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October 7, 2019

*Via E-Mail*

Nicholas M. Ward-Willis  
Eric Tiernan Kolle  
Keane & Beane P.C.  
445 Hamilton Avenue, Suite 1500  
White Plains, New York 10601

RE: ***Electric Blanket Cell Site***  
Building and Rooftop Lease Agreement (the "Agreement") between City of Beacon ("Lessor") and Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless ("VZW")  
423-425 Main Street, City of Beacon, County of Dutchess, State of New York (the "Property")

Dear Nick and Eric:

As discussed by phone, set forth below are substantive responses to Lessor's requests for additional information contained in your letter dated September 9, 2019. We have extracted your comments and have pasted them below in bold italicized font—VZW's responses are in regular type. Also, we have enclosed the revised LE (as hereafter defined), additional RF/site selection documents, and a long form environmental assessment form.

***1. Please confirm the tower and all antennas, depicted on the new site plan exhibit received August 30, 2019 (the "Site Plan") are at the lowest possible height;***

The proposed antenna centerline shown on the enclosed revised lease exhibit (the "LE") is the lowest possible height that VZW can occupy to meets its coverage and capacity needs. Given VZW's needs (and the City's needs) the proposed height of the tower cannot be decreased. Importantly, due to NEPA/SHPO constraints, the tower height also cannot be increased.

***2. Please confirm whether the tower and all antennas can be moved ten (10) feet closer to the rear of the building to minimize their appearance from Main Street;***

The tower and antennas cannot be moved closer to the rear of the building. VZW has fully engineered and studied the building at the proposed location. Shifting the tower further to the rear would require a taller tower height that cannot be accommodated due to radio frequency and NEPA/SHPO constraints.

***3. Please provide the colors of the pole and all antennas on the Site Plan;***

The LE has been updated to indicate that (i) the tower is a galvanized steel finish, (ii) the VZW antennas will be wrapped in 3M reflective tape (as required by SHPO), and (iii) the cabling will be black.

- 4. The replacement City antenna to be installed by VZW should be amended to read the "Proposed City Replacement Antenna" on the Site Plan;**

This change has been made and is reflected on the LE.

- 5. The Site Plan evidences three existing (3) antennas on the right side of the Proposed Replacement Guyed Tower between the Proposed Lessee (6) Dual Band RRHS and the Proposed Lessee Alpha, Beta and Gamma Sector Antennas. There is an arrow indicating that the middle of these three (3) existing antennas is to be removed by Lessee. Are the other two (2) existing antennas being removed by Lessee as well? If they are to remain, who uses them?;**

All existing antennas on the tower are being removed.

- 6. Please indicate the color, type of material and thickness of the jacketed cables, depicted in the Site Plan (Elevation LE-3) as running up the rear of the building;**

The cable routed up the side of the wall will be housed in a 4" PVC conduit. Stock color for this conduit is either white or light gray. The conduit can be painted to match the building wall if desired.

- 7. The Site Plan (Elevation LE-3) drawing with the cable routed up the Main Street side of the building must be revised to show the specific cable route configuration up the rear of the building (Elevation LE-2 appears to take the cables up the rear of the building adjacent to the rear chimney);**

See the enclosed LE.

- 8. A separate drawing should be prepared for the rear of the building so the City can relate the proposed cable location in relation to the window, building corner, downspout and chimney;**

The conduit will be installed where the chimney meets the wall and is not visible from Main Street.

- 9. Please provide scaled elevations for the fence enclosing the equipment installed in the parking lot including, but not limited to, color, heights, design type and any proposed landscaping. Any fencing cannot contain barbed wire and must be in harmony with the existing architecture. Further, chain link, plastic and/or vinyl fencing is not permitted in the HDLO district;**

These details will be provided on the construction drawings (to be submitted post-approval of the Lease for City review and comment). VZW will accommodate the request to use wood stockade fencing.

- 10. Please indicate whether the aforementioned enclosure can be smaller (less parking lot service area) than currently depicted;**

No, the current fenced area is the smallest VZW can utilize to accommodate its equipment (for both installation and future access to/around it).

**11. Please provide an RF Statement as to need and coverage maps, including a narrative on the site selection and coverage maps showing all existing approved sites (including small cell sites) evidencing coverage without the Electric Blanket Site and Coverage with the Electric Blanket Site. We assume this information already exists from VZW's internal review;**

Please see the enclosed RF Statement and site selection narrative.

**12. Confirm the feasibility of utilizing panel antennas mounted to the roof (with three (3) separate sectors) instead of the existing tower. If so, can an RF Screen be utilized as well?;**

This is not feasible. The rooftop is not tall enough to provide the required antenna centerline to overcome local clutter (hills, buildings, and trees).

**13. Concerning the Photo Simulations, please provide a brief narrative to the reader clarifying what they are viewing in each slide (P-1, S-1a, S-1b, etc.), and if a new simulation will not be provided, explain why it is not necessary and what are the differences in what is depicted and what will be built;**

There are labels on each photo that relate to the corresponding vantage point. VZW will be prepared to discuss the photosimulations with City Council at the October 15, 2019 work session.

**14. Please explain the purpose of the reflective tape evidenced in Elevation LE-3;**

The reflective tape is being provided to satisfy SHPO's request. It is intended to serve as a stealth measure from their perspective. VZW does not believe it is necessary under these circumstances but, of course, intends to comply with the SHPO request.

**15. Are the guy wires evidenced in Elevation LE-3 integral to the design configuration or can same be removed?;**

The guy wires are essential for the structural integrity of the proposed design configuration.

**16. Please clarify if the City Antenna needs to be located at the height shown or could it be lowered;**

The City Antenna has been located at the proposed elevation at the City's request.

**17. Please provide a plan detail of existing conditions at the site, for example, in the same scale as Elevation LE-3;**

The previously provided photosimulations contain photographs reflecting existing conditions.

**18. The clause in Paragraph 8 of the Lease, "LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto, during the Term" is problematic. Once the City approves the site and tower as designed, they do not want the height,**

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*bulk, color, etc. of the tower and surrounding site to increase and/or change throughout the Term; and*

This comment has been addressed through separate correspondence between your office and Dana Campbell, Esq. of my office.

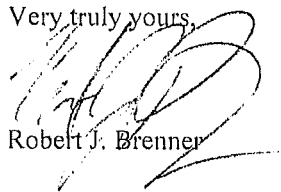
*19. Finally, when all site details are finalized, the City will need a Cumulative RF Emissions Report and a Structural Certification by a duly licensed P.E.*

VZW intends to comply with this request and will provide these materials prior to the issuance of a building permit for the project.

We look forward to appearing at the City Council work session on October 15, 2019.

Thank you.

Very truly yours,

  
Robert J. Brenner

RJB/

Enclosures

cc: Nathan Keenan  
Jackie Bartolotta  
Kathy Pomponio  
Dana K. Campbell, Esq.