Phillips Lytle LLP

Via E-Mail and U.S. Mail

March 18, 2022

Village of Oyster Bay Cove Planning Board
68 West Main Street
Oyster Bay, NY 11771
Attn: John Bralower, Chairperson

Village of Oyster Bay Cove Building Department
68 West Main Street
Oyster Bay, NY 11771
Attn: Lisa Schoen, Building Clerk

Village of Oyster Bay Cove Zoning Board of Appeals
68 West Main Street
Oyster Bay, NY 11771
Attn: Sheryl Lerner, Chairperson

Re: New Cingular Wireless PCS, LLC d/b/a AT&T
Application for Zoning Approvals
30 Northern Boulevard
Oyster Bay, NY 11771
SBL: 25-C01-1036

Dear Chairperson Bralower, Members of the Village of Oyster Bay Cove Planning Board, Chairperson Lerner, Members of the Village of Oyster Bay Cove Zoning Board of Appeals, Building Clerk Schoen, Building Inspector Peterson, and Building Inspector Tedesco:

As you know, we represent New Cingular Wireless PCS, LLC d/b/a AT&T ("**AT&T**" or "**Applicant**") with respect to the proposed development of a wireless telecommunications facility ("**Project**"), consisting of an approximately 85' tall monopine ("**Proposed Facility**"), on a portion of an approximately 1.93 acre parcel of land (SBL: 25-C01-1036) located at 30 Northern Boulevard, Oyster Bay, NY 11771 ("**Site**"), in the Village of Oyster Bay Cove ("**Village**"). The Site is owned by the Village and is used for the Village's police station. In order to facilitate the Project, the Village has leased a 900 square foot area of the of the Site ("**Lease Area**") to AT&T.

KAITLIN N. VIGARS
DIRECT 518 618 1221 KVIGARS@PHILLIPSLYTLE.COM

ATTORNEYS AT LAW

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NEW YORK: ALBANY, BUFFALO, CHAUTAUQUA, GARDEN CITY, NEW YORK, ROCHESTER | WASHINGTON, DC | CANADA: WATERLOO REGION

Pursuant to the Code of the Village of Oyster Bay Cove ("**Code**") and the Zoning Map adopted thereunder, the Site is located in the Resident A-1 District ("**A-1 District**"). Code §§ 320-3; 320-4. A wireless telecommunications facility is a permitted use in the A-1 District with a special use permit ("**SUP**") from the Village of Oyster Bay Cove Board of Trustees ("**Board of Trustees**"). However, the Village's Code expresses a policy preference for siting wireless telecommunications facilities on municipal property. Code § 320-32(A). In accordance with such expressed location preference, the Code provides an exemption from the need to obtain an SUP for facilities located on property owned or leased by the Village and operated pursuant to a written lease or license agreement with the Village authorized by the Board of Trustees. Code § 320-38. Facilities on municipal property are not subject to the Code's requirements for wireless telecommunications facilities, but are subject to the Code's generally applicable requirements.

Accordingly, AT&T, by letter dated December 6, 2021, previously submitted an application for: (1) site plan approval from the Village of Oyster Bay Cove Planning Board ("**Planning Board**") in accordance with Code § 264-3; (2) necessary area variances from the Village of Oyster Bay Cove Zoning Board of Appeals ("**ZBA**") in accordance with Code § 264-12; and (3) a building permit from the Village of Oyster Bay Cove Building Inspector ("**Building Inspector**") in accordance with Code § 320-40 ("**Application**"). Thereafter, more than 30 days passed following submission of the Application and no comments were received from the Village, so the Applicant sent a letter to the Village, dated January 6, 2022, confirming the Village's timing obligations under federal and state law ("**Shot Clock Letter**"). In response to the Application and the Shot Clock Letter, the Village, in a letter dated January 5, 2022, received via email January 6, 2022 and prepared for the Village by its wireless communications consultant, CityScape Consultants, Inc. ("**Village Comment Letter**"), provided certain comments on the Application and stated that the Application was incomplete.[1]

[1] We note that, as discussed in further detail herein, this letter was untimely and thus did not toll the 150-day time period for the Village's review of the Application. Nonetheless, in an effort to be cooperative, AT&T is hereby responding to the Village Comment Letter.

On behalf of the Applicant, and as set forth more fully below, we submit this letter and attached documentation ("**Application Supplement**") in response to the Village Comment Letter.

The following exhibits are attached hereto and made part hereof:

Exhibit A:	Village Comment Letter
Exhibit B:	Email Providing Village Comment Letter
Exhibit C:	Applicant's Response to Village Comment Letter
Exhibit D:	Revised Variance Request and Justification
Exhibit E:	RF Emissions Report
Exhibit F:	Alternatives Analysis
Exhibit G:	FAA Report
Exhibit H:	Revised Construction Drawings
Exhibit I:	Building Permit Application for Generator

PROJECT DETAILS

Applicant:	New Cingular Wireless PCS, LLC
Applicant Address:	One AT&T Way Bedminster, NJ 07921
Attorney Contact:	Phillips Lytle LLP Attention: Kaitlin N. Vigars, Esq. 30 S. Pearl Street Albany, New York 12207 (518) 618-1221 E-mail: kvigars@phillipslytle.com
Project Location:	30 Northern Boulevard Oyster Bay, New York 11771
Parcel ID:	Tax Section 25, Block C01, Lot 1036

Property Owner: Village of Oyster Bay Cove
68 West Main Street
Oyster Bay, New York 11771

Zoning District: Residence A-1 District

APPLICANT'S RESPONSE TO THE VILLAGE'S COMMENT LETTER

The Village Comment Letter is attached hereto as **Exhibit A**, and the Applicant's response to each comment, is attached as **Exhibit C.** In providing such response, we note that the Village Comment Letter requests a large volume of additional materials that are normally required as part of applications for wireless telecommunications facilities, but are not required the Proposed Facility because, as noted above, the Proposed Facility is located on municipal property and is therefore exempt from these provisions. Code § 320-38(C). This exemption is plainly stated in the Code and the Village previously confirmed the applicability of such exemption to the Proposed Facility. As per our prior discussions with the Village and as articulated in our prior letter to the Village's counsel dated June 15, 2021, a municipal property preference, like the one contained in the Code exempting facilities located on municipal property from the requirements of Chapter 320, Article VI of the Code, is permitted by the Telecommunications Act of 1996 ("**TCA**") and has been expressly authorized by the Federal Communications Commission ("**FCC**") in implementing the TCA. *See, e.g.*, In the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, 29 FCC Rcd 12865, ¶ 280 (Oct. 21, 2014) (determining that municipal property preferences in a zoning ordinance are not unreasonably discriminatory or otherwise unlawful under the Telecommunications Act of 1996). Accordingly, as unequivocally stated in the Code, the Proposed Facility is exempt from the Code requirements that typically apply to wireless telecommunications facilities, the materials requested by the Village in the Village Comment Letter are not required for the Proposed Facility, and the Applicant is not required to submit same. *See* Code § 320-38(C).

Notwithstanding the inapplicability of such requirements to the Proposed Facility, the Applicant previously provided with the Application, at considerable investment of time and resources, a number of additional materials that are not otherwise required under the Code because the Proposed Facility is exempt from such requirements. Specifically, included with the Application as Exhibit G, the Applicant provided a zoning planning and visual impact analysis demonstrating the limited visual impact of the Proposed Facility. Additionally, in an effort to assist the Village with understanding the need for the Proposed Facility, the Applicant provided a Radio Frequency Affidavit and Alternatives Analysis with the Application at Exhibits H and I respectively, demonstrating the existence of a coverage gap in the Village and dearth of other available alternatives that could fill this existing coverage gap. The Applicant also provided with the Application as Exhibit J, the Applicant's licenses from the Federal Communications Commission ("**FCC**") demonstrating the Applicant's compliance with applicable federal regulatory requirements. As Exhibit K to the Application, the Applicant also provided a structural analysis from one of its engineering consultants discussing the structural integrity of the Proposed Facility. As noted above, the Applicant expended significant time, effort, and resources to prepare these materials, which were not otherwise required to be included with the Application, but are nevertheless provided to assist the Village with its review of the Application.

In that same vein and as a showing of good faith and cooperation, the Applicant is providing some of the additional materials requested in the Village Comment Letter as a courtesy to the Village. *See* **Exhibits E, F, and G**. Specifically, provided herewith as **Exhibit E**, is an RF Emissions Report that, in addition to the FCC licenses already provided with the Application, show that RF emissions from the Proposed Facility will fully comply with applicable federal requirements. Additionally, provided herewith as **Exhibit F**, is a resubmitted version of the Alternatives Analysis previously submitted, including the search ring. Further, provided herewith as **Exhibit G**, is a TOWAIR report from the Federal Aviation Administration ("**FAA**"), confirming that registration of the Proposed Facility with FAA is not required. In providing these materials we emphasize that the Applicant has invested significant time, effort, and resources in preparing these materials that are not otherwise required to obtain zoning approvals for the Proposed Facility, but are being offered as a courtesy to the Village in the spirit of cooperation.

SHOT CLOCK ANALYSIS PURSUANT TO THE TCA

As noted in the Application and the Shot Clock Letter, the TCA requires, among other things, that municipalities act on an application for the development of a wireless telecommunications facility "within a reasonable period of time . . . taking into account the nature and scope of such request." 47 U.S.C. § 332(c)(7)(B). Pursuant to the TCA's implementing regulations, the presumptively reasonable timeframe for processing applications that do not involve collocation on an existing structure is 150 days. 47 C.F.R. § 1.6003(c)(1)(iv). This 150 day shot clock begins running on the day that the application is submitted. *Id.* at § 1.6003(e). Where a municipality timely provides an applicant with proper written notice that its application is incomplete, the shot clock will be tolled until the applicant submits the documents and information identified by the municipality as necessary to render the application complete. *Id.* at § 1.6003(d)(2). However, the notice of incomplete application must be provided within 30 days of receipt of the application or it will not toll the shot clock. 47 CFR 1.6003(c)(3)(i) (using mandatory language and stating that "[t]o toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application").

As previously noted in the Application and Shot Clock Letter, the Proposed Facility is subject to a 150 day shot clock. This shot clock began to run on December 6, 2021, when the Application was submitted to the Village. Thereafter, more than 30 days passed following the submission of the Application and no notice of incomplete application was received from the Village. Although the Village did provide the Village Comment Letter, which was dated January 5, 2022, this notice of incomplete application was not provided until January 6, 2022—31 days after the Application was submitted. *See* **Exhibits A and B**. As such, the Village Comment Letter was received more than 30 days after the Application was submitted and was untimely to toll the shot clock. *Id.* at § 1.6003(d)(3). Accordingly, as noted in the Shot Clock Letter, **the shot clock expiration is set and will expire on May 5, 2022**, at which time the Village is required to issue all determinations on the approvals requested in the Application.

As noted, we have provided the Village with documentation responsive to its comments which AT&T is not required to provide. Further, in order to assist the

Village in meeting its obligations under the shot clock, AT&T will continue to work with the Village and stands ready to appear at a meeting at any time, including any special meetings that may be necessary to comply with the requirements of the TCA and shot clock codified thereunder. Additionally, in the spirit of cooperation, we note that if the Village reasonably requires any additional information, AT&T will endeavor to provide such information promptly. However, as discussed herein, any future request will not toll the shot clock.

NEW YORK STATE VILLAGE LAW TIMING OBLIGATIONS

As previously noted in the Shot Clock Letter, state law establishes certain timing requirements that are applicable to any application for zoning approvals. As relevant to the Application, N.Y. Village Law § 7-725-a(8) states that if a Village's Code requires a public hearing on an application for site plan approval, then the authorized board must conduct that public hearing within 62 days of receipt of the application for site plan approval. Pursuant to Code § 264-6, a public hearing is required on the request for site plan approval contained in the Application. Accordingly, in accordance with the timing requirements established by state law, the Village must immediately schedule a public hearing on the Application. *See* N.Y. Village Law § 7-725-a(8).

CONCLUSION

The Proposed Facility will fill a significant existing coverage gap in the Village, providing much needed wireless coverage. Coverage provided by the Proposed Facility will serve an important safety function as it will provide Village residents with a reliable form of communication and will facilitate AT&T's emergency first responder network, FirstNet. Accordingly, the Proposed Facility is an important public safety and infrastructure improvement that will benefit the Village and its residents.

We trust that the information contained herein is sufficient to address the Village's additional comments on the Application. This information is provided in the spirit of cooperation and to assist the Village in proceeding with its review of the Application as required by state and federal law. On behalf of the Applicant, and in order to meet the timing requirements established by state and federal law, we respectfully request, that:

(1) the Planning Board and ZBA place the Application on the agendas of their next regularly scheduled meetings; (2) the Planning Board schedule a public hearing on the Application; and (3) the Planning Board and ZBA issue a negative declaration for purposes of SEQRA.

Thank you for your consideration of this matter. We look forward to an opportunity to appear before the Village to discuss the Application. In the meantime, if you have any questions regarding the Project or the Application please contact me directly.

Very truly yours,

Phillips Lytle LLP

By Kaitlin Vigars

Kaitlin N. Vigars

KNV

cc: Kimberly R. Nason, Esq. (via email)
Lisa Weiss (via email)
Victoria Brennan (via email)
Chris Wagner, Esq. (via email)

EXHIBIT A

Village of Oyster Bay Cove

Telecommunications Site Review
New Wireless Facility

CitySCape
CONSULTANTS, INC.
2423 S Orange Ave, #317
Orlando, FL 32806
Tel: 877.438.2851 Fax: 877.220.4593

January 5, 2022

Chris Wagner
Village of Oyster Bay Cove
68 West Main Street
Oyster Bay, NY 11771

RE: New Cingular Wireless PCS, LLC d/b/a AT&T
Proposed New Monopine
30 Northern Boulevard, Oyster Bay, NY 11771
SBL: 25-C01-1036

Dear Mr. Wagner,

At your request, on behalf of the Village of Oyster Bay Cove, New York ("Village") CityScape Consultants, Inc. ("CityScape") in its capacity as an impartial telecommunications consultant for the Village, has considered the merits of an application provided by Phillips Lytel, LLP on behalf of AT&T ("Applicant") for a Special Use Permit for construction of a new eighty-five-foot monopine on Village leased property, zoned A-1 District, located at 30 Northern Boulevard, Oyster Bay, NY 11771.

The application submitted is incomplete, based on the missing items in the applicable provisions in Zoning Chapter 320, Article VI. Telecommunication Facilities. CityScape's review for completeness is as follows:

- Section 320-31 Technical requirements.
  - The following items are not addressed:
  - E. Evidence of compliance with FCC regulations, NIER levels and EMF standards. The FCC licenses provided by Applicant are not a substitute for an FCC rules compliance statement and none make reference to the proposed facility. Applicant must provide in a signed letter from AT&T (from an RF Engineer or other person authorized to sign on behalf of AT&T, identified by typed name and official title) stating that AT&T, at this proposed site, will comply with all FCC rules including, but not limited to, FCC rules regarding out-of-band emissions, RF interference to other services, and human exposure to RF Radiation.
  - G. Search Ring. This item is missing. There is a placeholder page entitled "Exhibit 1" (Page 196 of complete application PDF) which is mentioned as the search ring map, but the map doesn't appear in the electronic version of the application received by CityScape.
  - I.(2) Comments regarding decreased property values do not appear to be provided in the visual impact report. Also, CityScape recommends that the antennas and radio equipment on the tower be outfitted with antenna "socks" matching the faux branch design to further camouflage the structure.

- J. A separate Engineer's statement regarding impact to air and surface traffic is not provided, however, impact to vehicular traffic is addressed in the environmental, zoning and land use report. Air traffic is not addressed. The most expedient way to address is to submit an FAA Determination of No Hazard.
- K. Engineer's certified statement regarding interference impact to other RF services is missing.
- L. Other Information. In the cover letter and the site acquisition affidavit, both coverage and capacity deficiencies are specifically mentioned together as issues that the proposed facility would address. The provided RF Affidavit addresses the geographically coverage gap only, but no data on the capacity issue (if one exists) is provided. If there is a capacity deficiency, the Applicant should provide an analysis of current and projected future capacity usage, such as capacity usage graphs for the adjacent existing sites or other type of documentation that would establish a capacity problem.

- Section 320-34 Use standards.
  - N. Lot size and setbacks. The Applicant cannot meet all the requirements in this section as is requesting variances. CityScape concurs the variances are needed for the proposed project on the subject property.
- Section 320-35 Inspection.
  - This item is not addressed. The Applicant should address in writing.
- Section 320-36 Maintenance.
  - This item is not addressed. The Applicant should address in writing.
- Section 320-37 Co-location requirement.
  - This item is addressed; however, additional information is needed. This ordinance provision states "any tower should be high enough and should be constructed in a manner to permit co-location of a minimum of **three additional** licensee wireless communications providers." The letter from the structural engineer states that the monopine will be "extendable to 100'". If that is the case, then one or perhaps two carriers potentially could collocate at heights above the proposed AT&T antennas. The structural letter should be modified to state that the monopine will be constructed so as to permit co-location of a minimum of three additional carriers.
- Section 320-37D.
  - The Applicant has not provided its policy regarding co-location on the proposed structure by other carriers in accordance with §320-37D and should provide such and identify the available center of radiation heights that would be available to future co-locators. Also, in this co-location policy statement, the Applicant should 1) confirm that it would build a monopine extendable to 100 feet in height if a co-locating carrier requests an antenna height above AT&T's, and 2) whether any future co-location above or below AT&T would require strengthening of the original structure that is built for AT&T only. The Applicant has demonstrated in the propagation maps the need for this minimum height for their coverage objectives and a lower tower height is stated to not work for their network design standards. This may be the case for future tenants on the same tower, unless the monopine is extendable to 100 feet or more.

Additionally, the Village Engineering and Building departments had the following comments:

Engineering:

- The lot area provided in the application is incorrect. Sewage slow allowances were calculated based on the lot area of the Village property, and an accurate calculation of lot area was needed. According to a survey done for the Village in 2007 by Sidney B. Bowne, the correct lot area is 0.66 acre. The 1.93-acre area of the property purported throughout the application is actually for the adjacent tax lot #1037, not #1036, which is the subject property. Additionally, the Nassau County data, included on the MyNassauProperty website and elsewhere in the County database, shows that lot #1036 is 1.93 acres, which is in error.

- The Village Police Booth property has a history of flooding, including the location where the monopole is proposed. Soil borings done in 2012 indicate that the soils are marginal for stormwater infiltration. Prior to the drainage improvements made in 2017 and 2018, there were concerns on the property as well as on the property downslope of the Village property. Although the application indicates that they are merely adding a 10-foot by 10-foot concrete pad, some provision should be made to help capture and control future stormwater runoff.

Zoning

- No property survey is submitted.
- Do we regulate steep slope? No Net Lot Area to determine Lot Coverage – 15% max.
- I would view the setbacks differently but shouldn't change the submission.
- Due to the uniqueness of the site, I would say a front yard setback (75 ft.) would wrap the property from Berry Hill to 25A and the setback to the adjoining property be the rear yard setback.
- Setbacks should be taken to the equipment concrete pad not the fence line? This would change the variance requests.
- Variance required for Berry Hill FYS of 55.8' in lieu of 75.0'
- Variance required for rear or side yard setback of 25.5' in lieu of 40.0'
- The height requirement wrong because this is an accessory structure. A variance for height of 80 ft. in lieu of the 25 ft. required not 35.0 ft.

7. Variance required for 8.0 ft. fence in lieu of 6'-6" max permitted.
8. No Height Setback Ratio compliance provided. Will most definitely require variances for that.
9. Should have individual setbacks to generator. This will be a separate building permit application including gas.

SPR

1. Property survey not submitted.
2. C & R's?
3. Not showing any lighting.
4. Zoning table should be corrected.
5. Need height setback profile drawings and magnitude of encroachment.
6. No drywells being proposed.
7. No erosion control or limit of disturbance shown.

8. No building permit application submitted at this time.
9. No fees submitted yet.

** Note the arborvitaes at 3 to 4 ft are too small. Should install taller ones.

We will make ourselves available to answer any questions or clarifications as needed. I certify to the best of my knowledge all information included herein is accurate at the time of this report. CityScape is employed by local governments, has unbiased opinions and reviews all applications based on technical merits without prejudice and per prevailing laws and codes.

Respectfully submitted,

Susan Rabold, Project Manager
CityScape Consultants, Inc.

Ben Evans, Senior Project Engineer
CityScape Consultants, Inc.

EXHIBIT B

Kaitlin N. Vigars

From: Chris Wagner <ChrisWagner@humeswagner.com>
Sent: Thursday, January 6, 2022 2:44 PM
To: Kaitlin N. Vigars
Cc: Elizabeth Herington-Smith; Anthony Thomas Lepore; Katherine A. Frey
Subject: Village of Oyster Bay Cove
Attachments: NY.OBC.ATT.30.Northern.Blvd.NEW.01.05.22.pdf

Good afternoon Katie,

Please see the attached letter on behalf of the Village of Oyster Bay Cove.

We can make ourselves available for a call if you would like to discuss or have any questions.

Thank you.
Chris

Christopher G. Wagner, Esq.
Humes & Wagner, LLP
147 Forest Avenue
Locust Valley, NY 11560
516-676-4600 x 210
Fax: 516-676-4606
ChrisWagner@humeswagner.com

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Thank you.

EXHIBIT C

Exhibit C
Applicant's Response to Village Comment Letter

For your reference, the comments provided in the Village Comment Letter are provided in bold below, with the Applicant's response thereto included in italics.

1. **Section 320-31 Technical Requirements.**

    a. **E. Evidence of compliance with FCC regulations, NIER levels and EMF standards. The FCC licenses provided by Applicant are not a substitute for an FCC rules compliance statement and none make reference to the proposed facility. Applicant must provide in a signed letter from AT&T (from an RF Engineer or other person authorized to sign on behalf of AT&T, identified by typed name and official title) stating that AT&T, at this proposed site, will comply with all FCC rules including, but not limited to, FCC rules regarding out-of-band emissions, RF interference to other services, and human exposure to RF Radiation.**

APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. Nevertheless, as a courtesy to the Village, an RF emissions report is provided herewith as ***Exhibit E****, demonstrating that the Proposed Facility will comply with all applicable FCC requirements.*

    b. **G. Search Ring. This item is missing. There is a placeholder page entitled "Exhibit 1") which is mentioned as the search ring map, but the map doesn't appear in the electronic version of the application received by CityScape.**

APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. However, as a courtesy to the Village, AT&T previously provided an alternatives analysis, which made reference to the search ring where AT&T reviewed potential options to close the existing coverage gap. A copy of that alternatives analysis, including the search ring referenced therein, is provided herewith as ***Exhibit F****.*

    c. **I.(2) Comments regarding decreased property values do not appear to be provided in the visual impact report. Also, CityScape recommends that the antennas and radio equipment on the tower be outfitted with antenna "socks" matching the faux branch design to further camouflage the structure.**

APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. Moreover, any concerns regarding the potential impact of the Proposed Facility on property

values are unfounded as recent studies, including a study made available by the National Association of Realtors, examining home prices within proximity to wireless telecommunications facilities indicate that wireless telecommunications facilities actually have a nominal impact on property values. Although we acknowledge that studies exist showing that homeowners perceive an impact on property based on proximity to a wireless telecommunications facilities, such studies are undercut by study of actual property values, which indicate little to no impact on property values. Moreover, the addition of badly needed wireless telecommunications services in the vicinity of the Site within a stealth structure, may actually increase the value of surrounding properties, which do not currently have adequate coverage. To the extent that this comment also requests the antennas on the Proposed Facility be outfitted with socks to match the faux branch design to further camouflage the structure, we respectfully submit that this additional camouflage is unnecessary given the limited visual impact of the Proposed Facility as documented in the visual impact analysis provided with the Application as Exhibit G.

d. J. A separate Engineer's statement regarding impact to air and surface traffic is not provided, however, impact to vehicular traffic is addressed in the environmental, zoning and land use report. Air traffic is not addressed. The most expedient way to address is to submit an FAA Determination of No Hazard.

*APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. However, in the spirit of cooperation, provided herewith as **Exhibit E**, please find a copy of the FAA information indication that no registration of the Proposed Facility is required.*

e. K. Engineer's certified statement regarding interference impact to other RF services is missing.

*APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. Moreover, the Village lacks the authority to regulate RF interference, which is otherwise the exclusive province of the Federal Communications Commission ("**FCC**"). See, e.g., New York SMSA Ltd. P'ship v. Town of Clarkstown, 612 F.3d 97, 105 (2d Cir. 2010) (ruling that Town lacked authority establish or enforce permit condition requiring wireless telecommunications facility-permitee to remedy any radio frequency interference resulting from its facility); In the Matter of Petition of Cingular Wireless L.L.C. for a Declaratory Ruling that Provisions of the Anne Arundel County Zoning Ordinance are Preempted as Impermissible Regulation of Radio Frequency Interference Reserved Exclusively to the Federal Communications Commission, 18 F.C.C.R. 13126, 13129 (July 7, 2003) (observing that the FCC's authority with respect to radio frequency interference is exclusive and any attempt by state or local governments to regulate in the area of radio frequency interference is preempted). Accordingly, it would be inappropriate and outside of the scope of the Village's authority to base its permitting decision on issues related to RF interference. In any event, in the highly unlikely event of interference, AT&T, as a function of its FCC licenses would be responsible for addressing any interference.*

f. L. Other information. In the cover letter and the site acquisition affidavit, both coverage and capacity deficiencies are specifically mentioned together as issues that the proposed facility would address. The provided RF Affidavit addresses the geographically coverage gap only, but no data on the capacity issue (if one exists) is provided. If there is a capacity deficiency, the Applicant should provide an analysis of current and projected future capacity usage, such as capacity usage graphs for the adjacent existing sites or other type of documentation that would establish a capacity problem.

APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. Nevertheless, we note that the Applicant has already sufficiently demonstrated the existence of a coverage gap for purposes of applicable federal, state, and local law. Specifically, the Applicant has provided a detailed RF affidavit prepared by a licensed RF engineer, included with the Application as Exhibit H, as well as an Antenna Site FCC RF Compliance Assessment and Report prepared by a licensed professional engineer, included herewith as ***Exhibit E****, and an alternatives analysis prepared by the site acquisition consultant for the Applicant, which was provided with the Application and resubmitted herewith as* ***Exhibit F****. See T-Mobile Northeast LLC v. Town of Ramapo, 701 F.Supp.2d 446 (S.D.N.Y. 2009) (finding that wireless service provider proved existence of significant gap in coverage based on RF report, which included an affidavit from RF engineer, and live testimony from RF engineer at public hearing); Omnipoint Commc'ns, Inc. v. Vill. of Tarrytown Planning Bd., 302 F.Supp.2d 205, 218-19 (S.D.N.Y. 2004) (same). As stated in the RF Affidavit, the coverage gap extends along North Hempstead Turnpike/Route 25A for approximately 1.14 miles, impacts residents in the surrounding area, as well as drivers making the approximately 16,026 trips that occur along this roadway each day. The propagation maps provided with the RF affidavit show the extent of the coverage gap, which, as discussed in the RF Affidavit, impacts call throughput and reliability in the area. See e.g., Orange Cty-Poughkeepsie Ltd. P'ship v. Town of E. Fishkill, 84 F.Supp.3d 274, 297 (S.D.N.Y. 2015) (noting that under the Telecommunications Act of 1996, factors relevant to the existence of a significant coverage gap include "the gap's physical size, the number of customers affected by the gap, the location of the gap, and drop call or failure rates"). Accordingly, inasmuch as AT&T has provided sufficient information to demonstrate the existence of a significant coverage gap in the area around the site, any further information requested by the Village is unnecessary and redundant.*

With respect to that portion of the comment that requests information about capacity, we note that the Proposed Facility is designed to remedy a significant gap in coverage rather than to solely address capacity concerns. Moreover, the information requested related to capacity is confidential business information that AT&T is not required to disclose to the Village. This comment does not indicate any deficiencies in the substance of the materials previously submitted to demonstrate the need for the Proposed Facility. Accordingly, this comment has been fully addressed.

2. **Section 320-34 Use Standards.**

    a. **Lot size and setbacks. The Applicant cannot meet all the requirements in this section as is requesting variances. CityScape concurs the variances are needed for the proposed project on the subject property.**

APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. However, as detailed in the Application, the Applicant is requesting certain variances from the generally applicable bulk requirements that apply to the Site in connection with the development of the Proposed Facility. A revised request for variances based on certain comments provided by the Village as detailed below is provided herewith as ***Exhibit C****.*

3. **Section 320-35 Inspection.**

    a. **This item is not addressed. The Applicant should address in writing.**

APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. Nevertheless, we note that the Applicant will provide any update with respect to the structural integrity of the Proposed Facility and RF emissions in connection with any modifications of the Proposed Facility. Moreover, AT&T is obligated to comply with federal emissions standards as a function of its FCC license. Otherwise, any attempts by the Village to regulate the Proposed Facility based on RF emissions is prohibited by federal law. 47 U.S.C. § 332(c)(7)(B)(iv) (prohibiting a local government from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effect of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions).

4. **Section 320-36 Maintenance**

    a. **This item is not addressed. The Applicant should address in writing.**

APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. Nevertheless, the Applicant will maintain the Proposed Facility in good order, repair and condition. Likewise the Applicant will make the Proposed Facility and surrounding grounds safe, secure, and visually compliant with applicable Code provisions and conditions and terms of approval, if any. As discussed in the Application, the Proposed Facility will be located within a fenced area, behind an 8' tall fence that will serve both a screening and security function. Additionally, the Proposed Facility will utilize stealth technology so that it mimics the appearance of an evergreen tree. As detailed in the Visual Impact Assessment provided with the Application as Exhibit G, the Proposed Facility will not have a significant adverse visual impact and will only be visible from a limited number of locations.

5. **Section 320-37 Co-location requirement**

a. **This item is addressed; however, additional information is needed. This ordinance provision states "any tower should be high enough and should be constructed in a manner to permit co-location of a minimum of three additional licensee wireless communications providers." The letter from the structural engineer states that the monopine will be "extendable to 100'". If that is the case then one or perhaps two carriers potentially could collocate at heights above the proposed AT&T antennas. The structural letter should be modified to state that the monopine will be constructed so as to permit co-location of a minimum of three additional carriers.**

APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. However, in the spirit of cooperation, we note that, as stated in the Application, the Proposed Facility could potentially accommodate three future co-locators. Moreover, we note that the Village's request to potentially increase the height of the Proposed Facility beyond 100 feet, is contrary to the terms of the lease with the Village. Specifically, the lease limits the height of the Proposed Facility to 80 feet in height and extendable up to 100 feet. Thus, it is inconsistent with the lease terms for the Village to now require an increase in height of the Proposed Facility beyond 100 feet to ensure additional co-location capacity.

b. **The Applicant has not provided its policy regarding co-location on the proposed structure by other carriers in accordance with Code § 320-37D and should provide such and identify the available center of radiation heights that would be available to future co-locators. Also, in this co-location policy statement, the Applicant should 1) confirm that it would build a monopine extendable to 100 feet in height if a co-location carrier requests an antenna height above AT&T's and 2) whether any future co-location above or below AT&T would require strengthening of the original structure that is built for AT&T only. The Applicant has demonstrated in the propagation maps the need for this minimum height for their coverage objectives and a lower tower height is stated to not work for their network design standards. This may be the case for the future tenants on the same tower, unless the monopine is extendable to 100 feet or more.**

APPLICANT'S RESPONSE: As previously noted, this requirement is not applicable to the Proposed Facility because the Proposed Facility is an exempt facility under Code § 320-38. However, in the spirit of cooperation, we reiterate that as stated in the Application, the Proposed Facility can potentially accommodate three future co-locators. In the event of co-location, AT&T would extend the height of the Proposed Facility to 100 feet and assume the top spot on the Proposed Facility, leaving space for co-locator equipment on the Proposed Facility below. As noted in the Application, co-location is a reasonable future possibility, but no co-locators are currently proposed as part of the Application. Any questions regarding co-location, including questions regarding potential structural integrity of any extension or questions related to the

ability of co-located equipment to fill an existing coverage gap, can be addressed within the context of an application for such co-location.

6. **Engineering**

    a. **The lot area provided in the application is incorrect. Sewage slow allowances were calculated based on the lot area of the Village property, and an accurate calculation of lot area was needed. According to a survey done for the Village in 2007 by Sidney B. Bowne, the correct lot area is 0.66 acre. The 1.93-acre area of the property purported throughout the application is actually for the adjacent tax lot #1037, not #1036, which is the subject property. Additionally, the Nassau County data, included on the MyNassauProperty website and elsewhere in the County Database, shows that lot #1036 is 1.93 acres, which is in error.**

APPLICANT'S RESPONSE: The lot size information reflected in the Application was taken from Nassau County property records. To the extent that such records reflect inaccurate information, this is beyond the Applicant's control. Otherwise, we acknowledge that the Site is 0.66 acres in size. The revised request for variances provided herewith as ***Exhibit D*** *has been updated to reflect this information.*

    b. **The Village Police Booth property has a history of flooding, including the location where the monopole is proposed. Soil borings done in 2012 indicate that the soils are marginal for stormwater infiltration. Prior to the drainage improvements made in 2017 and 2018, there were concerns on the property as well as on the property downslope of the Village property. Although the application indicates that there are merely adding a 10-foot by 10-foot concrete pad, some provision should be made to help capture and control future stormwater runoff.**

APPLICANT'S RESPONSE: The Applicant's engineering consultant has discussed the history of flooding issues at the Site with the Village Engineer. As a result of that discussion and coordination, the Applicant will install the concrete equipment pad to have the same elevation as the floor of the adjacent storage building. Thus, any puddling attributable to the concrete equipment pad would occur around the concrete pad itself, rather than on other areas of the Site. Pursuant to discussion between the Village Engineer and AT&T's engineering consultant it is our understanding that this solution is acceptable to the Village Engineer.

7. **Zoning**

    a. **No property survey is submitted.**

APPLICANT'S RESPONSE: The Site is owned by the Village, which, as noted in Village Comment 6.a above, already has a survey of the Site. Given the undisputed ownership of the Site, as well as the fact that the Village has a survey of the Site, any requirement for a survey is redundant and unnecessary. Accordingly, we respectfully request that the Planning Board, in

accordance with Code § 264-10 waive the requirement to submit a survey as such survey is unnecessary for the Project and not required for this particular site plan.

b. Do we regulate steep slope? No Net Lot area to determine Lot Coverage - 15% max.

APPLICANT'S RESPONSE: The Village does regulate steep slope. See Code §§ 177-1(B); 177-3(B). Specifically, Code § 177-3 prohibits any disturbance of the land or vegetation thereon within any steep slope of very steep slope area. As used in this context, a steep slope means an area where the slope is between 15% and 25% and a very steep slope means an area with a slope of 25% or more. As indicated in the EAF, provided with the Application as Exhibit L, the entirety of the Site has a slope of between 10% and 15%. Thus, no steep slope area or very steep slope area is present at the Site and the Code regulations pertaining to steep slope are not applicable to the Project because the slope at the Site is below the threshold to be considered a steep slope or very steep slope.

*With respect to lot coverage, a revised version of the Site Plan is included at Sheet ANT-003.00 of the Revised Construction Drawings provided herewith as **Exhibit H**. Pursuant to Code § 320-6(H), maximum building area permitted in the A-1 District is 15%, including all principal buildings, accessory dwellings, and all accessory buildings, including decks and patios. As shown on the revised site plan, total impervious coverage at the Site is 9,704 square feet, which represents 33.77% of the total lot area, which exceeds the requirement for maximum building area in the A-1 District. Further, the Project involves the addition of 286.8 square feet of additional impervious surface at the Site, which will increase the percent of the lot covered by impervious surface by approximately 1%, so that at full build out, building area on the Site will be approximately 34.77%, which likewise exceeds the maximum requirement for building area in the A-1 District. Accordingly, as detailed in the revised request for variances provided herewith as **Exhibit D**, we are requesting a variance from the ZBA for building area to permit development of the Project at the Site with a total building area of 34.77%.*

c. I would view the setbacks differently but shouldn't change the submission.

*APPLICANT'S RESPONSE: A revised version of the Site Plan is included at Sheet ANT-003.00 of the Revised Construction Drawings provided herewith as **Exhibit F**. The revised Site Plan shows setbacks form each lot line around the perimeter of the Site to the fence, the generator, the equipment compound, and the monopole. Additionally, a revised request for variances is provided herewith as **Exhibit D**.*

d. Due to the uniqueness of the site, I would say a front yard setback (75 feet) would wrap the property from Berry Hill to 25A and the setback to the adjoining property be the rear yard setback.

APPLICANT'S RESPONSE: To the extent that this comment classifies all of the lot lines that front onto the streets that border the Site as front lot lines and the majority of the site as front

yards, such classification is inconsistent with the definitions for front lot line, side lot line, front yard, and side yard as articulated in the Code.

Pursuant to Code § 320-1, front yard is defined as an open unoccupied space on the same lot with a principal building between the front wall of the principal building and the front lot line of the lot measured as the shortest distance between the front wall of the building and the front lot line. As used in this context, front lot line means the street line of a lot which is not a corner lot or, if such lot extends through a block, the street line from which the principal building sets back the lesser distance. Code § 320-1. Alternatively, in the case of a corner lot, the "front lot line" is the front street line as designated in an application for a permit to erect or alter a building on such lot or, if not so designated, the street line from which the principal building sets back the greatest distance or, if its setback is equidistant from two or more street lines, the street line which is nearest to the main entrance of the principal building. Code § 320-1. Corner lot is defined as a lot at the junction of two or more intersecting streets or rights of way. Code § 320-1. Based on such definition, the Site meets the definition for corner lot and thus the front lot line is the street line from which the principal building sets back the greatest distance. See Code § 320-1. As applied to the Proposed Facility, the front lot line is the curved area where Berry Hill Road and Route 25A/North Hempstead Turnpike meet, which is where the Proposed Facility is set back from the road the greatest distance, and the front yard is the space between this curved area and the Proposed Facility.[1] See ***Exhibit H****.*

Pursuant to Code § 320-1, rear yard is defined as an unoccupied space on the same lot with a building between the rear wall of the principal building and the rear lot line of the lot measured on the shortest distance between the rear wall of the building and rear lot line of the lot. As used in this context, rear lot line is the lot line opposite the front lot line. Based on such definition, the rear yard for the Proposed Facility is the space between the Proposed Facility and the eastern lot line of the Site. See ***Exhibit H****.*

Pursuant to Code § 320-1, side yard is defined as an open unoccupied space on the same lot with a building situated between the building and the side lot line of the lot and extending through from the street line or from the front yard to the rear yard or to the rear lot line of the lot measured on the shortest distance between the side wall of the building and the side lot line of the lot. As used in this context, side lot line means all boundary lines of a lot which are not a rear lot line or a front lot line. Based on this definition the side yard is the space between Route 25A/North Hempstead Turnpike and the Proposed Facility and the space between the Proposed Facility and Berry Hill Road.

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[1] *We note that the Code definition of front yard is defined based on space to principal buildings and would therefore not apply to accessory buildings, notwithstanding the fact that the Code does includes front yard requirements for accessory buildings. The Village's comments indicate that the Village believes the Proposed Facility is an accessory building. Although we disagree with such classification, we note the Proposed Facility would not be subject to this front yard requirement if it were an accessory building.*

e. Setbacks should be taken to the equipment concrete pad not the fence line? This would change the variance requests.

APPLICANT'S RESPONSE: A revised version of the Site Plan is included at Sheet ANT-003.00 of the Revised Construction Drawings provided herewith as Exhibit F. The revised Site Plan shows setbacks from each lot line around the perimeter of the Site to the fence, the generator, the equipment compound, and the monopole. A revised variance request is provided herewith as ***Exhibit C****.*

i. Variance required for Berry Hill FYS of 55.8′ in lieu of 75.0′

APPLICANT'S RESPONSE: As noted above, the dimensional requirements related to front yard are defined with respect to principal buildings only and thus do not apply to accessory buildings. Although the Village has indicated that the Proposed Facility is an accessory building, we disagree with this classification because the Proposed Facility does not meet the definition for accessory building as contained in the Code.

Turning to the substance of this comment, as described above, the front yard with respect to the Proposed Facility is the space between the Proposed Facility and the curved area where Berry Hill Road and Route 25A/North Hempstead Turnpike. The distance between the curved area where Berry Hill Road and Route 25A/North Hempstead Turnpike and the Proposed Facility is 161 feet, 10 inches. The requirement for front yard setback in the RA-1 District is 75 feet for principal buildings and 100 feet for accessory buildings. Thus the front yard setback for the Proposed Facility exceeds the relevant dimensional requirements and no variance is required.

ii. Variance required for rear or side yard setback of 25.5′ in lieu of 40.0′

APPLICANT'S RESPONSE: The side yard requirement in the RA-1 district is 40 feet for both principal and accessory buildings. As described in detail above, the side yard is the space between the Proposed Facility and Berry Hill Road and the space between the Proposed Facility and Route 25A/North Hempstead Turnpike. As shown in the revised site plan at Sheet ANT-003.00 of ***Exhibit H*** *provided herewith, the Proposed Facility, the fence, the generator, and the equipment compound are all situated at a distance of greater than 40 feet from both Berry Hill Road and Route 25A/North Hempstead Turnpike. Accordingly, no variance is required for the side yard setback.*

With respect to the rear yard, as noted above, the rear yard for the Proposed Facility is the space between the Proposed Facility and the eastern lot line of the Site. The rear yard requirement in the A-1 district is 40 feet for both principal and accessory buildings. As shown in the revised site plan at Sheet ANT-003.00 of ***Exhibit H*** *provided herewith, the distance between the eastern lot line of the Site and the fence is 28 feet. The revised variance request provided herewith as* ***Exhibit D*** *includes a request for such variance.*

f. The height requirement wrong because this is an accessory structure. A variance for height of 80 feet in lieu of the 25 feet required not 35.0 ft.

APPLICANT'S RESPONSE: Pursuant to Code § 320-1, a principal building is a building on a lot used or occupied as the main dwelling or building for a permitted principal use. By contrast, an accessory structure is defined as any building or structure that is on the same lot with a principal building and that is used or to be used solely for purposes customarily incidental to those of the principal building and not for human living or sleeping accommodations. Based on such definitions, the Proposed Facility is a principal use because it is a permitted use in the RA-1 District and is a permitted principal use. Moreover, the Proposed Facility is not an accessory facility because even though it is on the same lot with another principal building, i.e., the Village police station building, it is not used solely for purposes customarily incidental to that building. Rather, the Proposed Facility will be used for a separate commercial purpose – to provide wireless telecommunications coverage in the Village and surrounding area – that is not incidental to the police use, is not typically incidental to the police use, and, indeed, is wholly unrelated to the police use. Although sometimes AT&T does rent space on its facilities for use by local emergency management agencies, AT&T has not rented any space on the Proposed Facility to the Village of Oyster Bay Cove Police Department. Accordingly, the Proposed Facility is not, as this comment states, an accessory building and the height requirement applicable to principal buildings in the RA-1 district, which is 35 feet, applies.

g. Variance required for 8.0 ft fence in lieu of 6'-6" max permitted.

*APPLICANT'S RESPONSE: A revised variance request is provided herewith as **Exhibit C**, which includes a request for a variance from Code § 320-57 requiring a fence at a height no greater than 6 ½ feet tall to permit installation of a fence 8 feet tall.*

h. No Height Setback Ratio compliance provided. Will most definitely require variances for that.

*APPLICANT'S RESPONSE: Revised construction drawings are provided herewith as **Exhibit H**, which include at Sheet ANT-009.00 height setback ratio profile drawings. Additionally, a revised variance request is provided herewith as **Exhibit D**, which includes a request for a variance from Code § 320-8 requiring compliance with certain height to setback ratio to permit the Proposed Facility at a height to setback ratio that exceeds those enumerated in the Code.*

i. Should have individual setbacks to generator. This will be a separate building permit application including gas.

*APPLICANT'S RESPONSE: A revised version of the Site Plan is included at Sheet ANT-003.00 of the Revised Construction Drawings provided herewith as **Exhibit H**. The revised site plan shows setbacks from each lot line to the generator. Additionally, provided herewith as **Exhibit I**, please find a building permit application for the generator, which was prepared by AT&T's site acquisition consultant following discussion with the Village.*

8. SPR

a. Property survey not submitted.

APPLICANT'S RESPONSE: The Site is owned by the Village, which, as noted in Village Comment 6.a above, already has a survey of the Site. Given the undisputed ownership of the Site, as well as the fact that the Village has a survey of the Site, any requirement for a survey is redundant and unnecessary. Accordingly, we respectfully request that the Planning Board, in accordance with Code § 264-10 waive the requirement to submit a survey as such survey is unnecessary for the Project and not required for this particular site plan.

b. C & R's?

APPLICANT'S RESPONSE: It is not clear what this comment may be referring to or seeking clarification on. If this comment is asking about applicable covenants and restrictions at the Site, the title report for the Site did not reveal any covenants or restrictions at the Site.

c. Not showing any lighting.

APPLICANT'S RESPONSE: A revised version of the Site Plan is included at Sheet ANT-003.00 of the Revised Construction Drawings provided herewith as ***Exhibit H****. The revised Site Plan shows the placement of motion activated lighting within the fenced equipment compound. Lighting will be mounted behind the Proposed Facility and will consist of two lighting heads that will be downward facing and pointed towards the concrete equipment pad with AT&T's equipment installed thereon.*

d. Zoning table should be corrected.

APPLICANT'S RESPONSE: A revised version of the Site Plan is included at Sheet ANT-003.00 of the Revised Construction Drawings provided herewith as ***Exhibit H****. The revised Site Plan includes a revised zoning table in response to the Village's comments with respect to setback and variances requested.*

e. Need height setback profile drawings and magnitude of encroachment.

APPLICANT'S RESPONSE: Height setback profile drawings are included at Sheet ANT-009.00 of the Revised Construction Drawings provided herewith as ***Exhibit H****.*

f. No drywells being proposed.

APPLICANT'S RESPONSE: Acknowledged.

g. No erosion control or limit of disturbance shown.

APPLICANT'S RESPONSE: Erosion and sediment control at the Site will be conducted in accordance with construction best practices. This information reflected in the notes articulated

in the Construction Drawings provided with the Application as Exhibit F and in the Revised Construction Drawings provided herewith as ***Exhibit H****.*

h. No building permit application submitted at this time.

APPLICANT'S RESPONSE: A building permit application was submitted with the Application as Exhibit C. Additionally, the Letter of Intent provided with the Application discusses the Applicant's request for building permit at pages 23 to 24.

i. No fee submitted yet.

APPLICANT'S RESPONSE: As noted in the Application at page 2 of the Letter of Intent, the Applicant submitted all applicable fees as required under the Code. Specifically, the Applicant provided checks with the requisite filing fees in the amount of: (1) $500 as required for the filing fee associated with the application to the Planning Board for site plan approval pursuant to Code § 162-5(D)(1), (2) $2,500 as required for the hearing deposit associated with the application to the Planning Board for site plan approval to establish an escrow account as required by Code § 162-5(D)(2); (3) $1,000 as required for the filing fee associated with the application to the ZBA for area variances as required by Code § 162-4(A)(2)(a); (4) $1,500 as required for the hearing deposit associated with the application to the ZBA for area variances to establish an escrow account as required by Code § 1622-4(A)(2)(b); and (5) $2,150 for the application to the Building Inspector for building permit as required by Code § 162-3(1).

j. Note the arborvitaes at 3 to 4 feet are too small. Should install taller ones.

APPLICANT'S RESPONSE: As stated in the Application, the Applicant is proposing the installation of approximately 12 arborvitaes. At the time of planting, these trees will be between 3 and 4 feet tall, but will grow taller over time to provide visual screening of the Proposed Facility. Note that, while it is possible to plant taller, more mature trees, this would require the trees to be spaced farther apart to provide sufficient separation between the root balls, resulting in less overall plantings. The space required for the root balls is needed at the time of planting, while the trees are transitioning to placement in the ground, but is not as important once the trees have matured and taken root. Thus, by planting smaller, more immature trees, it is possible to have more overall plantings that will provide more visual screening over the long term.

EXHIBIT D

Exhibit D
Amended Request for Area Variances

SUMMARY OF AMENDED REQUEST FOR AREA VARIANCES

As discussed in the Application, certain area variances are required for the Project. Specifically, the Application requested variances for: (1) lot area; (2) front lot line; (3) lot depth; (3) lot width; (4) front yard setback; (5) side yard setback; and (6) height.[1] Notwithstanding the detailed variance analysis provided in the Application, the Village in the Village Comment Letter stated that it viewed certain bulk requirements differently than what was presented in the Application and requested certain clarification of the variances requested. *See* **Exhibit A**. Based on the comments contained in the Village Comment Letter, as well as related discussions between the Applicant's engineering consultant and the Village Engineer, the Applicant has prepared revised construction drawings, which are submitted herewith as **Exhibit H**. In light of the revisions to the construction drawings, certain revisions and updates for the area variances previously requested in the Application are required. Accordingly, as detailed in **Exhibit H** and discussed herein, the Applicant hereby amends its prior request for area variances as follows:

- **Changing scope of area variance requested for lot area** - The Application requested an area variance for lot area to permit the development of the Project on a lot 1.93 acres in size, which is less than the 2.0 acres otherwise required for lot area in the A-1 District. However, as explained in the Village Comment Letter, the Site is actually 0.66 acres in size, rather than 1.93 acres in size as reflected by the Nassau County land records. *See* **Exhibit A**. Accordingly, on behalf of the Applicant and as discussed in more detail below, we hereby amend the request for an area variance pertaining to lot area and request that the ZBA, in accordance with Code § 320-62, grant an area variance from the Code requirement for lot area to permit the Project on the Site that is only 0.66 acres in size. In amending such request we note that this lot area is an existing non-compliance at the Site.

- **Changing scope of area variance requested for lot depth** - The Application requested an area variance for lot depth to permit the development of the Project on a lot with a depth of 128 feet, 5 inches, which is less than the lot depth of 250 feet otherwise required in the A-1 District. However, the Village Comment Letter requested certain clarification with respect to how to identify the lot lines at the Site given the unique characteristics and layout of the Site *See* **Exhibit A**. As shown on **Exhibit H** and as discussed herein, the Applicant's engineering consultant, based on the definitions for same provided in the Code, has

[1] Of these area variances requested, several—lot area, front lot line, lot depth, and lot width—are attributable to existing non-compliance at the Site.

identified the front lot line as the curved area at the intersection of Route 25A/North Hempstead Turnpike and Berry Hill Road; the side lot lines as the lot lines running along Route 25A/North Hempstead Turnpike and Berry Hill Road; and the rear lot line as the lot line forming the eastern boundary line of the Site between the Site and the neighboring residential property. *See* **Exhibit H.** In the course of identifying such lot lines, the Applicant also updated its measurement of the lot depth of the Site using the identified lot lines. *See* **Exhibit H.** The updated measurements of the Site indicate that the Site has a lot depth of 202 feet, 1 inch, which reflects the shortest distance measured between the front and rear lot lines measured in the general direction of the side lines. Code § 320-1. Accordingly, on behalf of the Applicant and as discussed in more detail below, we hereby amend the request for an area variance pertaining to lot depth and request that the ZBA, in accordance with Code § 320-62, grant an area variance from the Code requirement for lot depth to permit the Project on the Site with a lot depth of 202 feet, 1 inch, which is less than the requirement for lot depth otherwise required in the A-1 District. In amending such request we note that this lot depth is an existing non-compliance at the Site.

- **Changing scope of area variance requested for lot width** - The Application requested an area variance for lot width to permit the development of the Project on a lot with a width of 197 feet 8 inches, which is marginally less than the lot width of 200 feet otherwise required in the A-1 District. However, as noted above, the Village Comment Letter requested certain clarification with respect to how to identify the lot lines at the Site given the unique characteristics and layout of the Site. *See* **Exhibit A**. In response to such comment, the Applicant's engineering consultant identified the relevant lot lines at the Site and updated its measurements of certain lot dimensions based on the identified lot lines. *See* **Exhibit H**. The updated measurements of the Site indicate that the Site has a lot width of 90 feet, 7 inches, which reflects the shortest distance between opposite side lot lines. Code § 320-1. Accordingly, on behalf of the Applicant and as discussed in more detail below, we hereby amend the request for an area variance pertaining to lot width and request that the ZBA, in accordance with Code § 320-62, grant an area variance from the Code requirement for lot width to permit the Project on the Site with a lot width of 90 feet, 7 inches, which is less than the requirement for lot width otherwise required in the A-1 District. In amending such request we note that this lot size is an existing non-compliance at the Site.

- **Adding area variance request for maximum building area** - The Application previously stated that the requirement for maximum building area was not applicable to the Proposed Facility because the Proposed Facility was similar to the types of building features specifically excluded from the definition of building area in the Code, i.e., cornices, eaves, gutters, or chimneys that do not

project more than 18 inches, bay windows not projecting more than five feet. However, the Village Comment Letter noted that it construed the definition of maximum building area to be analogous to total lot coverage. *See* **Exhibit A**. Accordingly, the Applicant's engineering consultant has calculated total lot coverage currently existing at the Site and the total lot coverage that will exist at the Site upon full build out of the Project. The updated calculation of maximum building area at the Site, including all impervious surface, revealed that existing lot coverage at the Site is 9,709.4 square feet or 33.7% of the total Site. *See* **Exhibit H**. The Project will add approximately 286.8 square feet of impervious surface to that Site such that at full build out, building area at the Site will constitute approximately 34.77% of the total Site. Accordingly, on behalf of the Applicant and as discussed in more detail below, we hereby amend the request for area variances to include a request for an area variance pertaining to maximum building area. In conjunction with such request, we further request that the ZBA, in accordance with Code § 320-62, grant an area variance from the Code requirement for maximum building area to permit the Project with a maximum building area of 34.7%, which is greater than the requirement for building area otherwise required in the A-1 District. In amending such request we note that, as discussed herein, this is a marginal change from existing conditions at the Site and the Applicant has otherwise incorporated design change to prevent adverse flooding impacts from such additional impervious surface.

- **Removing area variance request for front yard setback** - The Application requested an area variance for front yard setback to permit the development of the Project with a front yard setback of 55 feet, 9 inches, which is less than the 75 feet otherwise required in the A-1 District. However, the Village Comment Letter states that it views the front yard differently and that the front yard wraps the Site from Berry Hill Road to Route 25A/North Hempstead Turnpike, which would require revisions to the area variance for front yard setback requested in the Application.[2] In response to such comment, the Applicant's engineering consultant updated its measurements of certain lot dimensions using lot lines as identified in response to certain other comments contained in the Village Comment Letter. *See* **Exhibit H**. As shown on **Exhibit H**, the updated measurements reveal that the distance between this front yard and the Proposed Facility is 161 feet, 10 inches, which is greater than the 75 feet otherwise required in the A-1 District. Accordingly, on behalf of the Applicant, we hereby amend the request for area variances contained in the Application to remove the request for area variance related to front yard setback, as such area variance is

[2] We note that, as discussed in more detail in response to the Village Comment Letter provided herewith as **Exhibit C**, we disagree with the Village's contention that the front yard wraps the Site on three sides. Rather, as per the definition for front yard contained at Code § 320-1, we submit that the front yard is the area in front of the police station, where Route 25A/North Hempstead Turnpike and Berry Hill Road intersect.

unnecessary based on the updated front yard setback measurements provided in **Exhibit H**.

- **Adding area variance request for rear yard setback** - The Application did not request an area variance for rear yard setback. However, the Village Comment Letter stated that a rear yard setback was required. *See* **Exhibit A**. In response to such comment, the Applicant's engineering consultant updated its measurements of certain lot dimensions using lot lines as identified in response to certain other comments contained in the Village Comment Letter. *See* **Exhibit H**. The updated measurements of the Site indicate that rear yard setback from the Proposed Facility is 28 feet. Accordingly, on behalf of the Applicant and as discussed in more detail below, we request that the ZBA, in accordance with Code § 320-62, grant an area variance from the Code requirement for rear yard setback to permit the Project with a rear yard setback of 28 feet, which is less than the 40 feet otherwise required for rear yard setback in the A-1 District.

- **Removing area variance request for side yard setback**. The Application requested an area variance for side yard setback to permit the Proposed Facility with a side yard setback of 24 feet, 6 inches. However, as discussed herein, the Village Comment Letter raised several questions with respect to how to identify the relevant lot lines and the setbacks requested. *See* **Exhibit A**. In response to such comment, the Applicant's engineering consultant updated its measurements of certain lot dimensions using lot lines as identified in response comments contained in the Village Comment Letter. *See* **Exhibit H**. The updated measurements of the Site indicate that the side yard setback from the Proposed Facility to Route 25A/North Hempstead Turnpike is 108 feet, 2 inches and the side yard setback from the Proposed Facility to Berry Hill Road is 68 feet, 2 inches, both of which are greater than the 40 feet otherwise required for side yard setback in the A-1 District. Accordingly, on behalf of the Applicant, we hereby amend the request for area variances contained in the Application to remove the request for area variance related to side yard setback, as such area variance is unnecessary based on the updated side yard measurements provided in **Exhibit H**.

- **Adding area variance for height to setback ratio** - The Application did not request an area variance from the requirements for height to setback ratio contained in the Code. However, the Village Comment Letter noted that no evidence of height to setback ratio compliance was provided and stated that a variance from the Code requirement for height to setback ratio was likely required. The revised construction drawings provided herewith as **Exhibit H** include information relevant to height to setback ratio and demonstrate that the Proposed Facility exceeds the requirements for height to setback ratio contained in the Code. Accordingly, on behalf of the Applicant and as discussed in more

detail below, we hereby request that the ZBA, in accordance with Code § 320-62, grant an area variance from the Code requirement for height setback ratio to permit the Project with a height to setback ratio greater than 1:2.5 in the front and greater than 1:2 in the rear and side, which is greater than what is otherwise required for height to setback ratio in the A-1 District.

- **Adding area variance request for fence height** - The Application did not request an area variance from the requirement for fence height contained in the Code. However, the Village Comment Letter, noted that the fencing proposed with the Project exceeded the requirement for fence height otherwise required in the Village. Accordingly, on behalf of the Applicant and as discussed in more detail below, we hereby request that the ZBA, in accordance with Code § 320-62, grant an area variance from the Code requirement for fence height to permit the Project with an 8 foot tall fence, which is greater than the requirement for fence height otherwise required in the Village.

Notwithstanding the revisions noted above and the comments contained in the Village Comment Letter, certain requests for area variances as stated in the Application remain unchanged and are repeated herein. As detailed in **Exhibit H** and discussed herein, the Application hereby reiterates its prior request for area variances as follows.

- **Front Lot Line** - The Application requested an area variance for front lot line to permit the development of the Project on a lot with a front lot line of 197 feet, 8 inches in size, which is less than the 200 feet otherwise required in the A-1 District. No comments with respect to the request for an area variance for front lot line were provided in the Village Comment Letter. *See* **Exhibit A**. Likewise, the revisions made in the revised construction drawings do not necessitate any change to of the area variance for front lot line as previously requested. *See* **Exhibit H**. Accordingly, on behalf of the Applicant and as discussed in more detail below, we hereby reiterate the request for an area variance pertaining to front lot line as stated in the Application and request that the ZBA in accordance with Code § 320-62 grant an area variance from the Code requirement for front lot line to permit the Project at the Site, which has a front lot line that is marginally shorter than otherwise required in the A-1 District. In reiterating such request, we note that this front lot line dimension is an existing non-compliance at the Site.

- **Height** - The Application requested an area variance for height to permit the development of the Proposed Facility at 85 feet tall, including the faux foliage topper. Such request specifically asked for an area variance from the height requirement for a principal structure, which in the A-1 District is 35 feet tall. The Village Comment Letter stated that this variance request must be amended to request an area variance from the height requirement for an accessory structure, which in the A-1 District is 25 feet tall. However, as discussed in more detail

below and in the response to the Village Comment Letter provided herewith as **Exhibit C**, the comment contained in the Village Comment Letter is inconsistent with the definition of accessory structure contained in the Code and the Proposed Facility is not an accessory structure. Accordingly, on behalf of the Applicant and as discussed in more detail below and in the response to the Village Comment Letter provided herewith as **Exhibit C**, we hereby reiterate the request for an area variance pertaining to height as stated in the Application and request that the ZBA, in accordance with Code § 320-62, grant an area variance from the Code requirement for height to permit the development of the Proposed Facility at a height of 85 feet, which exceeds the requirement for height of principal structures in the A-1 District. In reiterating such request we note that this height is the minimum height necessary to fill an existing coverage gap in the Village and surrounding area.

AMENDED REQUEST FOR AREA VARIANCES

For your reference, the table below summarizes the applicable bulk and dimensional requirements and indicates both existing conditions at the Site, as well as proposed changes to the Site that will affect these dimensional requirements. Instances of existing non-compliance are shaded in blue on the table below and instances of the non-compliance attributable to the Project are highlighted in red. A discussion of the area variances required for the Project is included below, which, as noted above, is amended from the request for area variances previously provided in the Application.

Building Criteria	A-1 Requirement	Existing	Proposed
Lot Area	2 acres	0.66 acres	No Change
Contiguous Buildable Area	15,000 square feet	N/A	No Change
Front Lot Line	200 feet	197 feet, 8 inches	No change
Lot Depth	250 feet	202 feet, 1 inch	No change
Lot Width	200 feet	90 feet, 7 inches	No change
Maximum Gross Floor area	6800 square feet	N/A	N/A
Maximum Building Area	5% for principal building	4.64%	5.0%
	15% for total lot area	33.77% for total lot area	34.77%
Front Yard Setback	75 feet	23 feet, 11 inches	161 feet, 10 inches
Side Yard Setback	40 feet	25 feet, 3 inches	108 feet (from 25A/North Hempstead Turnpike) 68 feet, 2 inches (from Berry Hill Road)
Rear Yard Setback	40 feet	49 feet, 11 inches	28 feet
Minimum Floor Area	2000 square feet	N/A	N/A
Maximum Building Height	35 feet	35 feet or less	85 feet, including faux foliage topper

Height to Setback Ratio (Front)	1:2.5	N/A	Greater than 1:2.5
Height to Setback Ratio (Side)	1:2	N/A	Greater than 1:2 (from 25A/North Hempstead Turnpike) Greater than 1:2 (from Berry Hill Road)
Height to Setback Ratio (rear)	1:2	N/A	Greater than 1:2
Fence Height	6 feet, 6 inches	N/A	8 feet

- **Lot Area, Code § 320-6 -** The Site is 0.66 acres in size, which is smaller than the 2.0 acres otherwise required under the Code for lot area in the A-1 District. Although the Site does not meet the requirement for lot area contained in the Code, we note that this is an existing condition at the Site and will not be exacerbated by the Project. Moreover, even at such smaller size, the Site is still large enough to permit considerable distance between the Proposed Facility and surrounding uses. Indeed, even on this smaller lot, the Site is still large enough so that the Proposed Facility is sufficiently separated from surrounding uses, including separation of a fall zone approximately 80 feet in size. *See* **Exhibit H**. To the extent that the Proposed Facility is located within proximity to any surrounding development or other uses, including residential uses, the Proposed Facility is designed to withstand winds up to 120 miles per hour and, in the unlikely event of structural failure is designed to fold in on itself in a kinking fashion rather than fall in the surrounding area. *See* **Application, Exhibit K.** Accordingly, given both the existing conditions at the Site, as well as the ample separation that is still able to be maintained between the Proposed Facility and surrounding uses, and the unique design that will contain the Proposed Facility on the Site in the event of structural failure, we respectfully request that the ZBA, in accordance with Code § 320-62, grant a variance from the Code requirement for lot area to permit the Project on the Site that is only 0.66 acres in size.

- **Front Lot Line, Code § 320-6** - As shown on the revised site plan included at Sheet AN-003.00 provided with the revised construction drawings submitted with the Application Supplement as **Exhibit H**, the front lot line on the Site is approximately 197 feet 8 inches long, which is marginally shorter than the 200 feet otherwise required under the Code for front lot line in the A-1 District. Although the Site does not strictly conform to the Code's requirements for front lot line, we note that this is an existing condition at the Site and will not be exacerbated by the Project. Even with this diminished front lot line, there is ample road frontage at the Site along Route 25A/North Hempstead Turnpike and Berry Hill Road and sufficient access to the site over the access drives leading from the Route 25A/North Hempstead Turnpike. *See* **Exhibit H.** Accordingly, given the fact that this deficiency is an existing condition at the Site,

and there is otherwise sufficient road frontage and access to the Site, we respectfully request that the ZBA, in accordance with Code § 320-62, issue a variance from the Code requirement for front lot line to permit the Project on the Site with a front lot line of only 197 feet 8 inches.

- **Lot Depth, Code § 320-6** - As shown on the Site Plan provided herewith as **Exhibit H**, the lot depth of the Site is 202 feet, 1 inch, which is less than the 250 feet otherwise required under the Code for lot depth in the A-1 District. Although the depth of the Site does not meet the requirement for lot depth contained in the Code, we note that this is an existing condition at the Site and will not be exacerbated by the Project. Furthermore, even with this diminished lot depth, the Site is large enough to accommodate the Proposed Facility at the Site and leave sufficient separation between the Proposed Facility and the existing improvements at the Site, as well as between the Proposed Facility and surrounding uses. As detailed in the Application, the Proposed Facility is designed to withstand significant force such that structural failure is unlikely and, even if the Proposed Facility were to suffer structural failure, it would collapse in on itself in a kinking fashion rather than fall in the area around it. *See* **Exhibit K**. Accordingly, given the fact that this diminished lot depth is an existing condition at the Site, the Site otherwise allows for sufficient separation between the improvements on the Site and between the Proposed Facility and surrounding uses, and the Proposed Facility has been designed to limit the risk to surrounding uses, we respectfully request that the ZBA, in accordance with Code § 320-62, issue a variance from the Code requirement for lot depth to permit the Project on the Site with a lot depth of 202 feet, 1 inch.

- **Lot Width, Code § 320-6 -** As shown on the site plan provided with the revised construction drawings included herewith as **Exhibit H**, the lot width of the Site is 90 feet, 7 inches which is less than the 200 feet otherwise required under the Code for lot width in the A-1 District. *See* **Exhibit H**. Although the Site does not strictly conform to the Code's requirements for lot width, we note that this is an existing condition at the Site and will not be exacerbated by the Project. Furthermore, even with this diminished lot width, the Site is large enough to accommodate the Proposed Facility at the Site and leave sufficient separation between the Proposed Facility and the existing improvements at the Site, as well as between the Proposed Facility and surrounding uses. *See* **Exhibit H**. Additionally as detailed in the Application, the Proposed Facility is designed to withstand significant force such that structural failure is unlikely and, even if the Proposed Facility were to suffer structural failure, it would collapse in on itself in a kinking fashion rather than fall in the area around it. *See* **Application, Exhibit K**. Accordingly, given the fact that this deficiency is an existing condition at the Site, the Site otherwise allows for sufficient separation between the improvements on the Site and between the Proposed Facility and surrounding

uses, and the Proposed Facility has been designed to limit the risk to surrounding uses, we respectfully request that the ZBA, in accordance with Code § 320-62, issue an area variance from the Code requirement for lot width to permit the Project on the Site with a lot depth of 90 feet, 7 inches.

- **Maximum Building Area, Code § 320-6** - Code § 320-1 defines building area as the aggregate of the maximum horizontal cross-section area of all buildings on a lot excluding cornices, eaves, gutters, or chimneys that do not project more than 18 inches, bay windows not projecting more than five feet, and driveways walkways, riding rings, corrals and paddocks. As shown on the Site Plan provided herewith as **Exhibit H**, the total building area at the Site is 33.77%, which is greater than the 15% otherwise required for maximum building area in the A-1 District. At full build-out, the total building area at the Site will increase by approximately 286.8 square feet to 34.77%. Although the building area at the Site does not meet the requirement for maximum building area in the A-1 District, this is an existing condition at the Site that is only marginally exacerbated by the Project and involves a nominal increase in building area at the Site. Moreover, as detailed in the Applicant's response to the Village Comment Letter provided herewith as **Exhibit C**, the Applicant has been working with the Village Engineer to devise a design strategy that will address potential flooding concerns at the Site. Specifically, the Project has been designed so that the concrete equipment pad will have the same elevation as the floor of the adjacent storage building and any puddling attributable to the Project will occur on the concrete equipment pad itself rather than on other areas of the Site. Accordingly, given the fact that the excessive building area at the Site is an existing condition at the Site that will only be marginally increased by the Project and the Project otherwise incorporates design features to limit the impact of the additional building area, we respectfully request that the ZBA, in accordance with Code § 320-62, issue a variance from the Code requirement for maximum building area to permit the Project on the Site with a building area of 34.77%.

- **Rear Yard Setback, Code § 320-6** - As shown on the revised Site Plan included at Sheet ANT-003.00 provided with the revised construction drawings at **Exhibit H**, the rear yard setback of the Proposed Facility 28 feet, which is less than the 40 feet otherwise required under the Code for rear yard setback in the A-1 District. Although the Proposed Facility does not strictly conform to the Code's requirements for rear yard setback, there is still ample separation between the Proposed Facility and the residential use to the east of the Site. Moreover, as detailed in the Application, the Proposed Facility is designed to withstand significant force such that structural failure is unlikely and, even if the Proposed Facility were to suffer structural failure, it would collapse in on itself in a kinking fashion rather than fall in the area around it. *See* **Application, Exhibit K**. Accordingly, given the fact that there is otherwise ample separation between the

Proposed Facility and surrounding uses and that the Proposed Facility is designed to limit the risk of structural failure, we respectfully request that the ZBA issue a variance from the Code requirement for rear yard setback to permit the Project on the Site with a rear yard setback of 28 feet.

- **Maximum Building Height, Code § 320-6 -** As shown on the revised Site Plan included at Sheet ANT-003.00 provided with the revised construction drawings at **Exhibit H**, the Proposed Facility has a height of approximately 80 feet tall and is fitted with faux foliage that extends an additional 5 feet past the top of the monopole, for a total height of 85 feet. Although the Proposed Facility at this height exceeds the requirement for height in the A-1 District, this height is otherwise consistent with the Code's requirements for wireless telecommunications facilities, which limit the height of a telecommunications facility to the height necessary to provide service. Code §§ 320-28(I); 320-34(H). This more specific height requirement for telecommunications facilities is not applicable to the Proposed Facility because the Proposed Facility is exempt from such requirements pursuant to Code § 320-38(C); however, such requirement is instructive and indicates that the height of the Proposed Facility is appropriate because the Proposed Facility has been designed to meet the minimum height necessary to provide service in the Village and the surrounding area. *See* Code §§ 320-28(I); 320-34(H). Moreover, as discussed in the alternatives analysis, there are no other suitable options to achieve such coverage and a new facility at this height is required to provide service in the Village and surrounding area. *See* **Exhibit F**. Notwithstanding that the height of the Proposed Facility is greater than the height otherwise permitted in the A-1 District, the Proposed Facility has been carefully designed as a monopine so that it will blend in with the existing surroundings. As shown in the Zoning, Planning, and Visual Impact Report attached with the Application as Exhibit G, visibility of the Proposed Facility is concentrated in the area around the Site and as such, the Proposed Facility will not be visually prominent. Accordingly, given the demonstrated need for the Proposed Facility at this height and the otherwise limited impact of the Proposed Facility, we respectfully request that the ZBA grant a variance from the Code requirement for height to permit the Proposed Facility at a height of 85 feet, including the faux foliage topper. To the extent that the comments made in the Village Comment Letter indicate that such variance should be from the height requirement for accessory structures, we note that, as discussed in the response to the Village Comment Letter provided herewith as **Exhibit C**, such contention is inconsistent with the definition of accessory structure contained in the Code.

- **Height to Setback Ratio (Front), Code § 320-**8 - As shown on Sheet ANT-008.00 of the revised construction drawings provided herewith as **Exhibit H**, the Proposed Facility has a height of approximately 74 feet, 2 inches above the grade level of the Site at the front lot line and is setback from the front lot line

approximately 160 feet, 7 inches. Although, the height to setback ratio of the Proposed Facility from the front lot line exceeds the height to setback ratio of 1:2.5 that is otherwise required in the A-1 District, such exceedance is relatively minimal and there is otherwise sufficient separation between the Proposed Facility and surrounding development. Further, the Proposed Facility is designed to withstand significant force such that structural failure is unlikely and, even if the Proposed Facility were to suffer structural failure, it would collapse in on itself in a kinking fashion rather than fall in the area around it. *See* **Application, Exhibit K**. Moreover, the Proposed Facility has been carefully designed as a monopine so that it will blend in with the existing surroundings. As shown in the Zoning, Planning, and Visual Impact Report attached with the Application as Exhibit G, visibility of the Proposed Facility is concentrated in the area around the Site and the Proposed Facility will not be visually prominent. Accordingly, given the limited exceedance of the applicable height to setback ratio and the design of the Proposed Facility, which limits the visual impact of same, we respectfully request that the ZBA grant a variance from the Code requirement for height to permit the development of the Proposed Facility with a height to setback ratio from the front lot line greater than 1:2.5 as otherwise required in the A-1 District.

- **Height to Setback Ratio (Side), Code § 320-**8 - As shown on Sheet ANT-008.00 of the revised construction drawings provided herewith as **Exhibit H**, the Proposed Facility has a height of approximately 74 feet, 2 inches above the grade level of the Site at the side lot line from Route 25A/North Hempstead Turnpike and is setback from same approximately 109 feet, 2 inches. Although, the height to setback ratio of the Proposed Facility from this side lot line exceeds the height to setback ratio of 1:2 that is otherwise required in the A-1 District, the Proposed Facility has been carefully designed as a monopine so that it will blend in with the existing surroundings. As shown in the Zoning, Planning, and Visual Impact Report attached with the Application as Exhibit G, visibility of the Proposed Facility is concentrated in the area around the Site and the Proposed Facility will not be visually prominent. Further, there is sufficient separation between the Proposed Facility and surrounding development. *See* **Exhibit H**. As detailed in the Application, the Proposed Facility is designed to withstand significant force such that structural failure is unlikely and, even if the Proposed Facility were to suffer structural failure, it would collapse in on itself in a kinking fashion rather than fall in the area around it. *See* **Application, Exhibit K**. Accordingly, given the design of the Proposed Facility, which limits the visual impact of same, and the ample separation between the Proposed Facility and surrounding development we respectfully request that the ZBA grant a variance from the Code requirement for height to permit the development of the Proposed Facility with a height to setback ratio from the side lot line along Route 25A/North Hempstead Turnpike greater than 1:2 as otherwise required in the A-1 District.

As shown on Sheet ANT-008.00 of the revised construction drawings provided herewith as **Exhibit H**, the Proposed Facility has a height of approximately 75 feet, 2 inches above the grade level of the Site at the side lot line from Berry Hill Road and is setback from same approximately 63 feet, 2 inches. Although, the height to setback ratio of the Proposed Facility from this side lot line exceeds the height to setback ratio of 1:2 that is otherwise required in the A-1 District, the Proposed Facility has been carefully designed as a monopine so that it will blend in with the existing surroundings. As shown in the Zoning, Planning, and Visual Impact Report attached with the Application as Exhibit G, visibility of the Proposed Facility is concentrated in the area around the Site and the Proposed Facility will not be visually prominent. Accordingly, given the design of the Proposed Facility, which limits the visual impact of same, and the ample separation between the Proposed Facility and surrounding development we respectfully request that the ZBA grant a variance from the Code requirement for height to permit the development of the Proposed Facility with a height to setback ratio from the side lot line along Berry Hill Road greater than 1:2 as otherwise required in the A-1 District.

- **Height to Setback Ratio (Rear), Code § 320-**8 - As shown on Sheet ANT-008.00 of the revised construction drawings provided herewith as **Exhibit H**, the Proposed Facility has a height of approximately 83 feet, 2 inches above the grade level of the Site at the rear lot line and is setback from same approximately 41 feet. Although, the height to setback ratio of the Proposed Facility from the rear lot line exceeds the height to setback ratio of 1:2 that is otherwise required in the A-1 District, the Proposed Facility has been carefully designed as a monopine so that it will blend in with the existing surroundings. As shown in the Zoning, Planning, and Visual Impact Report attached with the Application as Exhibit G, visibility of the Proposed Facility is concentrated in the area around the Site and the Proposed Facility will not be visually prominent. Moreover, the Proposed Facility provides sufficient separation from the neighboring residential development there is still ample separation between the Proposed Facility and the residential use to the east of the Site. Further, as detailed in the Application, the Proposed Facility is designed to withstand significant force such that structural failure is unlikely and, even if the Proposed Facility were to suffer structural failure, it would collapse in on itself in a kinking fashion rather than fall in the area around it. *See* **Application, Exhibit K**. Accordingly, given the design of the Proposed Facility, which limits the visual impact of same, and the ample separation between the Proposed Facility and surrounding development we respectfully request that the ZBA grant a variance from the Code requirement for height to setback ratio from the rear lot line to permit the development of the Proposed Facility with a height to setback ratio from the rear lot line greater than 1:2 as otherwise required in the A-1 District.

- **Fence Height, Code § 320-57** - Pursuant to Code § 320-57, fence height throughout the Village is limited to 6 feet, 6 inches. However, as discussed in the Application and shown on the site plan, the Applicant is proposing the installation of an 8 foot tall wooden fence around the Lease Area. The fence proposed for the Project will provide security around the Lease Area and will also provide screening of the Proposed Facility and the ground-based equipment. Although the fence proposed for the Project is marginally taller than is otherwise allowed under the Code, this added height is necessary to prevent unauthorized access to the Proposed Facility and ground based equipment. Additionally, the fence will be screened from view by the plantings that are proposed as part of the Project, as well as the existing vegetation that exists around the Site. Accordingly, given the utility of the proposed fence, the necessity for this added height, and the screening otherwise provided, we respectfully request that the ZBA grant a variance from the Code requirement for fence height to permit the development of the Proposed Facility with an 8 foot tall fence around the Lease Area.

ANALYSIS OF AMENDED REQUEST FOR AREA VARIANCES

As detailed in the Application, Code § 320-62 authorizes the ZBA to grant area variances. An applicant seeking an area variance may apply directly to the ZBA for such variance without first obtaining a final decision or determination from the Planning Board. Code §§ 264-12; 320-62. The ZBA may grant such variance following a public hearing on the application. Code § 320-61(B).

Pursuant to N.Y. Village Law § 7-712-b, the ZBA on an application for an area variance must consider the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by issuing such area variance. *See* N.Y. Village Law § 7-712-b(3)(b). As relevant to such balancing test, the ZBA must consider whether: (1) an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) the benefit sought by the application can be achieved by some method, feasible for the applicant to pursue other than an area variance; (3) the requested area variance is substantial; (4) the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but does not preclude the granting of the area variance. *Id.* This statutory standard is consistent with the general standards articulated in Code § 320-61(B)(3).

Notwithstanding the above referenced criteria and standard of review, wireless telecommunications facilities are subject to a diminished standard of review in light of their status as public utilities. It is well settled that wireless telecommunications facilities are considered public utilities for zoning purposes. *See Cellular Tel. Co. v*

Rosenburg, 82 N.Y.2d 364, 371 (1993); *Lloyd v. Town of Greece Zoning Bd. of Appeals*, 292 A.D.2d 818, 819 (4th Dep't 2002). Accordingly, such facilities are subject to a lesser standard for granting zoning approvals than other uses. *Lucas v. Planning Bd. of Town of LaGrange*, 7 F. Supp. 2d 310, 323 n.8 (S.D.N.Y. 1998) ("cellular providers are . . . entitled to wider zoning latitude in order to provide their public services"); *see DeCarr v. Zoning Bd. of Appeals for Town of Verona*, 154 A.D.3d 1311, 1312 (4th Dep't 2017). On an application for an area variance, this lesser standard requires only that a wireless telecommunications provider demonstrate a need for its facilities and that the needs of the broader public would be served by granting an approval. *Omnipoint Commc'ns, Inc. v. Town of LaGrange*, 658 F.Supp.2d 539, 555 (S.D.N.Y. 2009); *see Consol. Edison Co. of New York v. Hoffman*, 43 N.Y.2d 598, 608-610 (1978) ("[I]t 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."); *see also Rosenberg*, 82 N.Y.2d at 372. Additionally, where the intrusion or burden on the community is minimal, the showing required by the utility should be correspondingly reduced. *See N.Y. SMSA Ltd. P'ship v. Vill. of Floral Park Bd. of Trs.*, 812 F.Supp.2d 143 (E.D.N.Y. 2011). Courts have consistently upheld and reaffirmed these principles. *See, e.g., Site Acquisitions, Inc. v. Town of New Scotland*, 2 A.D.3d 1135, 1136-1137 (2003); *Nextel Partners, Inc. v. Town of Fort Ann*, 1 A.D.3d 89, 93 (2003).

Within this context and as discussed in the Application, the Proposed Facility is entitled to the area variances requested above because it meets both the traditional criteria for granting an area variance, as well as the diminished standard applicable to public utilities. With respect to the traditional area variance criteria, the Proposed Facility provides a significant benefit to the community, while at the same time having limited impact on the surrounding community. Specifically, looking to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created, we note that the Proposed Facility has been specifically designed as a stealth monopine and carefully sited on an area of land that is already developed with municipal services in order to minimize the impact on the surrounding community. *See* **Exhibit F**; **Application, Exhibits G and I.** Moreover, the Proposed Facility will provide much needed wireless service in the Village and surrounding area, providing a significant public safety and connectivity benefit for Village residents. *See* **Application, Exhibit H**. At the same time, and as detailed in the response to the Village Comment Letter provided herewith as **Exhibit C**, no adverse impact on property values is anticipated as a result of the Project. Second, looking to whether the benefit to the community can be achieved by another method, the alternatives analysis provided with the Application as **Exhibit I** and provided again herewith as **Exhibit F**, the development of the Proposed Facility at the Site is the only viable method for closing the existing coverage gap in the Village and the surrounding area. As to whether the area variances requested are substantial, it must be noted that as discussed above, most of the variances requested are related to existing issues of non-compliance at the Site. Likewise, the request for an area variance related to rear yard setback is required due to the unique shape and existing development already in place at the Site. To the extent

that the Proposed Facility requires area variances related to height and height to setback ratio, we note that the height of the Proposed Facility is the minimum necessary to close the existing coverage gap. *See* **Application, Exhibit H**. The area variance for fence height requires only a limited increase in fence height to provide additional screening and safety around the Proposed Facility. Thus, these variances are relatively limited in scope given that they are related to existing issues at the site, required to achieve functionality of the Proposed Facility, or are otherwise required to provide additional screening and as a matter of safety. Finally, addressing whether the difficulty is self-created, we note that although the alleged difficulty here could be construed as self-created, that factor is not dispositive and we emphasize that the Project has otherwise been carefully sited and designed to minimize impacts to the surrounding community while fulfilling an important need for wireless service coverage in the Village and surrounding area. *See* **Exhibit F**; **Application, Exhibits G and I.** Moreover, the Code specifically expresses a preference for siting wireless telecommunications facilities on municipal property and, in accordance with such preference, the Village entered into a lease with AT&T for this Site, further indicating the Village's preference for this Site.

Turning to the diminished standard for public utility uses such as the Proposed Facility, we note that there is significant need for the Proposed Facility and that the Proposed Facility will serve such need with limited impact on the surrounding community. *See* **Exhibit F**; **Application, Exhibits G and I.** Specifically, the Proposed Facility will remedy a coverage gap in the Village, including along the heavily travelled Route 25/North Hempstead Turnpike. Specifically, the Proposed Facility will provide for more in-building coverage and, importantly, in vehicle cover in the area around the Site, including along the surrounding roadways. This improved coverage will allow for better throughput and functionality for wireless users in the area. Additionally, as a matter of public safety, the Proposed Facility serves end use consumers and enables communications between emergency first responders, including via FirstNet. Without the Proposed Facility, coverage in the Village would be limited and some parts of the Village and along Route 25A/North Hempstead Turnpike would be left completely without coverage. The Proposed Facility is designed to address the wireless telecommunication service needs of the Village and surrounding area. *See* **Application Exhibit H**.

It should also be noted that the intrusion or burden on the community associated with the Proposed Facility is minimal. As noted above, the Proposed Facility will have a limited visual impact on the Village and the surrounding community. *See* **Application, Exhibit G**. Specifically, the Proposed Facility has been designed as a monopine to blend in with its surroundings and is otherwise screened from view by the mature vegetation bordering the Site, as well as the evergreen plantings that will be added at the Site around the exterior of the Equipment Compound. **Exhibit H**; *see* **Application, Exhibit G**. As a result of the careful siting and design of the Proposed Facility, visibility of same will be limited to the area immediately surrounding the Proposed Facility,

which is a busy intersection where visual sensitivity is less. *See* **Application, Exhibit G.** Additionally, the Proposed Facility will be installed on municipally owned property that is already developed and improved with municipal facilities. **Exhibit H**; *see* **Application, Exhibit G**. This careful siting means that impacts associated with development of the Proposed Facility, such as tree clearing and ground disturbance are less. **Exhibit H**; *see* **Application, Exhibit G**. Indeed, no tree clearing is required to construct the Proposed Facility and ground disturbance is limited to only 0.02 acres. *See* **Exhibit H**. Moreover, siting of the Proposed Facility in this location conforms to the Village's expressed preferences for siting of such facility on areas within the Village that are the least intrusive on the community. *See* Code § 320-32(A).

As discussed herein and in the Application, the Proposed Facility meets both the traditional criteria to obtain an area variance, as well as the diminished standard for an area variance that is applicable to public utilities, like wireless telecommunications facilities. Accordingly, we request that the ZBA issue the variances requested herein.

EXHIBIT E

Pinnacle Telecom Group
Professional and Technical Services
Telecom Consulting

Antenna Site FCC RF Compliance Assessment and Report

prepared for

AT&T Mobility

Site "LI-6238A"
258 Route 25A
Oyster Bay, NY

September 8, 2021

14 Ridgedale Avenue - Suite 260 • Cedar Knolls, NJ 07927 • 973-451-1630

Contents

Introduction and Summary

At the request of AT&T Mobility ("AT&T"), Pinnacle Telecom Group has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for proposed wireless antenna operations inside a new treepole to be located at 258 Route 25A in Oyster Bay, NY. AT&T refers to the antenna site by the code "LI-6238A", and its operation involves directional panel antennas and transmission in the 700 MHz, 850 MHz, 1900 MHz, 2100 MHz and 2300 MHz frequency bands licensed to AT&T by the FCC.

The FCC requires all wireless antenna operators to perform an assessment of potential human exposure to radiofrequency (RF) fields emanating from all the transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the Maximum Permissible Exposure (MPE) limit in the FCC's regulations. In this case, there are no other proposed antenna operations at the site to include in the compliance assessment. Note that FCC regulations require any future antenna collocators to assess and assure continuing compliance based on the cumulative effects of all then-proposed and then-existing antennas at the site.

This report describes a mathematical analysis of RF levels resulting around the site in areas of unrestricted public access, that is, at street level around the site. The compliance analysis employs a standard FCC formula for calculating the effects of the antennas in a very conservative manner, in order to overstate the RF levels and to ensure "safe-side" conclusions regarding compliance with the FCC limit for safe continuous exposure of the general public.

The results of a compliance assessment can be explained in layman's terms by describing the calculated RF levels as simple percentages of the FCC MPE limit. If the reference for that limit is 100 percent, then calculated RF levels higher than 100 percent indicate the MPE limit is exceeded, while calculated RF levels consistently lower than 100 percent serve as a clear and sufficient demonstration of compliance with the MPE limit. On the other hand, calculated RF levels consistently below 100 percent serve as a clear and sufficient demonstration of

compliance with the MPE limit. We can (and will) also describe the overall worst-case result via the “plain-English” equivalent “times-below-the-limit” factor.

The results of the FCC RF compliance assessment in this case are as follows:

- At street level, the conservatively calculated maximum RF level from the proposed antenna operations at the site is 3.2861 percent of the FCC general population MPE limit – well below the 100-percent reference for compliance. In other words, the worst-case calculated RF level – intentionally and significantly overstated by the calculations – is still more than 30 times below the FCC limit for safe, continuous exposure of the general public.
- The results of the analysis provide a clear demonstration that the RF levels from the proposed antenna operations will satisfy the criteria for controlling potential human exposure to RF fields, and the antenna operations will be in full compliance with the FCC regulations and limits concerning RF safety. Moreover, because of the conservative methodology and operational assumptions applied in the analysis, RF levels actually caused by the antennas will be even less significant than the calculation results here indicate.

The remainder of this report provides the following:

- relevant technical data on the proposed AT&T antenna operations at the site;
- a description of the applicable FCC mathematical model for assessing MPE compliance, and application of the relevant data to that model; and
- an analysis of the results, and a compliance conclusion for the antenna operations at this site.

In addition, Appendix A provides background on the FCC MPE limit along with a list of key references on compliance, and Appendix B provides a summary of the expert qualifications of the author if this report.

Antenna and Transmission Data

The table that follows summarizes the relevant data for the proposed AT&T antenna operations.

General Data – AT&T	
Frequency Bands	700 MHz, 850 MHz, 1900 MHz, 2100 MHz and 2300 MHz
Service Coverage Type	Sectorized
Antenna Type	Directional Panel
Antenna Centerline Height AGL	75 ft.
Antenna Line Loss	Conservatively ignored (assumed 0 dB)
700 MHz Antenna Data	
Antenna Models (Max. Gain)	Commscope NNHH-65A-R4 (13.4 dBi)
Total Input Power per Sector	370 watts
850 MHz Antenna Data	
Antenna Models (Max. Gain)	Commscope NNHH-65A-R4 (13.9 dBi)
Total Input Power per Sector	160 watts
1900 MHz Antenna Data	
Antenna Models (Max. Gain)	Commscope NNHH-65A-R4 (17.7 dBi)
Total Input Power per Sector	160 watts
2100 MHz Antenna Data	
Antenna Models (Max. Gain)	Commscope NNHH-65A-R4 (17.8 dBi)
Total Input Power per Sector	160 watts
2300 MHz Antenna Data	
Antenna Model (Max. Gain)	Commscope NNHH-65A-R4 (18.3 dBi)
Total Input Power per Sector	100 watts

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

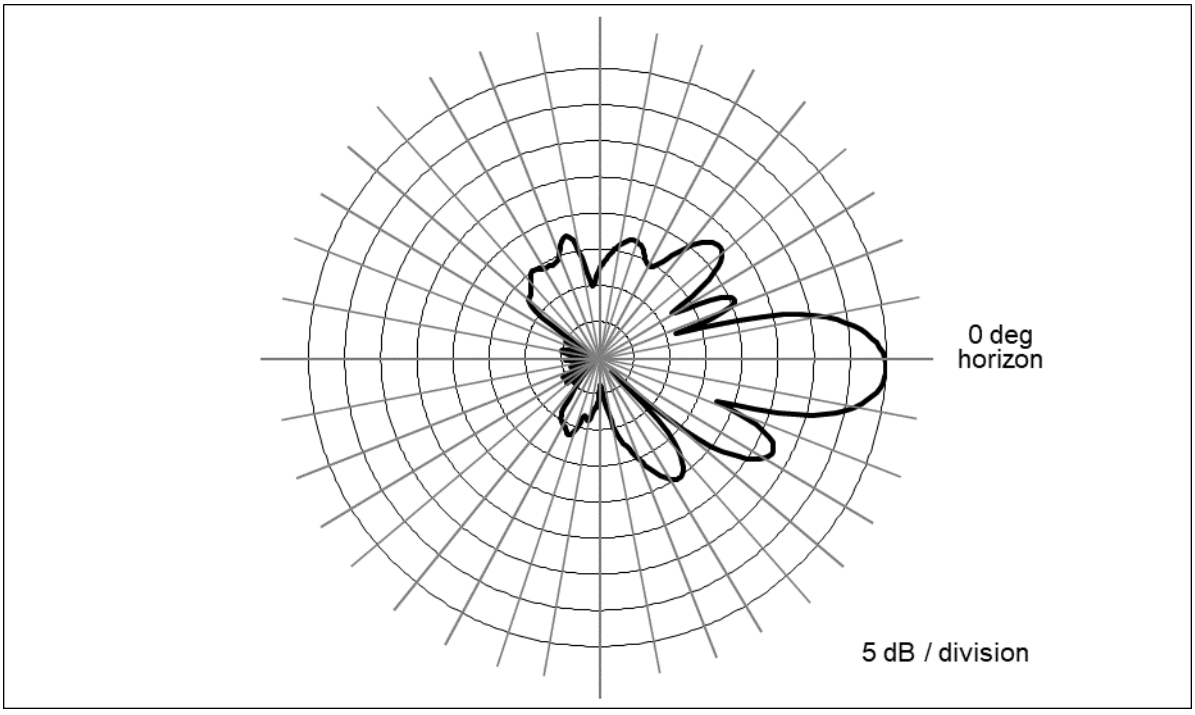
By way of illustration, Figure 1 that follows shows the vertical-plane radiation pattern of the proposed antenna model in the 700 MHz frequency band. In this

type of antenna radiation pattern diagram, the antenna is effectively pointed at the three o'clock position (the horizon) and the relative strength of the pattern at different angles is described using decibel units.

Note that the use of a decibel scale to describe the relative pattern at different angles actually serves to significantly understate the actual focusing effects of the antenna. Where the antenna pattern reads 20 dB the relative RF energy emitted at the corresponding downward angle is 1/100th of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is only 1/1000th of the maximum.

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

Figure 1. NNHH-65A-R4- 700 MHz Vertical-plane Pattern



Compliance Analysis

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

At street-level around an antenna site (in what is called the "far field" of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna.

Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the intervening ground. Our calculations will assume a 100% "perfect", mirror-like reflection, which is the absolute worst-case scenario.

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

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

where

MPE%	=	RF level, expressed as a percentage of the MPE limit applicable to continuous exposure of the general public
100	=	factor to convert the raw result to a percentage
Chans	=	maximum number of RF channels per sector
TxPower	=	maximum transmitter power per channel, in milliwatts
$10^{(Gmax-Vdisc/10)}$	=	numeric equivalent of the relative antenna gain in the downward direction of interest; data on the antenna vertical-plane pattern is taken from manufacturer specifications
4	=	factor to account for a 100-percent-efficient energy reflection from the ground, and the squared relationship between RF field strength and power density ($2^2 = 4$)

MPE	=	FCC general population MPE limit
R	=	straight-line distance from the RF source to the point of interest, centimeters

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

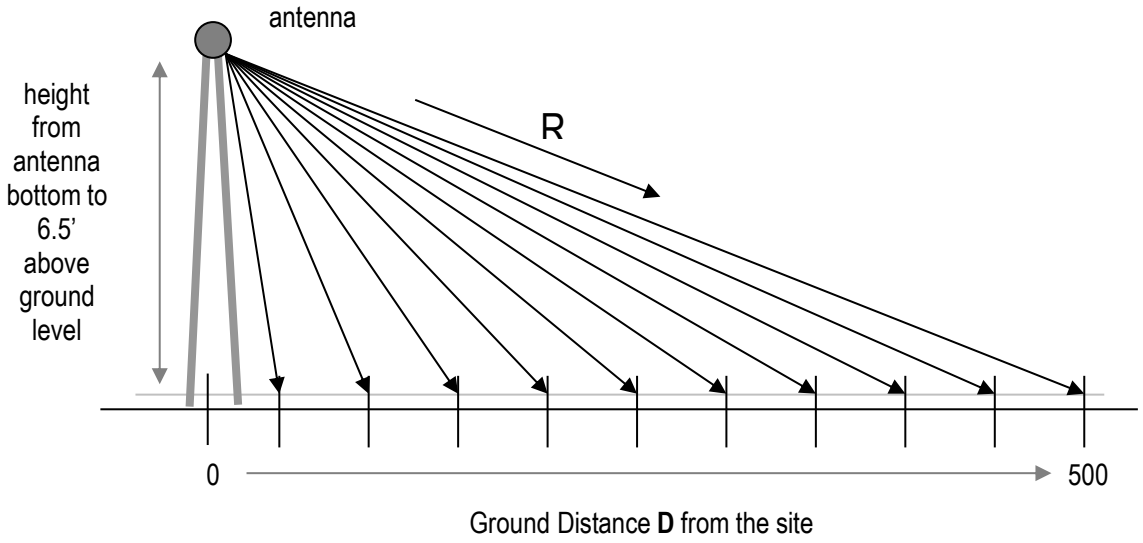


Figure 2. MPE% Calculation Geometry

It is popularly understood that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas.

Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site. As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled and, as a result, the RF levels generally decrease with increasing distance. In any case, the RF levels more than 500 feet from a wireless antenna site are well understood to be sufficiently low to

be comfortably in compliance.

FCC compliance for a multiple-band antenna operation is assessed in the following manner. At each distance point along the ground, an MPE% calculation is made for the RF effect in each frequency band, and the sum of the individual MPE% contributions at each point is compared to 100 percent, which serves as the normalized reference for the FCC MPE limit. We refer to the sum of the individual MPE% contributions as "total MPE%", and any calculated total MPE% result exceeding 100 percent is, by definition, higher than the FCC limit and represents non-compliance and a need to mitigate the RF levels. If, on the other hand, all results are below 100 percent, that set of results serves as a demonstration of compliance with the MPE limit.

Note that according to the FCC, when directional antennas (e.g., panels or dishes) are involved, the compliance assessments are based on the RF effect of a single (facing) sector or antenna, as the RF effects of directional antennas facing generally away from the point of interest are insignificant.

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

1. The antennas are assumed to be operating continuously at maximum power and maximum channel capacity.
2. The power-attenuation effects of shadowing or other obstructions to the line-of-sight path from the antenna to the point of interest are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6'6" human and performing the calculations from the bottom (rather than the centerline) of each operator's lowest-mounted antenna, as applicable.
4. The calculations also conservatively take into account, when applicable, the different technical characteristics and related RF effects of the use of multiple antennas for transmission in the same frequency band.
5. The RF exposure at ground level is assumed to be 100-percent enhanced (increased) via a "perfect" field reflection from the intervening ground.

In addition in this case, we have taken into account the different technical characteristics and RF effects of multiple antenna models used for transmission in the same frequency band.

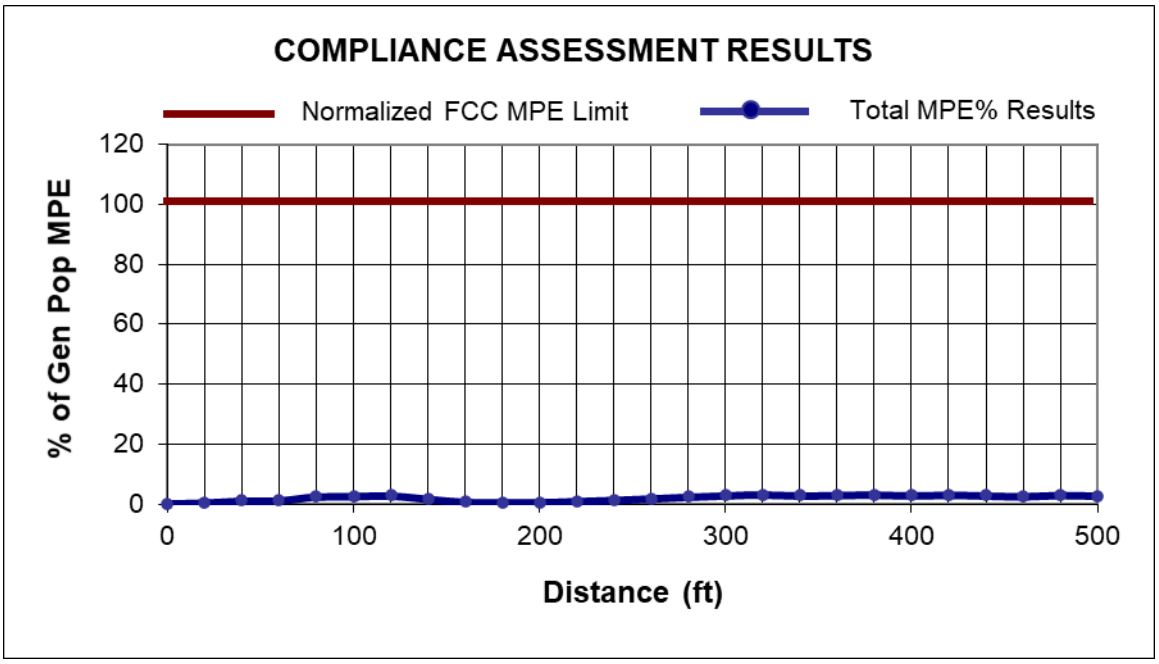
The net result of these assumptions is to significantly overstate the calculated RF exposure levels relative to the levels that will actually occur – and the purpose of this conservatism is to allow very “safe-side” conclusions about compliance.

The table that follows provides the results of the MPE% calculations for each frequency band, with the maximum (worst-case) overall result highlighted in bold in the last column.

Ground Distance (ft)	AT&T 700 MHz MPE%	AT&T 850 MHz MPE%	AT&T 1900 MHz MPE%	AT&T 2100 MHz MPE%	AT&T 2300 MHz MPE%	Total MPE%
0	0.0580	0.1725	0.0054	0.0195	0.0087	0.2642
20	0.2154	0.2909	0.0108	0.0236	0.0009	0.5416
40	0.9772	0.1176	0.0121	0.0148	0.0662	1.1879
60	0.1953	0.5437	0.2969	0.2117	0.0399	1.2874
80	0.3366	0.3294	0.6762	0.8396	0.4102	2.5920
100	1.5705	0.1269	0.0865	0.2198	0.7044	2.7081
120	1.7910	0.4128	0.4436	0.2119	0.0755	2.9348
140	1.0567	0.3878	0.0582	0.1828	0.1465	1.8319
160	0.3076	0.1886	0.1104	0.1059	0.0857	0.7982
180	0.0938	0.0522	0.1626	0.2749	0.0326	0.6161
200	0.2696	0.0028	0.0509	0.2087	0.1113	0.6433
220	0.8267	0.0818	0.0105	0.0118	0.1079	1.0388
240	1.1339	0.1634	0.0583	0.0195	0.0544	1.4294
260	1.4475	0.2656	0.1139	0.1085	0.0174	1.9530
280	1.7576	0.3815	0.1402	0.2157	0.0159	2.5110
300	2.0463	0.5042	0.1196	0.2697	0.0382	2.9780
320	2.3033	0.6266	0.0645	0.2346	0.0572	**3.2861**
340	2.0499	0.5576	0.0574	0.2088	0.0509	2.9246
360	2.2533	0.6628	0.0129	0.1202	0.0452	3.0944
380	2.4172	0.7549	0.0184	0.0396	0.0232	3.2533
400	2.1878	0.6833	0.0167	0.0358	0.0210	2.9445
420	2.2946	0.7556	0.1004	0.0425	0.0188	3.2119
440	2.0952	0.6900	0.0917	0.0388	0.0172	2.9329
460	1.9206	0.6325	0.0840	0.0356	0.0157	2.6884
480	1.9916	0.6820	0.2291	0.1469	0.0643	3.1139
500	1.8381	0.6295	0.2115	0.1356	0.0593	2.8740

As indicated, the maximum calculated overall RF level is 3.2861 percent of the FCC MPE limit – well below the 100-percent reference for compliance.

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



Compliance Conclusion

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

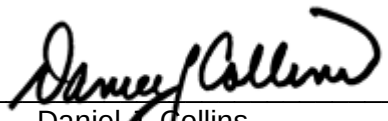
The conservative analysis in this case shows that the maximum calculated RF level from the proposed antenna operations at the site is 3.2861percent of the FCC general population MPE limit. In other words, the worst-case calculated RF level is more than 30 times below the FCC MPE limit.

The results of the calculations indicate clear compliance with the FCC MPE limit. Moreover, because of the extremely conservative calculation methodology and operational assumptions we applied in the analysis, RF levels actually caused by the antennas will be significantly lower than the calculation results here indicate.

Certification

It is the policy of Pinnacle Telecom Group that all FCC RF compliance assessments are reviewed, approved, and signed by the firm's Chief Technical Officer who certifies as follows:

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



9/8/21

Daniel J. Collins
Chief Technical Officer
Pinnacle Telecom Group, LLC

Date

Appendix A. Background on the FCC MPE Limit

FCC Rules and Regulations

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

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

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

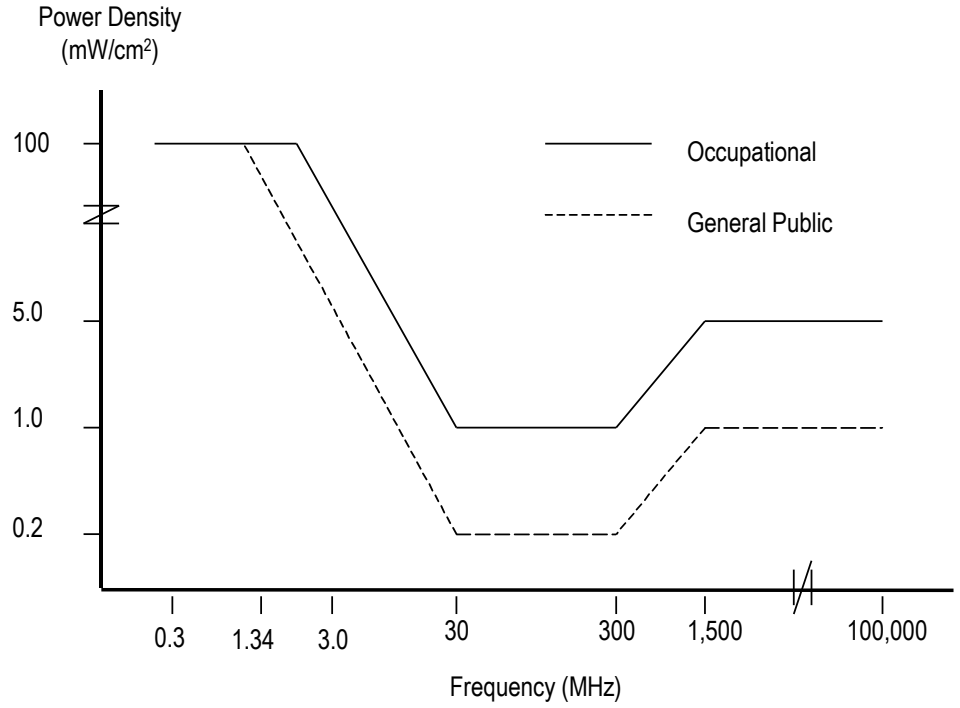
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in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

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

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm^2). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm^2 reference, for the different radio frequency ranges.

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

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



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

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

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

than 100, exposure mitigation measures are necessary to achieve compliance.

References on FCC Compliance

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

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

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

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

FCC Report and Order, Notice of Proposed Rulemaking, Memorandum Opinion and Order (FCC 19-126), *Proposed Changes in the Commission's Rules Regarding Human Exposure to Radiofrequency Electromagnetic Fields; Reassessment of Federal Communications Commission Radiofrequency Exposure Limits and Policies,* released December 4, 2019.

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

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

Appendix B. Summary of Expert Qualifications

Daniel J. Collins, Chief Technical Officer, Pinnacle Telecom Group, LLC

Synopsis:	• 40+ years of experience in all aspects of wireless system engineering, related regulation, and RF exposure • Has performed or led RF exposure compliance assessments on more than 20,000 antenna sites since the latest FCC regulations went into effect in 1997 • Has provided testimony as an RF compliance expert more than 1,500 times since 1997 • Have been accepted as an FCC compliance expert in New York, New Jersey, Connecticut, Pennsylvania and more than 40 other states, as well as by the FCC
Education:	• B.E.E., City College of New York (Sch. Of Eng.), 1971 • M.B.A., 1982, Fairleigh Dickinson University, 1982 • Bronx High School of Science, 1966
Current Responsibilities:	• Leads all PTG staff work involving RF safety and FCC compliance, microwave and satellite system engineering, and consulting on wireless technology and regulation
Prior Experience:	• Edwards & Kelcey, VP – RF Engineering and Chief Information Technology Officer, 1996-99 • Bellcore (a Bell Labs offshoot after AT&T's 1984 divestiture), Executive Director – Regulation and Public Policy, 1983-96 • AT&T (Corp. HQ), Division Manager – RF Engineering, and Director – Radio Spectrum Management, 1977-83 • AT&T Long Lines, Group Supervisor – Microwave Radio System Design, 1972-77
Specific RF Safety / Compliance Experience:	• Involved in RF exposure matters since 1972 • Have had lead corporate responsibility for RF safety and compliance at AT&T, Bellcore, Edwards & Kelcey, and PTG • While at AT&T, helped develop the mathematical models for calculating RF exposure levels • Have been relied on for compliance by all major wireless carriers, as well as by the federal government, several state and local governments, equipment manufacturers, system integrators, and other consulting / engineering firms
Other Background:	• Author, *Microwave System Engineering* (AT&T, 1974) • Co-author and executive editor, *A Guide to New Technologies and Services* (Bellcore, 1993) • National Spectrum Management Association (NSMA) – former three-term President and Chairman of the Board of Directors; was founding member, twice-elected Vice President, long-time member of the Board, and was named an NSMA Fellow in 1991 • Have published more than 35 articles in industry magazines

EXHIBIT F

VILLAGE OF OYSTER BAY COVE, TOWN BOARD

COUNTY OF NASSAU, STATE OF NEW YORK

----------X

In the Matter of the Application of

NEW CINGULAR WIRELESS PCS, LLC,

For approval to install a public utility wireless

telecommunications facility at:

30 NORTHERN BLVD

OYSTER BAY COVE, NY

("Premises")

----------X

STATE OF NEW YORK)

) SS.:

COUNTY OF NASSAU)

1. My name is Victoria Brennan and I am a Site Acquisition Specialist for Centerline Communications LLC. I have been retained by New Cingular Wireless, PCS, LLC ("AT&T") to provide services for the purpose of obtaining approvals, leases, and licenses for the construction of various new telecommunications facilities. Additionally, I perform other site acquisition and development tasks related to the construction of these wireless telecommunications facilities. I respectfully submit this Affidavit in support of the application of AT&T for approval to install a public utility stealth wireless telecommunications facility ("Facility"), consisting of a 80' tall monopine with multiple levels for collocation and a 900 square foot equipment area that will also house a generator all as depicted on plans submitted with this application.

2. I have participated directly through my present and past employment in the development of many similar facilities, including wireless communication facilities AT&T terms "new site builds" and stealth designs. I have personally visited the Premises that is the subject of this application ("Site") and the area surrounding the Site on numerous occasions. I submit this report based on my personal knowledge of the Site and the surrounding area and based on my professional experience in the development of wireless communication facilities.

3. When AT&T's radio frequency engineers ("RF Team") identify an area where a wireless telecommunications installation is required to provide coverage to a significant gap in AT&T's network, the RF Team notes this area on a map, and the RF Team then issues that map to a Site Acquisition Specialist, such as myself, to evaluate and develop options for a new AT&T telecommunications facility within that search area.

4. For this particular search area, AT&T has a gap in its coverage for the surrounding residential and parkland neighborhoods along Northern Blvd and Cedar Swamp Road in Oyster Bay Cove. AT&T also seeks to provide more reliable coverage to the search area, which consists of residential houses and a major thoroughfare that sees heavy vehicle traffic each day. There is currently inadequate service coverage and capacity in these areas, which requires increased density of telecommunications facilities to remedy the deficiency. The current service needs require additional facilities within half (0.5) a mile of the center of the search ring. For a more detailed explanation of the coverage gap, please see the Affidavit of Neil Arceo, a Radio Frequency Engineer for AT&T, dated December 3, 2021, and submitted in support of this application ("RF Affidavit"). Consequently, the AT&T RF Team identified the corresponding search area as seen on **Exhibit 1**. The coverage gap is also clearly seen on the Radio Frequency Propagation Maps attached as Exhibits to the Arceo Affidavit that is provided with this application.

5. Due to the unique and predominantly residential nature of the area there are no suitable structures to collocate on to fulfill AT&T's coverage needs. Also, due to the surrounding residential neighborhood and the proximity to farms, schools, and recreational areas the proposed location is the only suitable candidate for this area.

6. The first step in the candidate identification process is to consult the applicable zoning ordinance and the Village Code, to determine the areas within which the prospective use is allowed. Additionally, I consult the applicable ordinances to determine the municipal preferences for the location of new telecommunications facilities.

7. In connection with the search area, I have reviewed Article VI of the Telecommunications Facilities in the Village (the "Wireless Ordinance") which regulates the siting of new wireless telecommunications facilities. The Zoning Code sets forth certain location standards for siting telecommunications facilities, including a preference for siting wireless telecommunications facilities on municipal property. Code Section320-32 contains an expressed preference for locating wireless telecommunications facilities on property with the least visual impact, collocated on existing towers, and Municipal or government owned property. Additionally, Code Section 320-38 exempts wireless telecommunications facilities located on municipally-owned property from certain Code requirements, further demonstrating the Village's preference for locating wireless telecommunications facilities on municipal or government owned property.

8. In this case a pole at the proposed location is the lease intrusive location. It will be nested in the trees along a heavily traveled thoroughfare.

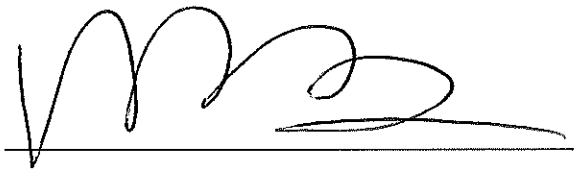
9. There are no existing suitable structures to collocate on. For an existing structure to be a viable candidate for collocation, it must be of a sufficient height to support antenna installation that can provide coverage to remedy the gap in AT&T's service. If such a structure is not available, I next look for parcels located within the search area upon which a tower may be constructed to a sufficient height. In order to be a viable candidate for tower construction, a parcel must be able to house a communications facility and the tower must provide adequate coverage to the significant gap in AT&T's network. In addition, all viable candidate parcels must be owned by a willing landowner with whom commercially reasonable lease terms may be negotiated.

9. In connection with this Site, Centerline Communications has provided site acquisition services, including researching the search area, identifying potential alternative candidates, and reviewing all the previously evaluated sites for this ring.

10. Centerline has identified a church across from the subject property that could be suitable for co-location on the church structure. However, in preliminary leasing discussions with the church, they were not interested in having a cell site on the property. Moreover, the church is not a suitable alternative to the Proposed Facility because it would not meet the Code's requirements for preferred locations and in fact is less preferable according to the Village Code than the Site as currently proposed.

11. Furthermore, the Village is otherwise an all residential village where the surrounding properties are houses, preserves, churches, equestrian centers and schools. Due to the nature of these surrounding properties and their uses, they are not suitable for cell sites and are not a viable alternative to the Proposed Facility.

10. Accordingly, the currently proposed monopine design at the Site is the optimal location for the Facility, as it adequately remedies AT&T's gap in the area, which is detailed in the RF Affidavit, and it is the least intrusive candidate based upon Village Code preferences and the fact that it is a stealth design is being utilized.

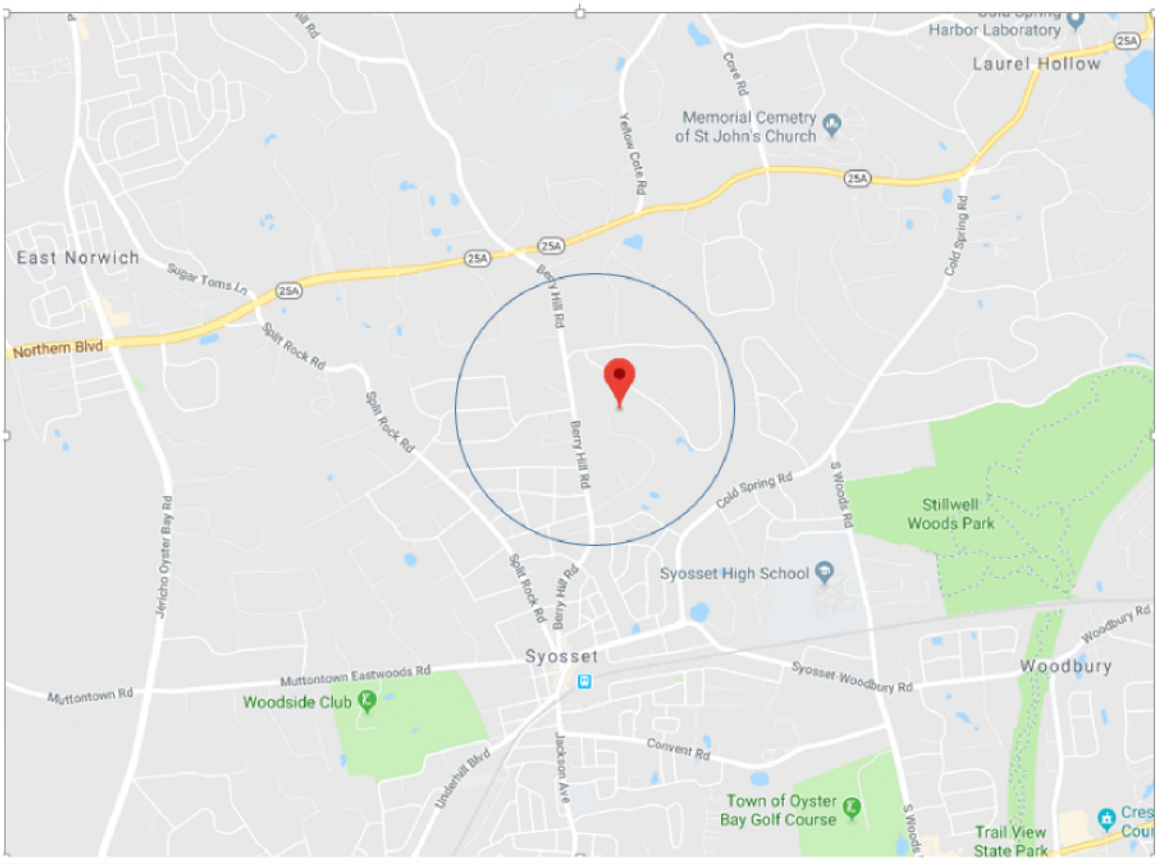


Sworn to before me this 16th
Day of December 2021

NOTARY PUBLIC
Patrick S. O'Rourke
Notary Public State of New York
No. 010R6252092
Qualified in Nassau County
Commision Expires Dec. 5, 2023

EXHIBIT 1

LI-6238.PNG



NO LMR.PNG

NO LMR

EXHIBIT G

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	40-50-48.4 north
Longitude	073-30-14.9 west

Measurements (Meters)

Overall Structure Height (AGL)	24.4
Support Structure Height (AGL)	24.4
Site Elevation (AMSL)	40.2

Structure Type

POLE - Any type of Pole

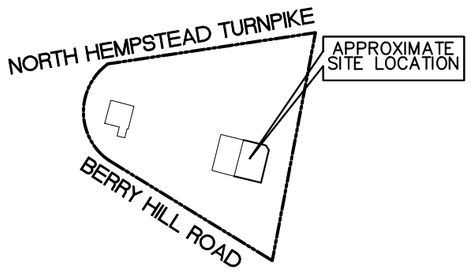
Tower Construction Notifications
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

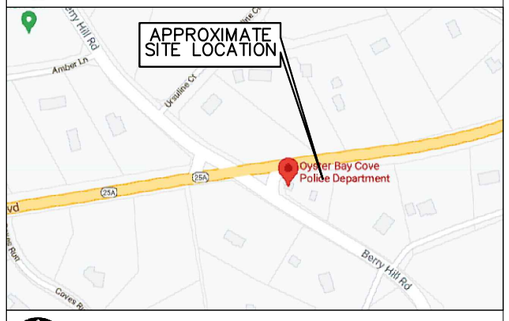
EXHIBIT H

AT&T

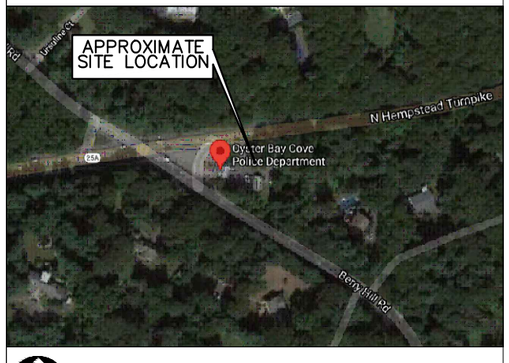
SITE ID#: LI-6238A
ADDRESS: 30 NORTHERN BOULEVARD, OYSTER BAY, NY 11771



PLOT PLAN



LOCATION MAP



AERIAL MAP

CONSTRUCTION DRAWINGS

DRAWING TITLES

DWG.	DWG. TITLE	DWG.	DWG. TITLE
T-001.00	TITLE SHEET	ANT-007.00	DETAILS
G-001.00	GENERAL NOTES	ANT-008.00	LAND PROFILE PLANS
ANT-001.00	RADIUS MAP	ANT-009.00	EQUIPMENT AND ANTENNA SPECS
ANT-002.00	1000' PROPERTY OWNERS LIST	ANT-010.00	RF CHART
ANT-003.00	SITE PLAN	ANT-011.00	GENERATOR SPECS.
ANT-004.00	COMPOUND PLAN	ANT-012.00	GENERATOR SPECS.
ANT-005.00	SITE ELEVATION	E-001.00	ELECTRICAL ONE LINE DIAGRAM
ANT-006.00	CONCRETE PAD LAYOUT AND DETAILS	G-001.00	GROUNDING DETAILS AND NOTES

CODES & STANDARDS:

THESE DOCUMENTS ARE IN COMPLIANCE & ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING CODES & STANDARDS AS APPLICABLE:

- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 RESIDENTIAL CODE OF NEW YORK STATE
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE
- 2020 FIRE CODE OF NEW YORK STATE
- 2020 PLUMBING CODE OF NEW YORK STATE
- 2020 MECHANICAL CODE OF NEW YORK STATE
- 2020 FUEL GAS CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NY STATE
- 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

SCOPE OF WORK:

INSTALLATION OF A 80'-0" TALL MONOPINE.
INSTALLATION OF A FENCED IN EQUIPMENT COMPOUND AT GRADE.
INSTALLATION OF UTILITY CONDUITS. ALL WORK WILL BE IN CONFORMANCE WITH LOCAL, STATE AND NATIONAL CODES AS APPLICABLE

PROJECT INFORMATION:

SITE ADDRESS:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

SECTION: 25
LOT: 1036
BLOCK: C01
LATITUDE: N 40° 50' 48.46" NAD83
LONGITUDE: W 73° 30' 14.91" NAD83
ELEVATION: 234.5' AMSL NAVD88
SBL#: 25-C01-1036

PROJECT DIRECTORY:

PROPERTY OWNER:
INCORPORATED VILLAGE OF OYSTER BAY COVE,
68 WEST MAIN STREET,
OYSTER BAY NY 11771

PROPERTY CONTACT:
JOANNE CASALE
VILLAGE CLERK, VILLAGE OF OYSTER BAY COVE,
68 WEST MAIN STREET,
OYSTER BAY, NY 11771

UTILITY COMPANY:
PSE&G OF LONG ISLAND

APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC (d/b/a AT&T)
1 AT&T WAY
BEDMINSTER, NJ 07921

PROJECT COORDINATOR:
FORCE INDUSTRIES
JOHN HONSBERGER (973) 279-9620

PROJECT MANAGER:
CENTERLINE COMMUNICATIONS
VICTORIA BRENNAN (516) 557-2398

REV.	DATE	REVISION DESCRIPTION
1	3/7/22	ISSUED FOR REVIEW
0	2/23/22	ISSUED FOR REVIEW

AT&T

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ALLAN I.COHEN
NY LICENSE #095657

COHEN ENTERPRISES OF NJ LLC.
87 ALGONQUIN TRAIL
OAKLAND, NJ 07436
1-201-981-8375

FORCE INDUSTRIES PROJECT NO:
18SSNB009

CLIENT ID NO:
LI-6238A

DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

TITLE SHEET

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH
DRAWING NO.	T-001.00

GENERAL CONSTRUCTION NOTES:

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT COORDINATOR AND ENGINEER OF RECORD.

2. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.

3. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

4. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

6. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE THE PROJECT COORDINATOR AND ENGINEER OF RECORD.

7. THE CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR

8. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

9. THE CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

10. THE CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

11. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.

12. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.

13. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.

14. CONSTRUCTION SHALL COMPLY WITH SCOPE OF WORK 25736-000-3PS-A00Z-00001, "GENERAL CONSTRUCTION SERVICES.

15. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

16. NOT ALL NOTES LISTED ABOVE APPLY TO ALL SITES.

SITE WORK GENERAL NOTES:

1. SUBSURFACE UTILITIES WERE NOT LOCATED OR SURVEYED. PERSONS DEPENDING ON THIS DOCUMENT SHOULD CONTACT THE LOCAL UNDERGROUND UTILITY LOCATING AGENCY PRIOR TO COMMENCING ANY EARTH MOVING OPERATIONS OR OTHER NEW CONSTRUCTION ACTIVITIES. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION UNDERGROUND UTILITY LOCATING: DIG SAFELY NEW YORK, 1-800-962-7962 OR 811.

2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.

3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.

4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.

6. THE SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE CARRIER MOBILITY SPECIFICATION FOR SITE SIGNAGE.

8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM EQUIPMENT, SHELTER AND TOWER AREAS.

9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

10. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.

12. THE SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

13. THE SUBCONTRACTOR SHALL NOT USE OR INSTALL ANY MATERIAL CONTAINING ASBESTOS OR LEAD PAINT CONTENT. THE USE OF SUCH MATERIAL IS STRICTLY PROHIBITED

REV.	DATE	REVISION DESCRIPTION
1	3/7/22	ISSUED FOR REVIEW
0	2/23/22	ISSUED FOR REVIEW

AT&T

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Certified WBE & SBE

CENTERLINE COMMUNICATIONS

ALLAN I.COHEN
NY LICENSE #095657
COHEN ENTERPRISES OF NJ LLC.
87 ALGONQUIN TRAIL
OAKLAND, NJ 07436
1-201-981-8375

FORCE INDUSTRIES PROJECT NO:
18SSNB009

CLIENT ID NO:
LI-6238A

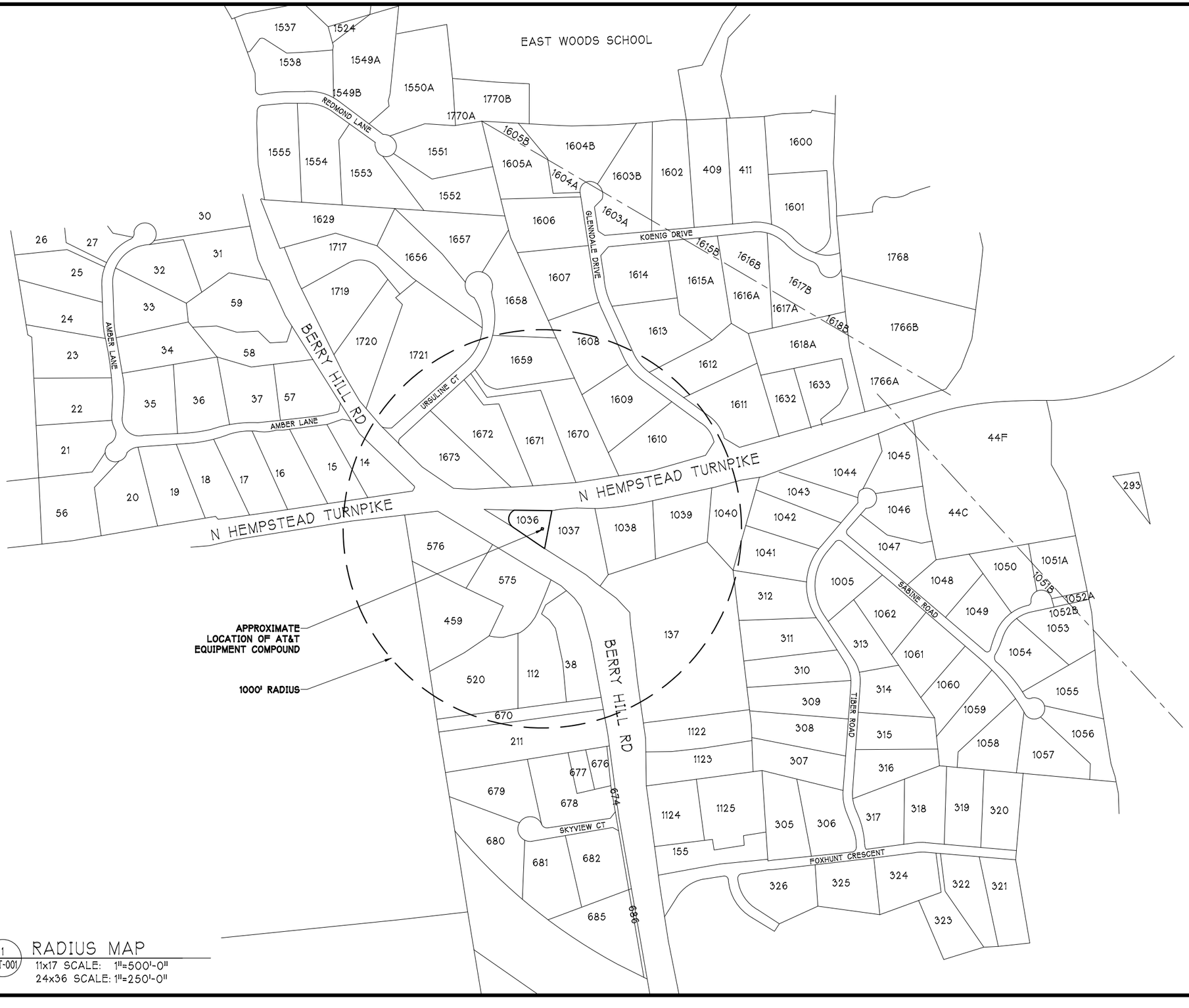
DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

GENERAL NOTES

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH

DRAWING NO.
G-001.00



NORTH

1 ANT-001 RADIUS MAP

11x17 SCALE: 1"=500'-0"

24x36 SCALE: 1"=250'-0"

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RADIUS MAP

DATE:	3/7/22
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DRAWN BY:	MM
CHECKED BY:	JH

DRAWING NO.
ANT-001.00

OWNER	PROPERTY ADDRESS	TAX MAX INFO.
AIN GARY	53 SANDY HILL RD	282419 27-G--1599
SPINELLI PATRICIA M	50 KOENIG DR	282419 27-G--1600
FERYO KENNETH & ELIZABETH	44 KOENIG DR	282419 27-G--1601
PARLO CHRISTOPHER & LISA	26 KOENIG DR	282419 27-G--1602
RYGA MICHELE	20 KOENIG DR	282419 27-G--1603A
SCHWARTZ ERIC	53 GLENDALE DR	282419 27-G--1604A
TURELL LAURENCE B & ANNE	44 GLENDALE DR	282419 27-G--1605
GROVEMAN MICHAEL & CINDY	38 GLENDALE DR	282419 27-G--1607
SIEBEL MATTHEW	32 GLENDALE DR	282419 27-G--1608
BAYER RICHARD	26 GLENDALE DR	282419 27-G--1609
ESPOSITO F & RINGEL M	20 GLENDALE DR	282419 27-G--1610
SMOUHA HANA	23 GLENDALE DR	282419 27-G--1611
LEVINE ALAN & SHARON	29 GLENDALE DR	282419 27-G--1612
KORVAL R & C	35 GLENDALE DR	282419 27-G--1613
HAND AARON & TAMI	21 KOENIG DR	282419 27-G--1614
SKLAR PAUL & FRAN	33 KOENIG DR	282419 27-G--1615A
HOSSAIN ZEENAT	39 KOENIG DR	282419 27-G--1616A
POLLACK LISA	45 KOENIG DR	282419 27-G--1617A
DISPIGNO JOHN	10 WENMAR LN	282419 27-G--1618A
CINCOTTA CONSTANCE M	160 HIGHWOOD CIRCLE	282419 27-G--1621
VIGLIOTTI, CHARLES	71 COVE RD	282419 27-G--1622
TREIBER SCOTT R.	112 BLAIR RD	282419 27-G--1625
GRAHAM JEREMY	300 HIGHWOOD CIR	282419 27-G--1627
CINCOTTA CONSTANCE	280 HIGHWOOD CIR	282419 27-G--1628
FRISCH,ROBYN & MATTHEW	42 BERRY HILL RD	282419 27-G--1629
SMOUHA HANA	GLENDALE DR	282419 27-G--1632
DISPIGNO JOHN	10 WENMAR LN	282419 27-G--1633
JONES JR WILLIAM & CHRISTINA	79 COVE RD	282419 27-G--1635
SHEVCHENKO VICTOR & LARISA	94 COVE RD	282419 27-G--1638
KELLY MICHAEL K	89 COVE RD	282419 27-G--1639
SHEEHAN GEORGE J & EILEEN M	55 SHUTTER LN	282419 27-G--1643
MIGLIORE ROSE	COVE MEADOW	282419 27-G--1645
MERCIER BAHNIK MICHELE	1 COVE MEADOW LANE	282419 27-G--1646

OWNER	PROPERTY ADDRESS	TAX MAX INFO.
MIGLIORE ROSE	COVE MEADOW	282419 27-G--1647
CHADHA, SANJEEV	3 COVE MEADOW LANE	282419 27-G--1648
KRASNOFF, ERIC	5 COVE MEADOW LN	282419 27-G--1649
RABAGLIA JOSEPH	9 COVE MEADOW LN	282419 27-G--1650
XU, J	7 COVE MEADOW LANE	282419 27-G--1651
CUTRONE FRANK	26 YELLOW COTE RD	282419 27-G--1652
SCHREIBER ROBERT & DENISE	20 YELLOW COTE RD	282419 27-G--1653
HIDIRLIGIL FATIH	8 COVE MEADOW LANE	282419 27-G--1654
SKAFERDAS PAULA	6 COVE MEADOWS LN	282419 27-G--1655
SINGER GAIL	4 COVE MEADOW LANE	282419 27-G--1656
BLOCH MARTIN	124 SHUTTER LN	282419 27-G--1658
CHAIMANIS VASSILIS & D	110 SHUTTER LN	282419 27-G--1659
GOODWIN CARY & WILLOW	100 SHUTTER LN	282419 27-G--1661
NANCY HUSSEY TRUST	35 SHUTTER LN	282419 27-G--1662
COVELLO FRANCES	90 SHUTTER LN	282419 27-G--1664
HATZOPOULOS ALEXANDER & MARIA	30 URSULINE CT	282419 27-G--1666
GONCALVES PATRICIA	26 URSULINE CT	282419 27-G--1667
KRAVITZ WILLIAM & MARILYN	22 URSULINE CT	282419 27-G--1668
GOYAL SHASHI	18 URSULINE CT	282419 27-G--1669
MORCOS EZAT & CHADIA	14 URSULINE CT	282419 27-G--1670
OBEDIAN R	10 URSULINE CT	282419 27-G--1671
SCHWARTZ PETER L & NATALIE	6 URSULINE CT	282419 27-G--1672
APOSTOLATOS VASILIOS & ANGELA	2 URSULINE COURT	282419 27-G--1673
BEZINSKI BRIAN	20 SHUTTER LN	282419 27-G--1674
BAHR HARRY T.	96 COVE RD	282419 27-G--1676
ADAMS DOUGLAS & HEATHER	155 ROYSTON LN	282419 27-G--1677
GRGAS MARIANA	130 HIGHWOOD CIR	282419 27-G--1680
LA COLLINA LLC	140 HIGHWOOD CIR	282419 27-G--1681
USMAN SALEEM	1 MEADOWLARK LANE	282419 27-G--1683
CAMERON JR WALTER	5 MEADOWLARK LN	282419 27-G--1684
DEUTSCH JAY & BONNIE	2 BRIDLE CT	282419 27-G--1685
DAVE SHASHIDHAR	250 BERRY HILL RD	282419 27-G--1686
GOLDENBERG DAVID & WENDY E	4 BRIDLE CT	282419 27-G--1687

OWNER	PROPERTY ADDRESS	TAX MAX INFO.
SIDHOM, RAY	175 FOXHUNT CRES	282419 25-C01--1024
COHAN AUDREY	165 FOXHUNT CRES	282419 25-C01--1025
BARBELLA FAMILY TRUST	155 FOXHUNT CRESCENT	282419 25-C01--1026
WASCHITZ EVAN	145 FOXHUNT CRES	282419 25-C01--1027
STERN MICHELLE	135 FOXHUNT CRES	282419 25-C01--1028
KOCH DAVID G	123 FOXHUNT CRESCENT	282419 25-C01--1029
EDELMAN BRYANT	105 FOXHUNT CRES	282419 25-C01--1030
LEVINE, A & J	85 FOXHUNT CRES	282419 25-C01--1031
OYSTER BAY ESTATES	200 PARK AVE	282419 25-C01--1032
MAGER, ERIC & JILL	200 FOXHUNT CRESCENT	282419 25-C01--1034
PRESENT IRA & LISA	210 FOXHUNT CRES	282419 25-C01--1035
INC VIL OF OYSTER BAY COVE	30 NORTHERN BLVD	282419 25-C01--1036
SAVETZ DAVID & JILL	482 BERRY HILL RD	282419 25-C01--1037
TSE RICKY	486 BERRY HILL RD	282419 25-C01--1038
PESKIN ROBERT & LORETTA	490 BERRY HILL RD	282419 25-C01--1039
LALAN CHRISTOPHER	494 BERRY HILL RD	282419 25-C01--1040
LIN LEE-JIUAN	80 TIBER RD	282419 25-C01--1041
HERRICK JOHN & RAINA	90 TIBER RD	282419 25-C01--1042
PALUMBO JOSEPH & LISA	TIBER RD	282419 25-C01--1043
WU MEI	110 TIBER RD	282419 25-C01--1044
TELL STEVEN & SHERYL	120 TIBER RD	282419 25-C01--1045
COUNTY OF NASSAU		282419 25-C01--1046
WITOVER M KENNETH & ERIKA	12 SABINE RD	282419 25-C01--1047
ORESKY MAXINE	22 SABINE RD	282419 25-C01--1048
HAAS BARRY	7 PALATINE CT	282419 25-C01--1049
KORNBERG ROWENA	17 PALATINE CT	282419 25-C01--1050
CASPI, LAUREN & AVI	27 PALATINE CT	282419 25-C01--1051A
OYSTER BAY ESTATES INC	PALANTINE CT	282419 25-C01--1052A
OYSTER BAY ESTATES INC	PALANTINE CT	282419 25-C01--1052B
KANTOR MADELINE	18 PALATINE CT	282419 25-C01--1053
ZANDIEH KATHLEEN	42 SABINE RD	282419 25-C01--1054
STALLONE DEAN	52 SABINE RD	282419 25-C01--1055
HANDLER GEORGE & SHIRLEY	62 SABINE RD	282419 25-C01--1056

OWNER	PROPERTY ADDRESS	TAX MAX INFO.
OKON DAVID & PHYLLIS	301 BERRY HILL RD	282419 25-B--0687
STGAB LLC	299 BERRY HILL RD	282419 25-B--0688
BIONDO SALLY	420 BERRY HILL RD	282419 25-C01--0137
YAN YIN	221 COLD SPRING ROAD	282419 25-C01--0296
HO CHI KONG	229 COLD SPRING ROAD	282419 25-C01--0297
SIROW DANIEL & JO ANN	40 FOXHUNT CRESCENT	282419 25-C01--0305
KERR ROBERT	50 FOXHUNT CRESCENT	282419 25-C01--0306
GROSSMAN ALLISON	20 TIBER RD	282419 25-C01--0307
VARTHOLOMEOS NIKOLAOS	30 TIBER RD	282419 25-C01--0308
SOIFER STEVEN	40 TIBER RD	282419 25-C01--0309
FOGELMAN JONATHAN & JILL	50 TIBER RD	282419 25-C01--0310
CYGIELMAN, D&R	60 TIBER RD	282419 25-C01--0311
LISSMAN LINDA	70 TIBER RD	282419 25-C01--0312
BARTOLOMEO NICHOLAS	45 TIBER RD	282419 25-C01--0313
CHOPRA KARUNRON	35 TIBER RD	282419 25-C01--0314
ALICE SCHWARTZ QUALIFIED	29 TIBER RD	282419 25-C01--0315
OKON MICHAEL & SHARON	15 TIBER RD	282419 25-C01--0316
ARFMAN JOHN & MINDY	5 TIBER RD	282419 25-C01--0317
SLADE MITCHELL	70 FOXHUNT CRESCENT	282419 25-C01--0318
FEINSTEIN HOWARD & JAQUELINE	80 FOXHUNT CRES	282419 25-C01--0319
LEE JULIE	88 FOXHUNT CRESCENT	282419 25-C01--0320
COOPERSMITH KIM	75 FOXHUNT CRESCENT	282419 25-C01--0321
LASCALA STEVEN	65 FOXHUNT CRESCENT	282419 25-C01--0322
SCHLESINGER IRWIN & MARCIA	55 FOXHUNT CRESCENT	282419 25-C01--0324
WORREL,VICKI	45 FOXHUNT CRESCENT	282419 25-C01--0325
SAMI MEDHAT F & VIVIANE	35 FOXHUNT CRES	282419 25-C01--0326
OYSTER BAY HOMEOWNERS ASSN INC	FOXHUNT CRES	282419 25-C01--0327
CHAWLA PAULINE	1 FOXHUNT CRESCENT	282419 25-C01--0352
ALEXANDER LORENA	340 FOXHUNT CRES	282419 25-C01--0353
MACCHIA JANSUN	330 FOXHUNT CRESCENT	282419 25-C01--0354
JAMPOLIS JULIE	320 FOXHUNT CRES	282419 25-C01--0355
GOLDSMITH A & L	310 FOXHUNT CRESCENT	282419 25-C01--0356
ELMAN HOWARD & NANCIE	300 FOXHUNT CRESCENT	282419 25-C01--0357

OWNER	PROPERTY ADDRESS	TAX MAX INFO.
WANN TRUST ROBERT & SHIRLEY	70 TALL OAK CRES	282419 25-063--0042
SABELLA JEREL & KERRY	WHITE OAK TREE RD	282419 25-063--0043A
SABELLA JEREL & KERRY	60 TALL OAK CRES	282419 25-063--0043B
RAMPI MARCO & MICHELLE	50 TALL OAK CRES	282419 25-063--0044A
RAMPI MARCO & MICHELLE	50 TALL OAK CRES	282419 25-063--0044B
LICATA JOSEPH & ANNETTE	4 FOREST CT	282419 25-063--0045
GOTTLIEB DEBORAH	8 FOREST CT	282419 25-063--0046
JOEL, S.	12 FOREST CT	282419 25-063--0047
GALLIGAN DEBORAH	16 FOREST CT	282419 25-063--0048
SHAPIRO, LEONARD	145 TALL OAK CRES	282419 25-063--0051A
ROTH MONA	2 HUCKLEBERRY CT	282419 25-063--0052
TALL OAKS LTD	HEMPSTEAD TPKE	282419 25-063--0056
GENERAL PORTFOLIO PROPERTIES	5 TALL OAK CT	282419 25-063--0057
CAPONIGRO JOSEPH	10 HUCKLEBERRY CT	282419 25-063--0058A
LIVINGSTON ROBERT	461 BERRY HILL RD	282419 25-B--0038
OHARA CHRISTOPHER & KELLY	471 BERRY HILL RD	282419 25-B--0112
WITTHUHN WILFRIED & MARILYN	421 BERRY HILL RD	282419 25-B--0211
ROTH ALAN	480 SPLIT ROCK RD	282419 25-B--0214
KLEIMAN DAVID	475 BERRY HILL RD	282419 25-B--0459
WALTER, NOEL	473 BERRY HILL RD	282419 25-B--0520
DIDONNA MICHAEL S & MARIA	55 TWIN PONDS LN	282419 25-B--0540
MURPHY JAMES M & E	30 TWIN PONDS LN	282419 25-B--0546
FRANCIS MIRANDA	50 TWIN PONDS LANE	282419 25-B--0548
BROWN STEVEN IRREVOCABLE	60 TWIN PONDS LN	282419 25-B--0550
HELD MICHAEL & LISA	470 SPLIT ROCK RD	282419 25-B--0557
HALLIGAN PATRICK	80 TWIN PONDS LN	282419 25-B--0558
PEARLMAN KENNETH & ROSALIND	25 TWIN PONDS LN	282419 25-B--0561
MAVROUDIS THOMAS	75 TWIN PONDS LN	282419 25-B--0564
DIGLIO JR VINCENZO	485 BERRY HILL RD	282419 25-B--0575
DIGLIO JR VINCENZO JAMES	495 BERRY HILL RD	282419 25-B--0576
AUGELLO VINCENT & SAGE	10 TWIN PONDS LN	282419 25-B--0589
SULTAN MOHAMMED	6820 NO HEMPSTEAD TPKE	282419 25-B--0592
KIRINCICH DENNIS	5 TWIN PONDS LN	282419 25-B--0598

1 ANT-002

1000' PROPERTY OWNERS LIST

11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

REV.	DATE	REVISION DESCRIPTION
1	3/7/22	ISSUED FOR REVIEW
0	2/23/22	ISSUED FOR REVIEW

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CENTERLINE COMMUNICATIONS

ALLAN I.COHEN
NY LICENSE #095657
COHEN ENTERPRISES OF NJ LLC.
87 ALGONQUIN TRAIL
OAKLAND, NJ 07436
1-201-981-8375

FORCE INDUSTRIES PROJECT NO:
18SSNB009

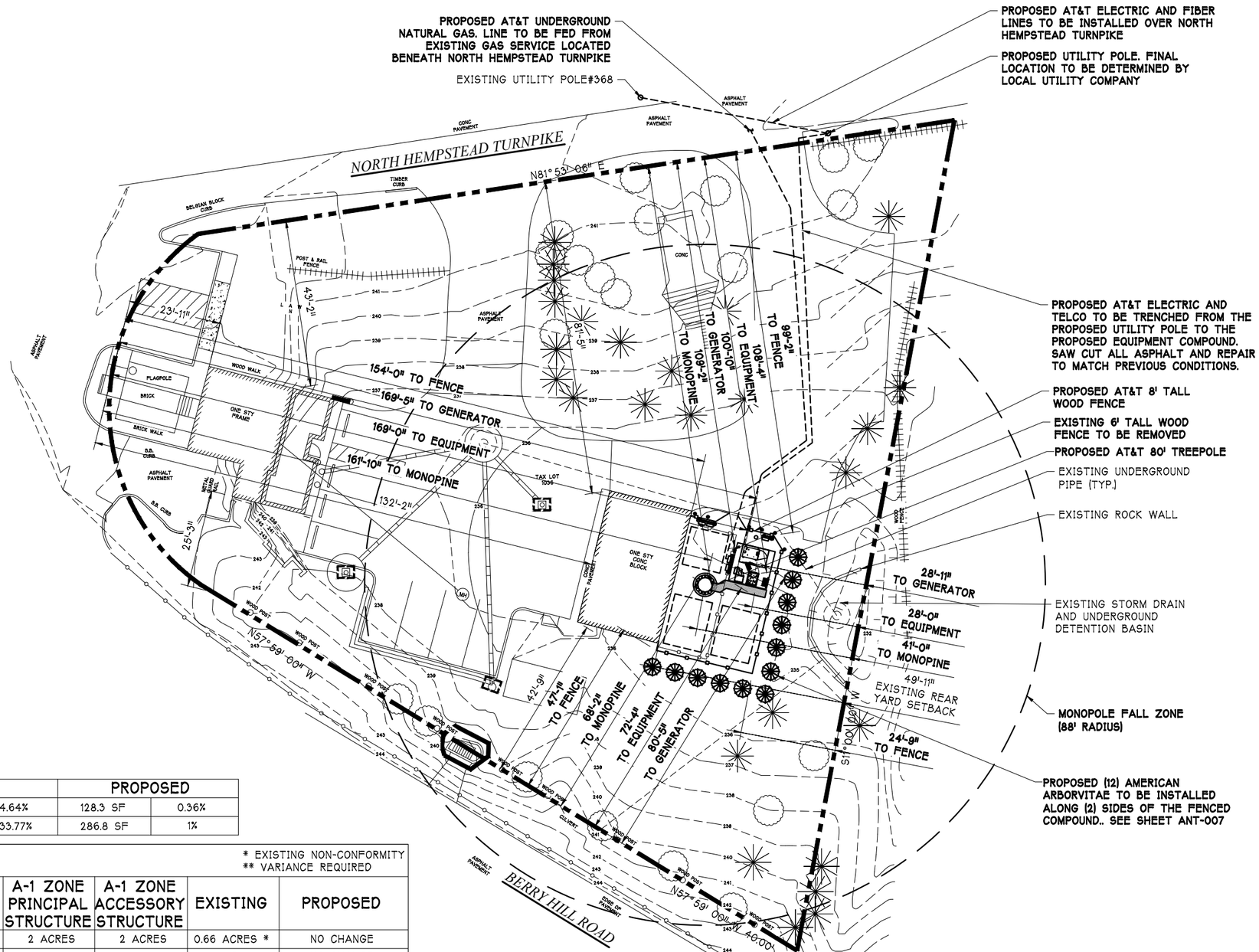
CLIENT ID NO:
LI-6238A

DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

1000' PROPERTY OWNERS LIST

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH
DRAWING NO.	ANT-002.00



COVERAGE CHART	EXISTING		PROPOSED	
BUILDING COVERAGE	1663.3 SF	4.64%	128.3 SF	0.36%
IMPERVIOUS COVERAGE	9,709.4 SF	33.77%	286.8 SF	1%

ZONE REQUIREMENTS

* EXISTING NON-CONFORMITY
** VARIANCE REQUIRED

ITEM	A-1 ZONE PRINCIPAL STRUCTURE	A-1 ZONE ACCESSORY STRUCTURE	EXISTING	PROPOSED
LOT AREA	2 ACRES	2 ACRES	0.66 ACRES *	NO CHANGE
LOT WIDTH	200 FT.	200 FT.	90'-7" *	NO CHANGE
LOT DEPTH	250 FT.	250 FT.	202'-1" *	NO CHANGE
FRONT LOT LINE	200 FT.	200 FT.	197'-8" *	NO CHANGE
MAXIMUM BUILDING HEIGHT	25 FT.	35 FT.	N/A	80'-0" (TOP OF TREEPOLE)
FRONT YARD SETBACK	75 FT.	100 FT.	23'-11" *	161'-10" (MONOPINE)
REAR YARD SETBACK	40 FT.	40 FT.	145'-9"	28'-0" (EQUIPMENT)
SIDE YARD SETBACK	40 FT.	40 FT.	25'-3" *	68'-2" (MONOPINE)
MAXIMUM GROSS FLOOR AREA OF PRINCIPAL BUILDING	6,800 FT.	6,800 FT.	6,800 FT.	N/A

NORTH

1 ANT-003 SITE PLAN
11x17 SCALE: 1"=30'-0"
24x36 SCALE: 1"=15'-0"

30 0 30
11X17 SCALE: 1"=30'-0"

15 0 15
24X36 SCALE: 1"=15'-0"

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OYSTER BAY, NY 11771

SITE PLAN

DATE:	3/7/22
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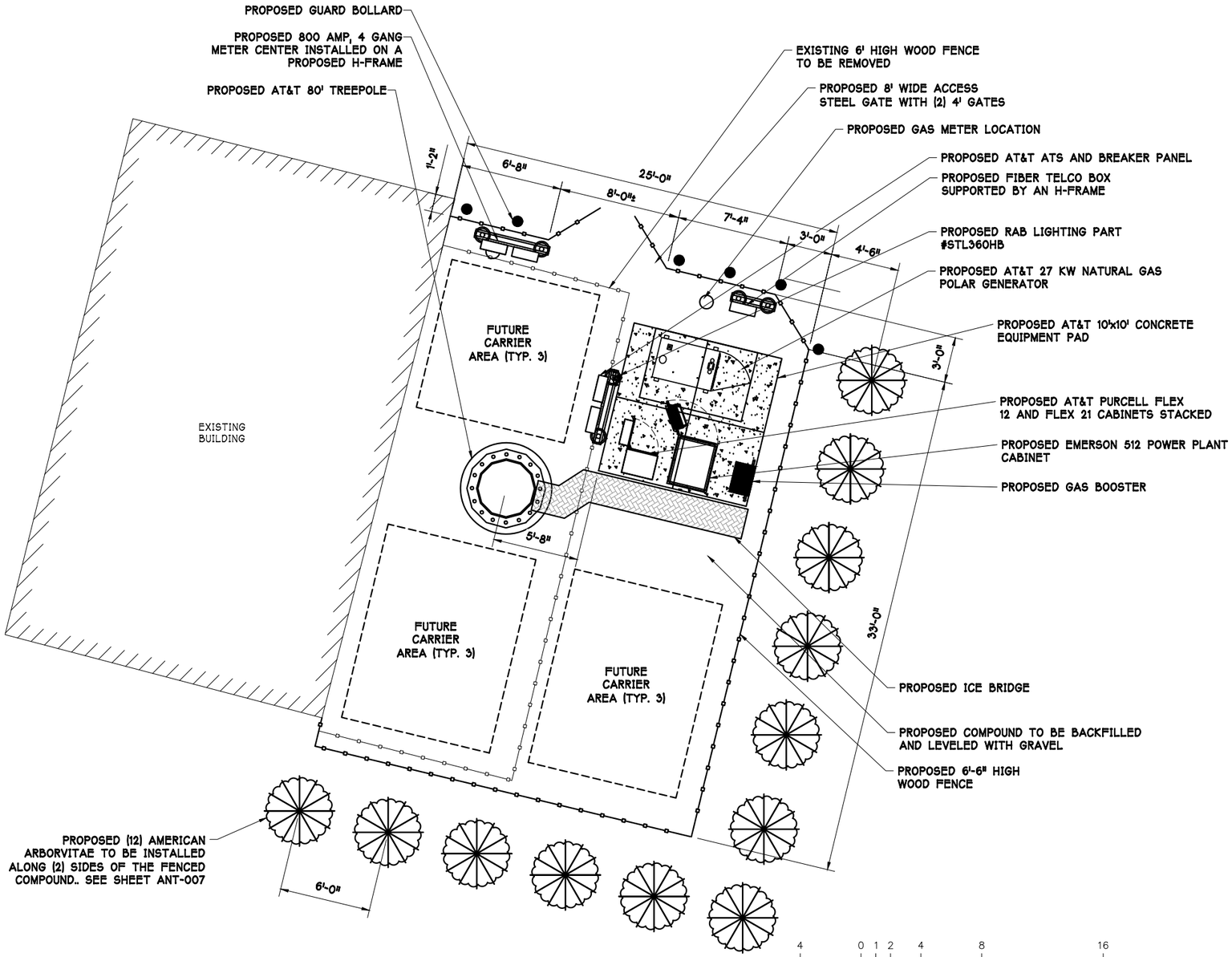
DRAWN BY:	MM
CHECKED BY:	JH
DRAWING NO.	ANT-003.00



NORTH

1 ANT-004 COMPOUND PLAN
11x17 SCALE: 1/8" = 1'-0"
24x36 SCALE: 1/4" = 1'-0"

4 0 1 2 4 8 16
11X17 SCALE 1/8" = 1'-0"

2 0 1 2 4 8
24X36 SCALE 1/4" = 1'-0"

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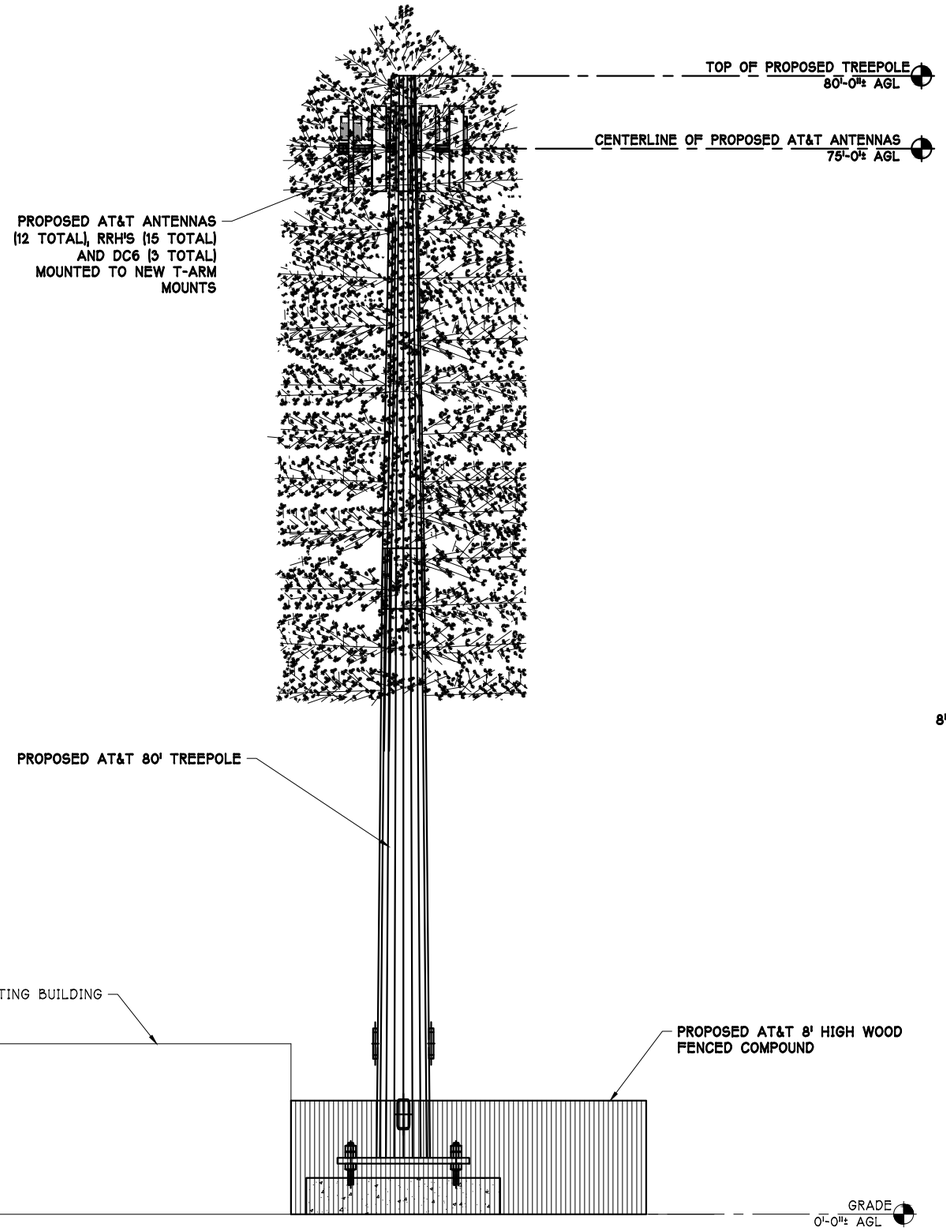
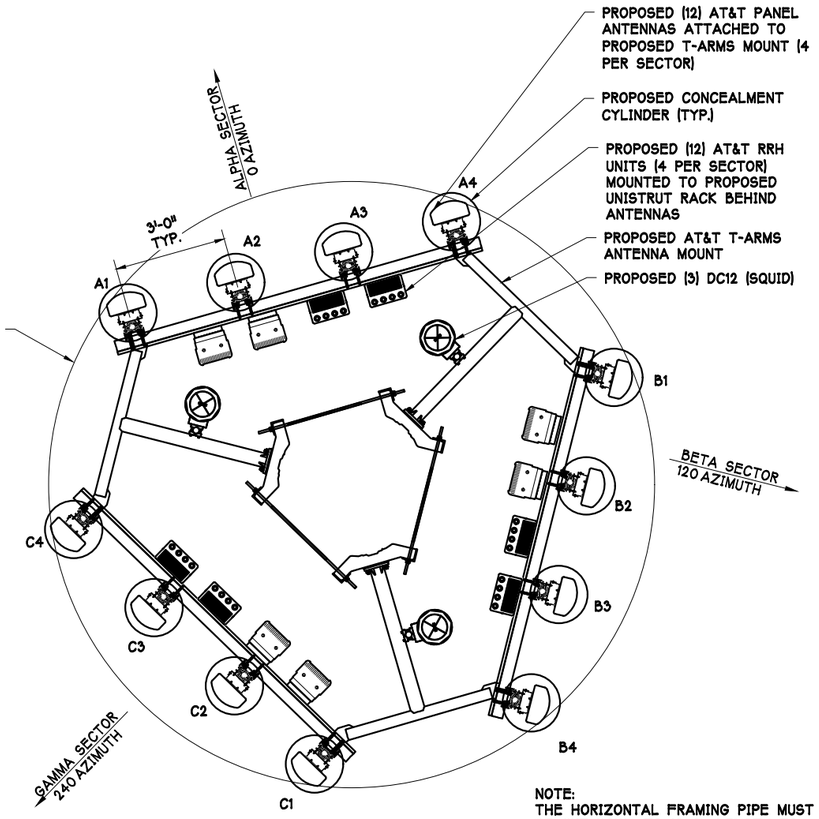
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

COMPOUND PLAN

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH

DRAWING NO.
ANT-004.00





NOTE:
THE HORIZONTAL FRAMING PIPE MUST BE CUT DOWN TO 10' IN LENGTH TO REMAIN WITHIN THE BRANCHES.

-4 0 4 8 16 32

11X17 SCALE 3/32" = 1'-0"

-2 0 2 4 8 16

24X36 SCALE 3/16" = 1'-0"

1 ANT-005 SITE ELEVATION
11x17 SCALE: 3/32" = 1'-0"
24x36 SCALE: 3/16" = 1'-0"

2 ANT-005 ANTENNA LAYOUT
11x17 SCALE: 1/4"=1'-0"
24x36 SCALE: 1/2"=1'-0"

2 0 1 2 4 8

11X17 SCALE 1/4" = 1'-0"
24X36 SCALE 1/2" = 1'-0"

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CLIENT ID NO:
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DESIGN TYPE:
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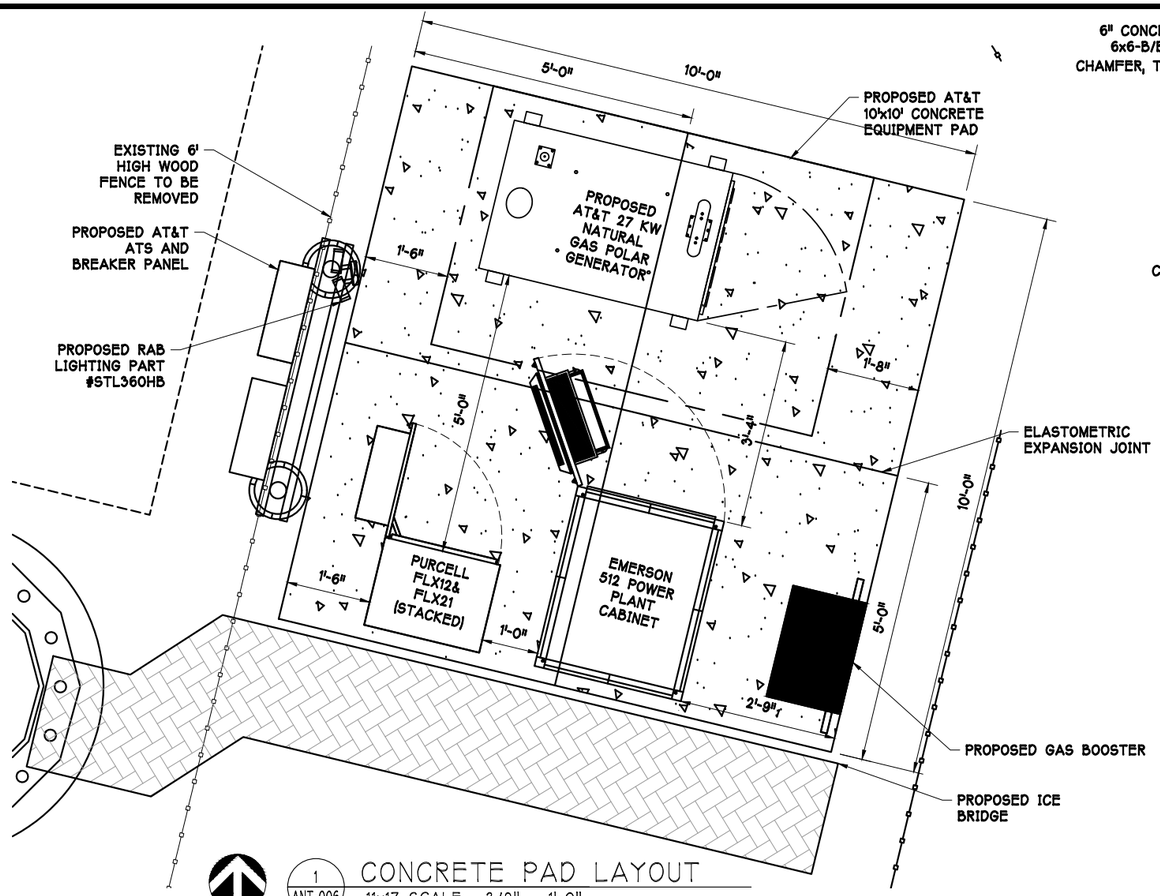
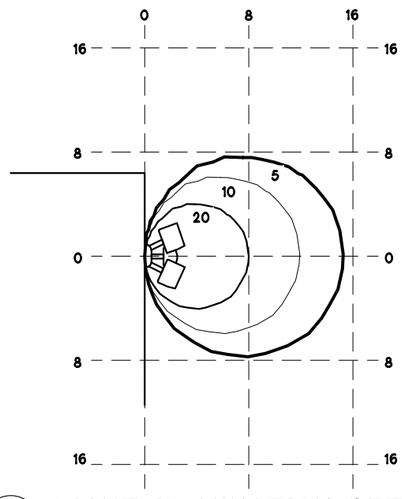
SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

SITE ELEVATION

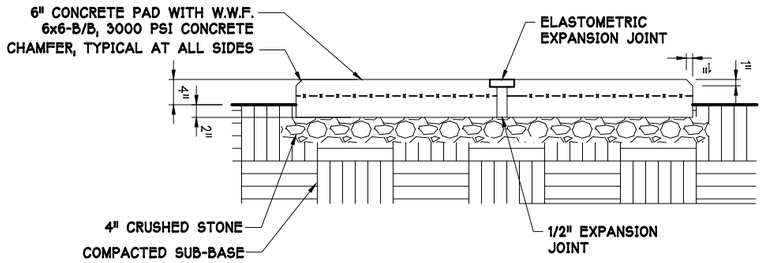
DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH
DRAWING NO.	ANT-005.00



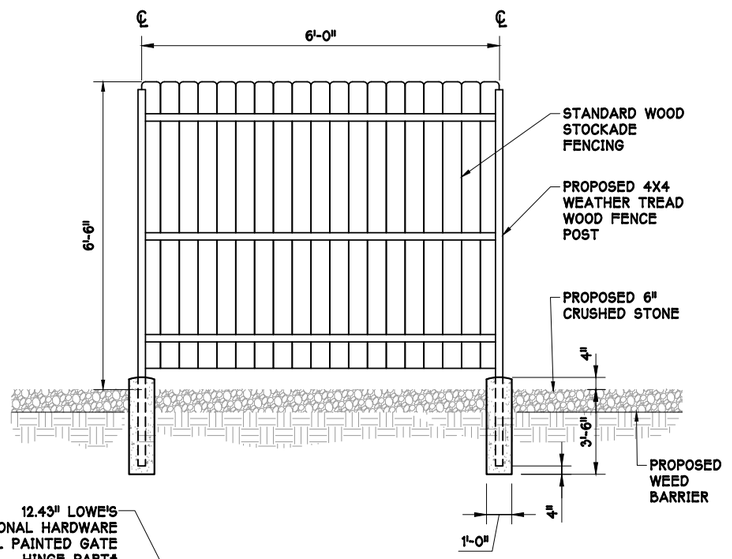
1 ANT-006 CONCRETE PAD LAYOUT
11x17 SCALE: 3/8" = 1'-0"
24x36 SCALE: 3/4" = 1'-0"

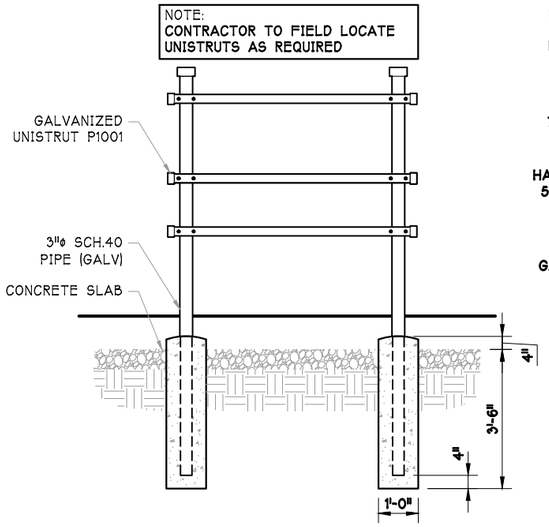


3 ANT-006 LIGHT ILUMINATION DETAIL
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

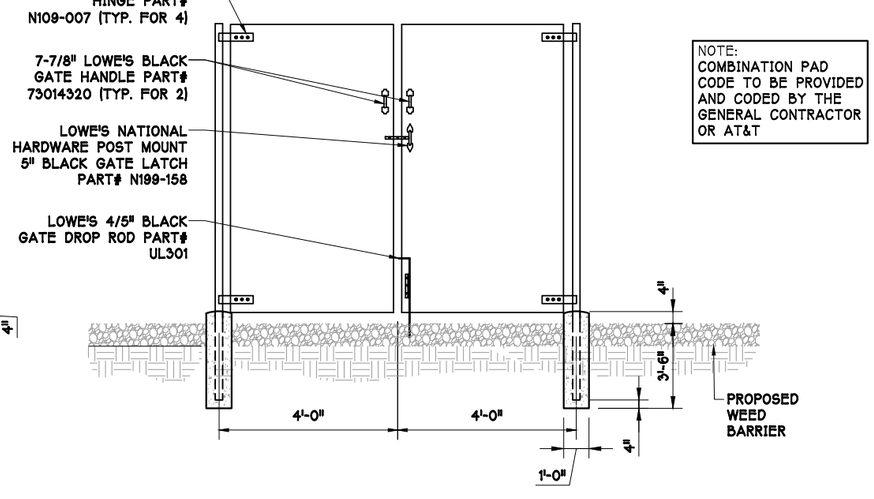


2 ANT-006 CONCRETE PAD DETAIL
11x17 SCALE: 1/4" = 1'-0"
24x36 SCALE: 1/2" = 1'-0"





4 ANT-006 ELECTRIC/TELCO SUPPORT RACK DETAIL
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.



5 ANT-006 WOOD FENCE DETAIL
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

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OAKLAND, NJ 07436
1-201-981-8375

FORCE INDUSTRIES PROJECT NO:
18SSNB009

CLIENT ID NO:
LI-6238A

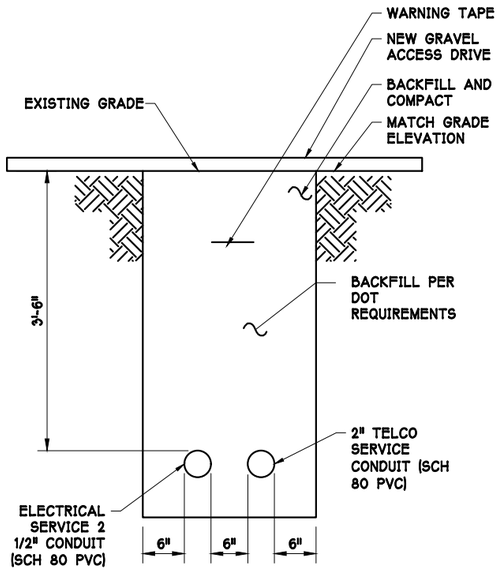
DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

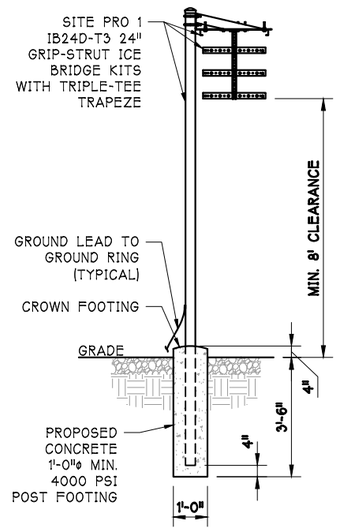
CONCRETE PAD LAYOUT AND DETAILS

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH

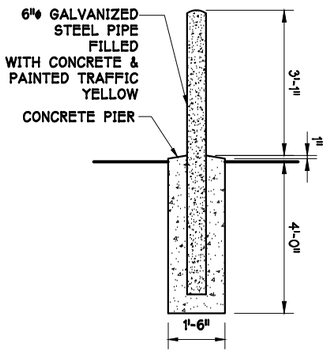
DRAWING NO.
ANT-006.00



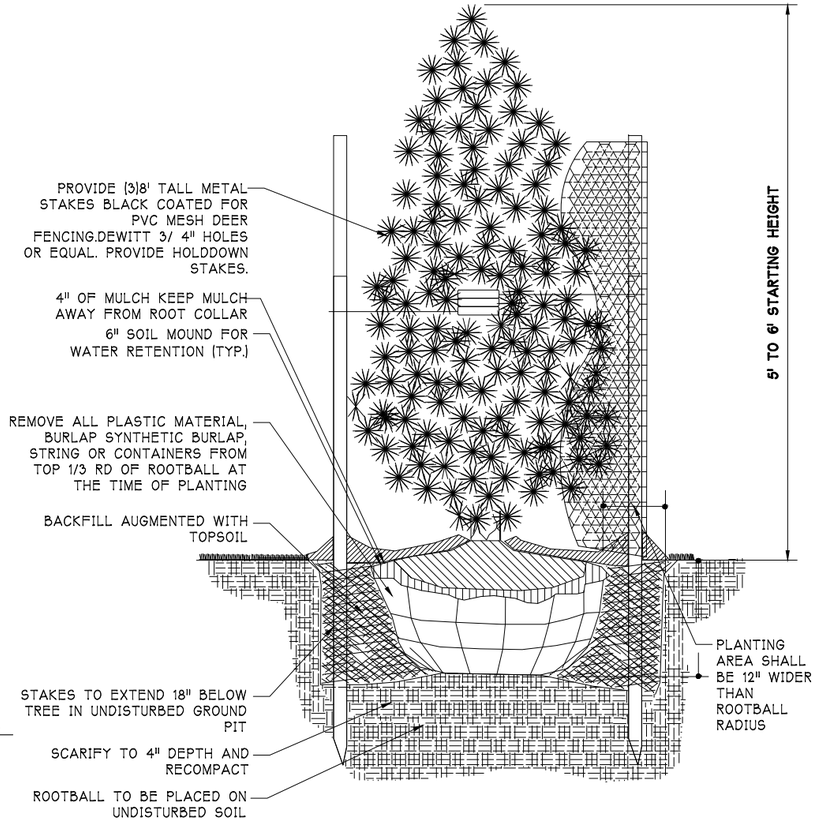
1 ANT-007 TRENCH DETAIL
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.



2 ANT-007 ICE BRIDGE DETAIL
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.



3 ANT-007 BOLLARD DETAIL
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.



4 ANT-007 AMERICAN ARBORVITAE PLANTING DETAIL
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

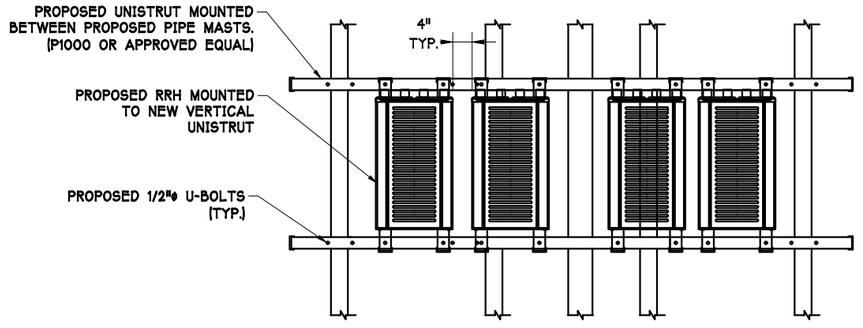
RAB 300 Watt Max SuperStealth Security Light
- 360° Detection - 120V - Bronze

Specifications

Details

Manufacturer Part Number:	STL360HB	UPC:	019813761244
Manufacturer:	RAB	Input Voltage:	120V
Number of Heads:	2	Detection Zone:	360 Degrees
Color:	Bronze	Adjustments:	5 sec to 10 min
Special Features:	Occupancy Sensor Installed, Wet Location Rated	Lamps Included:	Not Included
Warranty:	10 Years		

5 ANT-007 RAB LIGHTING SPECS.
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.



6 ANT-007 RRH MOUNTING DETAIL
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

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FORCE INDUSTRIES PROJECT NO:
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CLIENT ID NO:
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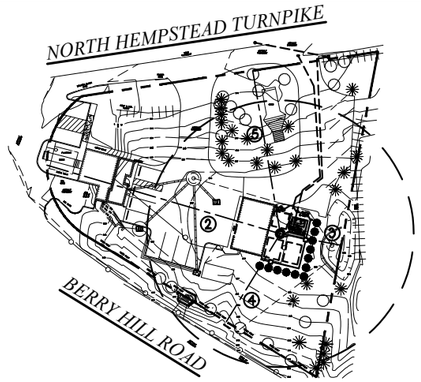
DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

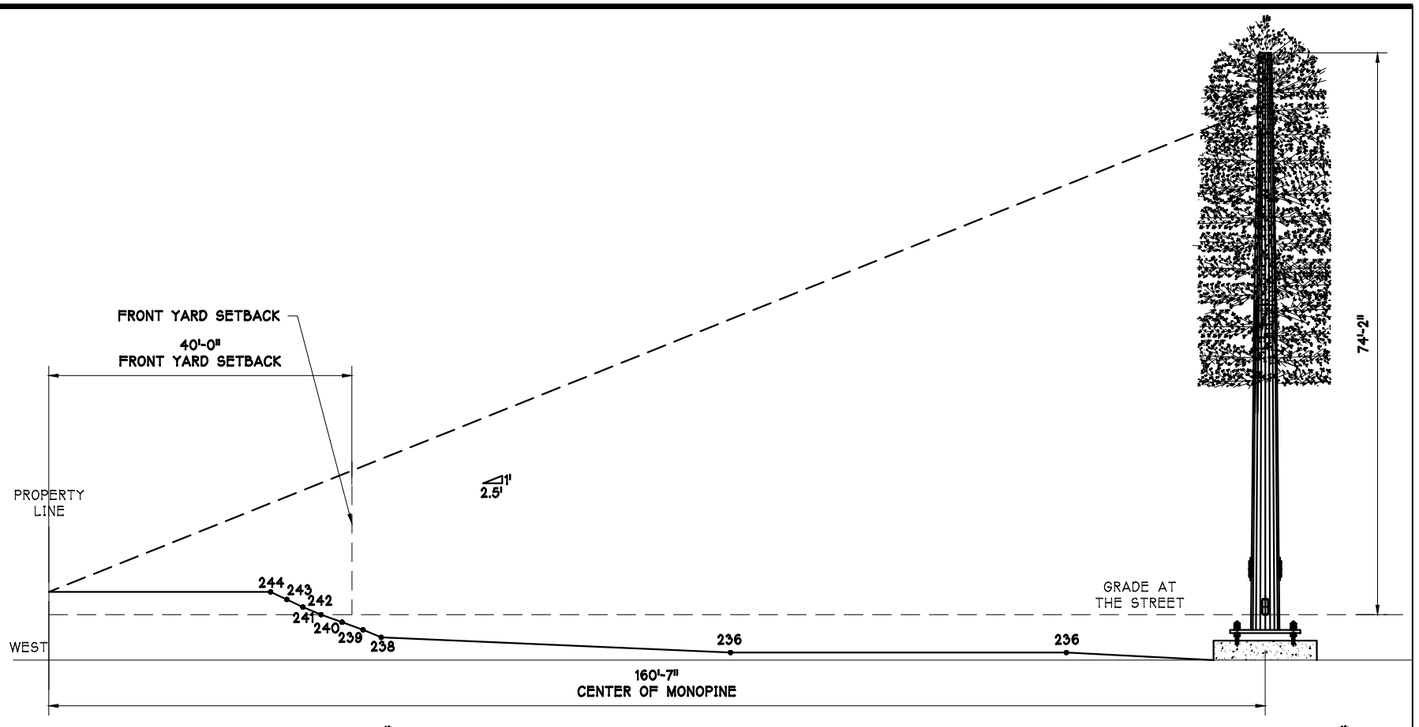
DETAILS

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH

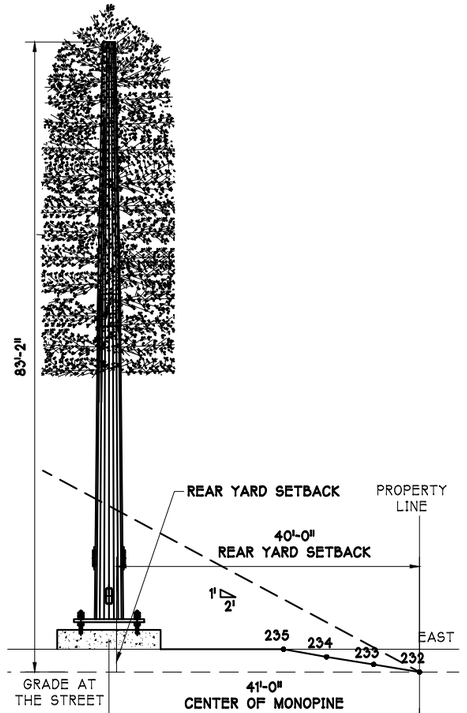
DRAWING NO.
ANT-007.00



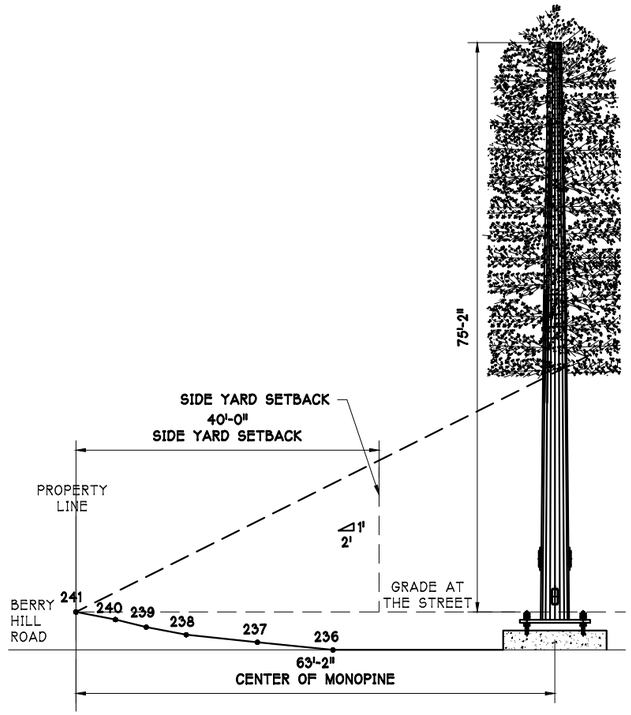
1 ANT-009 CUT LINES KEY PLAN
11x17 SCALE: 1" = 100'-0"
24x36 SCALE: 1" = 50'-0"



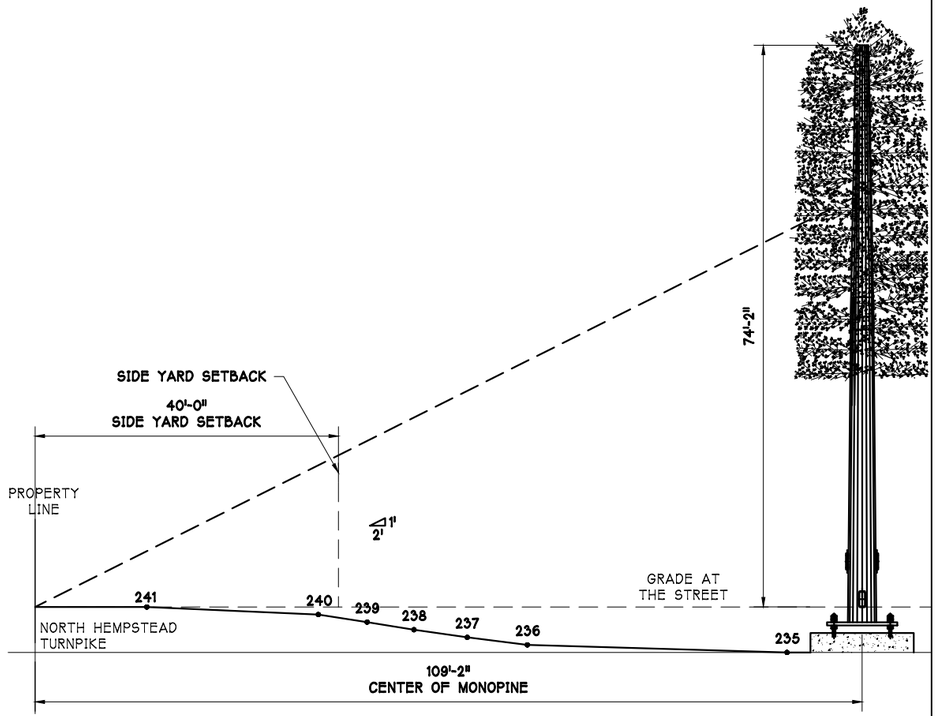
2 ANT-009 SITE LINE PROFILE (WESTERN VIEW)
11x17 SCALE: 1" = 20'-0"
24x36 SCALE: 1" = 10'-0"



3 ANT-009 SITE LINE PROFILE (EASTERN VIEW)
11x17 SCALE: 1" = 20'-0"
24x36 SCALE: 1" = 10'-0"



4 ANT-009 SITE LINE PROFILE (BERRY HILL ROAD)
11x17 SCALE: 1" = 20'-0"
24x36 SCALE: 1" = 10'-0"



5 ANT-009 SITE LINE PROFILE (NORTH HEMPSTEAD TURNPIKE)
11x17 SCALE: 1" = 20'-0"
24x36 SCALE: 1" = 10'-0"

REV.	DATE	REVISION DESCRIPTION
1	3/7/22	ISSUED FOR REVIEW
0	2/23/22	ISSUED FOR REVIEW

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CENTERLINE COMMUNICATIONS

ALLAN I.COHEN
NY LICENSE #095657
COHEN ENTERPRISES OF NJ LLC.
87 ALGONQUIN TRAIL
OAKLAND, NJ 07436
1-201-981-8375

FORCE INDUSTRIES PROJECT NO:
18SSNB009

CLIENT ID NO:
LI-6238A

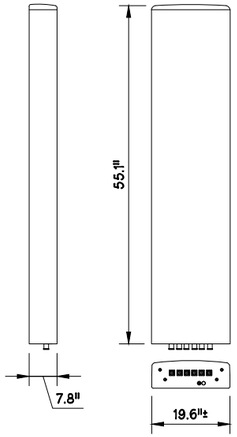
DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

LAND PROFILE PLANS

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH

DRAWING NO.
ANT-009.00



COMMSCOPE NNHH-65A-R4

RADOME MATERIAL: FIBERGLASS, UV RESISTANT
RADOME COLOR: LIGHT GREY
DIMENSIONS, HxWxD: H 55.1"xW 19.6"xD 7.8" (1399MMx498MMx197MM)
WEIGHT, WITHOUT MOUNTING: 83.8 lbs (38 kg)
WIND LOADING, FRONTAL: 509 N (114.7 LBF)
WIND SPEED, MAXIMUM: 241 Km/h
CONNECTOR: 8 x 4.3-10 DIN FEMALE

1 ANT-009 ANTENNNA SPECS.
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

NOKIA B12/14/29 TRIBAND RRH AHLBBA

COLOR: LIGHT GRAY
DIMENSIONS (HxWxD): 30.71" X 17.32" X 11.22"
WEIGHT: 46 Kg (101.41 lbs)
CONNECTOR: 4X 4TX/4RX, 4 PORTS 4.3-10
RF OUTPUT POWER:

2 ANT-009 B12/B14/B29 RRH SPECS.
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

AIRSCALE DUAL RRH 4T4R B25/B66 320W AHLBA

COLOR: LIGHT GRAY
DIMENSIONS (HxWxD): 28.7" X 15.4" X 9.4" (WITH SOLAR SHIELD)
WEIGHT: 88.18 lbs WITHOUT MOUNTING HARDWARE
CONNECTOR: 4TX 4RX PORTS 4.3-10 DIN FEMALE
RF OUTPUT POWER: 4X40W PER BAND

3 ANT-009 B25/B66 RRH SPECS.
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

AIRSCALE RRH 4T4R B5 160W AHCA

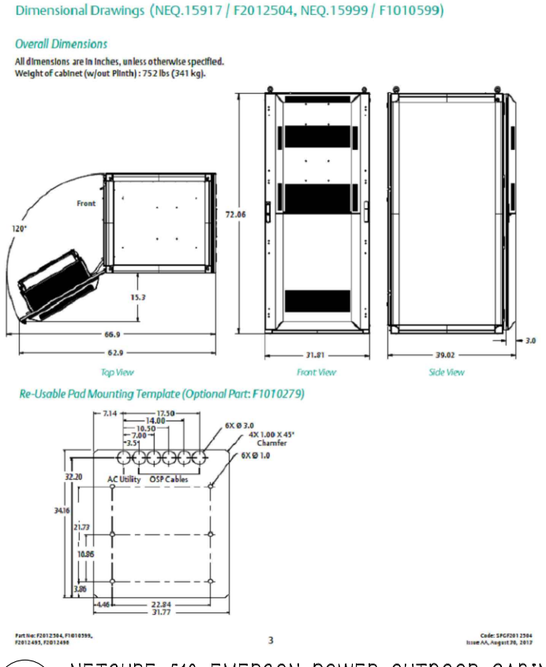
COLOR: LIGHT GRAY
DIMENSIONS (HxWxD): 13.25" X 11.6" X 5"
WEIGHT: 16 Kg (35.27 lbs)
CONNECTOR: 4TX 4RX PORTS 4.3-10
RF OUTPUT POWER:

4 ANT-009 850 B5 RRH SPECS.
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

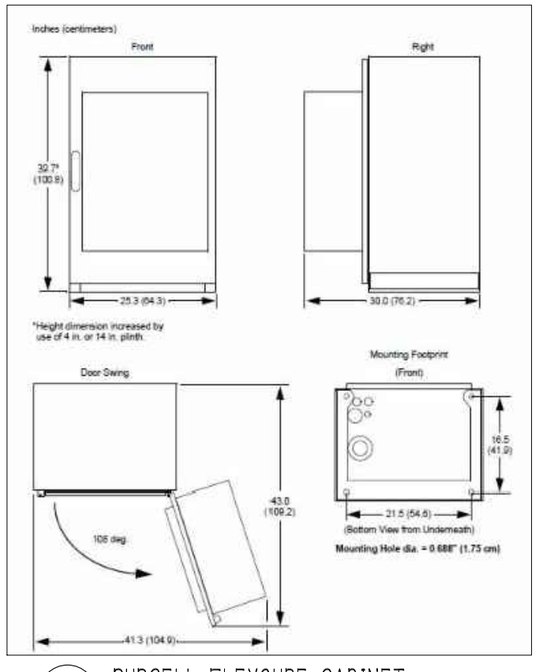
AIRSCALE RRH 4T4R B30 100W AHNA

COLOR: LIGHT GRAY
DIMENSIONS (HxWxD): 13.25" X 12.05" X 5.51"
WEIGHT: 15.5 Kg (34.17 lbs)
CONNECTOR:
RF OUTPUT POWER:

5 ANT-009 B30 RRH SPECS.
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.



6 ANT-009 NETSURE 512 EMERSON POWER OUTDOOR CABINET
11x17 SCALE: NOT TO SCALE
24x36 SCALE: NOT TO SCALE



7 ANT-009 PURCELL FLEXSURE CABINET
11x17 SCALE: NOT TO SCALE
24x36 SCALE: NOT TO SCALE

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1-201-981-8375

FORCE INDUSTRIES PROJECT NO:
18SSNB009

CLIENT ID NO:
LI-6238A

DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

EQUIPMENT AND ANTENNA SPECS

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH

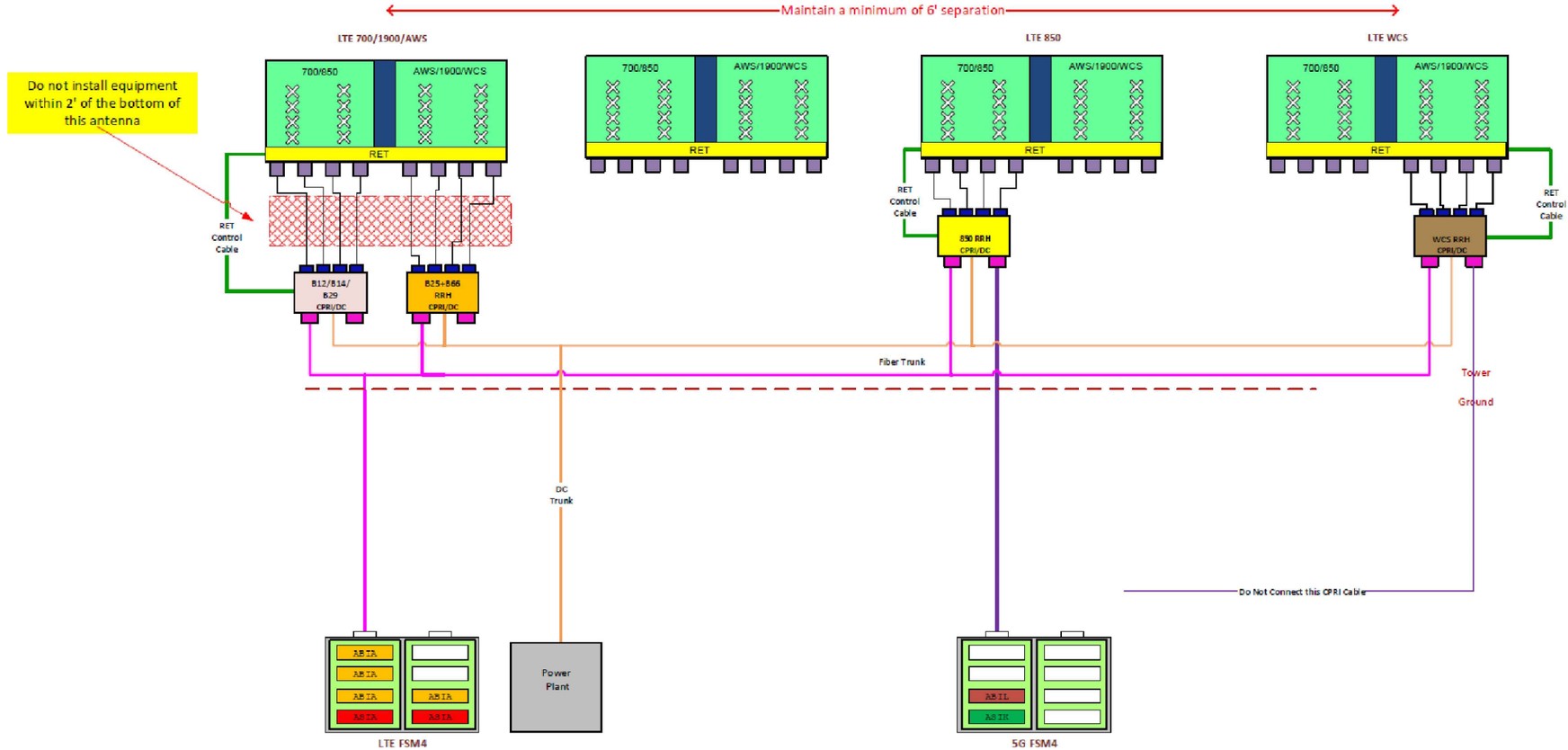
DRAWING NO.
ANT-009.00

Diagram - Sector	A	Diagram File Name - 7C 4ant 0Coax FSM4_2x4 5G_1x1 FN+DE-4Hr_BWE+AWS-4Hr xx-4Hr_xx-4Hr 850-4Hr_xx-4Hr xx-4Hr_WCS-4Hr.vsd					
Atoll Site Name -	NYCENY6238	Location Name -	OYSTER BAY COVE POLICE DEPARTMENT	Market -	NYC	Market Cluster -	NYC/NNJ

Comments: Vendor should use ""Playbook Antenna Radio Guidance Drawings. Document RF-HW-2016-265 for RRH to Antenna cabling diagrams.The area 2' below each of the FirstNet antennas should be free of any RRH's, Combiners, and miscellaneous equipment.

Proposed Configuration

*ANTENNAS MUST BE BUILT IN THE LOCATIONS SHOWN BELOW. MOVE ANTENNAS IF NECESSARY. *



LINES SHOWING JUMPER CONNECTIONS BETWEEN RRH AND ANTENNA ARE FOR BLOCK DIAGRAM ONLY.
FOR ACTUAL CONNECTIONS REFER TO NOKIA FIELD GUIDES AND NOTICES

GSM & UMTS 1900 May still be present at this site. HW has been decommissioned and removed from the diagrams for clarity

1 ANT-010 RF CHART

11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

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RF CHART

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CHECKED BY:	JH
DRAWING NO.	ANT-010.00

POLAR POWER INC.

PRELIMINARY

27 kW – 500Amp -48 Vdc GENERATOR
BUILD NUMBER: VERT27K500AG001

DC Generator Includes:

- Ethernet module with SNMP
- Powder coated aluminum enclosure
- 8-alarm relay board
- Jump Start Kit
- 5 Year Warranty

Options Available:

- Oil refining kit

Standards:

- *UL STD 2200*
- *EPA Compliant*

Made in USA

SPECIFICATIONS: VERT27K500AG001

Engine

Engine Model	Toyota 4Y
Cylinders	Inline Type 4-Cylinder
Displacement (cc)	2,237
Bore (in./mm)	3.58/91
Stroke (in./mm)	3.39/86
Intake Air System	Naturally Aspirated
Engine HP	48
Emissions	U.S. EPA Tier 4 Interim
Emissions Compliance	EPA and CARB Certified
Variable RPM	To 2600

Engine lubrication system

Oil Filter Type	Full flow spin-on canister
Oil Capacity (L)	11
Oil Pressure Switch (standard)	No
Oil Pressure Transducer	Yes

Engine cooling system

Type	Pressurized Aluminum Radiator
Water Pump	Electric pump
Fan Type	Electric Fans
Airflow CFM	1800
Fan Mode	Pusher
Temperature Sensor	Yes

Environmental

Operating Temperature (°C/°F)	-23 to 50/-10 to 122
Operating Humidity %	100

Power adjustment for conditions

Temperature Deration	1% derate for every 5.6 °C (10 °F) above 25 °C (77 °F)
Altitude Deration	3% derate for every 300 m (1000ft) above 91 m (300 ft)

Fuel system

Type	NG or Combination LPG/NG
Fuel Solenoid Shutoff Valve	Dual SOV for Safety
Fuel Tank/Line	Supplied by Customer
Max fuel Flow Rate (BTU/hr)	350,000

Engine cooling

System coolant capacity (gal/L)	3/11

Alternator

Alternator Model	8342
Type	Permanent Magnets, NdFeB
Weight (lb/kg)	56/26
Regulation Type	Variable engine speed
Overcurrent Protection (A)	600
Disconnect Means	Circuit Breaker
Voltage Range (VDC)	44 to 60
Alternator Exhaust Flow (cfm/cmm)	130 to 180 / 3.68 to 5.1
MTBF (hr)	100,000+

Enclosure

Model	88-25-0603
Type	Weather Protective
Materials	Powder coated aluminum
Door Hardware	Three Point with Padlock Hasp, and Removable Side Panels
Mounting	Secure Mounting Tabs
Dims.	L 50" x W 32" x H 72"

Weight

Total Weight (lb/kg) Including oil and coolant:	1085/493

Starter Supercapacitor

Model	20-16-0001
Storage Rating (Ah)	500
Voltage (VDC)	13-14.4
Weight (lb/kg)	12.1/5.5
Operating Temperature (°C/°F)	-40 to 65 / -40 to 149
Service Life (year)	10 to 15

Charger

Model	00-10-0015
Input Voltage (VDC)	37 to 62
Output Voltage (VDC)	14 to 14.4
Recharge time from 0 VDC (min)	10
Recharge time from 8 VDC (min)	2
Weight (lb/kg)	2.2/1

Standards

Certification	Intertek 400376
UL Listing	UL STD 2200
Standards	CSA STD C22.2 No. 100

1 ANT-011 GENERATOR SPECS
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

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FORCE INDUSTRIES PROJECT NO:
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CLIENT ID NO:
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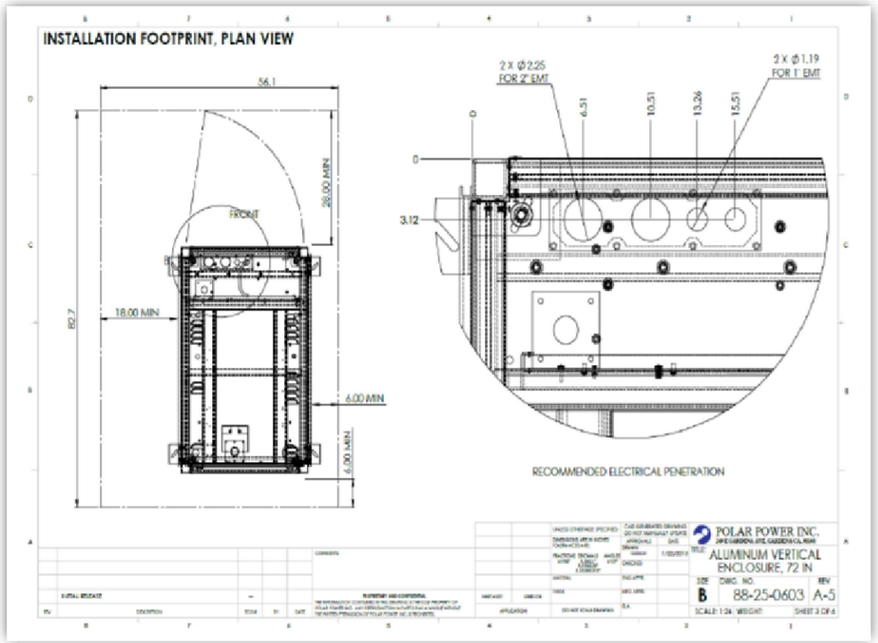
DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

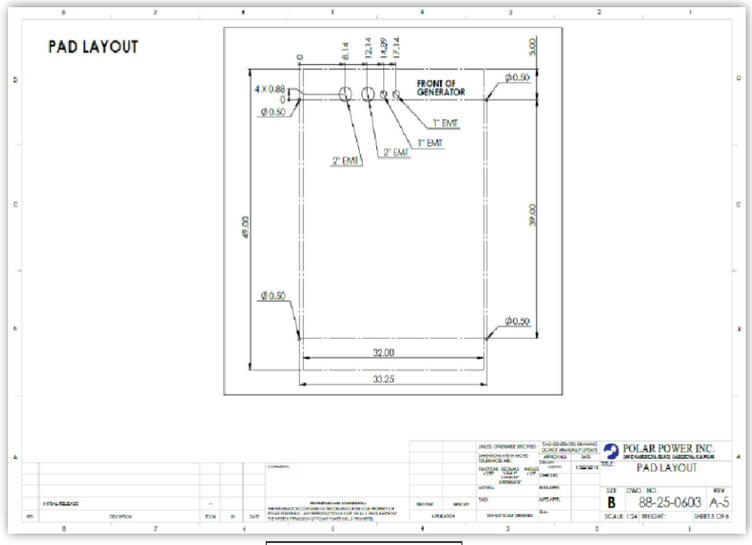
GENERATOR SPECS.

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH
DRAWING NO.	ANT-011.00

DRAWING FOR BUILD #: VERT27K500AG001

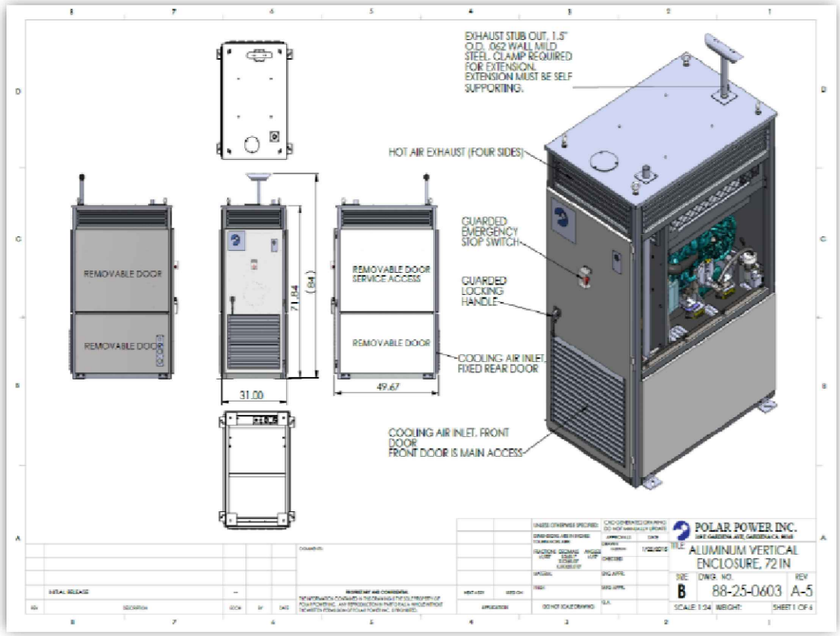


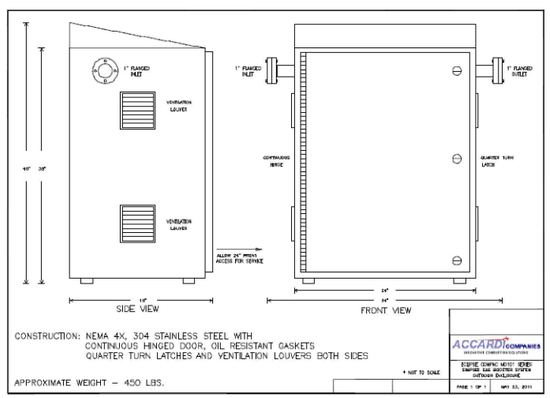
PAD LAYOUT – BUILD #: VERT27K500AG001



1 ANT-012 GENERATOR SPECS
11x17 SCALE: N.T.S.
24x36 SCALE: N.T.S.

PLANNING FOR BUILD #: VERT27K500AG001





2 ANT-012 GAS BOOSTER SPECEFICATIONS
11x17 SCALE: N.T.S
24x36 SCALE: N.T.S

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FORCE INDUSTRIES PROJECT NO:
18SSNB009

CLIENT ID NO:
LI-6238A

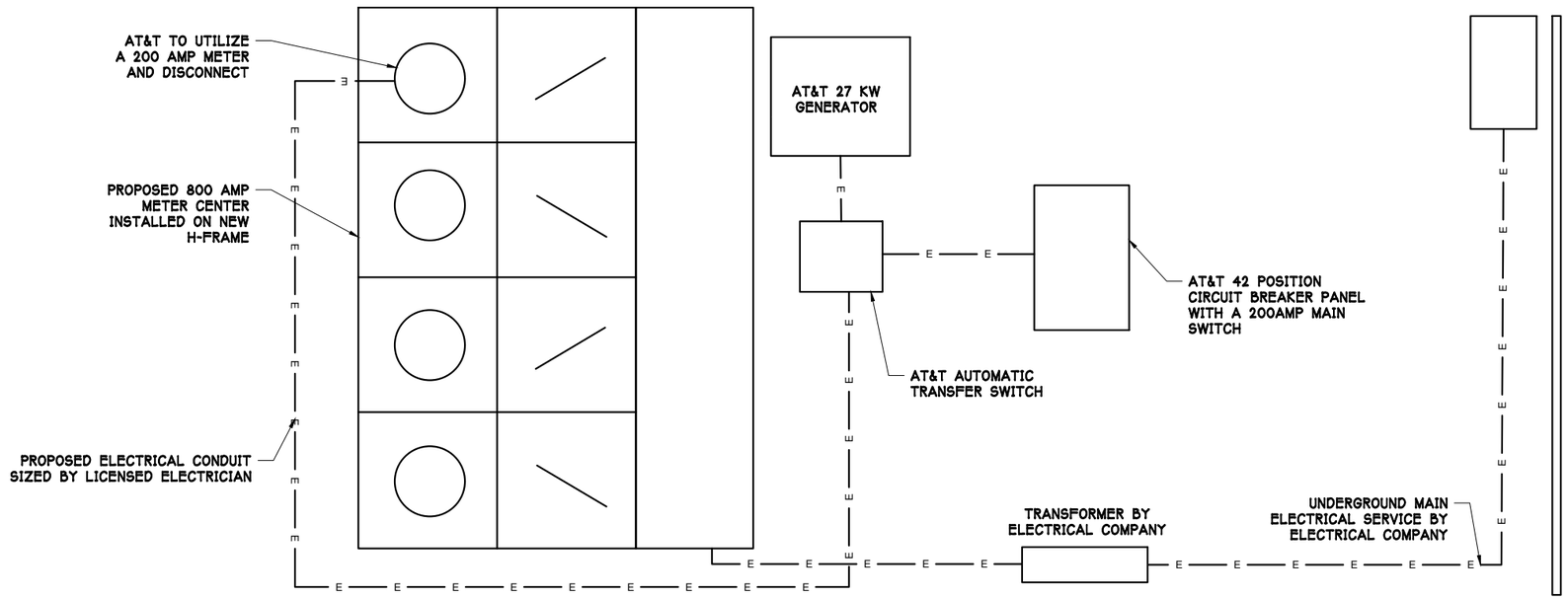
DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

GENERATOR SPECS.

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH

DRAWING NO.
ANT-012.00



1 E-001 ELECTRICAL ONE LINE

11x17 SCALE: NOT TO SCALE

24x36 SCALE: NOT TO SCALE

NOTES:

1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
2. SUBCONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE NEW LTE EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
4. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
5. POWER PHASE CONDUCTORS (I.E., HOTS) SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, ½ INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
7. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
8. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
9. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
11. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
12. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75C (90C IF AVAILABLE).
13. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
14. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. ALUMINUM RIGID CONDUIT (RMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
22. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
23. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS
25. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
27. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
29. LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT MAY BE USED WHERE NOTED ON DRAWINGS INDOORS AND OUTDOORS AND WHERE NOT SUBJECT TO PHYSICAL DAMAGE. ALL FITTINGS SHALL BE PRESSURE TYPE, NOT GLUED.
30. CABLES SHALL BE BUNDLED AND/OR SECURED TO THE CABLE RACK OF EQUIPMENT RACK USING 9-PLY WAXED POLYESTER TWINE UNLESS PRIOR APPROVAL IS OBTAINED.
31. NYLON CABLE TIES MAY BE USED FOR TEMPORARILY SECURING CABLES DURING THE INSTALLATION. PERMANENT USE OF NYLON CABLES TIES SHALL NOT BE USED UNLESS PRIOR APPROVAL IS OBTAINED FOR SECURING COAXIAL CABLES, OPTICAL FIBER CABLES, BATTERY CABLES AND CABLES TO DISTRIBUTION FRAMES OR ON CABLE RACKS. NYLON CABLE TIES MAY BE USED FOR SECURING GROUNDING CONDUCTORS EXTERIOR TO SHELTERS AND EQUIPMENT ROOMS.
32. NYLON CABLE TIES SHALL BE OF AN ADEQUATE SIZE, TYPE, STRENGTH, UV RESISTANT ETC. FOR THE PARTICULAR APPLICATION. TAILS SHALL BE TRIMMED TO WITHIN 1/32 INCH USING A TOOL SPECIFICALLY DESIGN FOR TENSIONING AND CUTTING NYLON CABLE TIES.

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CONSTRUCTION DRAWINGS

SITE INFORMATION:

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ELECTRICAL ONE LINE DIAGRAM

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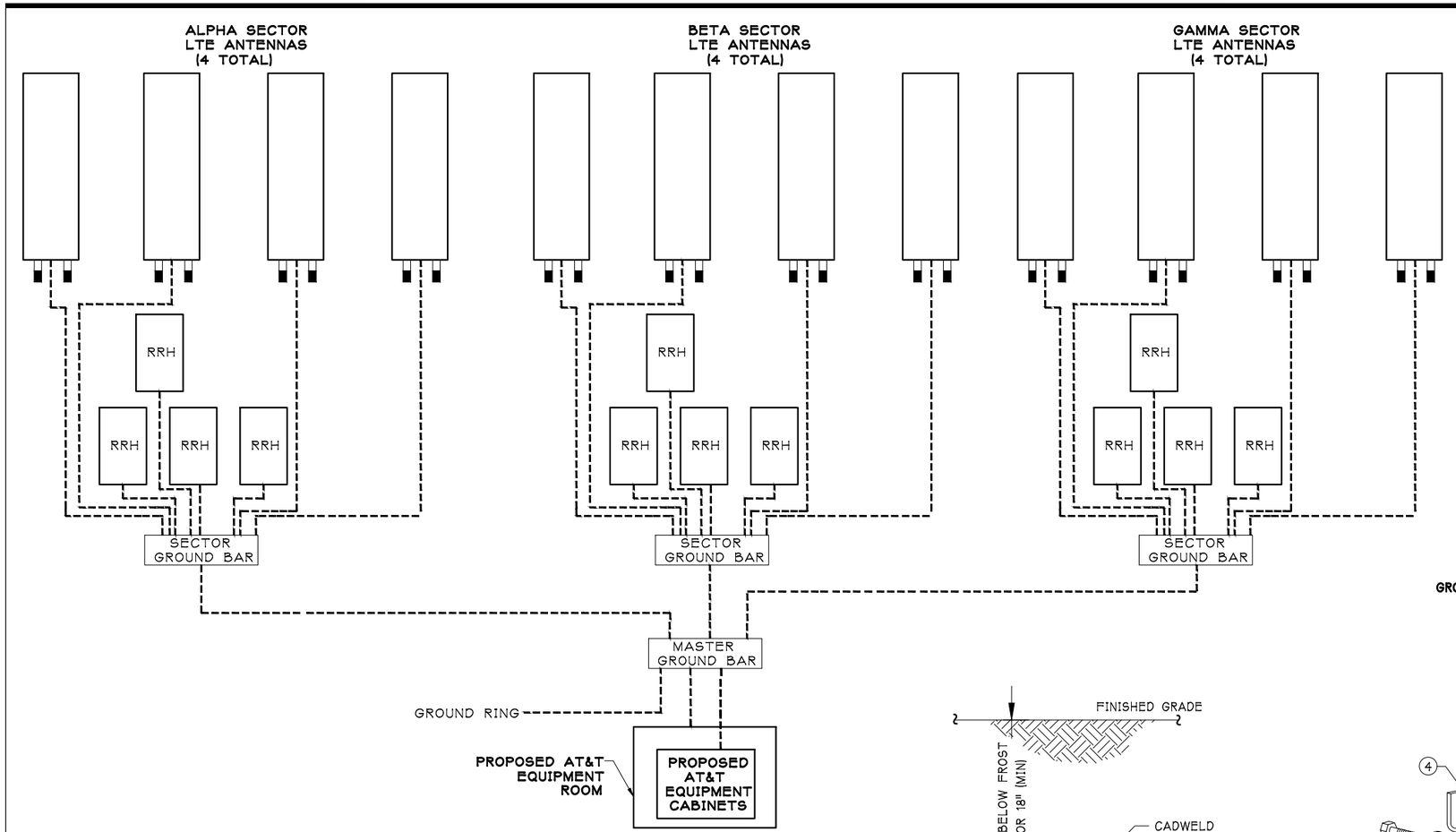
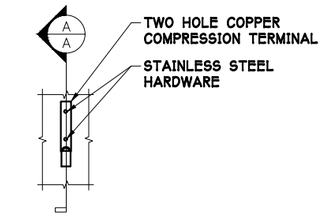
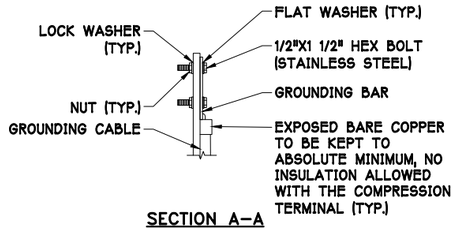
CHECKED BY:	JH
DRAWING NO.	E-001.00





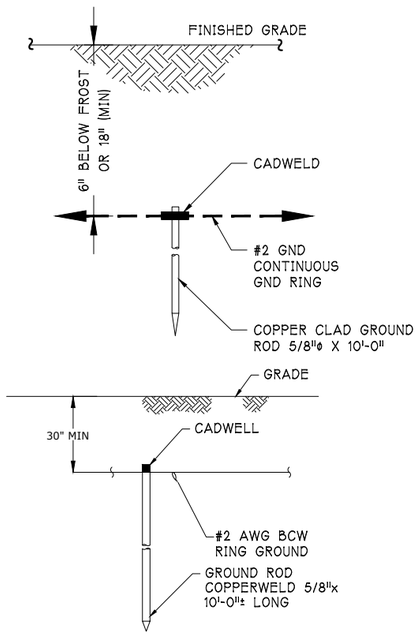
ELEVATION



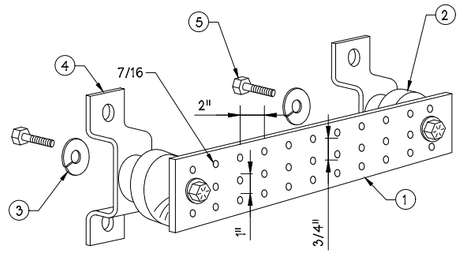
SECTION A–A

NOTES:

- ALL EXTERIOR GROUND CONDUCTORS SHALL BE #2 AWG SOLID TINNED COPPER UNLESS NOTED OTHERWISE
- ALL GROUND CONNECTIONS ABOVE GRADE AND/OR INTERIOR SHALL BE COMPRESSION TYPE TWO HOLE LUGS OR DOUBLE CRIMP "C" TAPS
- CONTACT AREAS WHERE CONNECTIONS ARE MADE SHALL BE PREPARED TO A BARE BRIGHT FINISH AND COATED WITH AN ANTI OXIDATION MATERIAL BEFORE CONNECTIONS ARE MADE
- MAXIMUM RESISTANCE OF THE COMPLETED GROUND SYSTEM SHALL NOT EXCEED 5 OHMS
- WHERE GROUNDING CONNECTIONS ARE MADE TO PAINTED METAL SURFACES, PAINT SHALL BE REMOVED TO BEAR METAL TO ENSURE PROPER CONTACT AND RESTORED/PAINTED TO ORIGINAL FINISH
- CELL REFERENCE GROUND BAR POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES ALL BONDS ARE MADE WITH #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS BOND TO GROUND RING WITH (2) #2 SOLID TINNED COPPER CONDUCTORS (ATT-76416 7.6.5.)
- HATCH PLATE GROUND BAR BOND TO THE INTERIOR GROUND RING WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS WHEN A HATCH PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT THE CRGB MUST BE CONNECTED TO THE HATCH PLATE AND TO THE INTERIOR GROUND RING USING TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS
  TELCO GROUND BAR BOND TO BOTH CELL REFERENCE GROUND BAR AND EXTERIOR GROUND RING (ATT-TP-76416 7.6.8.)
- FRAME BONDING: THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK BOND THE FRAME GROUND BUS TO THE "I" SECTION OF THE CELL REFERENCE GROUND BAR (ATT-TP-76416 7.8)
- INTERIOR UNIT BONDS: METAL FRAMES CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING (ATT-TP-76416 7.12.3.)
- EXTERIOR UNIT BONDS: METALLIC OBJECTS EXTERNAL TO OR MOUNTED TO THE BUILDING SHALL BE BONDED TO THE EXTERIOR GROUND RING (ATT-TP-76416 7.4.2.6).



2 G-001 GROUND ROD DETAIL
11x17 SCALE: NOT TO SCALE
24x36 SCALE: NOT TO SCALE



1. COPPER GROUND BAR, 1/4" X 4" X 20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL
3. 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056 OR EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1 OR EQUAL

NOTE: INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO MONOPOLE STRUCTURE. CONNECTION TO MONOPOLE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.

3 G-001 GROUND BAR DETAIL
11x17 SCALE: NOT TO SCALE
24x36 SCALE: NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
1	3/7/22	ISSUED FOR REVIEW
0	2/23/22	ISSUED FOR REVIEW

AT&T

FORCE INDUSTRIES LLC
973.289.9620
info@forceindustries.net
www.forceindustries.net
32 Boonton Ave Suite #1 Butler, NJ 07405
Certified WBE & SBE

CENTERLINE COMMUNICATIONS

ALLAN I.COHEN
NY LICENSE #095657

COHEN ENTERPRISES OF NJ LLC.
87 ALGONQUIN TRAIL
OAKLAND, NJ 07436
1-201-981-8375

FORCE INDUSTRIES PROJECT NO:
18SSNB009

CLIENT ID NO:
LI-6238A

DESIGN TYPE:
CONSTRUCTION DRAWINGS

SITE INFORMATION:
30 NORTHERN BOULEVARD,
OYSTER BAY, NY 11771

GROUNDING DETAILS AND NOTES

DATE:	3/7/22
PROJECT NO.:	18SSNB009
DRAWN BY:	MM
CHECKED BY:	JH

DRAWING NO.
G-001.00

EXHIBIT I

Centerline Communications Inc.
5550 Merrick Road, Suite 302
Massapequa, NY 11758

March 17, 2022

Inc. Village of Oyster Bay Cove
68 W. Main Street
Oyster Bay, NY 11771

RE: New Cingular Wireless PCS, LLC (AT&T) – Generator Permit Application for site LI-6238
Premises: 30 Northern Blvd., NY Section 25, BlockC01, Lots 1036

To Whom It May Concern:

Our office represents New Cingular Wireless PCS, LLC (AT&T) with respect to its application to build a public utility wireless telecommunication facility at the subject premises. With respect to the **Generator Permit Application**, the following are enclosed in this submittal package;

1) 2 Building permit applications
2) 2 Oyster Bay Cove Plumbing applications
3) A copy of the Plumber's Town of Oyster Bay license
4) 2 copies of a piping schematic diagram from the Plumber
5) 2 copies of the generator's manufacturers specifications
6) Completed Board of Assessor's form and copy of Environmental Assessment Form
7) Insurance Certificates from the plumber, Inter City Plumbing
8) A check (#4410) in the amount of $150 representing the generator permit application fee
9) A Plumbers Application Disclosure Statement form

Please note that this application is part of a previous application submitted by AT&T to erect a wireless telecommunication facility at the subject premises, which includes drawings that show the proposed generator along with setbacks. In connection with that application, we have requested that the Village of Oyster Bay Cove Planning Board waive the requirement to submit a survey since this property is owned by the Village and the Village already has a survey of the subject premises.

Please review the attached documents and let me know if you need any additional information.

Patrick O'Rourke
Site Acquisition Manager on Behalf of AT&T
516-263-8817

EXHIBIT 1

INCORPORATED VILLAGE OF OYSTER BAY COVE
BUILDING DEPARTMENT

APPLICATION TO BUILD OR INSTALL
NEW BUILDINGS, ADDITIONS/ALTERATIONS, EXISTING STRUCTURES, ACCESSORY STRUCTURES, DECKS, PORCHES, CONVERSIONS, FIREPLACES, HVAC, SITE WORK

Submit application in duplicate. Each application must be clearly typewritten or printed. Incomplete or illegible applications will not be accepted.

A PERMIT MUST BE OBTAINED BEFORE COMMENCING WORK

Section 25 Block C01 Lot 1036 Zone R Date _____

Property Location No. 30 Address NORTHERN BLVD.

Owner/ Project Name INC. VILLAGE OF OYSTER BAY COVE/AT&T

Location/Address 68 W. MAIN STREET, OYSTER BAY, NY 11771

Contact Phone No. 516-922-1071 Contact Email _____

Applicant Name NEW CINGULAR WIRELESS PCS LLC (AT&T)

Location/Address 5550 MERRICK RD., SUITE 302, MASSAPEQUA, NY 11758

Contact Phone No. 516-557-2398 Contact Email _____

Design Professional Name FORCE INDUSTRIES LLC

Location/Address 32 BOONTON AVE; SUITE, BUTLER, NJ 07405

Contact Phone No. 973-289-9620 Contact Email INFO@FORCEINDUSTRIES.NET

Contractor Name BELLAL HOSSAIN, DIGITAL CONSTRUCTION TECH INC.

Location/Address 120-11 89TH AVE., RICHMOND HILL, NY 11418

Contact Phone No. 718-502-6262 Contact Email BELLAL@DCT-INC.NET

Plumber Name KAMRUL HASAN, INTER CITY PLUMBING

Location/Address 22 VAN BUREN AVE; FLORAL PARK, NY 11001

Contact Phone No. 718-469-5313 Contact Email INTERCITYPLBG@GMAIL.COM

Electrician Name FRANK MILICIA, MILICIA ELECTRIC CORP

Location/Address 87 EADS STREET, WEST BABYLON, NY 11704

Contact Phone No. 631-243-9014 Contact Email _____

DESCRIPTION OF WORK APPLICANT PROPOSES TO CONSTRUCT A NEW TELECOMMUNICATIONS FACILITY AT THE SUBJECT PREMISES, 30 NORTHERN BLVD.

PROPERTY INFORMATION

Proposed [X] Existing/Maintain [ ] Existing GFA_____ Proposed GFA _____

Estimated Cost of work (proposed or at the time performed) _____

Existing Lot Coverage (%) _____ Proposed Lot Coverage _____

OWNER AFFIDAVIT

I agree to permit the Building Inspector and any officer or employee of the Village of Oyster Bay Cove to enter upon the premises in the discharge of their duties under this application for permit.

1. A copy of the approved plans and permit will remain on the premises at all times until a Certificate of Occupancy and/or Completion is issued. These plans will be made available to the Building Inspector.
2. The Building Inspector shall be given a minimum of 48 hours' notice to conduct all required inspections and no work will continue until such inspections have been conducted and approved.
3. Owner or their designated representative will take responsibility to arrange all required inspections. It is not the Village's responsibility to arrange for inspections.
4. Permits expire in one (1) year from the date of issuance with the ability to extend one (1) additional year. If the construction is still in progress upon the year anniversary, it is the Owner's responsibility to contact the Village and extend the permit prior to expiration. No work is to be started until the permit has been issued and posted at the location of permit activity.

State of New York:
County of Nassau:

Please print – Property in the name of

depose and says that he/she resides at _____
Address of Owner

In the State of _____, that he/she is the Owner in fee of all certain lots, parcel of land shown on the attached survey Section _____ Block _____ Lot _____ situated, lying and being within the Village of Oyster Bay Cove; that I/we have read and in accordance with the approved application and accompanying plans, of which he/she is familiar with and that he/she hereby names _____ as his or her representative to file this application on his/her behalf.

Sworn to me before this: *Signature* _____
(Owner signature)

_____ *Day of* _____ *20* ____

_____
(Notary Public – New York)

Notary Seal

INCORPORATED VILLAGE OF OYSTER BAY COVE
BUILDING DEPARTMENT

APPLICATION TO BUILD OR INSTALL
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Please print – Property in the name of

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Address of Owner

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Sworn to me before this: *Signature* _____
(Owner signature)

_____ *Day of* _____ *20* ____

_____
(Notary Public – New York)

Notary Seal

EXHIBIT 2

INCORPORATED VILLAGE OF OYSTER BAY COVE
BUILDING DEPARTMENT
68 WEST MAIN ST., OYSTER BAY, NEW YORK 1771
(516) 922-1071

APPLICATION FOR PLUMBING FIXTURES

APPLICATION MUST BE TYPEWRITTEN OR PRINTED IN INK LEGIBLY.

SECTION: 25 BLOCK: C01 LOT: 1076

OWNER: VILLAGE OF OYSTER BAY COVE
NAME STREET ADDRESS POST OFFICE ZIP PHONE#

PLUMBER: Kamal Arneja
ADDRESS OF CONSTRUCTION: 22 VanBuren Ave FP NY 11001
IF DIFFERENT FROM ABOVE NO. & STREET POST OFFICE ZIP

LOCATION OF PROPERTY: 30 NORTHERN BLVD. OYSTER BAY COVE, 11771

N.E.S.W. SIDE OF: NORTHERN BLVD. FEET
(STREET) (DIMEN)

(N.E.S.W. OF BERRY HILL ROAD
(STREET) (POST OFFICE)

N.E.S.W. OF corner of and
(STREET) (STREET&POST OFFICE)

TYPE OF BUILDING:

PROPOSED: MAINTAINED:

FIXTURE COUNT:

Draw schematic diagram below-must indicate type of piping, size, runs, & venting:

	B	1st	2nd
Water Closet			
Lavatory			
Bath Tub			
Shower			
Kitchen Sink			
Dish Washer			
Washing Machine			
Slop Sink			
Indirect Waste			
Urinal			
Other			

PLUMBER'S INFO:

LICENSE #: H 2711
NAME(Print): KAMAL ARNEJA
BUSINESS ADDRESS: 22 Van Buren Ave Flora Park NY 11001
Phone#: 516 775-7575
Acknowledged:
Master Plumber (Signature)

Sworn to before me this 25 day of Jan 2022

Notary Public

CAROL ANN MARTINEZ
Notary Public, State of New York
No. 4691566
Qualified in the Nassau County
Commission Expires August 31, 2022

INCORPORATED VILLAGE OF OYSTER BAY COVE
BUILDING DEPARTMENT
68 WEST MAIN ST., OYSTER BAY, NEW YORK 1771
(516) 922-1071

APPLICATION FOR PLUMBING FIXTURES

APPLICATION MUST BE TYPEWRITTEN OR PRINTED IN INK LEGIBLY.

SECTION: 25 BLOCK: C01 LOT: 1076

OWNER: VILLAGE OF OYSTER BAY COVE
NAME STREET ADDRESS POST OFFICE ZIP PHONE#

PLUMBER: Kamal Arneja
ADDRESS OF CONSTRUCTION: 22 VanBuren Ave FP NY 11001
IF DIFFERENT FROM ABOVE NO. & STREET POST OFFICE ZIP

LOCATION OF PROPERTY: 30 NORTHERN BLVD. OYSTER BAY COVE, 11771

N.E.S.W. SIDE OF: NORTHERN BLVD. FEET
(STREET) (DIMEN)

(N.E.S.W. OF BERRY HILL ROAD
(STREET) (POST OFFICE)

N.E.S.W. OF corner of and
(STREET) (STREET&POST OFFICE)

TYPE OF BUILDING:

PROPOSED: MAINTAINED:

FIXTURE COUNT:

Draw schematic diagram below-must indicate type of piping, size, runs, & venting:

	B	1st	2nd
Water Closet			
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Kitchen Sink			
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Washing Machine			
Slop Sink			
Indirect Waste			
Urinal			
Other			

PLUMBER'S INFO:

LICENSE #: H 2711
NAME(Print): KAMAL ARNEJA
BUSINESS ADDRESS: 22 Van Buren Ave Flora Park NY 11001
Phone#: 516 775-7575
Acknowledged:
Master Plumber (Signature)

Sworn to before me this 25 day of Jan 2022

Notary Public

CAROL ANN MARTINEZ
Notary Public, State of New York
No. 4691566
Qualified in the Nassau County
Commission Expires August 31, 2022

EXHIBIT 3

License No. **H2711**

Plumber's License
Town of Oyster Bay
Department of Planning and Development
Town Hall
Oyster Bay, New York 11771

Date Expires 12/31/2023
Date Issued 11/10/2020

IS A DULY LICENSED PLUMBER AND IS AUTHORIZED TO DO PLUMBING WORK IN THE TOWN OF OYSTER BAY

Name ARNEJA, KAMAL
Address 16 DONOVAN DRIVE COLD SPRING HARBOR, NY 11001

Fee Paid $ 150.00

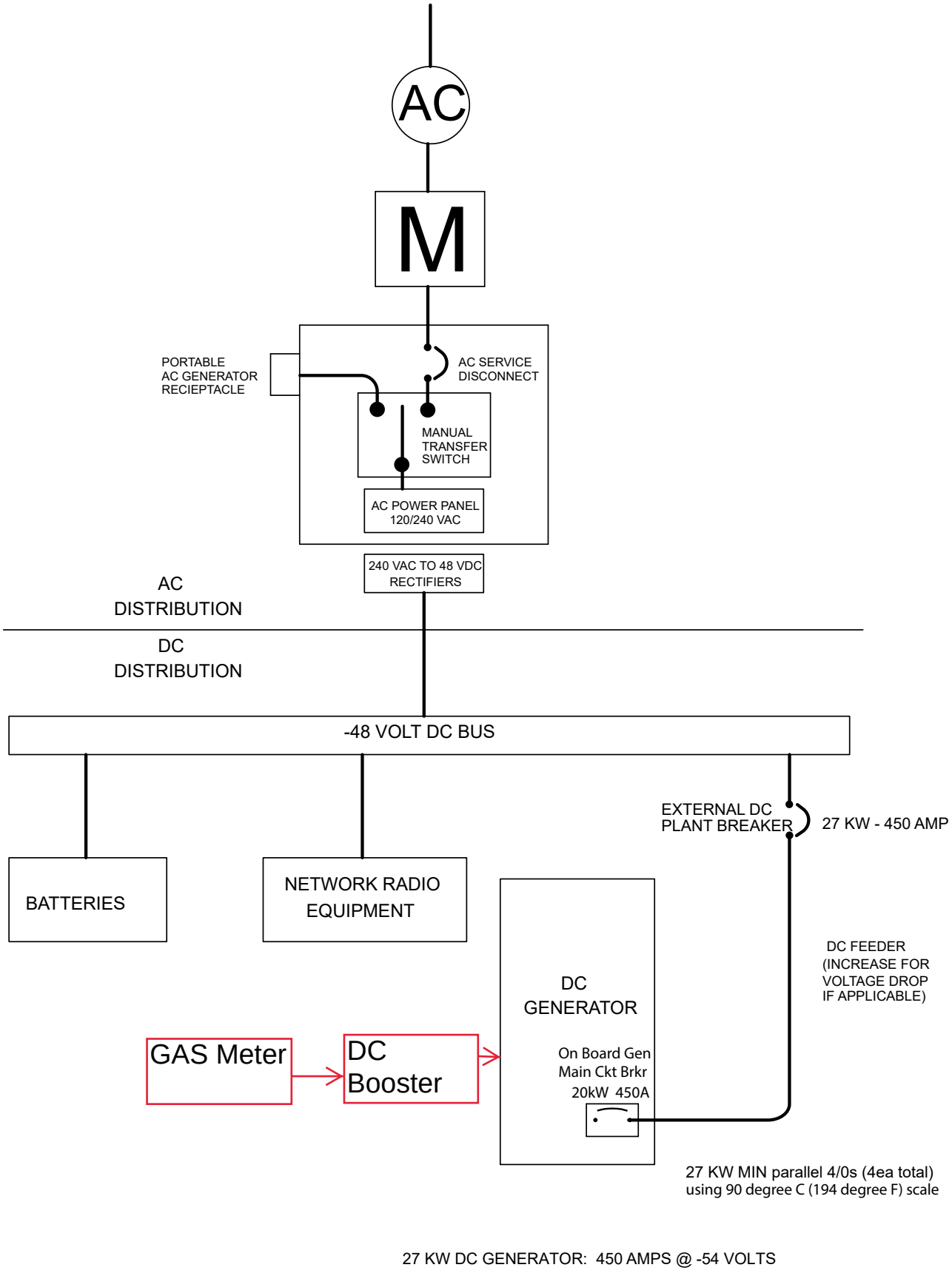
TOBDPD – Plumber's License – Plumber's Copy

Elizabeth L. Maccarone

Commissioner
Department of Planning and Development

EXHIBIT 4

Detailed schematic for backup applications



Detailed schematic for backup applications

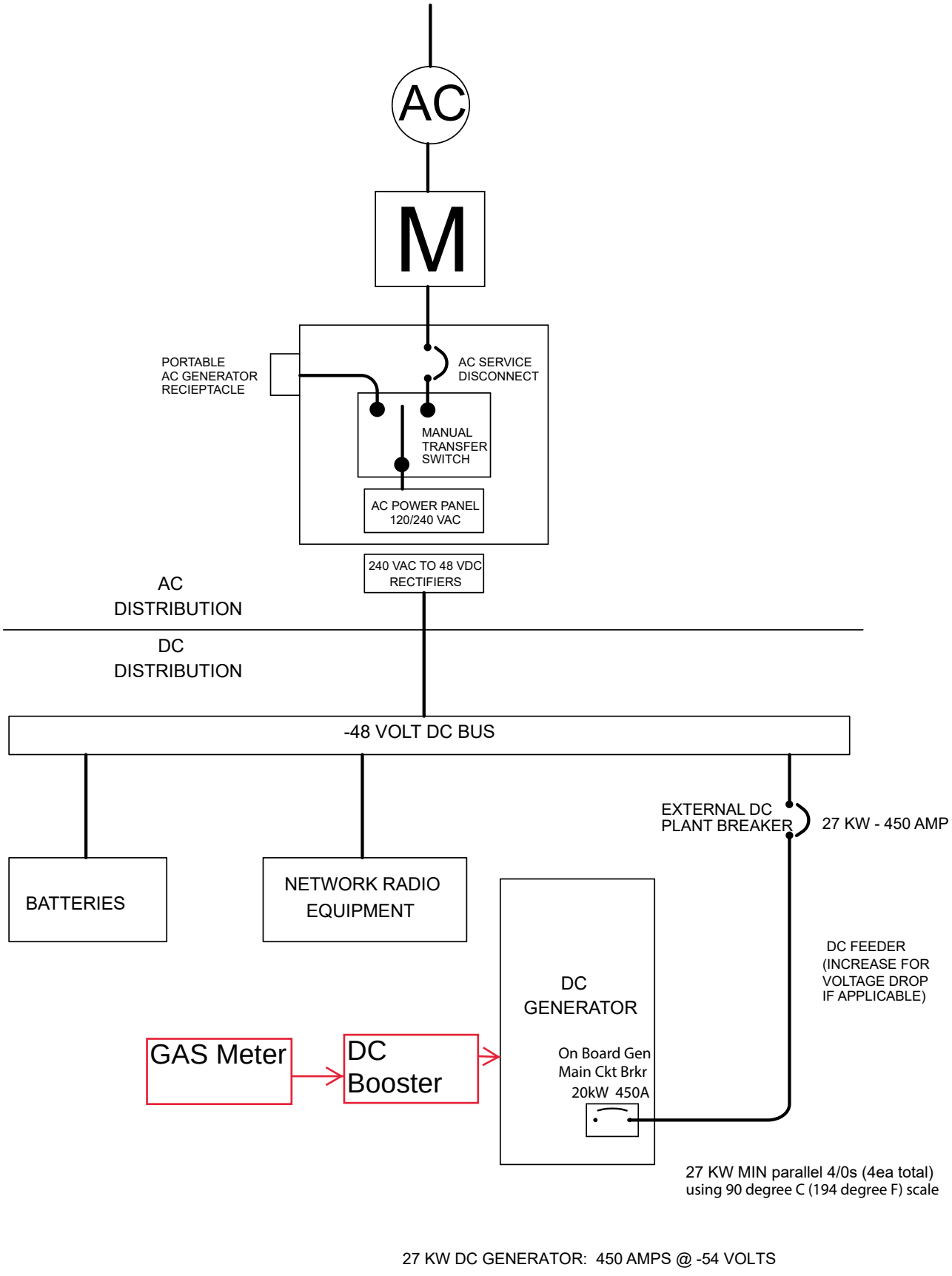


EXHIBIT 5

POLAR POWER INC.

PRELIMINARY

27 kW – 500Amp -48 Vdc GENERATOR
BUILD NUMBER: V027G500TE003

All APUsinclude:

- Ethernet module with SNMP
- Powder coated aluminum enclosure
- 8-alarm relay board
- Jump Start Kit
- 5 Year Warranty

Options available:

- Oil refining kit
- Costal Coating

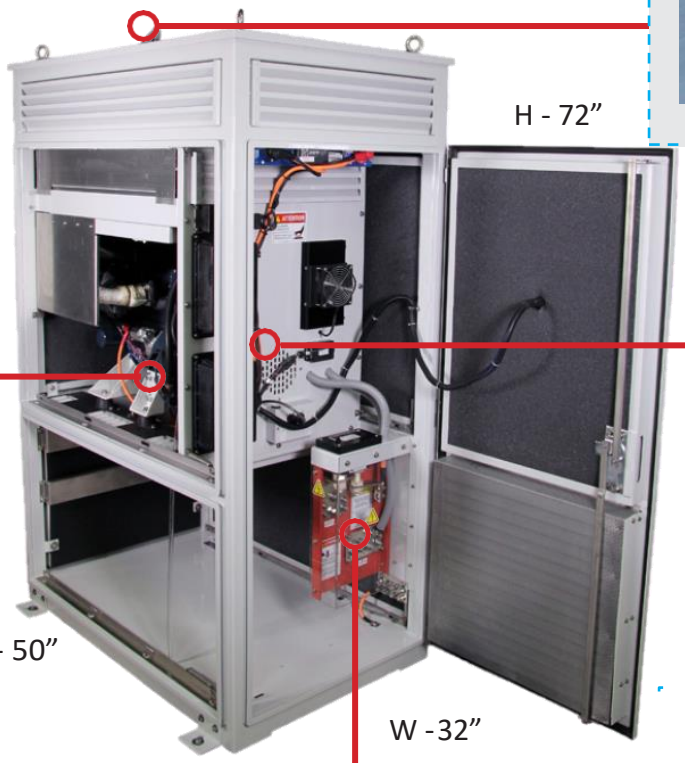
Standards:

- *UL STD 2200*
- *EPA Compliant*

MAIN FEATURES: V027G500TE003

Rainguard Exhaust

Ford MSG 425 Engine



Supra controller

Power Distribution

SMALL FOOTPRINT, LIGHT WEIGHT. Polar’s vertical 500amp -48V DC generator is the lightest weight, most compact power source on the market for either prime or backup power applications. This 27kw model is sized to support growing telecom power needs associated with 5G or sites with multiple tenants. It fits where traditional generators won’t.

GREATLY REDUCED INSTALLATION COST. This generator is light weight and compact enough to be moved up to the roof in the elevator then up the stairs to the roof, saving the cost of a crane rental and long delays in crane permitting and street closures. The light weight also reduces or eliminates the need for structure or roof reinforcements. The Polar generator requires no ATS, saving on purchase, installation and reliability costs.

LOW ACOUSTIC NOISE. <66.0 dBA @ 7 meters (@ max load), and low vibration so as not to disturb the local residents or building landlords.

LOW MAINTENANCE COST. Serving long utility outages without maintenance breaks.

RODENT RESISTANT. Small animals can quickly destroy a generator set by gnawing on wires, fuel lines, radiator hoses, etc. Cooling air inlets and outlets have perforated aluminum screens to keep small rodents and large insects out. Stainless steel wire braid is placed over fuel and radiator lines to prevent damage.

LONG LIFE. Controls and wire harnesses are designed to exceed a 20 year life. Higher grade, longer life electrical wire (UL 3173), weather tight connectors, gold plated connector pins on signal circuits. No transfer switches are required.

CORROSION RESISTANT. All-aluminum enclosure with stainless hardware for low maintenance, and long service life.

FUEL EFFICIENT. Up to 85% fuel savings due to smaller engine displacement, high efficiency alternator, and variable speed operation.

ADVANCED MONITORING. Remote diagnostics, control, and monitoring. Ethernet and RS232 standard, with SNMP.

SPECIFICATIONS: V027G500TE003

Engine

Engine Model	Ford MSG 425
Cylinders	Inline Type 4-Cylinder
Displacement (liters)	2.5
Bore (in./mm)	3.5/89
Stroke (in./mm)	3.94/100
Intake Air System	Naturally Aspirated
Engine HP	60 at 2500RPM
Emissions	U.S. EPA Tier 4 Interim
Emissions Compliance	EPA and CARB Certified
Variable RPM	Up to 2500

Engine lubrication system

Oil Filter Type	Full flow spin-on canister
Oil Capacity (L)	6.75
Oil Pressure Switch (standard)	Yes
Oil Pressure Transducer	Optional

Fuel consumption (Calculated Values)

Output (kW)	Flow Rate in BTU/hr
27KW	540,000

Engine cooling system

Type	Pressurized Aluminum Radiator
Water Pump	Belt-driven, Pre-lubed, self-sealing
Fan Type	Electric Fans
Airflow CFM	1300
Fan Mode	Pusher
Temperature Sensor	Yes

Environmental

Operating Temperature (°C/°F)	-23 to 50/-10 to 122
Operating Humidity %	100

Power adjustment for conditions

Temperature Deration	2% derate for every 5.6 °C (10 °F) above 25 °C (77 °F)
Altitude Deration	4% derate for every 300 m (1000 ft) above 91 m (300 ft)

Fuel system

Type	NG
Fuel Pump Type	Redundant Fuel Solenoids
Fuel Tank/Line	Fuel tank N/A, line/1st & 2nd stage regulator" supplied by customer

Engine cooling

System coolant capacity (gal/L)	2.5/9.5

Alternator

Alternator Model	8342
Type	Permanent Magnets, NdFeB
Weight (lb/kg)	46.5/21
Regulation Type	Variable engine speed
Stator	3 phase/32 poles
Overcurrent Protection (A)	27 kW - 600
Disconnect Means	600Amp Contractor
Voltage Range (VDC)	44 to 60
Alternator Exhaust Flow (cfm/cmm)	130 to 180 / 3.68 to 5.1
MTBF (hr)	100,000+

Enclosure

Model	88-25-0603
Type	Weather Protective
Materials	Powder coated aluminum
Door Hardware	Three Point with Padlock Hasp, and Removable Side Panels
Mounting	Secure Mounting Tabs
Dims.	L 50” x W 32” x H 72”

Weight

Total Weight (lb/kg) Including oil and coolant:	1024/465

Starter Supercapacitor

Model	20-16-0001
Storage Rating (Ah)	500
Voltage (VDC)	13-14.4
Weight (lb/kg)	12.1/5.5
Operating Temperature (°C/°F)	-40 to 65 / -40 to 149
Service Life (year)	10 to 15

Charger

Model	00-10-0015
Input Voltage (VDC)	37 to 62
Output Voltage (VDC)	14 to 14.4
Recharge time from 0 VDC (min)	10
Recharge time from 8 VDC (min)	2
Weight (lb/kg)	2.2/1

Standards

Certification	Intertek 400376
UL Listing	UL STD 2200
Standards	CSA STD C22.2 No. 100

Controller features

Controller Type. ..... Supra Model 250
4-Line Plain Text OLED Display ..... Simple user interface for ease of operation
Engine Run Hours Indication. ..... Standard
Programmable Start Delay ..... Standard
Run/Alarm/Maintenance Logs. ..... Standard
Engine Start Sequence. ..... Cyclic cranking: 5 sec on, 30 sec rest (6 attempts maximum)
Starter Supercapacitor Charger ..... Standard
Automatic Voltage Regulation with Over and Under Voltage Protection. ..... Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown. ..... Standard
Overcrank/Overspeed. ..... Standard
Automatic High Engine Temperature Shutdown. ..... Standard
Field Upgradeable Firmware. ..... Standard
Engine Start Delay ..... Adjustable, Set at 30 sec
Return to Utility Delay ..... Adjustable, Set at 30 sec
Engine Cool-down. ..... Adjustable, Set at 30 sec
Exerciser ..... Programmable

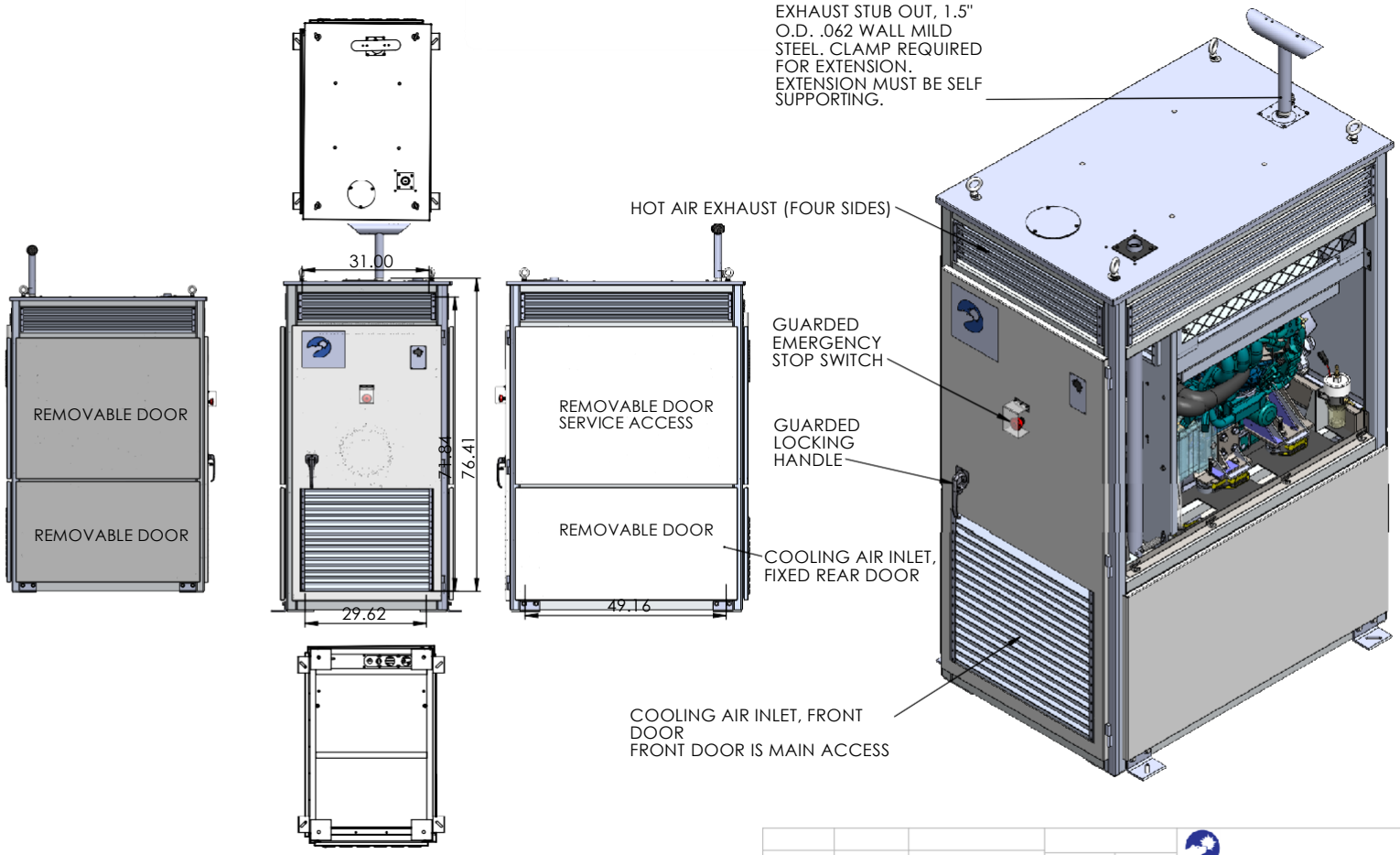
Monitoring

Alarm monitoring and remote control through Ethernet.

Contact closure alarm board

Shutdown Alarm ..... Standard
Warning Alarm. ..... Standard
Engine Run. ..... Standard
E-Stop Depressed. ..... Standard

DRAWING FOR PN 8342-603-LPG/NG-27-03-TB



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DIMENSIONS ARE IN INCHES
TOLERANCES ARE:
FRACTIONS DECIMALS ANGLES
±1/32" X.X±0.1" X.XX±0.03" X.XXX±0.010" ±1/2°

MATERIAL

FINISH

Q.A.

COMMENTS:

APPROVALS DATE
DRAWN GLEESON 1/22/2015
CHECKED
ENG APPR.
MFG APPR.

POLAR POWER INC.
249 E GARDENA AVE, GARDENA CA. 90248

TITLE: ALUMINUM VERTICAL ENCLOSURE, 72 IN

SIZE B DWG. NO. 88-25-0603 REV A-3

SCALE: 1:24 WEIGHT: SHEET 1 OF 5

REV	DESCRIPTION	ECO#	BY	DATE
	INITIAL RELEASE	--		

NEXT ASSY USED ON

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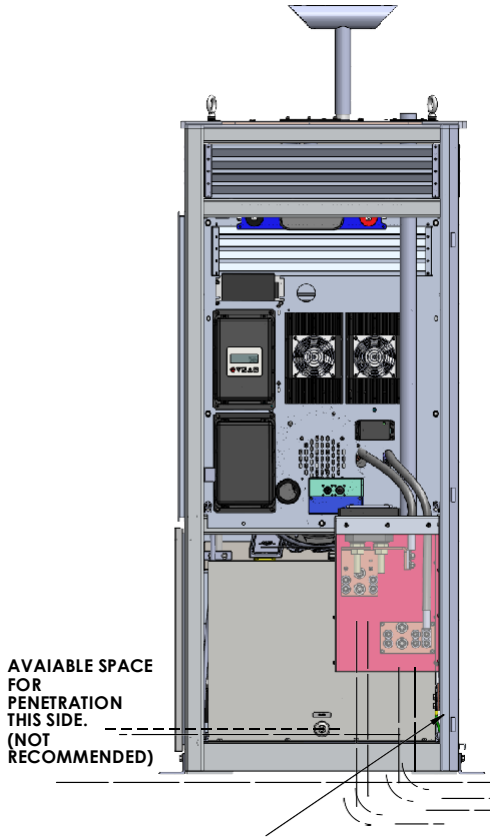
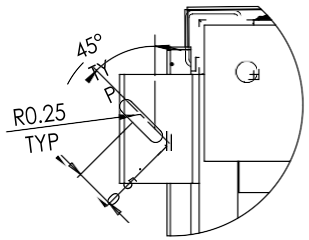
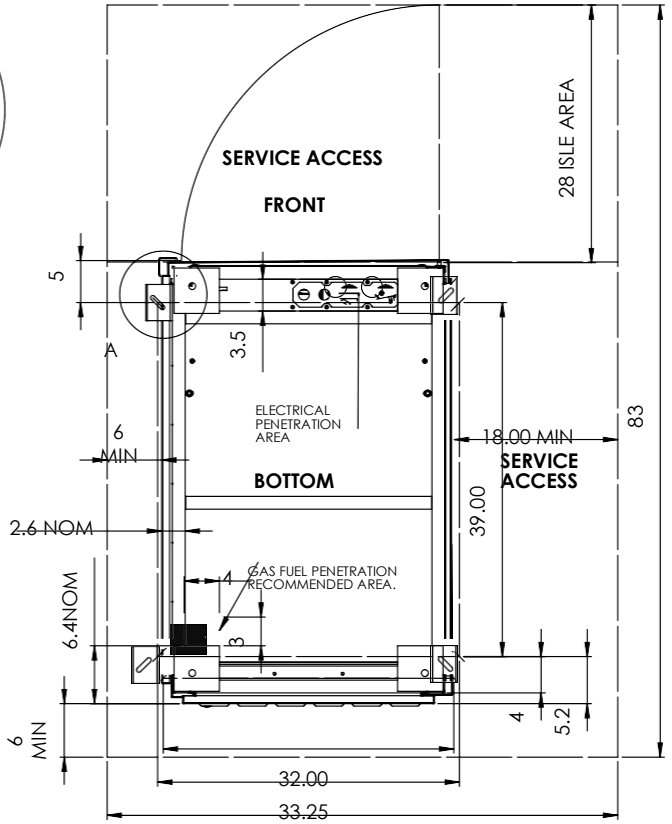




DETAIL A
SCALE 1 : 4

INSTALLATION FOOTPRINT, BOTTOM VIEW



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REV	DESCRIPTION	ECO#	BY	DATE
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249 E. Gardena Blvd., Gardena, CA 90248
Tel.: +1(310)8309153 • Fax: +1(310)7192385
info@polarpowerinc.com • www.polarpower.com

POLAR POWER INC.

PRELIMINARY

27 kW – 500Amp -48 Vdc GENERATOR
BUILD NUMBER: V027G500TE003

All APUsinclude:

- Ethernet module with SNMP
- Powder coated aluminum enclosure
- 8-alarm relay board
- Jump Start Kit
- 5 Year Warranty

Options available:

- Oil refining kit
- Costal Coating

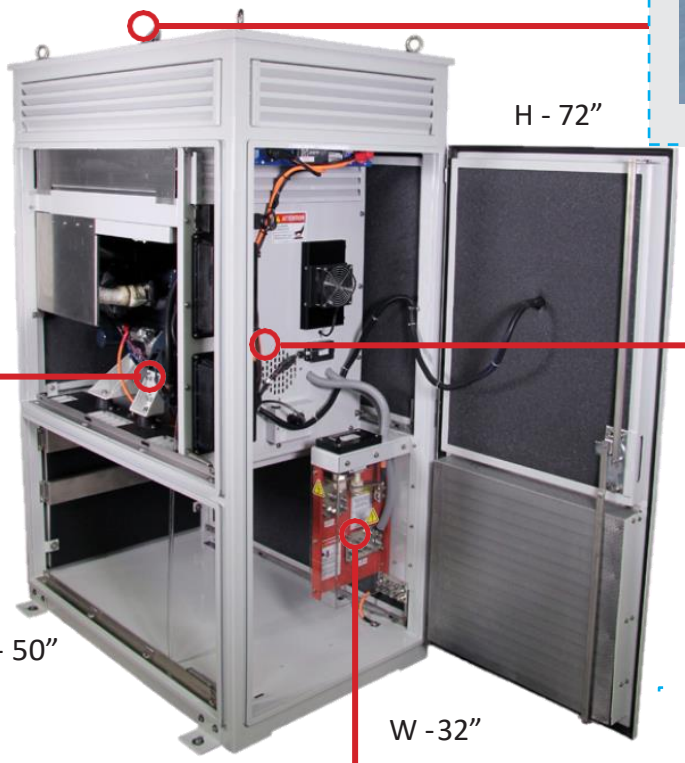
Standards:

- *UL STD 2200*
- *EPA Compliant*

MAIN FEATURES: V027G500TE003

Rainguard Exhaust

Ford MSG 425 Engine



Supra controller

Power Distribution

SMALL FOOTPRINT, LIGHT WEIGHT. Polar’s vertical 500amp -48V DC generator is the lightest weight, most compact power source on the market for either prime or backup power applications. This 27kw model is sized to support growing telecom power needs associated with 5G or sites with multiple tenants. It fits where traditional generators won’t.

GREATLY REDUCED INSTALLATION COST. This generator is light weight and compact enough to be moved up to the roof in the elevator then up the stairs to the roof, saving the cost of a crane rental and long delays in crane permitting and street closures. The light weight also reduces or eliminates the need for structure or roof reinforcements. The Polar generator requires no ATS, saving on purchase, installation and reliability costs.

LOW ACOUSTIC NOISE. <66.0 dBA @ 7 meters (@ max load), and low vibration so as not to disturb the local residents or building landlords.

LOW MAINTENANCE COST. Serving long utility outages without maintenance breaks.

RODENT RESISTANT. Small animals can quickly destroy a generator set by gnawing on wires, fuel lines, radiator hoses, etc. Cooling air inlets and outlets have perforated aluminum screens to keep small rodents and large insects out. Stainless steel wire braid is placed over fuel and radiator lines to prevent damage.

LONG LIFE. Controls and wire harnesses are designed to exceed a 20 year life. Higher grade, longer life electrical wire (UL 3173), weather tight connectors, gold plated connector pins on signal circuits. No transfer switches are required.

CORROSION RESISTANT. All-aluminum enclosure with stainless hardware for low maintenance, and long service life.

FUEL EFFICIENT. Up to 85% fuel savings due to smaller engine displacement, high efficiency alternator, and variable speed operation.

ADVANCED MONITORING. Remote diagnostics, control, and monitoring. Ethernet and RS232 standard, with SNMP.

SPECIFICATIONS: V027G500TE003

Engine

Engine Model	Ford MSG 425
Cylinders	Inline Type 4-Cylinder
Displacement (liters)	2.5
Bore (in./mm)	3.5/89
Stroke (in./mm)	3.94/100
Intake Air System	Naturally Aspirated
Engine HP	60 at 2500RPM
Emissions	U.S. EPA Tier 4 Interim
Emissions Compliance	EPA and CARB Certified
Variable RPM	Up to 2500

Engine lubrication system

Oil Filter Type	Full flow spin-on canister
Oil Capacity (L)	6.75
Oil Pressure Switch (standard)	Yes
Oil Pressure Transducer	Optional

Fuel consumption (Calculated Values)

Output (kW)	Flow Rate in BTU/hr
27KW	540,000

Engine cooling system

Type	Pressurized Aluminum Radiator
Water Pump	Belt-driven, Pre-lubed, self-sealing
Fan Type	Electric Fans
Airflow CFM	1300
Fan Mode	Pusher
Temperature Sensor	Yes

Environmental

Operating Temperature (°C/°F)	-23 to 50/-10 to 122
Operating Humidity %	100

Power adjustment for conditions

Temperature Deration	2% derate for every 5.6 °C (10 °F) above 25 °C (77 °F)
Altitude Deration	4% derate for every 300 m (1000 ft) above 91 m (300 ft)

Fuel system

Type	NG
Fuel Pump Type	Redundant Fuel Solenoids
Fuel Tank/Line	Fuel tank N/A, line/1st & 2nd stage regulator" supplied by customer

Engine cooling

System coolant capacity (gal/L)	2.5/9.5

Alternator

Alternator Model	8342
Type	Permanent Magnets, NdFeB
Weight (lb/kg)	46.5/21
Regulation Type	Variable engine speed
Stator	3 phase/32 poles
Overcurrent Protection (A)	27 kW - 600
Disconnect Means	600Amp Contractor
Voltage Range (VDC)	44 to 60
Alternator Exhaust Flow (cfm/cmm)	130 to 180 / 3.68 to 5.1
MTBF (hr)	100,000+

Enclosure

Model	88-25-0603
Type	Weather Protective
Materials	Powder coated aluminum
Door Hardware	Three Point with Padlock Hasp, and Removable Side Panels
Mounting	Secure Mounting Tabs
Dims.	L 50” x W 32” x H 72”

Weight

Total Weight (lb/kg) Including oil and coolant:	1024/465

Starter Supercapacitor

Model	20-16-0001
Storage Rating (Ah)	500
Voltage (VDC)	13-14.4
Weight (lb/kg)	12.1/5.5
Operating Temperature (°C/°F)	-40 to 65 / -40 to 149
Service Life (year)	10 to 15

Charger

Model	00-10-0015
Input Voltage (VDC)	37 to 62
Output Voltage (VDC)	14 to 14.4
Recharge time from 0 VDC (min)	10
Recharge time from 8 VDC (min)	2
Weight (lb/kg)	2.2/1

Standards

Certification	Intertek 400376
UL Listing	UL STD 2200
Standards	CSA STD C22.2 No. 100

Controller features

Controller Type. ..... Supra Model 250
4-Line Plain Text OLED Display ..... Simple user interface for ease of operation
Engine Run Hours Indication. ..... Standard
Programmable Start Delay ..... Standard
Run/Alarm/Maintenance Logs. ..... Standard
Engine Start Sequence. ..... Cyclic cranking: 5 sec on, 30 sec rest (6 attempts maximum)
Starter Supercapacitor Charger ..... Standard
Automatic Voltage Regulation with Over and Under Voltage Protection. ..... Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown. ..... Standard
Overcrank/Overspeed. ..... Standard
Automatic High Engine Temperature Shutdown. ..... Standard
Field Upgradeable Firmware. ..... Standard
Engine Start Delay ..... Adjustable, Set at 30 sec
Return to Utility Delay ..... Adjustable, Set at 30 sec
Engine Cool-down. ..... Adjustable, Set at 30 sec
Exerciser ..... Programmable

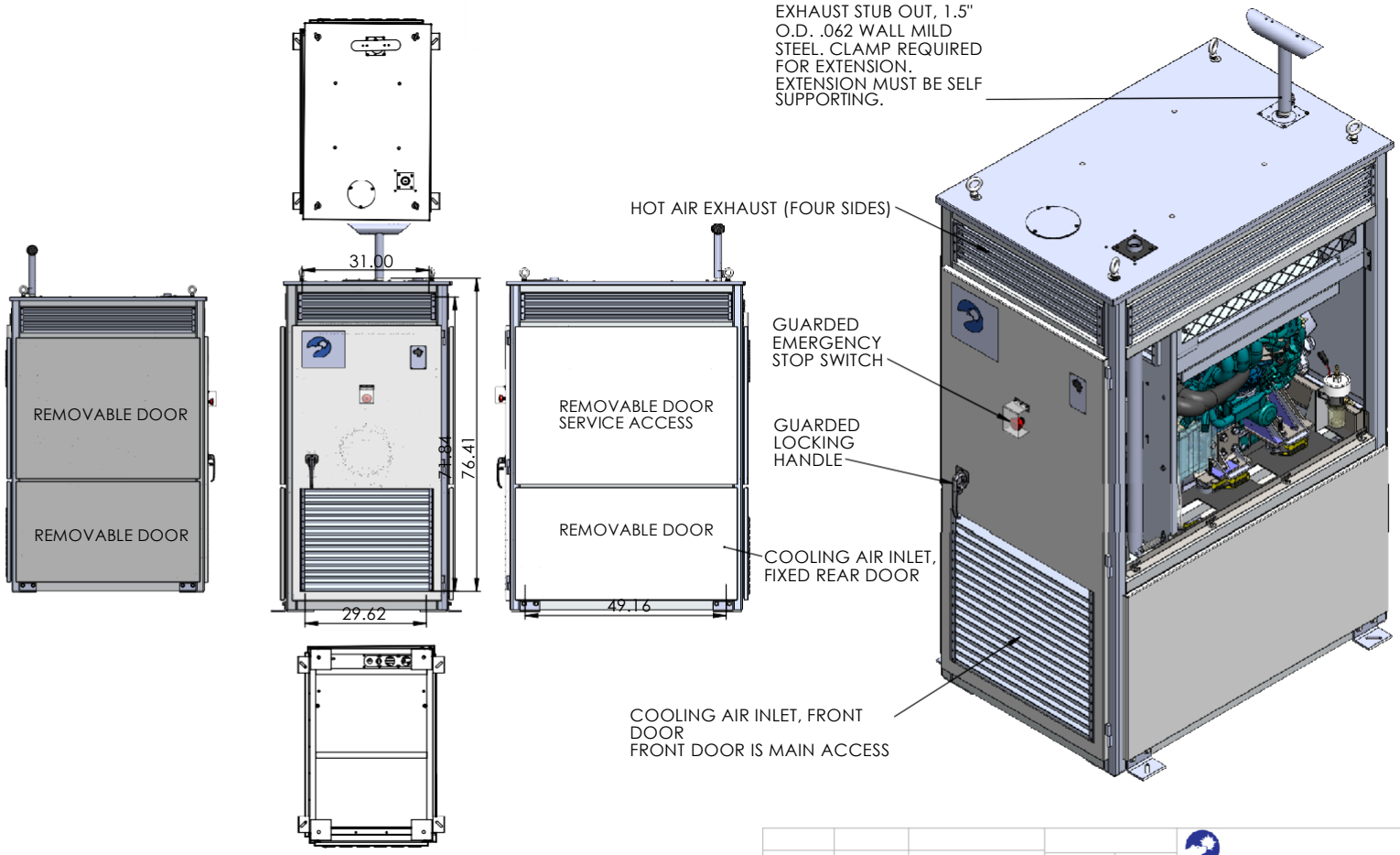
Monitoring

Alarm monitoring and remote control through Ethernet.

Contact closure alarm board

Shutdown Alarm ..... Standard
Warning Alarm. ..... Standard
Engine Run. ..... Standard
E-Stop Depressed. ..... Standard

DRAWING FOR PN 8342-603-LPG/NG-27-03-TB



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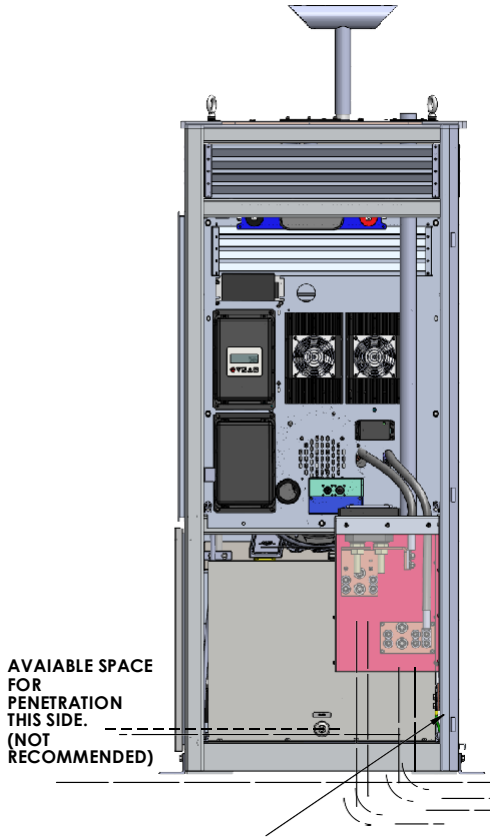
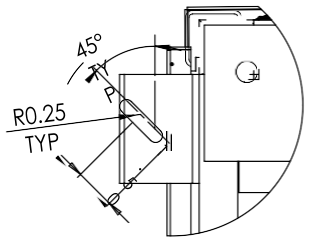
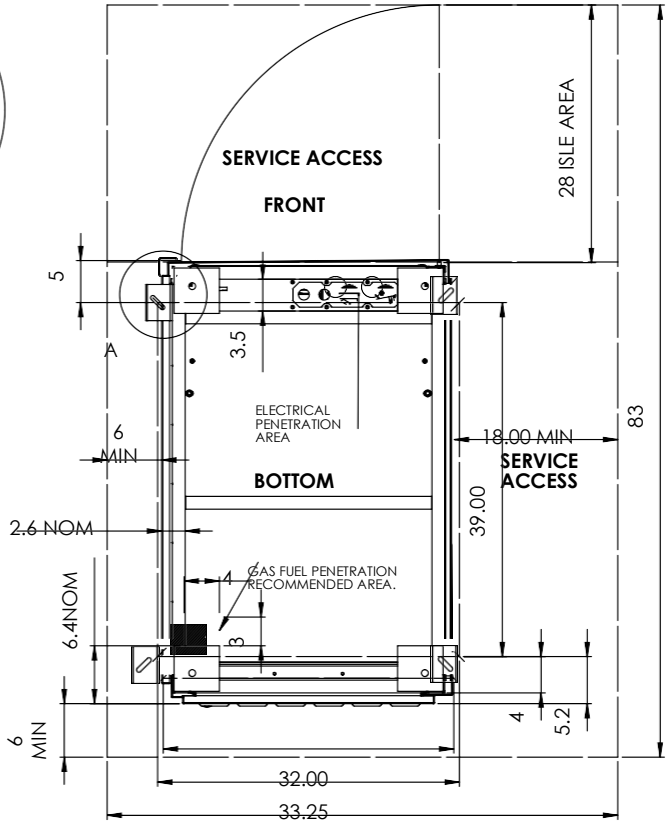




DETAIL A
SCALE 1 : 4

INSTALLATION FOOTPRINT, BOTTOM VIEW



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info@polarpowerinc.com • www.polarpower.com

EXHIBIT 6

BUILDING PERMIT
COMMERCIAL ~~RESIDENTIAL~~ PROPERTY
DEPARTMENT OF ASSESSMENT
NASSAU COUNTY
240 Old Country Road, Mineola, NY 11501

TOWN - CITY - VILLAGE OF: _____

NBHD# (ASSESSOR USE ONLY)

DATE REC'D (ASSESSOR USE ONLY)

SECTION	BLOCK	LOT (S)	SCH DIST #	PERMIT #	SPECIFIC ZONING DESIGNATION
25	C01	1036			R

Location of Building — N.E.S.W. SIDE OF (OR CORNER OF): 30 NORTHERN BLVD.

N.E.S.W. SIDE OF:

ADDRESS OF PROPERTY: 30 NORTHERN BLVD.

CITY, TOWN, VILLAGE: OYSTER BAY COVE — ZIP: 11771

ESTIMATED COST OF CONSTRUCTION: $15,000

Check one: ☐ OWNER OR ☑ LESSEE

NAME OF BUSINESS: AT&T c/o CENTERLINE COMMUNICATIONS

CONTACT PERSON/OWNER:

ADDRESS: 5550 MERRICK RD. SUITE 302

CITY, STATE, ZIP: MASSAPEQUA, NY 11758

PHONE: 516-557-2398

EMAIL:

WORK MUST BEGIN BY	PRINCIPLE TYPE OF CONSTRUCTION
PERMIT EXP DATE	☐ STEEL
LOT SIZE S.F.	☐ MASONRY
# BLDGS ON LOT	☐ FRAME

IF YOU WISH TO GROUP OR APPORTION LOTS
PLEASE CALL 516-571-1500 FOR FURTHER INFORMATION

DETAILED DESCRIPTION OF WORK (PLEASE PRINT CLEARLY)
*INCLUDING, BUT NOT LIMITED TO: LOCATION, TYPE AND DIMENSIONS OF IMPROVEMENT

APPLICANT TO INSTALL A 27KW POLAR POWER GENERATOR

PERMIT TYPE - CHECK ALL ITEMS THAT APPLY

- ☐ NEW BUILDING
- ☐ ADDITION (CHANGE IN S.F.)
- ☐ DEMOLITION
- ☑ ALTERATION (NO CHANGE IN S.F.)
- ☐ MAINTAIN (PRE-EXISTING)
- ☐ RECONSTRUCTION
- ☐ DECK, TERRACE, PORCH, CARPORT
- ☐ DORMERS
- ☐ OTHER _____
- ☐ FIRE DAMAGE
- ☐ GARAGE/ OUT BUILDING
- ☐ HVAC
- ☑ PLUMBING
- ☐ RELOCATION
- ☐ REPLACEMENT
- ☐ SWIMMING POOL
- ☐ TENNIS COURT
- ☐ CHANGE IN USE

DOES RESIDENCE HAVE THE FOLLOWING

CENTRAL AIR YES ☐ NO ☐

FINISHED ATTIC YES ☐ NO ☐

BASEMENT FINISH

1/4 ☐ 1/2 ☐ 3/4 ☐ FULL ☐

PROPOSED TOTAL PLUMBING FIXTURES

FLOOR/FIXTURE	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR
BATHROOM SINK				
TOILET				
BATHTUB				
STALL SHOWER				
BIDET				
KITCHEN SINK				
WET BAR				

NUMBER OF EXISTING AND PROPOSED BATHS

NUMBER OF EXISTING FULL BATHS		NUMBER OF PROPOSED FULL BATHS	
NUMBER OF EXISTING HALF BATHS		NUMBER OF PROPOSED HALF BATHS	

HALF BATH EQUALS TWO FIXTURES, FULL BATH EQUALS THREE OR MORE FIXTURES

NEW C/O NEEDED	YES ☐	NO ☐
VARIANCE OBTAINED	YES ☐	NO ☐
CONSTRUCTION/RENOVATION IN EXCESS OF 50%	YES ☐	NO ☐
SURVEY ENCLOSED	YES ☐	NO ☐

PLEASE ATTACH ALL PERMITS & SURVEY IF AVAILABLE

DATE OF GRANTING OF PERMIT _____

VICTORIA BRENNAN
Signature of Applicant/Contact Person - Sign & Print

5550 MERRICK RD. SUITE 302
MASSAPEQUA, NY 11758
Address of Applicant/Contact Person

516 557 2398
Telephone

SEPARATE APPLICATION SHALL BE MADE FOR EACH BUILDING

FIELD REPORT ON REVERSE

Rev 08/11

TOWN | SCHOOL DISTRICT | SECTION | BLOCK | LOT(S) | CA # OR BLDG # | UNIT # | DATE

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: LI-6238A		
Project Location (describe, and attach a general location map): 30 Northern Boulevard, Village of Oyster Bay Cove, Town of Oyster Bay, Nassau County, New York 11771		
Brief Description of Proposed Action (include purpose or need): New Cingular Wireless PCS, LLC ("AT&T") proposes to proposes to construct a new telecommunications facility at the Subject Property. The proposed facility will consist of a 80-foot tall monopine and support equipment placed within a 24-foot, 5-inch by 29-foot, 11-inch fenced compound. Access will be gained via an existing paved access road extending south from New York State Route 25A (NY-25A). Power and fiber conduit will be routed overhead in a southeasterly direction from an existing utility pole located on the north side of NY-25A to a proposed utility to be located on the south side of NY-25A. Then, power and telco conduit will be shallow-trenched in a southerly direction to the proposed tower compound. A proposed underground natural gas pipe will originate from NY-25A to the south toward the proposed telecommunications facility and to a proposed natural gas powered emergency generator.		
Name of Applicant/Sponsor: New Cingular Wireless PCS, LLC ("AT&T")	Telephone: 516-557-2398 E-Mail: vicky@brennanshore.com	
Address: 5550 Merrick Rd Ste 302		
City/PO: Massapequa	State: NY	Zip Code: 11758
Project Contact (if not same as sponsor; give name and title/role): Victoria Brennan	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Village of Oyster Bay Cove	Telephone: E-Mail:	
Address: 68 West Main Street		
City/PO: Oyster Bay	State: NY	Zip Code: 11771

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Board of Trustees will need to approve the lease	
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board will need to provide Site Plan Approval	
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	ZBA is required if any variances are required for the Facility	
d. Other local agencies ☐Yes ☐No		
e. County agencies ☐Yes ☐No		
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☐No		
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas: LI North Shore Heritage Area

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residence A-1 District

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

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

C.4. Existing community services.

a. In what school district is the project site located? Syosset Central School District

b. What police or other public protection forces serve the project site?
Oyster Bay Cove Police Department

c. Which fire protection and emergency medical services serve the project site?
Oyster Bay Fire Department

d. What parks serve the project site?
Red Cote Preserve (3,000 feet northeast)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial / Public Utility

b. a. Total acreage of the site of the proposed action? 1.93 acres
b. Total acreage to be physically disturbed? 0.02 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.02 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures _____1_

ii. Dimensions (in feet) of largest proposed structure: _____80_ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____N/A_____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

_____

- Source(s) of supply for the district: _____

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

If, Yes:

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

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

_____

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

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

If Yes:

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

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

_____

_____

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

If Yes:

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

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

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

_____

_____

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

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

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

_____

_____

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

_____

_____

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

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

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

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

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

If Yes, identify:

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

Temporary construction vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

N/A

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

N/A

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

If Yes:

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

Minimal increase for telecommunications equipment, 48,000 KWH annually

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

Via local grid; PSE&G of Long Island

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

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

i. During Construction:

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

ii. During Operations:

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

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

If yes:

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

Temporary Noise associated with construction during business hours Monday through Friday

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

Describe: No clearing of trees

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

If yes:

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

Motion sensor

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

Describe: _____

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

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

Temporary odors associated with construction only.

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities:_____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Municipal: Site is Village owned as a Police Station

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.93	1.91	-0.02
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Telecom facility	0	.02	+0.02

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6 feet

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

c. Predominant soil type(s) present on project site:
Montauk loam 100 %
_____ _____%
_____ _____%

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

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

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

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

h. Surface water features.

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

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

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

i. Name of aquifer: Sole Source Aquifer Names:Nassau-Suffolk SSA

m. Identify the predominant wildlife species that occupy or use the project site:
Project Site consists of developed land including paved land and grassland. Common species could include birds, squirrels and species passing through a developed area. Note a species survey was not completed.

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes:
i. Species and listing (endangered or threatened): Northern long-eared bat (T), piping plover (T), red knot (T), roseate tern (E), sandplain gerardia (E), seabeach amaranth (T). Project location is a previously disturbed site consisting of a manicured grass and does not constitute a habitat for any of the above species. Additionally, the Site is not identified to contain critical habitat for the listed species.

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

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

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

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

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No
If Yes:
i. CEA name: SGPA
ii. Basis for designation: Protect Groundwater
iii. Designating agency and date: Long Island Regional Planning, 03/19/1993

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Red Cote Preserve

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

iii. Distance between project and resource: 3,000 feet NE miles.

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

If Yes:

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

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

F. Additional Information

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

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name New Cingular Wireless PCS, LLC (“AT&T”) Date May 20, 2021

Signature Tama Bucher / EBI Consulting Title Consultant for Applicant

PRINT FORM

EXHIBIT 7

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/26/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Curran Cooney Penny Agency 11 Powerhouse Road Roslyn Heights, NY 11577	CONTACT NAME: Angela Grgas PHONE (A/C, No, Ext): (516) 484-5200 FAX (A/C, No): (516) 484-2129 E-MAIL ADDRESS: angela@ccpinsurance.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Midvale Indemnity	27138
INSURED	Intercity Plumbing & Heating Corp. Kamal Arneja 22 Van Buren Ave Rear Floral Park, NY 11001	INSURER B : PROGRESSIVE CASUALTY INS CO	24260
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☑ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☑ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☑ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	Y		GLP1086893	02/28/2021	02/28/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☑ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			07564133-3	05/01/2021	05/01/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 500,000 $ $ $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

TOWN OF OYSTER BAY IS INCLUDED AS ADDITIONAL INSURED ATIMA SUBJECT TO POLICY CONDITIONS AND EXCLUSIONS VIA STATE OR POLITICAL SUBDIVISION PERMITS FORM CG2012

CERTIFICATE HOLDER

Town of Oyster Bay
74 Audrey Ave
Oyster Bay, NY 11771

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

NEW YORK STATE | Workers' Compensation Board

CERTIFICATE OF INSURANCE COVERAGE
DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by Disability and Paid Family Leave Benefits Carrier or Licensed Insurance Agent of that Carrier

1a. Legal Name & Address of Insured (use street address only)
INTERCITY PLUMBING & HEATING CORP.

22 VAN BUREN AVENUE,REAR
FLORAL PARK, NY 11001

Work Location of Insured *(Only required if coverage is specifically limited to certain locations in New York State, i.e., Wrap-Up Policy)*

1b. Business Telephone Number of Insured
718-464-5313

1c. Federal Employer Identification Number of Insured or Social Security Number
204361324

2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)
Town of Oyster Bay
74 Audrey Ave
Oyster Bay NY 11771

3a. Name of Insurance Carrier
ShelterPoint Life Insurance Company

3b. Policy Number of Entity Listed in Box "1a"
DBL250906

3c. Policy effective period
04/12/2021 to 04/11/2022

4. Policy provides the following benefits:
- [X] A. Both disability and paid family leave benefits.
- [ ] B. Disability benefits only.
- [ ] C. Paid family leave benefits only.

5. Policy covers:
- [X] A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
- [ ] B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 4/26/2021 By _____
(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number 516-829-8100 Name and Title Richard White, Chief Executive Officer

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4C or 5B of Part 1 has been checked)

State of New York
Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law with respect to all of his/her employees.

Date Signed _____ By _____
(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____ Name and Title _____

***Please Note:** Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.*

DB-120.1 (10-17)

NYSIF
New York State Insurance Fund

199 CHURCH STREET, NEW YORK, N.Y. 10007-1100
| nysif.com

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE (RENEWED)

SCAN TO VALIDATE
AND SUBSCRIBE

^^^^^^ 204361324
KEEVILY,SPERO-WHITELAW INC.
500 MAMARONECK AVENUE
HARRISON NY 10528

POLICYHOLDER	CERTIFICATE HOLDER
INTERCITY PLUMBING & HEATING CORP 22 VAN BUREN AVE REAR FLORAL PARK NY 11001	TOWN OF OYSTER BAY 74 AUDREY AVENUE OYSTER BAY NY 11771

POLICY NUMBER	CERTIFICATE NUMBER	POLICY PERIOD	DATE
G1450 316-3	471485	05/01/2021 TO 05/01/2022	4/26/2021

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 1450 316-3, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP. THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

THIS POLICY DOES NOT COVER CLAIMS OR SUITS THAT ARISE FROM BODILY INJURY SUFFERED BY THE OFFICERS OF THE INSURED CORPORATION.

KAMAL ARNEJA- PRESIDENT
1 OF 1 OF INTERCITY PLUMBING &
HEATING CORP

THE POLICY INCLUDES A WAIVER OF SUBROGATION ENDORSEMENT UNDER WHICH NYSIF AGREES TO WAIVE ITS RIGHT OF SUBROGATION TO BRING AN ACTION AGAINST THE CERTIFICATE HOLDER TO RECOVER AMOUNTS WE PAID IN WORKERS' COMPENSATION AND/OR MEDICAL BENEFITS TO OR ON BEHALF OF AN EMPLOYEE OF OUR INSURED IN THE EVENT THAT, PRIOR TO THE DATE OF THE ACCIDENT, THE CERTIFICATE HOLDER HAS ENTERED INTO A WRITTEN CONTRACT WITH OUR INSURED THAT REQUIRES THAT SUCH RIGHT OF SUBROGATION BE WAIVED.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR,INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 429891580

U-26.3

EXHIBIT 8

4410

516-557-2378
SHORE 2 SHORE WIRELESS, INC.
5550 MERRICK ROAD, SUITE 302
MASSAPEQUA, NY 11758

1-2/210

DATE 3/10/22

PAY TO THE ORDER OF VILLAGE OF OYSTER BAY COVE $ 150.00

ONE HUNDRED AND FIFTY 00/100 DOLLARS

Security Features Included. Details on Back.

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

FOR LI-6238 GEN APP FILING FEE

VMJ

MP

⑈004410⑈ ⑆021000021⑆ 796720990⑈

EXHIBIT 9

INCORPORATED VILLAGE OF OYSTER BAY COVE
68W. MAIN STREET, OYSTER BAY NY 11771

Note: General Municipal Law of the State of New York Section 809 enacted in 1969 requires of the following completed Disclosure statement

DISCLOSURE STATEMENT

LISA WEISS depose and says:
Applicant(s)/Appellant(s) Name

FOR INDIVIDUAL APPLICATION (strike out if not applicable)

A. am over the age of 21 and reside at _____

B. am the _____ of the property designated
(owner/contract vendee-insert one)

Section _____ Block _____ Lots(s) on the Nassau County Land and Tax Map which forms the subject matter of this application and am fully familiar with all the facts and circumstances hereinafter set forth.

FOR CORPORATE APPLICATIONS (Strike out if not applicable)

X

A. I am the SENIOR REAL ESTATE CONSTRUCTION MANAGER of ~~the~~ NEW CINGULAR WIRELESS, PCS, LLC (AT+T) with
(Office Held) (Name of Corp)

Office locate at: 5550 MERRICK ROAD, SUITE 302, MASSAPEQUA, NY 11758
and am fully familiar with all the facts and circumstances hereinafter set forth.

B. The corporation was incorporated under the Laws of the State of DELAWARE and is the
TENANT of the property designated as Section 25 Block 601 Lot(s) 1036 on the
Nassau County Land Tax Map

C. The following are the names and residences of each officer, director and shareholder: (Set forth names, residences and relationship to corp.)(Add additional sheet if necessary.)

D. That the corporate stock of said corporation has not been pledged to any person nor has any agreement been made to pledge the said stock (except: If any set forth details.)

FOR PARTNERSHIP APPLICANTS (Strike out if not applicable)

A. That I am _____ of the _____
(Partner, Joint Venture, etc.) (Name of Partnership)

and am fully familiar with all the facts and circumstances hereinafter set forth.

B. That the above partnership was established in _____on _____

and is the _____of the property designated as Section ____Block _____lot(s)

on the Nassau County Land and Tax Map.

C. That the following are the names, addresses and interests, respectively, of all partners (joint ventures, etc. (additional sheet if necessary)

DISCLOSURE STATEMENT MUST BE COMPLETED

1. That there are no encumbrances or holders of any instruments creating an encumbrance upon the subject property(except: if ay set forth details)
2. That neither deponent nor any other person mentioned; in this statement is a Village officer or employee, or is related to a Village Officer or employee. (except: if any set forth details.)
3. That no State Officer or employee or local municipal officer or employee in the Nassau County or his spouse or a person by consanguinity related to either of them within the third degree is (are) the Applicant(s) or an officer, director or employee of the Applicant(s) or legally or beneficially owns or controls the corporate stock of the Applicant(s) or is a partner of Applicant(s),expressed or implied whereby his compensation for services is to be dependent or contingent upon the favorable exercise of discretion in the granting of the application herein.(except: if any set forth details.)
4. That in the event there is any change in the matters set forth herein prior to the public hearing relating to the property affected hereby, deponent(s) will file with the Village a supplemental statement indicating the details of such change within 48 hours of such change.

I HAVE READ THE FOREGOING AND UNDERSTAND THAT ANY FALSE STATEMENTS(S) MADE THEREIN ARE PUNISHCABLE AS A CLASS A MISDEMEANOR PURASUNT OT SECIOTN 210.45 OF THE PENAL LAW

X Lisa Weiss
(Print Name)

Lisa Weiss X
(Signature)