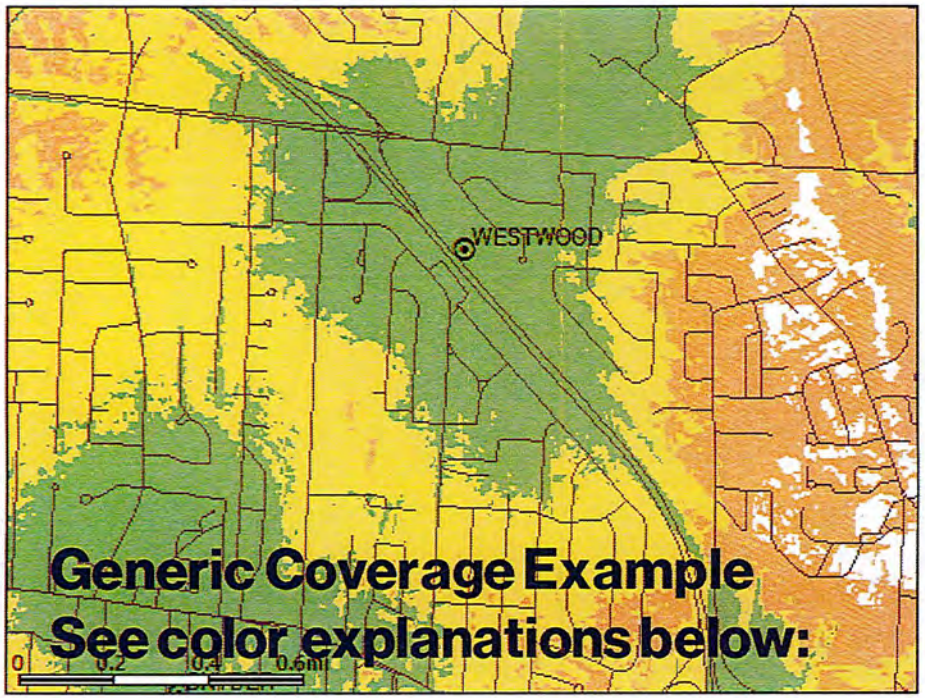
Explanation of Wireless Coverage



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 mid band (higher frequency) AWS and PCS carriers are not fully 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, layer not used in all site justifications

verizon

Explanation of this Search Area

Fostertown Rd 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 cell facility within this area to improve wireless service capacity and coverage. By offloading traffic from **CHADWICK LAKE, and BALMVILLE** with the proposed site, adequate and reliable service will be restored. The new **Fostertown Rd** site will provide dominant and dedicated signal to the identified portions of the town of **Newburgh**. This helps to improve not only the **Fostertown Rd** project area but will also indirectly result with significant improvements in the northern portion of the town of **Newburgh**.

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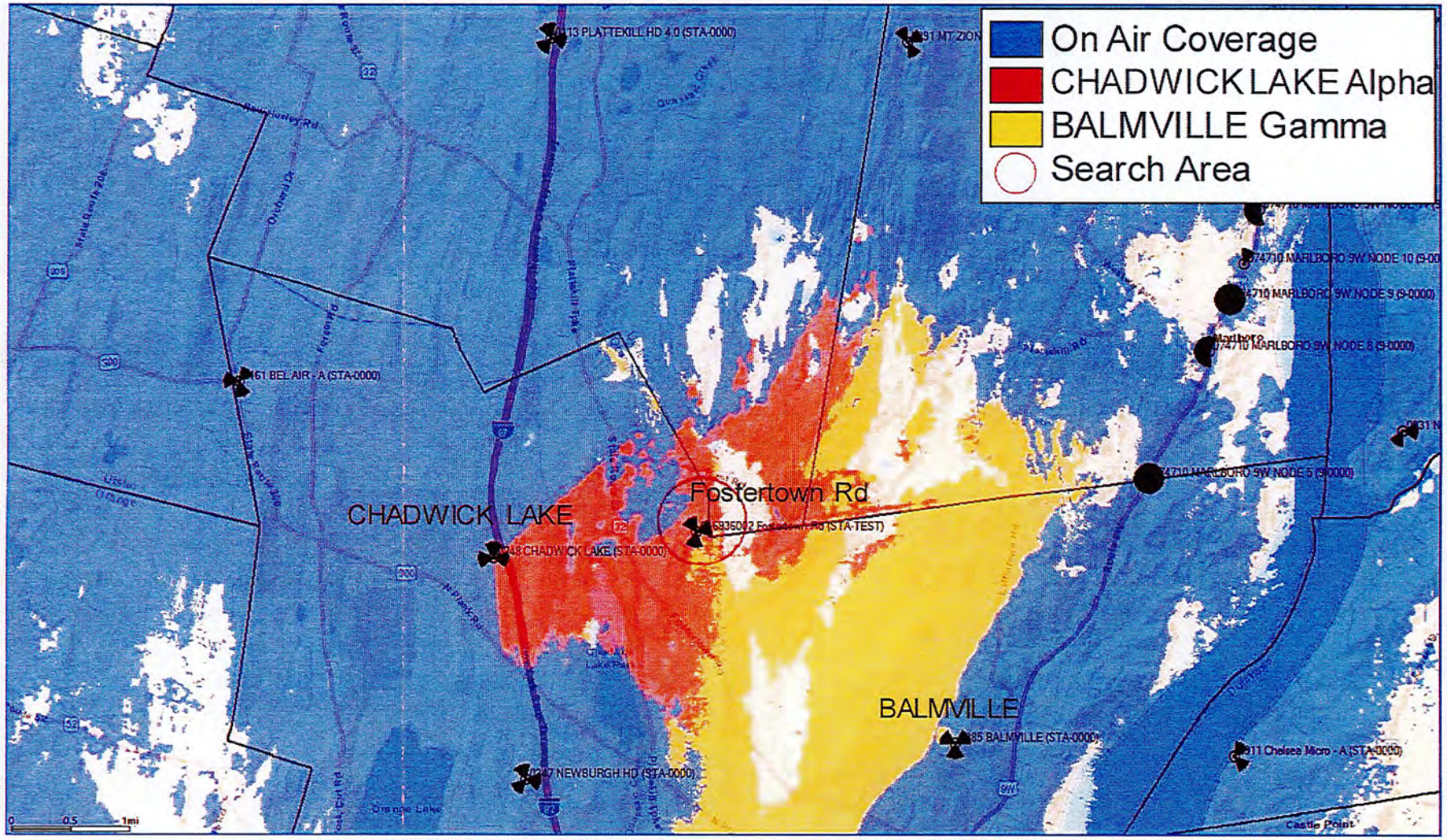
Existing 700MHz Best Server -105dBm RSRP

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.

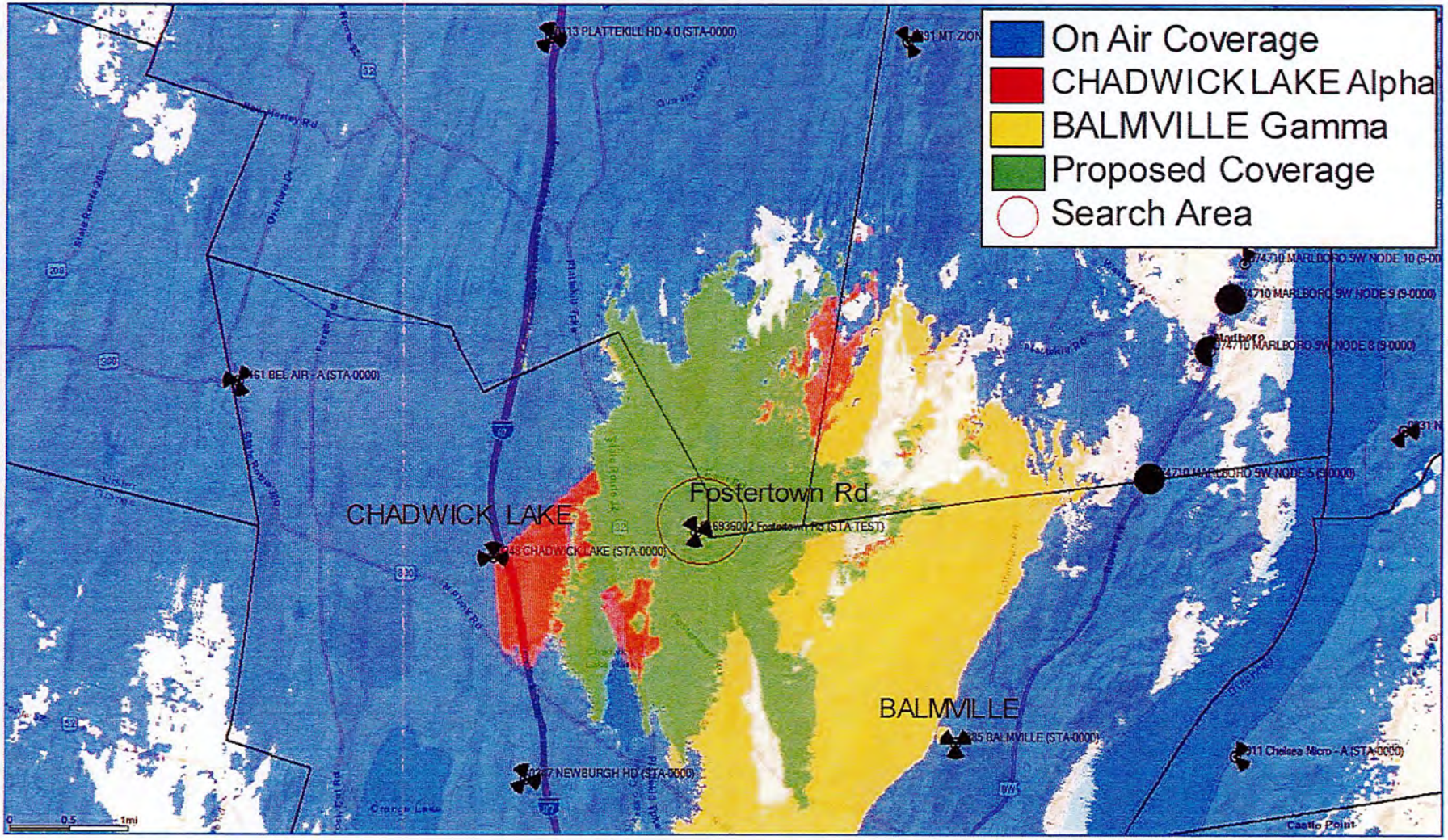


The map above represents existing low band coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air sites.

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 116' ACL).



The map above adds the low band footprint of the proposed Fostertown Rd 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 CHADWICK LAKE Alpha and BALMVILLE Gamma sectors.

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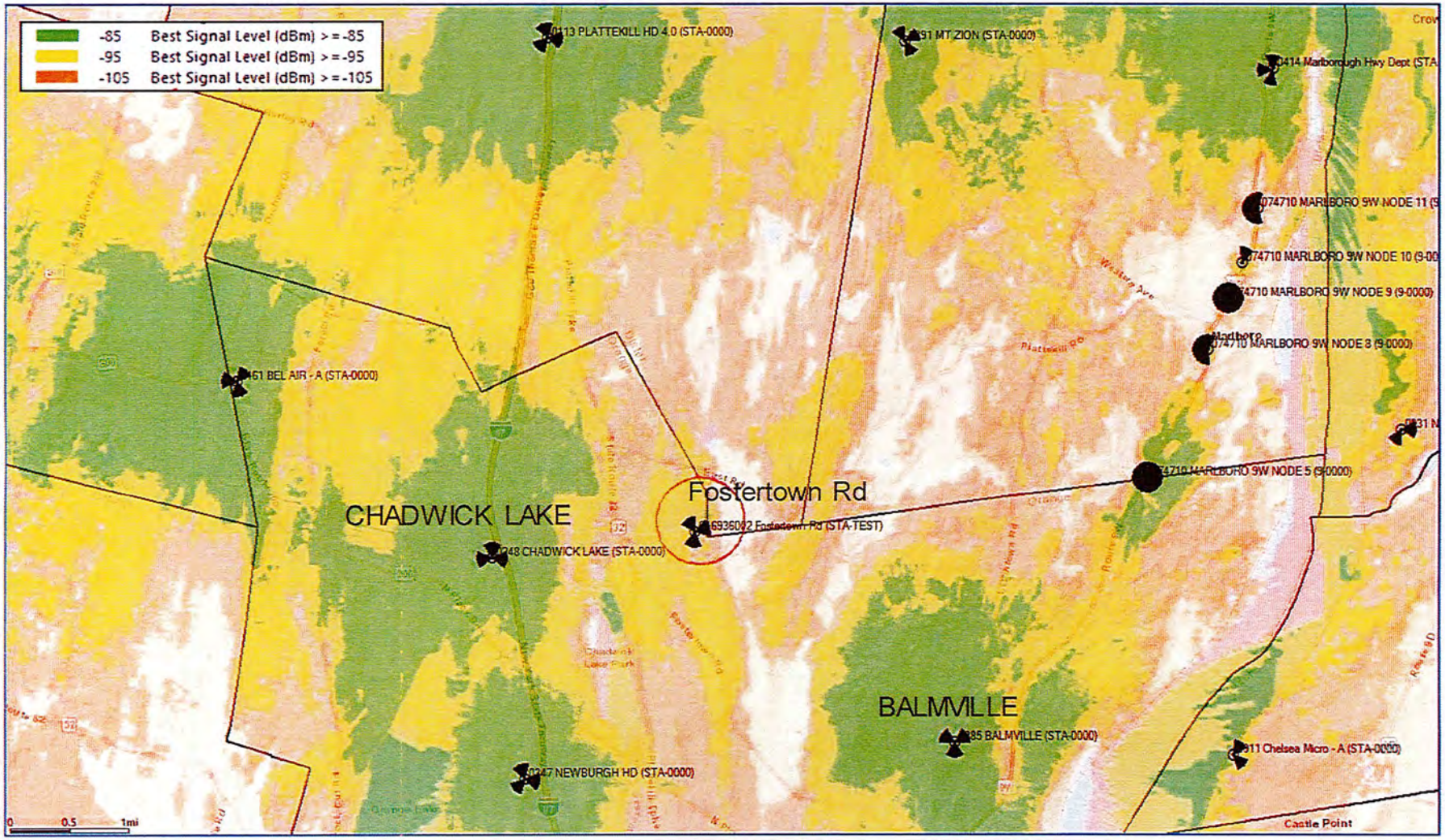
Existing 700MHz Coverage

This coverage map shows how weak the RF conditions are in and around the Fostertown Rd site area.
Refer to slide 9 for further explanation of these color thresholds

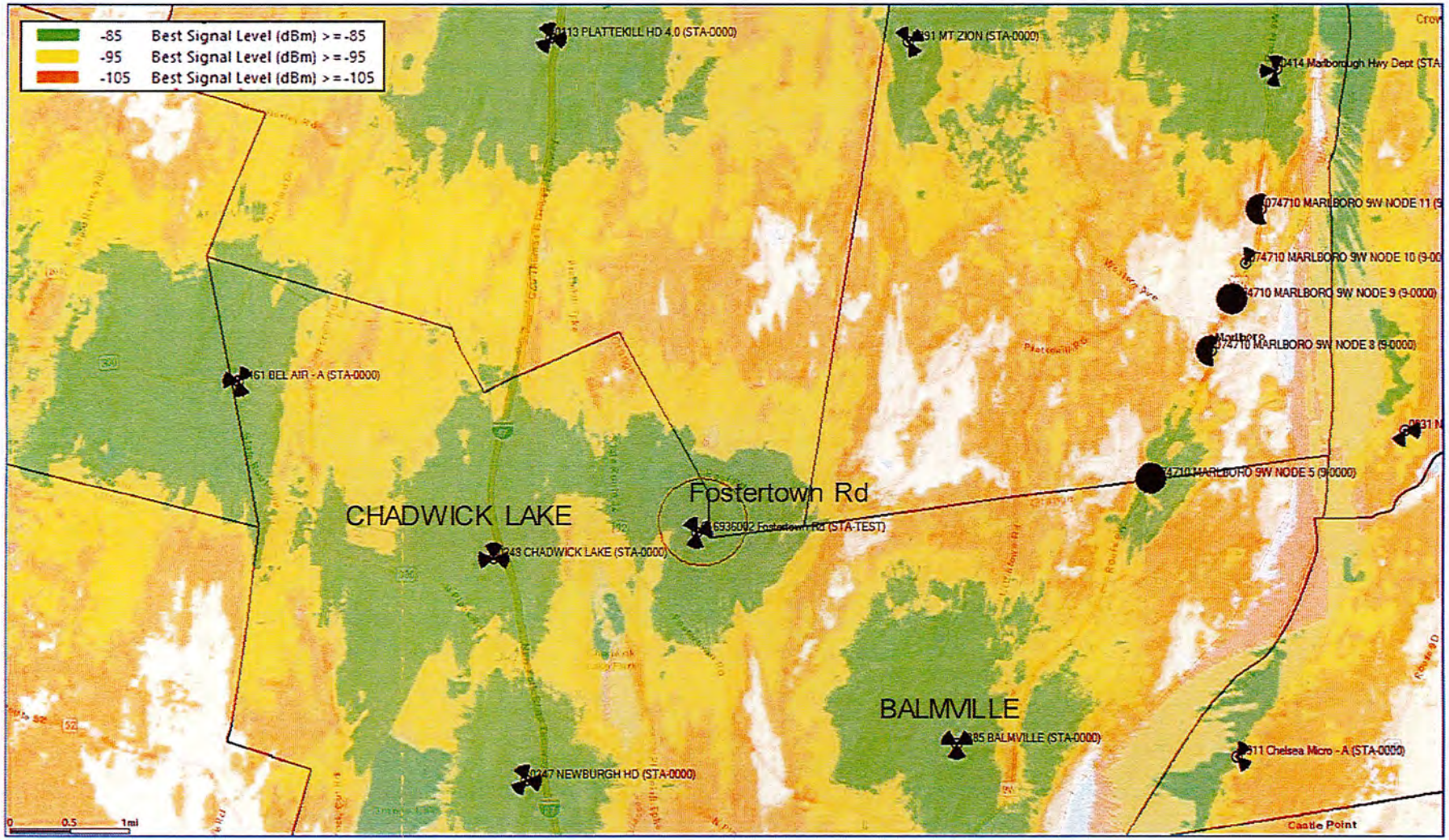


The map above represents existing low band signal strength coverage from existing sites.

verizon

Proposed 700MHz Coverage

This coverage map shows how improved the RF conditions will be in and around the Fostertown Rd site area (at 116' ACL).
Refer to slide 11 for further explanation of these color thresholds



The map above adds the low band footprint of the proposed Fostertown Rd site. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the CHADWICK LAKE Alpha, and BALMVILLE Gamma sectors.

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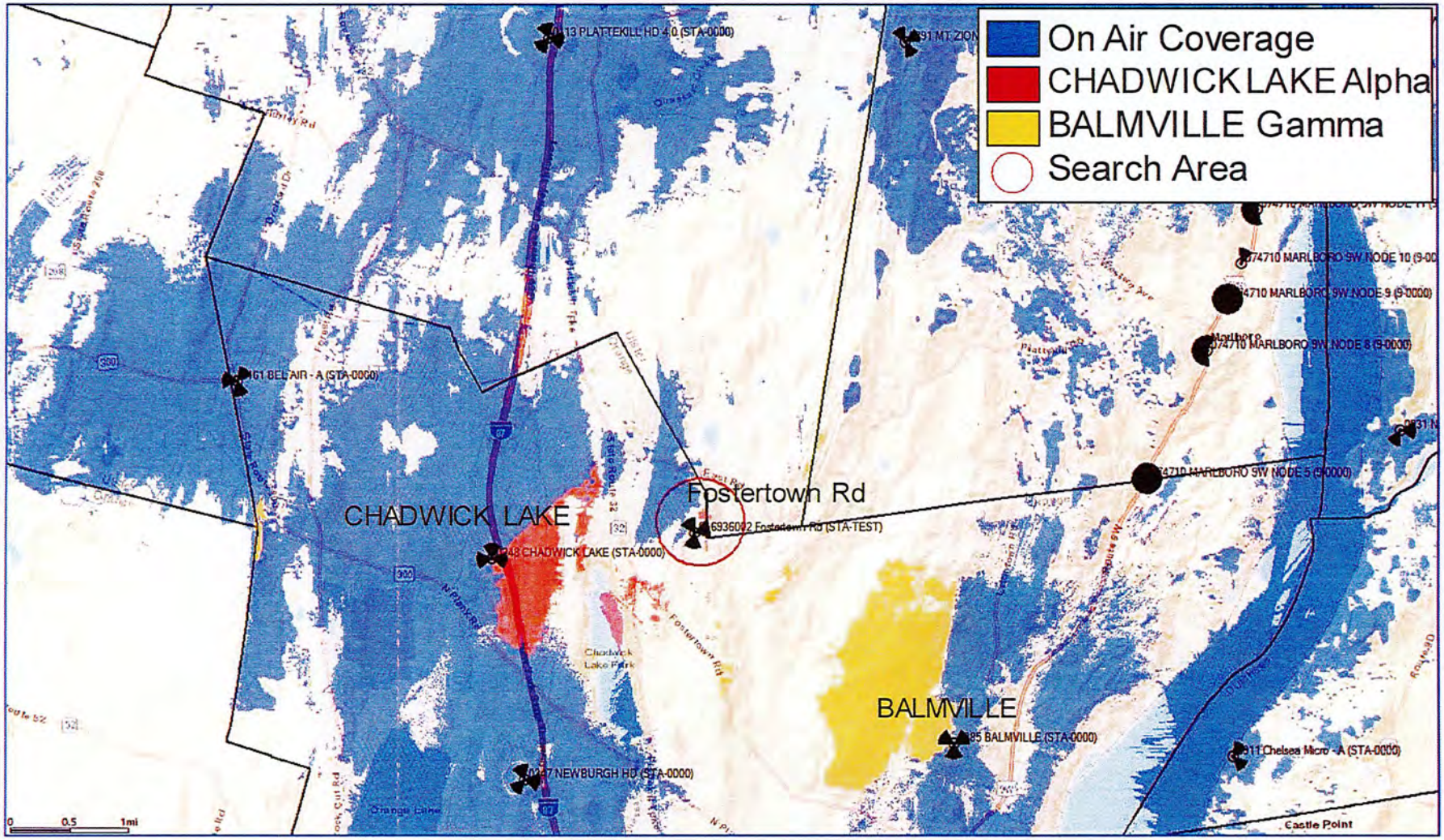
Existing 2100MHz Best Server -105dBm RSRP

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.

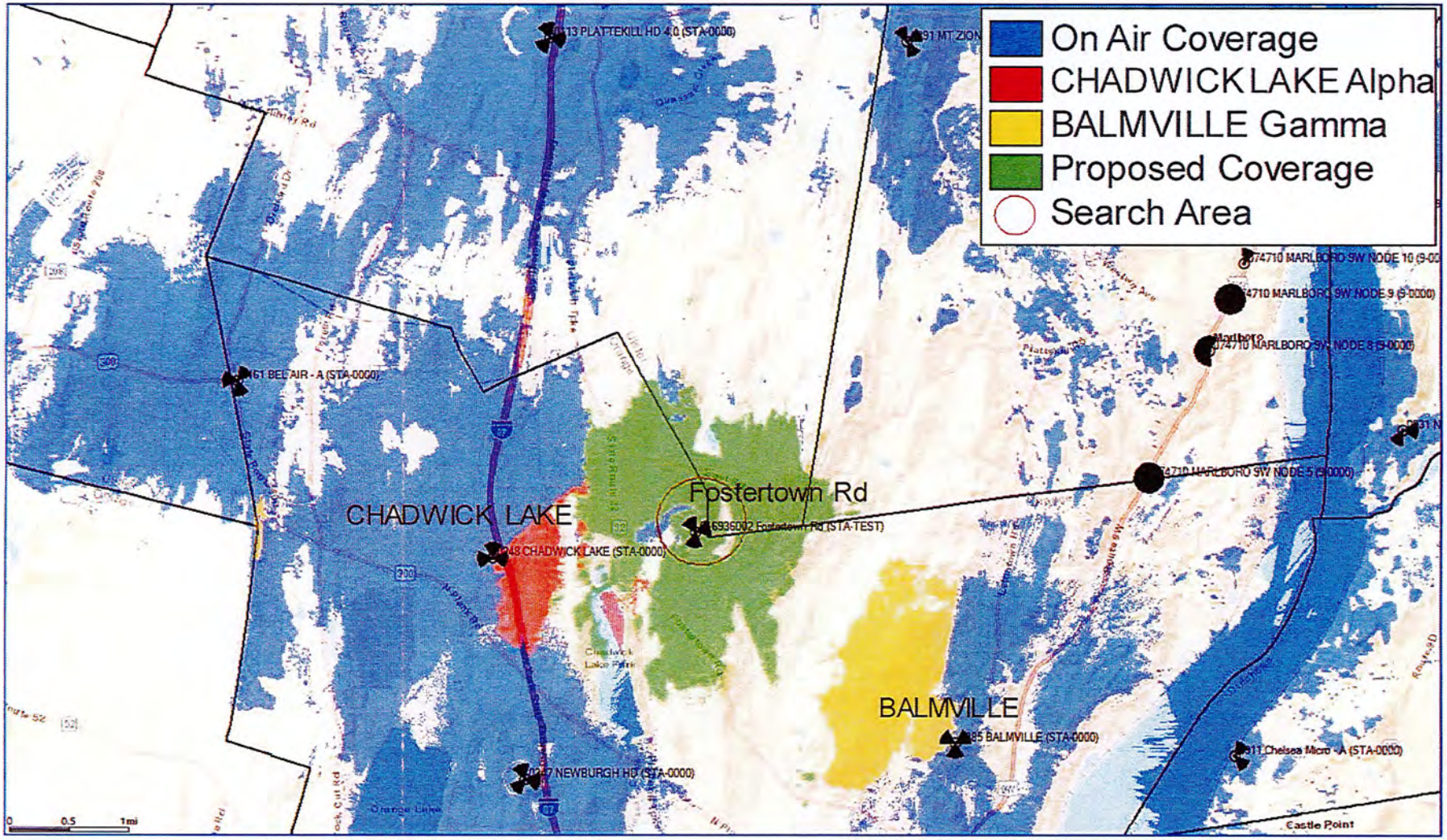


The map above represents mid band coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air sites.

verizon

Proposed 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).

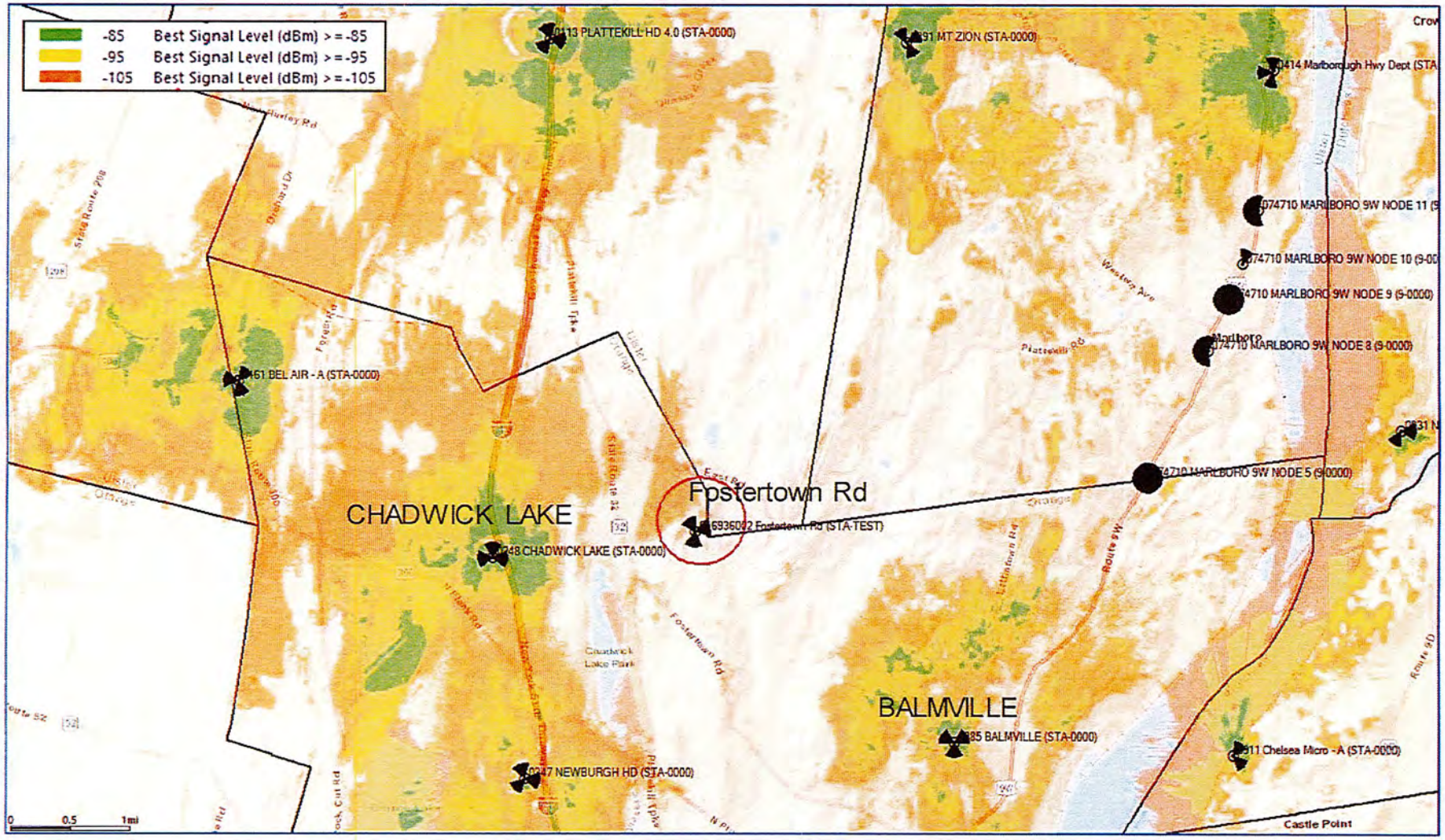


The map above adds the mid band footprint of the proposed Fostertown Rd site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area.

verizon

Existing 2100MHz Coverage

This coverage map shows the RF conditions in and around the Fostertown Rd site area.
Refer to slide 9 for further explanation of these color thresholds

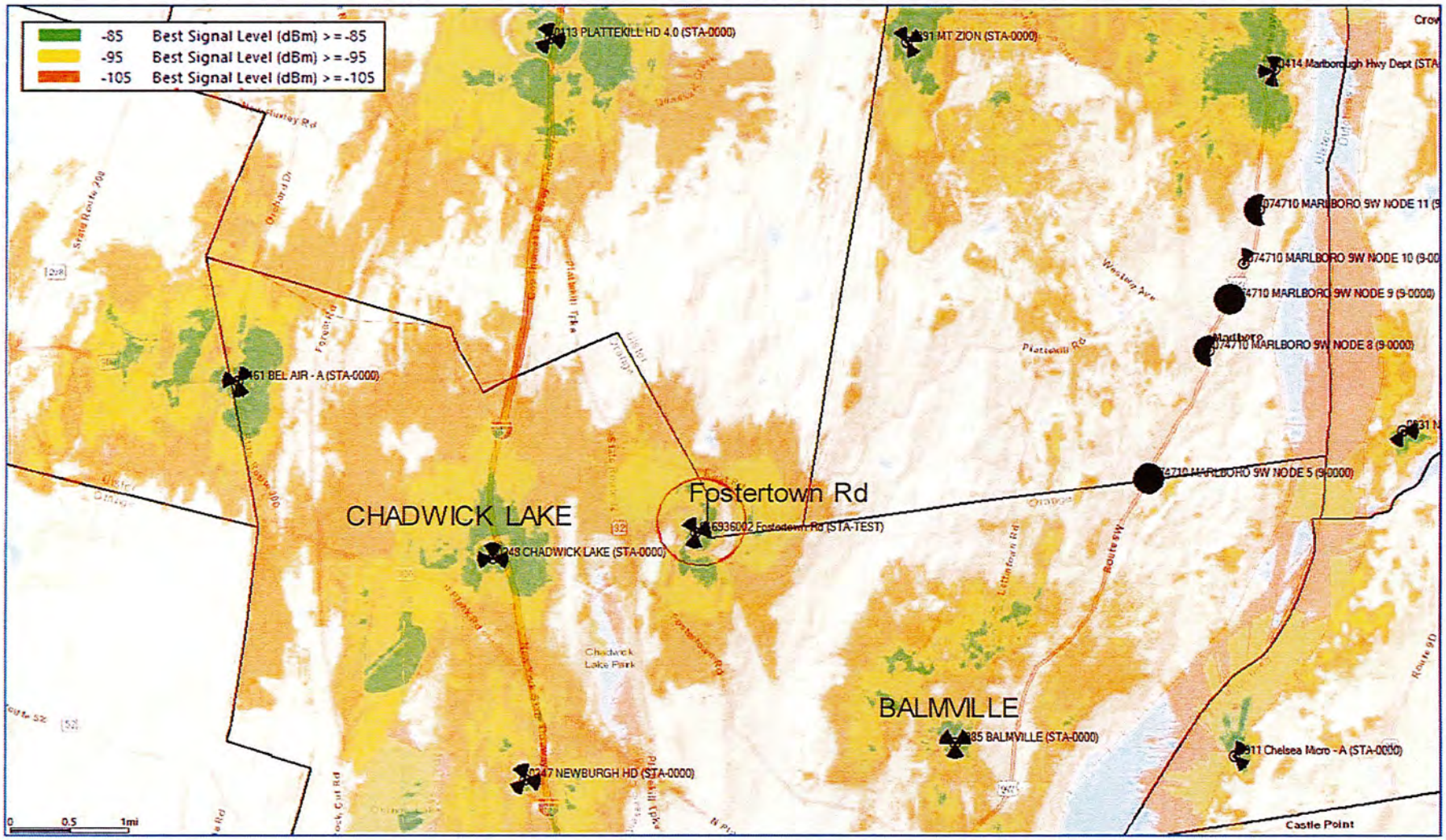


The map above represents mid band coverage from existing sites. This 2100MHz signal is very weak throughout the project area. Additional mid band network densification is required to resolve these conditions.

verizon

Proposed 2100MHz Coverage

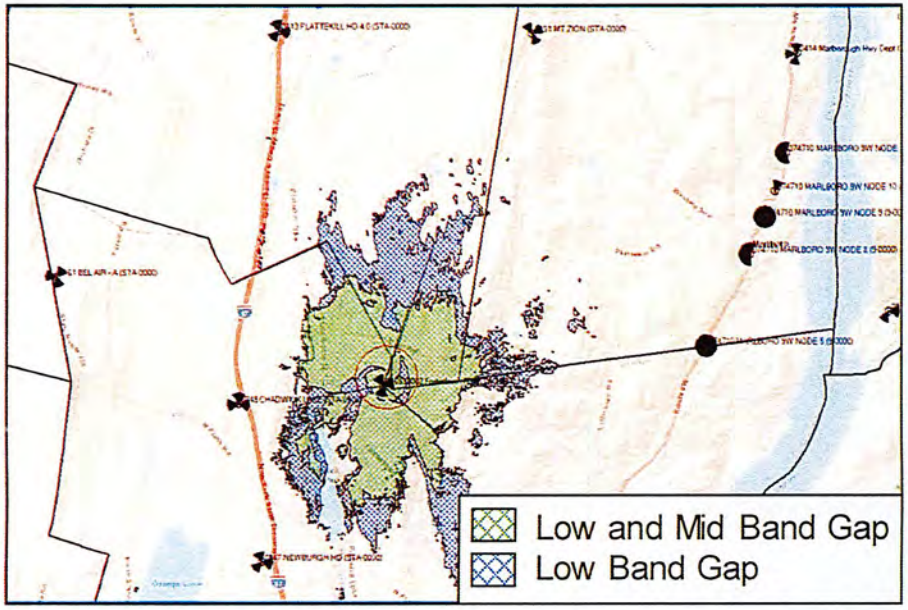
This coverage map shows how improved the RF conditions will be in and around the Fostertown Rd site area (at 116' ACL).
Refer to slide 9 for further explanation of these color thresholds



The map above adds the mid band footprint of the proposed Fostertown Rd site. The improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap area.

verizon

RF Justification Summary



The proposed site at 116' ACL resolves the substantial and significant gaps in coverage and capacity impacting the Fostertown Rd project area. The gaps are shown in the above graphic: The shaded areas as detailed in the legend represent gaps in coverage and capacity that Fostertown Rd (site) will resolve.

The network was analyzed to determine whether there is sufficient **RF coverage and capacity** in the **Town of Newburgh**. 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 mid band) to handle the existing and projected LTE voice and data traffic in the area near and neighboring the proposed **Fostertown Rd** 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.

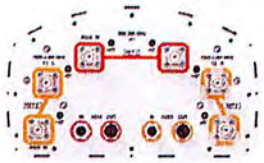
With the existing network configuration there are significant gaps in service which restricts Verizon Wireless customers from originating, maintaining or receiving reliable calls and network access. It is our expert opinion that the proposed height will satisfy the coverage and capacity needs of Verizon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

Wasif Sharif

Wasif Sharif
Engineer III – RF Design
Verizon Wireless

verizon

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

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light gray
Grounding Type	RF connector body grounded to reflector and mounting bracket
Performance Note	Outdoor usage | Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Radome Material	Fiberglass, UV resistant
Radiator Material	Copper | Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	6

Remote Electrical Tilt (RET) Information

RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	2 female | 2 male
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

NHH-65C-R2B

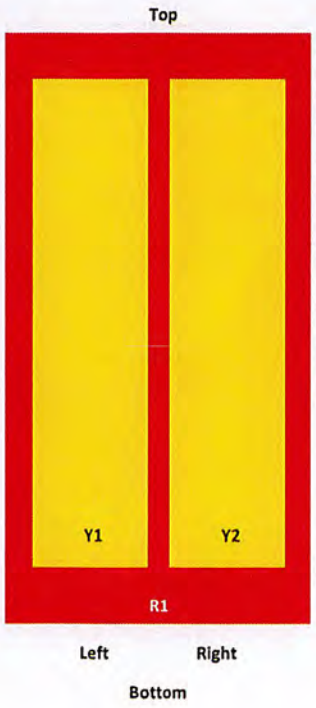
Protocol	3GPP/AISG 2.0 (Single RET)

Dimensions

Width	301 mm | 11.85 in
Depth	180 mm | 7.087 in
Length	2438 mm | 95.984 in
Net Weight, without mounting kit	23.4 kg | 51.588 lb

Array Layout

NHH



Array	Freq (MHz)	Conns	RET (SRET)	AISG RET UID
R1	698-896	1-2	1	ANxxxxxxxxxxxxxxx1
Y1	1695-2360	3-4	2	ANxxxxxxxxxxxxxxx2
Y2	1695-2360	5-6		

View from the front of the antenna

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

Electrical Specifications

Impedance	50 ohm
Operating Frequency Band	1695 – 2360 MHz | 698 – 896 MHz

NHH-65C-R2B

Polarization	±45°
Total Input Power, maximum	900 W @ 50 °C

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	16	16.1	17.3	17.7	18.3	18.2
Beamwidth, Horizontal, degrees	65	62	74	66	62	59
Beamwidth, Vertical, degrees	9	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

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	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	±6	±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	25.6	23.8	28	25	25	24
CPR at Boresight, dB	18	26	20	25	20	17

NHH-65C-R2B

CPR at Sector, dB	15	9	11	10	8	2

Mechanical Specifications

Effective Projective Area (EPA), frontal	0.37 m² | 3.983 ft²
Effective Projective Area (EPA), lateral	0.31 m² | 3.337 ft²
Wind Loading @ Velocity, frontal	393.0 N @ 150 km/h (88.3 lbf @ 150 km/h)
Wind Loading @ Velocity, lateral	330.0 N @ 150 km/h (74.2 lbf @ 150 km/h)
Wind Loading @ Velocity, maximum	757.0 N @ 150 km/h (170.2 lbf @ 150 km/h)
Wind Loading @ Velocity, rear	398.0 N @ 150 km/h (89.5 lbf @ 150 km/h)
Wind Speed, maximum	241 km/h | 149.75 mph

Packaging and Weights

Width, packed	409 mm | 16.102 in
Depth, packed	299 mm | 11.772 in
Length, packed	2561 mm | 100.827 in
Weight, gross	36.1 kg | 79.587 lb

Regulatory Compliance/Certifications

Agency	Classification
CHINA-ROHS	Above maximum concentration value
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system
ROHS	Compliant/Exempted

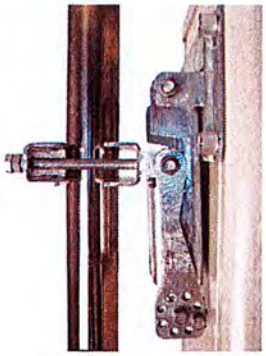
Included Products

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

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.

Product Classification

Product Type	Downtilt mounting kit

General Specifications

Application	Outdoor
Color	Silver

Dimensions

Compatible Diameter, maximum	115 mm | 4.528 in
Compatible Diameter, minimum	60 mm | 2.362 in

Material Specifications

Material Type	Galvanized steel

Packaging and Weights

Included	Brackets | Hardware
Packaging quantity	1
Weight, net	6.2 kg | 13.669 lb

Regulatory Compliance/Certifications

Agency	Classification
CE	Compliant with the relevant CE product directives
CHINA-ROHS	Below maximum concentration value
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system
REACH-SVHC	Compliant as per SVHC revision on www.commscope.com/ProductCompliance
ROHS	Compliant

BSAMNT-3

verizon

VERIZON WIRELESS OF THE EAST LP d/b/a VERIZON WIRELESS

Fostertown Rd

Pressler Rd
Newburgh, New York

SITE SELECTION ANALYSIS
JUNE 10, 2022

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

SITE SELECTION ANALYSIS

Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new structure, associated antennas, and equipment platform and related appurtenances, off of Pressler Road in the Town of Newburgh, Orange County, NY. The property, which is located in the Town's – Agricultural (AR) zoning district is a 25.7 acre vacant partially wooded lot with some areas previously cleared with low lying vegetation.

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 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 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 parameters is a circle radius of approximately 1500' from a point at the intersection of an existing Central Hudson utility corridor and Pressler Rd. The desired height of the facility is approximately 120'. A drone fly was conducted to verify necessary height to achieve desired coverage objectives. 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.

Please find as part of this submittal the RF Justification which in more detail justifies the RF coverage necessity of this project.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The Fostertown Rd search ring's ground elevation slopes downward towards the eastern portion of the search ring. The topography and terrain of this ring offered significant challenges to find a location. There are large wetlands taking up much of the area on the eastern side of the search ring presenting challenges for both constructability and access. Outside the search ring to the west wetlands also exist creating access challenges. **Attachment 2**

(b) Land Use

The Search Ring is made up of predominantly rural and suburban residential lots, many of the lots in this area are long and narrow which create challenges to meeting the Town of Newburgh or Town of Plattekill setback standards. **Attachment 2** 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. 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, Verizon Wireless generally seeks 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, 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, the tallest structures in search area were identified as Central Hudson support poles for the high-voltage power lines in the area. The utility poles are approximately 70' +/- in height. Collocation on these poles was ruled out as the towers are still to low to meet RF coverage objectives and logistically collocating on these poles create significant challenges for the operation of both the utility company and Verizon Wireless.

5. CANDIDATE/ALTERNATIVES ANALYSIS

Four (4) parcels were identified as being potential candidates for communications facility. These parcels are identified on **Attachment 2**. A summary of each of these properties located within the vicinity of Search Area is detailed below, including, where warranted, RF analysis.

(a) Nora and Eugene Hamond (Tax Parcel ID# 4-2-43)

This parcel, located along Pressler Rd. is directly south and under the existing Central Hudson high-voltage power line easement/corridor, in the Town of Newburgh with access along Pressler Rd. in the Town of Plattekill. The parcel is 25.7 acres and largely wooded with some cleared open space. The properties ground elevation ranges from approximately 610' to 650'. This parcel has the highest ground elevation in the search ring which therefore allowing for more minimal tower height to meet RF coverage objectives. This proposed location is setback from the streetscape along Pressler Rd. The existing support poles for the high voltage power lines in the area establish existing verticality and provide established context for the proposed tower location.

(b) Eric Hurlburt (Tax Parcel ID# 4-2-41.22)

This parcel, located at 64 Pressler Rd, in the Town of Newburgh, is 40.2 acres in size and is currently used as single family residential dwelling lot. This property is located in the Northwest Quadrant of the search ring. It is located in the RR Reservoir Zoning District. The parcel has some wetlands in the central portion of the property creating some access challenges to locating in the southwest quadrant of the property. Additionally the property's ground elevation is approximately 560', 80' lower in ground elevation than candidate A. The lower ground elevation at this property would increase the need for additional tower height.

(c) Frank Riess (Tax Parcel ID# 108.3-6-13)

This parcel, located at 131 Pressler Rd, in the Town of Plattekill, is 50.6 acres in size and is currently used as single family residential dwelling lot. This property is located east of the central portion of the search ring. It is located in the RR Reservoir Zoning District. The parcel has some wetlands in the eastern portion of the property. Additionally the property's ground elevation of approximately 520', 120' lower in ground elevation than candidate A. The lower ground elevation at this property would increase the need for additional tower height.

(d) Lisa Pfleger (Tax Parcel ID# 2-3-14)

This parcel, located at 32 Pressler Rd, in the Town of Newburgh, is 10.4 acres in size and is currently used as single family residential dwelling lot. This property is located in the Northwest Quadrant of the search ring. It is located in the RR Reservoir Zoning District. The parcel has some wetlands located on the north and south corners of the parcel. The property's ground elevation is approximately 565', 75' lower in ground elevation than candidate A. The lower ground elevation at this property would increase the need for additional tower height.

Other properties and buildings within or near the search area are not feasible to meet RF's desired coverage objectives due to the long and narrow lot size or infeasibility due to existing wetlands.

6. CONCLUSION

Based on the requirements of the Zoning Law, the existing conditions and land use, four (4) parcels or locations were identified for consideration. For these reasons, as well as the results of RF review and analysis, the Pressler Rd location is the best location for the proposed facility.

Prepared by:

Bryan Sarchi

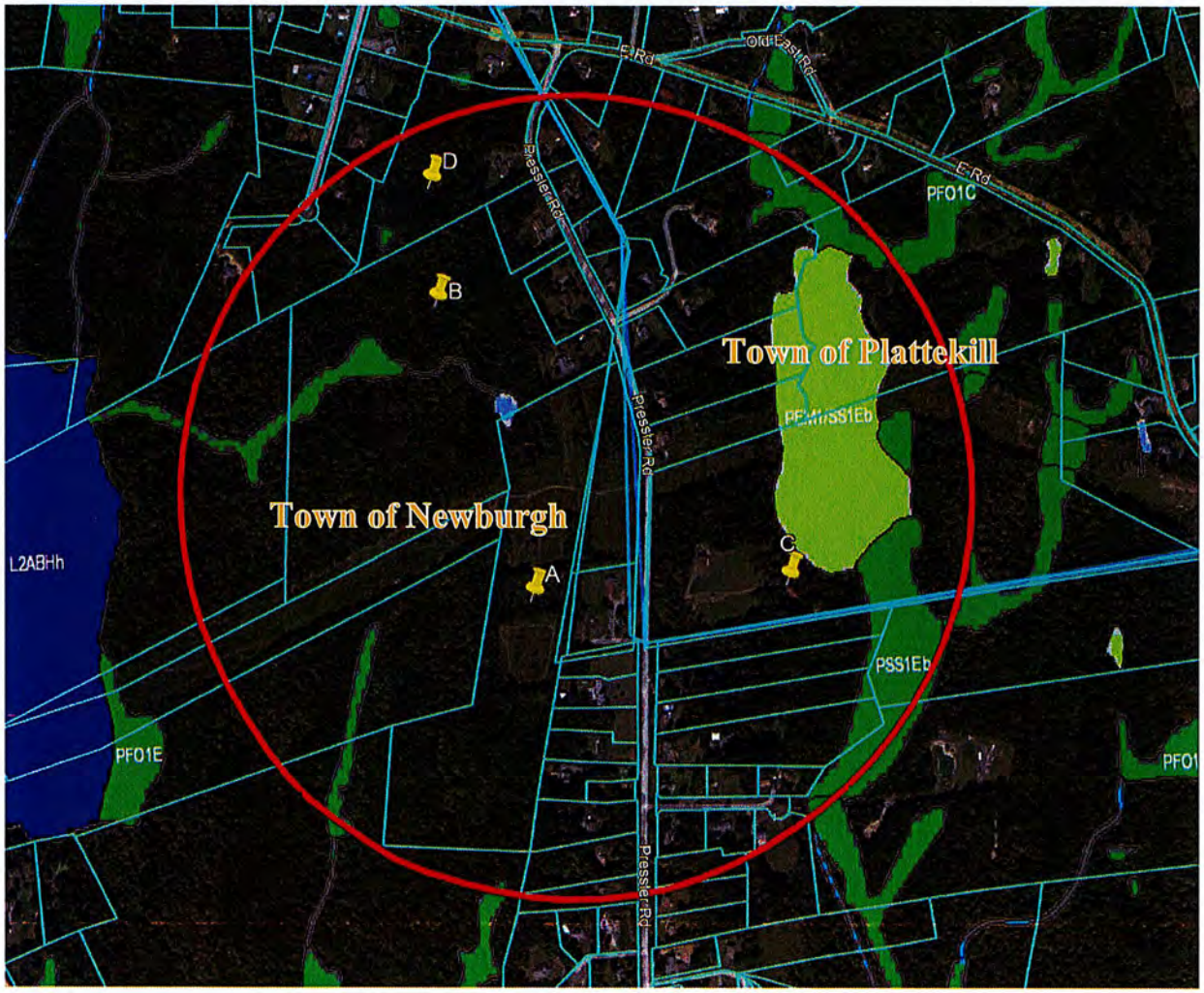
Bryan Sarchi
Airosmith Development
Consultant to Verizon Wireless

ATTACHMENT 1

RF Justification

ATTACHMENT 2

VERIZON WIRELESS
Search Ring (in Red) with Candidates, Tax Map, and Wetlands Information.



verizon

Network Engineering - UPNY
1275 John Street, Suite 100
West Henrietta, New York 14586

Jun 08, 2022

Planning Board
Town of Newburgh
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

RE: Fostertown Rd – Application of Verizon Wireless - Non-Interference Letter

Ladies and Gentlemen:

With respect to the above application, and in accordance with applicable provisions of the Wireless Telecommunications Facilities Siting Law for the **Town of Newburgh**, Verizon Wireless ("Verizon Wireless") operates Wireless Communications Forth Generation (4G) Services, Personal Communication Service (PCS) and/or Cellular Radiotelephone Services network authorized by the Federal Communications Commission (FCC) to provide state of the art digital and/or cellular wireless communications in many parts of the nation, including upstate New York. Verizon Wireless' operations and network are licensed and regulated by the FCC.

Verizon Wireless' radio equipment is designed to transmit frequencies only within the allocated frequency bands and each transmitter is carefully adjusted to comply with FCC regulations for power output and frequency. These procedures prevent interference with other radio services, public safety communications, airport navigation, cordless phones, computers and other community office or residential household appliances.

The incidence of these transmissions causing interference with other radio service is rare. All other radio communication services, including broadcast radio and television, are assigned to specific frequency bands, separate and distinct from cellular and other frequencies. For instance, AM Radio operates between 0.5 -1.5 MHz and VHF Television operates between 54 - 215 MHz. In addition, receivers for other services are similarly designed to prevent interference from out of band service. In the unlikely event that malfunctioning equipment or improper settings are shown to cause interference with an existing service, Verizon Wireless would be required, under the conditions of its FCC license, to take immediate steps to correct any problems.

Thank you for considering this application.

Very truly yours,

Wasif Sharif

Wasif Sharif
Radio Frequency (RF) Design Engineer

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE

Verizon Wireless
1275 John Street, Suite #100
West Henrietta, NY 14586
ATTN: Ms. Kathy Pomponio

June 3, 2022

RE: STRUCTURAL/GROUNDING LETTER
PROPOSED TELECOMMUNICATIONS FACILITY
VERIZON WIRELESS SITE: FOSTERTOWN RD
PRESSLER RD, TOWN OF NEWBURGH, ORANGE COUNTY, NY 12589
TECTONIC W.O. 10751.057

Dear Ms. Pomponio:

Verizon Wireless is proposing a telecommunication facility at the above referenced address. The site includes the installation of a Verizon Wireless antenna array at a centerline height of 116' above ground level (AGL) on a 120' monopole (124' including the 4' lightning rod). The monopole will be designed to accommodate antenna arrays for three (3) additional carriers in addition to the proposed Verizon Wireless installation. The structural loading for each future carrier will include twelve (12) panel antennas along with remote radio units and other related equipment. The make, model, and manufacturer of the proposed monopole will be provided as part of the construction documents to be submitted for the building permit application.

For the purpose of structural design of the monopole, foundation and antenna supports, the most stringent criteria of the 2020 Building Code of New York State and ANSI/TIA-222-H-2017 "Structural Standard for Antenna Supporting Structures and Antennas and Small Wind Turbine Support Structures" will be applied. The proposed installation will be designed by a New York State licensed professional engineer and will meet all of the above listed criteria. The monopole will be designed to resist overturning, shear, and all other failure modes. The monopole will be designed such that, in the event of a failure, the monopole will fall within a fall zone setback of 124'.

For the purpose of lightning protection, the tower, antennas, cabling, ground equipment, utility equipment, fencing, and all related objects will be grounded in accordance with the NEC/NFPA 780, ANSI/TIA-222-H-2017, and all other applicable local, state, and federal standards.

Should you have any questions, please do not hesitate to contact me.

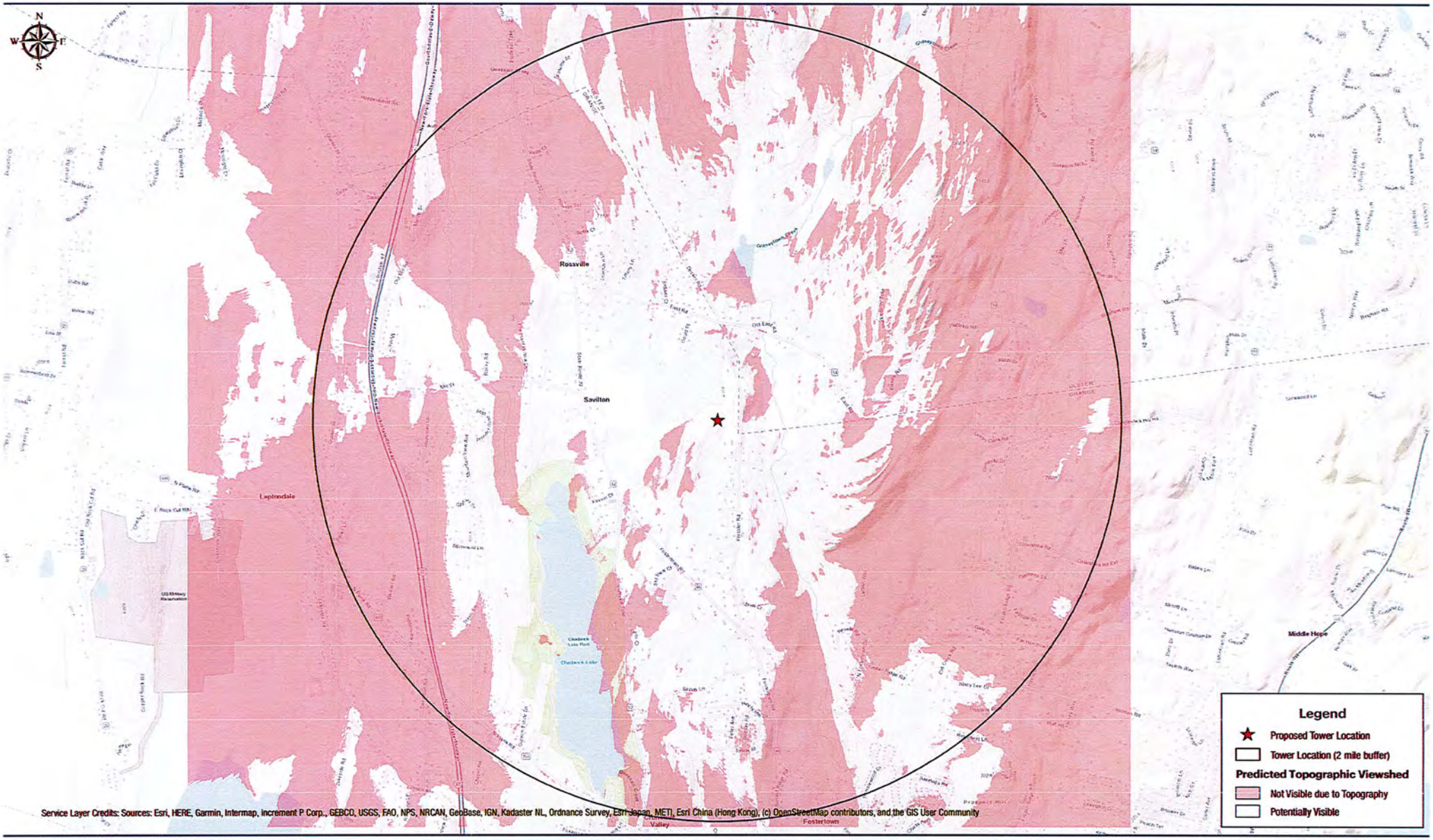
Sincerely,
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.

Steven M. Matthews, PE
Director of Engineering

Latham Office

36 British American Boulevard, Suite 101 | Latham, NY 12110
518.783.1630 Tel | 518.783.1544 Fax

tectonicengineering.com
Equal Opportunity Employer



Tectonic

120ft Tower

Fostertown
Pressler Road
Newburgh, NY 12589

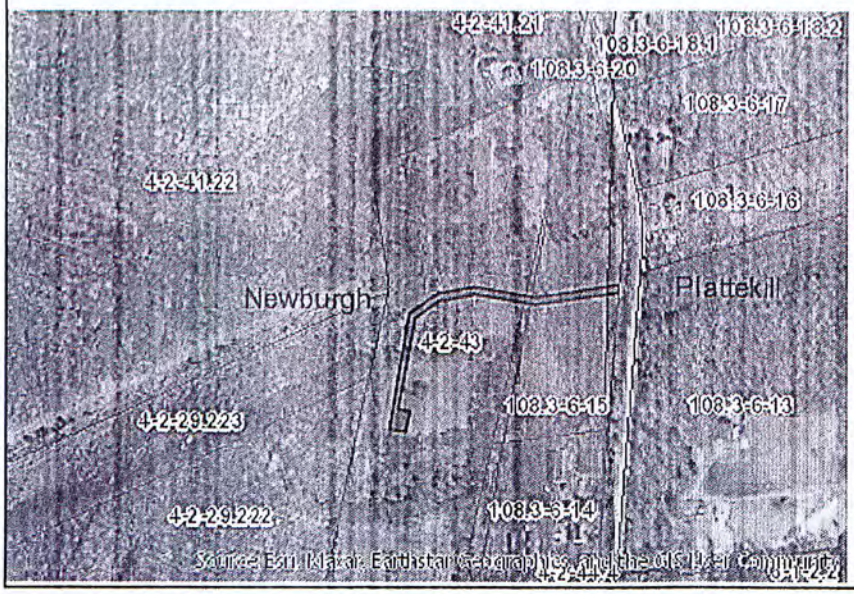
0 0.25 0.5 1 Miles

Computer Generated
Viewshed Map

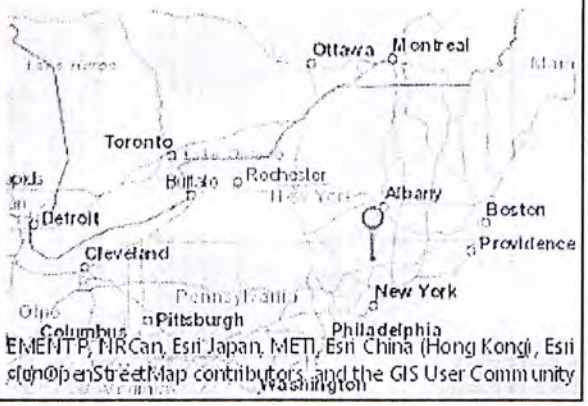
10751.059

EAF Mapper Summary Report

Wednesday, June 1, 2022 2:04 PM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No