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Received

OCT 13 2020

BEDFORD PLANNING BOARD

12/16/19

UPDATED: 10/13/20

(via e-mail)

(via e-mail)

Chairperson Deidre Courtney- Batson
Town of Bedford Planning Board
425 Cherry Street
Bedford Hills NY 10507

RE: New York SMSA Limited Partnership d/b/a Verizon Wireless (Verizon Wireless)
Proposed Installation of a New Wireless Telecommunications Facility
Planning Board Application
Premises: 91 Hickory Lane, Bedford, New York 10506
Bedford, NY – Verizon – 91 Hickory Lane NEW

Dear Ms. Courtney-Batson and Members of the Planning Board:

This report supplements our prior report dated October 16, 2019. We have reviewed the application materials submitted after October 16, 2019 for the above-listed proposed installation of a new wireless telecommunications facility and provide the following additional comments.

In our report dated October 16, 2019, we recommended that current drive test data be provided, as well as detailed proof of need to operate at -85 dBm, which is ten times stronger than industry accepted -95 dBm. We also recommended that the applicant submit propagation maps and drive test data as noted above. To confirm the accuracy of the data and maps provided, we also required the applicant to complete the attached Propagation Data Study Sheet and attest to the maximum power being utilized for the maps. In order to determine capacity needs, the applicant was required to specify which sectors of which sites need relief and to provide the appropriate key performance indicator. We also stated that if any sector of any adjoining sites will need relief in the next year, we would need year over year data to show growth. (See the attached "Proof of Need for Facility-Capacity Issue" document attached hereto.)

In the October 16, 2019 report, we also noted that the applicant's submitted RF Reports (C Squared Systems, LLC, dated 9/6/2018 and 5/7/19, signed by Martin J. Lavin, Senior RF Engineer), stated that C Squared has confirmed that Verizon Wireless' antenna centerline of 110' is the minimum height for its antennas. However, the C Squared Report further states that the figures contained in its report indicate the loss in coverage that occurs at the lower heights using the -105 dBm RSRP. Therefore, we also recommended, that the applicant provide propagation maps in all frequencies that Verizon is authorized to operate in this area and requested that the applicant revise its report to provide figures using -95 dBm and -85dBm.

In response, the applicant submitted supplemental material that include a Report from C Squared Systems, LLC, dated 11/15/19, signed by Martin J. Lavin, which includes signal propagation maps for the other Verizon operating frequencies listed above at signal strengths of -85 dBm and -95 dBm. Drive test data has also been submitted for all Verizon operating frequencies at signal strengths of -85 dBm, -95 dBm and -105 dBm.

Upon review of the materials submitted on 11/15/19, it appears that Verizon has service needs within the Town of Bedford. However, it also appears from the material submitted that there is a greater coverage deficiency further north of the proposed facility location, closer to the center of the Town, which indicates that an alternative location may be appropriate to determine if a single tower would be able to address the deficiencies in the vicinity of the proposed location and further north of the proposed location.

A site visit to the proposed location, as well as other possible alternatives, was attended by the applicant on 11/22/19. One location visited was Indian Hill Park, which is a large parcel of undeveloped Town owned property. The applicant has previously submitted material stating that this location is not a feasible alternative and the area is lower in elevation than the proposed site. However, Indian Hill Park is located in the area where there appears to be a greater need for Verizon service. Upon our review of Town map, there are areas within Indian Hill Park that may be able to address deficiencies in capacity and service, where access to site would be away from nearby homes and where a facility would be less visually obtrusive.

Therefore, we recommend the applicant reconsider whether a facility at the Indian Hill Park location is viable and request that the applicant submit propagation maps and complete the attached Propagation Study Data Sheet to confirm the minimum structure height necessary to remedy Verizon service needs at the Indian Hill Park location. Propagation maps for the minimum height necessary as well as ten (10) feet lower should be provided to confirm coverage. To the extent there are concerns about obtaining legislative authority to place a facility within the Indian Hill Park location, the Town would cooperate with Verizon to obtain such approval.

In our October 16, 2019 report, we also noted that pursuant to Section 125-85.2(H), “The application shall be accompanied by a map in geographical form and in AutoCAD or compatible drawing exchange file format, which shows the applicant’s existing and proposed area of coverage. Such map should locate all existing facility sites within the Town and within one mile of the Town in bordering communities.” As noted above, the propagation maps provided only depict the 750 MHz frequency. This material has been provided as noted above.

The applicant has submitted additional supplemental material received for review on September 9, 2020, identifying a new alternate location to the originally proposed location at 91 Hickory Lane. The new location is 68 Stone Hill Road (RT 137), Bedford, NY. This location is a four (4) acre parcel of undeveloped land. The applicant proposes to install a 150’ monopole camouflaged as a pine tree (“stealth tree”), with the equipment compound located at the base of the monopole within a fenced compound.

The new alternate location is within the area identified by Verizon where service is deficient. Proof of need for this area has been established by prior submissions of RF data and propagation maps submitted with this application. The alternative location with a proposed structure of 150’ would allow Verizon to achieve their service needs as well as accommodate colocation of up to three (3) additional wireless service providers at this location. However, the future service providers would be required to locate their antennas at lower heights on the pole (140’, 130’, 120). If other wireless service providers are expected to operate at lower heights than perhaps Verizon can too. Although it has been confirmed that there are service deficiencies in this area if a lower structure can provide reliable service, it would reduce the visual impact to the

surrounding area. The pole can also be constructed to be extendable if and when other service providers apply for colocation. We recommend the applicant confirm the minimum height necessary to provide reliable service by submitting propagation maps at the lower heights.

The applicant has submitted photo simulations that depict the proposed facility installed at this location. However, the simulations only show a roadside view of the base of the structure and equipment area as installed. In order to confirm that this facility will be designed and constructed to provide the least visually obtrusive impact to the surrounding area, we recommend the applicant provide additional photo simulations that show the entire facility, as well as the visual impact to any residences where the new facility will be visible.

Upon review of the additional materials we believe that there is still additional information required to make a final determination regarding the need for the minimum height of the proposed facility and whether it is the least intrusive means to remedy the deficiencies in service and capacity in the Town. As noted above, we have identified a possible alternative site location and recommend that the applicant consider a facility at the Indian Hill Park location and provide data to confirm its viability. Therefore, we recommend a conference call, including the individual(s) that will be submitting the material, with the applicant to discuss the additional data that must be provided for this application so that the next submittal can be complete. Please contact Evamarie Wilson at 516-477-8051 or Al Tagliaferri at 914-316-5039, to establish a date and time for the call. Upon review of the additional material submitted for the new alternative location at 68 Stone Hill Road, we find the applicant has provided most of the material required under Section 125-85.2 of the Zoning Code for the siting of a new wireless telecommunications facility at this location. However, we recommend that additional propagation maps and photo simulations as noted above be provided for review and approval prior to our recommendation for the issuance of a special permit and site plan approval.

Sincerely,

R.A. Comi (electronic signature)

Richard A. Comi

CMS

cc: Chris Burdick (via e-mail)

Eric Gordon, Esq. (via e-mail)

Jeffrey Osterman (via e-mail)

Al Tagliaferri (via e-mail)

Evamarie Wilson (via e-mail)