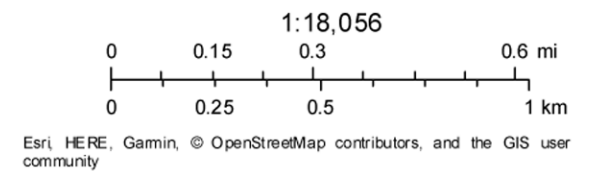


Homeland Towers: Tuxedo NY089 - DEC Wetlands



November 13, 2018





U.S. Fish and Wildlife Service

National Wetlands Inventory

Homeland Towers: Tuxedo (NY089)



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

November 13, 2018

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Homeland Towers: Tuxedo (NY089)



617.20
Appendix B
State Environmental Quality Review
VISUAL EAF ADDENDUM

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility	Distance Between Project and Resource (in Miles)				
	0- ¼	¼- ½	½- 3	3- 5	5+
1. Would the project be visible from:					
! A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	G	G	G	G	G
! An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	G	G	G	G	G
! A site or structure listed on the National or State Registers of Historic Places?	G	G	G	G	G
! State Parks? Sterling Forest State Park (small area approx 1 mile from site)	G	G	G	G	G
! The State Forest Preserve?	G	G	G	G	G
! National Wildlife Refuges and State Game Refuges?	G	G	G	G	G
! National Natural Landmarks and other outstanding natural features?	G	G	G	G	G
! National Park Service lands?	G	G	G	G	G
! Rivers designated as National or State Wild, Scenic or Recreational?	G	G	G	G	G
! Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	G	G	G	G	G
! A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	G	G	G	G	G
! A site, area, lake, reservoir or highway designated as scenic?	G	G	G	G	G
! Municipal park, or designated open space?	G	G	G	G	G
! County road?	G	G	G	G	G
! State road? State Route 17A	G	G	G	G	G
! Local road?	G	G	G	G	G
2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)					
	GYes	GNo			
3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?					
	GYes	GNo			

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

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

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

NOTE: add attachments as needed

5. Are there visually similar projects within:

*½ mile	G	Yes	G	No	1 mile	Yes	No	2 miles	Yes	No	3 miles	Yes	No
Ski lifts on site, transmission line within 1 mile													

*Distance from project site is provided for assistance. Substitute other distances as appropriate.

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is _____?

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

Daily viewers - brief glimpses from NYS 17A - Average Annual Daily Traffic (AADT) (NYSDOT; <https://gis3.dot.ny.gov/html5viewer/?viewer=tdv>)

CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

FREQUENCY

Activity	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	G	G	G	G
Involved in recreational activities	G	G	G	G
Routine travel by residents	G	G	G	G
At a residence	G	G	G	G
At worksite	G	G	G	G
Other				



Independent Radio Frequency Report Regarding a proposed Wireless Communications Facility

Site ID: “NY089”

581 State Highway 17A

Town of Tuxedo, NY

Prepared for
T-Mobile

By

PierCon Solutions, LLC
January 14, 2019

TABLE OF CONTENTS

1	PURPOSE AND SCOPE.....	3
2	GENERAL OVERVIEW	3
3	DESIGN OBJECTIVES.....	3
4	RADIO FREQUENCY ENGINEERING ACTIVITIES PERFORMED.....	4
5	RADIO FREQUENCY DESIGN	5
6	RADIO FREQUENCY ENGINEERING RESPONSES TO THE TELECOMMUNICATION FACILITES ORDINANCE	7
7	CONCLUSION:.....	9
8	APPENDIX - EXHIBITS	10

1 PURPOSE AND SCOPE

PierCon Solutions LLC, an engineering firm specializing in wireless communications, performed an independent analysis regarding the radiofrequency engineering aspects of the proposal by Homeland Towers on behalf of T-Mobile to construct a monopole and operate a wireless telecommunications facility at 581 State Highway 17A, Town of Tuxedo, NY. The following report describes the results of this analysis.

In preparation for conducting this analysis, PierCon Solutions obtained applicable engineering data from T-Mobile, reviewed coverage propagation studies, considered the potential for alternative site locations and considered relevant portions of the Town of Tuxedo's ordinance for a wireless telecommunications facility.

The following report results from a thorough independent study and analysis, from a radiofrequency engineering perspective, of the applicant's proposal and in consideration of the Town of Tuxedo's stated zoning goals and restrictions. It includes responses to specific sections of the Town of Tuxedo's Zoning Ordinance, addressing those provisions outlined in the Wireless Telecommunications Ordinance.

2 GENERAL OVERVIEW

T-Mobile is a commercial wireless communications service provider licensed by the Federal Communications Commission (FCC) to provide wireless service in various frequency bands throughout Orange County. The frequency bands to which T-Mobile is licensed for are the 600, 700, 1900, and 2100 MHz frequency bands. The wireless telecommunications facility proposed in this application is to provide coverage for voice and data in the form of technologies such as Third Generation (3G) data (speeds of 500Kbit/sec to 1000 Kbit/sec) and (4G) data (4 Mbit/sec to 10 Mbit/sec).

In the T-Mobile network, the 700 MHz frequency band is reserved for a small 5 MHz LTE channel (4G), the 600 & 1900 MHz frequency bands are reserved for medium 10 MHz LTE channels, and the 2100 MHz frequency band is reserved for a large 20 MHz LTE channel and a small 5 MHz UMTS (3G) channel.

In order for T-Mobile to support existing legacy customers as well as transition to the latest 4G LTE service T-Mobile must operate their frequency bands on multiple technologies. Therefore, based upon spectrum allocation, T-Mobile operates both 3G UMTS and 4G LTE services on their 2100 MHz frequency band; and only 4G LTE service on their 600, 700 & 1900 MHz bands. The 2100 and 1900 MHz bands provide 4G LTE data in areas where high capacity is needed. The 600 & 700 MHz frequency bands mainly provide 4G LTE data as a coverage overlay in areas where the higher frequencies have difficulties covering due to topography, terrain, and other clutter; however, the 600 & 700 MHz bands are limited in capacity due to the 10/5 MHz of licensed spectrum and may still require coverage at 1900/2100 MHz in specific areas of high utilization. All 4G LTE services provide access to voice calls with a technology called Voice over LTE (VoLTE).

The current 4th generation personal wireless service mobile network technology in use today is LTE. While users still have access to the legacy 3rd generation technology, most network traffic and all newer devices operate on the 4G / LTE services. When engaging in a VoLTE call, the user device will connect to the public switched telephone network (PSTN) through a gateway in order to complete a call to a non-LTE device. For example, a person making an emergency E911 call from a mobile device to a public safety operator on a landline, such emergency call will be routed through the PSTN.

A wireless base station facility communicates with each user's mobile handset through a pair of wireless frequencies. The operation of a commercial wireless communications system is dependent upon an intermeshed network of wireless communication facilities – often called base stations or cell sites. Each wireless communications facility is designed to use low transmit power and provide a limited broadcast range. In order to provide seamless communications, it is essential that the radio coverage from each facility overlaps with adjacent facilities. This design factor allows users to engage in uninterrupted wireless telephone conversations and remain connected as they move across a geographic region. A gap in

coverage exists when the wireless user cannot reliably initiate, receive, or continue telephone conversations or establish a data session on the wireless network.

The area of coverage which an individual wireless telecommunications facility can provide is affected by its cell type, antenna height and the surrounding area. Height requirements are also influenced by mean ground elevation at the site, the wireless carrier's coverage objective and expected user traffic.

3 DESIGN OBJECTIVES

The design objective for each wireless communications carrier is to provide seamless, ubiquitous, and reliable wireless service to their users, in accordance with the Wireless Communications and Public Safety Act of 1999. T-Mobile's design objectives are consistent with these goals. T-Mobile achieves this design objective by designing its network to supply signal levels sufficient enough to support reliable in-building communications. Today's wireless systems, like T-Mobile, provide enhanced communications beyond the initial expectations for voice communication along roadways. The demand to provide in-building communications, voice and data communications, and enhanced E-911 access is a paramount requirement in today's wireless systems. T-Mobile's design objectives are consistent with this goal.

Designing a wireless telecommunications network involves balancing the need for coverage and capacity. Coverage is the ability of each site to provide reliable signal to the network of expected users. Capacity is the ability of the site to support simultaneous user traffic. This design balance is accomplished through an analysis of demographics, terrain, and long term planning. Initially, system design focuses on providing wide-area coverage, particularly targeting the major highways and roads in an area. As the wireless communications system matures, the carrier's focus changes to increasing their ability to support anticipated volume of user traffic, as well as providing coverage to additional locations in the area, such as business and residential districts.

In order to adequately provide reliable wireless service to the Town of Tuxedo, the design threshold for reliable service must be defined. The design threshold is a reference to signal strength and varies depending on the physical characteristics of the area under analysis. T-Mobile defines the reliable coverage boundary of an LTE site using a value of Reference Signal Received Power (RSRP). This value is derived from industry standard definitions of LTE receiver sensitivity and data throughput, along with statistically quantifiable variations in the physical surroundings. This threshold takes into account additional losses associated with the location of the user; such as on-street, in-vehicle or in-building. The propagation coverage analyses for the Town of Tuxedo, presented herein, are for services based upon a suburban in-building standard with a corresponding RSRP of -97 dBm. The suburban in-building standard encompasses most wood framed structures such as single-family homes.

The objective for the proposed site in this report is to provide additional capacity to the area surrounding the proposed site during the Renaissance Faire between the August and October months. The surrounding site, which currently provides inbuilding coverage, has exceeded the amount of usage which can be handled during this time. The proposed site would alleviate the wireless traffic demands on the existing site by providing additional capacity for users to access the T-Mobile network

4 RADIO FREQUENCY ENGINEERING ACTIVITIES PERFORMED

In the course of the analysis described in this report, PierCon engineers performed the following tasks:

- Reviewed the Wireless Telecommunications Ordinance of Tuxedo
- Reviewed USGS Topographical Maps of Tuxedo and surrounding areas.
- Performed an engineering site analysis reviewing terrain, tree line and potential alternate locations.

- Reviewed the location and design of adjacent wireless communications facilities
- Reviewed Radio Frequency coverage maps, data traffic and the RF design and objective within and surrounding the Town of Tuxedo.

5 RADIO FREQUENCY DESIGN

Documentary evidence regarding the need for the proposed telecommunications facility at the proposed location was provided to PierCon Solutions by T-Mobile in the form of propagation coverage data and T-Mobile's Traffic Performance Information Management tool (One Data) in the form of 4G LTE capacity data. The propagation data provided was used to produce propagation coverage maps indicating the locations where reliable service is being provided by T-Mobile's wireless communications facilities. The capacity data was used to produce capacity charts which show the amount of usage on surrounding sites. T-Mobile deploys 4G LTE data channels on all of its frequency bands. The 2100 MHz frequency band has the largest channel at 20 MHz wide, meaning that most of the data which is used on the T-Mobile network occurs within the 2100 MHz LTE channel. This makes the 2100 MHz LTE channel the primary channel.

Please reference **Exhibit A** in the Appendix for a Site Map of T-Mobile's existing sites within and outside the Town of Tuxedo. Based on the analysis, T-Mobile's existing site, RK06574C, is the main service provider near and around the proposed wireless facility. RK06574C is 1.76 miles from the proposed location. The other existing sites are more than 2 miles away, too far away to provide reliable in building LTE service. The existing site RK06574C provides service to the annual Renaissance Faire. It is important to note that the annual Renaissance Faire has an estimated 160,000 attendees on average according to the New York Renaissance Faire website.

Capacity exhaustion occurs when a sector of a wireless facility can no longer handle the data/voice demands of consumers. An analysis was performed and determined that RK06574C gamma sector reaches capacity limits during the Renaissance Faire. Please see attached **Exhibit B**, Detailed Site Map, which represents the nearby existing and proposed T-Mobile sites. Exhibit B, Detailed Site Map demonstrates the following:

- The proposed facility location identified by the Pink dot
- Existing facility locations near the proposed location where red outlined sectors represent T-Mobile LTE Sectors
- T-Mobile LTE Sectors which will benefit greatly from the proposed installation are highlighted in yellow and outlined in red. These sectors are currently exhausted

As depicted by Exhibit B, RK06574C gamma sector currently provides coverage in the direction of and located 1.76 miles of the proposed facility.

Please find attached **Exhibit C** "LTE Capacity Charts" showing the LTE capacity in the 2100 MHz frequency band and 700 MHz for the existing T-Mobile facility in the area, namely the RK06574C Gamma sector. Each of the capacity charts in Exhibit C has several components;

- The capacity of the site, depicted by the red line, represents the 70% utilization¹ threshold of the sector.

¹ The capacity of a sector is shown to be 70% for the following reasons. Data usage across all wireless telecommunications networks is rapidly increasing. Ideally, a new site should be built before an existing sector reaches 90-100% utilization (Poor user experiences occur at these higher utilization amounts). The process of identifying a feasible structure/location, having a willing landlord, and going through the process of planning/zoning takes many months to complete. In order to avoid poor user experiences, the new site process needs to be started when a sector has reach 70% utilization.

- The actual utilization of the site, depicted by the orange line, represents the data usage of the site since June 2018.
- As depicted by the charts from June 2018 to November 2018, the serving sector during the Renaissance Faire months from August to October, data traffic increases until it exceeds the 70% threshold and is at or near 100% utilization.

The proposed facility will provide data capacity relief to T-Mobile's LTE 2100 and 700 MHz network, specifically the existing facility as provided in Exhibit B. The proposed site is intended to provide capacity offload in the entire area encompassing the Renaissance Faire as well as Route 17A (this area is known as the Target Area). Currently, this wireless facility is at or near 100% utilization and needs relief. Adding a new installation will allow data traffic in the area to be offloaded onto the proposed facility.

Within the current network of sites for T-Mobile, gaps in coverage currently exist for all four (4) FCC licensed frequency bands for T-Mobile (600 MHz, 700 MHz, 1900 MHz, and 2100 MHz). To define these gaps in coverage PierCon analyzed the propagation data. Based on the analysis, there is a gap in coverage along Route 17A and sections North, South, West and East of the proposed site. The objective for the NY089 project is to alleviate gaps in coverage along long Route 17A and the surrounding Renaissance Faire.

Please see **Exhibit D** for a propagation of T-Mobile's existing coverage depicted in green for the 2100 MHz. within the Town of Tuxedo. The 2100 MHz and 1900 MHz frequency band have similar coverages, since they are similar in frequency. They also have a reduced coverage radius in areas dominated by trees and rolling hills. Therefore, the gap in coverage for the 2100 MHz and 1900 MHz FCC licensed frequency bands will be different than the gaps in coverage for the 700 MHz LTE band. Reviewing **Exhibit D**, the entire gap in coverage for T-Mobile within the Town of Tuxedo includes a very large area. Due to the topography in the gap area, the gap is not proposed to be resolved utilizing a single facility.

Please see **Exhibit E** for a propagation of T-Mobile's existing coverage depicted in green for the 700 MHz. within the Town of Tuxedo. It is important to note that the 600 MHz and 700 MHz coverage will be similar since the frequencies are similar.

Please see **Exhibit F** and **G** respectively for a propagation of T-Mobile's proposed coverage depicted in blue for the 2100 MHz and 700 MHz. within the Town of Tuxedo.

The coverage predicted from the proposed NY089 facility shown in **Exhibit F** for the 2100 MHz LTE frequency band. located at 581 State Highway 17A, will provide continuous, reliable coverage and additional capacity to the customers in the area described below:

- 1.68 miles along Route 17A
- .41 miles along Benjamin Meadow Road
- .5 miles south of Route 17A

The coverage predicted from the proposed NY089 facility shown in **Exhibit G** for the 700 MHz LTE frequency band. Located at 581 State Highway 17A will provide continuous, reliable coverage and additional capacity to the customers in the area described below:

- 3.6 miles along Route 17A
- 1.37 miles along Benjamin Meadow Road to Rt 91
- .5 miles south of Route 17A

The proposed facility is strategically located to cover the grounds of the Renaissance Faire and the surrounding parking areas. Due to the terrain, the Renaissance Faire is located at a lower ground elevation of approximately 785ft surrounded by hills that approach 1100ft. T-Mobile's existing site RK06547C is the only site able to provide service in this area. The proposed height of 146ft is the minimum height necessary to cover the Renaissance Faire grounds up to

the top of the surrounding hills and allow for colocation of at least three (3) other wireless carriers. The proposed facility will provide LTE 2100 MHz and 1900 MHz coverage and additional capacity to the areas mentioned above there by providing capacity relief to T-Mobile's existing wireless facility RK06547C. Please see **Exhibit H and I** for the proposed coverage at 106ft, for 2100MHz and 700 MHz respectively, to demonstrate 146ft is the lowest height necessary to provide adequate coverage to the Renaissance Faire grounds for four (4) wireless carriers, allowing for 10ft separate between wireless carriers.

6 RADIO FREQUENCY ENGINEERING RESPONSES TO THE TELECOMMUNICATION FACILITIES ORDINANCE

The following section of the report addresses the RF Engineering responses to Section § 98-47 Restrictions on use Subsection B,C and D and § 98-48. Major wireless communications facilities. Subsection A-1 of the Town of Tuxedo's Wireless Telecommunications ordinance. Each relevant section of the ordinance is provided and the RF Engineering responses immediately follow.

Section §98-47 Subsection B:

All communication facilities shall be operated and maintained by an FCC licensee only.

Response: Please see in the appendix T-Mobile's FCC licenses

Section §98-47 Subsection C:

All communication facilities shall be shown to be necessary to provide coverage to an area of Town which currently lacks adequate coverage and that any related communication tower or antenna is proposed at the minimum height and aesthetic intrusion possible to provide adequate coverage. The applicant seeking to locate a communication facility in the Town of Tuxedo shall demonstrate the need for new or additional antennas or communication towers.

Response: Please refer to section 5 in this report and Exhibit A, B, C, D and E for an explanation as to the need for this wireless facility. In Addition, the proposed facility will provide the much-needed additional capacity to offload the existing wireless facility RK060547C and provide LTE 2100 MHz and 1900 MHz coverage.

Section §98-47 Subsection D:

All communication facilities, if proposed for placement on a lot that is within or abuts a residential district, shall prove that adequate coverage cannot be achieved by siting the facility on a lot which is not or does not abut a residential district.

*Response: Please refer to **Exhibit J**, a zoning map with Existing, Proposed and surrounding sites within and near the Town of Tuxedo. The proposed facility is located in a Residential districts R1 and R2 because this is where the high demand for data is located. The closest districts which are not a residential district are the LIO and RO district. A wireless facility cannot be located here. An investigation into these areas show the RO begins on the other side of the ridge where the ground elevation decreases and therefore placing a site of equal height of the proposed would be obstructed by the ridge, unable to have line of sight into the lower ground elevation where the Renaissance Faire resides. The LIO district, is over 1.5 miles away and a lower ground elevation by 300ft. Placing a wireless facility here also would not provide coverage to the Residential district where the Renaissance Faire resides.*

Section § 98-48 Subsection A-1,2

Approved zoning districts.

- (1) Major wireless communications facilities shall be a use permitted upon site plan approval in the FP-1, FP-2, SR, NB, HB, RO and LIO Zoning Districts requiring site plan approval from the Planning Board in accordance with the provisions of the Zoning Law.
- (2) If it can be demonstrated by the applicant that there is no site in the above referenced

zoning districts which would provide coverage consistent with federal regulations, the Planning Board may determine that a major wireless communications facility may be permitted as a special permit use in an R-1, R-2, R-3 or R-4 District in accordance with the provisions of § 98-39 and the provisions hereinafter set forth.

*Response: Please see **Exhibit J**, a zoning map with Existing, Proposed and surrounding sites within and near the Town of Tuxedo. The proposed site objective is to provide capacity offload to the existing T-Mobile facility serving the Renaissance Faire. The FP-1, FP-2, SR, NB and HB, Zoning Districts are located too far away for a wireless facility to provide reliable service to this Target Area. The two closest districts are RO and LIO and as previously mentioned, due to the terrain, locating a wireless facility here would not provide reliable coverage to the target area.*

Section § 98-48 Subsection B

Conditions precedent to granting site plan or special permit approval.

- (1) A service coverage map and report shall be provided. The service coverage map shall show and describe all existing and proposed areas of service coverage relating to the proposed communications facility. The service coverage map shall locate all existing sites in the Town and in bordering communities which contain communications towers or related facilities. A detailed report shall accompany the service coverage map and shall indicate why the proposed communications tower, equipment and facility are necessary. The Report shall identify locations within the proposed project site service coverage area which are not, and could not be, served by either existing facilities, by collocation, utilization of alternative technology or an alternative tower structure.

Response: Please refer to section 5 in this report and Exhibit A, B, C, D and E for an explanation as to the need for this wireless facility.

- (2) A long-range communications facilities plan shall be provided, evidencing that the proposed location of the communication facility and supporting buildings and equipment has been planned to result in the fewest number of communications transmission tower locations within the Town. The plan shall indicate how the applicant intends to provide service throughout the Town, and how the applicant plans to coordinate with all other providers of wireless communication services in the Town. The plan shall address the applicant's planned and possible location of additional tower sites, additional antennas, related service area coverage and alternative long-range plan scenarios that illustrate the potential effects of multiple towers and tower height, community intrusion impacts and visual and aesthetic impacts.

Response: The proposed facility alleviates gaps in coverage and capacity in the north west section of Tuxedo along State Route 17A and Benjamin Meadow Road. Due to topography the proposed facility is unable to provide needed coverage on Ironwood Drive, Warwick Brook Road, Long Meadow Road and other southern and eastern sections of the Town of Tuxedo. Therefore, it is anticipated that an additional facility(s) may be required to the south of State Route 17 in order to provide service throughout the Town of Tuxedo. In regards to the needs of other providers, PierCon Solutions found that other providers do not have wireless facilities near the proposed facility and therefore most likely have a coverage deficiency in the same areas mentioned above. The proposed facility is designed to support an additional 3 wireless carriers, thereby resulting in the fewest number of wireless communication facilities in the Town. At this time, T-Mobile does not have any other active projects planned in the Town but future demand and circumstances could result in additional sites within the Town of Tuxedo.

7 CONCLUSION:

PierCon Solutions' analysis of T-Mobile's existing network coverage indicates that a significant gap in wireless service exists (due to capacity) within the Town of Tuxedo. The application by T-Mobile proposes to construct a wireless telecommunications facility at 581 State Highway 17A, Tuxedo, NY. The proposed installation, consisting of antennas at centerline height of 146' will alleviate coverage and capacity deficiencies and provide reliable service as described above.

PierCon performed a thorough review of the wireless code and has addressed each section to which a response from a radiofrequency engineering perspective was applicable.

The operation of this facility will enable T-Mobile to provide reliable wireless service to the Town of Tuxedo by rectifying the degrade in service due to capacity exhaustion. After performing the independent radiofrequency analysis, PierCon Solutions concludes that this facility is essential to T-Mobile's network design for the Town of Tuxedo. Without the proposed facility, T-Mobile will be materially inhibited from providing services.

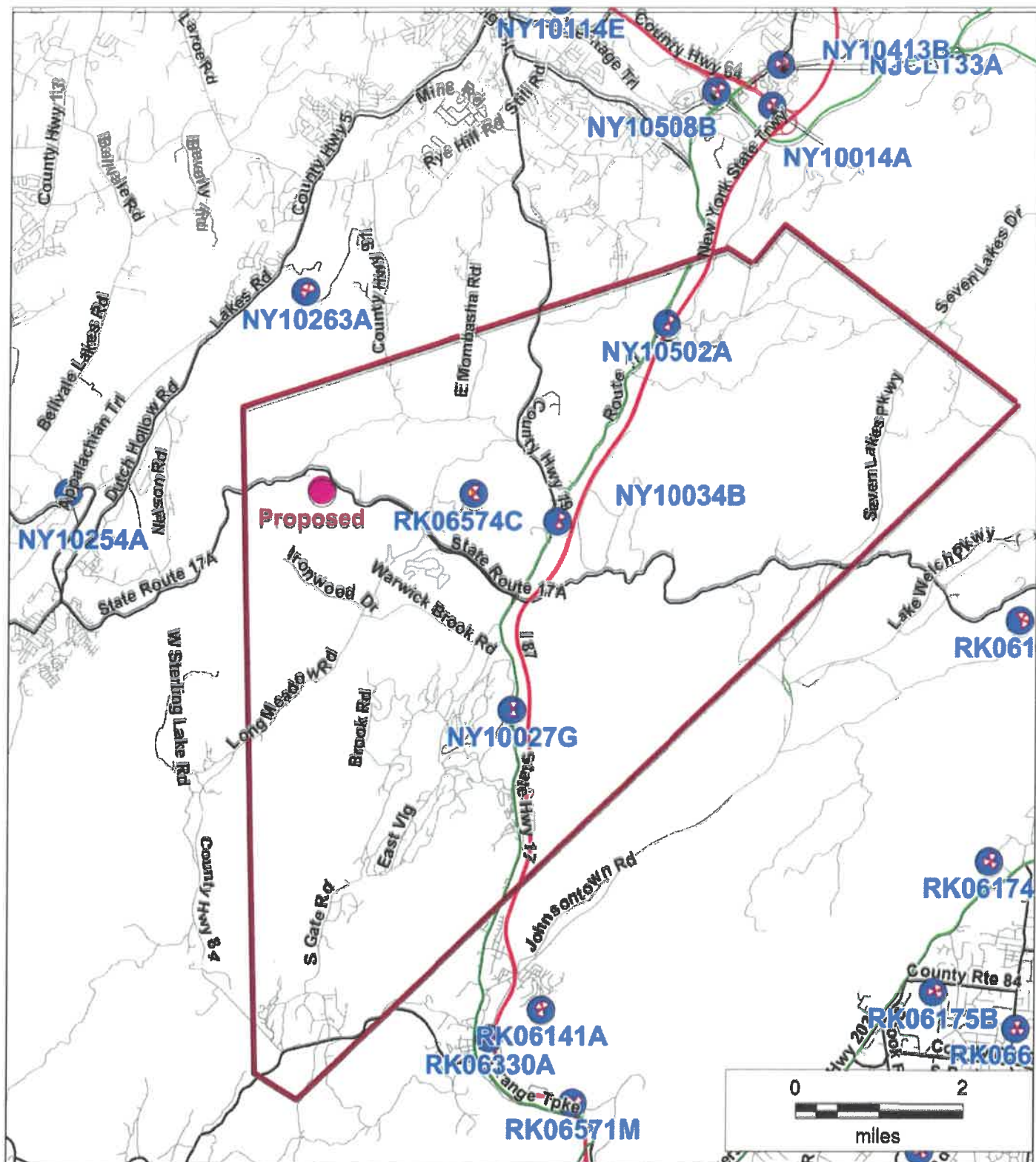
Report Prepared by:



Frances Boschulte
RF Manager
1/14/2019
PierCon Solutions, LLC

8 APPENDIX - EXHIBITS

- *Exhibit A – T-Mobile’s Existing and Proposed sites within the Town of Tuxedo and surrounding*
- *Exhibit B – T-Mobile’s Detailed Site Map*
- *Exhibit C – T-Mobile’s Capacity Chart*
- *Exhibit D – T-Mobile Existing 2100 MHz LTE Coverage*
- *Exhibit E – T-Mobile Existing 700 MHz LTE Coverage*
- *Exhibit F – T-Mobile Proposed 2100 MHz LTE Coverage at 146ft*
- *Exhibit G – T-Mobile Proposed 700 MHz LTE Coverage at 146ft*
- *Exhibit H – T-Mobile Proposed 2100 MHz LTE Coverage at 146ft and 106ft*
- *Exhibit I – T-Mobile Proposed 700 MHz LTE Coverage at 146ft and 106ft*
- *Exhibit J – T-Mobile’s Existing, Proposed and surrounding sites within and near the Town of Tuxedo Zoning Map*
- *T-Mobile FCC license*



NY089
T-Mobile's
Existing and Proposed Sites
within the Town of Tuxedo
and surrounding

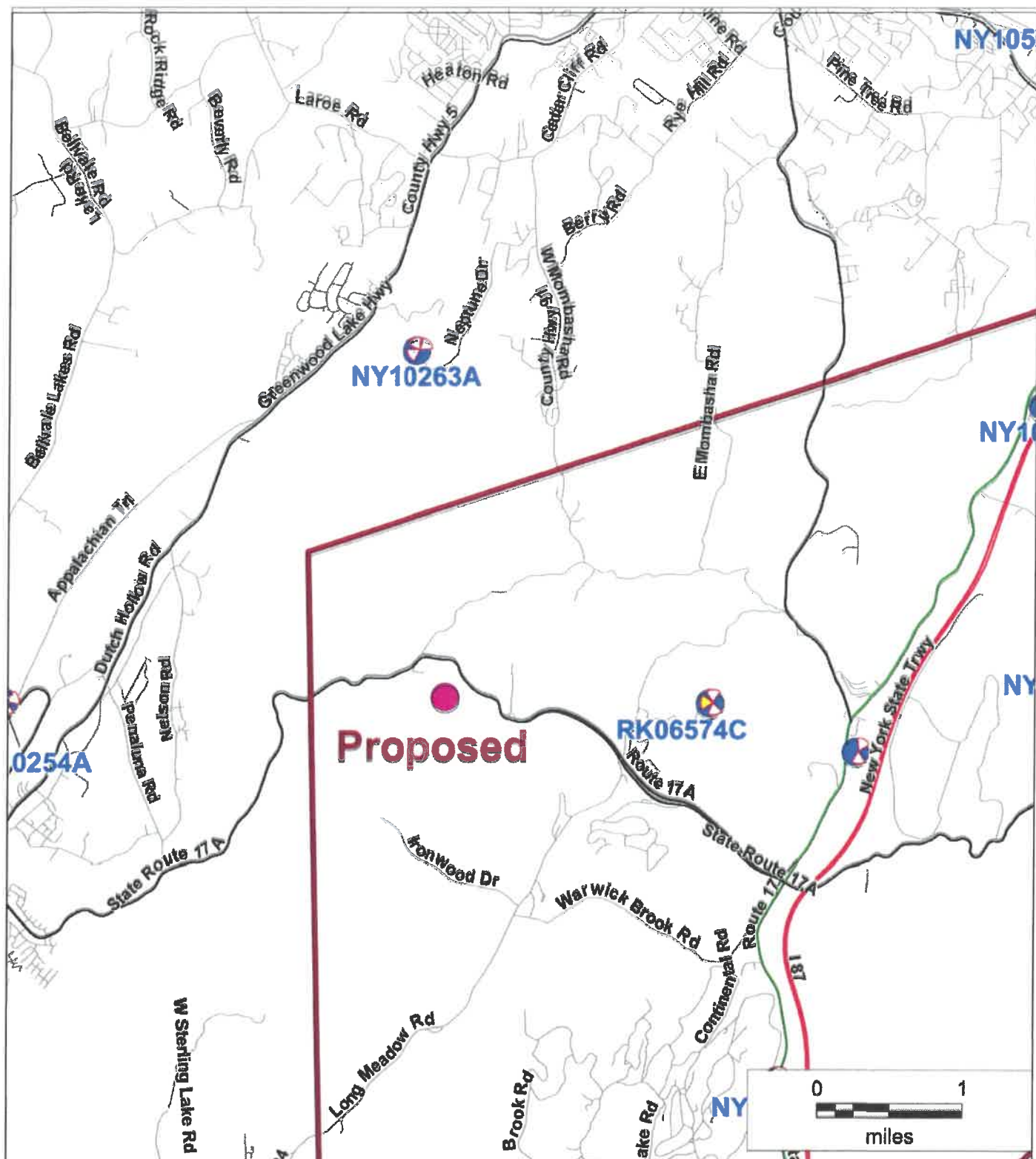
581 State Highway 17A
Town of Tuxedo, NY

- T-Mobile Sites
- Proposed T-Mobile Facility
- T-Mobile Sectors
- T-Mobile Exhausted Sector Benefited
- Town Border of Tuxedo

PierCon Solutions LLC
Specialists in Wireless Systems

T-Mobile

Prepared By PierCon Solutions
11/29/2018



NY089
T-Mobile's Detailed Site Map
Existing and Proposed Sites

581 State Highway 17A
Town of Tuxedo, NY

- T-Mobile Sites Town Border of Tuxedo
- Proposed T-Mobile Facility
- T-Mobile Sectors T-Mobile Exhausted Sector Benefited

PierCon Solutions
Specialists in Wireless Systems

T-Mobile

Prepared By PierCon Solutions
11/29/2018

Exhibit C - LTE 2100 Capacity Chart for RK06574C (Gamma)



Application:
RK06050A
581 State Highway 17A, Tuxedo Park, NY 10987

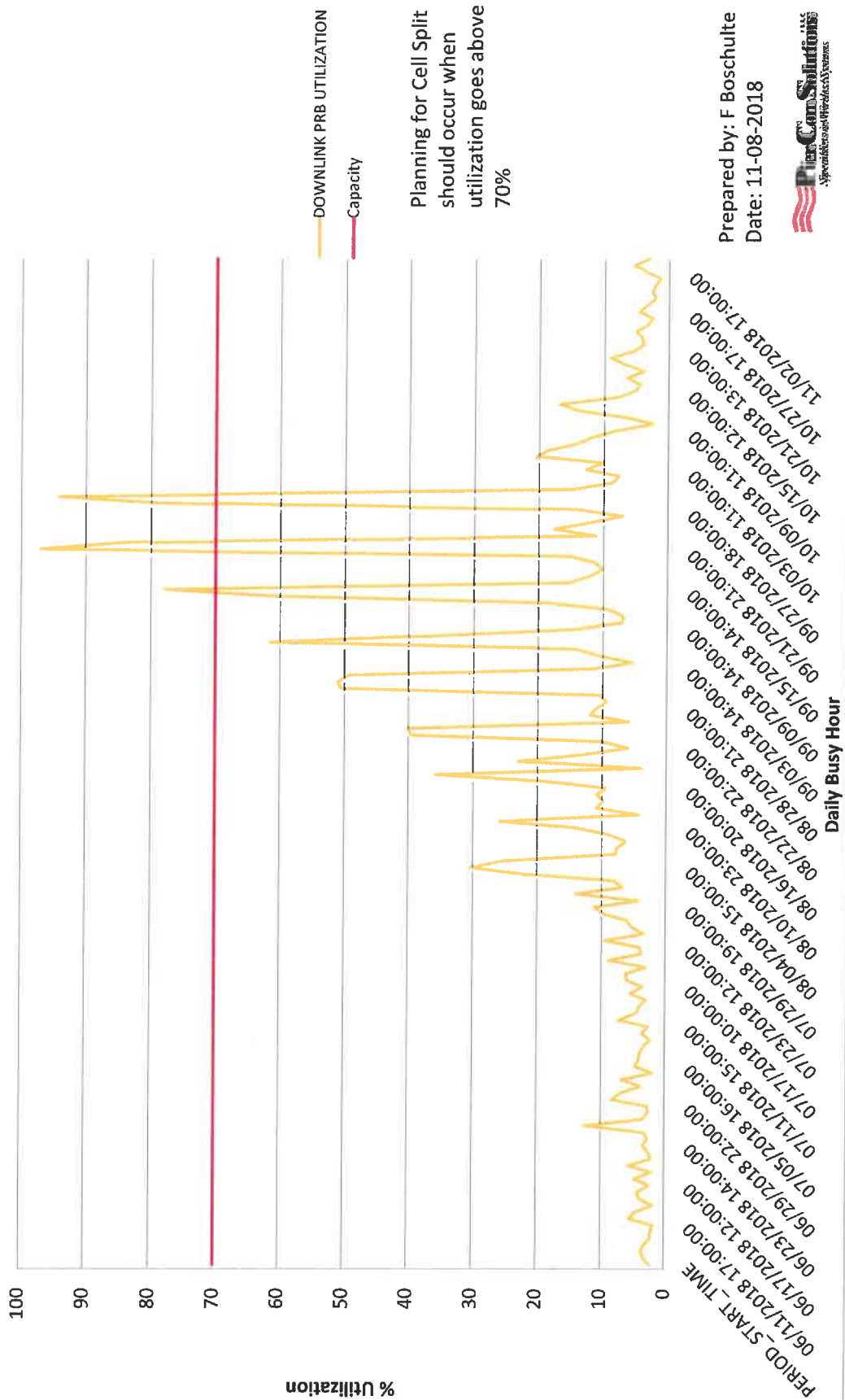
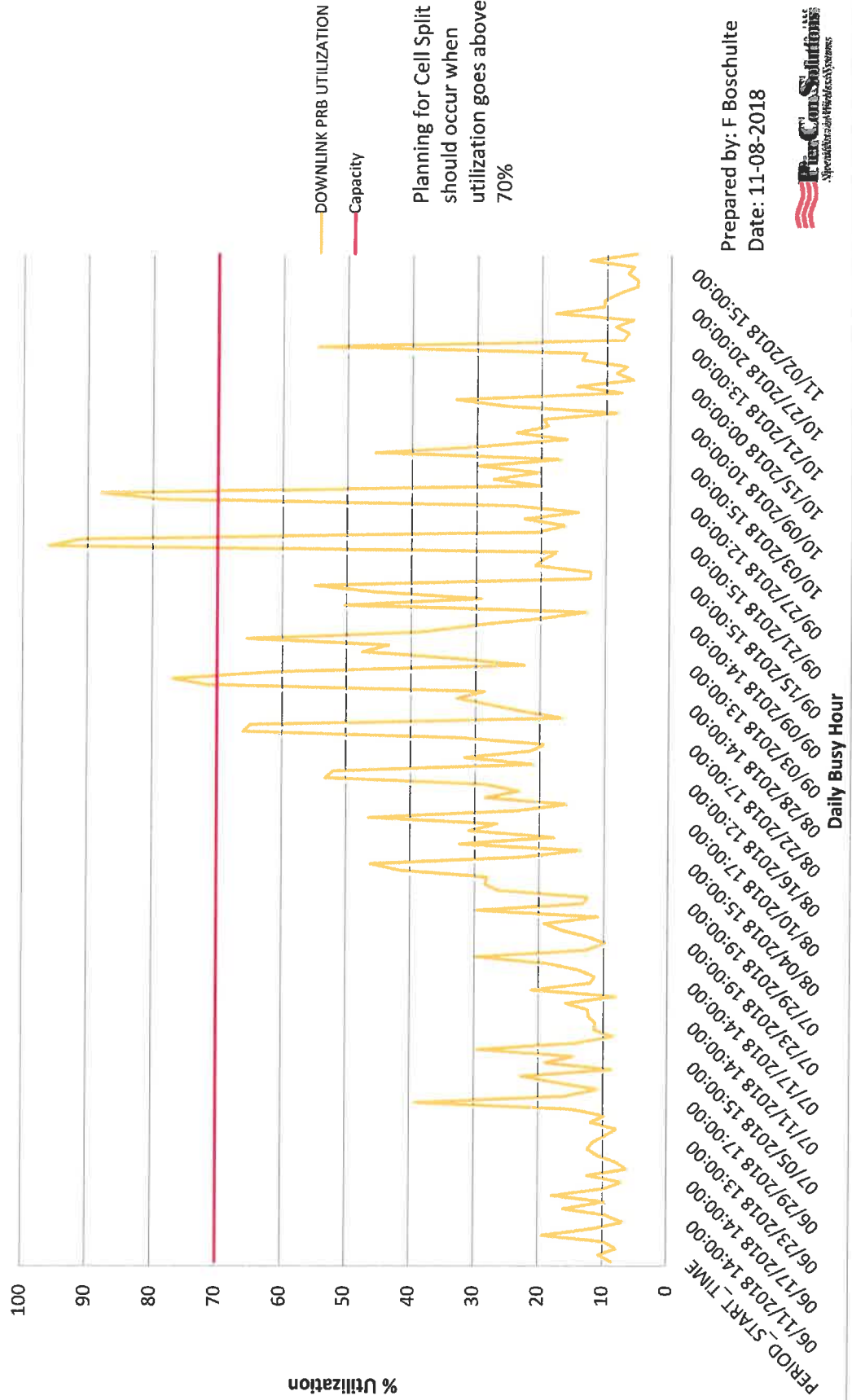


Exhibit C - LTE 700 Capacity Chart for RK06574C (Gamma)

Application:

RK06050A

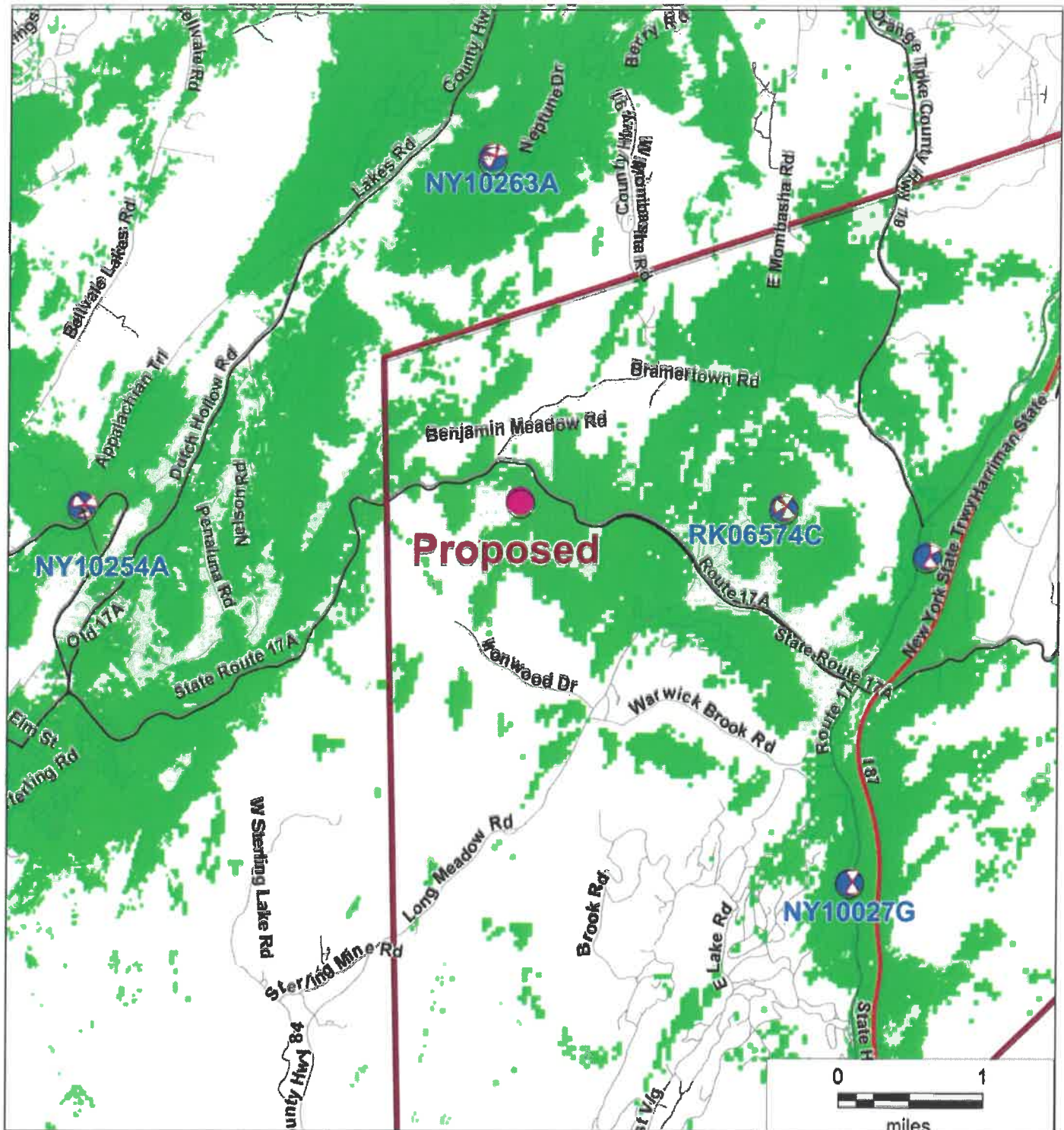
581 State Highway 17A, Tuxedo Park, NY 10987



Prepared by: F Boschulte

Date: 11-08-2018





NY089
T-Mobile
Existing 2100 MHz
LTE Coverage

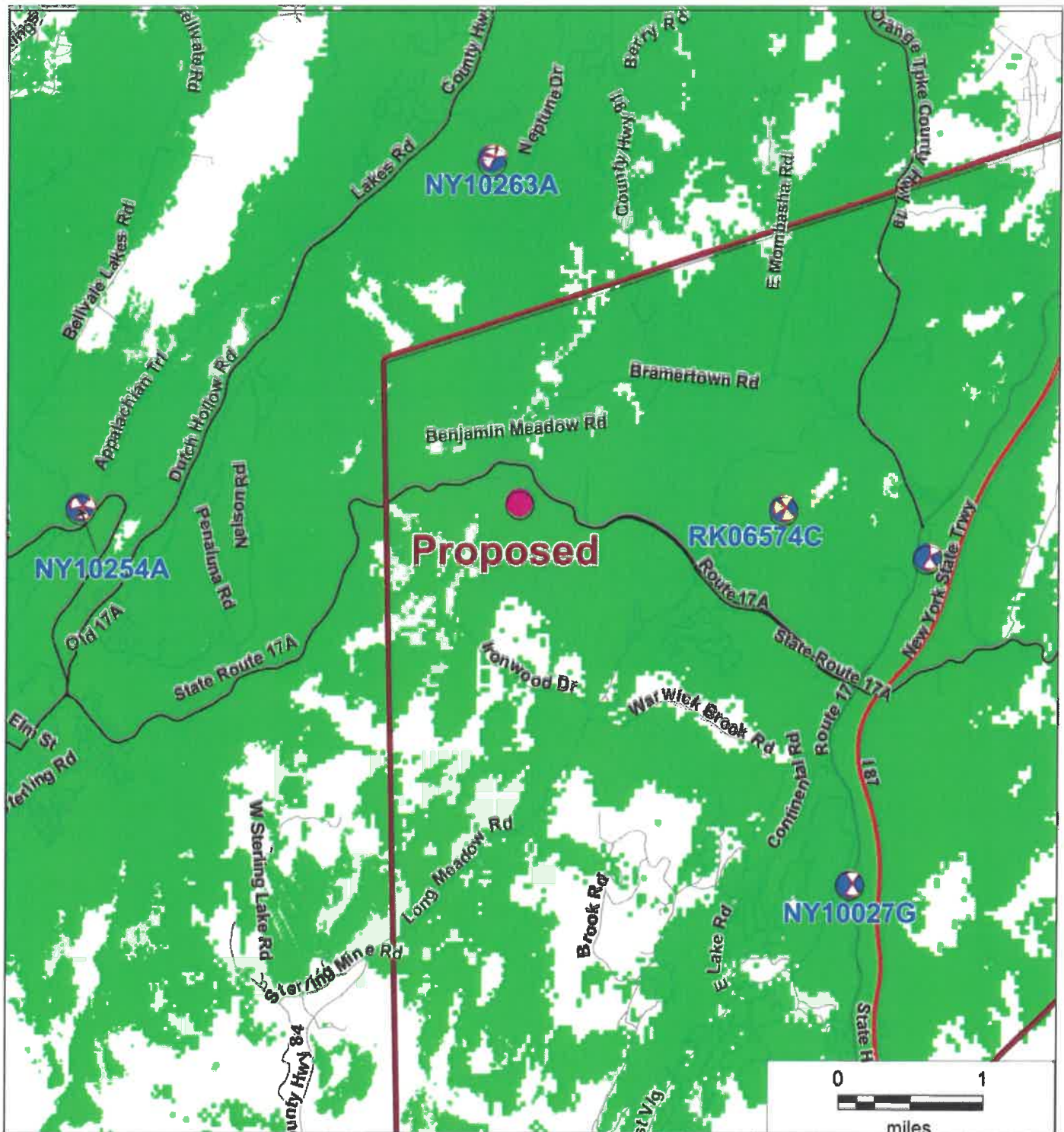
581 State Highway 17A
Town of Tuxedo, NY

- T-Mobile Sites
- Proposed T-Mobile Facility
- Existing Reliable LTE In Building Coverage (≥ -97 dBm RSRP)
- Town Border of Tuxedo

PierCon Solutions
Specialists in Wireless Systems

T-Mobile

Prepared By PierCon Solutions
11/29/2018



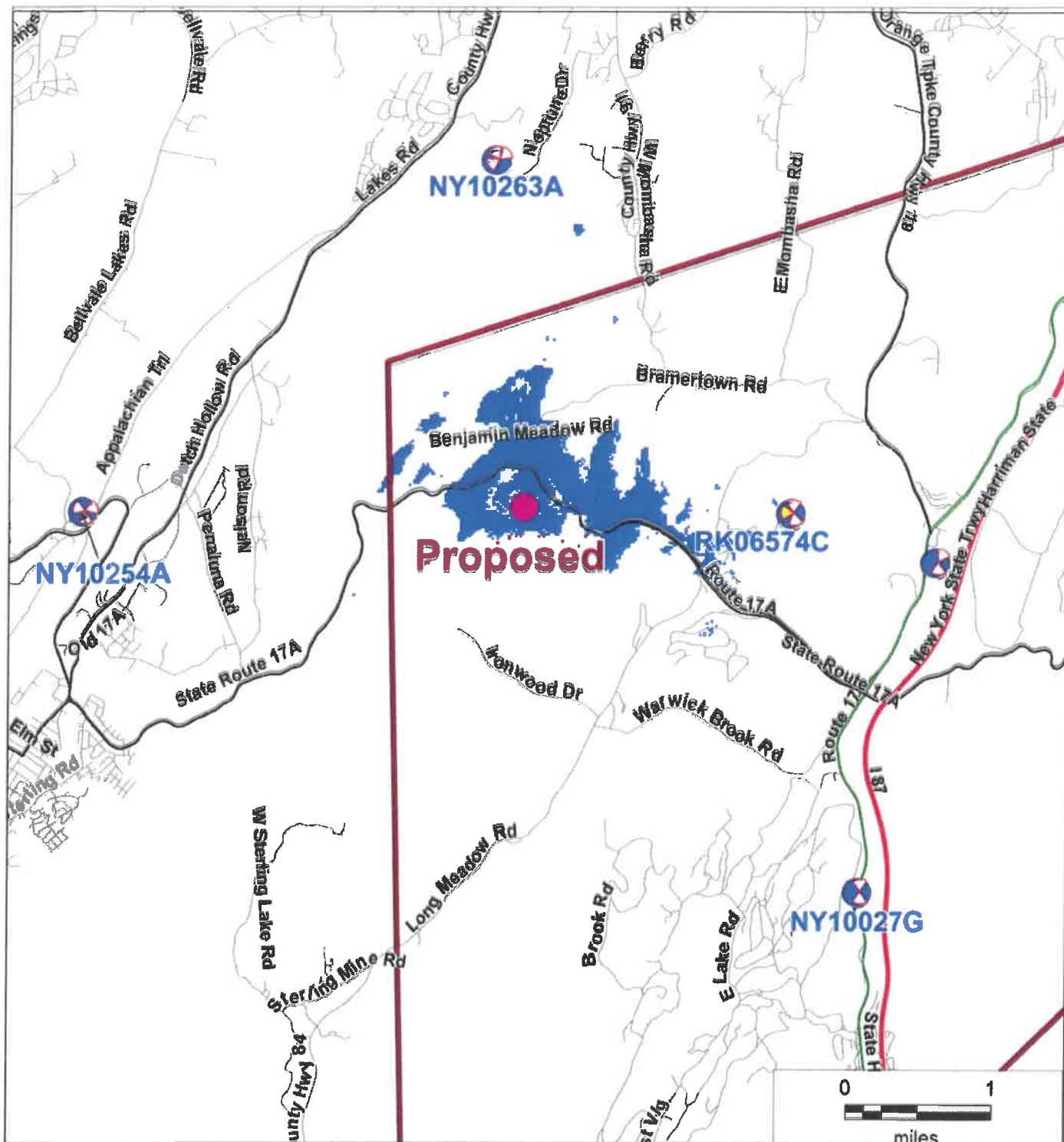
NY089
T-Mobile
Existing 700 MHz
LTE Coverage

581 State Highway 17A
Town of Tuxedo, NY

- T-Mobile Sites
- Proposed T-Mobile Facility
- Existing Reliable LTE In Building Coverage (≥ -97 dBm RSRP)
- Town Border of Tuxedo

 **PierCon Solutions**
Specialists in Wireless Systems

T-Mobile
Prepared By PierCon Solutions
11/29/2018



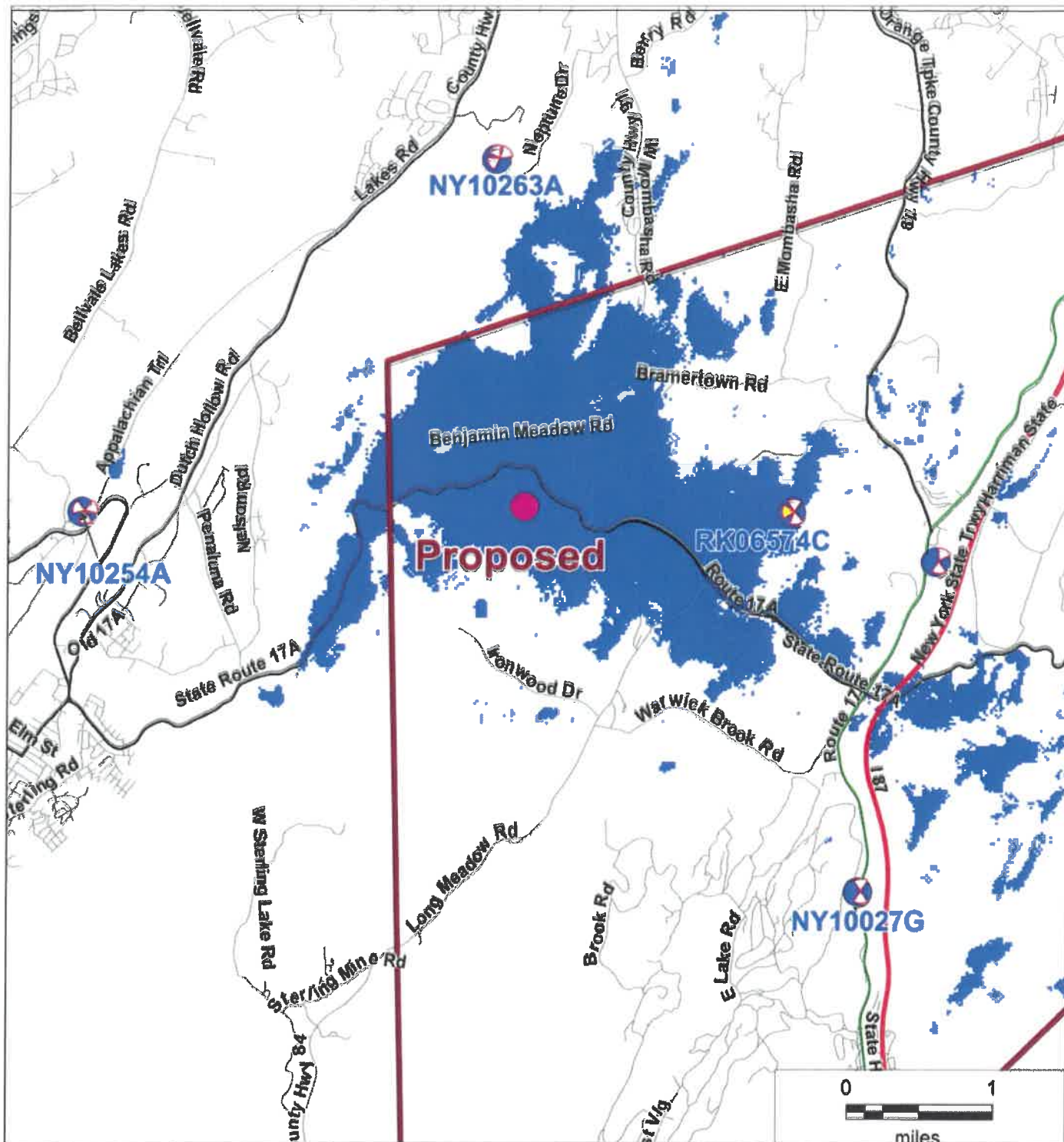
NY089
 T-Mobile
 Proposed 2100 MHz
 LTE Coverage
 ACL 146ft
 581 State Highway 17A
 Town of Tuxedo, NY

- T-Mobile Sites
 Proposed T-Mobile Facility
- T-Mobile Sectors
 T-Mobile Exhausted Sector Benefited
- Proposed Reliable LTE In Building Coverage (>= -97 dBm RSRP)
- Town Border of Tuxedo


PierCon Solutions
 Specialists in Wireless Systems



Prepared By PierCon Solutions
 11/29/2018



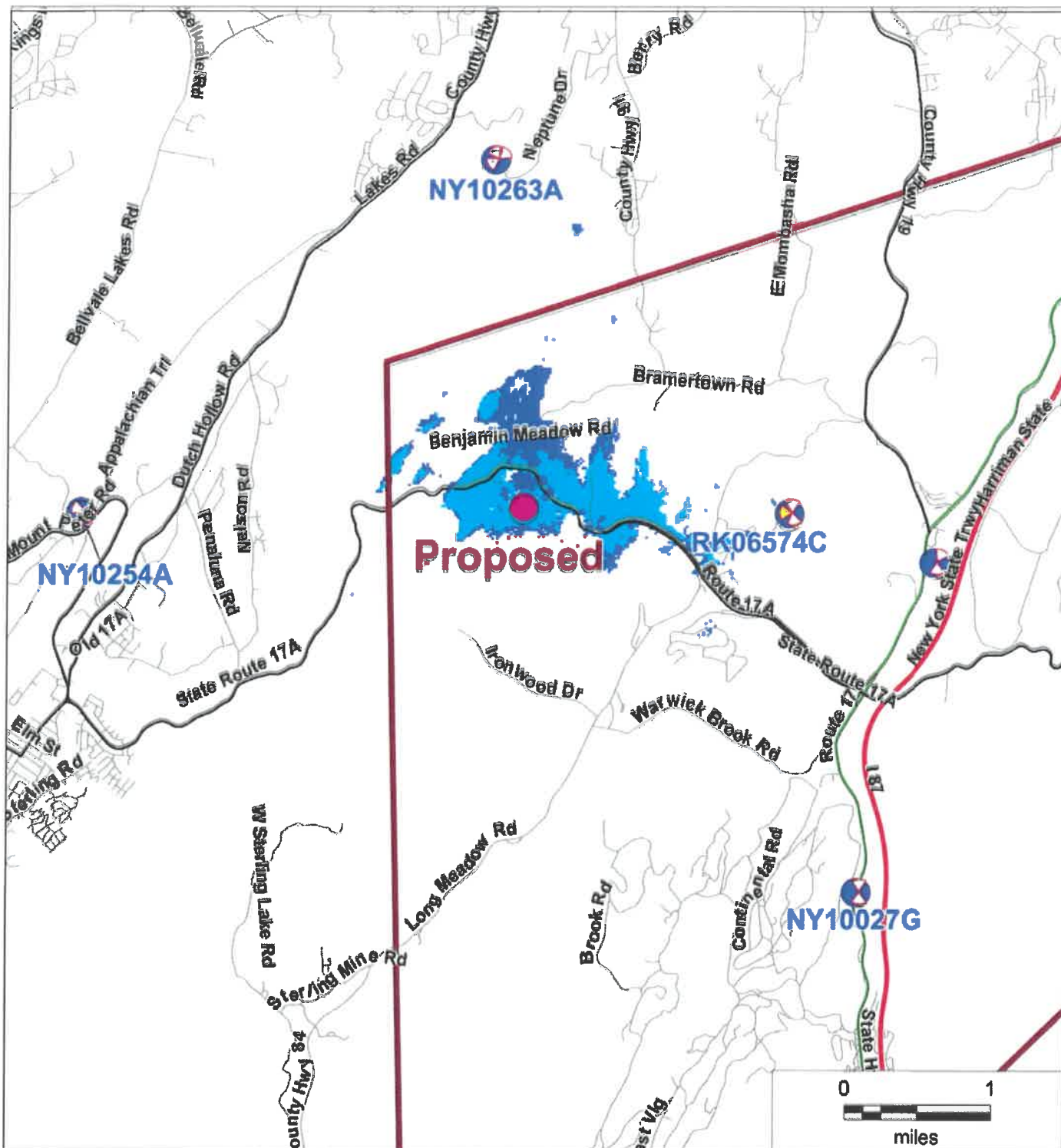
NY089
 T-Mobile
 Proposed 700 MHz
 LTE Coverage
 ACL 146ft
 581 State Highway 17A
 Town of Tuxedo, NY

- T-Mobile Sites
- Proposed T-Mobile Facility
- T-Mobile Sectors
- T-Mobile Exhausted Sector Benefited
- Proposed Reliable LTE In Building Coverage (≥ -97 dBm RSRP)
- Town Border of Tuxedo

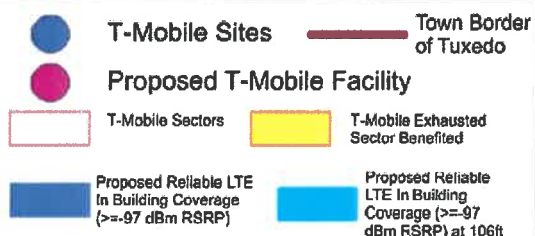

PierCon Solutions
 Specialists in Wireless Systems



Prepared By PierCon Solutions
 11/29/2018

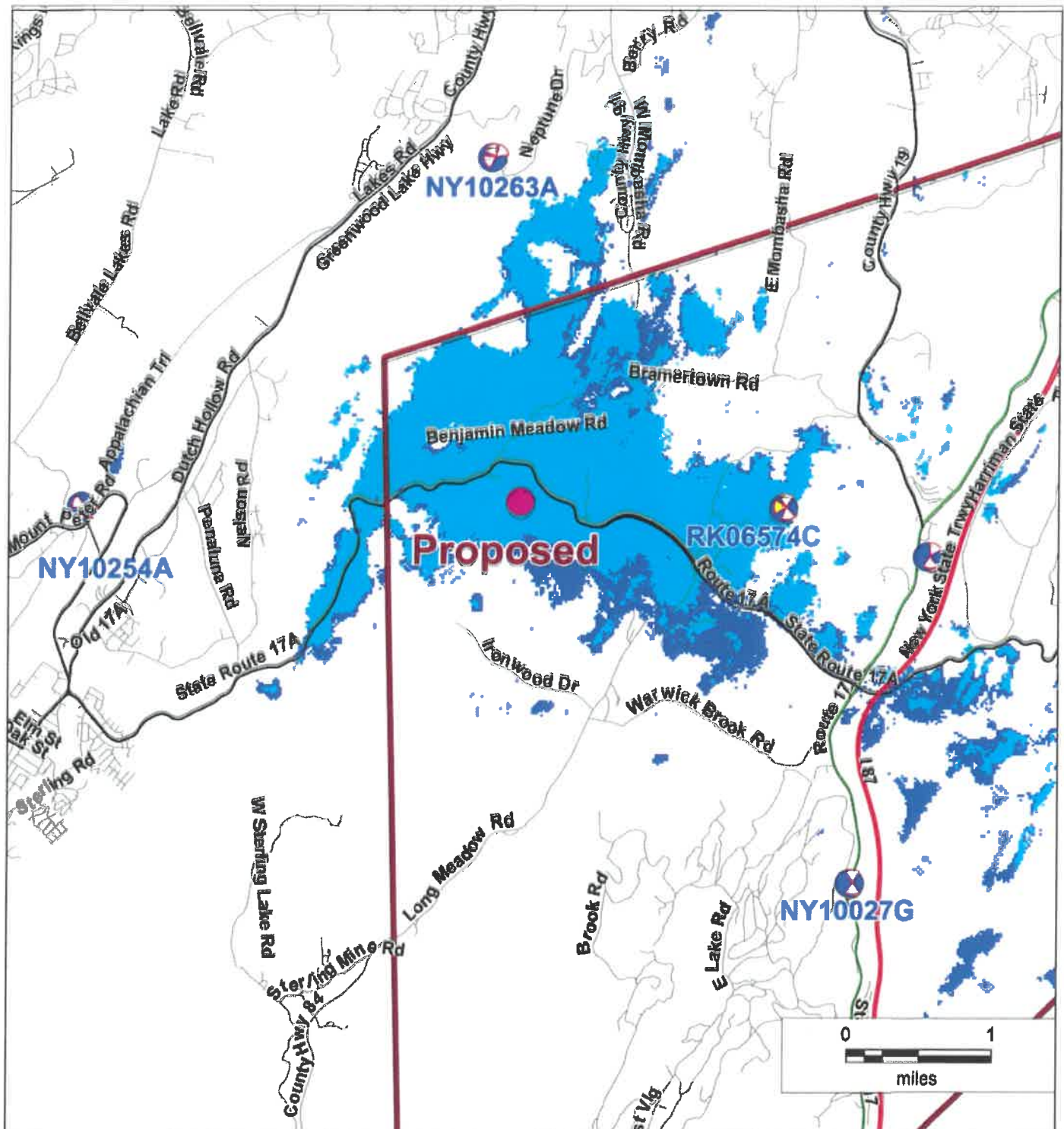


NY089
 T-Mobile
 Proposed 2100 MHz
 LTE Coverage
 ACL 146ft and 106ft
 581 State Highway 17A
 Town of Tuxedo, NY

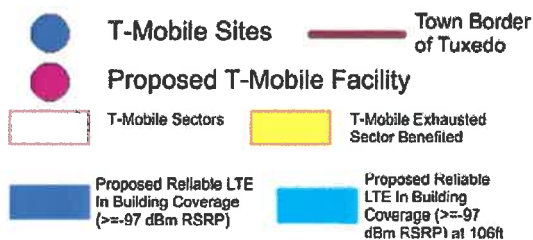


PierCon Solutions LLC
 Specialists in Wireless Systems

Prepared By PierCon Solutions
 11/29/2018



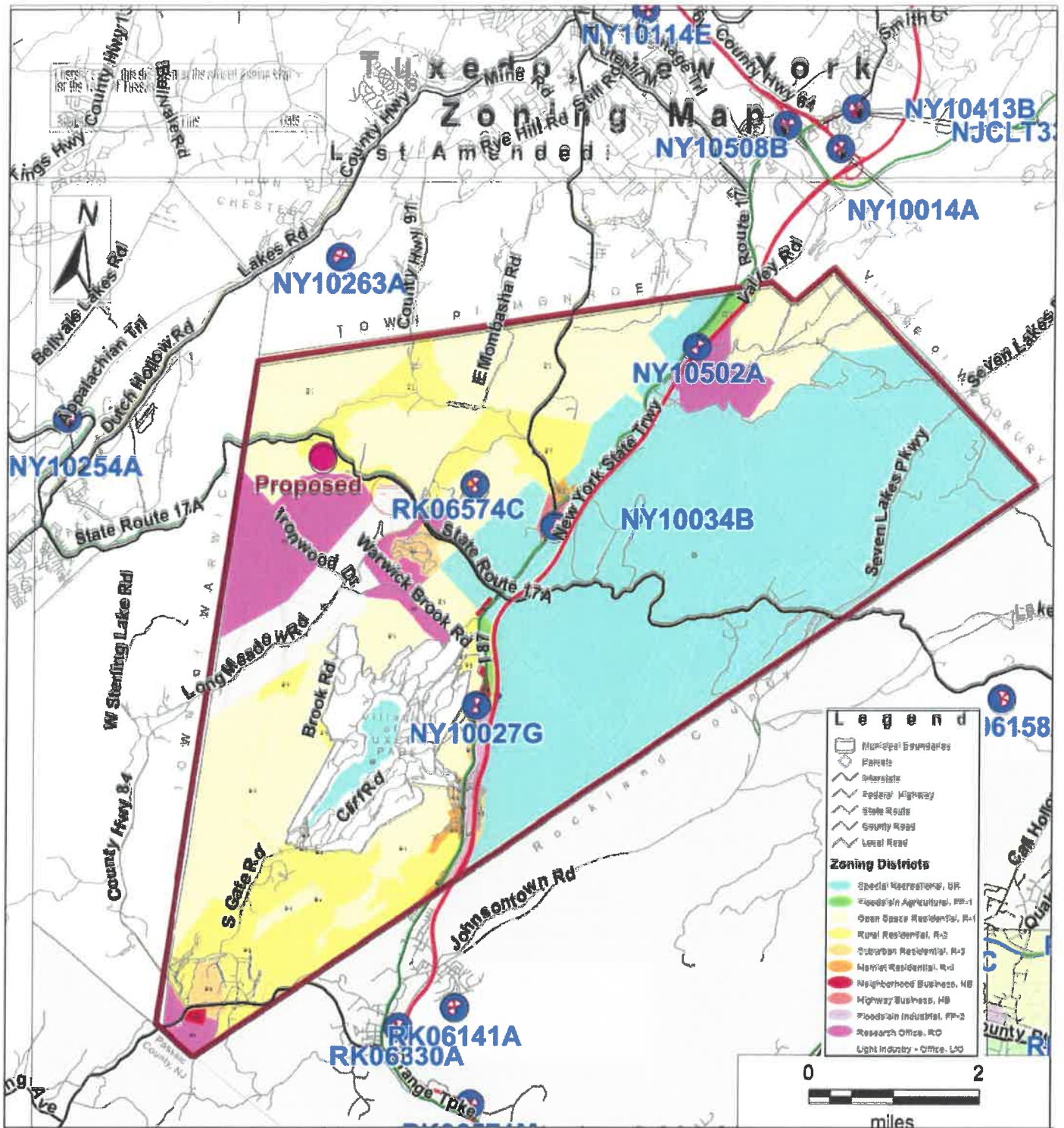
NY089
 T-Mobile
 Proposed 700 MHz
 LTE Coverage
 ACL 146ft and 106ft
 581 State Highway 17A
 Town of Tuxedo, NY




PierCon Solutions
 Specialists in Wireless Systems



Prepared By PierCon Solutions
 11/29/2018



NY089
T-Mobile's
Existing and Proposed Sites
within the Town of Tuxedo
and surrounding
Zoning Map

581 State Highway 17A
Town of Tuxedo, NY

- T-Mobile Sites
- Proposed T-Mobile Facility
- T-Mobile Sectors
- T-Mobile Exhausted Sector Benefited
- Town Border of Tuxedo

PierCon Solutions
Specialists in Wireless Systems

T-Mobile

Prepared By PierCon Solutions
11/29/2018



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQGA725	File Number 0006014478
Radio Service AW - AWS, 1710-1755/2110-2155 MHz bands	

FCC Registration Number (FRN): 0001565449

Grant Date 11-29-2006	Effective Date 03-12-2014	Expiration Date 11-29-2021	Print Date 05-08-2014
Market Number BEA010	Channel Block C	Sub-Market Designator 11	
Market Name New York-No. New Jer.-Long Isl			
1st Build-Out Date	2nd Build-Out Date	3rd Build-Out Date	4th Build-Out Date

Waivers/Conditions:

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

Conditions:

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

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



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQJQ696	File Number 0006090661
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0001565449

Grant Date 11-26-2008	Effective Date 04-22-2014	Expiration Date 06-13-2019	Print Date 05-02-2014
Market Number BEA010	Channel Block A	Sub-Market Designator 0	
Market Name New York-No. New Jer.-Long Isl			
1st Build-Out Date	2nd Build-Out Date 06-13-2019	3rd Build-Out Date	4th Build-Out Date

Waivers/Conditions:

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

Conditions:

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

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



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQKF358	File Number 0006471047
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0001565449

Grant Date 01-10-2009	Effective Date 02-06-2015	Expiration Date 11-29-2021	Print Date 04-15-2015
Market Number BEA010	Channel Block C	Sub-Market Designator 13	
Market Name New York-No. New Jer.-Long Isl			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-59, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

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

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



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: DAN MENSER
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQPZ977	File Number 0006471047
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0001565449

Grant Date 08-23-2012	Effective Date 02-06-2015	Expiration Date 11-29-2021	Print Date 04-15-2015
Market Number BEA010	Channel Block B	Sub-Market Designator 19	
Market Name New York-No. New Jer.-Long Isl			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-59, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

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

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



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign	File Number
WQVP434	
Radio Service	
AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0001565449

Grant Date 04-08-2015	Effective Date 04-08-2015	Expiration Date 04-08-2027	Print Date
Market Number CMA552	Channel Block G	Sub-Market Designator 0	
Market Name New Jersey 3 - Sussex			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

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

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



January 8, 2019

Honorable Chairman Reardon and
Members of the Planning Board
Town of Tuxedo
1 Temple Drive
Tuxedo, NY 10987

RE: Area analysis of feasibility of alternate existing structure sites or collocation opportunities

Hon. Chairman Reardon and Members of the Planning Board:

I am the Regional Manager for Homeland Towers, LLC. I was responsible for identifying a suitable location for a telecommunications facility that would remedy the significant gap in reliable wireless service throughout in the western portion of Tuxedo in the vicinity and along Route 17A.

In consultation with T-Mobile based on its coverage and capacity needs in the area, I began exploring the area in the vicinity of the proposed site for a facility location taking into account zoning code limits, land uses, potential environmental impacts, collocation opportunities, and leasing and construction feasibility.

First, I performed an in-depth and detailed series of field visits to determine if there were any existing tall structures that would be suitable for collocation. This approach complies with the Town Code which requires at Section 98-48(B)(4), "Demonstration that shared use is impracticable. The Planning Board may issue a permit for a major wireless communications facility only when the applicant demonstrates that shared use of an existing structure or site is impractical. An applicant shall be required to present a report inventorying all existing structures within 1/2 mile of the proposed site which are at an elevation which renders them potential sites. The report shall describe opportunities for shared use of these existing facilities as an alternative to a proposed new tower. The report shall demonstrate that the applicant used its best efforts to secure permission for shared use from the owner of each existing facility as well as documentation of the physical, technical and/or financial reasons why shared usage is not practical in each case. The applicant's written request and the property owner's written responses for shared use shall be provided."

Based on my review there are no "existing structures within a 1/2 mile of the proposed site which are at an elevation which renders them potential sites."

Second, I reviewed the Town Zoning Code to determine other possible siting limitations including Zoning Code Section 98-47(D), which requires the applicant to "prove that adequate coverage cannot be achieved by siting the facility on a lot which is not or does not abut a residential district " and that the Facility could not be located on a Property within the FP-1, FP-2, SR, NB, HB, RO, or LIO zoning districts ("Non-Residential Zoned Property").



HOMELAND TOWERS

I utilized the Orange County online GIS system and the Town's zoning map to determine what if any Non-Residential Zoned Properties exist in the area. I identified the following Non-Residential Zoned Properties in proximity to the search area. The location of the identified properties is shown on the enhanced zoning map attached as Exhibit A:

- A. 1553 Long Meadow Rd , Tax parcel ID # 1-1-33.2. Two locations on this 946.79 acre property were identified. It is located in the RO zone and was identified as NY State Parkland and part of the Sterling Forest State Park. Based on its parkland designation this property was removed from consideration as it would require a special act of the New York State Legislature for alienation.
- B. 371 Route 17A, Tax parcel ID# 1-1-34.1 This 12.10 property is located in the LIO zone and is owned by USA, INC Nungin Sunwon, 67 Wall St 22nd FL, New York NY 10005. A certified letter was sent on March 29, 2018. A copy of the letter is attached in Exhibit B. I never received a response to my letter.
- C. Route 17A, Tax parcel ID # 1-1-34.2 This 27 acre property is located in the LIO zone and is owned by Nungin Sunwon USA INC, 6022 Deerfield Blvd 254, Mason OH 45040. A certified letter was sent on March 29, 2018. A copy of the letter is attached in Exhibit B. I never received a response to my letter.
- D. 16 Sterling Lake Rd, Tax parcel ID # 1-1-30.2 This 4.2 acre property is located in the RO zone and is owned by BVZT, LLC, 16 Sterling Lake Rd, Tuxedo, NY. The owner was interested in leasing space, however it was subsequently determined that the location would not provide adequate coverage for this search area. An analysis from the RF engineer is attached hereto in Exhibit C.
- E. 1664 Long Meadow Rd, Tax Parcel ID# 1-1-30.1. This 0.14 acre parcel is located in the RO zone and is owned by the Sterling Forrest Volunteer Fire Company, 1664 Long Meadow Rd, Tuxedo, NY. In response to my certified letter Mr. Jason Poggioli, Treasurer called me on May 10, 2018 to obtain more information about our proposal. Mr. Poggioli stated that he would discuss the proposal with the Board and would get back to me with any interest. I did not hear back from Mr. Poggioli and I did not receive a response to my follow up phone calls and email. A copy of the letter and email are attached hereto in Exhibit B.
- F. Wood Rd, Tax parcel ID# 1-1-52.32. This 1.5 acre parcel is partially located in the RO zone, has a water tank and is owned by South County Water Corp, 21001 N Tatum Blvd Ste 1630630, Phoenix AZ 85050. A certified letter was sent on April 11, 2018. A copy of the letter is attached in Exhibit B. I never received a response to my letter.
- G. St Hwy 17A, Tax Parcel ID 1-1-56.2. This 299.78 acre property is partially located in the RO zone and was identified as NY State Parkland and part of the Sterling Forest State Park. Based on its parkland designation this property was removed from consideration as it would require a special act of the New York State Legislature for alienation. This property is identified on the enhanced zoning map which is included herewith as Exhibit A.



HOMELAND TOWERS

After a thorough review and analysis, I identified three additional parcels that are located in a residential zoning district, however have a non-residential use.

- H. 58 Sylvan Way, Tax parcel ID 4-11-1. This 6.9 acre parcel is owned by the Town of Tuxedo, 1 Temple Dr, Tuxedo, NY and is designated a Municipal Park. Although this property has Park designation and would normally be discounted based on this designation a certified proposal letter was mailed on March 29, 2018. A copy of the letter is attached in Exhibit B. I did not receive a response to my letter.
- I. 1 Sylvan Way, Tax parcel ID 1-1-27. This 3.4 acre parcel is owned by South County Sewer Corp, United Water South County, P.O. Box 229, Harrington Park NJ 07640-0229. A certified letter was sent on March 29, 2018. A copy of the letter is attached in Exhibit B. The letter was returned with the note "vacant". A copy of the returned envelope is also attached in Exhibit B.
- J. 581 St Hwy 17A, Tax Parcel ID 1-1-52.26. This 89.40 acre property was formerly operated as a ski area and is subject to the application.

Based on the above limitations, the local topography, existing site locations and coverage objective, the number of available properties was extremely limited. The only property that was interested in leasing space and provides coverage for the search area is the subject site. Since this site is preferred by the Town Code, approved by T-Mobile RF engineer, Homeland Towers, LLC entered into an agreement with the property owner and is seeking a Special Permit for the site.

In conclusion, there are no existing structures or collocation opportunities as an alternative for the proposed facility. Based on its location and the surrounding area, including the Zoning Code restrictions, the proposed site is the least intrusive alternative to remedy T-Mobile's significant gap in service.

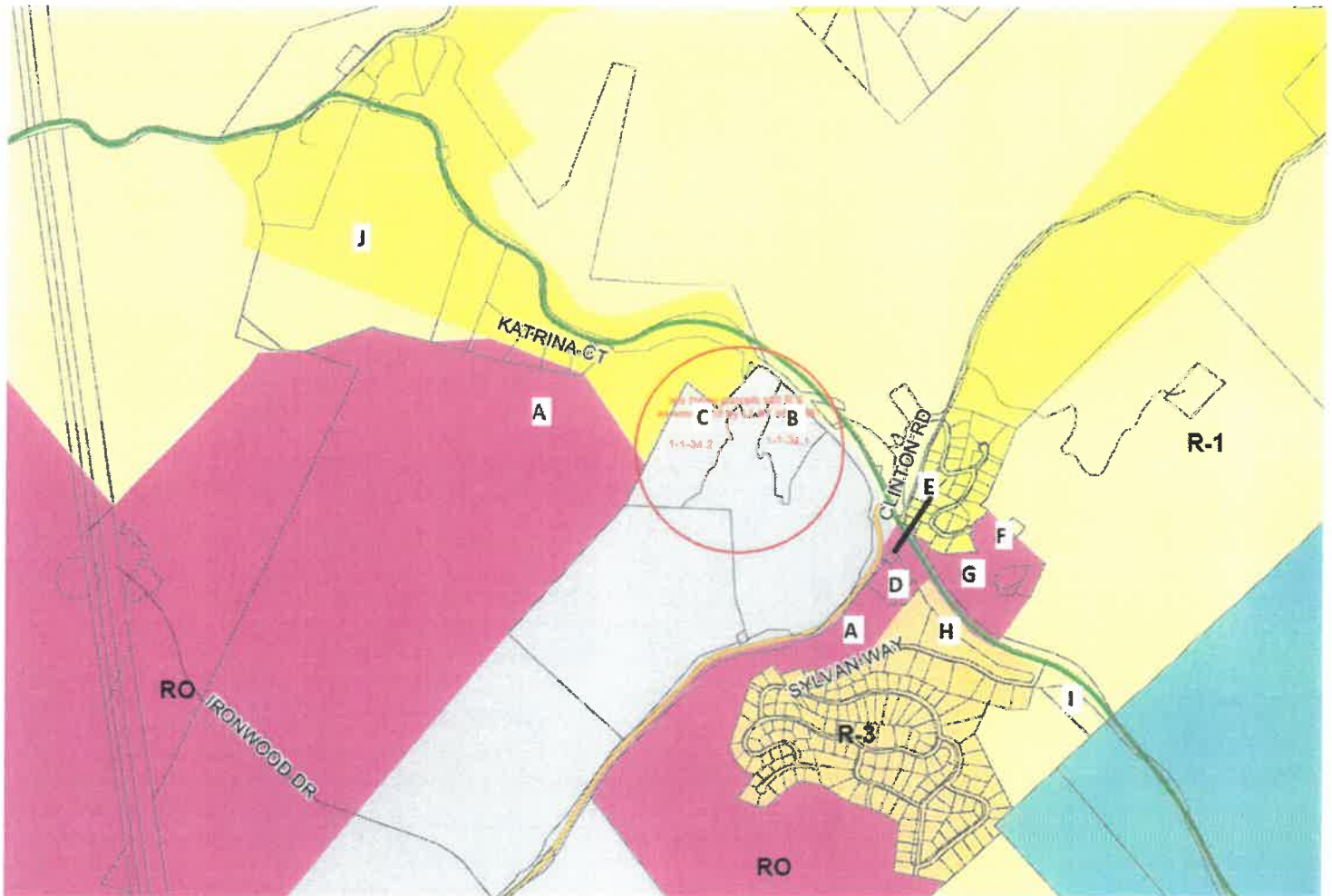
Respectfully,

Klaus Wimmer
Regional Manager
Homeland Towers, LLC.



HOMELAND TOWERS

EXHIBIT A





HOMELAND TOWERS

EXHIBIT B



March 29, 2018

Via Certified Mail

Nungin Sunwon, USA, Inc
6022 Deerfield Blvd 254
Mason OH 45040

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 1-1-34.2) NY089 Tuxedo Park

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at Route 17A Tuxedo, New York for the purpose of a wireless facility. Homeland Towers has identified these properties as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage in the area and along this road, the proposed facility will provide critical infrastructure for public safety in this area of Tuxedo.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer
203-297-6345
cell# 201-289-6750
kw@homelandtowers.us



March 29, 2018

Via Certified Mail

USA, INC, Nungin Sunwon
67 Wall St, 22nd
New York, NY 10005

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 1-1-34.1) NY089 Tuxedo Park

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at Route 17A Tuxedo, New York for the purpose of a wireless facility. Homeland Towers has identified these properties as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage in the area and along this road, the proposed facility will provide critical infrastructure for public safety in this area of Tuxedo.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer
203-297-6345
cell# 201-289-6750
kw@homelandtowers.us



March 29, 2018

Via Certified Mail
BVZT, LLC
16 Sterling Lake Rd
Tuxedo, NY 10987

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 1-1-30.2) NY089 Tuxedo Park

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at 16 Sterling Lake Rd. Tuxedo New York for the purpose of a wireless facility. Homeland Towers has identified these properties as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage in the area and along this road, the proposed facility will provide critical infrastructure for public safety in this area of Tuxedo.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer
203-297-6345
cell# 201-289-6750
kw@homelandtowers.us



March 29, 2018

Via Certified Mail

Sterling Forrest Volunteer Fire Company
1664 Long Meadow Rd, Tuxedo, NY 10987

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 1-1-30.1) NY089 Tuxedo Park

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at 1664 Long Meadow Rd. Tuxedo New York for the purpose of a wireless facility. Homeland Towers has identified these properties as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage in the area and along this road, the proposed facility will provide critical infrastructure for public safety in this area of Tuxedo.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer
203-297-6345
cell# 201-289-6750
kw@homelandtowers.us

Klaus Wimmer

From: Klaus Wimmer
Sent: Friday, May 11, 2018 10:43 AM
To: 'Jason Poggioli'
Subject: RE: Cell tower at 1664 Long Meadow Road

Hi Jason,
good talking to you as well. Lease payments are typically made monthly.

Yes please let me know if the board is interested

Thanks

Klaus Wimmer

Regional Manager



HOMELAND TOWERS

9 Harmony Street, 2nd Floor

Danbury, CT 06810

Office: (203) 297-6345 | **Cell:** (201) 289-6750

Email: kw@homelandtowers.us

This message originates from the firm of Homeland Towers, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential communication or may otherwise be privileged and confidential and part of the work product doctrine. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify Homeland Towers, LLC by sending a reply e-mail to the sender of this message. Thank you.

From: Jason Poggioli <jason.poggioli@gmail.com>
Sent: Thursday, May 10, 2018 4:26 PM
To: Klaus Wimmer <kw@homelandtowers.us>
Subject: Cell tower at 1664 Long Meadow Road

Klaus -

It was good speaking with you earlier. I neglected to give you my email address - this is the best way to get me if you can't reach me by cell (845-774-9787).

I also had a follow-up question. I know we mentioned the general terms of the lease, but I forgot to ask the frequency of payments. Are they typically annual, quarterly, monthly, something else?

Thanks and I'll let you know what the board says.

--Jason Poggioli
Treasurer Sterling Forest Fire Company



April 11, 2018

Via Certified Mail

South County Water Corp.
21001 N Tatum Blvd.
Ste. 1630630
Phoenix AZ 85050

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 1-1-52.32) NY089 Tuxedo Park

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located on Wood Rd., Tuxedo NY for the purpose of a wireless facility. Homeland Towers has identified this property as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage in the area and along Wood Rd., the proposed facility will provide critical infrastructure for public safety in this area of Tuxedo.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit the Club.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer
203-297-6345
cell# 201-289-6750
kw@homelandtowers.us



March 29, 2018

Via Certified Mail
Town of Tuxedo
1 Temple Dr.
Tuxedo, NY 10987
Attn: Super

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 4-11-1) NY089 Tuxedo Park

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at 58 Sylvan Way, Tuxedo New York for the purpose of a wireless facility. Homeland Towers has identified these properties as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage in the area and along this road, the proposed facility will provide critical infrastructure for public safety in this area of Tuxedo.

The principals of Homeland Towers have a combined 40 years of experience providing wireless solutions utilized by AT&T, Verizon, Sprint and T-Mobile throughout the Northeast. Homeland Towers maintains a proven track record of partnering with Municipalities, Private Landlords, and Organizations to maximize the value of their property. Our expertise in real estate, zoning administration, construction and site management provides a fluid process that will benefit you.

All project costs associated with our proposal, including municipal and state approvals along with construction costs are at the sole expense of Homeland Towers. Once construction is complete, we take full responsibility for managing the site and coordinating its use by telecommunications providers.

Please contact me at your earliest convenience to discuss the above proposal. I look forward to speaking with you.

Sincerely,

Klaus Wimmer
203-297-6345
cell# 201-289-6750
kw@homelandtowers.us



March 29, 2018

Via Certified Mail

South County Sewer Corp
Unite Water South County
PO Box 229
Harrington Park, NJ 07640

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 1-1-27) NY089 Tuxedo Park

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your property located at 1 Sylvan Way, Tuxedo, New York for the purpose of a wireless facility. Homeland Towers has identified these properties as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage in the area and along this road, the proposed facility will provide critical infrastructure for public safety in this area of Tuxedo.

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Sincerely,

Klaus Wimmer
203-297-6345
cell# 201-289-6750
kw@homelandtowers.us



March 29, 2018

Via Certified Mail

Faire Partners, LLC
4855 N Mesa, Ste 120
El Paso, TX 79912

Re: Homeland Towers Wireless Facility Proposal (Parcel ID# 1-1-52.26, 1-1-52.25, 1-1-37.2) NY089 Tuxedo Park

Dear Sir/Madam,

This proposal letter is being sent to your attention in hopes that you will be interested in leasing a small portion of your properties located at St. Highway 17A Tuxedo, New York for the purpose of a wireless facility. Homeland Towers has identified these properties as a potential wireless siting solution that will create an additional revenue stream for you. In addition to enhanced cellular coverage in the area and along this road, the proposed facility will provide critical infrastructure for public safety in these areas of Tuxedo.

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