

June 21, 2022

**APPLICATION FOR A SPECIAL PERMITTED USE AND SITE PLAN APPROVAL
TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY AT
COUNTY HIGHWAY ROUTE 45, TOWN OF CHESTER, NY**

--Applicants--

ARX WIRELESS INFRASTRUCTURE, LLC

110 Washington Avenue
North Haven, CT 06473

BELL ATLANTIC MOBILE SYSTEMS D/B/A VERIZON WIRELESS

180 Washington Valley Rd.
Bedminster, New Jersey 07921

Submitted to:

TOWN OF CHESTER PLANNING BOARD

1786 Kings Highway
Chester, NY 10918

EXHIBITS

Exhibit A	Radio Frequency (“RF”) Engineering Necessity Case
Exhibit B	Site Plans (illustrating existing and proposed improvements)
Exhibit C	SiteSafe Site Compliance Report
Exhibit D	Antenna Manufacturer Specifications
Exhibit E	Radio Frequency Certification of Non-Interference
Exhibit F	Federal Communications Commission Licenses
Exhibit G	Full Environmental Assessment Form
Exhibit H	FAA Determination of No Hazard to Air Navigation

I. EXECUTIVE SUMMARY

This Application is respectfully submitted by ARX WIRELESS INFRASTRUCTURE, LLC (“Arx”) and VERIZON WIRELESS (the “Applicants”) to the Town of Chester (the “Town”) Planning Board for a Special Permitted Use and Site Plan Approval to construct a 150-foot monopole (the “Facility”) on a portion of property owned by Town of Chester (the “Site”) to support wireless telecommunications antennas and ground equipment of co-applicant Verizon Wireless, and future collocation by additional users..

II. PROJECT DESCRIPTION

A. Existing Conditions: The Site is located on a 4.6-acre parcel owned by the Town of Chester (Tax Map Parcel No. 8-1-21) (the “Property”). The Property is in the Town’s Suburban-Residential (SR2) zoning district, where wireless telecommunications facilities are a specially permitted use, and is currently used as a sewer treatment plant. Applicant Arx has leased a 60-foot by 60-foot portion of the Property, together with a 20-foot wide access and utility easement that runs contiguous with the existing gravel access driveway route over Tax Map Parcel Nos. 8-1-22 and 8-1-23 from Poplar Drive to the Property.

B. Proposed Development: The Facility will consist of the following:

- Construction of a 150-foot tall self-supporting monopole (with a 4-foot lightning rod at its top for an overall height of 154 feet).
- Installation of nine (9) panel antennas (3 per each of three mounting sectors) to be owned and operated by Verizon Wireless at the centerline level of 146 feet, together with nine (9) remote radio heads (“RRH”) to be mounted behind each antenna, and coaxial cables routed down the interior of the monopole and over an ice bridge to Verizon Wireless’s ground equipment and backup generator placed on concrete pads.
- Installation of a chain link fence to create a 60-foot by 60-foot fenced area to secure the Facility.

- Underground routing of power and telephone/fiber service to the Site from the existing utility pole located along the existing gravel access driveway.

Verizon Wireless's equipment will be unmanned and visited only for routine monthly inspection and maintenance or emergency reasons. No water or sewer supply is required for the structure. A 200-amp, 120/240 single-phase electrical supply will power the equipment. A backup power generator will also be installed for use only in emergencies when commercial power to the Site becomes unavailable so that users will not lose Verizon Wireless telecommunications service in the event of a power outage. The Facility will have physical space and structural capacity to support future antenna collocations on the tower and equipment in the fenced area.

In response to Items 34 to 39 of the Town Planning Board's Pre-submission Plan Element Checklist, we respectfully submit the following:

Item 34: No clearing is needed for the Project.

Item 35: The only material excavation will occur in the 60-foot by 60-foot fenced compound area and will consist of a mix of gravel and top soil which will remain on site.

Item 36: Approximately 70 cubic yards of stone surface will be installed in the fenced compound.

Item 37: The site is flat so no grading is required.

Item 38: There are no wetlands present at the project site.

Item 39: There is no floodplain present at the project site.

III. APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL

In furtherance of its Application for a Special Use Permit to construct the telecommunications facility, Arx and Verizon Wireless submit the following in compliance with the Chapter 89 of the Town of Chester Zoning Code:

A. Need: In accordance with Zoning Code §89-5 (E)(1) and (2), attached hereto at Exhibit “A” is Verizon Wireless’ Radio Frequency (“RF”) Engineering Necessity Case explaining the need for the proposed Facility to remedy both a lack of coverage in the area and the strained capacity of Verizon Wireless’ existing facilities in the vicinity.

B. Site Plans: Attached hereto at Exhibit “B” are Site Plans with the details required per Zoning Code §89-5 (E)(3)-(12), (14) and §98.

C. Antennas: In accordance with Zoning Code §89-5 (E)(13), (15)-(17), the make, model, manufacturer, frequency, effective radiated power and direction of maximum lobes of the Facility’s antennas are set forth in the SiteSafe Site Compliance Report attached hereto at Exhibit “C” and Antenna Manufacturer Specifications at Exhibit “D”.

D. Facility Maintenance: Per Zoning Code §89-5(E)(18), the Facility will be inspected and maintained monthly by each current collocator (Verizon Wireless) and any future collocators. In addition, the monopole and its foundation and grounding will be inspected and maintained and records of such inspection and maintenance will be prepared and kept in accordance with ANSI-TIA-222-Maintenance and Condition Assessment of Telecommunications Towers.

E. Certification of NIER Levels: In accordance with Zoning Code §89-5(E)(19), the SiteSafe Site Compliance Report attached hereto at Exhibit “C” confirms that NIER levels at the proposed Facility site will be within the threshold levels adopted by the FCC.

F. Non-Interference Certification: In accordance with Zoning Code §89-5 (E)(20), certification that Verizon Wireless' proposed antennas will not cause interference with existing telecommunications devices is attached at Exhibit "E".

G. FCC Licenses: In accordance with Zoning Code §89-5 (E)(21), Verizon Wireless' FCC Licenses are attached at Exhibit "F".

H. Propagation Studies: In accordance with Zoning Code §89-5 (E)(22), RF propagation plots of the proposed site and all adjoining proposed and in-service existing sites are included in the Verizon Wireless' Engineering Necessity Case at Exhibit "A".

I. Compliance With Geotechnical and Structural Load Requirements: Per Zoning Code §89-5 (E)(22) and (G), the proposed monopole and foundation will be designed to address topographic and geologic conditions at the site and to meet the requirements of ANSI-TI-222-H, Structural Standard For Antenna Supporting Structures and Antennas. Insofar as a geotechnical investigation and the tower and foundation design will not occur until the Planning Board's review has concluded, the applicants respectfully request that submittal of a Geotechnical Investigation Report and a tower and foundation design package signed and sealed by a NYS-licensed professional engineer be a condition precedent to issuance of a building permit.

J. SEQRA Full Environmental Assessment Form: A long-form EAF is attached as Exhibit "G" in accordance with Zoning Code §89-5 (I). A visual EAF addendum is not included because the NYS Department of Environmental Conservation amended the EAF to eliminate the visual EAF addendum form.

K. Visual Impact Assessment: The proposed site is a vacant wooded parcel currently used for sewer treatment and, as such, visibility of a majority of the Facility will be screened by

existing vegetation. The applicant will consult with the Planning Board at the parties' first meeting to determine if any further visual analysis is requested per Zoning Code §89-5 (J).

L. Access and Utilities: Per Zoning Code §89-5 (L) and (N), utilities from the Facility will be routed underground to the existing utility pole near the site and the existing gravel access driveway from Poplar Road will be used to access the site.

M. Future Collocation: Per Zoning Code §89-5 (Q), the Facility will be designed to be structurally capable of accommodating up to four (4) collocators. As a condition precedent to issuance of a building permit, the applicant shall provide a tower and foundation design package signed and sealed by a NYS-licensed professional engineer confirming such design.

N. Priority of Location: The proposed site is located on undeveloped vacant wooded land owned by the Town of Chester and made available by a lease from the Town to the applicant for the proposed Facility. Moreover, as set forth in the Radio Frequency Engineering Necessity Case at Exhibit "A", Verizon Wireless already has existing in-service facilities at two sites in the vicinity of the proposed site that fail to provide coverage in certain areas that the proposed Facility will provide coverage. To the extent such existing sites provide some coverage in the area, the Radio Frequency Engineering Necessity Case at Exhibit "A", further explains that such sites are at maximum capacity and, as such, the Facility is needed to relieve the strained capacity. Such strained capacity at the two existing sites in the vicinity results in an inability to initiate and maintain communications because each existing site can only handle a finite amount of communications.

O. Height: The applicant respectfully requests a waiver of the maximum height of 100 feet prescribed by Zoning Code §89-8. As explained in the Radio Frequency Engineering

Necessity Case at Exhibit “A”, the Facility at its proposed height of 150 feet is needed to support Verizon Wireless’ antennas to remedy both coverage and capacity deficiencies in the area.

P. Visibility: In accordance with Zoning Code §89-9, the FAA Determination of No Hazard To Air Navigation attached at Exhibit “H” confirms that no marking or lighting on the Facility is required. Further, the Facility’s monopole design will be constructed of galvanized steel that will weather to an unobtrusive matte gray finish.

Q. Setbacks: In accordance with Zoning Code §89-12, the Site Plans at Exhibit “B” illustrate that the Facility will be setback a distance greater than its height plus 10 feet from all properties that are not owned by the Town of Chester, the proposed site owner.

IV. CONCLUSION

Arx and Verizon Wireless respectfully submit that the proposed Facility satisfies all the requirements of the Town Zoning Code necessary to obtain a Special Permitted Use and Site Plan Approval. Accordingly, Arx and Verizon Wireless request that the Town grant this Application.