Draft Environmental Impact Statement
January 2017 **(Amended March 2017)**

Proposed Wireless Communications Facility

AT&T Site LI-061
100-106 Long Lane
Hamlet of East Hampton
Town of East Hampton
Suffolk County, New York

PREPARED FOR

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DRAFT ENVIRONMENTAL IMPACT STATEMENT

PROPOSED NEW CINGULAR WIRELESS PCS, LLC (AT&T) WIRELESS COMMUNICATIONS FACILITY
100-106 LONG LANE
HAMLET OF EAST HAMPTON, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK

PROJECT LOCATION: 7.7-acre parcel located 100-106 Long Lane, in the hamlet of East Hampton, Town of East Hampton, Suffolk County, New York (SCTM District 300 – Section 159 – Block 01 – Lot 10.1)

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DATE OF PREPARATION: January 2017 **(Amended March 2017)**

AVAILABILITY OF DOCUMENT: This document represents a Draft Environmental Impact Statement (DEIS) prepared in accordance with the Final Scope promulgated by the Town of East Hampton Planning Board (the lead agency) in accordance with 6 NYCRR § 617.8. Copies are available for public review and comment at the offices of the lead agency.

This DEIS is also available electronically at http://www.ehamptonny.gov/

DATE OF ACCEPTANCE
BY LEAD AGENCY: _____

DATE BY WHICH COMMENTS
MUST BE SUBMITTED: _____

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Executive Summary

This document is a Draft Environmental Impact Statement (DEIS) prepared in accordance with the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617 for the action contemplated herein, and in accordance with the Final Scope promulgated by the Town of East Hampton Planning Board pursuant to 6 NYCRR § 617.8. This DEIS has been prepared to evaluate the application of AT&T Wireless (the Applicant) that includes the installation of nine antennas upon an existing 120±-foot-tall lattice tower with an existing wind turbine thereon, as well as the installation of associated ground-based communications equipment and planting of landscape vegetation (the proposed action) on a 7.7±-acre parcel situated at 100-106 Long Lane, on the north side of Long Lane in the hamlet of East Hampton, Town of East Hampton (the "subject property"), which is designated on the Suffolk County Tax Map as District 0300 – Section 159 – Block 1 – Lot 10.1.

In accordance with the Final Scope, the DEIS evaluates the following impact issues:

- Land Use, Zoning and Community Character
- Aesthetic Resources

This Executive Summary is designed solely to provide an overview of the proposed action, a brief summary of the potential adverse impacts identified in the DEIS, proposed mitigation measures, and possible alternatives to the proposed action. Review of the Executive Summary is not a substitute for the full evaluation of the proposed action in Sections 2.0 through 10.0 of this DEIS.

Project Location, Design and Layout

The proposed action consists of a site plan/special permit application to allow the installation of a wireless communications facility[1] on a 7.7±-acre parcel containing existing agricultural operations, located at 100-106 Long Lane, within the Hamlet of East Hampton, Town of East Hampton, Suffolk County, New York (Suffolk County Tax Map District 300 – Section 159 – Block 01 – Lot 10.1). The subject property is located within the A5 Residence Zoning District and the Town of East Hampton's Agricultural Overlay District.

Specifically, AT&T (the Applicant) is proposing to install nine (9) panel antennas and associated appurtenances upon an existing 120±-foot above-grade level (agl) lattice tower with an existing wind turbine (the "lattice tower"). The wind turbine blades reach a top height of approximately 136-feet agl. The proposed antennas would be flush-mounted upon the lattice tower in three tiers and three sectors (three antennas per tier and sector). Within each sector, one antenna would be mounted at each of the following centerline heights: 75± feet agl, 85± feet agl, and 95± feet agl. The antennas would be painted to match the color of either the tower or the wind turbine structure (color choice would be left to the Town's discretion). Additionally, nine (9) triplexers and nine (9) diplexers would be installed behind the antennas (one triplexer and one diplexer behind each antenna). Twenty-four (24) remote radio head units and four (4) DC6 surge arrestors would be mounted to a frame at ground level beneath the tower.

In addition, a 702±-square-foot (sf) (39-foot-long by 18-foot-wide by 12.5-foot-tall) ground-based fenced equipment compound would be installed immediately adjacent to the lattice tower (to the west-southwest). This equipment compound would accommodate a 240±-sf (12-foot by 20-foot) equipment shelter with a 96±-sf generator patio, two HVAC units, a 50 kilowatt (kw) natural gas emergency back-up generator, a roof-mounted (shelter roof) GPS antenna, and associated ancillary equipment. The equipment compound would also include an overhead cable bridge which routes the cables from the lattice tower to the equipment shelter. Ten-foot-tall red cedars (evergreen vegetation) would be planted around three sides of the equipment compound to screen the ground-based equipment from view. Finally, it is anticipated that utility conduits would be routed underground from the proposed equipment area to Long Lane for connection with existing utilities (electric/telecommunications/natural gas).

[1] Note that in this DEIS, wireless communications facilities may also be referred to as personal wireless service facilities, wireless service facilities and/or telecommunications facilities.

Existing Site Conditions

In addition to the existing lattice tower, the subject property is developed with the Iacono Farm, a family-operated poultry farm. A number of one-story outbuildings that support farming operations (e.g., chicken and duck coops, equipment storage buildings) are located on the southern and central portions of the property. There are also a number of outdoor grassy enclosures for the livestock, adjacent to the outbuildings, as well as associated landscaping and internal dirt roads. The existing lattice tower is situated on the central portion of the 7.7-acre subject property, set back approximately 588 feet east of Long Lane. The lattice tower's wind turbine currently supplies power to outbuildings (i.e., water pumps, lighting for chicken coops, etc.). Approximately 4.88 acres of the subject property is utilized for active cultivation. Presently, there are two access driveways to the subject property from Long Lane. The western access driveway provides direct access to the lattice tower, which is situated in a lawn area, outside any actively farmed crop areas.

Site Data

The proposed action would only occupy 0.016±-acre (approximately 0.2% of the 7.7±-acre property), and would not change in the overall use of the site (i.e., agricultural use with a single-family residence).

The proposed antennas would be installed upon the existing lattice tower. Minimal clearing of existing lawn area would be required to accommodate the equipment compound (i.e., a 0.016±-acre area: 0.008±-acre to be unvegetated/gravel and 0.008±-acre to be paved). Overall, the proposed action would increase on-site impervious area by approximately 0.1%; and, as such, there would not be a significant increase in associated stormwater runoff. The proposed wireless communications facility would be unmanned, remotely monitored and visited once monthly by a technician to inspect the equipment; thus, no potable water or sanitary services are required. Should the facility be rendered unnecessary in the future, the antennas and associated equipment would be removed from the subject property.

Project Purpose, Need and Benefits

AT&T is a public utility for zoning purposes under the laws of the State of New York and is licensed by the Federal Communications Commission (FCC) to serve the public within Suffolk County, New York, and throughout the United States. Per its licensing under the FCC, AT&T is required to ensure that its provision of service is reliable (47 CFR 22.901 [2014]).

In accordance with their licensing agreements, wireless communications providers have a responsibility to provide safe, reliable and adequate levels of service to the public. In addition to the social and business applications of wireless communications, wireless communications have played a significant role in public safety. The FCC recognizes the increasing role that wireless communications play in providing the public with immediate access to public safety services, in meeting

homeland security needs and in serving as a backup to existing public safety communications systems.

If approved, the proposed wireless communications facility would provide dependable wireless communications service to an area that is currently lacking such service. Implementation of the proposed action would help to ensure that reliable coverage is provided in this area of the hamlet of East Hampton, which includes agricultural, residential and institutional uses. The proposed facility would provide interconnecting coverage with neighboring wireless communications facilities within the AT&T network.

Existing Service Deficiency Gaps and Infrastructure in the Town of East Hampton

There is presently a service gap in AT&T's wireless network coverage in the vicinity of the proposed wireless communications facility location. A service gap exists if the user of an AT&T mobile telephone cannot reliably transmit, receive or maintain a voice or data connection. The service gap in coverage that now exists in the vicinity of the subject property prevents AT&T from providing reliable service in the area, and can have serious consequences during times of emergency or disaster.

Upon identifying a service deficiency gap in a particular area, AT&T performs a signal propagation study to determine the necessary location of a facility to eliminate the gap. Based on such a study, AT&T determined that an antenna facility at or near the subject property would be able to resolve an identified service deficiency gap, providing up to 2.4 square mile (sq. mi.) of in-building coverage, thereby allowing AT&T to provide reliable service in this area.

The proposed facility's height and location were strategically determined by AT&T's RF Engineers in order to optimize the reliability of coverage to AT&T customers, based on some or all of the following factors: availability and/or configuration of existing structures, willingness of property owners to enter into leases, drive test data, topography in the surrounding area, land cover features in the area such as buildings and foliage, and the results of computer propagation analysis to predict the anticipated signal propagation at a given height and location. Additionally, this site would work in concert with surrounding AT&T sites to fill an existing service deficiency gap and create a more reliable network.

Objectives and Benefits for the Project Sponsor

The proposed wireless communications facility at the location specified would enable AT&T to provide reliable service to its customers. This would benefit the surrounding community and Town of East Hampton as a whole, as well as residents and visitors by providing reliable facilitating emergency communications, and non-emergency and data transfer communications.

Probable Impacts of the Proposed Action

Land Use and Community Character

Subsequent to implementation of the proposed action, the primary use at the subject property would remain agricultural. The proposed wireless communications facility would be contained entirely upon, and immediately adjacent to, the existing lattice tower and would not interfere with the existing on-site turbine or farming operations. The proposed ground-based equipment compound would be situated entirely on 0.016±-acre of previously-disturbed manicured lawn area, and would not encroach into an active agricultural use area. Set back approximately 577 feet from the roadway, the proposed facility would be a *de minimis* addition to the agricultural property and would not affect uses on or off-site.

The proposed action is compatible with surrounding agricultural and residential uses inasmuch as increased wireless services would help with both personal and business communications/data needs, and would improve the E911 system. Furthermore, the proposed action would be entirely contained on the subject property and would not encroach onto properties in the surrounding area.

Following the installation of the proposed facility, the community character would remain that of farmland typical to eastern Long Island. Overall, it is anticipated that implementation of the proposed action would have no significant adverse impacts to the land use or community character at the subject property and in the surrounding area.

Zoning

The subject property is situated within the A5 Zoning District and the Town of East Hampton's Agricultural Overlay District. The proposed action would not alter the zoning of the subject property or the surrounding area.

The proposed facility is permitted in the A5 zoning district, subject to the issuance of a Special Use Permit by the Town of East Hampton Planning Board, as governed by the Town Code's general standards for special use permits (§255-5-40), as well as location standards (§255-2-90), specific standards and safeguards for personal wireless service facilities (§255-5-50), and the regulations of the Agricultural Overlay District (§255-3-35). As described in detail in the DEIS, the proposed action is compliant with these standards to the extent practicable.

Comprehensive Planning Documents

The proposed action is generally in compliance with the applicable planning documents pertaining to the subject property, and specifically those identified below:

Town of East Hampton Comprehensive Plan (May 6, 2005)

- The proposed action would not alter the rural character of the area, as the subject property would remain agricultural in use, with minimal alterations to the appearance of the wind turbine support structure, due to the flush-mounted installation of antennas on the lattice tower.
- The proposed action would not have an adverse impact on the environment in that it does not involve any discharge of sanitary wastes to groundwater, does not involve a property containing or located immediately proximate to wetlands or dunes, would not disturb natural areas, would not impact biodiversity or ecosystems, would blend with the existing wind turbine support structure to the maximum extent practicable, is of such a small scale it would not adversely impact scenic resources, involves minimal outdoor lighting which would not impact the night skies, would not produce significant air emissions or routine noise in excess of existing ambient conditions, and would result in only a minor increase in energy consumption which would have no significant impact on the energy grid.
- The proposed action would serve the existing demand for reliable telecommunications in the service area, which would not result in increased development, would occur at a location which does not contain and is not located in close proximity to natural features, has been confirmed by the State Historic Preservation Office as not being located within one-half mile of any historic resources, and would have very limited visibility to the surrounding area; and, therefore, would not entail any significant adverse impacts to cultural resources.
- Implementation of the proposed action would serve the needs of the year-round population (both commercial and residential) by providing more reliable cellular/data transfer service, as well as improved E911 capabilities, within the proposed coverage area, with minimal environmental impact.
- The proposed action is designed to be visually compatible with the existing conditions of the subject property, does not involve the removal of cultural resources, would allow the subject property to continue as an agricultural use, would cause no loss in actively farmed land, and has been determined by the State Historic Preservation Office to not involve adverse impacts to historic and archaeological resources.
- The proposed action conforms to two specific "Recommendations to Meet the Goals":
  - 75. Emergency Services Communications – The proposed action would maintain and upgrade emergency services communications, providing

adequate redundancy and coverage, consistent with the EH Town Wireless Master Plan; and

  - 77. Infrastructure Development – The proposed action encourages the design, installation and maintenance of fiber optics, internet, cable TV, wireless communications facilities, telephone, public water, electric and gas lines to be conducted in an environmentally and aesthetically compatible manner, and continues to follow and implement the Wireless Master Plan.

- The proposed action would resolve an existing service deficiency gap, thereby not only improving cellular/data service, but also enhancing E911 capabilities in the existing service deficiency area; and the proposed action is consistent, to the maximum extent practicable, with the Town Code's siting and design standards for wireless communications facilities.

Plan for East Hampton

- Under the proposed action, the subject property would remain an agricultural use as a poultry farm, as the proposed facility would be installed outside the area that is used for active farming operations on-site.
- The proposed action would not have an adverse impact upon the *East Hampton Scenic Area of Statewide Significance*.
- The proposed action would not affect the A5 Residence zoning of the subject property, would continue to ensure the preservation of prime farmland and important scenic views associated with the subject property, and would not have a significant adverse visual impact on the subject property or the surrounding area.

Wireless Service Facilities Component

- The proposed action would comply with the recommendations of the *Town of East Hampton Final Wireless Master Plan* to the extent practicable.

Open Space Preservation Component

- The proposed action would not adversely impact the goals of the *Town of East Hampton Community Preservation Project Plan*.

Town of East Hampton Community Preservation Project Plan (July 7, 2011)

- Implementation of the proposed action would not preclude possible future action by the Town to implement this plan's recommendation for acquisition of the subject property under the Community Protection Fund; and the proposed action would not have an adverse impact upon either the agricultural operations on-site or the scenic views of the surrounding area.

Aesthetic Resources

Upon completion of the proposed wireless communications facility, views at the subject property would be largely similar to existing views; the only visual difference

would be the view of the lattice tower structure (which would include antennas upon project completion) and the view immediately east of the base of the lattice tower (which would include the ground-based equipment compound upon project completion). The ground-based equipment would be screened by 10-foot cedar plantings. The photographic simulations show that there would be very little visual alteration of the subject property, which would continue to have an agricultural aesthetic, upon completion of the proposed action.

The photographic simulations, conducted for leaf-off conditions, demonstrate that the proposed antennas would have limited off-site visibility due to the facility design, particularly the relatively small size of the antennas. It is anticipated that during months when seasonal vegetation is in either partial or full bloom, visibility of the proposed facility would diminish rapidly with increasing distance from the site in all directions due to intervening vegetation, existing structures and surrounding topography. The proposed facility includes flush-mounted antennas, painted to match the color of either the tower or the wind turbine structure (color choice would be left to the Town's discretion), which would mitigate potential visual impacts.

The analyses in the DEIS show that there would be no significant adverse impacts to the visual character of the subject property and the surrounding area, as the proposed antennas would be barely perceptible from beyond the site boundaries.

Mitigation Measures

In an effort to minimize potential adverse impacts resulting from the proposed action, mitigation measures have been identified and are set forth below.

Land Use and Zoning

- The proposed location of the wireless communications facility upon an existing lattice tower is optimal in that it would utilize existing infrastructure while simultaneously precluding the need to construct a new, tall structure (e.g., monopole, lattice tower, etc.), helping to mitigate potential visual impacts.
- In an effort to prevent potential adverse impacts to the existing agricultural property operations, the proposed antennas would be installed upon an existing structure and the ground-based equipment would be installed within a lawn area that is not utilized for active farming operations.
- The proposed facility and its associated operation would be confined to the subject property and there would be no adverse impact to the development and/or operation of nearby agricultural properties.
- The proposed facility would be installed in accordance with all applicable building regulations and would be able to withstand severe weather events, further reducing potential impacts to the subject property and/or surrounding properties.
- To the extent practicable, the proposed action complies with all relevant zoning criteria. As such, there are no significant adverse impacts to zoning identified and no mitigation is required.

- the Applicant has incorporated a number of mitigation measures into the design of the facility such that potential visual impacts would be minimized, which is consistent with the spirit of the Town's design and location standards for telecommunications facilities.

Aesthetic Resources

- Impact to aesthetics would be minimized through project design and through supplemental plantings around the ground-based equipment.
- The proposed antennas would be flush-mounted to the existing lattice tower and would be painted to match either the tower or the wind turbine (at the discretion of the Town).
- The proposed installation mitigates potential visual impacts by avoiding the need to construct a new structure to support antennas, by reducing the profile of the antennas on the lattice tower structure and by facilitating the blending of the antennas with the overall architecture of the existing structure to the maximum extent practicable.
- The design of the proposed equipment shelter also has been modified to be in keeping with the surrounding outbuildings on the subject property, ensuring that the new structure is in character with surrounding existing structures. The proposed planting of 10-foot-tall red cedars around the equipment compound would further screen the ground-based equipment.

Unavoidable Adverse Effects

Short Term Impacts

The proposed action would entail a number of temporary construction-related impacts that cannot be completely mitigated, which would cease upon completion of the construction phase of the project, as follows:

- The project site would be minimally disturbed by excavation activities during construction of the ground-based equipment.
- Despite the use of strategically-placed erosion control devices, minor occurrences of erosion potentially may result from site development activities during the short period of ground disturbance.
- During construction, there is the potential for minor releases of air contaminants from construction equipment and vehicles and in fugitive dust.
- There may be a temporary impact to roadways due to the movement of construction vehicles associated with site development activities.

Given their short duration, these would not pose a long-term significant adverse impact.

Long Term Impacts

Certain potential long-term impacts associated with project implementation have been identified. Mitigation measures have been proposed to reduce or eliminate these long-term adverse impacts to a large degree. Long-term impacts which cannot be fully mitigated include:

- The proposed antennas would be visible from portions of the immediate surrounding area. However, the analyses presented indicate that this impact would be minimal, based on the facility design.
- There would be a minimal increased demand on energy resources from PSEG Long Island and National Grid.

Alternatives and Their Impacts

Pursuant to the Final Scope, the DEIS examines the following alternatives:

- SEQRA-mandated, No Action alternative (no wireless communications facility would be constructed)
- 12-Antenna, Exterior-Mounted Alternative Design
- Complete Concealment of Facility
  - Within Lattice Tower as Currently Designed
  - Concealment with Facility Re-design
  - Concealment within New Wind Turbine Structure
- Alternative (Opportunity) Sites

No Action

The No Action alternative would not permit the installation of a wireless communications facility at the proposed location. Thus, there would be no antennas visible on the existing lattice tower from the immediate surrounding area, nor would ground-based equipment be visible from on-site or the edges of the bordering properties. In addition, there would be no disturbance of the area associated with the ground-based equipment.

There would be no change in the land use, zoning or community character, as no antenna or equipment placement would occur at the subject property.

Without the proposed facility, the service deficiency being experienced by AT&T in this area would not be remedied, resulting in the continued inability to reliably make and receive wireless calls, including E911, and to transmit and receive data. As the need for the facility would not be satisfied, implementation of the No Action alternative is not viewed as a feasible option by the project sponsor.

12-Antenna, Exterior Mounted Alternative Design

As required by the Final Scope an alternative design was included in the DEIS, with 12 panel antennas, six remote radio head units and associated cabling at 95± feet agl on the subject lattice tower. The antennas would be externally mounted on the lattice tower in three sectors with four antennas per sector. Associated ground-based equipment would be located proximate to the base of the lattice tower, within an equipment shelter, behind a chain link fence with privacy slats. This design was found to be unacceptable by the Town.

In response to the request for revision of the original design, the Applicant developed an alternate design consisting of 12 antennas and six remote radio head units to be installed in two tiers (six antennas per tier) with two antennas in each sector, mounted at 85± feet agl and 95± feet agl. The design was also modified at that time to include a gabled roof on the equipment shelter, chain link fence without privacy slats, and plantings around the fenced equipment area.

With regard to the ground-based equipment, there would not be a significant visual impact to the surrounding area with any of the proposed design iterations, as the visibility of this equipment is primarily limited to the subject property. Both of the 12-antenna designs would be more visually prominent than the current flush-mounted design, as the antennas would protrude farther from the lattice tower, reducing the degree to which the antennas would blend with the tower's overall architecture. As such, the current proposal for a 9-antenna design would be less visually obtrusive as compared to the either of the 12-antenna alternatives. From a land use and zoning perspective, as well as potential comprehensive plan impacts, the 12-antenna design would have similar (or perhaps greater) impacts to the proposed action.

Complete Concealment of Facility

Pursuant to the request by the Town Board, the Applicant has explored alternative scenarios for the concealment of the proposed wireless communications facility, as discussed as follows:

- Within Lattice Tower

  Engineering analysis shows that this would not be a feasible option, because the existing structure itself would interfere with the operation of the antennas, as the steel lattice would not permit the propagation of the signal outward to the surrounding area.

- Concealment of Facility Re-Design

  This alternative is not feasible because concealment screening would be significantly more visually obtrusive than the proposed flush-mounted antennas and would result in significantly more structural loading stress on the existing tower structure, especially due to wind forces, as compared to the proposed flush-mounted design.

- New Wind Turbine Structure

  A new freestanding, operational wind turbine made of RF-transparent material, within which the antennas would be concealed, would not be structurally feasible.

Alternative (Opportunity) Sites

Per the Town Board's request, potential Opportunity Sites within the AT&T coverage area for the proposed facility have been reviewed, pursuant to §255-2-90.A.(1)-(5) of the Town Code, which includes the following:

- Public rights-of-way utility poles, including telephone poles, utility-distribution poles, streetlights and traffic signal stanchions.
- Religious institutions.
- Rooftops.
- Tree masses.
- Town-owned properties (except designated open space), depending upon siting and design standards.

Based on an examination of aerial photographs and visits to the area surrounding the subject property, as well as incorporation of information from the RF engineer, AT&T and Smartlink, no opportunity sites were identified as being available and appropriate for the installation of a wireless communications facility.

2

Description of the Proposed Action

2.1 Project Location, Design and Layout

The proposed action consists of a site plan/special permit application to allow the installation of a wireless communications facility[2] on a 7.7±-acre parcel with associated agricultural operations thereon, located at 100-106 Long Lane, within the Hamlet of East Hampton, Town of East Hampton, Suffolk County, New York (Suffolk County Tax Map District 300 – Section 159 – Block 01 – Lot 10.1) (see Figure 1). Lots 8, 9, 10.2 and 11 are parcels associated with the Iacono Farm property (parcels now or formerly owned by Mr. Anthony Iacono); however, these are not part of the subject property as defined herein (see Figure 2). The subject property is located within the A5 Residence Zoning District and the Town of East Hampton's Agricultural Overlay District.

Specifically, AT&T (the Applicant) is proposing to install nine (9) panel antennas and associated appurtenances upon an existing 120±-foot above-grade level (agl) lattice tower with an existing wind turbine (hereinafter referred to as the "lattice tower"). The wind turbine blades reach a top height of approximately 136-feet agl. As illustrated in greater detail in Appendix B, the proposed antennas would be flush-mounted upon the lattice tower in three tiers and three sectors (three antennas per tier and sector). Within each sector, one antenna would be mounted at each of the following centerline heights: 75± feet agl, 85± feet agl, and 95± feet agl. The

[2] Note that in this DEIS, wireless communications facilities may also be referred to as personal wireless service facilities, wireless service facilities and/or telecommunications facilities.

antennas would be painted to match the color of either the tower or the wind turbine structure (color choice would be left to the Town's discretion). Additionally, nine (9) triplexers and nine (9) diplexers would be installed behind the antennas (one triplexer and one diplexer behind each antenna). Twenty-four (24) remote radio head units and four (4) DC6 surge arrestors would be mounted to a frame at ground level beneath the tower.

In addition, a 702±-square-foot (sf) (39-foot-long by 18-foot-wide by 12.5-foot-tall) ground-based fenced equipment compound would be installed immediately adjacent to the lattice tower (to the west-southwest). This equipment compound would accommodate a 240±-sf (12-foot by 20-foot) equipment shelter with a 96±-sf generator patio, two HVAC units, a 50 kilowatt (kw) natural gas emergency back-up generator, a roof-mounted (shelter roof) GPS antenna, and associated ancillary equipment. The equipment compound would also include an overhead cable bridge to allow associated cables to be routed from the lattice tower to the ground-based support equipment. Specifically, cables would be routed from the antennas, down along the western tower leg, through the overhead cable bridge and to the ancillary equipment within the compound. It is proposed that ten-foot-tall red cedars (evergreen vegetation) would be planted around three sides of the equipment compound to screen the ground-based equipment from view. Finally, it is anticipated that utility conduits would be routed underground from the proposed equipment area to Long Lane for connection with existing utilities (electric/telecommunications/natural gas).

Figure 1 - Site Location

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N
W E
S

1 inch = 500 feet

Feet
0 380 760

Legend

Subject Property

Source: (1) 2013 Aerial: 2013 NYS Digital Ortho-Imagery, NYSITS, 2013. (2) Streets: NYSITS, 2014

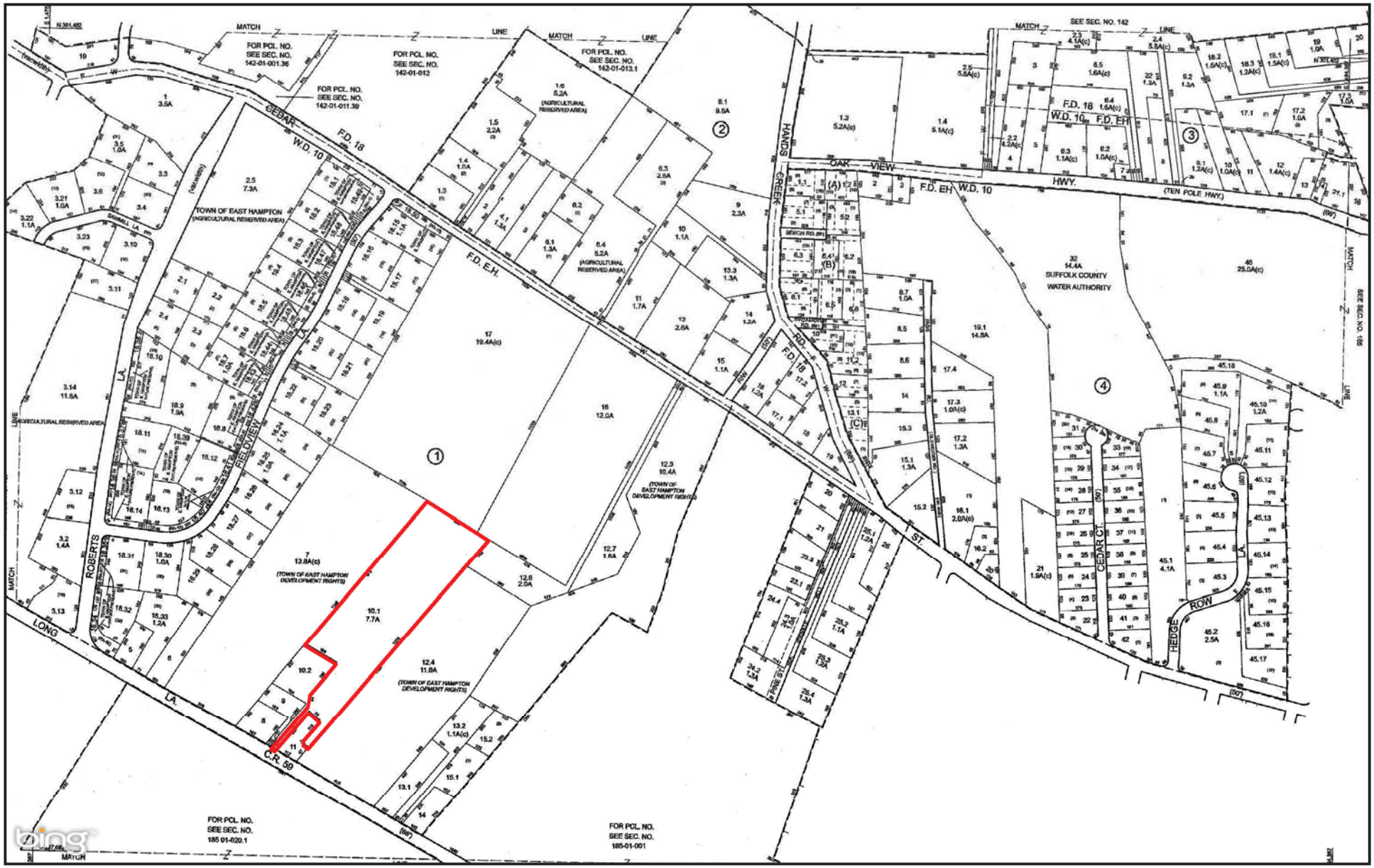


Figure 2 - Tax Map Excerpt

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29894.00

N
W E
S

1 inch = 833 feet

Feet
0 630 1,260

Legend

Subject Property

Source: Suffolk County Real Property
2013 Town of East Hampton Tax Map Album,
District 0300, Section, 159.00

2.2 Existing Site Conditions

In addition to the existing lattice tower, the subject property is developed with the Iacono Farm, a family-operated poultry farm that raises and sells chickens, ducks and eggs. The subject property is improved with a number of one-story outbuildings that support farming operations (e.g., chicken and duck coops, equipment storage buildings), which are located on the southern and central portions of the property. There are also a number of outdoor grassy enclosures for the livestock, adjacent to the outbuildings, as well as associated landscaping and internal dirt roads. The existing lattice tower is situated on the central portion of the 7.7-acre subject property at latitude/longitude 40° 58′ 20.901″ N/72° 12′ 18.996″ W, north-northwest of the existing buildings on site and is set back approximately 588 feet east of Long Lane. The lattice tower's wind turbine currently supplies power to outbuildings on the subject property (i.e., water pumps, lighting for chicken coops, etc.). The remaining area of the subject property, approximately 4.88 acres, is utilized for active cultivation. Presently, there are two access driveways to the subject property from Long Lane. The western access driveway provides direct access to the lattice tower, which is situated in a lawn area, outside any actively farmed crop areas

2.3 Site Data

There would be no change in the overall use of the subject property (i.e., agricultural use with a single-family residence) associated with the proposed action, as the proposed project would only occupy 0.016±-acre (approximately 0.2%) of the 7.7±-acre property. As the proposed antennas would be installed upon the existing lattice tower and as there would be minimal clearing of existing lawn area to accommodate the equipment compound (i.e., a 0.016±-acre area: 0.008±-acre to be unvegetated/gravel and 0.008±-acre to be paved), overall lot coverages would not be significantly altered. The proposed action would result in an increase in on-site impervious area by approximately 0.1% and, as such, there would not be a significant increase in associated stormwater runoff. The proposed wireless communications facility would be unmanned, as it would be monitored remotely and visited once monthly by a technician to inspect the equipment; and, thus, no potable water or sanitary services are required. Should the facility be rendered unnecessary in the future, the antennas and associated equipment would be removed from the subject property.

2.4 Project Purpose, Need and Benefits

AT&T is a public utility for zoning purposes under the laws of the State of New York and is licensed by the Federal Communications Commission (FCC) to serve the public within Suffolk County, New York, and throughout the United States. Per its

licensing under the FCC, AT&T is required to ensure that its provision of service is reliable (47 CFR 22.901 [2014]).

In accordance with their licensing agreements, wireless communications providers have a responsibility to provide safe, reliable and adequate levels of service to the public. In addition to the social and business applications of wireless communications, wireless communications have played a significant role in public safety. The FCC recognizes the increasing role that wireless communications play in providing the public with immediate access to public safety services, in meeting homeland security needs and in serving as a backup to existing public safety communications systems. This recognition is evident in the promulgation of regulations regarding Enhanced 911 (E911) services.[3] The FCC requires wireless communications service to include 911 and E911 capability, where a Public Safety Answering Point (PSAP) requests it. Once it is implemented fully, wireless E911 will provide an accurate location for 911 calls from wireless phones.

According to the applicant's Radio Frequency (RF) engineer, Neil Arceo, a cellular network utilizes very high frequency, low power, short range communications between a wireless facility (also known as a "cell site") and a mobile phone ("phone"). The phone and cell site communicate with each other utilizing radio frequencies. The cell site transmits its information to the phone via what is known as the downlink. Conversely, the phone's transmission to the cell site is known as the uplink. In order for a mobile phone call to occur, there must simultaneously be both uplink and downlink paths between the phone and cell site. Over these paths, voice information along with background data required for network administration is carried.

The cell site is linked to a central switching location via high capacity phone lines (Ethernet) where the call is interconnected with other public wire line and non-wire line networks worldwide.

Although there have been significant advancements in wireless technology, the propagation of radio frequency signals is subject to the ever-constant laws of physics. To date, there have been no advancements in technology that have eliminated these constraints on network design, to the frustration of wireless communications providers and local zoning authorities alike. Wireless carriers, despite their desire to bring their services to market quickly, must constantly overcome technical obstacles.

As the radio signal follows its path between the phone and the cell site and vice versa, its strength is diminished by distance, clutter and fading. Clutter includes the vegetation, buildings, terrain and other natural and manmade objects in the environment that impact radio signals. Everything in the path of this signal serves to diminish its strength, eventually reducing it to the point where the information is lost.

[3] https://www.fcc.gov/general/9-1-1-and-e9-1-1-services

As individuals travel with their cell phones, they transition from the coverage area of one cell site into the coverage area of another. Transparent to the user, the network, through complex streams of background data, steers the phone from site to site. In areas where the paths cannot be maintained, the quality of the communications degrades and/or is lost altogether.

The point at which a cell phone transitions from one cell site to another is known as the handover.[4] The handover occurs when the cell phone moves from an area exclusively served by a single cell site to an area where there is joint coverage between two cell sites. It is in this area that a handover is negotiated between the two sites. For the handover to be transparent to the user, there must be ample overlap so that the handover can be negotiated. Insufficient overlap results in dropped calls.

The path loss is a function of the frequency range assigned to the carrier by the FCC (higher frequencies degrade faster), the gain of the antennas at both ends of the path, the fixed maximum power output of both transmitters, limited receiver gain, transmission cable losses and the clutter profile existing between the two antennas. Based upon the aforementioned factors, each site has a unique footprint.

If approved, the proposed wireless communications facility would provide reliable wireless communications service to an area that is currently lacking such service. Implementation of the proposed action would help to ensure that reliable coverage is provided in this area of the hamlet of East Hampton, which includes agricultural, residential and institutional uses. The proposed facility would provide interconnecting coverage with neighboring wireless communications facilities within the AT&T network.

2.5 Existing Service Deficiency Gaps and Infrastructure in the Town of East Hampton

As indicated in the Affidavit of the RF engineer, Neil Arceo (contained in Appendix C), there is presently a service gap in AT&T's wireless network coverage in the vicinity of the proposed wireless communications facility location. A service gap exists if the user of an AT&T mobile telephone cannot reliably transmit, receive or maintain a voice or data connection. The service gap in coverage that now exists in the vicinity of the subject property prevents AT&T from providing reliable service in the area, and can have serious consequences during times of emergency or disaster.

In order to understand why the proposed facility is needed, it is necessary to understand how AT&T's system works from an engineering standpoint. AT&T's wireless telecommunications system is designed so that low-powered base stations are strategically located at determined distances apart and at predetermined heights. Due to such factors as hills, valleys, trees, buildings, and other physical obstructions (i.e., clutter) and due to the nature of radio waves, each coverage area

[4] Handover is used in TDMA, iDEN and GSM systems, and Handoff is used to describe the transition in a CDMA system.

or "cell" is irregularly shaped. With sufficient signal strength from each base station, the AT&T user can reliably transmit, receive or maintain voice or data connections. The sites are ordinarily engineered to cover a limited area so that an antenna facility will cover only the area surrounding it but will not interfere with other sites in the system.

In order to evaluate a service deficiency gap in a particular area, AT&T performs signal propagation studies to determine the necessary location of a facility that can properly eliminate existing gaps in service. Based on its studies, AT&T determined that an antenna facility at or near the subject property would be able to resolve an existing service deficiency gap, providing up to 2.4 square mile (sq. mi.) of in-building coverage. Thus, the installation of the proposed facility would allow AT&T to provide reliable service in the vicinity of the subject property.

Wireless facilities are engineered to cover a limited area so the facility would not interfere with other sites in the network. Therefore, the proposed facility's height and location was strategically determined in order to provide reliable coverage to AT&T customers. Pursuant to information in Mr. Arceo's affidavit (see Appendix C), the proposed antennas must be affixed as high as depicted on the proposed project plans, in order to ensure that reliable service can be afforded to AT&T users in the vicinity of the proposed wireless communications facility, as a drop in antenna height significantly decreases potential coverage. The location and height of the antennas is determined by some or all of the following factors: availability and/or configuration of existing structures, willingness of property owners to enter into leases, drive test data, topography in the surrounding area, land cover features in the area such as buildings and foliage, and the results provided by computer propagation software that enables RF engineers to predict the anticipated signal propagation at a given height and location.

In order to illustrate the existing service deficiency gap, the anticipated coverage of the proposed site and its relationship with existing AT&T on-air sites, AT&T's RF engineer prepared maps, which are provided as Figure 3 through Figure 11. If the proposed facility is installed, there would be a provision of approximately 2.4 sq. mi. of indoor coverage and 3.89 sq. mi. of in-car coverage at 850 MHz; and 0.28 sq. mi. of indoor coverage and 0.65 sq. mi. of in-car coverage for 1900 MHz and 1.14 sq. mi. of indoor coverage and 2.88 sq. mi. in-car coverage at 700 MHz. In general, this site would work in concert with surrounding AT&T sites to fill an existing service deficiency gap and create a more reliable network.

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

850MHz Coverage of AT&T Neighbor Sites Only
(Current xx58 Site at Cablevision Tower with Ant Ht=278ft)

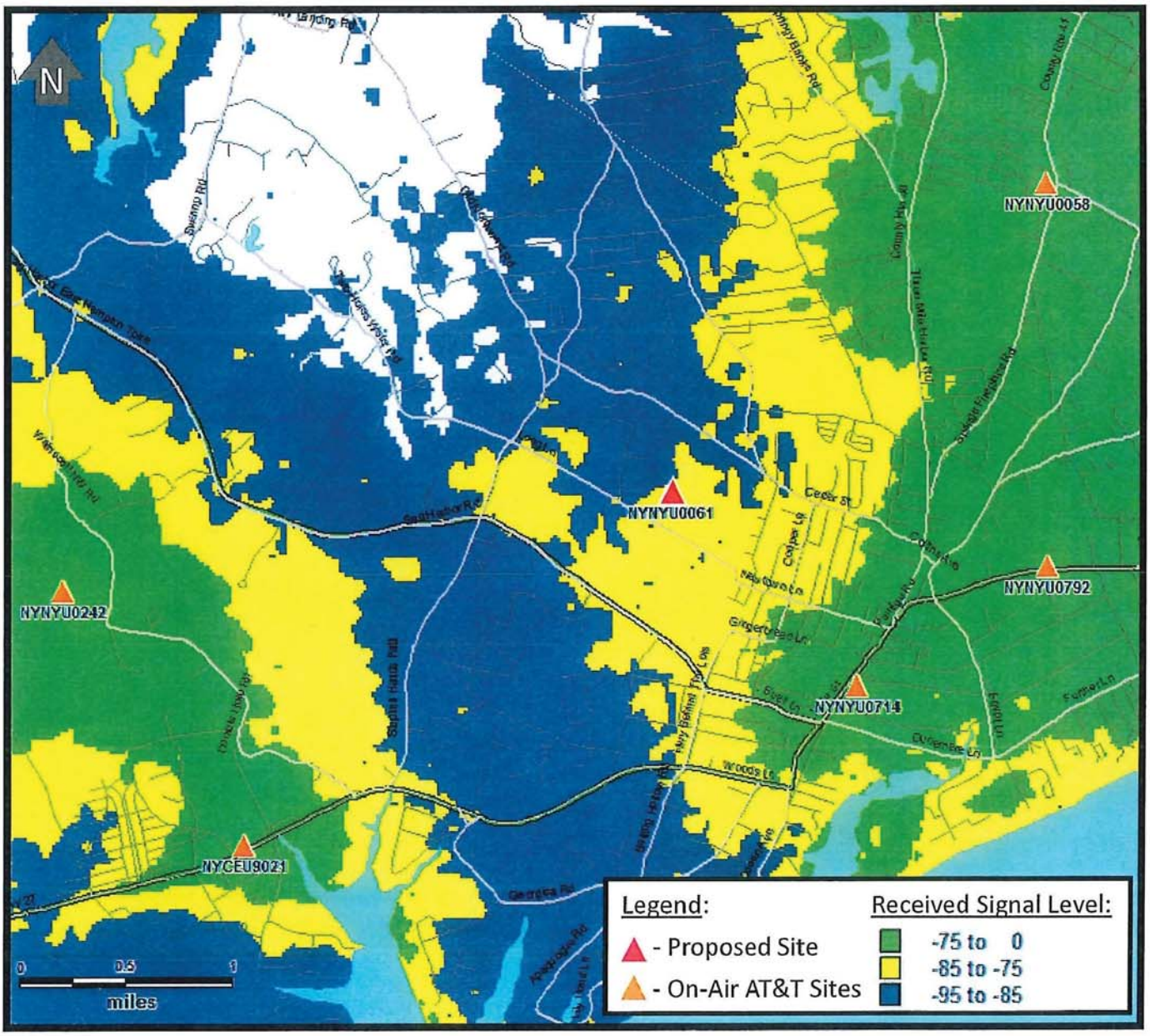


Figure 3 - 850MHz Coverage of AT&T Neighbor Sites Only

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N W E S

Not to Scale

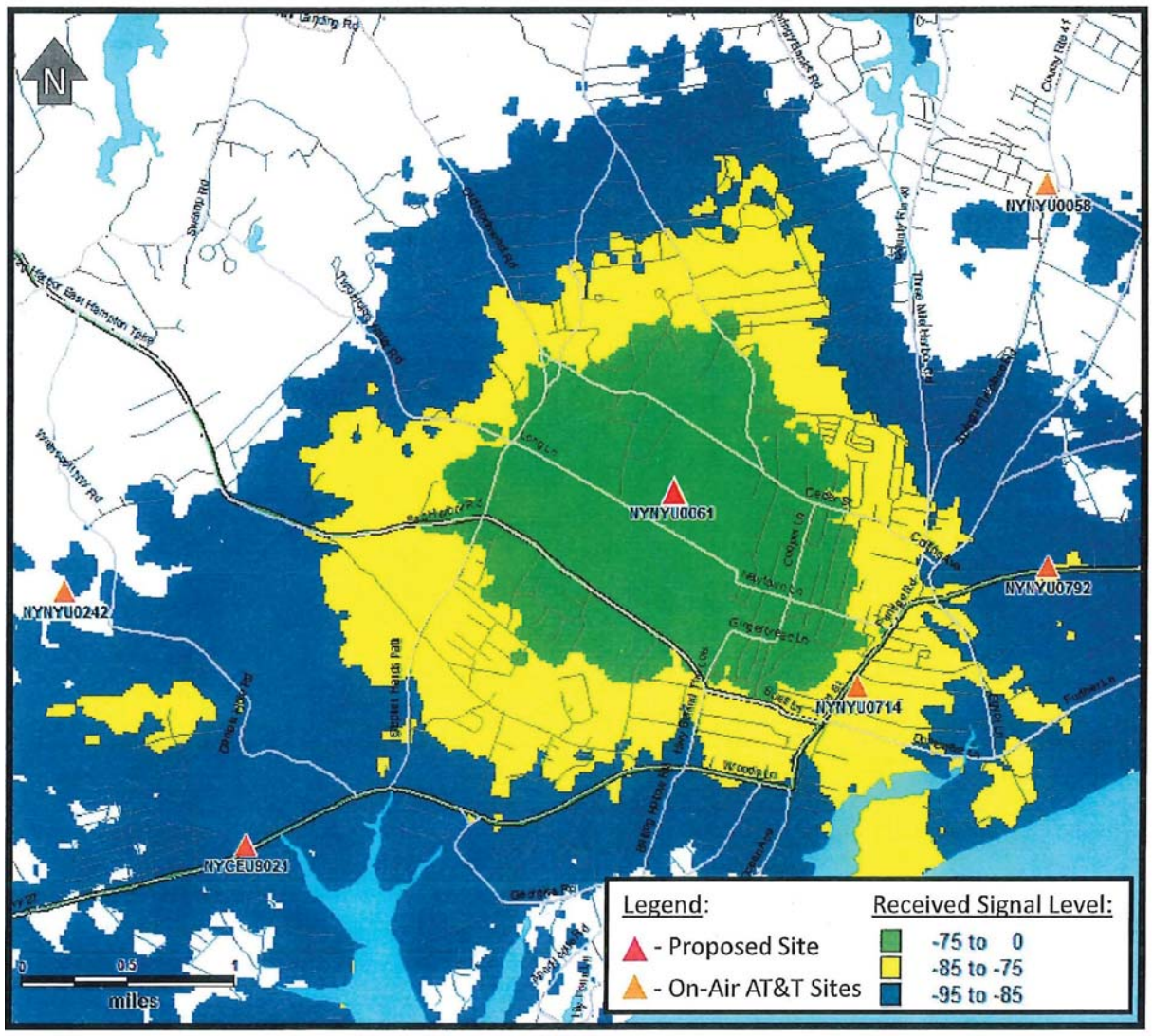
Source: Affidavit of Radio Frequency Engineer, Neil Arceo (March 14, 2016).

PRAMIRA

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

850MHz Coverage of Proposed Site Only @ Antenna Height=95ft



Proposed site LI-061 at antenna height of 95ft, provides approx. 2.41 sq miles or 1544 acres of standalone -75dBm coverage (GREEN or indoor) and 3.89 sq miles or 2489 acres of standalone -85dBm coverage (YELLOW or in-car). Total standalone coverage with -85dBm or better is approx. 6.30 sq miles or 4033 acres.

Figure 4 - 850MHz Coverage of Proposed Site Only @ Antenna Height = 95ft

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N W E S

Not to Scale

vhb

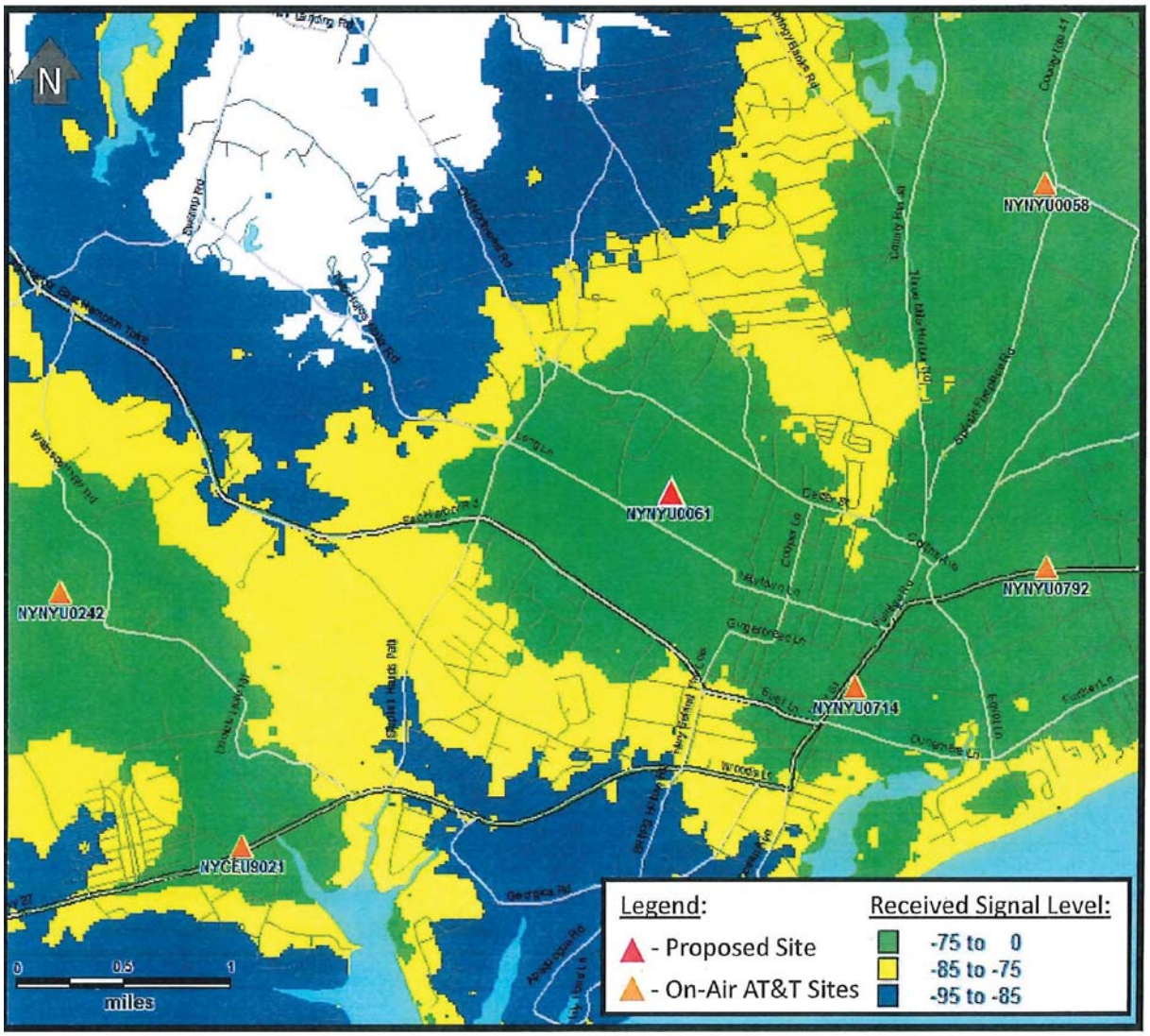
Source: Affidavit of Radio Frequency Engineer, Neil Arceo (March 14, 2016).

PRAMIRA

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

850MHz Coverage of Neighbor & Proposed Sites @ Ant Ht=95ft
(Current xx58 Site at Cablevision Tower with Ant Ht=278ft)



Proposed site LI-061 at antenna height of 95ft, provides approx. 2.26 sq miles or 1446 acres of non-overlapping -75dBm coverage (GREEN or indoor) and 0.52 sq miles or 335 acres of non-overlapping -85dBm coverage (YELLOW or in-car). Total non-overlapping coverage with -85dBm or better is approx. 2.78 sq miles or 1780 acres.

Figure 5 - 850MHz Coverage of Neighbor & Proposed Sites @ Ant Ht = 95ft

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N W E S

Not to Scale

vhb

Source: Affidavit of Radio Frequency Engineer, Neil Arceo (March 14, 2016).

PRAMIRA

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

1900MHz Coverage of AT&T Neighbor Sites Only
(Current xx58 Site at Cablevision Tower with Ant Ht=118ft)

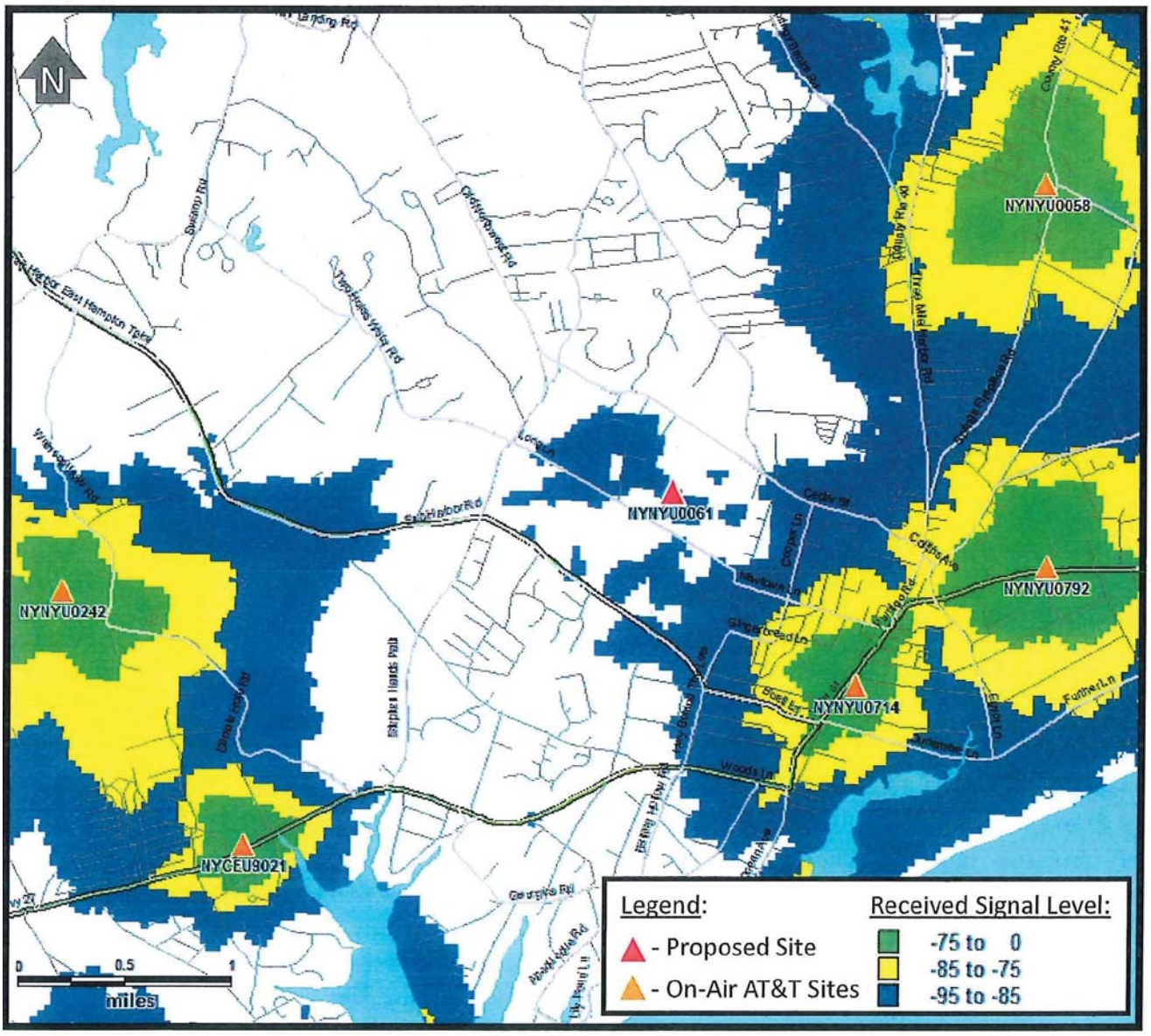


Figure 6 - 1900MHz Coverage of AT&T Neighbor Sites Only

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N W E S

Not to Scale

vhb

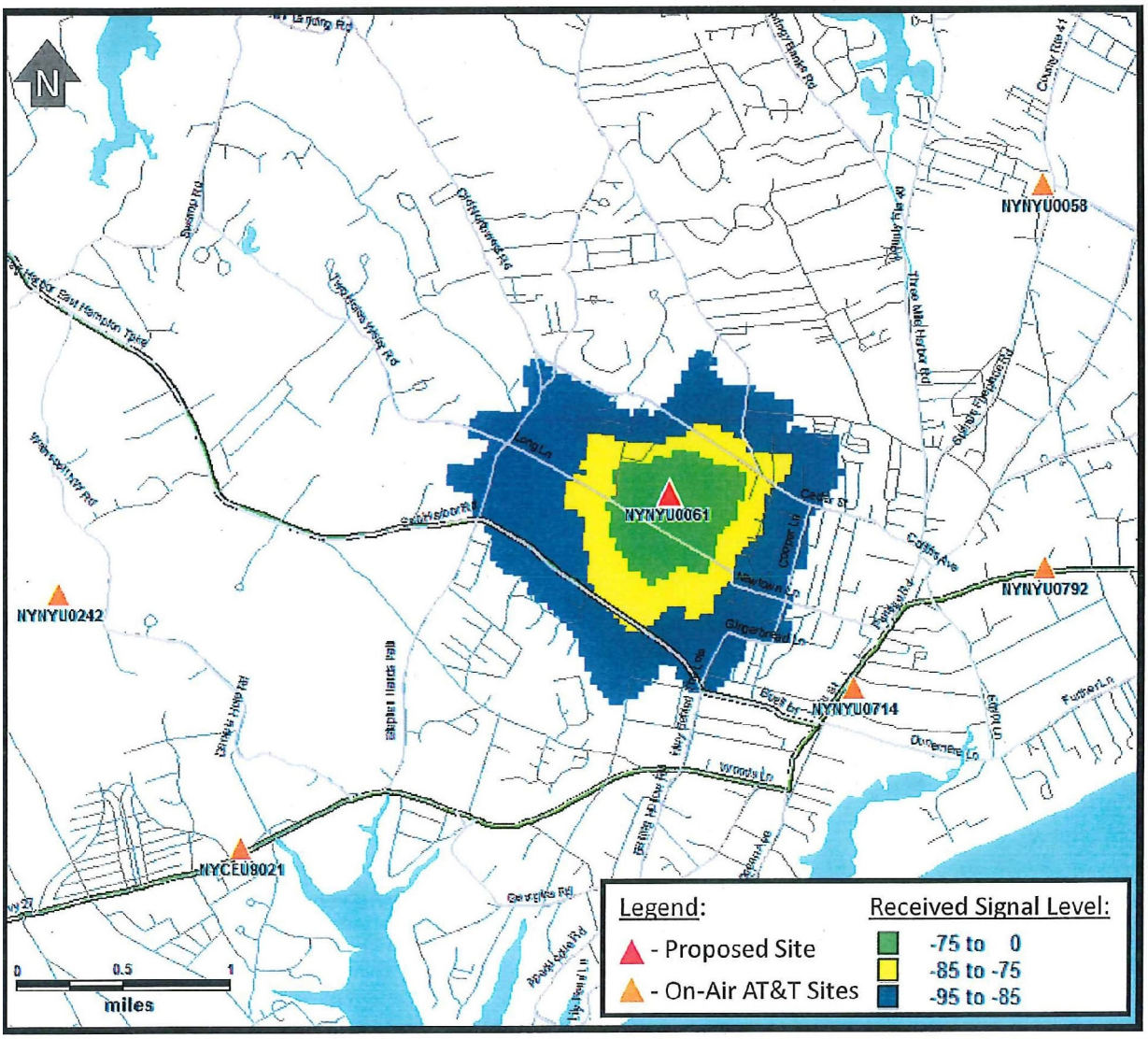
Source: Affidavit of Radio Frequency Engineer, Neil Arceo (March 14, 2016).

PRAMIRA

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

1900MHz Coverage of Proposed Site Only @ Antenna Height=95ft



Proposed site LI-061 at antenna height of 95ft, provides approx. 0.28 sq mile or 179 acres of standalone -75dBm coverage (GREEN or indoor) and 0.65 sq mile or 418 acres of standalone -85dBm coverage (YELLOW or in-car). Total standalone coverage with -85dBm or better is approx. 0.93 sq miles or 597 acres.

Figure 7 - 1900MHz Coverage of Proposed Site Only @ Antenna Height = 95ft

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N W E S

Not to Scale

vhb

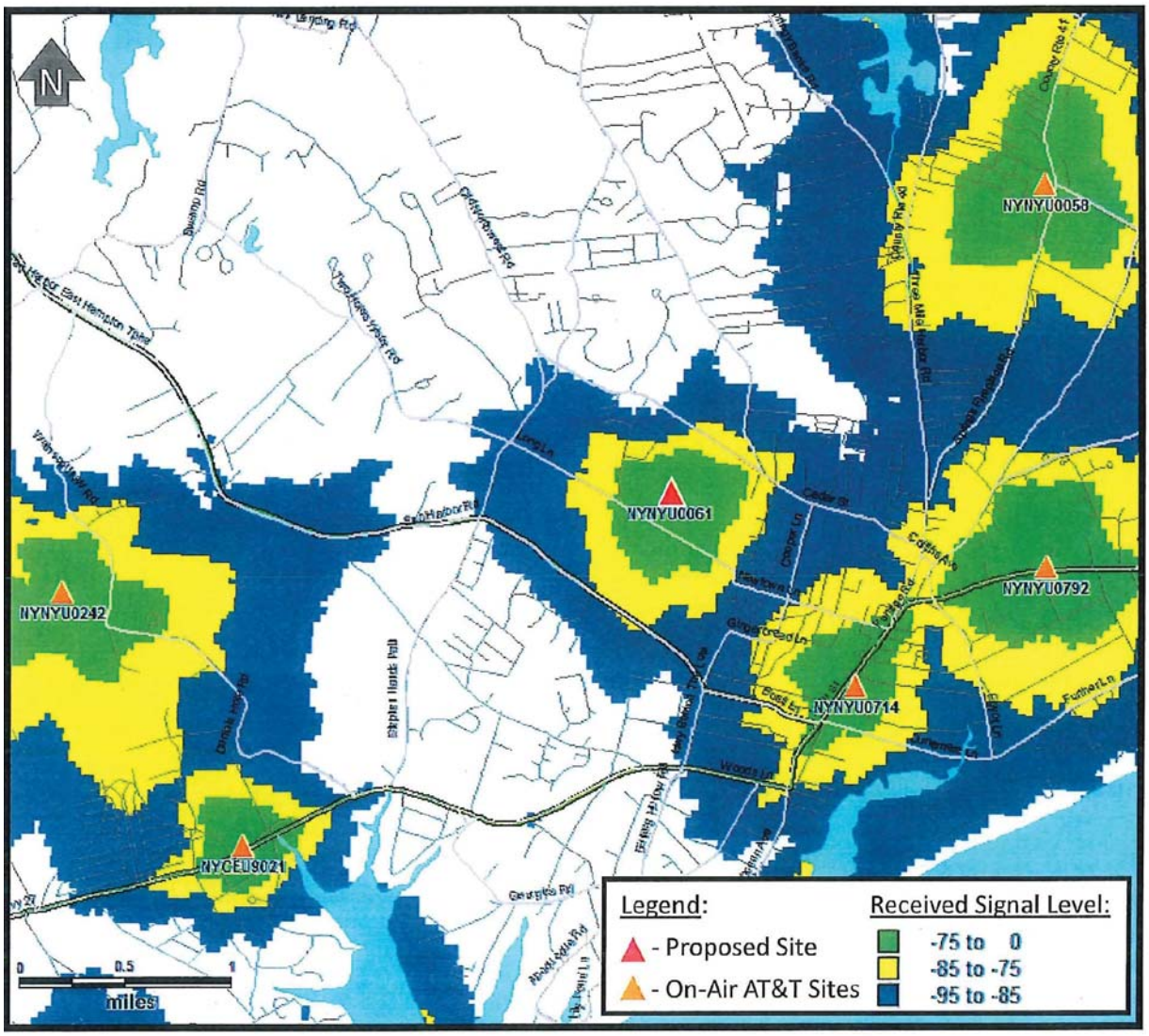
Source: Affidavit of Radio Frequency Engineer, Neil Arceo (March 14, 2016).

PRAMIRA

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

1900MHz Coverage of Neighbor & Proposed Site @ Ant Ht=95ft
(Current xx58 Site at Cablevision Tower with Ant Ht=118ft)



Proposed site LI-061 at antenna height of 95ft, provides approx. 0.28 sq mile or 179 acres of non-overlapping -75dBm coverage (GREEN or indoor) and 0.65 sq mile or 418 acres of non-overlapping -85dBm coverage (YELLOW or in-car). Total non-overlapping coverage with -85dBm or better is approx. 0.93 sq mile or 597 acres.

Figure 8 - 1900MHz Coverage of Neighbor & Proposed Site @ Ant Ht = 95ft

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N W E S

Not to Scale

vhb

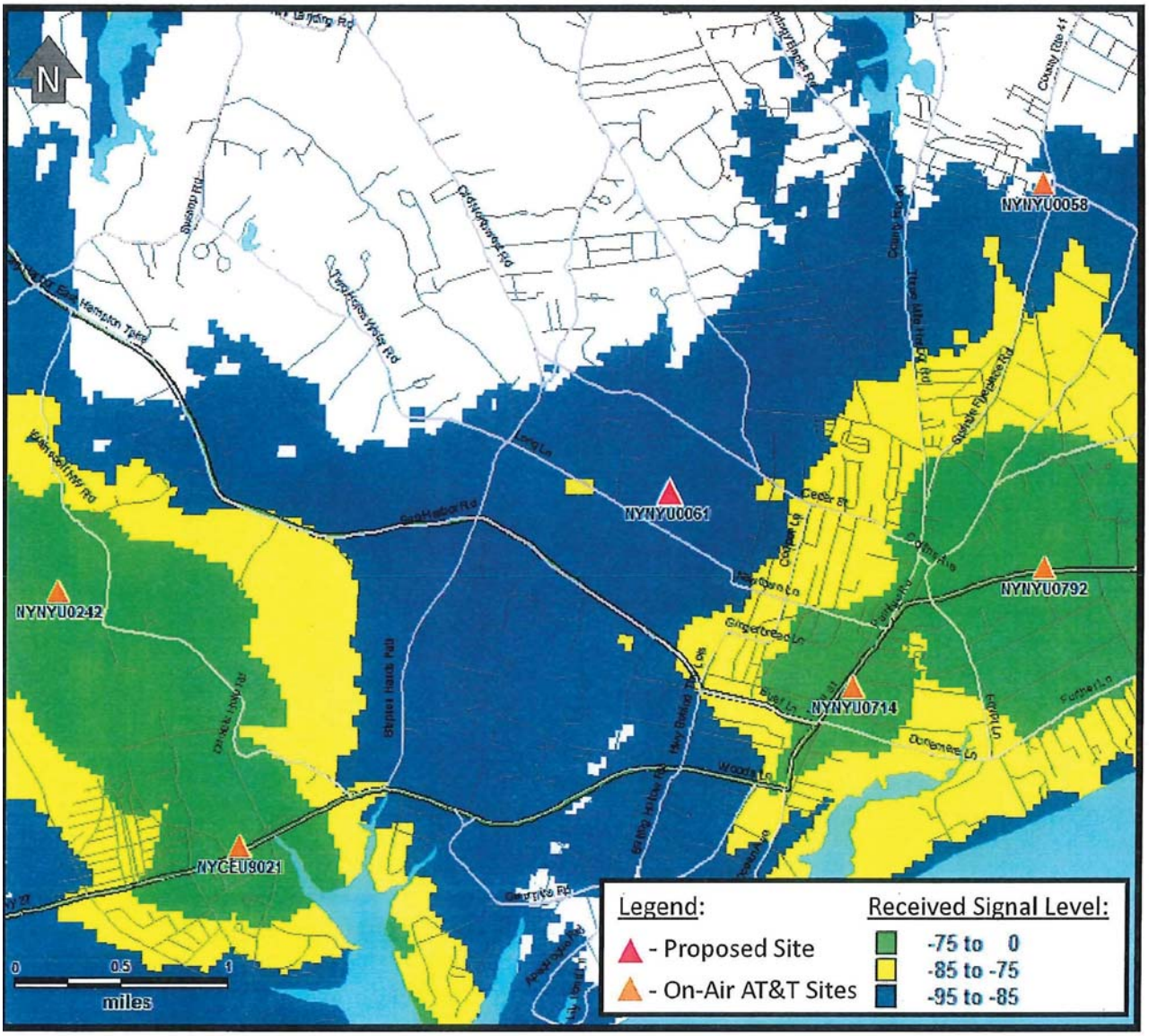
Source: Affidavit of Radio Frequency Engineer, Neil Arceo (March 14, 2016).

PRAMIRA

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

700MHz Coverage of AT&T Neighbor Sites Only
(Current xx58 Site at Cablevision Tower with No 700MHz)



Present site (NYNYU0058) at Cablevision tower has no 700MHz coverage since Cablevision does not allow additional equipment and is terminating its lease with AT&T.

Figure 9 - 700MHz Coverage of Neighbor Sites Only

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N W E S

Not to Scale

vhb

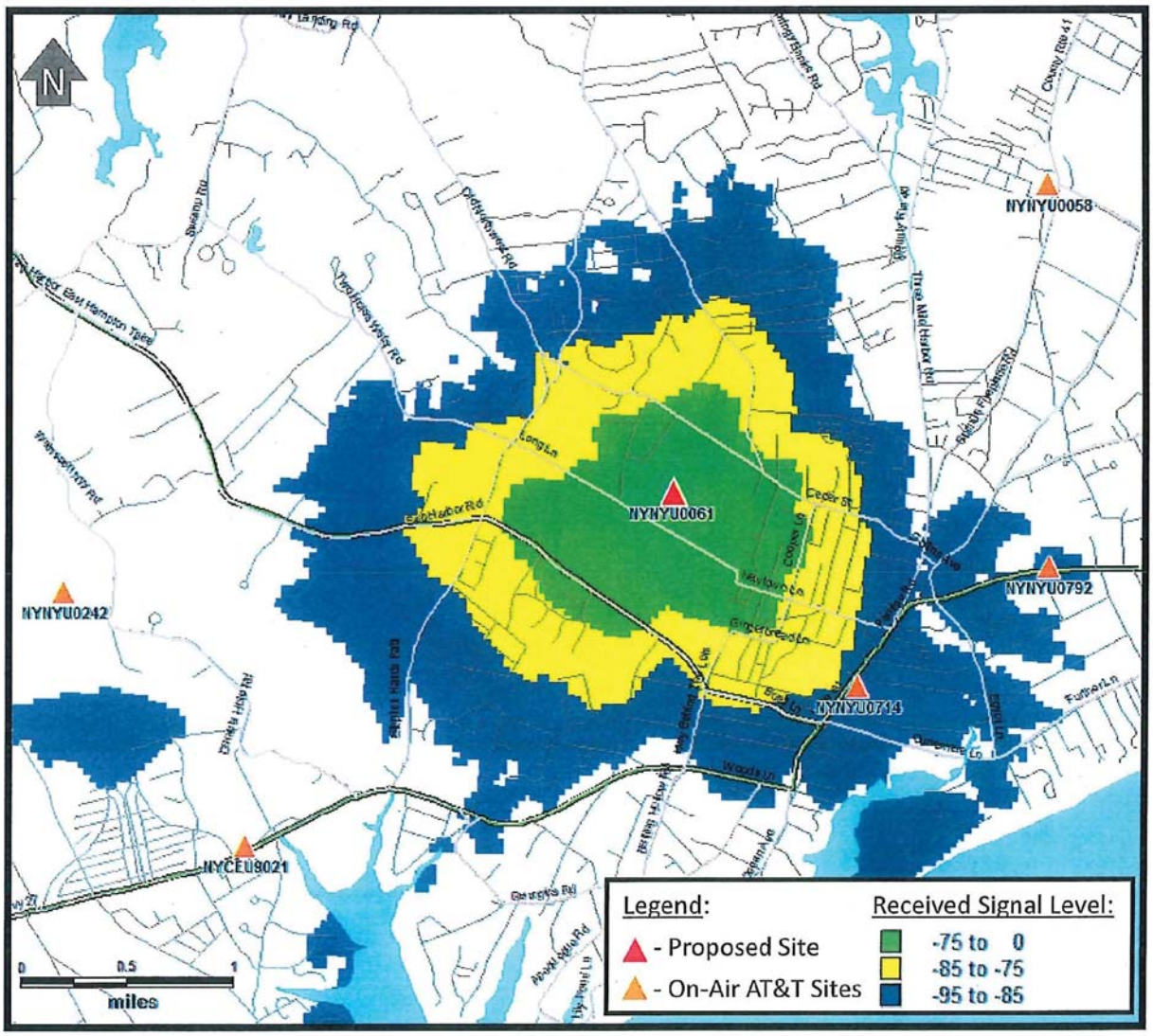
Source: Affidavit of Radio Frequency Engineer, Neil Arceo (March 14, 2016).

PRAMIRA

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

700MHz Coverage of Proposed Site Only @ Antenna Height=95ft



Proposed site LI-061 at antenna height of 95ft, provides approx. 1.14 sq miles or 730 acres of standalone -75dBm coverage (GREEN or indoor) and 2.88 sq miles or 1843 acres of standalone -85dBm coverage (YELLOW or in-car). Total standalone coverage with -85dBm or better is approx. 4.02 sq miles or 2573 acres.

Figure 10 - 700MHz Coverage of Proposed Site Only @ Antenna Height = 95ft

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N W E S

Not to Scale

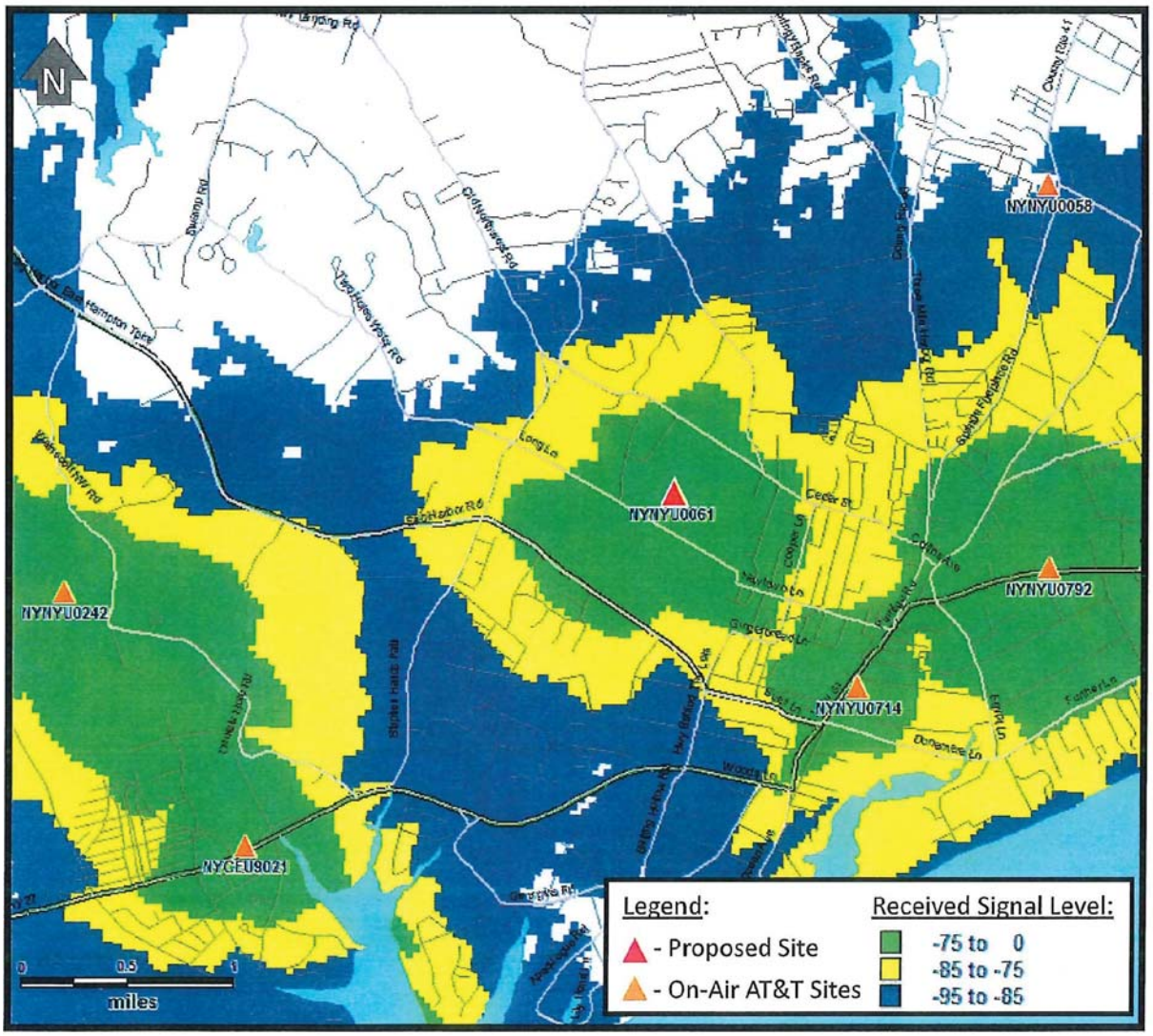
Source: Affidavit of Radio Frequency Engineer, Neil Arceo (March 14, 2016).

PRAMIRA

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

700MHz Coverage of Neighbor & Proposed Sites @ Ant Ht=95ft
(Current xx58 Site at Cablevision Tower with no 700MHz)



Proposed site LI-061 at antenna height of 95ft, provides approx. 1.14 sq miles or 730 acres of non-overlapping -75dBm coverage (GREEN or indoor) and 2.31 sq mile or 1475 acres of non-overlapping -85dBm coverage (YELLOW or in-car). Total non-overlapping coverage with -85dBm or better is approx. 3.45 sq miles or 2205 acres.

Figure 11 - 700MHz Coverage of Neighbor & Proposed Sites @ Ant Ht = 95ft

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N W E S

Not to Scale

vhb

Source: Affidavit of Radio Frequency Engineer, Neil Arceo (March 14, 2016).

2.6 Objectives and Benefits for the Project Sponsor

The proposed wireless communications facility at the location specified would enable AT&T to provide reliable service to its customers. As such, installation of the proposed facility upon the existing lattice tower on the subject property would benefit this area of the hamlet of East Hampton and Town of East Hampton as a whole, as well as and residents and visitors, by providing reliable service from the AT&T network. Such reliable service would facilitate emergency communications, as well as non-emergency and data transfer communications.

2.7 Approvals Required

The proposed facility would be considered a Tier One personal wireless service facility, which is defined in §255-1-20 of the Code of the Town of East Hampton (herein after referred to as the "Town Code") as "[p]ersonal wireless service facilities on new or existing utility poles or existing primary support structures." A Tier One personal wireless service facility is permitted within the Town with the issuance of a special permit from the Town of East Hampton Planning Board, as indicated in §255-5-50 of the Town Code. In addition, the proposed action also requires site plan approval by the Planning Board.

3

Existing Environmental Conditions

3.1 Land Use, Zoning and Community Character

3.1.1 Land Use and Community Character

As previously indicated, the subject property is a 7.7±-acre parcel situated at 100-106 Long Lane, on the north side of Long Lane (County Road 59), east of Fieldview Lane and south of Cedar Street, in the hamlet of East Hampton, Town of East Hampton (see Figure 1).

In its existing condition, the subject property contains the Iacono Farm, a family-operated poultry farm that raises and sells chickens, ducks and eggs. The subject property is improved with 15 one-story outbuildings that support farming operations (e.g., chicken and duck coops, sheds, garages), which are located on the southern and central portions of the property. There are also a number of outdoor grassy enclosures for the livestock, adjacent to the outbuildings, as well as associated landscaping and internal dirt roads. The subject 120-foot-tall wind turbine, which would be utilized to support the proposed antennas, is located on the central portion of the property and currently supplies power to on-site outbuildings (i.e., water pumps, lighting for chicken coops). The remaining (northern) portion of the parcel is utilized for agricultural activities, with approximately 4.88 acres of actively farmed crops. Presently, there are two access driveways to the subject property from Long Lane. This western driveway provides direct access to the lattice tower. Figure 1, the aerial photograph, shows the conditions of the parcel and

surrounding area in 2013. Appendix D contains photographs of the subject property, including the subject lattice tower (see Photographs No. 1 through 5).

The subject property is situated along Long Lane, a roadway under the jurisdiction of Suffolk County. Land uses occurring within the surrounding area generally include a mixture of agricultural, institutional and single-family residential uses. The subject lattice tower is one of three lattice towers (with wind turbines thereon) within the local farm community.

A more detailed description of the mix of land uses within the local farm community is provided below. The surrounding area is generally bounded by the intersection of Hands Creek Road and Oakview Highway to the north, Gould Street to the east, New York State (NYS) Route 114 (Sag Harbor Turnpike) to the south and a quarter mile east of Stephen Hands Path (to the west of the subject site). Land uses within the local farm community area are depicted in Figure 12, and photographs and the photograph keys depicting land uses are presented in Appendix D.

- **North:** The northern portion of the local farm community is predominantly comprised of single-family residential uses along Cedar Street; however, there is an agricultural use immediately north of the subject property, scattered areas of undeveloped wooded areas, and the Most Holy Trinity Roman Catholic Cemetery on the north side of Cedar Street, northwest of the subject property (see Photograph Nos. 7-10).
- **East:** Abutting the subject property to the east is a private property classified as agricultural[5] which is owned by the Town of East Hampton under Transfer Development Rights (TDR) (see Photograph No. 11). Continuing east are single-family residences, followed by the East Hampton High School (see Photograph Nos. 12 and 13). East of the High School, the area is predominantly comprised of single-family residences (see Photograph No. 14).
- **South:** Agricultural uses represent the dominant land uses to the south of the subject property (see Photograph Nos. 15 through 17). Farther south, along the north side of NYS Route 114 are single-family residences on agricultural properties (see Photograph No. 18).

[5] Data from Geographic Information System (GIS) obtained from the United States Geological Survey (USGS). Property classification from New York State Office of Real Property Service, *Assessor's Manual, RFV – Property Type Classification and Ownerships Codes, Section APP-B.* September 1, 2006.

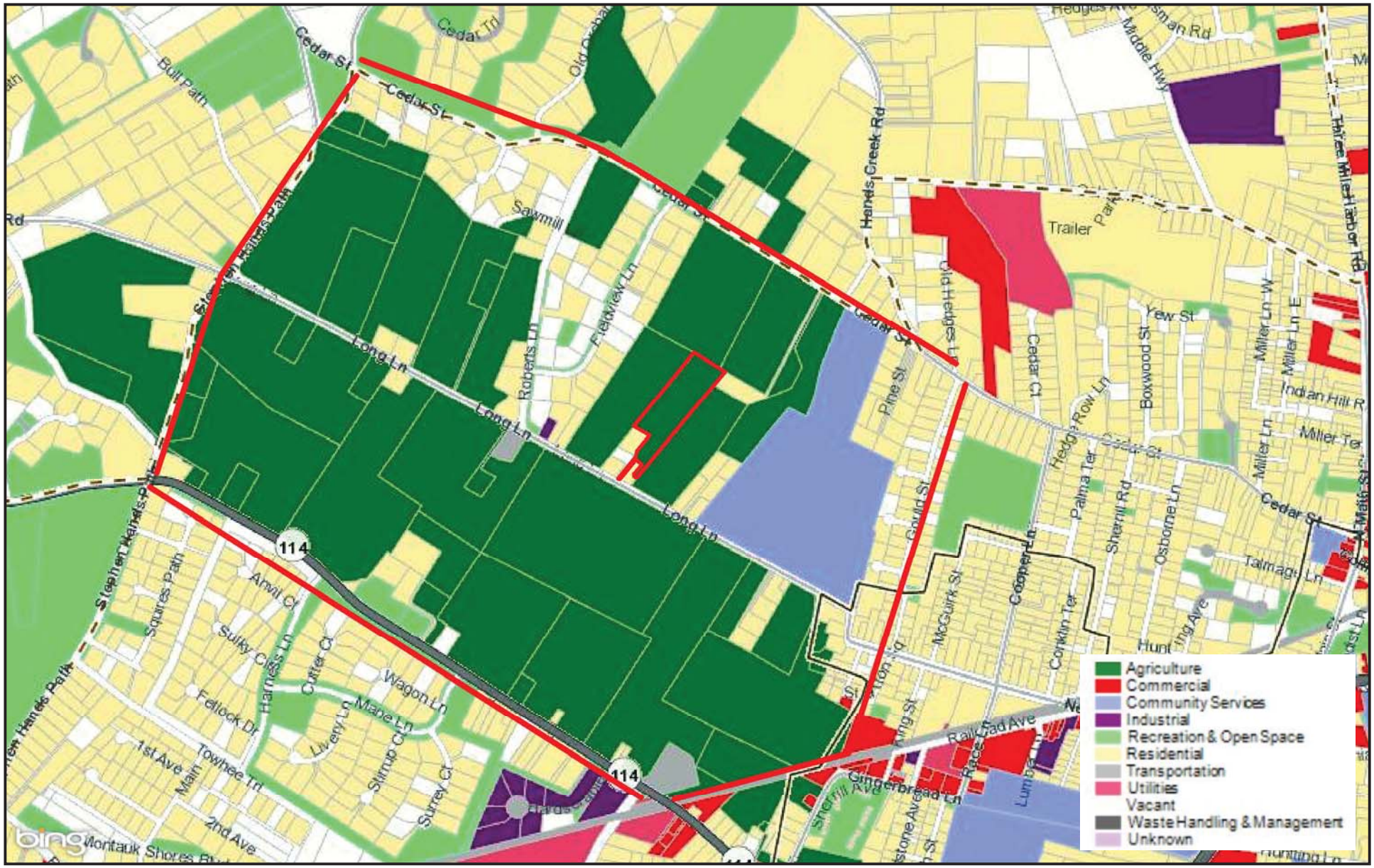


Figure 12 - Existing Land Use Map

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29894.00

N W E S

1 inch = 1,250 feet

0 950 1,900 Feet

Legend

Local Farm Community Area - Approximate Boundaries

Subject Property

Source: Long Island Index, Nassau and Suffolk County Planning Department 2013. Accessed October 25, 2016.

- **West:** Immediately west of the subject property is the Buckley's Wholesale Farm property, followed by predominantly single-family residences along Fieldview Lane and Roberts Lane (see Photograph Nos. 6, 19 and 20). Farther west are agricultural uses (e.g., Mahoney Farm) along Long Lane (see Photograph No. 21).

The character of the subject property and the surrounding area is that of a farmland community typical to the eastern areas of Long Island (i.e., farms, single-family residences and community facilities). The western, northern and eastern portions of the local farm community area, beyond the farms, have the character of single-family residential suburban neighborhoods with houses on large lots, typical of this part of Long Island. To the south, the community character of the area is defined by its farmland. Near the boundary of the local farm community area, the predominant uses transition from agricultural to suburban residential and commercial.

3.1.2 Zoning

According to the Town of East Hampton Zoning Maps, the subject property is located within the A5 Residence ("A5") Zoning District and the Town of East Hampton's Agricultural Overlay District. According to Chapter 255 of the Town of East Hampton Town Code (hereinafter the "Town Code") the A5 District permits, without limitation, single-family residences, multiple residences (on parcels created pursuant to Chapter 193 of the Town Code), parks, and nature preserves or sanctuaries. Public utility uses require a special use permit. Pursuant to §255-2-11, personal wireless service facilities are allowed by special permit. The Town Code indicates the following with respect to personal wireless service facilities:

> "*Personal wireless service facilities shall be eligible for a special permit in all land use districts with the exception of the Park and Conservation District on the Zoning Map of the* Town of East Hampton Zoning Code*, provided that such personal wireless service facilities comply with the standards of this chapter and the permits under which personal wireless service facilities are regulated.*"

Thus, personal wireless service facilities are subject to general standards for special use permits within §255-5-40, location standards as specified in §255-2-90 and specific standards and safeguards for personal wireless service facilities in §255-5-50 of the Town Code. Additionally, as the subject property is situated within the Town's Agricultural Overlay District, the proposed action is subject to the regulations of the Overlay District listed in §255-3-35 of the Town Code. The proposed action's conformance with the aforementioned regulations is analyzed in Section 4.1.2 of this DEIS.

Pursuant to information contained within §255-11-10, Attachment 4 of the Town Code, Table 1 provides the dimensional requirements of the prevailing A5 Zoning District.

Table 1 - Dimensional Requirements for the A5 Zoning District

Dimensional Requirement	Required/Permitted A5 District	Existing Lattice Tower
Minimum Lot Area (square feet)	200,000	N/A
Maximum Total Lot Coverage (percent)	30	3.6
Maximum Height (feet)	25	120 (Tower), 136.33 (Wind Turbine)
Setbacks (Accessory Building or Structures, Minimum Yards):		
Front (feet)	80	588
Side (feet)	30	177/149
Rear (feet)	30	743

The zoning of the properties within the local farm community area is discussed below and is depicted in Figure 13. Zoning districts within the local farm community (roughly a half-mile radius from the subject property) include A Residence, A2 Residence, A5 Residence, B Residence, and CI Commercial/Industrial.

- **North:** Immediately north of the subject parcel are properties within the A5 District and the Agricultural Overlay District, with parcels zoned A Residence (some within the Agricultural Overlay District) and A2 Residence beyond.
- **East**: Immediately east of the subject property the area is predominantly A5 District zoning within the Agricultural Overlay District, with A5 Residence parcels outside the Agricultural Overlay District, and A Residence and B Residence-designated parcels beyond.
- **South:** South of the subject property is predominantly A5 Residence zoning within the Agricultural Overlay District, with a small amount of development within the Residence B and CI Commercial/Industrial districts to the southeast.
- **West:** The area west of the subject property is predominantly zoned A5 Residence/Agricultural District, with the exception of a neighborhood to the west that is zoned A Residence and is not within the Agricultural Overlay District.

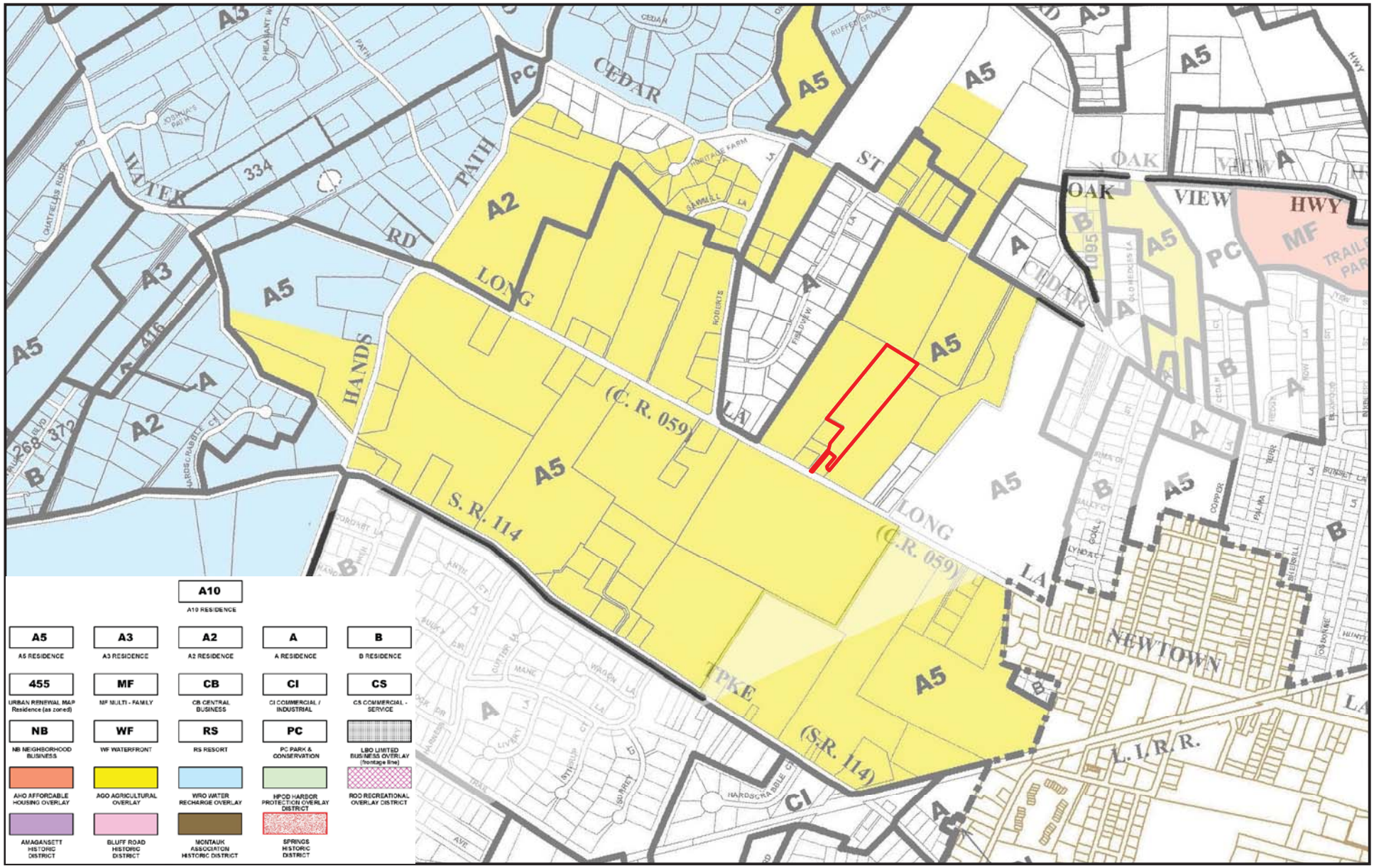


Figure 13 - Existing Zoning Map

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29894.00

N W E S

1 inch = 1,250 feet

0 950 1,900 Feet

Legend

Subject Property

Source: Town of East Hampton Use District (Zoning) Maps, Sheet Nos. 3 and 5 Adopted September 16, 1994 Printed January 19, 2016

3.1.3 Comprehensive Planning Documents

Town of East Hampton Comprehensive Plan (May 6, 2005)

The *Town of East Hampton Comprehensive Plan* (the "*Comprehensive Plan*") was adopted in May 2005, in response to changing conditions within the Town, notably a high rate of residential growth leading to increases in traffic and school age population. The increased school-age population, accompanied by a relatively low tax rate, created a tax burden on the community, as per pupil expenditure outpaced homeowner taxes. The *Comprehensive Plan* and accompanying *Zoning Map* were developed "[i]n order to assess these changing conditions, to protect what is so special about East Hampton, and to prevent deterioration in living conditions and the natural environment" (page 2). The *Comprehensive Plan* consists of six main sections, as follows:

- Vision and Goals
- Existing Conditions
- Affordable Housing
- Urban Renewal Map Study
- Water Plan
- Recommendations

The consistency of the proposed action with the relevant portions of the *Comprehensive Plan* is discussed in Section 4.1.3 of this DEIS.

Town of East Hampton Community Preservation Project Plan (July 7, 2011)

The *Town of East Hampton Community Preservation Project Plan* (the "*CPPP*") was adopted in 2011 as an update to the *CPPP* originally adopted in 1998. The *CPPP* "includes a site specific listing of every parcel of land which the town and the incorporated villages within the town boundaries, East Hampton Village and Sag Harbor Village, intend to acquire either through fee title or the purchase of development rights methods" (page 1). In addition to acquisition, alternatives for preservation of identified parcels include zoning regulations, cluster or open space subdivisions, reduced density subdivisions, private conservation, transfer of development rights, and scenic, conservation, wetland, corridor and façade easements. The principles used to evaluate parcels and formulate recommendations include:

- *Protection of all remaining unprotected farmland.*
- *Protection of as much land as possible over the Town's deep groundwater recharge areas.*
- *Protection of meaningful blocks of open space.*
- *Protection of Sensitive Areas.*
- *Protection of Historic and Cultural Resources.*

- *Recreation*.
- *Development Status*.

The general priorities for preservation in the Town, according to the *CPPP*, are:

1. Farmland
2. Aquifer Recharge Area
3. Open Space
4. Historic places and properties listed in the NY State Register of Historic Places and/or protected under a municipal preservation ordinance or law.

Within the *CPPP*, the subject property is specifically identified as a "Recommended CPF Property," (see Figure 14). The characteristics that qualify the subject property for acquisition include "farmland, scenic views, adjoins protected farmland." The recommended disposition is PDR (farmland preservation).

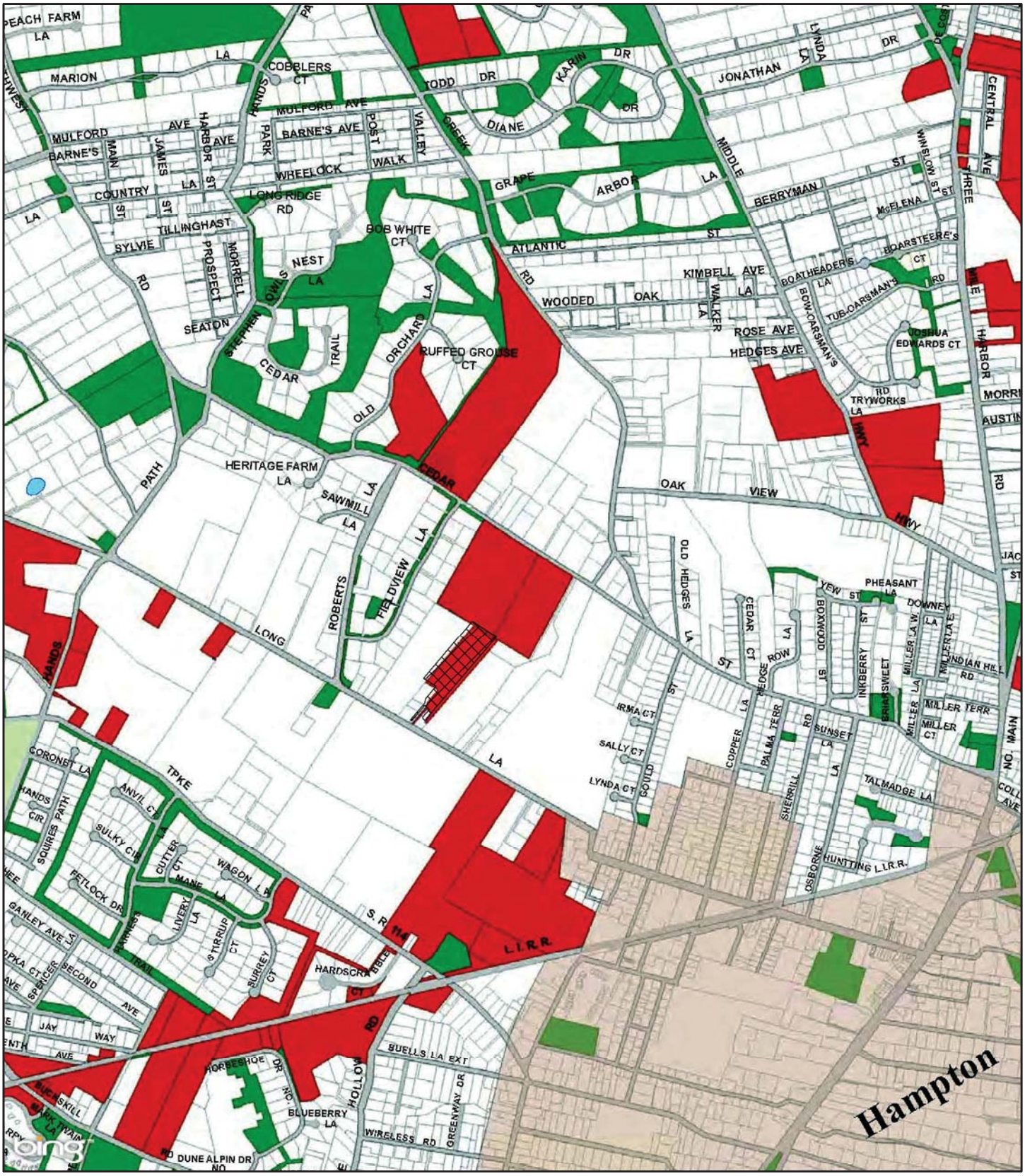


Figure 14 - Town of East Hampton Recommended CPF Properties

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

N W E S

0 750 1,500 3,000 Feet

Source: Town of East Hampton
Community Preservation Project Plan,
Town of East Hampton
Planning Department and
the Land Aquisition and Management Department
(July 7, 2011).

Subject Property
Recommended CPF Properties
Existing Open Space

VHB Ref. 29849.00

3.2 Aesthetic Resources

A visual assessment was undertaken to describe the aesthetic and community character of the subject property and the aforementioned local farm community area. Photographs and photograph location keys of the subject property and the local farm community area are included in Appendix D of this DEIS. As discussed in Section 3.1.1, the local farm community area is approximately bounded by Cedar Street to the north, Gould Street to the east, NYS Route 114 to the south and Stephen Hands Path to the west of the subject property.

3.2.1 Existing Views

As is evident in Figure 1, the only frontage of Lot 10.1 along Long Lane is at the entrance to the western driveway, as the eastern driveway utilized to access Lot 10.1 fronts Long Lane on Lot 11. There are two parcels of land, also owned by the Iacono Family, between the subject parcel and Long Lane, both of which are developed with single-family residential uses. Views of the subject property interior are afforded from the subject property's two access driveways along Long Lane, and from the eastern access driveway to Buckley's Wholesale Farm to the west. Aside from these vantage points, views of the site's interior are obscured by existing vegetation in the surrounding area and along the perimeter of the subject property. It is anticipated that there are views of the subject property from the closest edges of the adjoining parcels.

As the lattice tower is approximately 120 feet agl, and the blades of the wind turbine extend to approximately 136 feet agl, views of this structure are available from additional locations aside from the aforementioned vantage points. Based on observations from a One-Mile Radius Visibility Study performed (during leaf-off conditions) by VHB staff members on December 21, 2016, the wind turbine is visible up to 0.9 mile from the subject property (see the One-Mile Radius Visibility Study in Appendix E of this DEIS). However, in many locations, the 136±-foot agl blades of the turbine determined visibility, not the lattice tower structure itself. The One-Mile Radius Visibility study employed a conservative approach, as the wind turbine (136± feet agl) was used for visibility purposes and not the proposed location of the highest mounted antennas (98 feet agl). In many instances, the lattice tower structure was only partially visible, barely discernible or not visible at all from the various vantage points within the one-mile radius. Given that the field observations were performed during the leaf-off season, it is anticipated that visibility of the lattice tower and wind turbine from the surrounding area would be significantly reduced when seasonal vegetation is in bloom. See Appendix E for a map of overall visibility of the existing lattice tower/wind turbine within a one-mile radius of the subject property.

As indicated in the One-Mile Radius Visibility Study in Appendix E, visibility of the wind turbine was observed from the following locations:

- From immediately south of the subject property, from Long Lane proximate to the western driveway;
- From the terminus of Long Lane, east of the East Hampton High School;
- From the terminus of Sally Court;
- From the terminus of Irma Court;
- From 10 Fieldview Lane;
- From 16 Fieldview Lane;
- From along Stephen Hands Path, approximately 0.12-mile north of the intersection with NYS Route 114;
- From immediately south of the intersection of Stephen Hands Path and NYS Route 114; and
- From along NYS Route 114, approximately 0.06 mile east of the intersection of NYS Route 114 and Stephen Hands Path;

Partial visibility (i.e., due to intervening vegetation, structures or topography) of the wind turbine was observed from the following locations:

- From immediately south of the subject property, from Long Lane proximate to the eastern driveway;
- From along Cedar Street, immediately north of the East Hampton High School, and approximately 0.09 mile west of the intersection of Cedar Street and Hands Creek Road;
- From along Cedar Street, northeast of the subject property, approximately 0.17 mile west of intersection of Cedar Street and Hands Creek Road;
- From along Cedar Street, immediately north of the subject property, approximately 0.15 mile east of the intersection of Cedar Street and Fieldview Lane;
- From near 15 Old Orchard Lane;
- From along Heritage Farm Lane;
- From the intersection of Stephen Hands Path and Old Northwest Road;
- From along Stephen Hands Path, immediately north of the intersection with Bull Path;
- From immediately south of the intersection of Long Lane and Stephen Hands Path;
- From 162 Long Lane;
- From near 19 Roberts Lane;
- From between 291 and 340 Stephen Hands Path;
- From the intersection of NYS Route 114 and Mane Lane; and
- From the intersection of Harness Lane and NYS Route 114.

As previously mentioned, it is anticipated that during months when seasonal vegetation is in bloom, the lattice tower structure may be only partially visible or not

visible at all from the above locations. Moreover, the subject lattice tower is not the only visible lattice tower (with wind turbines thereon) in the surrounding area. There are two additional lattice towers in the local farm community area to the west and south of the subject property (see photographs in Appendix D).

3.2.2 Subject Property

The subject property is relatively flat and currently developed with small, one-story outbuildings used for daily agricultural operations, as well as a one-story white concrete building (located immediately north of the eastern driveway) (see Photograph No. 1). Specifically, beyond the one-story concrete building are fifteen one-story metal and wood outbuildings/garages (along the eastern and central portions of the subject property) (see Photograph Nos. 2 and 3). There are a number of outdoor grassy enclosures with fencing for livestock adjacent to the various outbuildings, and a variety of agricultural equipment scattered throughout the property. North of these structures, on the central portion of the property, is the subject 120-foot-tall metal lattice tower with wind turbine blades (see Photograph No. 4). The lattice tower with wind turbine is the most visually prominent feature at the subject property, as it stands among short structures at the central portion of the property (see Photograph No. 2). The visual aspect of this property have been established as a farm with a tall lattice tower thereon for a number of years. Open cultivated fields comprise the remainder of the subject property beyond the lattice tower (see Photograph No. 5). The subject property contains two asphalt access driveways from Long Lane, one on the eastern side of the property and the other on the western side of the property (see Photograph Nos. 1 and 2). The western driveway, which provides access to the lattice tower, extends deeper into the site and transitions from a paved asphalt road to a dirt path (see Photograph No. 2).

Between the coops and outbuildings are lawn areas, as well as scattered deciduous trees (see Photograph No. 3). Dense deciduous trees line the northern, eastern and western perimeters of the subject property (the vegetation along the northwestern perimeter contains less trees and more bushes), which potentially help to screen views of the internal portions of the property from the edges of the adjacent properties. An internal dirt road runs throughout the southern and central portions of the subject property from Long Lane to the lattice tower structure. The parcels associated with the farm property (to the west and southwest of the lattice tower) contain three, two-story residences with white wood shingles and pitched roofs (see Photograph No. 2). While these properties are associated with the farm, they are not included in the subject property as defined in Section 2.1.1.

3.2.3 Surrounding Area

The visual character of the area surrounding the subject property varies from agricultural and rural to suburban residential typical of eastern Long Island. To the west of the subject property (i.e., along Long Lane), the visual character is dominated by open agricultural fields with intermittent one-to-two-story residences (see

Photograph Nos. 6, 19 and 21). Residences along Long Lane generally have traditional local architectural features with wood shingles and pitched roofs, providing a rural character (see Photograph No. 12). West of the subject property, along Roberts Lane and Fieldview Lane, views are of a variety of modern suburban single-family architectural designs with lawns and other landscaping elements, such as trees and hedges (see Photograph No. 20). The aesthetic character east of the subject property is largely influenced by the one-story East Hampton High School with associated paved parking areas, pedestrian walkways, recreational fields, and lawn and landscaped areas (see Photograph No. 13). Farther east, the visual character is influenced by the suburban single-family neighborhood along Gould Street (see Photograph No. 14). In general, homes in this neighborhood are in character with a farmhouse/rural aesthetic with wood shingles and variations of farm house designs. Along the south side of Long Lane (which continue south to NYS Route 114 and southwest to Stephen Hands Path), the visual character is that of wide-open views of cultivated fields (see Photograph Nos. 15 through 17). This portion of the local farm community area has a rural character, as there are scattered one-and-two-story single-family homes on the agricultural fields, with typical farmhouse characteristics (see Photograph No. 18). South of NYS Route 114, views are dominated by dense vegetation along the roadway, which provide a buffer for the suburban single-family residential homes on Mane Lane and Harness Lane. To the north of the subject property, along Cedar Street, views are mostly of one-and-two-story single-family residences on large plots of open land, aside from the cemetery to the northwest of the subject property (see Photograph Nos. 7, 9 and 10). The cemetery contains dense vegetation along its frontage, thereby screening views of the interior of the property (see Photograph No. 8). Thus, the visual character of the area north of the subject property is defined by the residences in this portion of the local farm community area. There are a number of utility poles with overhead wires in a half-mile radius, particularly along the north side of Long Lane, which encroach onto the subject property (see Photograph No. 6). There are also two additional lattice towers with wind turbines thereon in the vicinity of the subject property: one on 160 Long Lane (Mahoney Farm), approximately 0.5-mile west of the subject property; and the other on NYS Route 114 (132 Sag Harbor-East Hampton Turnpike), approximately 0.3-mile southwest of the subject property (see Photograph No. 18 and 21). These lattice towers, along with the one on the subject property, are prominent visual features within the community.

3.2.4 East Hampton Scenic Areas of Statewide Significance (January 2010)

East Hampton Scenic Areas of Statewide Significance (the "*East Hampton SASS*") was developed through a collaborative effort between the Town and the Village of East Hampton, with support from the New York State Department of State, Division of Coastal Resources, and public participation. As stated in the *East Hampton SASS*, "[t]he SASS program protects scenic landscapes through the review of projects requiring State or federal actions including direct actions, permits or funding" (page

1). Design and management guidelines for reducing future visual impacts in the identified SASS are provided. Additionally, the *East Hampton SASS* identifies five areas with potential for designation as Scenic Areas of Local Significance (SALS). The SALS "would be protected through local or county measures or through other State programs" (page 1).

The subject property is located outside of the New York State Coastal Area Boundary, and is therefore not eligible for inclusion within a SASS; however, the subject property is included within the Hardscrabble SALS (Figure 15). While the proposed action involves local permitting for a wireless communications facility outside of a SASS, and is not legally subject to review under the State's Coastal Management Program, its location within the Hardscrabble SALS necessitates local review under a similar set of guidelines. The consistency of the proposed action with these guidelines is discussed in Section 3.2.4, below.

Figure 15 - East Hampton Scenic Areas of Statewide Significance Map

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29894.00

Legend

Subject Property

Source: East Hampton Scenic Areas of Statewide Significance, New York State Department of State, Division of Coastal Resources, (January 2010)

4

Probable Impacts of the Proposed Action

4.1 Land Use, Zoning and Community Character

4.1.1 Land Use and Community Character

Subsequent to implementation of the proposed action, the primary use at the subject property would remain agricultural, with a telecommunications facility thereon. The proposed communications facility would include nine (9) panel antennas and associated appurtenances upon an existing 120±-foot agl lattice tower. The proposed antennas would be flush-mounted upon the lattice tower in three tiers and three sectors, and would be painted to match the color of either the tower or the wind turbine structure (color choice would be left to the Town's discretion). Additionally, nine (9) triplexers and nine (9) diplexers would be installed behind the antennas (one triplexer and one diplexer behind each antenna). Remote radio head units and DC6 surge arrestors would be mounted to a frame at ground level beneath the tower.

In addition, a fenced equipment compound would be installed immediately adjacent to the lattice tower (to the west-southwest), which would accommodate an equipment shelter with a generator patio, two HVAC units, a 50 kilowatt (kw) natural gas emergency back-up generator, a roof-mounted (shelter roof) GPS antenna, and associated ancillary equipment. The equipment compound would also include an overhead cable bridge to allow associated cables to be routed from the lattice tower

to the ground-based support equipment. Cables would be routed from the antennas, down along the western tower leg, through the overhead cable bridge and to the ancillary equipment within the compound. It is proposed that ten-foot-tall, evergreen red cedars would be planted around three sides of the equipment compound to screen the ground-based equipment from view. Finally, it is anticipated that utility conduits would be routed underground from the proposed equipment area to Long Lane for connection with existing utilities (electric/telecommunications/natural gas).

The wireless communications facility would be contained entirely upon, and immediately adjacent to, the existing lattice tower and would not interfere with the turbine or the farming operations at the subject property. Thus, the primary function of the subject property would continue to be a poultry farm. The antennas would also not affect the operation of the wind turbine, as the lattice tower would merely serve as a support structure and the turbine would continue to supply power to the outbuildings on the subject property. In addition, the ground-based equipment compound would not impact the cultivated field north of the lattice tower, as the compound would be situated entirely on 0.016 acre of previously-disturbed manicured lawn area. The facility would be set back approximately 577 feet from the roadway, and would be a *de minimis* addition to the agricultural property and would not affect uses on or off-site. Therefore, the farming operations would continue unaffected, and the principal land use at the subject property would not change.

As previously discussed in Section 3.1.1, the surrounding area is developed with agricultural and residential uses. The proposed action is compatible with such uses inasmuch as increased wireless services would help with both personal and business communications/data needs, as well as improvement to the E911 system. Furthermore, the proposed wireless communications facility would be entirely contained on the subject property and would not encroach onto properties in the surrounding area. Thus, uses in the surrounding area would not be affected by the proposed action, would benefit from improved wireless service and would continue to operate per usual.

Following the installation of the proposed facility, the character of the subject property and the surrounding area would remain the same. Based on the aesthetic discussion below, the facility would not adversely affect the visual character of the site or surrounding area. As such, the community character would remain that of farmland typical to eastern Long Island. As the antennas would have extremely limited visibility throughout the area (see the One-Mile Radius Visibility Study in Appendix E of this DEIS), the character of the single-family residential suburban neighborhoods beyond the agricultural uses would remain intact.

Overall, it is anticipated that implementation of the proposed action would have no significant adverse impacts to the land use at the subject property and in the surrounding area.

4.1.2 Zoning

As described in Section 3.1.2, the subject property is situated within the A5 Zoning District and the Town of East Hampton's Agricultural Overlay District. Upon completion of the proposed action, zoning at the subject property would not change, nor would the zoning in the surrounding area be altered. The proposed wireless communications facility is permitted in the A5 zoning district, subject to the issuance of a Special Use Permit by the Town of East Hampton Planning Board. As such, the proposed wireless communications facility is governed by general standards for special use permits in §255-5-40, as well as location standards in §255-2-90 of the Town Code.

The general standards for a special permit in §255-5-40, location standards in §255-2-90, specific standards and safeguards for personal wireless service facilities in §255-5-50, and the regulations of the Agricultural Overlay District listed in §255-3-35 of the Town Code are presented below, along with an evaluation of the proposed action's consistency therewith:

§255-5-40. General Standards

No special permit shall be granted unless the issuing board shall specifically find and determine that:

A. Nature of use. The use proposed will be in harmony with and promote the general purposes of this chapter as the same are set forth in § 255-1-11 hereof.

The general purpose of §255-1-11 of the Town Code is "promoting the health, safety and general welfare of the people of the Town of East Hampton by regulating the uses of lots and lands and the dimensions, locations and uses of buildings and structures throughout the Town…" Within this section of the Town Code are specific provisions for personal wireless service facilities in §255-1-11 M, as follows:

> *(1) Allow for alternative types of personal wireless service facilities in any location subject to standards;*
> *(2) Encourage the use of existing structures, including, but not limited to, rooftops, utility poles and church steeples for deploying personal wireless service facilities;*
> *(3) Expedite the review process for those applications choosing the least intrusive alternative of deploying personal wireless service facilities;*
> *(4) Caution users of guyed and lattice towers, monopoles and antennas to locate, site and design them in a way that minimizes the adverse visual impact of the lattice or guyed towers, monopoles and antennas;*
> *(5) Enhance the ability of the providers of personal wireless services to provide such services to the community quickly, effectively, and efficiently; and*
> *(6) Promote personal wireless service facilities' compatibility with surrounding land uses, and protect the attractiveness, health, safety, general welfare, and property values of the community.*

In keeping with the above standards, the proposed facility would utilize an existing structure; the antennas would be mounted upon the existing lattice tower and be painted to match the color of either the tower or the wind turbine structure (color

choice would be left to the Town's discretion). Moreover, the antennas would be flush-mounted upon the lattice tower, allowing them to blend with the overall architecture of the lattice tower, in an effort to minimize potential adverse visual impacts to the surrounding area. Furthermore, ten-foot-tall evergreen trees (red cedars) would be planted around three sides of the equipment compound to help screen the ground-based equipment area. Additionally, the proposed facility would not have an adverse impact upon the health and safety of local residents, as the facility would be in compliance with the FCC's emissions standards (see Site Compliance Report in Appendix F), and as the proposed facility would be installed in compliance with applicable building code requirements. Finally, pursuant to the Real Estate Consultant Report (see Appendix G), there would be no adverse impact to property values of the community as a result of implementation of the proposed action. As such, the proposed action is consistent with the general intent of these standards.

B. Lot area. The lot area is sufficient, appropriate and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

Upon completion of the proposed action, the proposed wireless communications facility would occupy approximately 0.016 acre on the 7.7±-acre subject property, and overall lot coverage would increase from 3.586% to 3.796%, an increase of 0.21%. Thus, the size of the proposed facility is nominal compared to the size of the subject parcel, and the lot area is more than sufficient to support the proposed facility. Moreover, the proposed antennas would be mounted to an existing lattice tower, and ground-based equipment would be installed proximate thereto within an existing lawn area. As such, the proposed facility would not interfere with or hinder any of the active agricultural operations on the subject property, allowing the adequate operation and potential expansion of existing agricultural uses on-site.

C. Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties, particularly where they are in a different district.

The proposed wireless communications facility would be entirely contained on the subject property and would not encroach onto adjacent properties. Specifically, the proposed antennas would be installed upon the lattice tower (located at the central portion of the subject property), and the proposed ground-based equipment compound would be constructed immediately adjacent thereto. Therefore, the wireless communications facility would not prevent the orderly and reasonable use of adjacent properties.

D. Compatibility. The site of the proposed use is a suitable one for the location of such a use in the Town, and, if sited at that location, the proposed use will in fact be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale and overall appearance.

The use of an existing lattice tower for the placement of a wireless communications facility, in lieu of erecting a new, tall structure for support of same (e.g., monopole,

lattice tower, etc.), within a primarily agricultural and residential area, is appropriate from a planning perspective. Further, as discussed in Section 4.2 of this DEIS, the facility has been designed such that potential visual impacts have been largely mitigated, reducing the overall facility's visibility to the surrounding area. Moreover, the proposed use would be compatible with surrounding agricultural and residential use inasmuch as an existing AT&T service deficiency gap would be eliminated with the activation of this facility, thereby increasing communications/data transfer abilities for local residents and businesses, as well as enhancing E911 capabilities in the surrounding area.

E. Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitable near to a church, school, theater recreational area or other place of public assembly.

As previously indicated, the proposed facility would not encroach onto adjacent properties, nor would it affect the use of properties in the surrounding area. The subject lattice tower is located to the west of the East Hampton High School property. However, a distance of approximately 820 feet separates the proposed project site from the nearest point on the school property. Furthermore, there are no characteristics of the proposed use to suggest that would be inappropriate with respect to the High School, given that the proposed facility would comply with FCC emissions standards and would be installed in compliance with all applicable building codes, and as the proposed antennas would largely blend in visually with the existing lattice tower structure. Finally, there are no churches, theaters, recreational areas or other places of public assembly proximate to the subject property.

F. Use definition. The proposed use conforms to the Town Code definition of the special permit use where such definition exists or with the generally accepted definition of such use where no definition is included in the Code.

As the proposed facility would be installed on the existing lattice tower on the subject property, it would be considered a Tier One personal wireless service facility, which is defined in §255-1-20 of the Town Code as "[p]ersonal wireless service facilities on new or existing utility poles or existing primary support structures." A Tier One personal wireless service facility is permitted with the issuance of a special permit from the Town of East Hampton Planning Board, pursuant to §255-5-50 of the Town Code.

G. Circulation. Access facilities are adequate for the estimated traffic generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and, further, that vehicular entrances and exits shall be clearly visible from the street and not within 75 feet of the intersection of street lines at a street intersection, except under unusual circumstances.

The proposed facility would be monitored remotely and would require approximately one trip per month by a technician (in a passenger-type vehicle) to inspect the equipment. Thus, the amount of traffic generated by the proposed

project would be negligible, and would not affect existing traffic patterns, cause congestion, nor would it require modification to the existing vehicular access driveways at the subject property or the surrounding roadway.

H. Parking. There is room for creation of off-street parking and truck loading spaces at least in the number required by the applicable provisions of this chapter, but in any case adequate for the actual anticipated number of occupants of the proposed use, whether employees, patrons and visitors; and, further, that the layout of the spaces and related facilities can be made convenient and conducive to safe operation.

As mentioned above, the proposed facility would be monitored remotely and would be unmanned and, therefore, would not generate additional daily personnel at the subject location. Moreover, the facility would only require one visit per month by a technician. The existing western access driveway provides direct access to the lattice tower area, which contains ample lawn and driveway space for parking. Therefore, adequate off-street parking and unloading space is available for the technician's once-a-month visit.

I. Buffering and screening. Adequate buffer yards and screening can and will be provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

As previously indicated, evergreen vegetation (red cedars) would be planted around three sides of the equipment compound to help screen the ground-based equipment from the view from adjacent properties to the north, east and west; the ground-based equipment would not be visible from Long Lane to the south due to intervening on-site structures. Moreover, the proposed antennas would be flush-mounted to the lattice structure and painted to match either the tower itself or the wind turbine (per the discretion of the Town). As evidenced in the One-Mile Radius Visibility Report in Appendix E, dense vegetated buffers surround the subject property, which greatly limit visibility of the existing lattice tower from off-site locations, and would have a similar effect in screening the proposed facility, thereby helping to mitigate potential visual impacts to the neighboring community and associated scenic resources and uses in the surrounding area.

J. Runoff and waste. Adequate provision can and will be made for the collection and disposal of stormwater runoff, sewage, refuse and other liquid, solid or gaseous waste which the proposed use will generate.

The proposed action would result in the introduction of a minimal amount of impervious surface on the subject property, approximately 0.008 acre within an existing lawn area. As such, no provisions for the collection of disposal of stormwater are proposed or warranted. It is anticipated that the small amount of stormwater that may be generated as a result of this minimal expansion of impervious area on-site would recharge to the groundwater via adjacent unvegetated/lawns areas. The facility would be unmanned, and would not necessitate potable water, nor would it require the disposal of liquid or solid waste. The anticipated limited operation of the proposed natural gas emergency back-up

generator would not necessitate the collection of gaseous wastes. As such, there would be no need for runoff and/or waste collection in association with the implementation of the proposed action.

K. Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems or processes and without significant negative impact to groundwater and surface waters on and off the site.

The proposed communications facility would be situated such that only 0.016 acre of previously-disturbed, manicured lawn area would be impacted by the installation of the equipment compound, and there would be no clearing of natural areas. Moreover, there would be little to no grading, as the proposed ground-based equipment compound location is flat. Thus, there would be no significant adverse impacts to soils or topography, area drainage or regional ecology. Since stormwater generated by the small impervious area in the equipment area would be minimal and would recharge to groundwater via adjacent lawn area, and there would be no sewage generation or water use, and there are no wetlands present on or contiguous to the proposed facility location, there would be no impact to surface waters or groundwater.

L. Compliance with other laws. The proposed use can and will comply with all provisions of this chapter and of the Code, including Chapters 180 and 185 thereof, which are applicable to it, and can meet every other applicable federal, state, county and local law, ordinance, rule or regulation.

The proposed project area contains an existing lattice tower and manicured lawn, with no natural areas. Moreover, given the minimal disturbance associated with the proposed facility and the fact that it will be unmanned (i.e., not requiring water or waste removal), it is anticipated that there would be no adverse impacts to natural resources protected in Chapter 180 of the Town Code. Thus, the provisions of Chapter 180 are not applicable to the proposed action.

With regard to potential noise impacts (Chapter 185 of the Town Code), Dewberry Engineering, AT&T's Civil Engineer, has indicated that in the event the facility is approved and constructed, it would be compliant with the most stringent 50 dB sound limit at the property lines as required by §185-3 of the Town Code. Moreover, the emergency generator would be entitled to the exception permitted by §255-5-50(8)(a), which states: "No equipment shall be operated at a personal wireless service facility so as to produce noise in excess of the applicable noise standards . . . except for emergency situations requiring the use of a backup generator, where the noise standards may be exceeded on a temporary basis until such emergency has passed."

M. Conformity with other standards. The proposed use can and will meet all of the general standards for special permit uses in particular districts set forth in §255-5-45 and also meets all of the specific standards and incorporates all of the specific safeguards required of the particular use, if any, by §255-5-50.

The subject property is not located within any of the districts discussed in §255-5-45, but is located within the Agricultural Overlay District. As such, a discussion of the proposed action's consistency with the regulations for development within the Agricultural Overlay District is provided later in this section of the DEIS. Furthermore, an analysis of the consistency of the proposed facility with the personal wireless service facilities provisions set forth in §255-5-50 of the Town Code is also presented later in this section.

§255-2-90. Location Standards

The approval of personal wireless services facilities shall be subject to meeting or exceeding the following standards:

A. Opportunity sites. A personal wireless service facility should be located at one of the following opportunity sites:

(1) Public rights-of-way utility poles, including telephone poles, utility-distribution poles, streetlights and traffic signal stanchions.

The installation of antennas and equipment on and proximate to the utility poles in the surrounding area would not provide sufficient height to achieve AT&T's coverage objectives, pursuant to information from AT&T's RF Engineer (see affidavit in Appendix C). Moreover, if any of the utility poles in the surrounding area were increased in height and structurally reinforced to support a standard antenna installation (or if a new pole were installed within a right-of-way), such an installation would be significantly more visually prominent than the proposed facility, which would blend in with the overall lattice tower structure and would be set back from the nearby roadway by more than 600 feet. A more detailed discussion of the Opportunity Sites and the proposed facility's location thereon is included in Section 7.4 of this DEIS.

(2) Religious institutions.

The nearest religious institution within AT&T's proposed coverage area is the Most Holy Trinity Roman Catholic Cemetery on the north side of Cedar Street. Smartlink inquired as to whether there was interest in installing a facility upon this property and received no response. There is cemetery proximate to the subject property, the Cedar Lawn Cemetery, which is situated on the west side of Cooper Lane proximate to the intersection with Palma Terrace; however, this is not a religious property. Additionally, there are no religious institution structures within the proposed coverage area that could facilitate the concealment of a wireless communications facility (e.g., within a church steeple).

(3) Rooftops.

Pursuant to Smartlink, there are no building structures within the proposed coverage area that would afford ample height and/or concealment opportunity for a facility, as the proposed coverage area is predominantly developed with residential and agricultural uses. Further, the East Hampton High School building is relatively low in height and was not considered a candidate by Smartlink, as public perception typically discourages collocation on school buildings.

(4) Tree masses.

Smartlink did not identify any tree stand areas that would be optimal/available for the installation of a wireless communications facility. Moreover, the use of woodland areas for the installation of wireless communications facilities is discouraged in §255-2-90.B(1)(a).

(5) Town-owned properties (except designated open space), depending upon siting and design standards.

All of the parcels listed as Town-owned properties in the vicinity of the subject site are classified as Transfer of Development Rights, Agricultural Reserve Area, or Agricultural Easement properties. As such, none of these parcels were considered as feasible for development of a wireless communications facility on a Town-owned and operated property. Moreover, a number of these properties are located in the immediate vicinity of the subject property and, if developed with a wireless communications facility, would result in similar impacts as the proposed facility. Thus, there would be no increased benefit (i.e., reduced visual impact, siting outside SASS, etc.) in choosing one of these properties over the subject site. There are also a number of Town-owned nature preserve areas identified within the coverage area. However, given that nature preserves are considered open space, they were not considered viable candidates. Additional discussion of Town-owned properties considered for the proposed project is included in Section 7.4 of this DEIS.

B. Avoidance areas. A personal wireless service facility should not be located in the following avoidance areas:

(1) Open spaces, including:

(a) Woodlands.

The proposed facility would not be located within a woodland area.

(b) Wetlands.

The proposed facility would not be located in or adjacent to a wetland area.

(c) Moorlands (dwarf forest).

The proposed facility would not be located within moorlands.

(d) Meadow/old fields (open or formerly farmed areas).

The proposed facility would not be located on a meadow or old fields.

(e) Downs (prairie).

The proposed facility would not be located on downs.

(f) Duneland/beach.

The proposed facility would not be located on dune land or beach.

(g) Farmland (active agriculture).

While the proposed facility would be located upon an overall agricultural property, it would not be situated on the portion of the property designated for active agriculture. As previously indicated, the antennas would be affixed to an existing lattice tower with wind turbine, and the proposed ground-based equipment area would occupy a 0.016±-acre lawn area near the base of the existing lattice tower. Neither the antennas nor the ground-based equipment would impact the agricultural operations on the subject property or on nearby agricultural properties.

(2) Other areas attendant to water bodies and shorelines.

The proposed facility location is not on or adjacent to a water body or shoreline. The nearest water body is approximately 1.3 miles southeast of the subject property.

(3) Flood-prone areas.

The floodplain maps published by the Federal Emergency Management Agency (FEMA) indicate that the subject property is situated outside of the flood hazard zone (FEMA Map No. 36103C0552H). Thus, the proposed action is consistent with this standard.

(4) Historically and culturally significant resources, including historic sites, historic districts as well as structures.

Pursuant to information in a National Environmental Policy Act (NEPA) Screening Report prepared by EBI Consulting, the New York State Historic Preservation Office (SHPO) has concurred with a finding that there are "No Historic Properties" within the direct Area of Potential Effect (APE) for the proposed action or the visual APE (see SHPO concurrence in Appendix H). Thus, there would be no adverse impacts to historic resources per SHPO review of the project. Moreover, according to the Appendix A of the 2005 Town of East Hampton Comprehensive Plan, while there are Town-designated historic and cultural resources in the Village of East Hampton, none are situated within a one-mile radius of the proposed wireless communications facility. Given this distance from the subject property and the limited visibility of the proposed facility (as evidenced in the One-Mile Radius Visibility Study in Appendix E), it is anticipated that there would be no impact to any Town-designated historical or archaeological resources associated with the proposed action.

(5) Areas identified in the Scenic Resources Study and Scenic Areas of Statewide Significance, not otherwise classified above.

The subject property is identified as being within the Town of East Hampton SASS. However, based upon information presented in photographic simulations[6] (see Appendix I) and based upon anticipated limited visibility of the proposed facility from the surrounding area, as depicted in VHB's One-Mile Radius Visibility Study (see Appendix E), it is submitted that there would be no adverse visual impact to the SASS in the vicinity of the subject property as a result of the proposed action.

C. These location standards shall be considered directory but not mandatory. Interpretation of opportunity sites and avoidance areas shall be based on the Town of East Hampton Department of Planning maps or aerial photographs provided by the applicant.

Based upon the information presented in this DEIS, the applicant respectfully submits that the proposed project has been designed such that there would be no significant adverse impacts to the two avoidance areas listed above that are applicable to the proposed action, namely agricultural areas and SASS areas.

D. Personal wireless service facilities may also be permitted in areas that are not opportunity sites subject to the siting, design and safety standards in §255-5-50 and permitted in avoidance areas subject to the siting, design and safety standards in §255-5-50.

As stated above, it is respectfully submitted that the proposed action would not have any significant adverse impact upon any avoidance areas. Moreover, see the discussion below for the proposed action's consistency with the standards and safeguards for personal wireless service facilities in §255-5-50 of the Town Code.

E. These standards apply regardless of radio frequency (RF) engineering considerations.

While the need for placement of this personal wireless service facility has been demonstrated in the RF Engineer's affidavit (see Appendix C), this statement is duly noted by the applicant.

§255-5-50. Specific Standards and Safeguards for Personal Wireless Service Facilities

(1) Location standards, as set forth in §255-2-90 of this chapter.

See discussion of the proposed action's consistency with the location standards in §255-2-90 above.

(2) Siting standards. Personal wireless service facilities should meet the following siting standards. These standards are directory, not mandatory.

[6] Note that the antennas/appurtenances in the photographic simulations depict a facility that has been painted to match the lattice tower structure. However, the ultimate color of the antennas/appurtenances will be dictated by the Town.

(a) To the greatest extent possible, personal wireless service facilities should be concealed within existing structures or where camouflaged conditions surround them, or on inconspicuous mounts.

Pursuant to information provided by Smartlink, and based upon review of the surrounding area, there are no existing structures in the proposed AT&T coverage area within which completely concealed antenna collocation would be possible. As such, AT&T is proposing the installation of the proposed facility upon and adjacent to an existing lattice tower on the subject property. In an effort to mitigate potential visual impacts, the proposed antennas would be flush-mounted to the lattice tower, to help reduce their profile, and would be painted to match the color of either the tower or the wind turbine structure, at the discretion of the Town. This would help the antennas to blend in with the overall architecture of the existing lattice tower, as depicted in the photographic simulations[6] (see Appendix I). In addition, the equipment compound would be set back from the roadway approximately 577 feet and would be blocked from view from Long Lane by intervening structures. Moreover, 10-foot-tall red cedars (evergreen vegetation) would be planted around three sides of the equipment compound to help screen the ground-based equipment from potential views from adjacent properties.

(b) Placement within trees should be encouraged, but no antennas should extend higher than 10 feet above the average tree height.

As the applicant is utilizing an existing structure on an agricultural property to support the proposed antennas and is not proposing the construction of a new antenna support structure, this recommendation is not applicable.

(c) Placement on existing roofs or non-wireless structures should be favored over ground-mounted personal wireless service facilities.

In keeping with this recommendation, the applicant intends to install antennas upon an existing lattice tower/wind turbine structure, in lieu of constructing a new, tall structure (e.g., monopole, lattice tower, etc.) to accommodate such antennas.

(d) Roof-mounted personal wireless service facilities should not project more than 10 additional feet above the height of a legal building, but in no way above the height limit of the zoning district within which the personal wireless service facility is located.

The proposed facility would not be roof-mounted and, as such, this recommendation is not applicable.

(e) Side-mounted personal wireless service facilities should not project more than 20 inches from the face of the mounting structure.

As indicated in the project plans (see Appendix B), and pursuant to confirmation from Dewberry Engineering, AT&T's Civil Engineer, the proposed antennas would be flush-mounted and would not project more than 20 inches from the surface of the lattice tower. The 20-inch maximum projection is significantly less than the projection of the wind turbine, as illustrated in the site plan elevations (see Appendix B).

(f) These standards apply regardless of RF engineering considerations.

While the need for placement of this personal wireless service facility has been demonstrated in the RF Engineer's affidavit (see Appendix C), this statement is duly noted by the applicant.

(3) Design standards. Personal wireless service facilities should meet the following design standards. These standards are directory, not mandatory.

(a) Color. All personal wireless service facilities should be painted or complementary with natural tones (including trees and sky).

As indicated earlier, the proposed antennas would be flush-mounted to the existing lattice tower and would be painted to match same (either the tower itself or the wind turbine structure thereon), at the discretion of the Town. Thus, the proposed action complies this recommendation.

(b) Size. The silhouette of the personal wireless service facility should be reduced to the minimum visual impact.

The proposed antennas would be flush-mounted to the existing lattice tower structure in order to reduce their profile when compared to a standard antenna mount, and, as mentioned above, the antennas would be painted to match the existing structure. As depicted in the photographic simulations[6], these mitigation measures will help the proposed antennas to blend in with the overall architecture of the existing lattice tower (see Appendix I).

(c) Personal wireless service facilities near residences should either:

[1] Provide underground vaults for equipment shelters; or

[2] Place equipment shelters within enclosed structures approved by the Town of East Hampton.

As depicted in the project plans (see Appendix B), the proposed ground-based equipment would be installed within an equipment shelter, which has been redesigned at the request of the Town, subsequent to the submission of the original design for this facility in January 2015, to be more appropriate visually. Moreover, the overall equipment compound will be surrounded by ten-foot-tall red cedars (evergreen vegetation) in order to further reduce views of the equipment.

(d) Equipment. The following types of equipment should be discouraged:

[1] Roof-mounted monopoles, lattice towers or guyed towers.

[2] Ground-mounted lattice towers.

[3] Ground-mounted guyed towers.

The proposed action utilizes a lattice tower as an antenna support structure. However, this is an existing, functional structure which contains an active wind turbine currently serving to provide electrical power for operations at the subject

location. The proposed action does not involve new construction of any of the types of equipment listed.

(e) Height should be kept to a minimum.

> *[1] Heights of personal wireless service facilities should be no higher than the height of the uppermost height of nearby buildings (within 300 horizontal feet when measured along the ground) of the proposed personal wireless service facility, regardless of prevailing height limits in the zoning district.*

As the proposed action does not involve the construction of a new, freestanding wireless communications facility (e.g., monopole, lattice tower, etc.), this recommendation is not applicable. However, it should be noted that the proposed AT&T antennas would be mounted at an uppermost centerline height of 95± feet agl on the existing lattice tower, which is 25 feet lower than the top height of the lattice tower and 41 feet lower than the top reach of the turbine blade.

> *[2] In the event there are no nearby buildings (within 300 horizontal feet when measured on the ground) of the proposed site of the personal wireless service facility the following should apply:*
>
> *All ground-mounted personal wireless service facilities (including the security barrier) should be surrounded by nearby dense tree growth for a radius of 20 horizontal feet (when trunk center lines are measured on the ground) from the personal wireless service facility in any direction. These trees can be existing on the subject property or installed to meet the twenty-foot requirement as part of the proposed personal wireless service facility or they can be a combination of both. Ground-mounted personal wireless service facilities should not project more than 10 feet above the average tree height.*

As previously indicated, the ground-based equipment for the proposed facility would be surrounded on three sides by 10-foot-tall, evergreen red cedars to assist in screening the equipment from on- and off-site views.

(f) These standards apply regardless of RF engineering considerations.

While the need for placement of this personal wireless service facility has been demonstrated in the RF Engineer's affidavit (see Appendix C), this statement is duly noted by the applicant.

(4) Safety standards. Personal wireless service facilities should meet the following safety standards. These standards are directory, not mandatory.

(a) Hurricane and tornado design standards should be those of the local building codes used in the Town of East Hampton or EIA-TIA 22 (latest version), whichever is stricter.

Pursuant to information from Dewberry Engineering, AT&T's Civil Engineer, the proposed facility has been designed, and will be installed, such that it will meet all applicable building codes.

(b) Roof mounts on buildings should have railings to protect workers.

This recommendation is not applicable as the proposed facility would not be roof-mounted.

(5) Fall zone and setback requirements.

(a) Fall zone.

[1] No habitable structure or outdoor area where people congregate should be within a fall zone of two times the height of the personal wireless service facility or its mount.

The uppermost proposed AT&T antennas would be mounted to the existing lattice tower at a centerline height of 95-feet agl. As such, this recommendation would require a fall zone of 190 feet to places of congregation or habitable structures. The proposed antennas would be approximately 180 feet from the nearest habitable structure (i.e., the single-family structure to the west, on Lot 10.2), or ten feet short of the specified fall zone, which is only 5% less than the standard. Furthermore, it is not believed that an actual fall-zone risk is associated with the proposed antennas, as the installation would be on an existing lattice tower and would comply with all applicable building codes.

[2] No adjoining property line may be within the fall zone of a radius equal to the height of the personal wireless service facility or its mount.

There are no property lines within a radius equal to the height of the uppermost AT&T antennas, which would be mounted to the lattice tower at a centerline height of 95-feet agl.

(b) Setback.

[1] All personal wireless service facilities, including mounts and equipment shelters, shall comply with the minimum setback requirements of the applicable zoning district as set forth in the Town of East Hampton Zoning Code, depending upon whether any structure is considered a primary use or an accessory use.

The proposed antenna installation and ground-based equipment would comply with the setback requirements of the A5 zoning district, as depicted below in Table 2.

Table 2 – Consistency with Dimensional Requirements for the A5 Zoning District

Dimensional Requirement	Required/Permitted A5 District	Proposed Wireless Communications Facility
Minimum Lot Area (square feet)	200,000	N/A
Maximum Total Lot Coverage (percent)	30	3.795
Maximum Height (feet)	25	98 (antennas), 12.5 (GPS units), 11.4 (equipment shelter)
Setbacks (Accessory Building or Structures, Minimum Yards):		
Front (feet)	80	577.75 (to compound)
Side (feet)	30	194.7/92.9 (to compound)
Rear	30	744.7 (to compound)

[2] The antenna array for an attached personal wireless service facility is exempt from the setback requirements of this section and from the setback for the zoning district in which they are located, provided that no such antenna array shall extend more than five feet horizontally from the attachment structure at the point of attachment.

The proposed antennas would not extend more than five feet from the attachment structure; in fact, they would not protrude any more than 20 inches from the lattice tower structure, pursuant information from Dewberry Engineering, AT&T's Civil Engineer. Moreover, the entire AT&T facility complies with the setback requirements of the A5 zoning district, as shown in Table 2, above.

[3] On parcels with a principal building housing a primary use, all components of the personal wireless service facility shall be located behind the main building line.

The proposed facility would be mounted on an existing lattice tower on the central portion of a farm property, with all homes, coops, and sheds/garages situated closer to the roadway than the proposed facility location, in keeping with this criterion.

[4] No portion of any personal wireless service facility shall project into a required setback more than the maximum projection permitted in the zoning district in which the facilities are located.

No portion of the proposed facility would project into a required setback.

(6) Alternatives analysis and comparison.

(a) Each application for a personal wireless service facility should also contain at least two alternatives that differ from the personal wireless service facility proposed in the application.

(b) The alternatives need not be totally different from the proposed personal wireless service facility; however, the alternatives should contain measurable differences, such as:

[1] Height. An alternative can be identical to the proposed personal wireless service facility except to be for a shorter height.

[2] Number. An alternative could be for two or more personal wireless service facilities that are shorter than the proposed personal wireless service facility.

[3] Location. An alternative could be located on a different property than the proposed personal wireless service facility.

[4] Siting. An alternative could be in a different place on the same property as the proposed personal wireless service facility.

[5] Design. An alternative could be of the same height, location and siting as the proposed personal wireless service facility, but be designed to appear differently.

(c) Submittal requirements for alternatives. The materials submitted for each alternative should show only the differences between each of the alternatives and the proposed personal wireless service facility.

(d) Department of Planning provision of alternatives.

[1] If the applicant has not submitted two alternatives, the Town of East Hampton Department of Planning staff shall prepare at least two alternatives.

[2] If the applicant has submitted two or more alternatives, the Town of East Hampton Department of Planning staff shall prepare at least one alternative.

(e) Comparison of proposed personal wireless service facility and alternatives. The Town of East Hampton Department of Planning staff shall compare the proposed personal wireless service facility to the alternatives on the basis of the following:

[1] Change in community scale, as exhibited in relative height, mass or proportion of the personal wireless service facility within its proposed surroundings.

[2] New visible elements proposed on a contrasting background.

[3] Different colors and textures proposed against a contrasting background.

[4] Use of materials that are foreign to the existing built environment.

[5] Conservation of opportunities to maintain community scale, not compromising buffering areas and low-lying buildings so as to start a trend away from the existing community scale.

[6] Amount and diversity of landscaping and/or natural vegetation.

[7] Preservation of view corridors, vistas, and viewsheds.

[8] Continuation of existing colors, textures and materials.

(f) Ranking of proposed personal wireless service facility and alternatives. The Town of East Hampton Department of Planning staff shall rank the proposed personal wireless service facility and each alternative based on the criteria listed in Subsection 255-5-50(6)(e) above. The ranking of the proposed personal wireless service facility and each alternative shall be submitted to the Planning Board along with each application for review by the Planning Board. The Planning Board shall consider the alternatives along with the proposed personal wireless service facility.

In satisfaction of the requirements above, the specific alternatives reviewed in Section 7.0 of this DEIS have been dictated by inclusion in the Final Scope for this DEIS, which accepted by the Planning Department on September 15, 2016 and by the Planning Board on September 21, 2016 (see documentation in Appendix A).

(7) Radio frequency radiation emissions.

(a) FCC Guidelines. A statement certifying that as proposed, the personal wireless service facility complies with the FCC Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (FCC Guidelines) concerning radio frequency radiation and emissions shall be provided at the time of final site plan review, or building permit application for facilities not requiring site plan review.

(b) No contravention of FCC Guidelines. A personal wireless service facility that meets the FCC Guidelines shall not be conditioned or denied on the basis of radio frequency impacts.

A Radio Frequency – Electromagnetic Energy RF-EMF Site Compliance Report was prepared by Pramira for the proposed facility (see Appendix F). This report indicates that the proposed facility would be fully compliant with FCC emissions standards.

(8) Noise.

(a) No equipment shall be operated at a personal wireless service facility so as to produce noise in excess of the applicable noise standards under § 255-1-90, except for emergency situations requiring the use of a backup generator, where the noise standards may be exceeded on a temporary basis until such emergency has passed.

Dewberry Engineering, AT&T's Civil Engineer, has indicated that in the event the proposed facility is approved and constructed, it would be compliant with the most stringent 50 dB sound limit at the property lines as required the Town Code. Moreover, the emergency generator would be entitled to the exception permitted above.

§255-3-35. Regulations (in the Agricultural Overlay District)

A. Applicability of Town Open Space Preservation Law. No lot or land wholly or partly in the Agricultural Overlay District shall be subdivided, either by formal subdivision or by waiver, except as provided for in Chapter 193 of this Code. This subsection shall not be construed to limit the applicability of Chapter 193 to any other lot or land outside of the Agricultural Overlay District.

The proposed action does not involve the subdivision of land, in keeping with this criterion.

B. Right to farm. The provisions of Chapter 134, Art. I, of this Code establishing an officially recognized right to farm in East Hampton Town shall be applicable to any agricultural use lawful under this chapter which is being carried out on land within the Agricultural Overlay District, whether or not said use is an activity or use specifically included in Chapter 134, Art. I.

As described previously, the subject property contains an active farm operation, and such farm operation would continue unhindered after the installation of the proposed wireless communications facility.

C. Architectural review in and adjacent to district. On any property wholly or partly in the Agricultural Overlay District or on any property fronting on the boundary line of such district or lying directly across any private or public street or right-of-way which borders such district, the Architectural Review Board shall have jurisdiction over buildings, structures, signs and exteriors as provided in Article VII of this chapter.

In compliance with this requirement, as well as a requirement for review of wireless communications facilities in §255-7-30.H of the Town Code, the Architectural Review Board (ARB) has been involved in the review of this application from time of the initial submission and receives all required documentation. Its most recent correspondence to the Town Board, the ARB expressed concern regarding the proposed facility based upon potential for high visibility. However, it is respectfully submitted that the proposed facility would have very limited visibility, as demonstrated in the One-Mile Radius Visibility Study (see Appendix E). Furthermore, it is anticipated that as an involved agency in the SEQRA process, the ARB will review the documentation provided in this DEIS.

D. Soil conservation. Except as part of a construction project for which all approvals required to be obtained under this Code have been granted, no Class I or Class II agricultural soil located on any lot wholly or partly within the Agricultural Overlay District shall be removed from such lot.

The proposed action would not involve the removal of any soil from the subject property. Moreover, the amount of ground disturbance for the proposed action is minimal, at 0.016± acre.

E. Residential community facility uses prohibited. With the exception of "park," the residential community facility uses listed in Subsection B of § 255-11-10, Table I, "Use Table for Residential and Related Uses," shall be prohibited on any parcel of land

which is located wholly or partly within the Agricultural Overlay District and which has a lot area of 10 acres or more.

No residential community facility uses are proposed as part of the proposed action.

F. Site plan review. On any parcel of land which is located wholly or partly within the Agricultural Overlay District and which has a lot area of 10 acres or more, site plan review shall be required for the erection, construction or enlargement of any single-family residence not completed and in existence as of February 1, 1999, or any building or structure accessory thereto, and for the moving of any single-family residence whatsoever.

This provision is not applicable as the subject property, at 7.7-acres, is less than 10 acres and does not involve the erection, construction or enlargement of a single-family residence.

4.1.3 Comprehensive Planning Documents

Town of East Hampton Comprehensive Plan (May 6, 2005)

Below is a discussion of the consistency of the proposed action with the relevant overall goals of the *Comprehensive Plan*.

Goal One: *Maintain, and restore where necessary, East Hampton's rural and semi-rural character and the unique qualities of each of East Hampton's historic communities.*

The proposed action involves installation of a wireless communications facility upon and proximate to an existing lattice tower with wind turbine on an agricultural property. Same would not alter the rural character of the area, as the subject property would remain agricultural in use, with minimal alterations to the appearance of the wind turbine support structure, due to the flush-mounted installation of antennas on the lattice tower. Moreover, the proposed ground-based equipment area would occupy only 0.016± acre of the overall 7.7-acre subject property. Neither the antennas nor the ground-based equipment would interfere with or hinder any existing on-site operations. As such, the proposed action would maintain East Hampton's rural and semi-rural character and the unique qualities of the historic community.

Goal Two: *Take forceful measures to protect and restore the environment, particularly groundwater. Reduce impacts of human habitation on ground water, surface water, wetlands, dunes, biodiversity, ecosystems, scenic resources, air quality, the night sky, noise and energy consumption.*

The proposed wireless communications facility would be unmanned, and as such, does not involve the use of potable water, nor does it involve any discharge of sanitary wastes to groundwater. Furthermore, there are no wetlands or dunes on or immediately proximate to the proposed facility location.

The subject property is an actively farmed parcel with several agricultural and residential structures, mowed lawns and paved driveways. Since the proposed wireless communications facility would disturb a minimal amount of mowed lawn surface, no natural areas would be disturbed and there would be no impact upon biodiversity or ecosystems.

The proposed antennas are designed to blend with the existing wind turbine support structure to the maximum extent practicable and are of such a small scale that they would not adversely impact scenic resources, as depicted in the photographic simulations and the One-Mile Radius Visibility Study (see Appendices I and E, respectively). The only proposed outdoor lighting would be a single fixture affixed to the proposed equipment shelter. This fixture would only be used during routine maintenance, would operate on a timer, and would be downward-facing and shielded to prevent light spill, thereby avoiding night sky impacts.

The proposed action involves the installation of a 50 kW natural gas emergency back-up generator. This generator would only be used in emergency circumstances involving a power outage and, therefore, would not produce significant air emissions or routine noise in excess of existing ambient conditions. Moreover, it has been confirmed by AT&T's project engineer that during operation, the proposed generator would comply with the noise regulations set forth in Town Code Chapter 185.

A minor increase in energy consumption is anticipated; however, same would be of such a small quantity as to have no significant impact on the energy grid.

Goal Three: *Reduce the total build-out of the Town to protect the natural and cultural features identified in goals one and two.*

The proposed wireless communications facility would serve existing demand for reliable telecommunications within the service area. Same would not result in increased development within the service area that the *Comprehensive Plan* is intended to protect, as it would utilize an existing lattice tower as an antenna support structure. Moreover, there are no natural features in the vicinity of the proposed facility location that would be impacted by the proposed action. Additionally, as has been previously indicated, SHPO confirmed that there are no historic resources within one-half mile of the subject property and there would

be very limited visibility of the proposed facility and, therefore, no significant adverse impacts to cultural resources.

Goal Five: *Encourage local businesses to serve the needs of the year-round population and reduce the environmental impacts of commercial and industrial uses.*

Implementation of the proposed action would serve the needs of the year-round population (both commercial and residential) by providing more reliable cellular/data transfer service, as well as improved E911 capabilities, within the proposed coverage area, with minimal environmental impact.

Goal Seven: *Protect historic buildings, hamlets, neighborhoods, landscapes and scenic vistas from incompatible development. Prevent further loss of the Town's cultural and archaeological resources.*

The proposed wireless communications facility is designed to be visually compatible with the existing conditions of the subject property. Specifically, the proposed antennas would be flush-mounted and painted to blend with the existing support structure to the maximum extent practicable. The proposed associated ground-based equipment would be located on an internal portion of the subject property, proximate to the wind turbine, and screened with evergreen trees to minimize visibility from the surrounding area.

The proposed action does not involve the removal of cultural resources, as the subject property would continue to be used for agriculture, with no loss in actively farmed land.

Finally, NY SHPO has determined that the proposed action would not adversely impact historic/archaeological resources (see SHPO concurrence in Appendix H).

Goal Nine: *Develop road, wastewater treatment, water, and power infrastructure, consistent with goals one through three, needed to reduce public health, safety and environmental risks.*

Two specific items listed under "Recommendations to Meet the Goals" within the Comprehensive Plan are relevant to Goal Nine, as they relate to the proposed wireless communications facility:

> *75.* ***Emergency Services Communications –*** *Maintain and upgrade emergency services communications, providing adequate redundancy and coverage, consistent with the EH Town Wireless Master Plan.*
>
> *77.* ***Infrastructure Development –*** *Encourage the design, installation and maintenance of fiber optics, internet, cable TV, wireless communications facilities, telephone, public water, electric and gas lines be conducted in an environmentally and aesthetically compatible manner. Continue to follow and implement the Wireless Master Plan.*

As discussed in Section 2.5 of this DEIS, resolution of the existing service deficiency gap will not only improve cellular/data service, but will also enhance E911 capabilities in the existing service deficiency area.

Furthermore, as discussed in detail in Section 4.1.2 of this DEIS, the proposed action is consistent, to the maximum extent practicable, with the siting and design standards for wireless communications facilities contained within the Town Code (i.e., the codified standards originally set forth in the *Wireless Master Plan*).

Plan for East Hampton

The following are the relevant general recommendations for the East Hampton hamlet area of the Town, within which the proposed wireless facility would be located.

› **Agriculture -** Protect the traditional agricultural industry, part of Suffolk County's Agricultural Industry ranked first in New York State, and the agricultural land base identified as the best farmland in New York State, which help to maintain the rural quality, scenic vistas and unique sense of place in East Hampton. The two main blocks of farmland, north of the Village boundary, generally between Route 114 and Cedar Street and the area abutting north and south of Further Lane, are also within an area eligible for inclusion in the East Hampton Scenic Area of Statewide Significance.

Upon implementation of the proposed action, the subject property would remain an agricultural use as a poultry farm, as the proposed facility would be installed outside the area that is used for active farming operations on-site. Since the adoption of the *Comprehensive Plan*, the Town adopted the *East Hampton SASS*. As previously indicated, the subject property is located within the Hardscrabble SALS. The consistency of the proposed action with the *East Hampton SASS* is discussed in Section 4.2 of this DEIS.

Additionally, the Plan for East Hampton hamlet portion of the *Comprehensive Plan* includes a specific recommendation for rezoning the subject property:

32. Rezone from A2 to A5 Residence the farmland between Route 114 and Cedar Street, generally north of the boundary with the Village of East Hampton.

The primary purpose of this recommendation was to ensure the preservation of prime farmland and important scenic views within the Town. As shown on Figure 13, this area, which includes the subject property, is now zoned A5 Residence, and is within the Town's Agricultural Overlay District. Moreover, as depicted in the photographic simulations and the One-Mile Radius Visibility Study, it is anticipated that the proposed facility would not have a significant adverse visual impact on the subject property or the surrounding area.

Wireless Service Facilities Component

The *Comprehensive Plan* incorporates the *Town of East Hampton Final Wireless Master Plan* (Kreines & Kreines, 2001) as its Wireless Service Facilities Component. The Wireless Service Facilities Component includes recommended standards for the location, siting, design, height, safety, setbacks, radio frequency radiation emissions, noise, and alternatives, of wireless communications facilities within the Town. The *Comprehensive Plan* notes that, "since [the *Town of East Hampton Final Wireless Master Plan*] was prepared, the Town Zoning Code was amended to enact changes needed to implement the plan" (page D-1). The recommendations of the *Town of East Hampton Final Wireless Master Plan* are codified in the Town Code at Sections §255-2-90 and §255-5-50. A complete discussion of the proposed action's consistency with the standards set forth in the above-referenced Sections of the Town Code is provided in the Zoning portion of this Section of the DEIS, above.

Open Space Preservation Component

The Open Space Preservation Component of the *Comprehensive Plan* consists of the *Town of East Hampton Community Preservation Project Plan* and the Small Lot Acquisition Program. The consistency of the proposed action with the *Town of East Hampton Community Preservation Project Plan* is discussed fully later in this Section of the DEIS.

Town of East Hampton Community Preservation Project Plan (July 7, 2011)

As discussed in Section 3.1.3 and shown on Figure 14, the subject property is identified as a "Recommended CPF Property" in the *CPPP*, due to characteristics including farmland, scenic views, and adjoining protected farmland. Within the CPPP's East Hampton School District Open Space Recommendations table, it is recommended that the Town attempt preservation of these characteristics through the PDR.

The Town attempted to purchase the development rights attached to the subject property in 2010; however, a final agreement was never negotiated. Implementation of the proposed action would not preclude the Town from commencing action again in the future which seeks to purchase the subject property's development rights. Additionally, it is respectfully submitted that the proposed facility would not have an adverse impact upon either the agricultural operations on-site or the scenic views of the surrounding area, as described below.

4.2 Aesthetic Resources

Subject Property

Upon completion of the proposed wireless communications facility, views at the subject property would be largely similar to existing views. The only visual difference would be the view of the lattice tower structure (which would include antennas upon project completion) and the view immediately east of the base of the lattice tower

(which would include the ground-based equipment compound upon project completion). As shown in the photographic simulations at the subject property (see Photographic Simulations 1B and 5B in Appendix I), views of the post-construction lattice tower would include three tiers of antennas, flush-mounted to the tower and painted match the color of the lattice tower (the color of the antennas would ultimately be decided by the Town). Thus, as shown in the photographic simulations at the subject property, the antenna tiers would blend, to a large extent, with the overall lattice tower's architecture.

As depicted in photographic simulation 1B at the subject property, the ground-based equipment to the east of the lattice tower would be screened by 10-foot cedar plantings along three sides of the equipment compound (see Appendix I). Although the top of the equipment shelter would be somewhat visible, the equipment would be concealed within. In addition, the equipment shelter would be visually similar to the existing outbuildings throughout the central and southern portions of the property. Moreover, the equipment compound would be set back from the roadway (approximately 577 feet) and would be blocked in views from Long Lane by intervening structures. As shown in photographic simulation 5B, the equipment compound in barely discernible from the southernmost portion of the western driveway. Therefore, the equipment compound would only be visible at the subject property and, in many instances, would not be visible at certain locations at the subject property due to intervening existing outbuildings and associated farming equipment. In sum, there would be very little visual alteration of the subject property, which would continue to have an agricultural aesthetic, upon completion of the proposed action.

Surrounding Area

The photographic simulations (see Appendix I) demonstrate that there would be limited visibility of the proposed antennas as one moves farther from the proposed facility due to the facility design, particularly the relatively small size of the antennas. Photographic simulation 2B from along Long Lane, immediately south of the eastern driveway, indicates that all three antenna tiers would be minimally visible, blending with the overall architecture of the lattice tower. Moreover, the equipment compound is not visible from this location due to the intervening vegetation and structures on the subject property.

As shown on photographic simulations 3B and 4B, the proposed antennas would not be publicly visible west of the subject property (i.e., along Long Lane and Fieldview Lane). The wind turbine and lattice tower may be visible from the backyards of some properties along Fieldview Lane, but these private properties were inaccessible to the applicant. However, it is anticipated that the proposed antennas would be barely discernible on the existing structure from such a distance. As such, it is expected that there would be no adverse visual impacts to nearby properties as a result of the proposed installation. In addition to an analysis of the photographic simulations, VHB determined existing visibility of the lattice tower/wind turbine and assessed potential visibility of the proposed facility, as discussed below.

Based on the One-Mile Radius Visibility Study in Appendix E of this DEIS, it is concluded that the proposed antennas would not be discernible in the large majority of locations where the wind turbine was determined to be visible. Therefore, full visibility of all three proposed antenna tiers would be limited to the immediate vicinity of subject property along Long Lane. Moreover, the potential visibility determined in the One-Mile Radius Visibility study is a conservative approach, as it was done in the leaf-off season; and, in many instances, the wind turbine is barely discernible and would not be visible during leaf-on conditions. Moreover, the lattice tower itself is less visually prominent than the wind turbine and the proposed AT&T antennas would be mounted 25-feet lower on the lattice tower than the wind turbine; such that the proposed AT&T antennas would be significantly less visible, if at all visible, at the locations indicated in Section 3.2 and Appendix E of this DEIS.

Although the full lattice tower structure was visible in some locations along Long Lane, as well as Stephen Hands Path and NYS Route 114, the antennas would barely be discernable from these areas due to distance and relatively small size of the proposed equipment in comparison to the existing lattice tower structure. Moreover, there were some locations within approximately 0.43 mile where the wind turbine and only half of the lattice tower were visible. In these locations, only the highest and middle tiers (i.e., antennas mounted at centerlines of 85± feet agl and 95± feet agl) would be potentially visible; however, it is anticipated that, based upon the design of the facility and the distance from the lattice tower, the antennas would blend with the overall architecture of the lattice tower and would be indiscernible from these locations.

Additionally, it is anticipated that during months when seasonal vegetation is in either partial or full bloom, only the wind turbine would be visible from these locations. Visibility of the proposed facility would diminish rapidly due to intervening vegetation, existing structures and surrounding topography, as distance from the subject site increases in all directions. Finally, the applicant has designed the proposed facility such that the antennas would be flush-mounted to the lattice tower and would be painted to match the color of either the tower or the wind turbine structure (color choice would be left to the Town's discretion), mitigating potential visual impacts.

Based on the review pf the photographic simulations and the results of the One-Mile Visibility Study, there would be no significant adverse impacts to the visual character of the subject property and the surrounding area, as the antennas would be barely perceptible from beyond the subject property.

5

Mitigation Measures

In an effort to minimize potential adverse impacts resulting from the proposed action, mitigation measures have been identified and are set forth below.

5.1 Land Use and Zoning

In an area developed primarily with agricultural and residential uses, the proposed location of the wireless communications facility upon an existing lattice tower is optimal in that it would utilize existing infrastructure while simultaneously precluding the need to construct a new, tall structure (e.g., monopole, lattice tower, etc.), helping to mitigate potential visual impacts.

In an effort to prevent potential adverse impacts to the existing agricultural property operations, the proposed antennas would be installed upon an existing structure and the ground-based equipment would be installed within a lawn area that is not utilized for active farming operations. Moreover, the proposed facility and its associated operation would be confined to the subject property and there would be no adverse impact to the development and/or operation of nearby agricultural properties. Additionally, the proposed facility would be installed in accordance with all applicable building regulations and would be able to withstand severe weather events, further reducing potential impacts to the subject property and/or surrounding properties.

As described in Section 4.1.2 of this DEIS, to the maximum extent practicable, the proposed action complies with all relevant zoning criteria. As such, there are no significant adverse impacts to zoning identified and no mitigation is required.

Moreover, as described below, AT&T has incorporated a number of mitigation measures into the design of the facility such that potential visual impacts would be minimized, which is consistent with the spirit of the Town's design and location standards for telecommunications facilities.

5.2 Aesthetic Resources

Impact to aesthetics would be minimized through project design and through supplemental plantings around the ground-based equipment. Specifically, and as explained in Section 4.2 of this DEIS, in order to minimize visual impacts, the proposed antennas would be flush-mounted to the existing lattice tower and would be painted to match either the tower or the wind turbine (at the discretion of the Town). This type of installation mitigates potential visual impacts by avoiding the need to construct a new structure to support antennas, by reducing the profile of the antennas on the lattice tower structure and by facilitating the blending of the antennas with the overall architecture of the existing structure to the maximum extent practicable.

Based upon comments from the Town on the original submission, the applicant has modified the proposed action by reducing the number of antennas (from 12 to 9) and by use of flush-mounting instead of a traditional antenna mount, refining the proposed design and mitigating potential visual impacts. The design of the proposed equipment shelter also has been modified from the original proposal to incorporate a roofline, in keeping with the surrounding outbuildings on the subject property, ensuring that the new structure is in character with surrounding existing structures. The proposed planting of 10-foot-tall red cedars around the equipment compound would further screen the ground-based equipment.

As indicated by the photographic simulations and the One-Mile Radius Visibility Study (see Appendices I and E, respectively), the proposed flush-mounted antennas on the existing lattice tower would have very limited visibility and the ground-based ancillary equipment would have even less visibility from off-site locations. As such, there would not be a significant alteration of the existing viewsheds, and, thus, to the SASS area. Therefore, the applicant believes that the proposed design measures mitigate the potential visual impacts of the proposed installation to the maximum extent practicable.

In addition to the mitigation measures described above, the Planning Department requested that the following issues be included in the Final Scope for this DEIS:

> *"This list should include an exploration of the ability to entirely conceal the Personal Wireless Service Facility's (PWSF) equipment within the interior support of the structure either as the lattice tower is currently designed or by re-design, in a manner keeping with the special permit standards, as identified in the Board's adopted EAF Part III.*

A list of opportunity sites, as defined in the Town Code, within the anticipated coverage area of the proposed project should be provided in order to determine whether or not there are reasonable alternative sites in the immediate area."

A discussion of the above-referenced requested information is included in Section 7.0 of this DEIS, as the suggested mitigation measures pertain to exploration of alternatives to the proposed site location.

6

Unavoidable Adverse Effects

6.1 Short Term Impacts

The proposed action would entail a number of temporary construction-related impacts that cannot be completely mitigated. These impacts are associated with site preparation and development (including shallow excavation for the equipment compound and utilities). It is anticipated that these impacts would cease upon completion of the construction phase of the project. Specific impacts are identified below:

- The project site would be minimally disturbed by excavation activities during construction of the ground-based equipment.
- Despite the use of strategically-placed erosion control devices, minor occurrences of erosion potentially may result from site development activities during the short period of ground disturbance.
- During construction, there is the potential for minor releases of air contaminants from construction equipment and vehicles and in fugitive dust.
- There may be a temporary impact to roadways due to the movement of construction vehicles associated with site development activities.

It is anticipated that these impacts would be of short duration - that is, they would cease upon project completion - and, therefore, would not pose a long-term significant adverse impact.

6.2 Long Term Impacts

Certain potential long-term impacts associated with project implementation have been identified. Mitigation measures have been proposed to reduce or eliminate these long-term adverse impacts to a large degree. Long-term impacts which cannot be fully mitigated include:

- The proposed antennas would be visible from portions of the immediate surrounding area. However, the analyses presented above indicate that this impact would be minimal, based on the facility design, which includes flush-mounted construction and paint color to blend in with the existing lattice tower /wind turbine structure.
- There would be a minimal increased demand on energy resources from PSEG Long Island and National Grid.

7

Alternatives and Their Impacts

This section of the DEIS examines the two alternatives that were outlined in the Draft Scope for the DEIS, which was ultimately accepted as part of the Final Scope, as follows:

- SEQRA-mandated, No Action alternative (no wireless communications facility would be constructed)
- 12-Antenna, Exterior-Mounted Alternative Design

In addition to the two alternatives identified in the Draft Scope, the Planning Department requested that the following two issues be examined:

> *"This list should include an exploration of the ability to entirely conceal the Personal Wireless Service Facility's (PWSF) equipment within the interior support of the structure either as the lattice tower is currently designed or by re-design, in a manner keeping with the special permit standards, as identified in the Board's adopted EAF Part III.*
>
> *A list of opportunity sites, as defined in the Town Code, within the anticipated coverage area of the proposed project should be provided in order to determine whether or not there are reasonable alternative sites in the immediate area."*

As such, the following alternative analyses were added to this Section of the DEIS.

- Complete Concealment of Facility
  - Within Lattice Tower as Currently Designed
  - Concealment with Facility Re-design
  - Concealment within New Wind Turbine Structure
- Alternative (Opportunity) Sites

7.1 No Action

The No Action alternative would not permit the installation of a wireless communications facility at the proposed location. Thus, there would be no antennas visible on the existing lattice tower from the immediate surrounding area, nor would ground-based equipment be visible from on-site or the edges of the bordering properties. In addition, there would be no disturbance of the area associated with the ground-based equipment.

There would be no change in the land use, zoning or community character, as no antenna or equipment placement would occur at the subject property.

Without the proposed facility, the service deficiency being experienced by AT&T in this area would not be remedied, resulting in the continued inability to reliably make and receive wireless calls, including E911, and to transmit and receive data. As the need for the facility would not be satisfied, implementation of the No Action alternative is not viewed as a feasible option by the project sponsor.

7.2 12-Antenna, Exterior Mounted Alternative Design

As required by the Final Scope, this section includes the analysis of a 12-antenna, exterior-mounted alternative design. On January 22, 2015, the Applicant originally submitted a site plan/special permit application to install a wireless communications facility consisting of 12 panel antennas, six remote radio head units and associated cabling at 95± feet agl on the subject lattice tower. As proposed at that time, the antennas would be externally mounted on the existing lattice tower in three sectors with four antennas per sector. Associated ground-based equipment would be located proximate to the base of the lattice tower within an equipment shelter behind a chain link fence with privacy slats. This earlier variation of the project design was deemed unacceptable to the Town's Planning Board, as it was anticipated to have an adverse visual impact. The January 2015 photographic simulations depicting this 12-antenna design are included in Appendix J of this DEIS.

In response to the request for revision of the original design, the Applicant developed an alternate design consisting of 12 antennas and six remote radio head units to be installed in two tiers (six antennas per tier) with two antennas in each sector, mounted at 85± feet agl and 95± feet agl (see June 2015 photographic simulations[6] in Appendix K). The design was also modified at that time to include a gabled roof on the equipment shelter, chain link fence without privacy slats, and plantings around the fenced equipment area.

With regard to the ground-based equipment, there would not be a significant visual impact to the surrounding area with any of the proposed design iterations, as the visibility of this equipment is primarily limited to the subject property. Both of the 12-antenna designs would be more visually prominent on the existing lattice tower than the current flush-mounted design, as the antennas would protrude farther from the lattice tower, reducing the degree to which the antennas would blend with the tower's overall architecture. As such, it is respectfully submitted that the current proposal for a 9-antenna design would be a less obtrusive option from a visual perspective as compared to the either of the 12-antenna alternatives. From a land use and zoning perspective, as well as potential comprehensive plan impacts, the 12-antenna design would have similar (or perhaps greater) impacts to the proposed action, which are fully described in Section 4.0 of this DEIS.

7.3 Complete Concealment of Facility

Pursuant to the request by the Town Board, the applicant has explored alternative scenarios for the concealment of the proposed wireless communications facility, as discussed as follows:

- Within Lattice Tower

  This alternative would involve the installation of antennas completely within the existing lattice tower structure. According to Dewberry Engineering, AT&T's Civil Engineer, as well as AT&T's RF Engineer, this would not be a feasible option, because the existing structure itself would interfere with the operation of the antennas, as the steel lattice would not permit the propagation of the signal outward to the surrounding area.

- Concealment of Facility Re-Design

  Pursuant to the Town's request for exploration of a re-design with concealment, AT&T explored the option of installation of the antennas on the subject lattice tower with concealment screening around the antennas on the exterior of the lattice tower. As illustrated in the photographic simulation prepared by Dewberry Engineering, the proposed antennas would be entirely concealed from view; however, it is apparent that the concealment screening would be significantly more visually obtrusive than the proposed flush-mounted antennas (see photographic simulation in Appendix L), given that the screening structure would be a large, solid fixture. Moreover, it is anticipated that this type of concealment structure added to the lattice tower would put significantly more structural loading stress on the existing tower structure, especially due to wind forces, as compared to the proposed flush-mounted design. Based upon the anticipated visual obtrusiveness and potential structural issues associated with this alternative, it is not considered feasible.

- New Wind Turbine Structure

  AT&T also explored the option of the construction of a new freestanding wind turbine made of RF-transparent material that would be able to conceal the

antennas within it while still operating as a wind turbine. However, it was determined by STEALTH® Concealment Solutions, Inc. that the construction of a concealment wind turbine with RF-transparent material would not be structurally possible for the following reasons: 1) setting the antennas behind the wind turbine blades would require the use of RF-transparent turbine blades, which are not currently available; and 2) if antennas were placed below the level of the wind turbine blades, in order to avoid interference with signal transmission, the RF-transparent material used to conceal the antennas would not be structurally sufficient to support the weight of the upper portion of the wind turbine structure and associated blades. Therefore, construction of a concealment wind turbine is not a feasible alternative.

Based on an analysis of the above alternative designs that would provide concealment of the antennas, it has been determined that complete concealment of the proposed facility would not be possible for structural and/or operational reasons, and/or would be significantly more visually obtrusive for the surrounding area as compared to the proposed action.

7.4 Alternative (Opportunity) Sites

In order to address the additional information requested by the Town with regard to the Draft Scope, as incorporated into the Final Scope, several alternatives were examined, including the use of alternative Opportunity Sites. In conjunction with AT&T, Smartlink LLC, reviewed the service deficiency area to identify the most appropriate location for a wireless communications facility, based upon the technical needs of AT&T, existing land uses and the willingness of a property owner to enter into a lease agreement. The subject property was deemed the most promising location for a wireless communications facility based upon the presence of an existing structure on-site that could facilitate collocation while allowing the antennas to blend with the architecture of the existing lattice tower.

Notwithstanding the selection of the subject site, as described above, as per the Town Board's addition to the Draft Scope, VHB, in conjunction with AT&T and its RF Engineers, has reviewed potential Opportunity Sites, pursuant to §255-2-90.A.(1)-(5) of the Town Code, within the AT&T coverage area for the proposed facility. This coverage area is based upon the 2.4±-square mile in-building coverage, which would be afforded for the 850 MHz frequency, which is the largest of the anticipated in-building coverages for the proposed facility at all operating frequencies (see RF affidavit in Appendix C). This section of the Town Code indicates that Opportunity Sites are as follows:

- Public rights-of-way utility poles, including telephone poles, utility-distribution poles, streetlights and traffic signal stanchions.
- Religious institutions.
- Rooftops.
- Tree masses.

- Town-owned properties (except designated open space), depending upon siting and design standards.

Pursuant to an examination of aerial photographs and visits to the area surrounding the subject property, as well as incorporation of information from the RF engineer, AT&T and Smartlink, the following information has been compiled regarding potential Opportunity Sites within the proposed AT&T coverage area.

Public rights-of-way utility poles, including telephone poles, utility distribution poles, streetlights and traffic stanchions

There are a significant number of utility poles (i.e., street lights, telephone poles, traffic signal stanchions) lining the roadways within the proposed coverage area. However, the installation of antennas and equipment upon and proximate to these poles would not provide sufficient height to achieve AT&T's coverage objectives. Moreover, if any of the poles were increased in height and structurally reinforced to support a standard antenna installation (or if a new pole were installed within a right-of-way), it is submitted that such an installation would be significantly more visually prominent than the proposed facility, which would blend with the overall lattice tower structure and would be set back from the closest roadway by more than 600 feet.

In addition, the system that is most often installed on utility poles and traffic signal stanchions is referred to as a Distributed Antenna System (DAS), which is a technology that has been utilized in certain areas on Long Island, where appropriate. However, Congress has expressly prohibited state and local governments from imposing specific technical requirements on wireless services. Thus, AT&T has a federally-protected right to control the technical and operational aspects of its network and can choose which technologies and operating systems to deploy.[7]

[7] Federal law preempts state and local laws under the Supremacy Clause when a federal statute or agency regulation "express[es] a clear intent to pre-empt." Capital Cities Cable, Inc. v. Crisp, 467 U.S. 691, 699 (1984). Where federal regulation is so comprehensive that it effectively "occup[ies] an entire field of regulation," it leaves no room for local participation in the regulation of the field, and any state or local regulation is preempted. Capital Cities Cable Inc., 467 U.S. at 699. There are few areas where the express and field preemptions are as clear as they are with respect to the technical and operational aspects of the networks of wireless carriers.

In 1934, Congress passed the Communications Act of 1934, Pub. L. 73-416, 48 Stat. 1064, and thereby created the Federal Communications Commission (hereinafter "FCC"). The Communications Act of 1934 expressly provides that the federal government, rather than state or local government, shall "maintain . . . control . . . over all the channels of radio transmission," 47 U.S.C. § 301, of which the provision of wireless service is an integral part.

The FCC itself has affirmed its broad and exclusive control over technical and operational issues. *See, e.g., New York SMSA Limited Partnership et al v. Town of Clarkstown,* 612 F.3d 97, 105 (2010) ("The FCC has issued regulations setting technical standards for wireless technology, including, in particular, antennas" and "is responsible for determining the number, placement and operation of the cellular towers and other infrastructure.") (*citing Bastien v. AT&T Wireless Servs., Inc.*, 205 F.3d 983, 989 (7th

As such, it is AT&T's position that the proposed wireless communications facility, as proposed, and not DAS, is the most appropriate technology to address the service deficiency in this area.

In the interest of continued cooperation and good faith, the RF engineers for AT&T have provided the following explanation for the DAS and why it is not appropriate for the current application. DAS is a technology that can be deployed by carriers to provide service in smaller areas. In contrast to traditional cell sites, DAS systems couple the cell site equipment to antennas using laser light through fiber optic cables. At the antenna location, the laser light signal is converted to radio frequencies for transmission. Signals received by the antennas are converted into light and transmitted to a hub-location. These installations are typically done with antennas that are lower gain, meaning they do not reach as far, and at lower heights. The power output of these sites is drastically less than macro sites (e.g., a tower), thus compromising their range.

DAS applications are limited because of their low power output and lower gain antennas which are located on shorter structures where they are most impacted by clutter profiles (i.e., intervening trees, structures, topography, etc.). For the same

Cir. 2000)). In setting such technical standards for personal wireless services, the FCC sought to provide as much flexibility as possible to the wireless carriers, rather than impose specific technological preferences. *See, e.g.*, *In the Matter of Amendment of the Commission's Rules to Establish New Personal Commc'ns Servs.*, 8 F.C.C.R.7700, 7755 (¶ 136) (1993) (explaining that in devices "we have tried to provide the maximum flexibility in technical standards so as to allow the new service to develop in the most rapid, economically feasible, diverse manner").

Moreover, the FCC has been very clear that state and local governments have *no authority* to establish technical standards for personal wireless services. *See, e.g.*, *In re Future Use of Frequency Band 806-960 MHZ*, 46 F.C.C.2d 752, 766-67 (¶¶ 43, 44) (1974) (the FCC's "technical standards and . . . operational rules are to apply nation-wide . . . without regard to state boundaries or varying local jurisdictions"); *Use of the Bands 825-845 MHz and 870-890 MHz*, 86 F.C.C.2d 469, 503-05 (¶¶ 79, 82) (1981) (again "asserting federal primacy over the areas of technical standards and competitive market structure for cellular service"); *Use of the Bands 825-845 MHz and 870-890 MHz*, 89 F.C.C.2d 58, 95 (¶ 81) (1982) ("It is imperative that no additional requirements be imposed by the states which could conflict with our standards and frustrate the federal scheme for the provision of nationwide cellular service.").

The FCC's administrative orders and regulations have the same preemptive effect as other federal laws, *see Capital Cities Cable*, 467 U.S. at 699 (*citing Fidelity Federal Savings & Loan Ass'n v. De la Cuesta*, 458 U.S. 141, 153-54 (1982) ("Federal regulations have no less preemptive effect than federal statutes."), and the FCC's regulations "will pre-empt any state or local law that conflicts with such regulations or frustrates the purposes thereof." *City of New York v. FCC*, 486 U.S. 57, 64 (1988).

The Second Circuit has recognized federal preemption over wireless technical and operational issues. In *Freeman v. Burlington Broadcasters, Inc.*, the Court observed that the FCC's broad statutory grants of authority "make it clear that Congress intended the FCC to possess exclusive authority over technical matters related to radio broadcasting" 204 F.3d 311, 320 (2d Cir. 2000) (citations omitted). The Court further explained that "[t]his authority is embedded in the FCC's broad authority to develop a comprehensive national regulatory system governing telecommunications." *Id.* at 320 (citations omitted). In 2010, the Court in *Clarkstown,* found that a municipality's ordinance included "provisions setting forth a preference for 'alternate technologies' are also preempted because they interfere with the federal government's regulation of technical and operational aspects of wireless telecommunications technology, a field that is occupied by federal law." 612 F.3d at 105.

reason that a tower constructed below the tree line would have limited utility, similarly, so does this technology. The fact is that the DAS antennas are so limited that the capacity benefits are only realized when used in high traffic areas. The coverage radius of these sites is typically one-quarter to one-tenth that of a standard site and results in a small fraction of the coverage benefit of a conventional site.

Another disadvantage of this technology is that each antenna location is powered by commercial service. The battery systems must be kept small. As a result, a loss of commercial power results in a loss of service. For prolonged outages, there is no way to provide each antenna location with backup power, limiting its application during blackouts such as that experienced on Long Island in August 2004 and as a result of super storm Sandy in 2012. At a traditional cell site, a generator or battery back-up can power the site providing service for extended periods of time, particularly in times when other types of communication (e.g., landlines) facilities are not operating.

Another issue related to these sites is their ability to meet E911 requirements, as described in Section 2.4 of this DEIS. The system approved by the FCC for use by AT&T measures the time the signal takes to travel from the phone to the cell site. This time interval, because of the constant speed of a radio signal, allows the calculation of the distance between the cell phone and the cell site. It is only when the distance is measured between two and three sites that an accurate location can be determined consistent with the FCC's phase II standard. DAS must reutilize the same frequencies many times within an area, making the pinpointing of a call difficult.

Thus, DAS continues to be a technology that is in use by AT&T and other carriers, mainly to improve coverage in buildings in a dense, urban area or to increase capacity in high traffic areas such as stadiums, airports, campuses, and theaters. Its application as a general replacement to traditional cellular sites is not a viable application of this technology. In order to ensure that AT&T is able to maintain and provide safe, reliable and adequate levels of service, the deployment of DAS technology must be mindful of the limitations discussed above.

As shown in Figure 3, the area in which AT&T is experiencing a service deficiency extends approximately 2.4 square miles (in-building coverage at 850 MHz). As such, a DAS alternative would not adequately address the needs of AT&T in this rural area of the Town, and would not be a viable alternative to address the service deficiency utilizing DAS on utility poles or other similar structures.

Finally, Smartlink, the applicant's site acquisition specialists, did not identify any public utility structures (e.g., electric transmission towers) with willing landlords upon which collocation would be possible.

See Appendix M, containing an Affidavit prepared by John Moucha, AT&T's Radio Frequency Performance Manager, for additional detail regarding DAS and, more specifically, further explanation as to why this technology is not suitable for consideration as a viable alternative to the proposed action.

Religious Institutions

The nearest religious institution within this coverage area is the Most Holy Trinity Roman Catholic Cemetery on the north side of Cedar Street. Smartlink, inquired as to whether there was interest in installing a facility upon this property and received no response. In addition, the Cedar Lawn Cemetery is proximate to the subject property. However, this is not a religious property. Finally, there are no religious institution structures within the proposed coverage area that could allow the concealment of a wireless communications facility (e.g., within a church steeple) (see Section 7.4 for additional discussion regarding concealment).

Rooftops

Pursuant to Smartlink, there are no building structures within the proposed coverage area that would afford ample height and/or concealment opportunity for a facility, as the proposed coverage area is predominantly developed with residential and agricultural uses. In addition, the East Hampton High School building is relatively low in height and is not considered to be a suitable candidate by Smartlink.

Tree Masses

Smartlink did not identify any tree masses within the coverage area that would be optimal/available for the installation of a wireless communications facility. Moreover, the use of woodland areas for the installation of wireless communications facilities is discouraged in §255-2-90.B(1)(a), which indicates "[a] personal wireless service facility should not be included in the following avoidance areas: (1) Open Spaces, including: (a) woodlands…"

Town-owned properties (except designated open space), depending upon siting and design standards

Upon review of Suffolk County Tax Maps, a number of Town-owned parcels are located within the proposed coverage area, which are identified by Suffolk County Tax Map number below:

- 300-159-1-7
- 300-159-1-12.4
- 300-159-1-12.3
- 300-159-1-2.5
- 300-159-1-3.14
- 300-159-2-1.6
- 300-159-2-6.4
- 300-185-1-20.1
- 301-2-3-8.8
- 301-2-5-2

All of the parcels listed above are classified as Transfer of Development Rights, Agricultural Reserve Area, or Agricultural Easement properties. Given these

designations, none of these parcels were considered as feasible for development of a wireless communications facility upon a Town-owned and operated property. If any of these parcels were developed, there would be a monetary benefit to the Town associated with the installation and operation of a wireless service facility upon such parcels. However, installation upon these properties would involve the construction of a new structure, such as a monopole, rather than allowing collocation, as would be accomplished under the proposed action with the existing lattice tower. Moreover, a number of the above-referenced parcels are in the immediate vicinity of the subject property and, if developed with a wireless communications facility, would likely result in similar or greater impacts as the proposed facility.

A review of tax parcel information identified a number of Town-owned nature preserves within the coverage area. However, given that nature preserves are identified as open space, they are not viable candidates, pursuant to Section 255-2-90.B. of the Town Code, which excludes Town-owned/designated open spaces from consideration.

In opposition-submitted correspondence from Tarbet & Lester, PLLC to the Town Planning Board, dated March 23, 2016, and as mentioned during proceedings before the Planning Board, the use of the former Town Landfill property to the northwest (between Bulls Path and Old Northwest Road) was mentioned as a potential Opportunity Site. However, this location would require a raw build (i.e., new pole), which from a planning perspective is less preferable than collocation upon an existing structure.

Also mentioned as an opportunity site during proceedings before the Planning Board was the Town of East Hampton Town Recycling Center property to the northeast of the subject property, located at 260 Springs Fireplace Road, East Hampton. However, this location is both outside the proposed coverage area and it is the location pending application for a 199-foot-tall AT&T concealment pole facility, which will be utilized to address a separate service deficiency that will result when the existing AT&T antennas on the Cablevision lattice tower at the intersection of Abraham's Path and Springs Fireplace Road are removed in the near future at the termination of the lease with Cablevision.

Finally, the Tarbet & Lester, PLLC correspondence, as well as discussion during Planning Board proceedings, suggested the possibility of installation of a facility at the Hardscrabble commercial subdivision near Cove Hollow Road. Installation of a facility at this location would require a raw build (i.e., a monopole or tower) which would be more visually prominent to surrounding residential properties than the proposed antennas on the existing lattice tower. Moreover, the placement of a facility in this commercial subdivision could potentially result in interference with existing AT&T site NYNYU0714 located at the Presbyterian Church on Main Street in East Hampton Village.

8

Irretrievable and Irreversible Commitment of Resources

An irreversible or irretrievable commitment of resources refers to impacts on or losses to resources that cannot be recovered or reversed. The subject property is currently committed to farming operations, but would, if approved, include the addition of wireless communications facility.

Certain resources related to the construction aspects of the development would be committed. These resources include, but are not limited to, concrete, asphalt, paint, and various metals. Mechanical equipment resources would be committed to assist personnel in the construction at the property. The operation of construction equipment would require small quantities of electricity, water resources and fossil fuels. Furthermore, the construction phase of the proposed project would require the commitment of labor and fiscal resources as well as time. In addition, during the operational phase of the proposed development, the use of minor amounts of electricity and natural gas would be necessary. In fact, the consumption rate of electricity and natural gas would be comparable to the usage by a single-family residence with 200amp electricity service and only occasional operation of the proposed emergency back-up generator.

9

Growth-Inducing Aspects

Growth-inducing aspects are generally described as the long-term secondary effects of the proposed action. Specifically, with respect to growth inducement, *The SEQR Handbook* (2010) indicates:

> *"Some activities will encourage or lead to further increases in population or business activity. This type of secondary impact is called growth inducement…it is important to recognize activities which may induce growth because a consideration of the whole action must examine likely impacts of such growth, such as the need for additional sewer, water and other services; increased traffic congestion; or accelerated loss of open space.*[8]

The development of a wireless communications facility would not create a demand for additional utility resources and would not lead to (but would, instead, enhance service to) resident and visitor populations and businesses within the Town, as well as local emergency services.

No infrastructure improvements would be necessary to construct the proposed facility. In fact, the use of the existing lattice tower obviates the need to construct an additional antenna support structure in the Town.

The proposed facility would be unmanned and would not introduce a permanent population to the Town of East Hampton; thus no population growth impacts would be associated with the proposed action (i.e., impacts to schools, Town facilities or

[8] http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf (Page 86)

the surrounding roadway network). Moreover, because the proposed facility would be unmanned, it would not require potable water, nor would solid waste or sewage be generated. As such, the construction of the proposed facility would not induce growth relating to water or sewer district expansion.

Based upon the foregoing analysis, the proposed action is not expected to result in growth-inducing impacts in the Town.

10

Use and Conservation of Energy

As previously indicated in Section 6.2, there would be a minimal increased demand on energy resources from PSEG Long Island and the facility would occasionally require natural gas from National Grid for operation of the proposed emergency back-up generator. As such, no energy conservation measures, other than what is normally implemented for facilities of this type, are proposed or necessary.

11

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Appendix A

PLANNING BOARD
TOWN OF EAST HAMPTON

AGENDA FOR MEETING OF: **September 21, 2016**

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Board of Review:

Planning Board Log: 55 Town Line, LLC SP; 240 Fort Pond, LLC SP (The Arbor) SP

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVERS:

SITE PLANS:

Three Mile Harbor Marina	Schedule Public Hearing	Cunningham/East Hampton
Damark's Addition/Apartment	Schedule Public Hearing	Cunningham/East Hampton

OTHER:

Adoption of Minutes: September 14, 2016

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

****

PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
September 21, 2016

****

SUBDIVISION REVIEW:

Damiecki-Long Lane Farm	Potter/Pahwul/East Hampton

SUBWAIVER REVIEW:

SITE PLAN REVIEW:

AT&T at Iacono Farm	Calder-Piedmonte/Schantz/East Hampton
NCW at Town Hall Modification IV	Leber/Schantz/East Hampton
Verizon Wireless at 375 Montauk Highway Modification III	Keeshan/Schantz/Montauk
Round Swamp Farm-Preliminary	Cunningham/Pahwul/East Hampton
Trifari Commercial Buildings	Keeshan/Pahwul/Montauk

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

URBAN RENEWAL:

OLD FILED MAPS:

****

TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

September 15, 2016

TO: Planning Board

FROM: Eric Schantz
Senior Planner

RE: AT & T @ Iacono Farms Personal Wireless Service Facility (PWSF) – Site Plan/Special Permit
SCTM# 300-159-1-10.1

Last Review Date: April 27, 2016

Items and Date Received: Draft DEIS scope dated received July 20, 2016

Background Information: Application was originally made to construct a new Personal Wireless Service Facility (PWSF) consisting of: twelve (12) panel antennas, six (6) remote radio heads and associated cabling to be mounted on three (3) separate support arms (or "sectors") to be situated at 95' AGL on an existing 120' tall lattice tower which contains a wind turbine and GPS antenna.

This design has now been modified to propose a total of nine (9) antennas with three (3) mounted at 95' AGL, three (3) mounted at 85' AGL and three (3) mounted at 75' AGL. Also proposed (still) is a 12' X 28' (336 sq. ft.) equipment shelter with a 39' X 18' (702 sq. ft.) 8' tall chain link fence enclosure, cable bridge, roof-mounted GPS unit and generator.

The parcel is zoned A5: Residence and is situated within the Agricultural Overlay District. The parcel is 100% cleared and has been both historically and presently used for agriculture. It is situated on the north side of Long Lane in East Hampton and is surrounded by a mixture of agricultural and residential uses.

The Board as lead agency made a positive declaration pursuant to SEQRA and Chapter 128 of the Town Code.

Issues for Discussion:

Draft DEIS Scope
The applicants have submitted a draft scope for the Draft Environmental Impact Statement (DEIS) which details all of the items which would be included in this report. The Planning Board should read this document and determine if any additional information/items should be added.

The Planning Department finds the draft scope acceptable with the following two exceptions, both related to the "Initial Identification of Mitigation Measures" on Page 3:

- This list should include an exploration of the ability to entirely conceal the proposed Personal Wireless Service Facility's (PWSF) equipment within the interior of the support structure either as the lattice tower is currently designed or by re-design, in a manner in keeping with the special permit standards, as identified in the Board's adopted EAF Part III.

- A list of opportunity sites, as defined in the Town Code, within the anticipated coverage area of the proposed project should be provided in order to determine whether or not there are reasonable alternative sites in the immediate area.

The Planning Department otherwise finds the draft scope acceptable. The Board should determine if it agrees.

ES

Planning Board Consensus

Does the Board find the draft scope of the Draft Environmental Impact Statement (DEIS) acceptable with the changes/additions as outlined above?

Additional comments: _____

_____

Additional Board Comments:

_____

_____

_____

DRAFT SCOPE
FOR DRAFT ENVIRONMENTAL IMPACT STATEMENT
PROPOSED WIRELESS COMMUNICATIONS FACILITY
NEW CINGULAR WIRELESS PCS, LLC ("AT&T WIRELESS")
100-106 LONG LANE, HAMLET OF EAST HAMPTON
TOWN OF EAST HAMPTON, SUFFOLK COUNTY

RECEIVED
JUL 20 2016
PLANNING BOARD

R. Jones
N. Kaufman
R. Calder-Piedmonte
Planning Dept. - Eve
J. Jilinski

Overview

This document is a Draft Scope for the Draft Environmental Impact Statement (DEIS) for a site plan/special permit application for the proposed AT&T Wireless communications facility (consisting of the installation of nine antennas within an existing 120-foot above grade level [agl] lattice tower with a wind turbine, and associated ground-based communications equipment within a 12-foot-by-28-foot equipment shelter enclosed by a 39-foot-by-18-foot-by-8-foot-tall chain-link fence enclosure) on a 7.7±-acre parcel situated at 100 Long Lane, on the north side of Long Lane in the hamlet of East Hampton, Town of East Hampton, Suffolk County, New York. The site is identified on the Suffolk County Tax Map as District 0300, Section 159, Block 1, Lot 10.1, and is in the A5 Residence Zoning District, and the Agricultural Overlay District.

To ensure that all potentially significant issues are identified and evaluated, the East Hampton Town Planning Board (hereinafter "Planning Board"), as lead agency, has issued a Positive Declaration. This Draft Scope is intended to initiate formal scoping pursuant to 6 NYCRR §617.8. As such, the applicant is required to prepare and submit a Draft Scope, which includes a description of the proposed action and sets forth the applicant's proposed content for the DEIS. Thus, this Draft Scope has been prepared in accordance with 6 NYCRR §617.8 and sets forth the following:

- Brief description of the proposed action
- Potentially significant adverse impacts
- Extent and quality of information needed to adequately address potentially significant adverse impacts
- Initial identification of mitigation measures
- Reasonable alternatives to be considered.

Description of the Proposed Action

The proposed action consists of a site plan/special permit application for the construction of a wireless communications facility on and proximate to an existing 120±-foot above grade level (agl) lattice tower, with a wind turbine thereon. Specifically, nine panel antennas and associated appurtenances would be installed in three tiers (three antennas per tier) on the lattice tower at 75± feet agl, 85± feet agl, and 95± feet agl, respectively, all within existing lattice tower. Twelve remote radio head units, twelve diplexers, six triplexers and associated appurtenances would be mounted to a frame at ground level beneath the tower.

In addition, a 702±-square-foot (sf) ground-based fenced equipment compound would accommodate a 336±-sf equipment shelter, HVAC unit, 50 kilowatt (kw) natural gas emergency back-up generator, a roof-mounted (shelter roof) GPS antenna, and associated ancillary equipment. The equipment compound would also include an overhead cable bridge to allow associated cables to be routed from the lattice tower to the ground-based support equipment. The facility is being proposed to address a service deficiency experienced by AT&T in the hamlet of East Hampton.

It is proposed that vegetation would be planted along the perimeter of the equipment compound to conceal the ground-based equipment. The proposed wireless communications facility would be unmanned, thus no potable water is required, nor sanitary disposal generated. Minimal electricity, natural gas, and land-line telephone service will be needed for the operation of the equipment.

A complete description of the proposed action including, but not limited to: area of service deficiency, search area, coverage area, detailed site data, equipment to be located on-site, and the required approval process for the action, will be contained in the DEIS section entitled *Description of the Proposed Action*. In addition, the site selection process will be summarized along with a description of how the height of the antennas was determined.

The purpose and need for the project will be emphasized in this section of the DEIS. Items to be addressed will include: a description of the wireless utility network; this site's role in the network; the need for this site at this location, based upon service deficiency experienced by AT&T customers; description and depiction of the service gap and area to be covered by this site; and, the benefits to the community.

A list of permits and approvals required and the status of each application will be set forth in this section of the DEIS.

Potentially Significant Adverse Impacts

The Positive Declaration issued by the Town of East Hampton Planning Board on April 28, 2016 identified potential impacts to: land, agricultural resources, aesthetic resources, and open space and recreation, as well as, consistency with community plans, and community character, as the basis for requiring preparation of a DEIS. These potential adverse impacts will be fully addressed in various sections of the DEIS, as briefly outlined below:

Land Use, Zoning and Community Character

Current land uses on the site and in the surrounding area are identified, and this section of the DEIS will evaluate the existing community character. Relevant comprehensive plans and other potentially relevant plans will also be evaluated including, but not limited to, those that specifically address agricultural resources, and open space and recreation. Prevailing zoning, the Code of the Town of East Hampton, and specifically the specific standards and safeguards set forth for Personal Wireless Service Facilities, and the proposed action's conformance therewith will be assessed.

The DEIS will analyze the potential impacts associated with proposed wireless communications facility location within the A5 Residence and Agricultural Overlay District. Relevant land use plans,

including the *Town of East Hampton Comprehensive Plan (May 6, 2005), and Town of East Hampton Community Preservation Project Plan,* would be evaluated and consistency of the proposed project therewith would be evaluated. The potential for the proposed action to set a precedent would also be evaluated.

Aesthetic Resources

Evaluation of the area surrounding the subject property indicates that the proposed antennas within the existing 120-foot agl lattice tower with wind turbine, would be visible from various vantage points. In order to assess the magnitude and significance of this impact, a visual assessment will be provided in the DEIS that would include a review of the existing aesthetic quality and resources of the area proximate to the proposed wireless communications facility; spatial relationship and heights of existing structures, including wind turbines, utility poles and trees; and discussion of photographic simulations prepared to-scale and taken from publicly-accessible areas (e.g., surrounding residential development) encircling the proposed facility, that depict the view of the antennas from areas from which they can be seen. In addition, this section would discuss the status of the site and surrounding properties with regard to their classification as scenic resources, as set forth in the *East Hampton Scenic Areas of Statewide Significance*, and potential impacts to such resources, and will evaluate the proposed project relative to scenic resources associated with proximate agricultural uses.

Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts

In order to conduct the analyses of potential adverse impacts, empirical information will be collected and publicly-available information will be reviewed. While it is not possible to determine all information sources to be used, the following represent sources/research that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

A site and surrounding area visit will be conducted to assess the land use and community character in the vicinity of the property. In addition, relevant comprehensive plans, such as the *Town of East Hampton Comprehensive Plan (May 6, 2005), and Town of East Hampton Community Preservation Project Plan* will be reviewed.

For the evaluation of impacts to aesthetic resources, site and area inspections will be conducted and photographs will be taken. As necessary, additional photographic simulations may be prepared using commercially-available software to simulate the view of the proposed antennas and associated ground based equipment will be analyzed.

Initial Identification of Mitigation Measures

The following mitigation measures have already been identified by AT&T, and proposed to the Town of East-Hampton Planning Board, to minimize potential adverse impacts.

- Addition of nine antennas within an existing 120-foot agl lattice tower (as opposed to construction of a new monopole, lattice tower or other design), which would be of a similar color to match the existing wind turbine blades in order to minimize visual and land use impacts.

- Design of the facility such that the antennas would withstand severe weather conditions.

- Vegetation provided along the perimeter of the equipment compound, to screen the proposed ground-based equipment.

As the DEIS analyses have not yet been conducted, further mitigation measures have not yet been developed.

Unavoidable Adverse Impacts

This section will identify those short-term and long-term adverse environmental impacts, if any, that can be expected to occur regardless of the mitigation measures considered.

Reasonable Alternatives to be Considered

Pursuant to 6 NYCRR Par 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action, including a "No Action" alternative. Thus, this section of the DEIS will present the "No Action" alternative, along with discussion of a 12-panel antenna exterior-mounted alternative design.

Irreversible and Irretrievable Commitment of Resources

This section will contain a description of the extent, if any, to which the proposed action may cause permanent loss of one or more environmental resources, including natural and man-made resources that would be consumed, converted or made unavailable for further uses due to construction, operation, or use of the Proposed Project.

Growth-Inducing Impacts

This section will contain a description of the direct and indirect growth-inducing aspects associated with the proposed action.

Use and Conservation of Energy

This section will identify energy sources to be utilized if the proposed action is implemented and will describe energy conservation measures, as appropriate.

Appendix B

SITE NUMBER: LI-061
NATIONAL SITE ID#: NYNYNY0061
SITE NAME: AMAGANSETT III - IACONO FARMS

PROJECT DESCRIPTION

INSTALLATION OF AN UNMANNED TELECOMMUNICATIONS FACILITY COMPRISED OF AN 18'-0"X39'-0" EQUIPMENT COMPOUND AT GRADE WITH A 12'-0"X20'-0" EQUIPMENT SHELTER AND OUTDOOR NATURAL GAS GENERATOR SURROUNDED BY AN 8' HIGH CHAIN LINK FENCE; 9 ANTENNAS, 9 DIPLEXER AND 9 TRIPLEXER MOUNTED ON EXISTING 120' SELF-SUPPORTING TOWER WITH WIND TURBINE, AND 24 RRH'S MOUNTED WITH SURGE ARRESTORS AT GRADE UNDER TOWER.

PROJECT INFORMATION

SITE ADDRESS:	100-106 LONG LANE EAST HAMPTON, NEW YORK 11937
PROPERTY OWNER:	IACONO SALVADORE UCT U/A THI ANTHONY S IACONO TRUSTEE ANTHONY S IACONO 106 LONG LANE EAST HAMPTON, NY 11937
APPLICANT:	NEW CINGULAR WIRELESS PCS, LLC (AT&T) 400 HAMILTON AVENUE, SUITE 600B WHITE PLAINS, NY 10601
LATITUDE:	40° 58' 20.901" (BASED ON FAA1A)
LONGITUDE:	72° 12' 18.996" (BASED ON FAA1A)
LAT/LONG TYPE:	(NAD 83)
ELEVATION:	±59.9' AMSL (NAVD 88) (BASED ON FAA1A)
JURISDICTION:	TOWN OF EAST HAMPTON
PROPERTY TAX ID:	DISTRICT 300; SECTION 159; BLOCK 01; LOTS 8,9,10.1 AND 10.2
ZONING:	–
CURRENT USE:	AGRICULTURAL
PROPOSED USE:	AGRICULTURAL AND UNATTENDED TELECOMMUNICATIONS FACILITY

RF DATA SHEET

DATE ISSUED: 05/28/15 REVISION: V.06

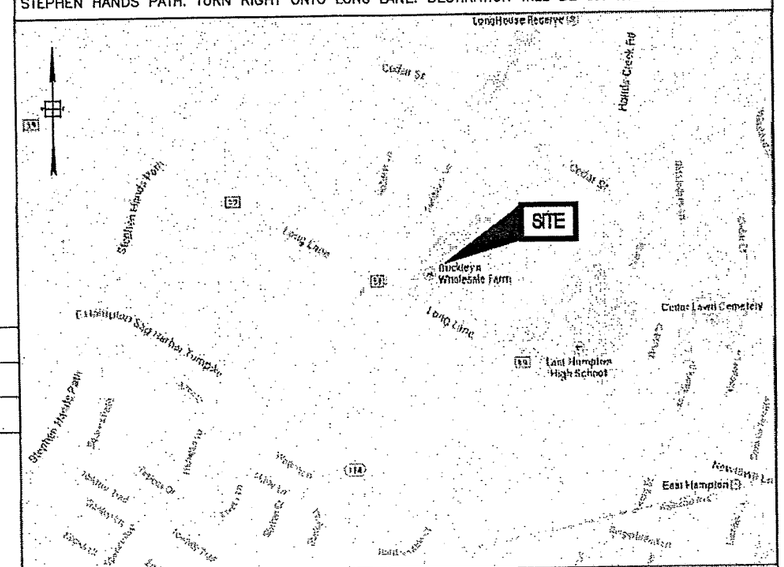
DRAWING INDEX

		REV
LI-061-T01	TITLE SHEET	I
LI-061-Z01	TAX MAP & KEY MAP	I
LI-061-Z02	SITE PLAN & NOTES	I
LI-061-Z03	EQUIPMENT PLAN & ANTENNA PLAN	I
LI-061-Z04	WEST & NORTH ELEVATIONS	I
LI-061-Z05	EAST & SOUTH ELEVATIONS	I
LI-061-Z06	EQUIPMENT DETAILS I	I
LI-061-Z07	EQUIPMENT DETAILS II	I

VICINITY MAP

DIRECTIONS:

HEAD SOUTH ON WALSH DR. TOWARD INTERPACE PKWY. SLIGHT LEFT ONTO INTERPACE PKWY. TURN TIGHT ONTO CHERRY HILL ROAD. SLIGHT RIGHT TO MERGE ONTO I-80E. MERGE ONTO I-80 E. KEEP LEFT TO CONTINUE ON I-80 EXPRESS E. MERGE ONTO I-95 EXPRESS N. CONTINUE ONTO I-95 N. KEEP RIGHT TO CONTINUE ON CROSS BRONX EXPY, FOLLOW SIGNS FOR INTERSTATE 295 S/THRONGS NECK BR. CONTINUE ONTO I-295 S. TAKE EXIT 8 FOR CROSS ISLAND PKWY S. MERGE ONTO CROSS ISLAND PKWY. TAKE EXIT 30E TO MERGE ONTO I-495 E/LONG ISLAND EXPY TOWARD EASTERN LONG ISLAND. TAKE EXIT 70 TOWARD MONTAUK. MERGE ONTO COUNTY RD 111/CAPTAIN DANIEL ROE HWY/PORT JERFFERSON-WESTHAMPTON BEACH HWY. TURN LEFT TO MERGE ONTO NY-27 E. AT N SEA RD, NY-27 E TURNS SLIGHTLY LEFT AND BECOMES NY-27E/SOUTHAMPTON BYPASS. TURN LEFT ONTO DAVID WHITES LANE. CONTINUE ONTO 7 PONDS RD. FLYING POINT RD. CONTINUE ONTO UPPER 7 PONDS RD. TURN RIGHT ONTO OLD MILL RD. SLIGHT LEFT ONTO NEW YORK 27A. TURN LEFT ONTO STEPHEN HANDS PATH. TURN RIGHT ONTO LONG LANE. DESTINATION WILL BE ON THE LEFT.



SCALE: 1" = 200'

PROJECT CONTACTS

ARCHITECT/ENGINEER	JOANNE SLAMAN	DEWBERRY	(973) 576-9674
CONSTRUCTION	SHELTON EDWARDS	SMARTLINK	(845) 659-8070
ENGINEER	NEIL ARCEO	SMARTLINK	(973) 342-7419

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: NEW YORK STATE BUILDING CODE – 2010

ELECTRICAL CODE: NEW YORK STATE ELECTRICAL CODE – 2010

FIRE/LIFE SAFETY CODE: NEW YORK STATE FIRE CODE – 2010

LIGHTNING PROTECTION CODE: NFPA 780-2008 LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, THIRTEENTH EDITION.

ANSI/TIA (TELECOMMUNICATIONS INDUSTRY ASSOCIATION) 222-REV G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES.

TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C2, NATIONAL ELECTRIC SAFETY CODE – LATEST VERSION.

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

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NEW YORK LICENSE NO. 088682

DATE: 10/12/15

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smartlink
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TITLE SHEET

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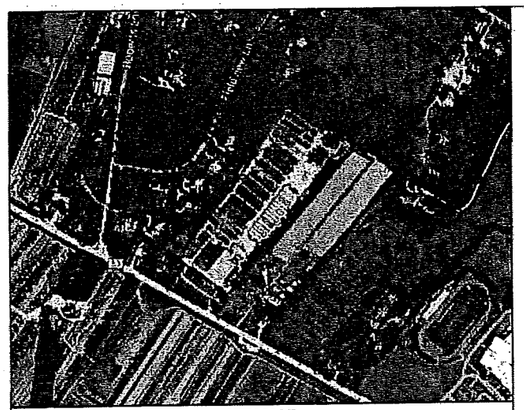
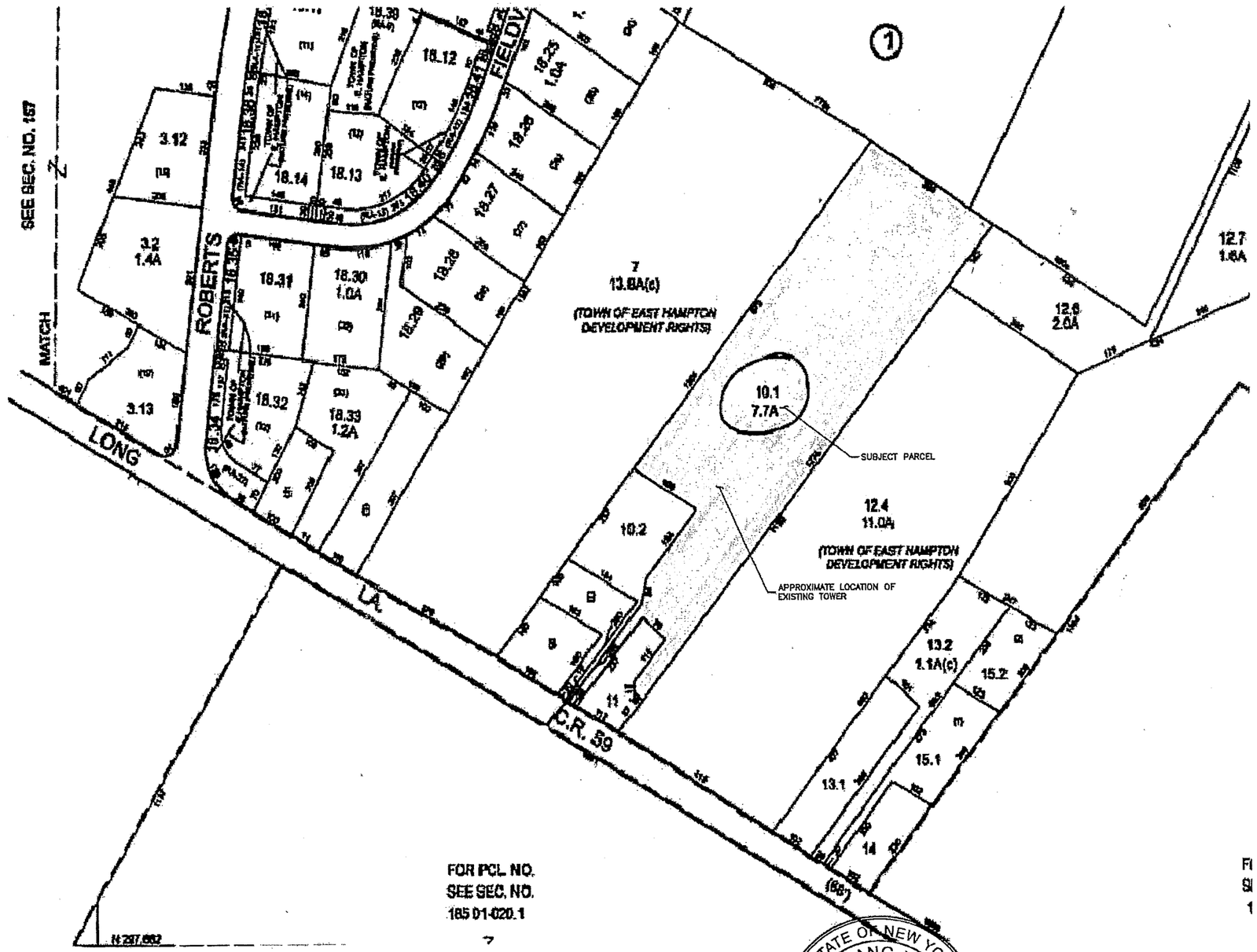


KEY MAP
SCALE: 1" = 500'

SCALE: 1"=1000' FOR 11"x17"
1"=500' FOR 22"x34"
0' 500' 1000'

APPROXIMATE TRUE NORTH



TAX MAP
SCALE: N.T.S.

1

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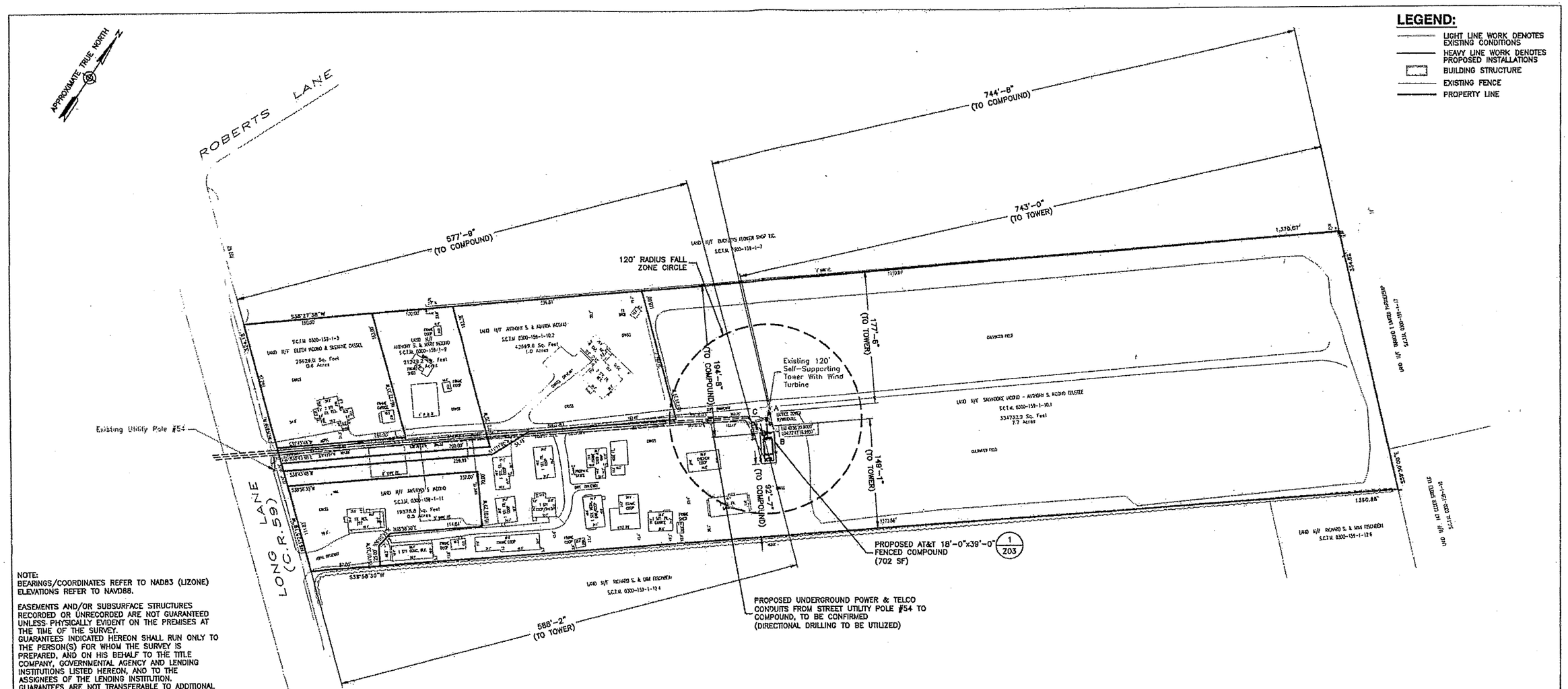
TAX MAP & KEY MAP

FA NUMBER	DRAWING NUMBER	REV
11631254	LI-061-Z01	I



LEGEND:

- LIGHT LINE WORK DENOTES EXISTING CONDITIONS
- HEAVY LINE WORK DENOTES PROPOSED INSTALLATIONS
- BUILDING STRUCTURE
- EXISTING FENCE
- PROPERTY LINE

NOTE:
BEARINGS/COORDINATES REFER TO NAD83 (LIZONE)
ELEVATIONS REFER TO NAVD88.

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUISE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLATING AREAS, ADDITIONS TO BUILDINGS AND OTHER CONSTRUCTION.

BULK REQUIREMENTS FOR A2 RESIDENCE

	REQUIRED	EXISTING	PROPOSED	COMMENTS
SIZE OF PARCEL	–	334732.2 SQ. FT	NO CHANGE	–
SETBACKS: FRONT	60'	588'-2"	577'-9"	CONFORMING
SETBACKS: SIDE	20'	177'-6"/149'-1"	194'-8"/92'-9"	CONFORMING
SETBACKS: REAR	20'	743'-0"	744'-8"	CONFORMING
HEIGHT	25'	120' TOWER 136'-4" WIND TURBINE	98'-0" ANTENNAS 12'-6" GPS 11'-5" SHELTER	NON-CONFORMING
LOT COVERAGE	–	3.586%	3.798%	–

LONG LANE
PROPOSED 7' WIDE UTILITY EASEMENT LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF EAST HAMPTON, COUNTY OF SUFFOLK AND STATE OF NEW YORK. SAID PARCEL BEING MORE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF LONG LANE. SAID POINT BEING 871.29 FEET SOUTHEASTERLY FROM THE EXTREME SOUTHEASTERLY END OF A CURVE CONNECTING THE NORTHEASTERLY SIDE OF LONG LANE WITH THE EASTERLY SIDE OF ROBERTS LANE. RUNNING THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING COURSES;

NORTH 38 DEGREES 17 MINUTES 54 SECONDS EAST, 105.97 FEET; THENCE,
NORTH 38 DEGREES 35 MINUTES 20 SECONDS EAST, 208.66 FEET; THENCE,
NORTH 38 DEGREES 27 MINUTES 38 SECONDS EAST, 183.45 FEET; THENCE,
NORTH 43 DEGREES 18 MINUTES 33 SECONDS EAST, 103.78 FEET; THENCE,
NORTH 48 DEGREES 41 MINUTES 27 SECONDS EAST, 7.00 FEET; THENCE,
NORTH 43 DEGREES 18 MINUTES 33 SECONDS WEST, 103.47 FEET; THENCE,
NORTH 38 DEGREES 27 MINUTES 38 SECONDS WEST, 183.16 FEET; THENCE,
NORTH 38 DEGREES 35 MINUTES 20 SECONDS WEST, 206.53 FEET; THENCE,
NORTH 36 DEGREES 17 MINUTES 54 SECONDS WEST, 104.88 FEET TO A POINT ON SAID NORTHEASTERLY SIDE OF LONG LANE, THENCE NORTHWESTERLY ALONG SAID LINE,
NORTH 61 DEGREES 25 MINUTES 18 SECONDS WEST, 7.06 FEET TO A POINT OR PLACE OF BEGINNING.
SAID PARCEL HAVING AN AREA OF 4193 SQUARE FEET MORE OR LESS.

SITE PLAN

SCALE: 1"=120' FOR 11"x17"
1"=60' FOR 22"x34"

1

0' 60' 120'

NOTES:

1. LOCATION AND ORIENTATION OF PROPOSED EQUIPMENT AND ANTENNAS PENDING STRUCTURAL ANALYSIS.
2. MOUNT ALL ANTENNAS, COAX, SURGE ARRESTORS, RRH'S, ETC. IN ACCORDANCE WITH STRUCTURAL ANALYSIS.
3. TRUE NORTH BASED ON GOOGLE MAPS.
4. NOT ALL EXISTING INFORMATION SHOWN FOR CLARITY.
5. INFORMATION SHOWN HEREON IS BASED ON LIMITED FIELD MEASUREMENTS BY DEWBERRY ENGINEERS INC. ON MARCH 10, 2014, AND SURVEY BY AMERICAN ENGINEERING & LAND SURVEYING, STEPHEN E. RAVN, P.E., L.S. DATED 08/12/14.
6. FINAL UTILITY DESIGN SHALL BE CONFIRMED WITH UTILITY COMPANIES AND SITE SURVEY.
7. UNDERGROUND UTILITY RUNS FROM SOURCE TO COMPOUND TO UTILIZE DIRECTIONAL DRILLING.

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SCALE: AS SHOWN DESIGNED BY: JWS DRAWN BY: IA

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SITE PLAN AND NOTES

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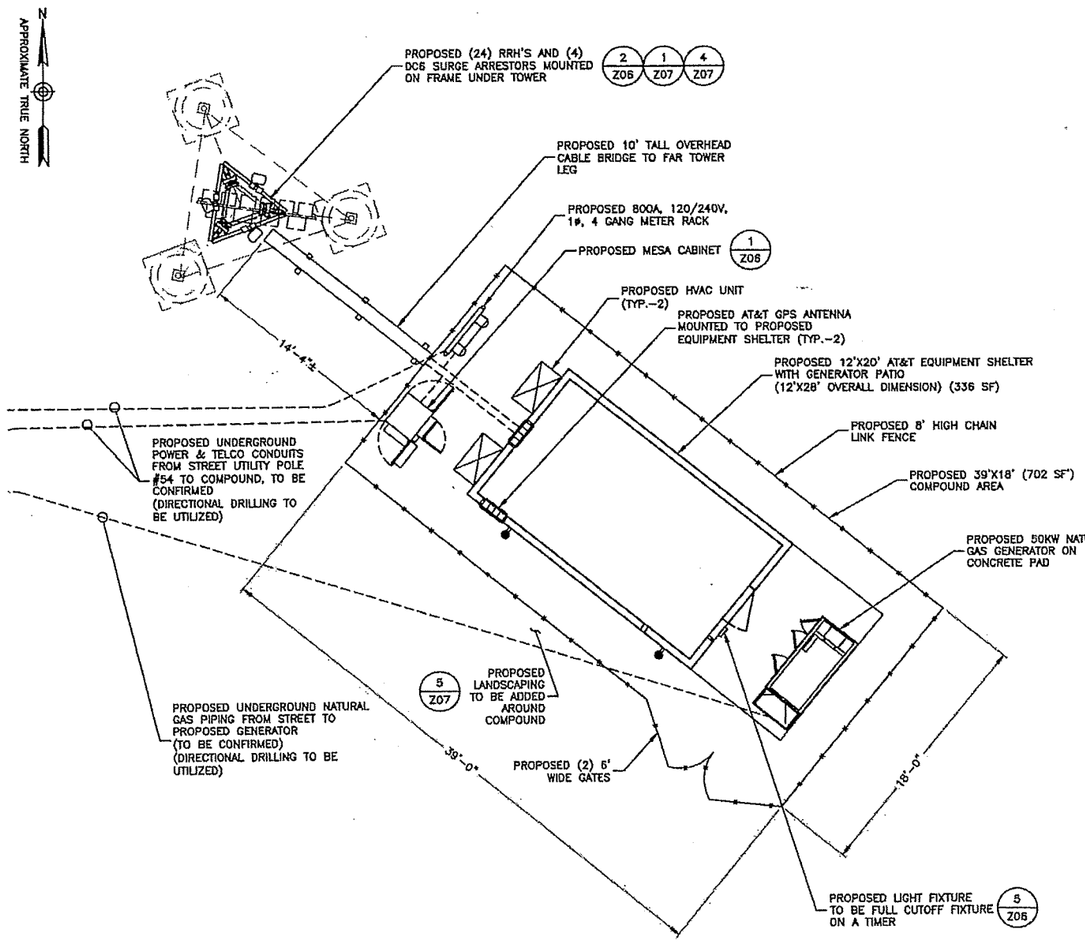
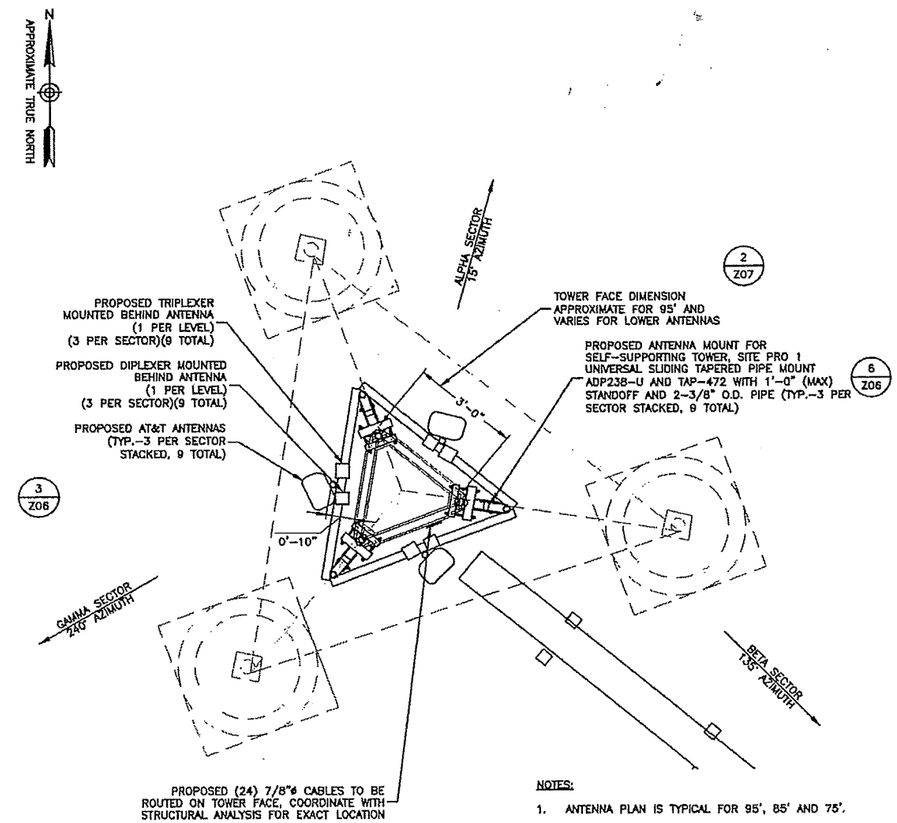
11631254	LI-061-Z02	I



EQUIPMENT PLAN (1)

SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"

0' 5' 10'



NOTES:

1. ANTENNA PLAN IS TYPICAL FOR 95', 85' AND 75'.
2. ANTENNAS ARE TO BE PAINTED.
3. COLOR OPTIONS: PALE BLUE TO MATCH THE COLOR OF THE WIND TURBINE BLADES OR GALVANIZED TO MATCH THE COLOR OF THE TOWER.
4. COLOR TO BE CONFIRMED/DETERMINED BY THE TOWN OF EAST HAMPTON PLANNING BOARD.

PROPOSED ANTENNA PLAN (2)

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x34"

1' 2' 4'

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E	08/17/15	REVISED PER COMMENTS	PS	JWS	CHN

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EQUIPMENT PLAN AND ANTENNA PLAN

FA NUMBER	DRAWING NUMBER	REV
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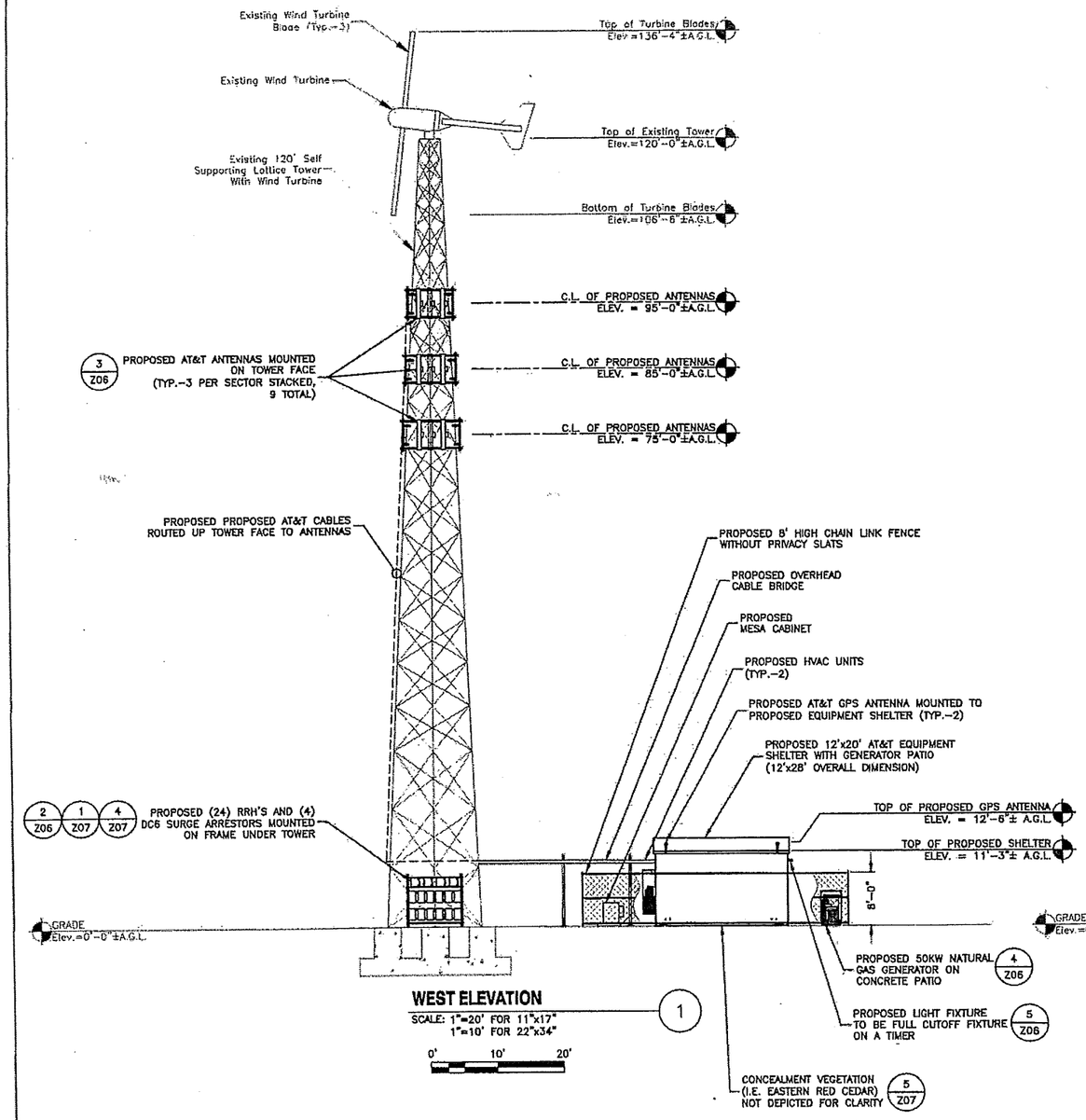
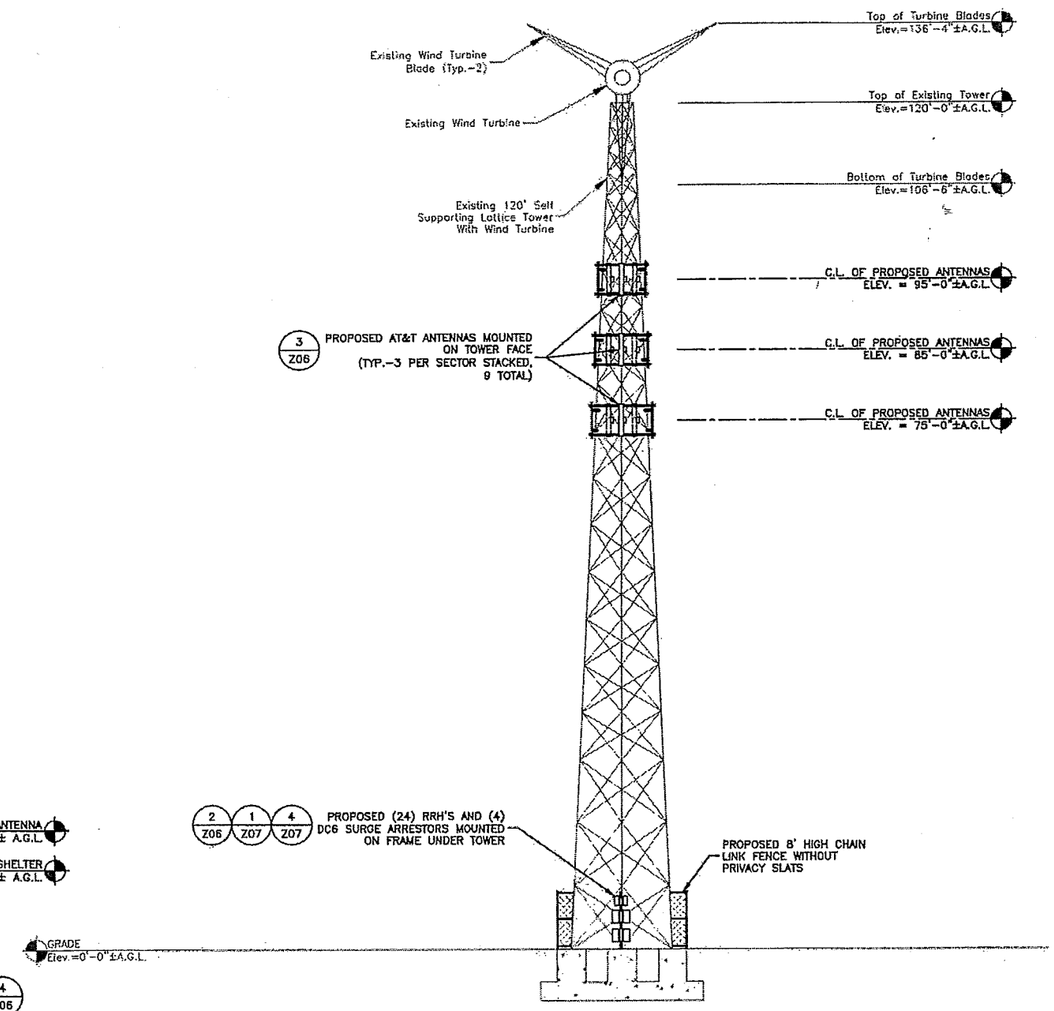


WEST ELEVATION (1)

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"

0' 10' 20'



NORTH ELEVATION (2)

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"

0' 10' 20'

NOTES:

1. ALL TOWER MODIFICATIONS AND FOUNDATION REINFORCEMENTS ARE TO BE COMPLETED PRIOR TO INSTALLATION OF ANY AT&T EQUIPMENT. MODIFICATIONS ARE TO BE IN ACCORDANCE WITH THE RIGOROUS STRUCTURAL ANALYSIS REPORT WITH MODIFICATION DESIGN BY GPD GROUP DATED 11.11.15.
2. ANTENNAS ARE TO BE PAINTED.
3. COLOR OPTIONS: PALE BLUE TO MATCH THE COLOR OF THE WIND TURBINE BLADES OR GALVANIZED TO MATCH THE COLOR OF THE TOWER.
4. COLOR TO BE CONFIRMED/DETERMINED BY THE TOWN OF EAST HAMPTON PLANNING BOARD.

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E	08/17/15	REVISED PER COMMENTS	PS	JWS	GHN

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WEST & NORTH ELEVATIONS

FA NUMBER	DRAWING NUMBER	REV
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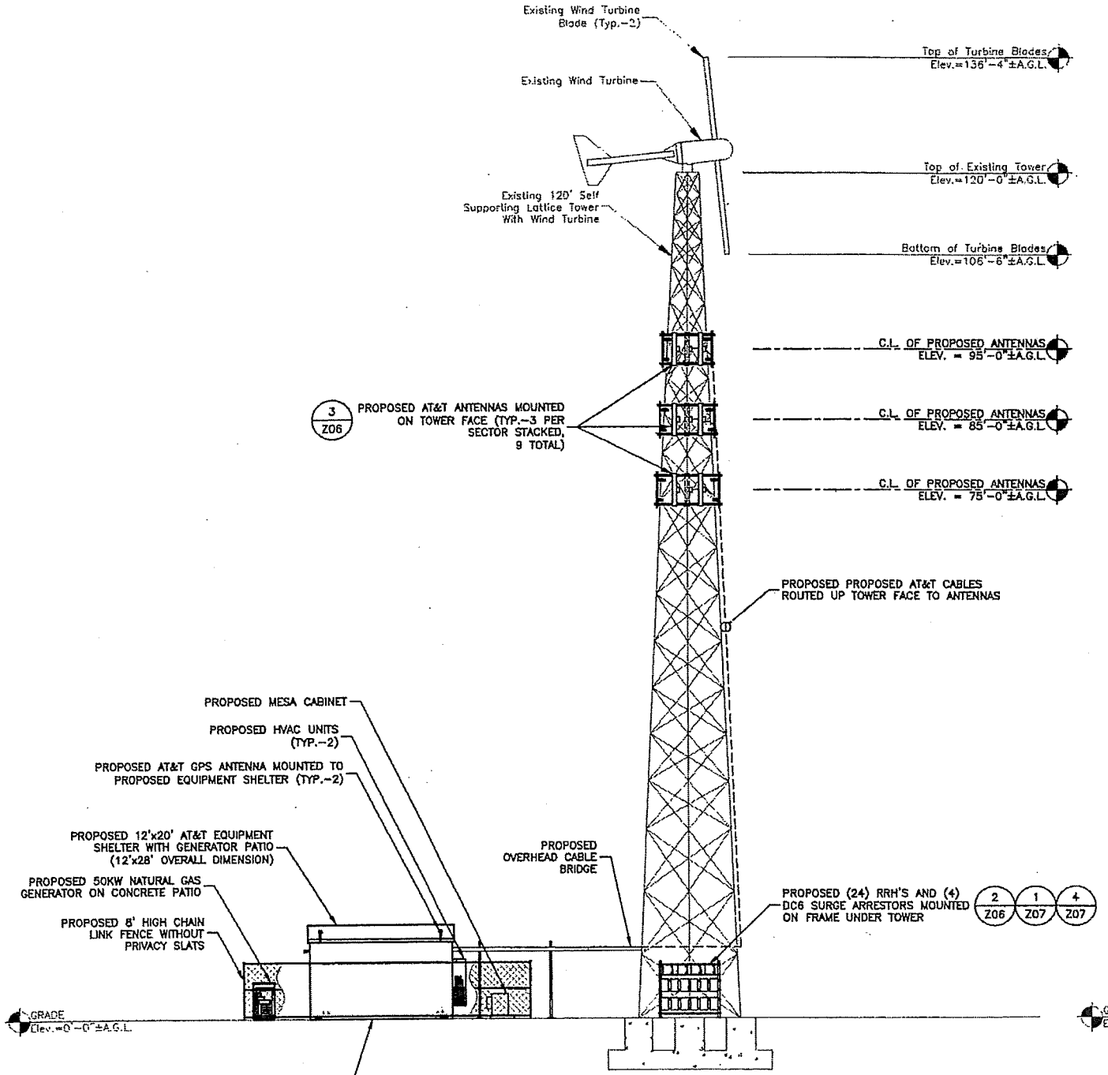
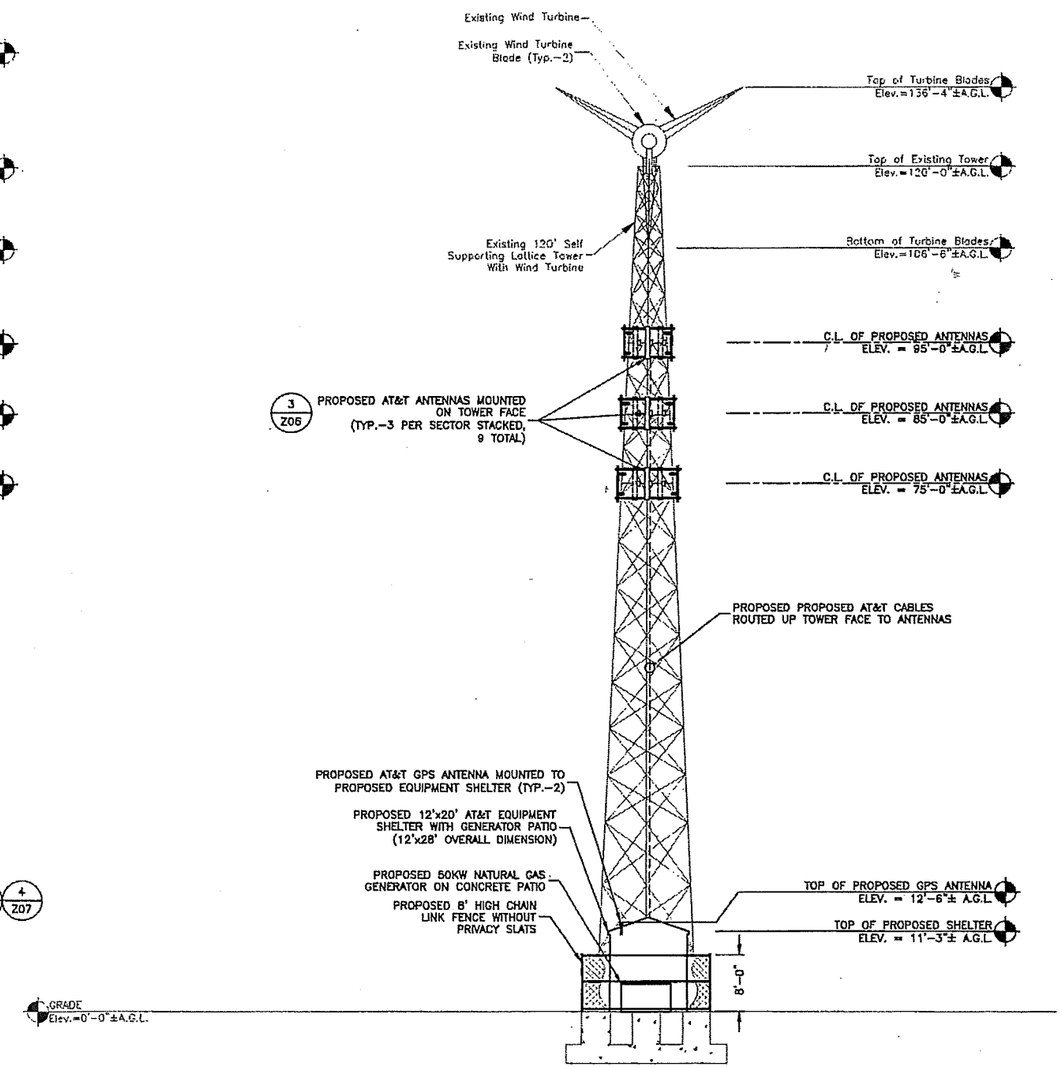


EAST ELEVATION (1)

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"

0' 10' 20'



SOUTH ELEVATION (2)

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"

0' 10' 20'

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EAST & SOUTH ELEVATION

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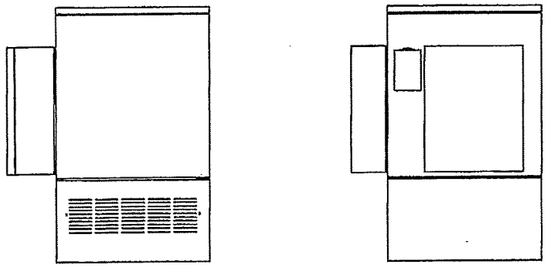
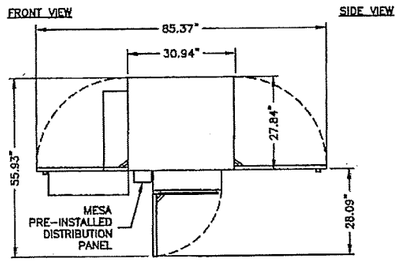




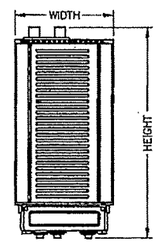
PLAN VIEW

NOTES:

1. MOUNT MESA CABINET TO PROPOSED STEEL PLATFORM PER MANUFACTURER'S SPECIFICATIONS.

MESA CABINET DETAIL (1)

SCALE: N.T.S.



SIZE AND WEIGHT TABLE

ALCATEL-LUCENT RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRH 700 MHz 2X40 (80W)	14.1"	9.0"	29.2"	74.1 LBS.
RRH 1900 2X40 (80W)	11.2"	7.6"	20.1"	46.3 LBS. (W/O SOLAR SHIELD)
RRH 850 MHz 2X60 (120W)	11.5"	9.0"	18.9"	50 LBS.
RRH (WCS) 2X25 (50W)	13.2"	11.3"	34.7"	91 LBS.

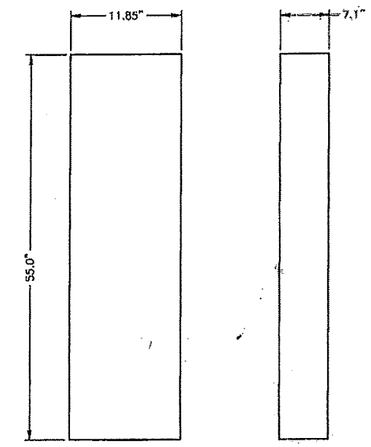
NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

MINIMUM CLEARANCE TABLE

RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	2"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4"	AIR FLOW
LEFT	4"	AIR FLOW
TOP	12"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING

REMOTE RADIO HEAD (RRH) DETAIL (2)

SCALE: N.T.S.



FRONT ELEVATION

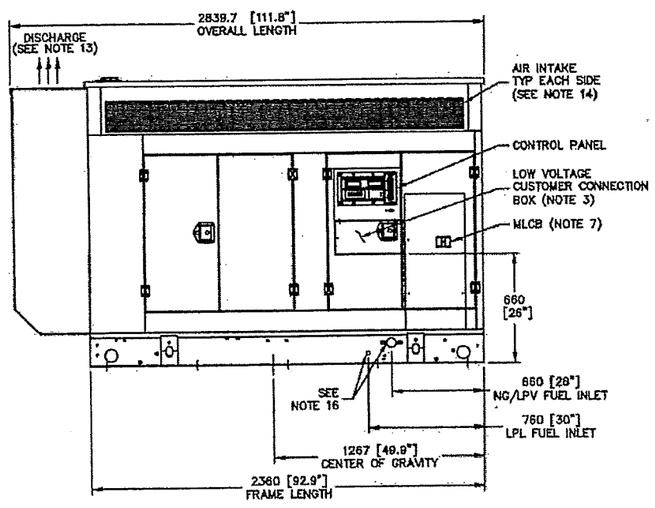
SIDE ELEVATION

ANDREW SBNHH-1D65A

WIND LOAD MAX: 441.0N @ 150 KM/H
MAX WIND SPEED: 241.4 KM/H (150 MPH)
WEIGHT: 40.92 LBS

ANTENNA DETAILS (3)

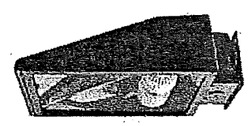
SCALE: N.T.S.



GENERATOR DETAIL (4)

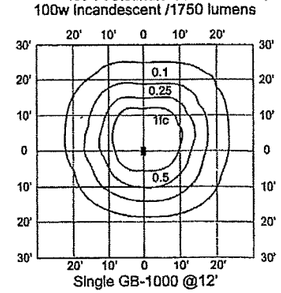
SCALE: N.T.S.

GENERATOR TO BE GENERAC MODEL SG050 NATURAL GAS GENERATOR WITH LEVEL 2 SOUND ENCLOSURE



Bronze finish (compact fluorescent bulb not included)

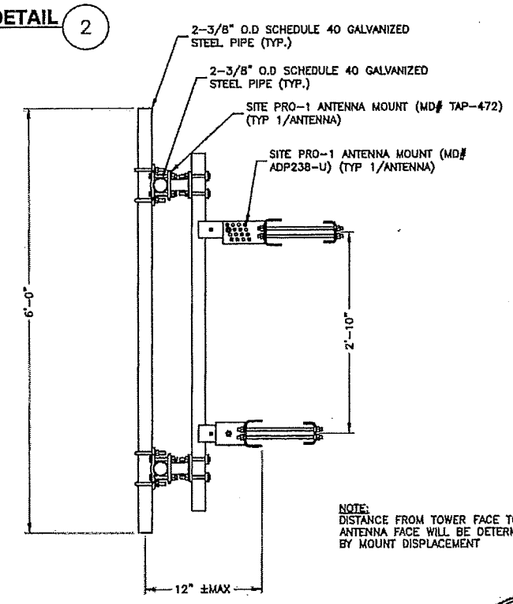
Iso-Footcandle Curves
100w Incandescent /1750 lumens



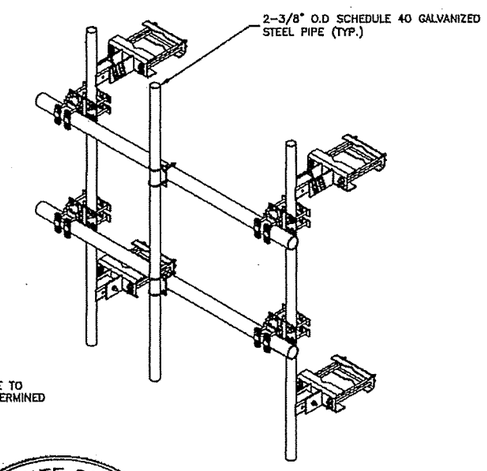
Single GB-1000 @12'

LIGHT FIXTURE DETAIL (5)

SCALE: N.T.S.



NOTE:
DISTANCE FROM TOWER FACE TO ANTENNA FACE WILL BE DETERMINED BY MOUNT DISPLACEMENT



ANTENNA MOUNT DETAIL (6)

SCALE: N.T.S.

Dewberry
Dewberry Engineers Inc.
800 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710
JOB # 50063268/ 50063899

NYNYNY0061
SITE NO. LI-061
AMMAGANSETT III
100-106 LONG LANE
EAST HAMPTON, NY 11937

smartlink
14 WALSH DRIVE
SUITE 300
PARSIPPANY, NJ 07054

at&t
ONE AT&T WAY
BEDMINSTER, NJ 07921

NO.	DATE	REVISIONS	BY	CHK	APP'D
I	12/04/15	REVISED PER COMMENTS	BJR	JWS	GHN
H	10/20/15	REVISED FOR FACE MOUNTING	BJR	JWS	GHN
G	10/12/15	REVISED FOR FLUSH MOUNTING	BJR	JWS	GHN
F	09/16/15	REVISED FOR FLUSH MOUNTING	JC	JWS	GHN
E	08/17/15	REVISED PER COMMENTS	PS	JWS	GHN

SCALE: AS SHOWN | DESIGNED BY: JWS | DRAWN BY: IA

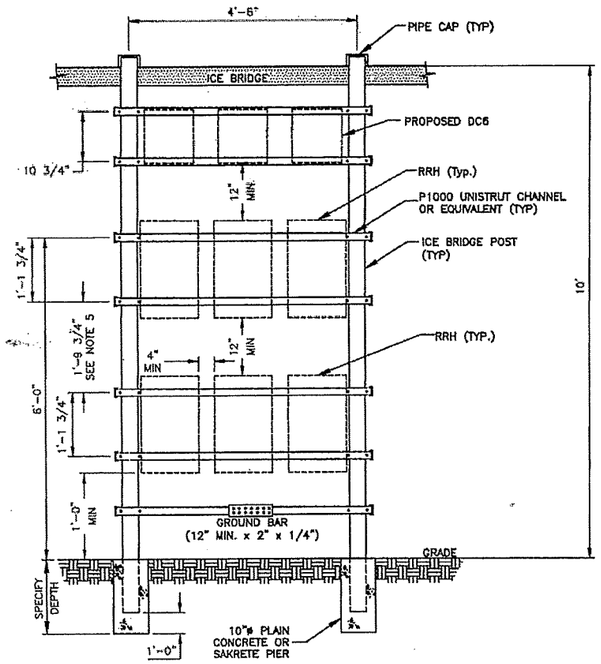
SEAL: STATE OF NEW YORK JIANG YU 088682 PROFESSIONAL ENGINEER

JIANG YU
NEW YORK LICENSE NO. 088682
DATE: 12/7/15

AT&T

EQUIPMENT DETAILS I

FA NUMBER	DRAWING NUMBER	REV
11631254	LI-061-Z06	I

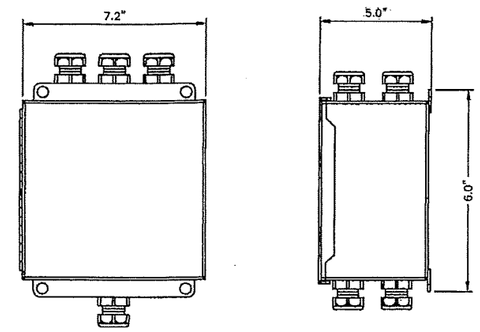


NOTES:

1. SUBCONTRACTOR SHALL SUPPLY AND INSTALL UNISTRUT(OR EQUIVALENT) MOUNTING CHANNELS.
2. SUBCONTRACTOR SHALL SUPPLY AND INSTALL ICE BRIDGE POSTS AS REQUIRED.
3. COAX BRIDGE POSTS SHALL BE 3 1/2"O.D. SCHED. 40 PIPE (ASTM-A36, A53 OR EQUIVALENT).
4. SUBCONTRACTOR SHALL SUPPLY (BUT NOT INSTALL)3/8"ø UNISTRUT BOLTING HARDWARE AND SPRING NUTS. TYPICAL FOUR PER RRH. SUBCONTRACTOR SHALL BAG THE BOLTING HARDWARE AND HANG FROM INSTALLED UNISTRUT FRAME.
5. SPACING MAY VARY BASED ON SELECTED EQUIPMENT. ADJUSTMENTS TO SPACING WILL BE MADE BY RRH INSTALLER.
6. THE BOX MAY BE MOUNTED DIRECTLY BEHIND THE RRH'S IF SPACE IS AVAILABLE.
7. NO PAINTING OF THE RRH OR SOLAR SHIELD IS ALLOWED.

REMOTE RADIO HEAD (RRH) RACK DETAIL (1)

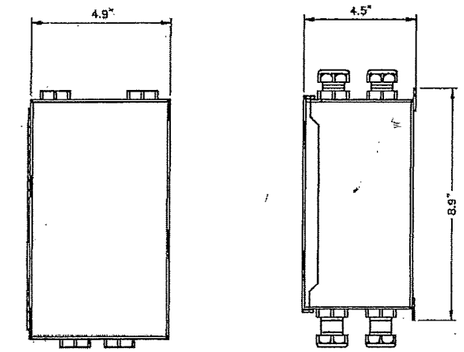
SCALE: N.T.S.



COMMSCOPE
CBC71726-DP-2X / E11F01P78
13.9 LBS

TRIPLEXER DETAIL (2)

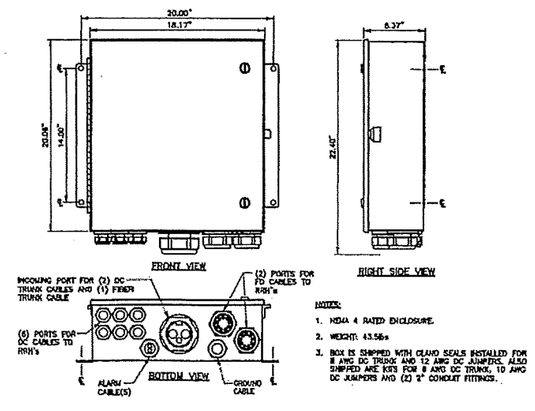
SCALE: N.T.S.



COMMSCOPE
CDX723AT-DS-T / E15V95P50
10.1 LBS

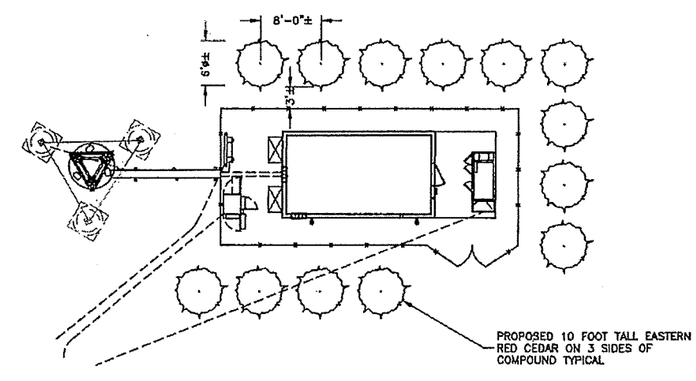
DIPLEXER DETAIL (3)

SCALE: N.T.S.



OVERVOLTAGE PROTECTION DETAIL DC6-48-60-18E (4)

SCALE: N.T.S.



LANDSCAPE PLAN (5)

SCALE: N.T.S.

STATE OF NEW YORK
JIANG YU
088682
LICENSED PROFESSIONAL ENGINEER
JIANG YU, P.E.
NEW YORK LICENSE NO. 088682
DATE

Dewberry
Dewberry Engineers Inc.
800 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710
JOB # 50063268/ 50063899

NYNYNY0061
SITE NO. LI-061
AMMAGANSETT III
100-106 LONG LANE
EAST HAMPTON, NY 11937

smartlink
14 WALSH DRIVE
SUITE 300
PARSIPPANY, NJ 07054

at&t
ONE AT&T WAY
BEDMINSTER, NJ 07921

NO.	DATE	REVISIONS	BY	CHK	APP'D
I	12/04/15	REVISED PER COMMENTS	BJR	JWS	GHN
H	10/20/15	REVISED FOR FACE MOUNTING	BJR	JWS	GHN
G	10/12/15	REVISED FOR FLUSH MOUNTING	BJR	JWS	GHN
F	09/16/15	REVISED FOR FLUSH MOUNTING	JC	JWS	GHN
E	08/17/15	REVISED PER COMMENTS	PS	JWS	GHN

SCALE: AS SHOWN | DESIGNED BY: JWS | DRAWN BY: IA

AT&T

EQUIPMENT DETAILS II

FA NUMBER	DRAWING NUMBER	REV
11631254	LI-061-Z07	I

Appendix C

PLANNING BOARD
TOWN OF EAST HAMPTON
COUNTY OF SUFFOLK, STATE OF NEW YORK
----------X

In the Matter of the Application of
NEW CINGULAR WIRELESS PCS, LLC
(a.k.a. AT&T, hereinafter "AT&T")

For approval to install a public utility wireless telecommunications facility at

Iacono Farm
100 Long Lane
East Hampton, New York 11937
S.C.T.M. District 300, Section 159, Block 1, Lot 10.1
(a.k.a. AT&T Site LI 061, hereinafter "Premises")
----------X

AFFIDAVIT OF RADIO FREQUENCY ENGINEER

Hearing Date:
March 23, 2016
7:00 PM

STATE OF NEW JERSEY)
) SS.:
COUNTY OF MORRIS)

Neil Arceo, being duly sworn, deposes and says:

1. I am a radio frequency engineer for AT&T. As a radio frequency engineer, I am responsible for identifying service deficiencies in AT&T's wireless telecommunications network and to evaluate the ability of proposed antenna sites to remedy these service deficiencies. I am fully familiar with AT&T's wireless telecommunications network in Suffolk County, New York.

2. I submit this Affidavit in support of AT&T's application for approval to install a wireless telecommunications facility at the Premises. Pursuant to this application, AT&T requests approval to affix telecommunications antennas and related components to the existing wind turbine structure at the Premises, and to install a related equipment shelter and other components at ground level near the wind turbine structure's base, all as depicted in the plans submitted to the Board in support of AT&T's application.

3. AT&T is considered a public utility for zoning purposes under the laws of the State of New York and is licensed by the Federal Communications Commission to serve the public within Suffolk County and throughout much of the United States. AT&T strives to provide reliable service throughout its licensed coverage area.

4. At present, there is a substantial service gap in AT&T's wireless network coverage in the vicinity of the proposed facility. A service gap exists if the user of an AT&T mobile telephone cannot reliably transmit, receive or maintain a voice or data connection. The service gap in coverage that now exists in the vicinity of the Premises prevents AT&T from providing reliable service in the area, and can have serious consequences during times of emergency or disaster.

5. In order to understand why the proposed facility is needed, it is necessary to understand how AT&T's system works from an engineering standpoint. AT&T's wireless telecommunications system is designed so that low powered base stations are strategically located at determined distances apart and at predetermined heights. Due to hills, valleys, trees, buildings, and other physical obstructions and due to the nature of radio waves, each coverage area or "cell" is irregularly shaped. With sufficient signal strength from each base station, the AT&T user can reliably transmit, receive or maintain voice or data connections. The sites are ordinarily engineered to cover a limited area so that an antenna facility will cover only the area surrounding it but will not interfere with other sites in the network.

6. In order to evaluate a service deficiency in a particular area, AT&T performs signal propagation studies to determine the height and location of a facility that can properly eliminate the deficiency. Based on its studies, AT&T determined that an antenna facility would have to be established within a narrowly defined search area in order to remedy the service gap

in question. In this case, we determined that the installation of the proposed facility will allow AT&T to provide reliable service in the vicinity of the Premises.

7. The proposed antennas must be affixed at least as high as those depicted on the plans submitted to the Board in order to ensure that reliable service can be afforded to AT&T users in the vicinity of the site. The location and height of the antennas is determined by some or all of the following factors: availability and/or configuration of existing structures, willingness of property owners to enter into leases, topography in the surrounding area, land cover features in the area such as buildings and foliage, and the results provided by computer propagation software that enables radio frequency engineers to predict the anticipated signal propagation at a given height and location.

8. In order to illustrate the effect that the proposed facility would have on coverage in its vicinity, maps have been prepared for submission to the Board. The maps depict the areas presently enjoying reliable service in the vicinity, and the area to be served by the proposed facility. As the maps indicate, the proposed facility is of vital importance to AT&T's efforts to provide reliable service. Unless this application is granted, AT&T will remain unable to provide reliable service in the vicinity of the Premises.

9. The reception and/or transmission function of the proposed facility will not interfere with the usual and customary transmission or reception of radio or television services at the subject premises or at neighboring properties.

Neil Arceo
Radio Frequency Engineer

Sworn to before me this 14th day of March, 2016.

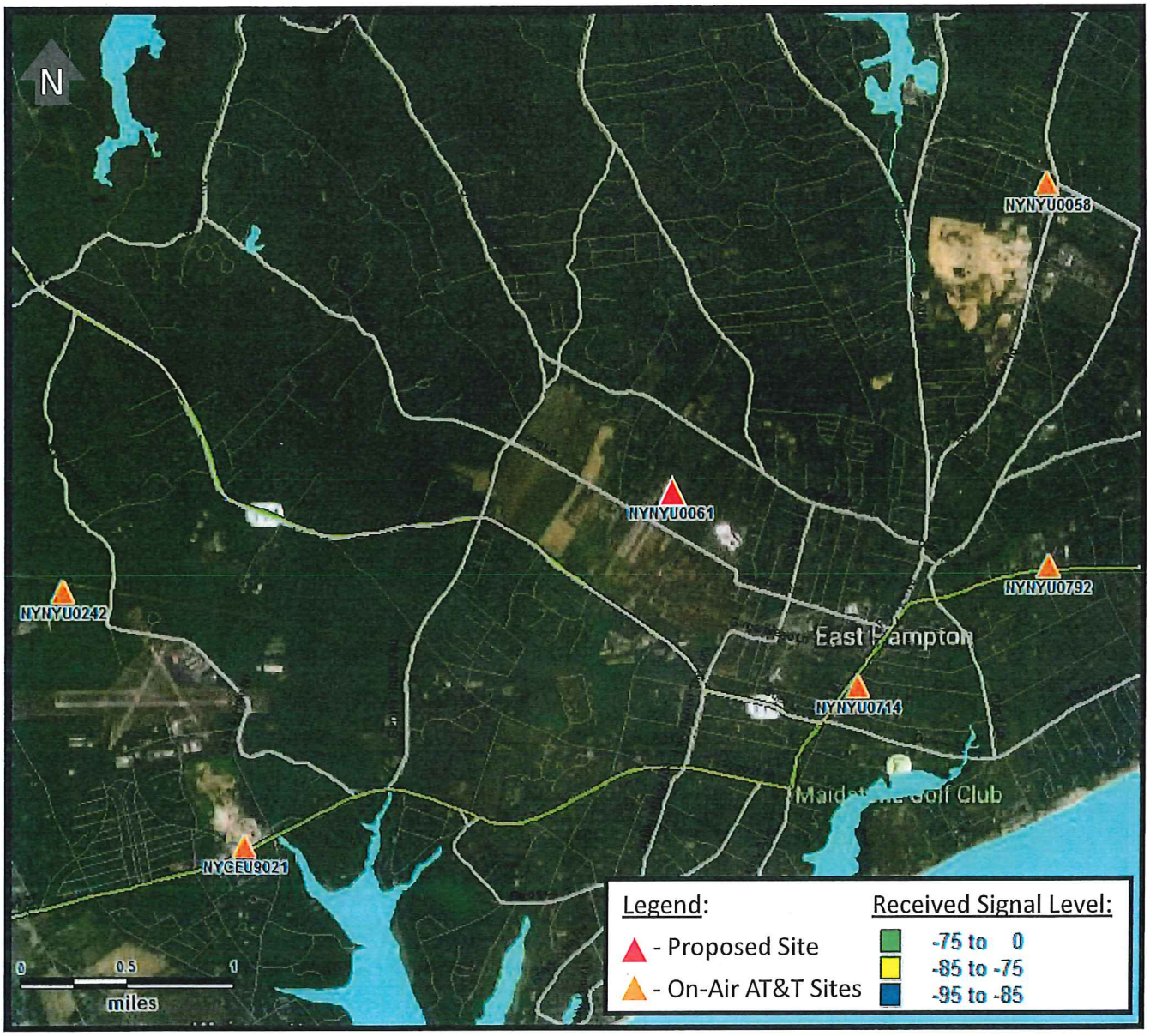
Susan B. Gouveia
NOTARY PUBLIC

SUSAN B. GOUVEIA
NOTARY PUBLIC OF NEW JERSEY
I.D. # 2443958
My Commission Expires 3/21/2019

AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

Aerial View with AT&T Sites



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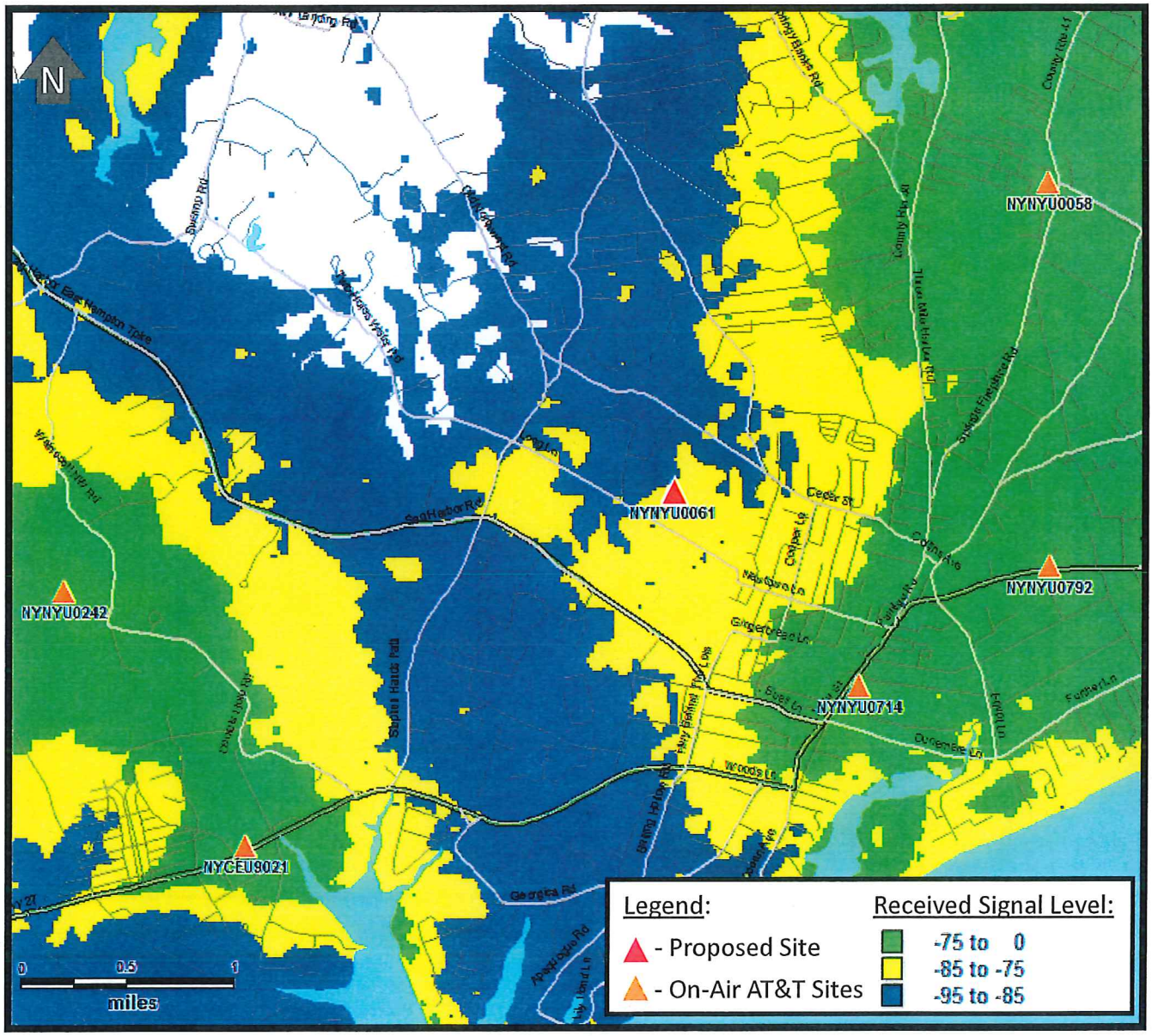
AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

850MHz Coverage of AT&T Neighbor Sites Only
(Current xx58 Site at Cablevision Tower with Ant Ht=278ft)



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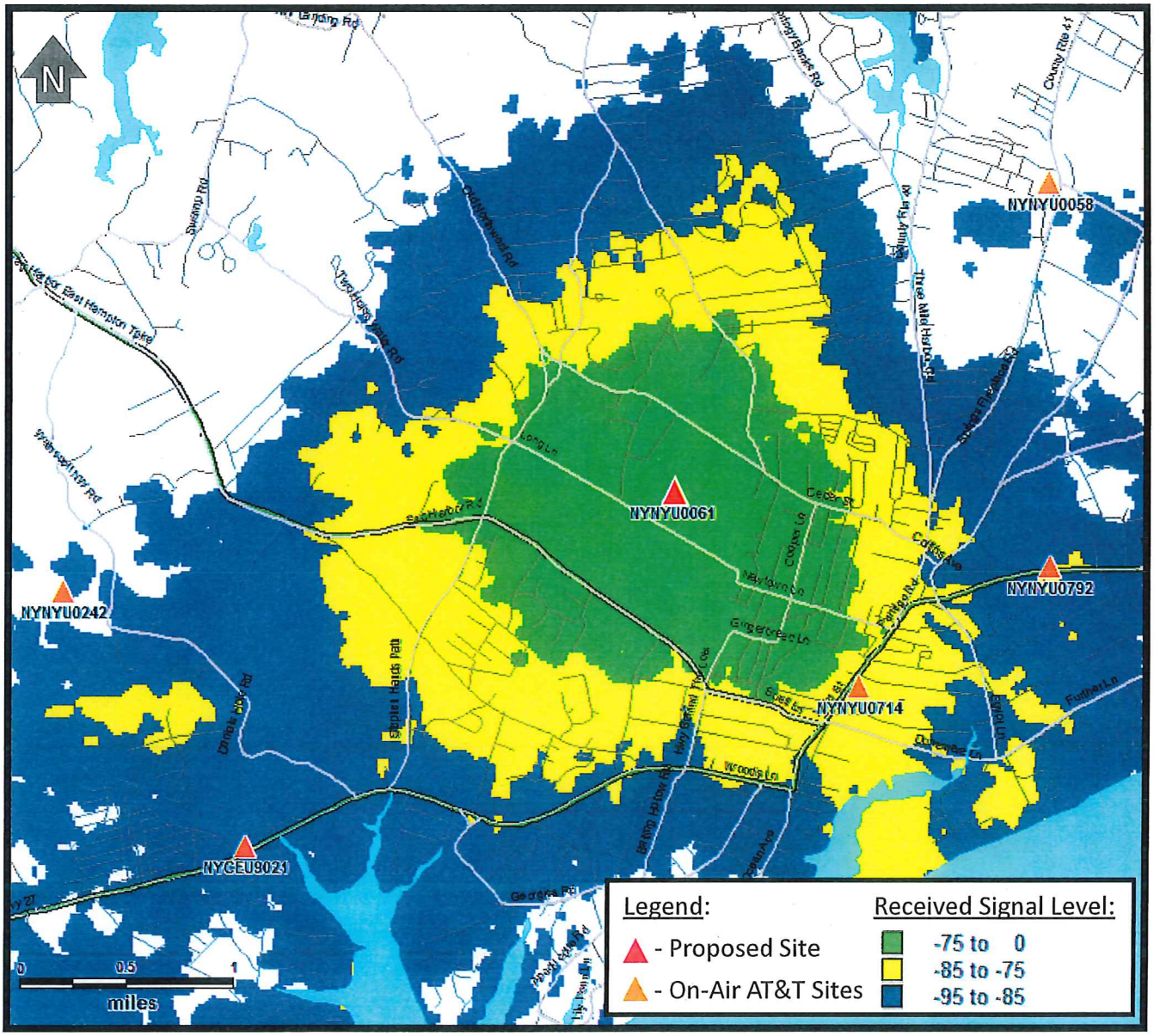
AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

850MHz Coverage of Proposed Site Only @ Antenna Height=95ft



Proposed site LI-061 at antenna height of 95ft, provides approx. 2.41 sq miles or 1544 acres of standalone -75dBm coverage (GREEN or indoor) and 3.89 sq miles or 2489 acres of standalone -85dBm coverage (YELLOW or in-car). Total standalone coverage with -85dBm or better is approx. 6.30 sq miles or 4033 acres.

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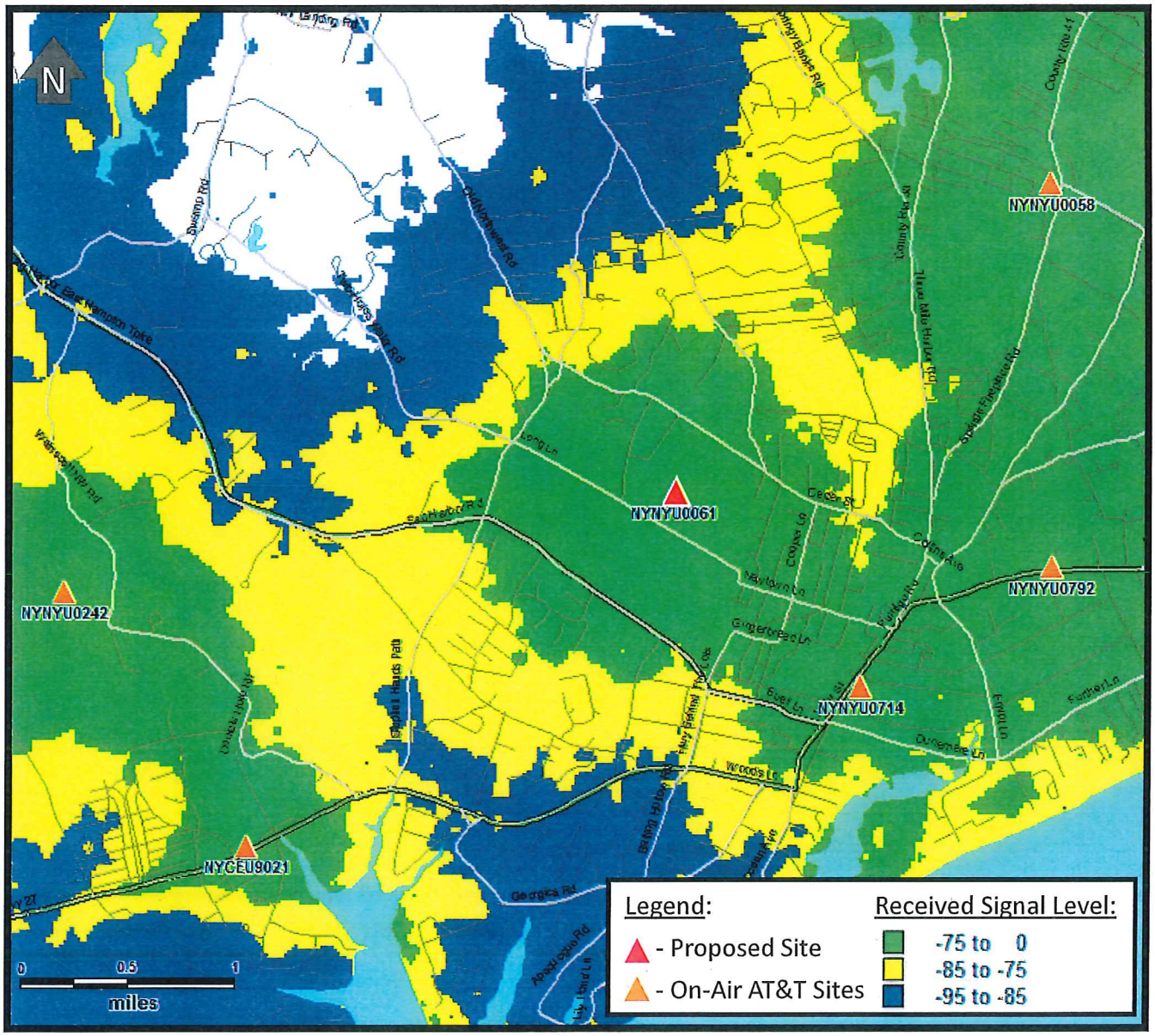
AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

850MHz Coverage of Neighbor & Proposed Sites @ Ant Ht=95ft
(Current xx58 Site at Cablevision Tower with Ant Ht=278ft)



Proposed site LI-061 at antenna height of 95ft, provides approx. 2.26 sq miles or 1446 acres of non-overlapping -75dBm coverage (GREEN or indoor) and 0.52 sq miles or 335 acres of non-overlapping -85dBm coverage (YELLOW or in-car). Total non-overlapping coverage with -85dBm or better is approx. 2.78 sq miles or 1780 acres.

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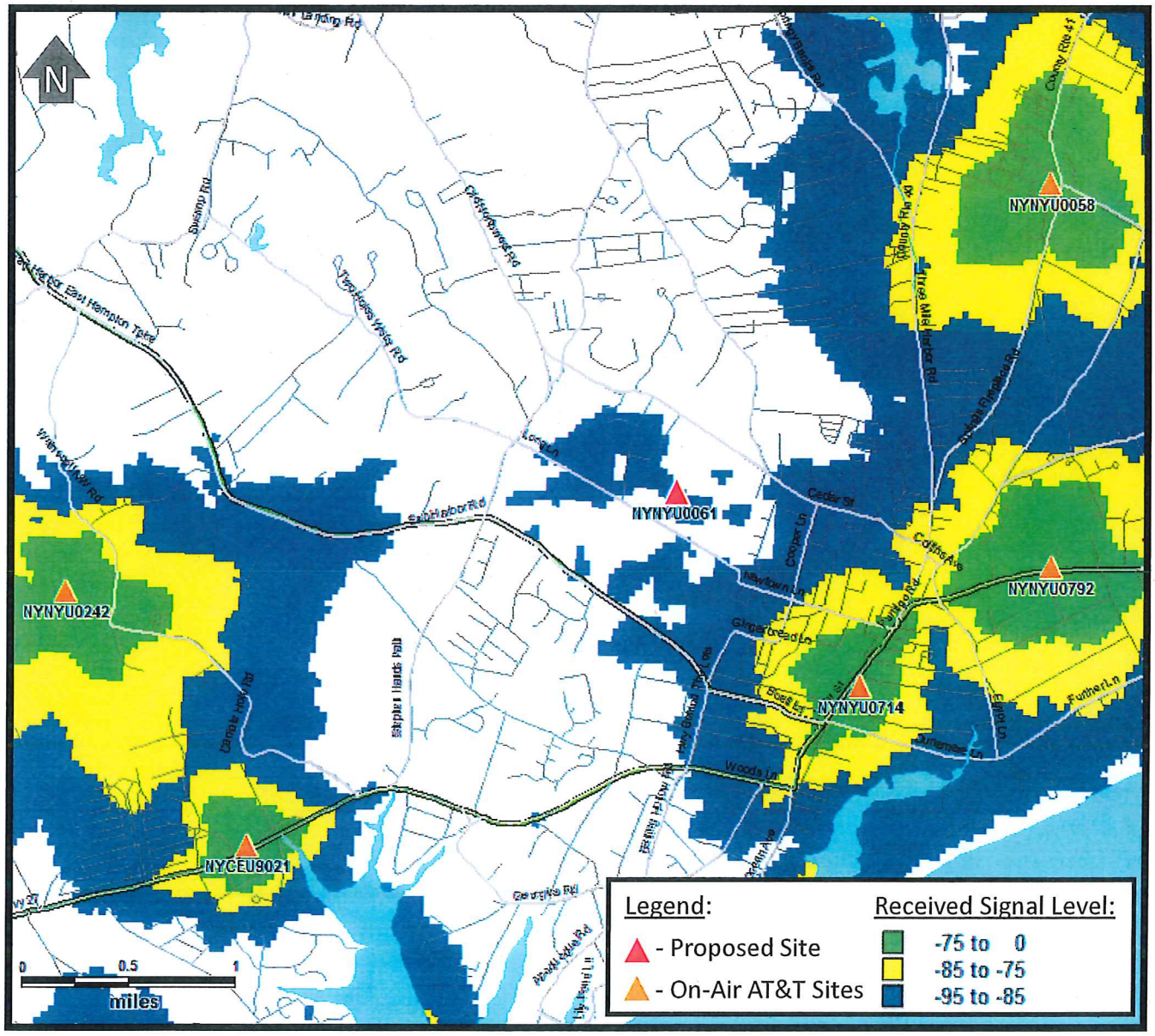
AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

1900MHz Coverage of AT&T Neighbor Sites Only
(Current xx58 Site at Cablevision Tower with Ant Ht=118ft)



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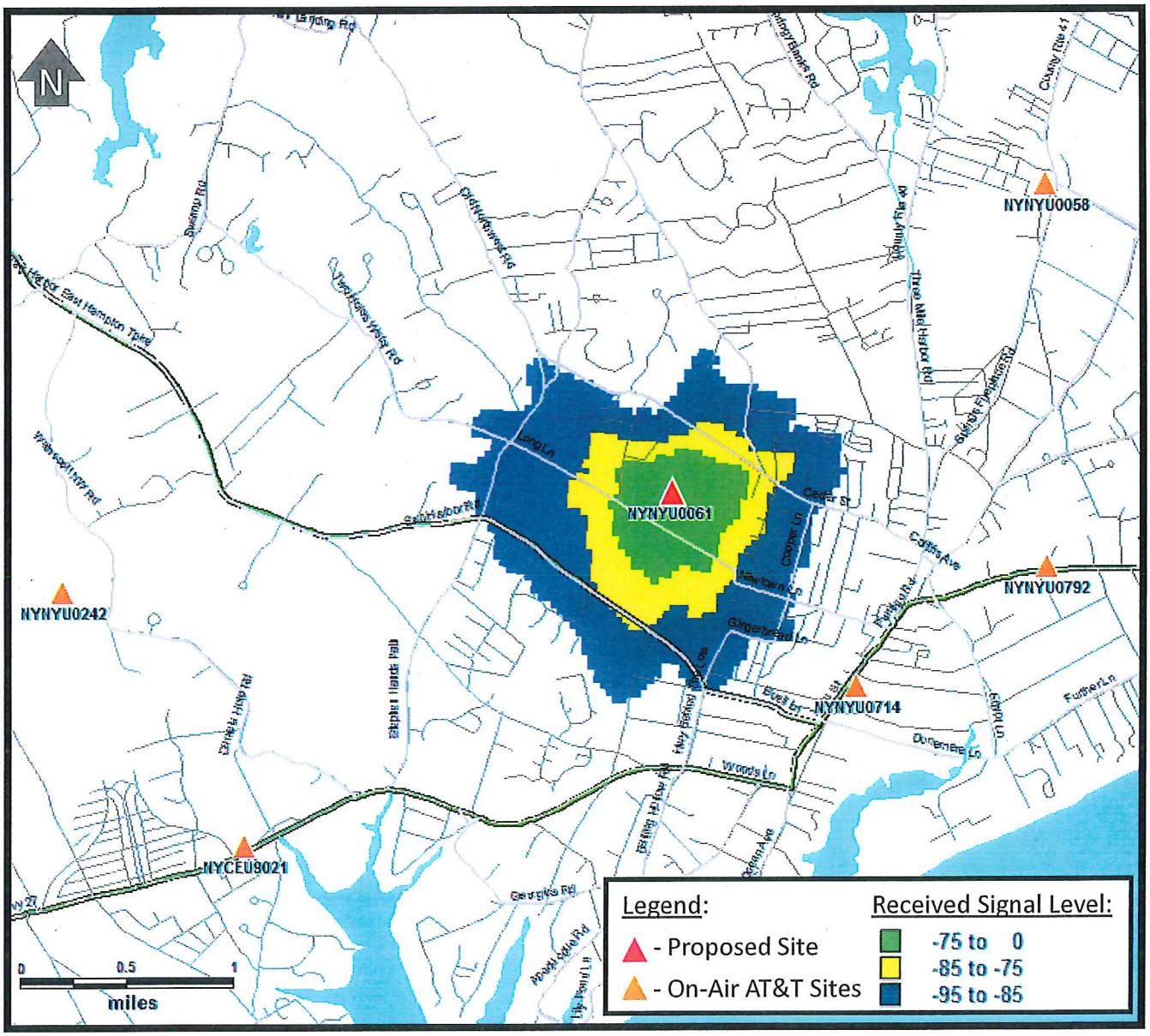
AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

1900MHz Coverage of Proposed Site Only @ Antenna Height=95ft



Proposed site LI-061 at antenna height of 95ft, provides approx. 0.28 sq mile or 179 acres of standalone -75dBm coverage (GREEN or indoor) and 0.65 sq mile or 418 acres of standalone -85dBm coverage (YELLOW or in-car). Total standalone coverage with -85dBm or better is approx. 0.93 sq miles or 597 acres.

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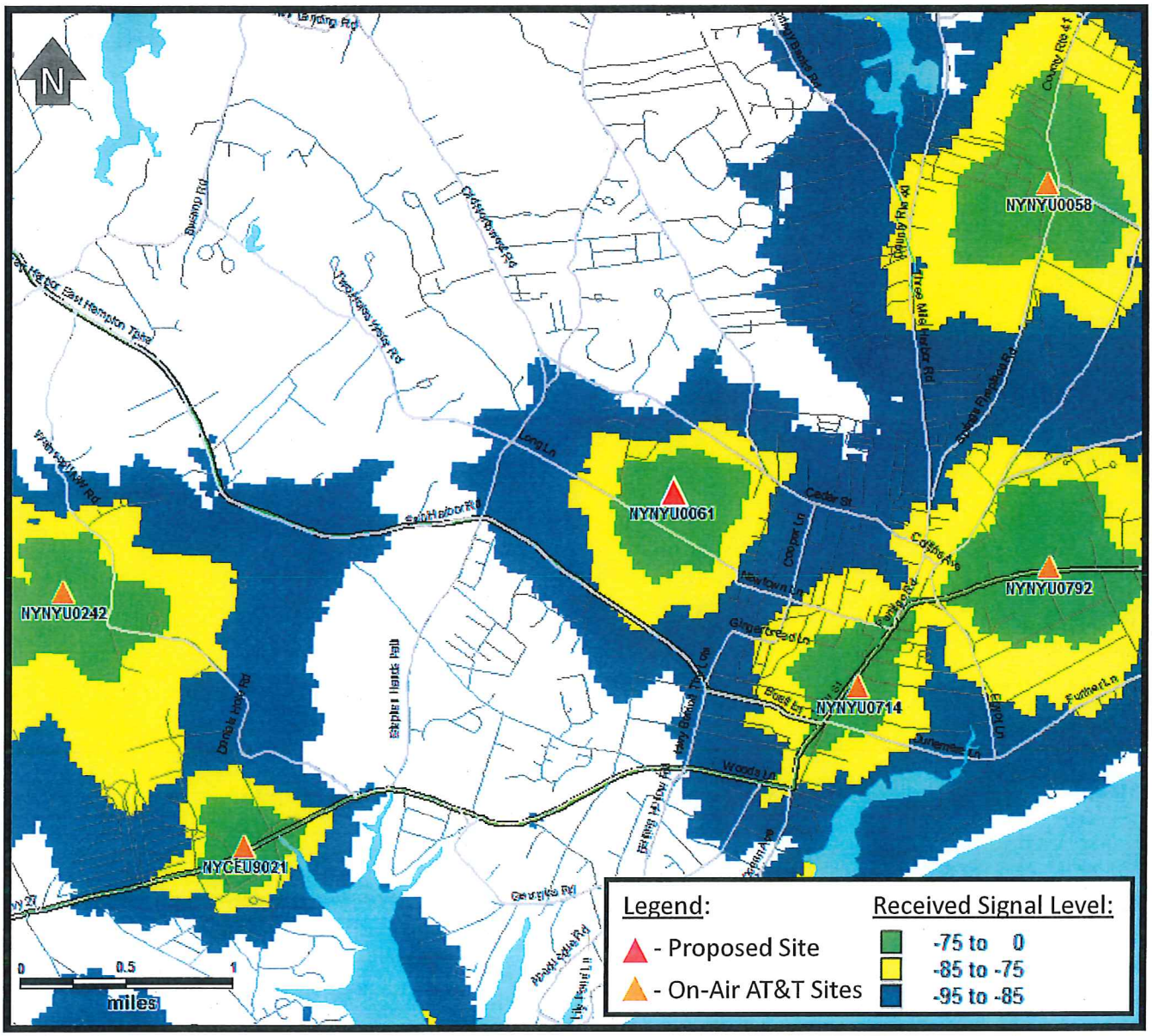
AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

1900MHz Coverage of Neighbor & Proposed Site @ Ant Ht=95ft
(Current xx58 Site at Cablevision Tower with Ant Ht=118ft)



Proposed site LI-061 at antenna height of 95ft, provides approx. 0.28 sq mile or 179 acres of non-overlapping -75dBm coverage (GREEN or indoor) and 0.65 sq mile or 418 acres of non-overlapping -85dBm coverage (YELLOW or in-car). Total non-overlapping coverage with -85dBm or better is approx. 0.93 sq mile or 597 acres.

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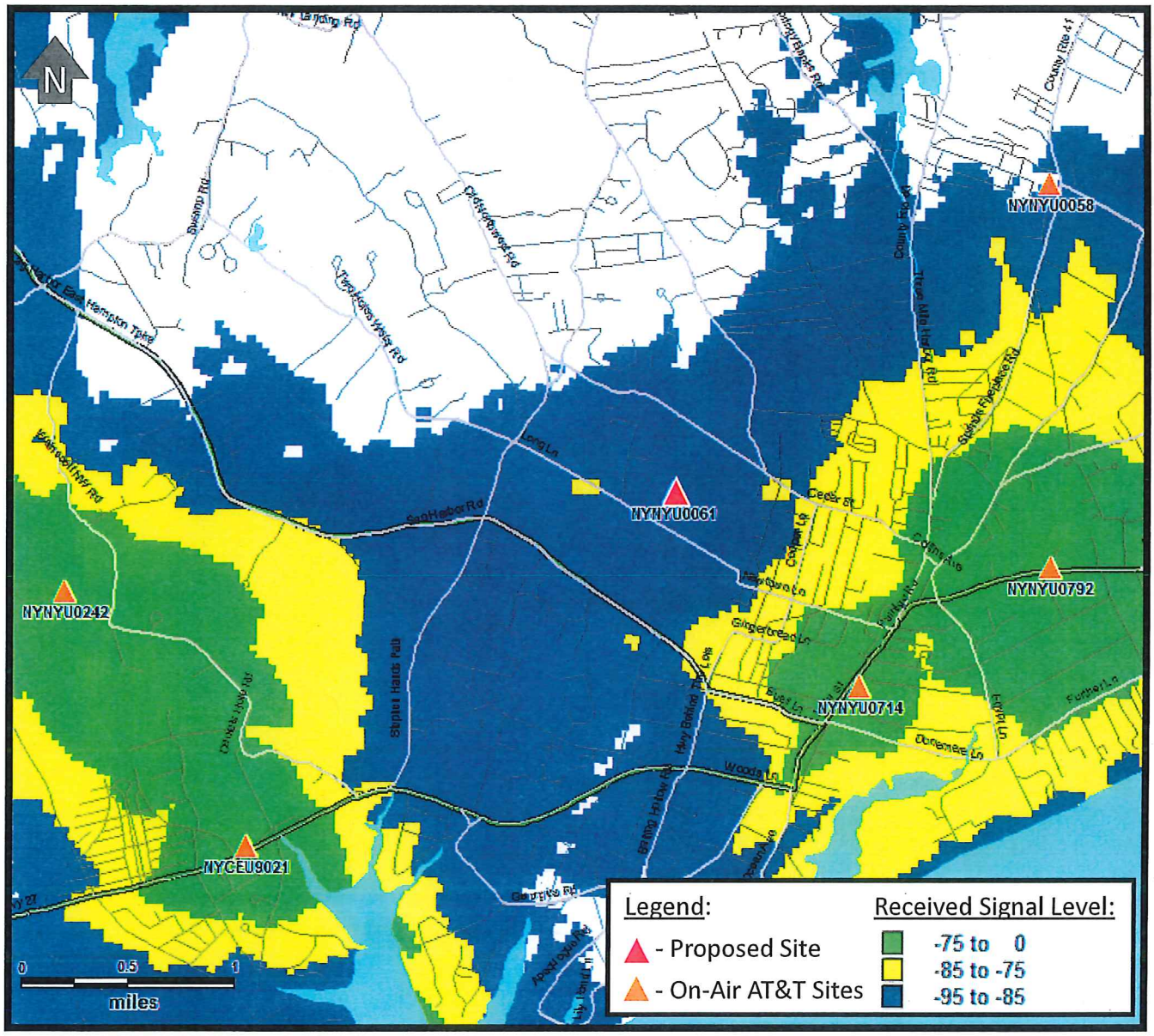
AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

700MHz Coverage of AT&T Neighbor Sites Only
(Current xx58 Site at Cablevision Tower with No 700MHz)



Present site (NYNYU0058) at Cablevision tower has no 700MHz coverage since Cablevision does not allow additional equipment and is terminating its lease with AT&T.

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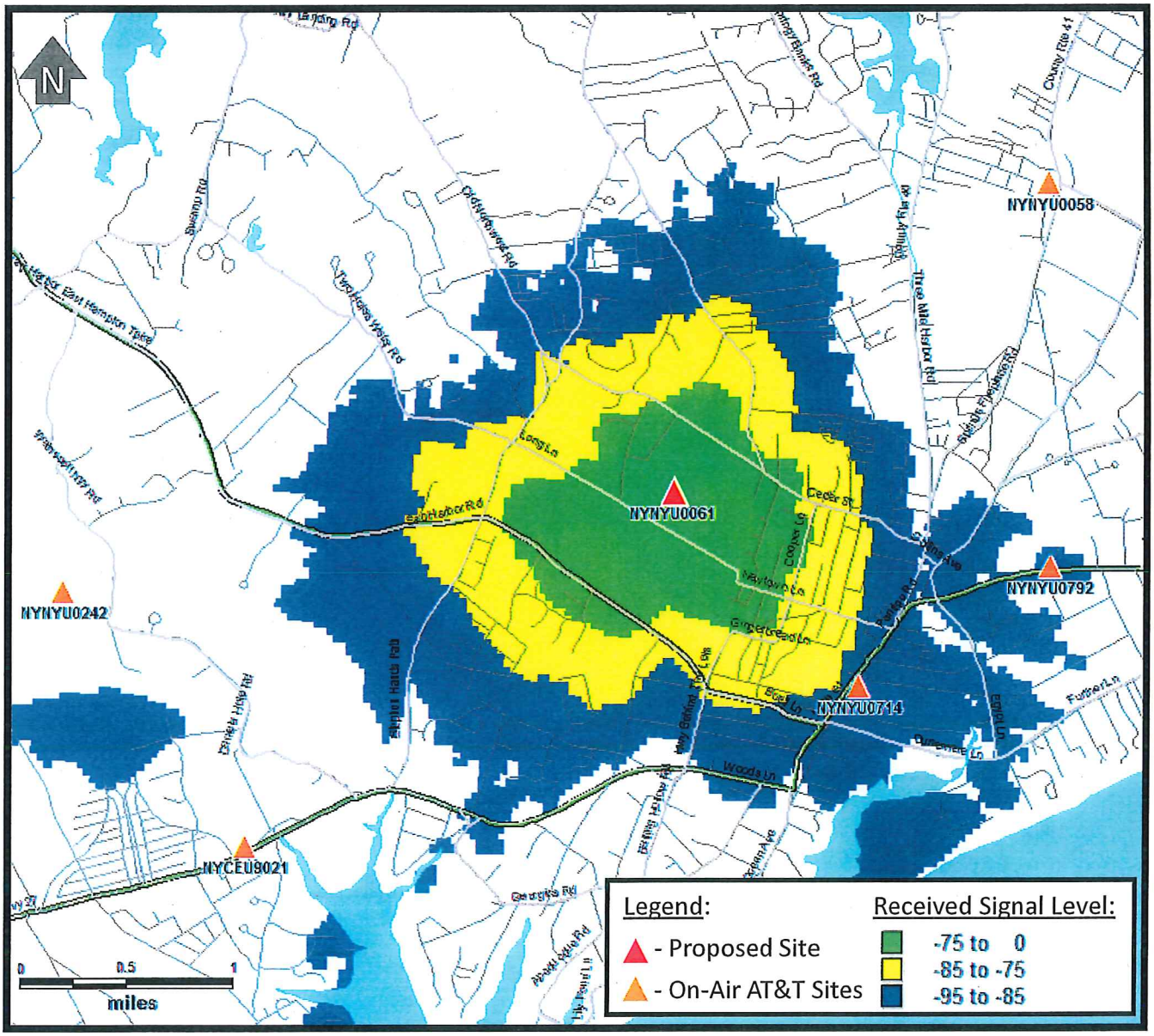
AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

700MHz Coverage of Proposed Site Only @ Antenna Height=95ft



Proposed site LI-061 at antenna height of 95ft, provides approx. 1.14 sq miles or 730 acres of standalone -75dBm coverage (GREEN or indoor) and 2.88 sq miles or 1843 acres of standalone -85dBm coverage (YELLOW or in-car). Total standalone coverage with -85dBm or better is approx. 4.02 sq miles or 2573 acres.

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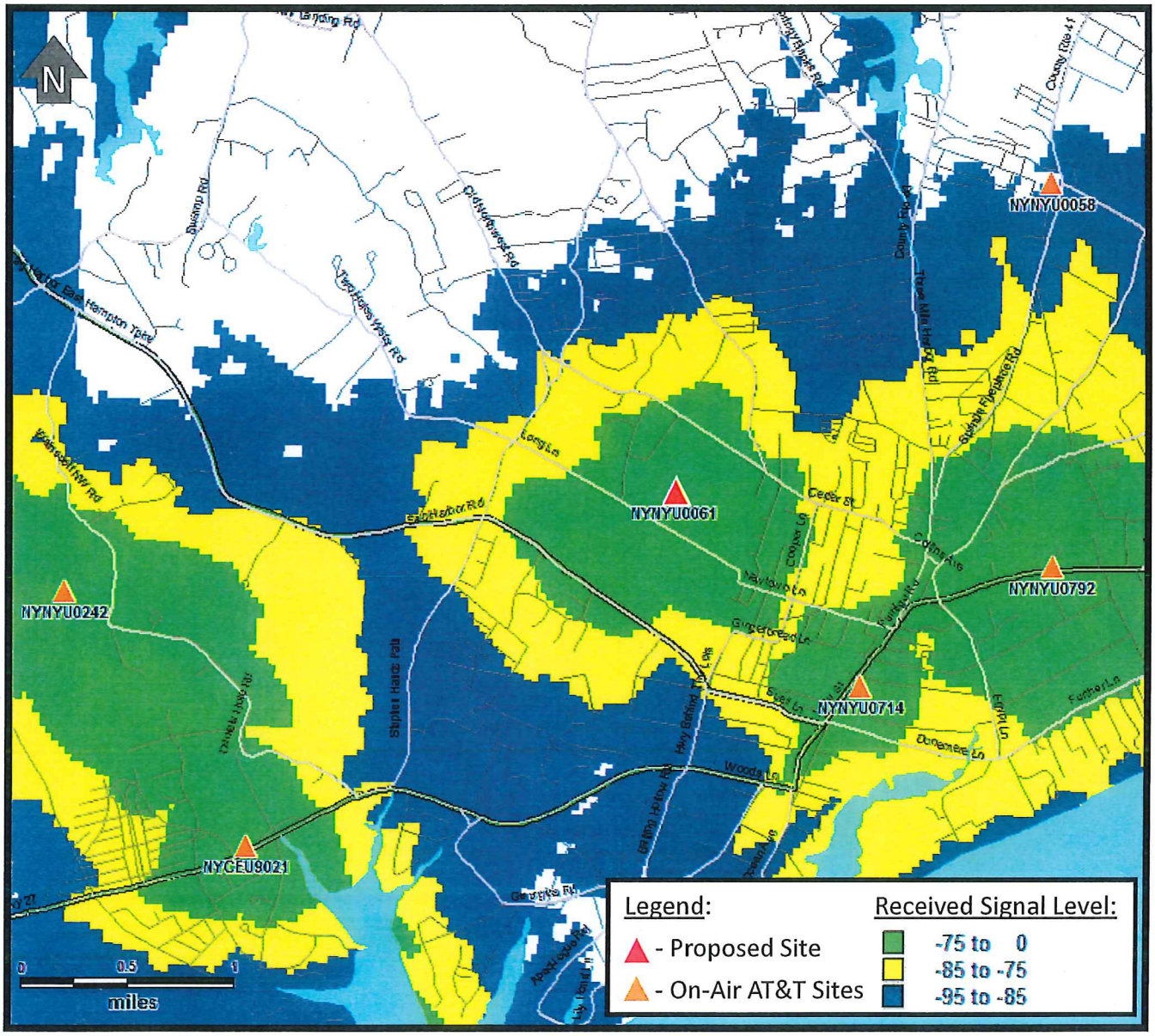
AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

700MHz Coverage of Neighbor & Proposed Sites @ Ant Ht=95ft
(Current xx58 Site at Cablevision Tower with no 700MHz)



Proposed site LI-061 at antenna height of 95ft, provides approx. 1.14 sq miles or 730 acres of non-overlapping -75dBm coverage (GREEN or indoor) and 2.31 sq mile or 1475 acres of non-overlapping -85dBm coverage (YELLOW or in-car). Total non-overlapping coverage with -85dBm or better is approx. 3.45 sq miles or 2205 acres.

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AT&T NYNYU0061

Amagansett III
100 Long Lane, East Hampton, NY 11937
(Lat=40.972477, Lon=-72.205292)

Summary Table of Height vs Coverage

No.	SUMMARY PLOTS	700MHz Coverage (in square mile)				850MHz Coverage (in square mile)				1900MHz Coverage (in square mile)			
		-75dBm	-85dBm	Total Area	% Diff compared to Ht=95ft	-75dBm	-85dBm	Total Area	% Diff compared to Ht=95ft	-75dBm	-85dBm	Total Area	% Diff compared to Ht=95ft
1	LI-061 Only @ Antenna Height=95ft	1.14	2.88	4.02	100%	2.41	3.89	6.30	100%	0.28	0.65	0.93	100%
2	LI-061 Only @ Antenna Height=85ft	1.01	2.63	3.65	91%	2.15	3.16	5.32	84%	0.25	0.58	0.83	89%
3	LI-061 Only @ Antenna Height=75ft	0.90	2.37	3.26	81%	1.90	2.59	4.49	71%	0.22	0.51	0.73	79%
4	LI-061 @ 95ft + Existing Nbrs (Current xx58)	1.14	2.31	3.45	100%	2.26	0.52	2.78	100%	0.28	0.65	0.93	100%
5	LI-061 @ 85ft + Existing Nbrs (Current xx58)	1.01	2.13	3.14	91%	2.05	0.34	2.39	86%	0.25	0.58	0.83	89%
6	LI-061 @ 75ft + Existing Nbrs (Current xx58)	0.90	1.93	2.83	82%	1.85	0.18	2.02	73%	0.22	0.51	0.73	79%
7	LI-061 @ 95ft + Existing Nbrs (New 58X @ 195ft)	1.14	2.31	3.45	100%	2.31	0.80	3.11	100%	0.28	0.65	0.93	100%
8	LI-061 @ 85ft + Existing Nbrs (New 58X @ 195ft)	1.01	2.13	3.14	91%	2.07	0.63	2.70	87%	0.25	0.58	0.83	89%
9	LI-061 @ 75ft + Existing Nbrs (New 58X @ 195ft)	0.90	1.93	2.83	82%	1.85	0.46	2.32	74%	0.22	0.51	0.73	79%
10	LI-061 @ 95ft + Existing Nbrs (New 58X @ 185ft)	1.14	2.31	3.45	100%	2.31	0.84	3.15	100%	0.28	0.65	0.93	100%
11	LI-061 @ 85ft + Existing Nbrs (New 58X @ 185ft)	1.01	2.13	3.14	91%	2.07	0.67	2.74	87%	0.25	0.58	0.83	89%
12	LI-061 @ 75ft + Existing Nbrs (New 58X @ 185ft)	0.90	1.93	2.83	82%	1.85	0.49	2.34	74%	0.22	0.51	0.73	79%

No.	SUMMARY PLOTS	700MHz Coverage (in acre)				850MHz Coverage (in acre)				1900MHz Coverage (in acre)			
		-75dBm	-85dBm	Total Area	% Diff compared to Ht=95ft	-75dBm	-85dBm	Total Area	% Diff compared to Ht=95ft	-75dBm	-85dBm	Total Area	% Diff compared to Ht=95ft
1	LI-061 Only @ Antenna Height=95ft	730	1843	2573	100%	1544	2489	4033	100%	179	418	597	100%
2	LI-061 Only @ Antenna Height=85ft	649	1686	2335	91%	1378	2024	3403	84%	159	371	530	89%
3	LI-061 Only @ Antenna Height=75ft	575	1515	2090	81%	1218	1658	2876	71%	140	329	470	79%
4	LI-061 @ 95ft + Existing Nbrs (Current xx58)	730	1475	2205	100%	1446	335	1780	100%	179	418	597	100%
5	LI-061 @ 85ft + Existing Nbrs (Current xx58)	649	1360	2009	91%	1314	216	1530	86%	159	371	530	89%
6	LI-061 @ 75ft + Existing Nbrs (Current xx58)	575	1235	1810	82%	1184	112	1296	73%	140	329	470	79%
7	LI-061 @ 95ft + Existing Nbrs (New 58X @ 195ft)	730	1475	2205	100%	1476	515	1991	100%	179	418	597	100%
8	LI-061 @ 85ft + Existing Nbrs (New 58X @ 195ft)	649	1360	2009	91%	1324	406	1729	87%	159	371	530	89%
9	LI-061 @ 75ft + Existing Nbrs (New 58X @ 195ft)	575	1235	1810	82%	1186	296	1482	74%	140	329	470	79%
10	LI-061 @ 95ft + Existing Nbrs (New 58X @ 185ft)	730	1475	2205	100%	1476	538	2013	100%	179	418	597	100%
11	LI-061 @ 85ft + Existing Nbrs (New 58X @ 185ft)	649	1360	2009	91%	1324	427	1751	87%	159	371	530	89%
12	LI-061 @ 75ft + Existing Nbrs (New 58X @ 185ft)	575	1235	1810	82%	1183	314	1497	74%	140	329	470	79%

• 700MHz Coverage – There is a decrease of about 9% in non-overlapping indoor (-75dBm) & in-car (-85dBm) coverage for every 10ft drop in antenna height between 95ft to 75ft; 700MHz has lesser coverage than 850MHz by about 30% due to currently available 700MHz equipment deployed has reduced transmit power than 850MHz.

• 850MHz Coverage – There is a decrease of about 13-14% in non-overlapping indoor (-75dBm) & in-car (-85dBm) coverage for every 10ft drop in antenna height between 95ft to 75ft.

• 1900MHz Coverage – There is a decrease of about 10-11% in non-overlapping indoor (-75dBm) & in-car (-85dBm) coverage for every 10ft drop in antenna height between 95ft to 75ft; 1900MHz has significantly less coverage than 700MHz & 850MHz due to higher frequency band.

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Appendix D

Site Photograph Key

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N
W E
S

1 inch = 333 feet

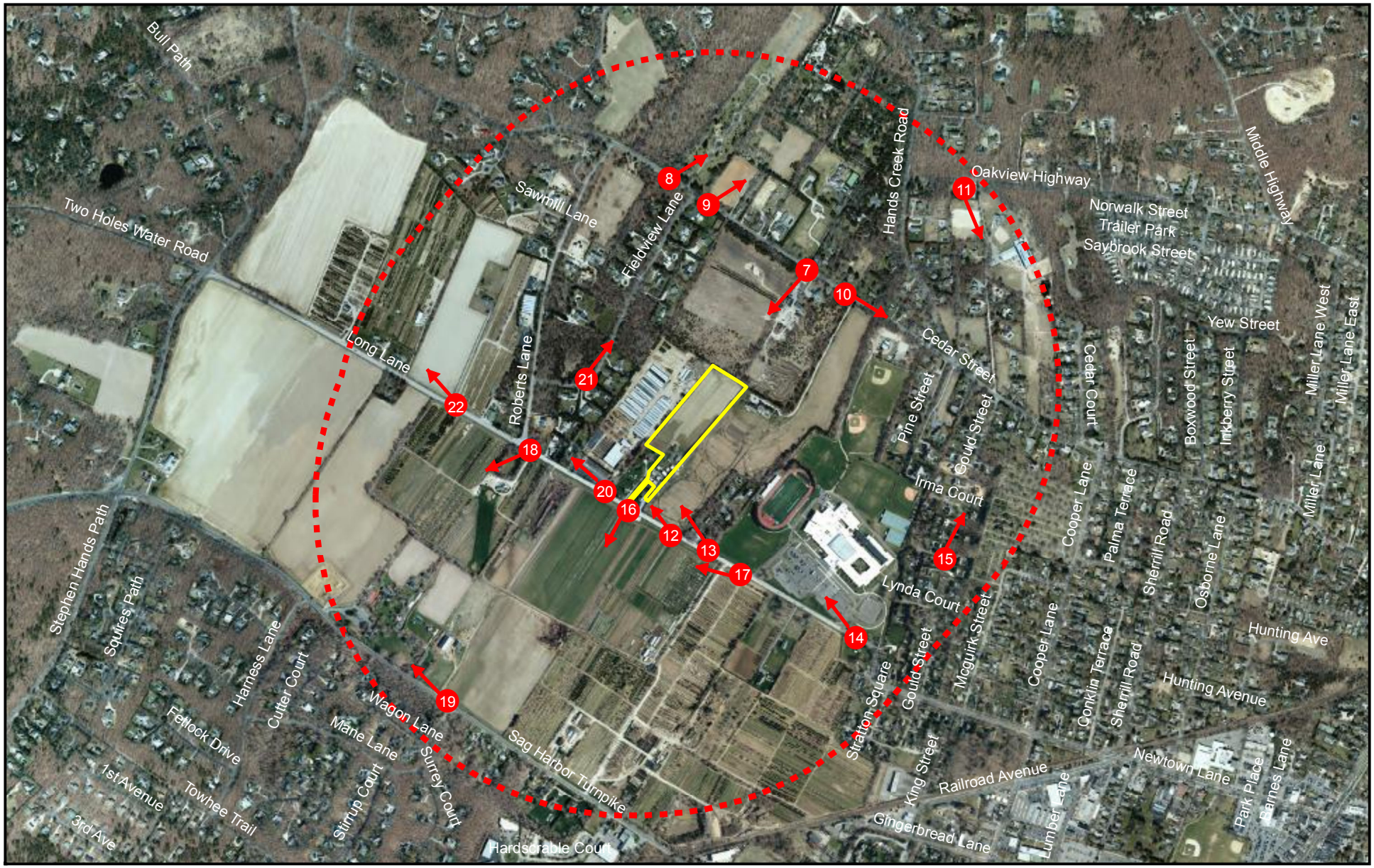
0 250 500 Feet

Legend

Photographs

Subject Property

Source: 1. Aerial: 2013 NYS Digital Ortho-imagery, NYSITS, 2013. (2) Streets: NYSITS, 2014. (3) Photograph locations from VHB field inspection in November 2016



Surrounding Land Use Photograph Key

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

VHB Ref. 29849.00

N
W E
S

1 inch = 1,524 feet

Feet
0 1,100 2,200

Legend

- # Photographs
- Half-Mile Radius
- Subject Property

vhb

Source: 1. Aerial: 2013 NYS Digital Ortho-imagery, NYSITS, 2013. (2) Streets: NYSITS, 2014. (3) Photograph locations from VHB field inspection in November 2016

Photograph No. 1: View the subject property and the existing lattice tower (with a wind turbine thereon) located at 100-106 Long Lane, East Hampton, NY, facing north-northeast from the entrance of the eastern driveway along Long Lane. Note the presence of multiple poultry coops and fenced areas, as well as storage sheds/garages beyond the driveway.

Photograph No. 2: View of the subject property and the existing lattice tower from the western driveway, facing north-northeast. Note the residence and land to the left located on Lots 8, 9 and 10.2. These parcels are associated with the Iacono Farm property (parcels now or formerly owned by Mr. Anthony Iacono), however, they are not part of the subject property as defined in the DEIS.

Photograph No. 3: Representative view of the storage sheds/garages and additional equipment associated with the farm operations at the interior of the subject property, just south of the lattice tower, facing southwest.

Photograph No. 4: View of the lattice tower where the proposed antennas would be mounted, facing north-northeast.

Photograph No. 5: View of the lawn area where the proposed equipment compound would be located, facing north-northeast.

Photograph No. 6: View along Long Lane from the southern portion of the subject property, facing west-northwest. Note the presence of utility poles and overhead wires along northern side of Long Lane.

Photograph No. 7: Representative view of the agricultural operations north of the subject property, facing southwest from Cedar Street.

Photograph No. 8: View of the Most Holy Trinity Roman Catholic Cemetery, northwest of the subject property, facing north-northeast from Cedar Street.

Photograph No. 9: Representative view of the single-family residences north of the subject property, facing northeast along Cedar Street.

Photograph No. 10: Representative view of single-family residences northeast of the subject property, facing east-southeast along Cedar Street.

Photograph No. 11: View of the East End Stables equestrian facility northeast of the subject property, facing southeast from Oakview Highway.

Photograph No. 12: View of the hedges associated with the private residence abutting the subject property to the east, facing northwest along Long Lane.

Photograph No. 13: Representative view of single-family residences east of the subject property, facing northwest along Long Lane.

Photograph No. 14: View of East Hampton High School east of the subject property, facing northwest from Long Lane.

Photograph No. 15: Representative view of the single-family residential neighborhood east of East Hampton High School, facing north along Gould Street.

Photograph No. 16: View of the East End Community Organic Farm immediately south of the subject property, facing southwest from Long Lane. Note the presence of a lattice tower (with a wind turbine located thereon) on the horizon.

Photograph No. 17: View of the Whitmores Nurseries Tree Farm southeast of the subject property, facing west-southwest from Long Lane.

Photograph No. 18: View of the recharge basin and additional agricultural uses southwest of the subject property, facing southwest along Long Lane.

Photograph No. 19: Representative view of single-family residences and agricultural uses south of the subject property, facing northwest from Route 114 (East Hampton-Sag Harbor Turnpike).

Photograph No. 20: View of Buckley's Farm immediately west of the subject property, facing northwest along Long Lane.

Photograph No. 21: Representative view of single-family residences west of the Buckley's Farm property, facing northeast along Fieldview Lane.

Photograph No. 22: View of the agricultural uses beyond Roberts Lane (e.g., Mahoney Farm), to the west of the subject property, facing west-northwest along Long Lane. Note the presence of a lattice tower (with a wind turbine located thereon) on this farm property.

Appendix E

One - Mile Radius Visibility Study
January 2017

Proposed Wireless Communications Facility

100-106 Long Lane
Town of East Hampton
Suffolk County, New York

PREPARED FOR

New Cingular Wireless PCS LLC (AT&T)

PREPARED BY

100 Motor Parkway, Suite 135
Hauppauge, NY 11788
(631) 787-3400

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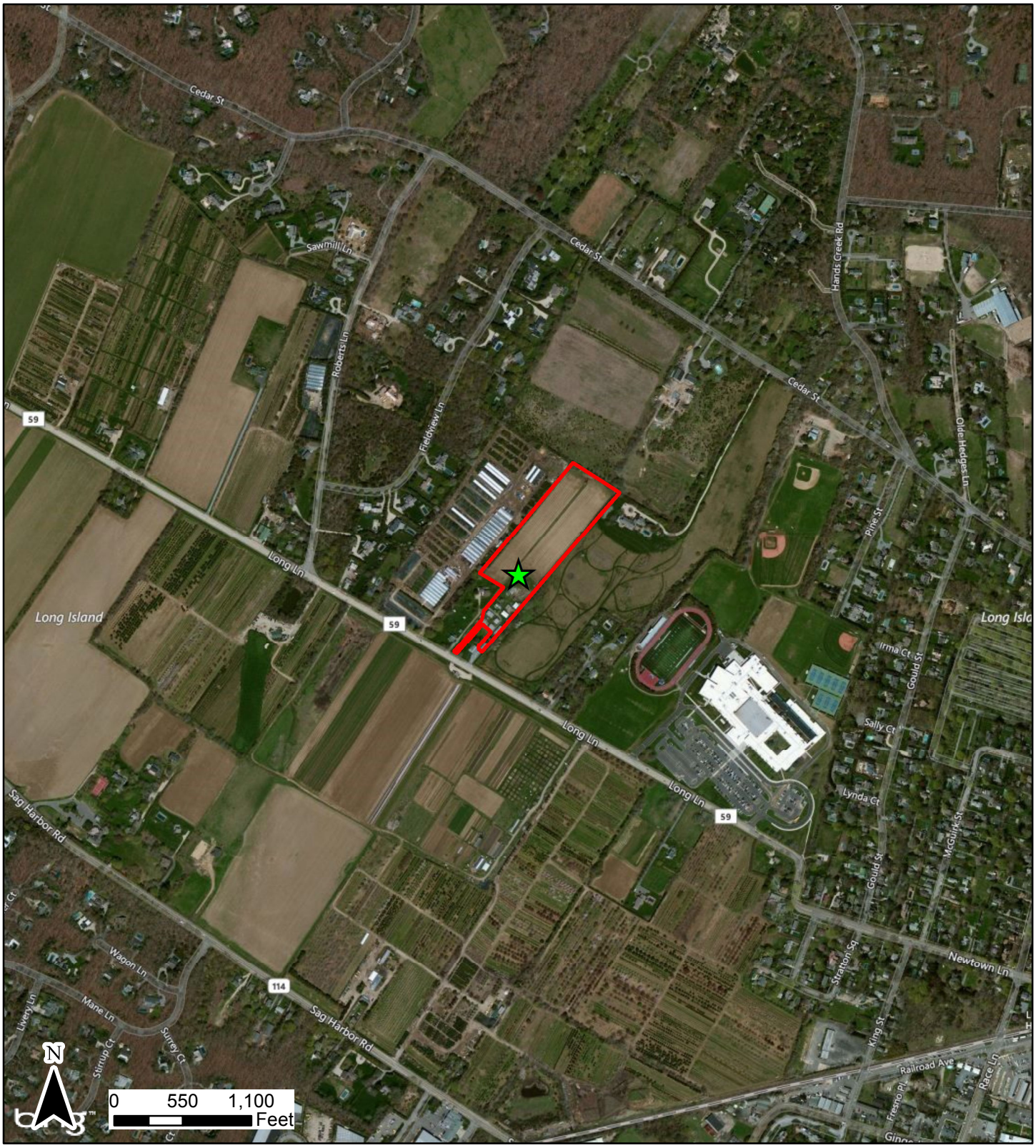
Attachment A – One-Mile Radius Visibility and Photograph Location Map and One-Mile Radius Visibility Photographs

Introduction

Complementary to the Draft Environmental Impact Statement (DEIS), a one-mile radius visibility study was performed for the proposed New Cingular Wireless PCS, LLP (AT&T) wireless communications facility to be located on the Iacono Farm property at 100-106 Long Lane, Hamlet of East Hampton, Town of East Hampton, Suffolk County, New York (see Figure 1). The subject property is designated on the Suffolk County Tax Map as District 300 – Section 159.00 – Block 01.00 – Lot 010.001.

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) performed the one-mile radius visibility study on December 21, 2016, between the hours of 10:00 a.m. and 1:00 p.m., to evaluate where, within a one-mile radius of the site location, the proposed communications facility would be visible. Nine proposed antennas would be flush-mounted upon the existing 120-foot above grade level (agl) lattice tower in three tiers and three sectors (three antennas per tier and per sector). Within each sector, one antenna would be mounted at each of the following centerline heights: 75± feet agl, 85± feet agl, and 95± feet agl. To facilitate this visual evaluation, VHB utilized the blades of the wind turbine as a height reference and determined where the overall lattice tower structure could be seen from the surrounding area. It should be noted that this an extremely conservative visibility study, as the wind turbine is significantly higher on the structure, reaching a top height of 120-feet agl, than would be the uppermost AT&T antennas. Moreover, the wind turbine protrudes from the body of the tower and is visually more prominent than the proposed flush-mounted antennas would be. Thus, visibility of the AT&T antennas would be significantly less than what is presented on the Photograph Location Map in Appendix A.

Land uses within the one-mile radius surrounding the proposed facility include institutional, agricultural, residential, municipal, commercial, industrial, recreational, and open space. Topography within the one-mile radius is relatively flat, without significant changes in elevation. Elevations within the surrounding area range from approximately 40 feet to 110 feet above mean sea level (amsl) over a distance of one-mile, with very little change in elevation within the ½-mile radius. Elevations are generally highest in the northern and northwestern portions of the one-mile radius.



Proposed Facility Location

Subject Property

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

Site Location **Figure 1**

Source: Aerial and Streets: Bing Maps, Microsoft, 2010.

Methodology

Four representatives of VHB in two vehicles, made an on-site visit to obtain familiarity with the site and the surrounding area. The existing 120-foot-tall wind turbine provided a reference point for the photographs that were taken, as part of this one-mile radius visibility study.

As appropriate, digital photographs were taken by two representatives of VHB (one per vehicle). Photographs were taken from an approximate height of five feet above street level. This height represents an average between a driver-eye-level and a pedestrian-eye-level. The photographs were taken on December 21, 2016, between the hours of 10:00 a.m. and 1:00 p.m. The conditions were clear to partly cloudy, with deciduous leaves off of the trees (referred to as "leaf-off condition").

A one-mile radius was plotted onto an aerial map (see Attachment A). Every public roadway within a one-mile radius was driven by car.[1] Observations were made along all streets within this radius, and, if the wind turbine could be seen, a photograph was taken. The data collected during the visual study was overlain onto a base aerial photograph of the one-mile radius area in order to illustrate those areas from which the proposed facility would be visible or partially visible (see annexed One-Mile Radius Visibility and Photograph Location Map in Appendix A).

The results of these observations revealed that the wind turbine was predominantly visible in the immediate vicinity of the subject property, with some visibility at a half-mile and in some cases, within 0.9-mile of the subject property. However, in many locations, the blades of the turbine determined visibility, not the lattice tower structure itself. In many instances, the lattice tower structure was only partially visible, barely discernible or not visible at all. Moreover, the highest proposed antenna tier would be mounted at a centerline of 95± feet agl on the lattice tower of the 120±-foot wind turbine. Thus, it is anticipated that the proposed antennas would be indiscernible in many locations where the wind turbine blades were visible. Thus, resultant visibility would be significantly less than depicted on the map in Appendix A.

▼

[1] Only publicly-accessible roadways were traversed. Private roadways were not accessed.

One-Mile Radius Visibility Results

Twenty-three (23) color digital photographs are included herein. These photographs were taken from roadways where the wind turbine blades were, at least, partially visible. As the wind turbine may be difficult to view in some of the photographs, arrows have been added to indicate its location. It should be noted that this is an extremely conservative approach, as in many instances, the wind turbine is barely discernable and would not be visible during leaf-on conditions. Moreover, the lattice tower itself is less visually prominent than the wind turbine and the proposed AT&T antennas would be mounted 25-feet lower on the lattice tower than the wind turbine. Thus, it is anticipated that visibility of the AT&T antennas would be significantly less, if at all visible, at the locations indicated below.

The following is a list of the photograph locations from which the wind turbine could be seen, numbered to correspond with the One-Mile Radius Visibility and Photograph Location Map in Appendix A:

1. From immediately south of the subject property, from Long Lane proximate to the eastern driveway (partial);
2. From immediately south of the subject property, from Long Lane proximate to the western driveway;
3. From the terminus of Long Lane, east of the East Hampton High School;
4. From the terminus of Sally Court;
5. From the terminus of Irma Court;
6. From along Cedar Street, immediately north of the East Hampton High School, and approximately 0.09-mile west of the intersection of Cedar Street and Hands Creek Road (partial);
7. From along Cedar Street, northeast of the subject property, approximately 0.17-mile west of intersection of Cedar Street and Hands Creek Road (partial);
8. From along Cedar Street, immediately north of the subject property, approximately 0.15-mile east of the intersection of Cedar Street and Fieldview Lane (partial);
9. From near 15 Old Orchard Lane (partial);
10. From along Heritage Farm Lane (partial);
11. From the intersection of Stephen Hands Path and Old Northwest Road (partial);

12. From along Stephen Hands Path, immediately north of the intersection of Stephen Hands Path and Bull Path (partial);
13. From immediately south of the intersection of Long Lane and Stephen Hands Path (partial);
14. From 162 Long Lane (partial);
15. From near 19 Roberts Lane (partial);
16. From 10 Fieldview Lane;
17. From 16 Fieldview Lane;
18. From along Stephen Hands Path, approximately 0.12-mile north of the intersection of Stephen Hands Path and NYS Route 114;
19. From between 291 and 340 Stephen Hands Path (partial);
20. From immediately south of the intersection of Stephen Hands Path and NYS Route 114;
21. From along NYS Route 114, approximately 0.06-mile east of the intersection of NYS Route 114 and Stephen Hands Path;
22. From the intersection of NYS Route 114 and Mane Lane (partial); and
23. From the intersection of Harness Lane and NYS Route 114 (partial).

Photograph locations for the above-listed photographs are identified on the One-Mile Radius Visibility and Photograph Location Map included in Appendix A. Areas indicated in solid red on the One-Mile Radius Visibility and Photograph Location Map indicate areas of unobstructed visibility. Areas with intermittent visibility or visibility amongst deciduous vegetation and other visual obstructions (i.e., existing structures) are indicated as partially visible on the One-Mile Radius Visibility and Photograph Location Map in a solid blue line. Private roads, which were not travelled, are indicated by green lines.

Although the wind turbine was visible within approximately 0.9 mile of the subject property, the lattice tower structure was only partially visible, barely discernible or not visible at all. It is anticipated that the proposed antennas would not be discernible in the large majority of locations where the wind turbine was determined to be visible. Therefore, full visibility of all three proposed antenna tiers would be limited to immediately south of the subject property and in the vicinity of subject property along Long Lane (Photographs 1 and 2). Although the full lattice tower structure was visible in some locations along Long Lane, as well as Stephen Hands Path and NYS Route 114 (Photographs 3, 18, 20 and 21), the antennas would barely be discernable, as there are a number of vertical obstructions in the visual horizon (i.e., two additional lattice towers with wind turbines thereon, utility poles and overhead wires). Furthermore, there were some locations within approximately 0.43-mile where the wind turbine and only half of the lattice tower were visible (Photographs 4, 5, 16, and 17). In these locations, only the highest and middle tiers (i.e., antennas mounted at centerlines of 85± feet agl, and 95± feet agl) would be visible, however they would blend with the overall architecture of the lattice tower and would likely be indiscernible from these locations. Additionally, it is anticipated

that during months when seasonal vegetation is in either partial or full bloom, only the wind turbine would be visible from these locations. Visibility of the proposed facility would diminish rapidly due to intervening vegetation, existing structures and surrounding topography, as distance from the subject site increases in all directions.

In addition, there would be partial visibility of the proposed facility from locations in all directions (Photographs 1, 6-15, 19, 22 and 23). However, as this was an extremely conservative approach, the visibility of the proposed facility would be largely or entirely obscured by seasonal vegetation.

All additional areas within the one-mile radius had no visibility due to intervening vegetation, existing structures and topography.

As indicated above, and as depicted on the One-Mile Radius Visibility and Photograph Location Map in Appendix A, there would be an extremely limited overall visibility of the proposed facility within the one-mile radius. In fact, visibility of the proposed AT&T antennas would be limited to the immediate surrounding area. Additionally, this study was done during the "leaf-off" season and, thus, depicts a worst-case visibility scenario. As previously indicated, it is anticipated that during the growing or leaf-on season, the proposed facility would be obscured from view from many of the locations that were identified as having partial visibility. Finally, the applicant has designed its proposed facility such that the antennas would be flush mounted to the lattice tower and would be painted to match the color of either the tower or the wind turbine structure (color choice would be left to the Town's discretion), mitigating potential visual impacts.

Findings and Conclusions

The one-mile radius visibility study, indicates that the proposed antennas would have extremely limited visibility throughout the surrounding one-mile radius area, particularly when the trees are in bloom. Moreover, it is anticipated that all three antenna tiers would only be fully visible in the immediate surrounding area. Further, as the antennas would be painted to match the color of either the tower or the wind turbine structure (color choice would be left to the Town's discretion), and as the antennas would be flush mounted upon the lattice tower, allowing it to blend with the overall architecture of the lattice tower, potential adverse visual impacts would not be significant. Moreover, there would be no visibility of the proposed equipment compound from the surrounding area, except perhaps at the boundaries of the subject property with adjoining parcels. Thus, the proposed facility has been sited and designed to be the least visually obtrusive and has mitigated potential adverse visual impacts, to the extent practicable.

Appendix A

*This map depicts visility of the existing 120-foot above grade level wind turbine. In many instances, the lattice tower itself was minimally visible, barely discernible or not visible at all. Thus, visibility of the proposed facility is anticipated to be significantly less than what is depicted herein.

Appendix A - One-Mile Radius Visibility and Photograph Location Map

AT&T Amagansett III - Iacono Farms
100-106 Long Lane
Town of East Hampton
Suffolk County, NY 11937

N

0 1,000 2,000 Feet

Photograph Location and Number
Proposed Facility Location
Wind Turbine Partially Visible
Wind Turbine Visible
Private Road
One-Mile Radius

Source: (1) Aerial and Streets: Bing Maps, Microsoft, 2010.
(2). Photograph locations from VHB field inspections in December 2016

Photograph No. 1: View immediately south of the subject property from Long Lane, proximate to the eastern driveway. View of the proposed antennas would be obscured by intervening vegetation from this location.

Photograph No. 2: View immediately south of the subject property from Long Lane, proximate to the western driveway. The proposed antennas would be visible from this location.

Photograph No. 3: View from the terminus of Long Lane, east of the East Hampton High School. Note that although the overall lattice tower structure is visible, the proposed antennas would be indiscernible from this location.

Photograph No. 4: View from the terminus of Sally Court. View of the proposed antennas would be indisernible, and would be obscured by intervening vegetation from this location.

Photograph No. 5: View from the terminus of Irma Court. View of the proposed antennas would be indisernible, and would be obscured by intervening vegetation from this

Photograph No. 6: View from along Cedar Street, immediately north of the East Hampton High School, and approximately 0.09-mile west of the intersection of Cedar Street and Hands Creek Road. Note the overall structure is barely discernible, as would be the proposed AT&T facility.

Photograph No. 7: View from along Cedar Street, northeast of the subject property, approximately 0.17-mile west of intersection of Cedar Street and Hands Creek Road. The overall structure is barely discernible, as would be the proposed AT&T facility.

Photograph No. 8: View from along Cedar Street, immediately north of the subject property, approximately 0.15-mile east of the intersection of Cedar Street and Fieldview Lane. Note the overall structure is barely discernible, as would be the proposed AT&T facility.

Photograph No. 9: View from near 15 Old Orchard Lane. Note that the wind turbine is indiscernible from this location. Moreover, the antenna location is below the existing tree line and would not be visible from this location.

Photograph No. 10: View from along Heritage Farm Lane. Note the overall structure is barely discernible, as would be the proposed AT&T facility.

Photograph No. 11: View from the intersection of Stephen Hands Path and Old Northwest Road. Note the overall structure is barely discernible, as would be the proposed AT&T facility.

Photograph No. 12: View from along Stephen Hands Path, immediately north of the intersection of Stephen Hands Path and Bull Path. Note the overall structure is barely discernible, as would be the proposed AT&T facility.

Photograph No. 13: View from immediately south of the intersection of Long Lane and Stephen Hands Path. Note the overall structure is barely discernible, as would be the proposed AT&T facility.

Photograph No. 14: View from 162 Long Lane. AT&T's proposed antennas would be indiscernible, and would be obscured further by intervening vegetation from this location.

Photograph No. 15: View from near 19 Roberts Lane. Note the overall structure is barely discernible, as would be the proposed AT&T facility.

Photograph No. 16: View from 10 Fieldview Lane. Although the antennas may be slightly visible from this location, it is anticipated, to a large degree, that antennas would blend with the tower structure.

Photograph No. 17: View from 16 Fieldview Lane. Although the antennas may be slightly visible from this location, it is anticipated, to a large degree, that antennas would blend with the tower structure.

Photograph No. 18: View from along Stephen Hands Path, approximately 0.12-mile north of the intersection of Stephen Hand Path and NYS Route 114. Note that the antennas would be indiscernible from this location and partially obscured by existing tree cover.

Photograph No. 19: View from between 291 and 340 Stephen Hands Path. Note the overall structure is barely discernible, as would be the proposed AT&T facility.

Photograph No. 20: View from immediately south of the intersection of Stephen Hands Path and NYS Route 114. Note that although the overall lattice tower structure is visible, the proposed antennas would likely be indiscernible from this location.

Photograph No. 21: View from along NYS Route 114, approximately 0.06-mile east of the intersection of NYS Route 114 and Stephen Hands Path. Note that although the overall lattice tower structure is visible, the proposed antennas would likely be indiscernible from this location.

Photograph No. 22: View from the intersection of NYS Route 114 and Mane Lane. Note that although the overall lattice tower structure is visible, the proposed antennas would be indiscernible from this location.

Photograph No. 23: View from the intersection of Harness Lane and NYS Route 114. View of the proposed antennas would likely be indiscernible and partially obscured by intervening vegetation from this location.

Appendix F

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Radio Frequency – Electromagnetic Energy RF – EME

Site Compliance Report (Predictive Modeling)

March 14, 2016

Prepared By: Ammro Hussein

Reviewed By: Neil Arceo

Prepared for:

at&t

Site Information:

Site No. LI-061

Site FA: 11631254

Site Address : 100 Long Lane, East Hampton, NY 11937

Latitude: 40.972477 , Longitude: -72.205292

Structure: Tower

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1. Executive Summary

PRAMIRA has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for the following AT&T facility:

Site ID:	**LI-061**
Site FA :	**11631254**
Address:	**100 Long Lane, East Hampton, NY 11937**
Latitude / Longitude:	**Latitude: 40.972477 , Longitude: -72.205292**
Structure Type:	**Tower**

Table 1: EME Study Summary

PRAMIRA has determined RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF- EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- ✓ Antenna inventory
- ✓ Site plan with antenna locations
- ✓ Antenna inventory with relevant parameters for theoretical modeling graphical representation of theoretical MPE fields based on modeling Graphical representation of recommended signage and/or barriers

Antenna specifications presented herein are based on information provided from the site manager or building manager, information from the licensees, educated estimates by the field technician or a combination of some or all of these sources.

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Relevant administrative and compliance–related information about the antenna site area is summarized in the table below:

AT&T	Results
Max simulated EME level at the base of the tower	2.7 %
FCC & ATT Compliance of General Public Standard	Compliant

Table 2: EME Study Summary

Based on PRAMIRA's understanding of FCC and OSHA requirements and common industry practice, barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated October 28, 2014.

The following signage is recommended at this site:

- **Green INFO 1 sign posted at the base of the tower.**
- **Yellow CAUTION sign posted at the base of the tower.**

The signage proposed for installation at this site complies with AT&T's RF Exposure Policy and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

As presented in the next sections, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

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2. Antenna Inventory

AT&T is proposing installation of up to (9) wireless antennas on a Monopole in 100 Long Lane, East Hampton, NY 11937.There are three Sectors (a, b, and c) proposed at the site, with three (3) proposed antennas per sector. Table 3 shows proposed antennas on site.

For modeling purposes, it is assumed that there will be one (1) UMTS antenna in each sector transmitting in the 850 and 1900 MHz frequency ranges, one (1) LTE antenna in each sector transmitting in the 700 and 1900 MHz frequency ranges, and one (1) LTE antenna in each sector transmitting in the 700 and 2300 MHz frequency ranges.

Notes:

- The antenna inventory was provided by AT&T to perform predictive modeling of RF emissions.

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The following table shows selected parameters for all antennas analyzed:

Antenna ID	Name	Antenna Type	Freq (MHz)	Technology	ERP	Gain dBd	Mfg	Model	Azimuth	Aperture (ft)	Transmitter Count	BWdth	X (ft)	Y (ft)	Z (ft)
A-1-1	AT&T	Panel	700	LTE	826	13.15	Andrew	SBNHH-1D65A	15	4.58	1	66	12	24	92.71
A-1-2	AT&T	Panel	1900	LTE	1787	16.5	Andrew	SBNHH-1D65A	15	4.58	1	65	12	24	92.71
A-2-1	AT&T	Panel	850	UMTS	1652	13.15	Andrew	SBNHH-1D65A	15	4.58	2	61	13	24	82.71
A-2-2	AT&T	Panel	1900	UMTS	1787	16.5	Andrew	SBNHH-1D65A	15	4.58	1	65	13	24	82.71
A-3-1	AT&T	Panel	700	LTE	826	13.15	Andrew	SBNHH-1D65A	15	4.58	1	66	15	24	72.71
A-3-2	AT&T	Panel	WCS	LTE	2099	17.2	Andrew	SBNHH-1D65A	15	4.58	1	61	15	24	72.71
B-1-1	AT&T	Panel	700	LTE	826	13.15	Andrew	SBNHH-1D65A	135	4.58	1	66	20	21	92.71
B-1-2	AT&T	Panel	1900	LTE	1787	16.5	Andrew	SBNHH-1D65A	135	4.58	1	65	20	21	92.71
B-2-1	AT&T	Panel	850	UMTS	1652	13.15	Andrew	SBNHH-1D65A	135	4.58	2	61	19.5	20	82.71
B-2-2	AT&T	Panel	1900	UMTS	1787	16.5	Andrew	SBNHH-1D65A	135	4.58	1	65	19.5	20	82.71
B-3-1	AT&T	Panel	700	LTE	826	13.15	Andrew	SBNHH-1D65A	135	4.58	1	66	19	18	72.71
B-3-2	AT&T	Panel	WCS	LTE	2099	17.2	Andrew	SBNHH-1D65A	135	4.58	1	61	19	18	72.71
C-1-1	AT&T	Panel	700	LTE	826	13.15	Andrew	SBNHH-1D65A	255	4.58	1	66	12.5	15	92.71
C-1-2	AT&T	Panel	1900	LTE	1787	16.5	Andrew	SBNHH-1D65A	255	4.58	1	65	12.5	15	92.71
C-2-1	AT&T	Panel	850	UMTS	1652	13.15	Andrew	SBNHH-1D65A	255	4.58	2	61	12	16	82.71
C-2-2	AT&T	Panel	1900	UMTS	1787	16.5	Andrew	SBNHH-1D65A	255	4.58	1	65	12	16	82.71
C-3-1	AT&T	Panel	700	LTE	826	13.15	Andrew	SBNHH-1D65A	255	4.58	1	66	11.5	17	72.71
C-3-2	AT&T	Panel	WCS	LTE	2099	17.2	Andrew	SBNHH-1D65A	255	4.58	1	61	11.5	17	72.71

Table 3: Antenna Inventory

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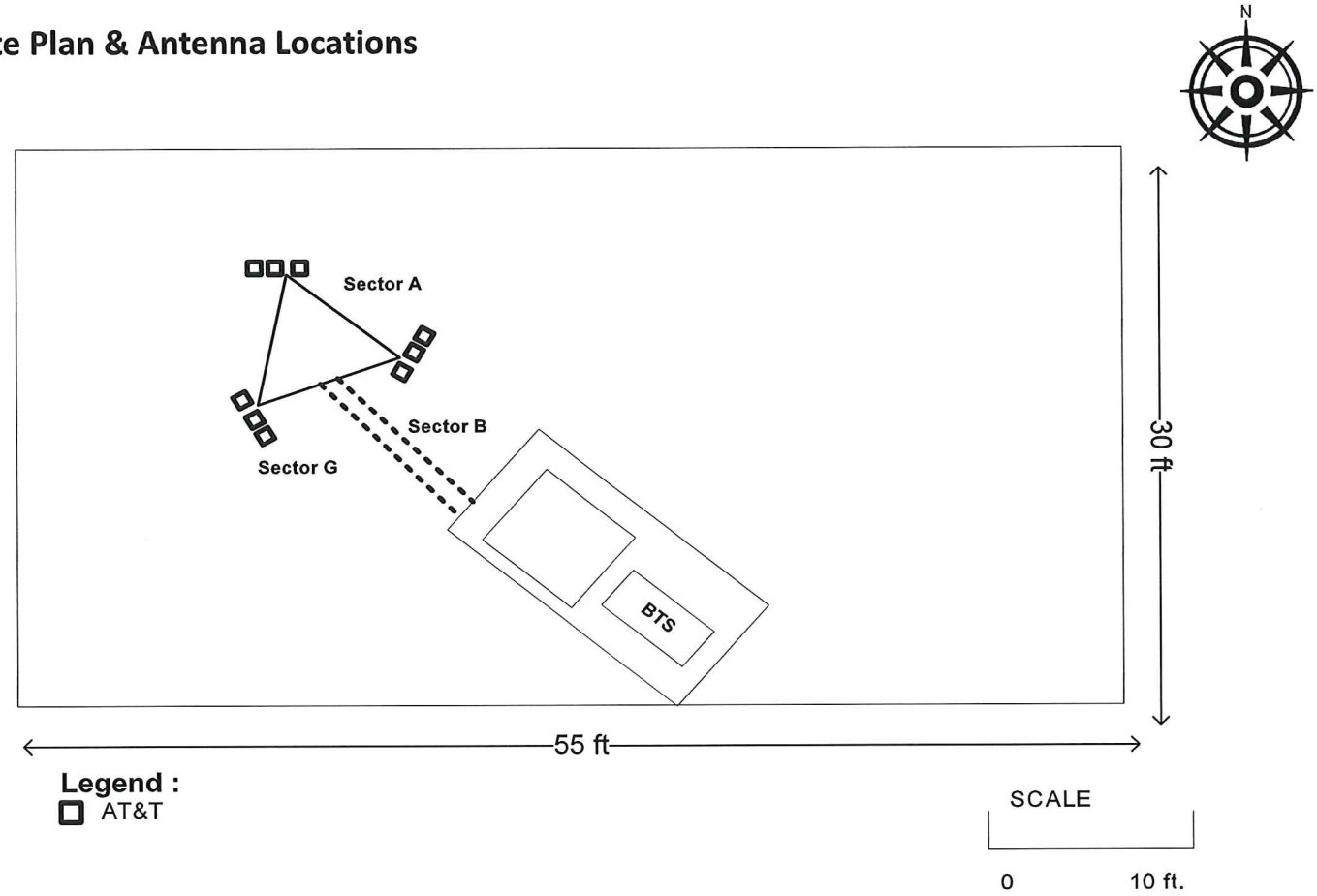
3. Site Plan & Antenna Locations



Site Layout

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4. Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The potential hazard associated with the RF electromagnetic fields is discussed in OET Bulletin No. 56 "Questions and Answers about the Biological Effects and Potential Hazards of RF Electromagnetic Fields". This document can be obtained on the FCC website at http://www.fcc.gov.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 4 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

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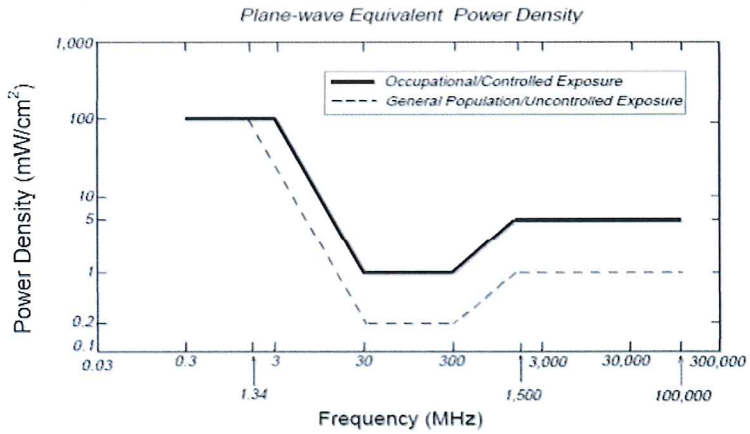
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm^2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm^2 and an uncontrolled MPE of 0.47 mW/cm^2. These limits are considered protective of these populations.

Table 4: FCC Limits for Maximum Permissible Exposure (MPE)

f= frequency in MHz *Plane-wave equivalent power density

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) ^{2}	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	$(900/f^2)$*	6
30-300	61.4	0.163	1.0	6
300-l,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	$(180/f^2)$*	30
30-300	27.5	0.073	0.2	30
300-l,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*



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Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Table 5: MPE Thresholds

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of:

1) Electronic transceivers (the radios or cabinets) connected to wired telephone lines

2) Antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

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5. AT&T RF Exposure Policy Requirements

AT&T's RF Exposure Policy guidance, dated October 28, 2014, requires that:

- ✓ All sites must be analyzed for RF exposure compliance;
- ✓ All sites must have that analysis documented; and
- ✓ All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, PRAMIRA has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 7.

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6. Predictive Modeling Analysis

In accordance with AT&T's RF Exposure policy, PRAMIRA performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, PRAMIRA utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T, and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

The composite exposure level from all carriers on this site is approximately 2.7 percent of the FCC's general public limit (0.54 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site.

A graphical representation of the RoofView® modeling results is presented below. The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix B. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground- level coverage.

Based on AT&T's RF Exposure Policy guidance, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

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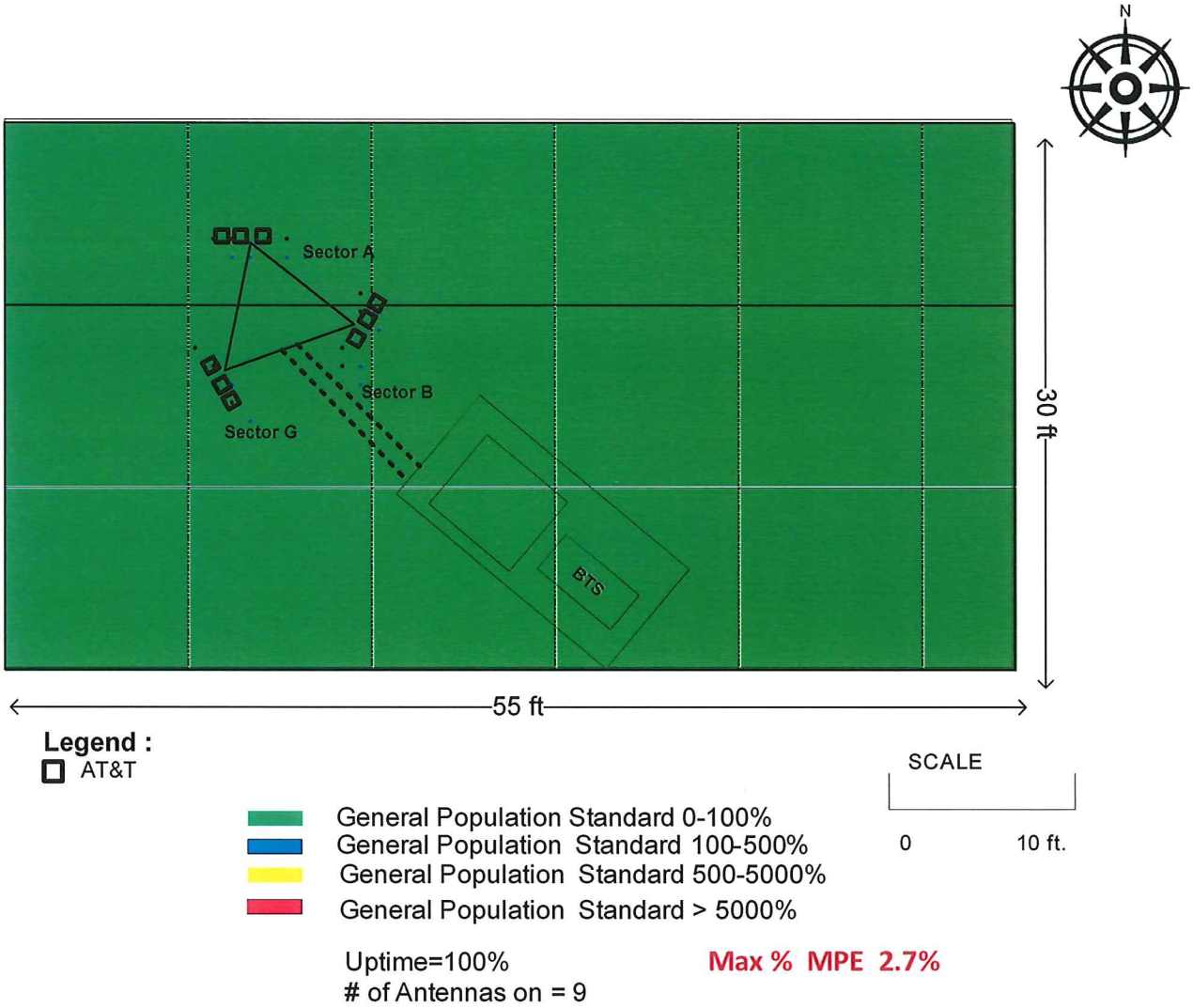

Figure 2: Percent of FCC General Population Exposure Limit, Ground level, All Carriers

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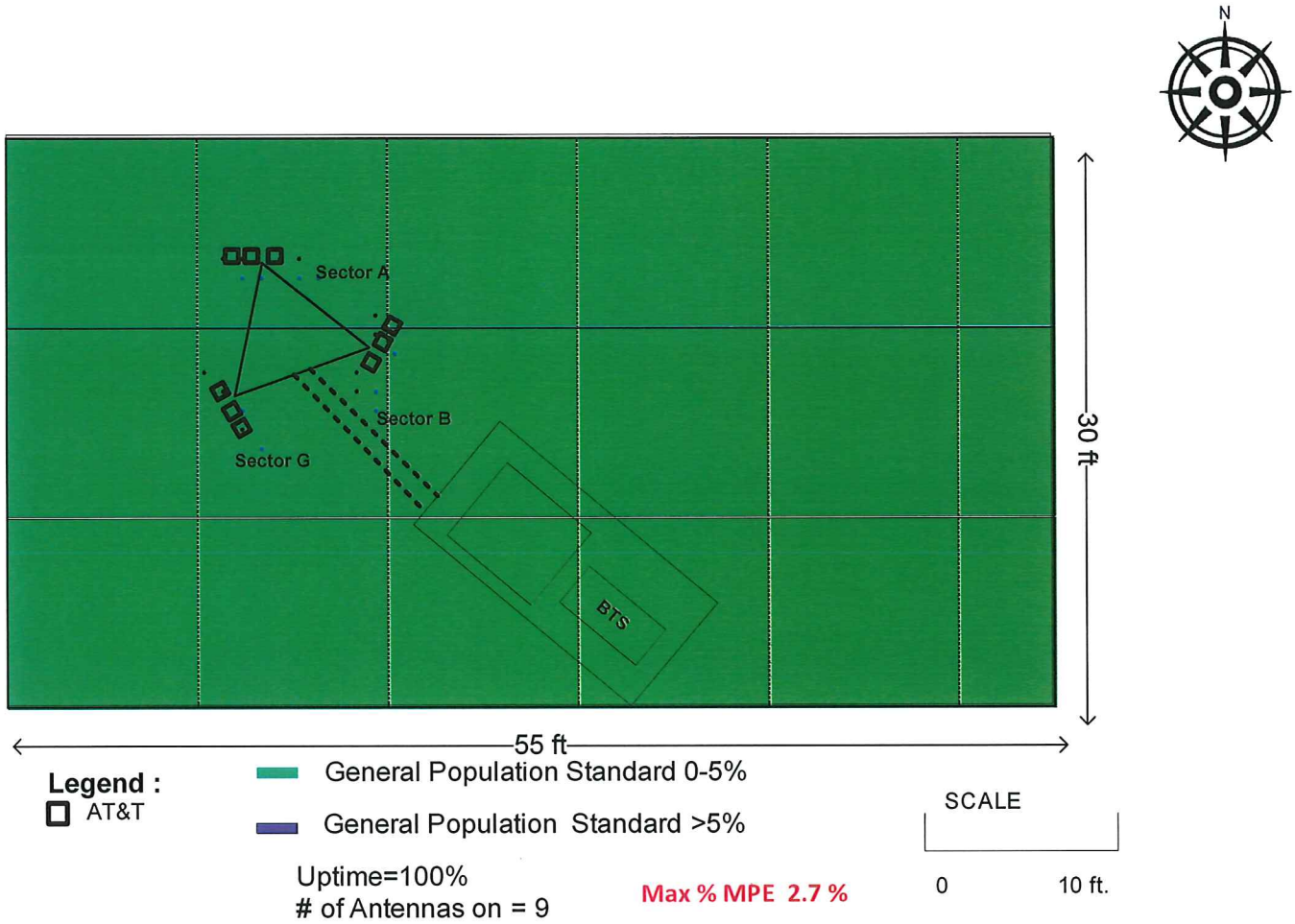

Figure 3: Five Percent of FCC General Population Exposure Limit, Ground level, AT&T only

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7. Statement of Compliance

Based on the predictive model, the AT&T equipment at the site is in compliance with FCC guidelines for General Population environments.

To be fully compliant with FCC OET Bulletin 65, AT&T must place information and RF alert signage at the facility as outlined below:

Site Actions Required

Location	Action
Site Access	Mount Green Info 1 sign at base of tower Mount Yellow Caution sign at base of tower
Alpha Sector	---------- ----------
Beta Sector	---------- ----------
Gamma Sector	---------- ----------

In addition, the facility manager should be provided with information on how workers accessing the site grounds can mitigate their exposure to transmitting antennas.

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Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations; Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations:

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION
at&t	INFO 3		WARNING
	INFO 4		

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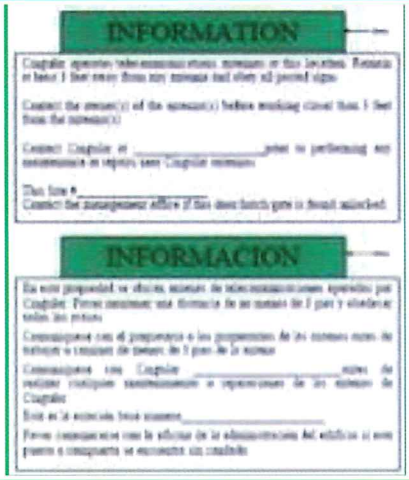
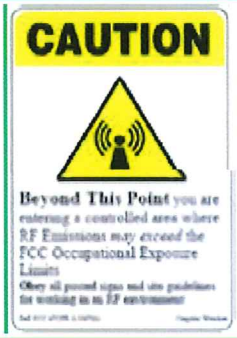
Based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO 1 sign posted at the base of the tower:



- Yellow CAUTION sign posted at the base of the tower:



- Barriers: No barriers are required for this site.

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8. Conclusion

PRAMIRA has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 100 Long Lane, East Hampton, NY 11937.

PRAMIRA has conducted predictive modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies.

As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site.

As such, the proposed AT&T project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 7. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

9. Limited Warranty

PRAMIRA LLC warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by PRAMIRA LLC employees or representatives via site surveys or research of AT&T Wireless available information. In the event that specific third party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers' standards without violating any confidential information obtained under non-disclosure terms.

PRAMIRA LLC also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by PRAMIRA hereunder. In no event shall PRAMIRA be held liable to AT&T Wireless, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall PRAMIRA be liable to AT&T Wireless for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.

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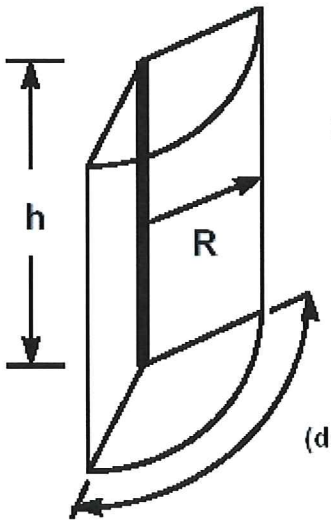
Appendix A: Overview of RoofView® Functions and Assumptions

- RoofView® is a tool developed and supported by Richard Tell Associates, Inc. to be used for analysis of RF field levels at telecommunications sites produced by antennas of the type commonly used in cellular, paging, SMR, PCS and two-way radio communications services. Although its name suggests that the tool is only for use in evaluating emissions for roof top applications, it can also be used to evaluate ground level effects of tower facilities.
- RoofView® allows the user to apply near field, far field, or a combination of near and far field computational methods as desired by the user. For this analysis, near field computations are used for areas within the near field, and far field computations are used beyond the near field. Specific break points are dynamic based on the aperture of the antenna being analyzed.
- The near field methodology is based on a cylindrical model that assumes the power into an antenna is distributed as a cylinder around the aperture of the antenna. Research by Richard Tell Associates, Inc. found that using such a model, along with corrections for height and antenna pattern, is very accurate, if not slightly conservative in estimating RF exposure. FCC Bulletin 65 recognizes the use of the cylindrical model for near field calculations. The following picture and corresponding equation summarizes the computations used by RoofView® on a bin-by-bin basis when the near field method is used:



$$S = \frac{360\,P}{\theta_{BW}\,2\pi R h}$$

- Each bin's results are then also adjusted by spatially averaging the portion of a 6 foot tall human that intercepts the aperture over 6 feet. Once the antenna is completely above (or below) the height that corresponds to a 6 foot tall human, the cylindrical results are reduced to 10% of their results and then dissipated inversely in proportion to the square of the distance.

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- Once bins being analyzed fall outside of the near field (as determined by a method and variable that is user-selectable; see below for method and variable used in this analysis), the following far field equation is used, along with the antenna gain and a ground reflection factor of 2.56 as specified by the FCC in OET Bulletin 65:

$$S = \frac{2.56 * EIRP}{4\Pi r^2}$$

- There are several input variables to RoofView® that can impact the results produced when evaluating specific cell sites. AT&T Wireless has provided specific instructions on what default variables should be used. Those variables are summarized accordingly:

AT&T Required Inputs for RoofView® v4.15 Analysis

Thresholds	Relative to Controlled Limits	
>= 0%	Green	< 5%
>= 5%	Blue	< 20%
>= 20%	Yellow	< 100%
>= 100%	Red	

- **Standard**
  - FCC 1997 Occupational (default)
  - FCC 1997 General Population (as applicable)

- **Model**
  - Near/Far Spatial Average

- **Uptime**
  - 100% (vary as applicable)

- **Near/Far Field Transition Method**
  - X ApHt

- **Near/Far Field Transition At Ht Factor**
  - 1.5

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Appendix G

LYNCH APPRAISAL LTD.

REAL ESTATE APPRAISERS AND CONSULTANTS
15 DEWEY STREET
HUNTINGTON, NEW YORK 11743
(631) 427-1000

March 23, 2016

TOWN OF EAST HAMPTON
Town Hall
159 Pantigo Road
East Hampton, New York 11937

Re: Real Estate Consulting Report

New Cingular Wireless PCS, LLC ("AT&T") Site # LI-061

Proposed Wireless Communications Facility:
Iacono Farm -
100 Long Lane
East Hampton, New York 11937

Date of Report: March 18, 2016

Dear Board Members:

In accordance with a request from the applicant, New Cingular Wireless PCS, LLC ("AT&T"), I have inspected the above site and prepared a Real Estate Consulting Report (the "Report") regarding potential effects of a proposed wireless communications facility (the "Communications Facility") on the surrounding community.

After considering the location, market conditions, proposed build, and all other factors that influence value, it is my professional opinion that AT&T'S proposed Communications Facility will not negatively affect property values in the surrounding area and will not have any adverse effect on the character of the neighborhood or the pattern of its development.

My conclusions are outlined in the following Report.

Respectfully submitted,

LYNCH APPRAISAL LTD.

By: Michael J. Lynch

Michael J. Lynch
N.Y.S. Cert. General R.E. Appraiser #46000001012

Purpose and Intended Use of Report

The purpose and intended use of the Report is to study any possible adverse effects a proposed Communications Facility will have on the surrounding community.

This Report is strictly prepared at the request of AT&T to present to the Town of East Hampton for approval of the proposed Communications Facility.

Effective Date of Report

The effective date of the Report is March 18, 2016, the date of inspection by Mr. Michael J. Lynch.

Description of Proposed Communications Facility

The AT&T's proposed Communications Facility consists of, without limitation, the flush-mounted placement of nine (9) panel antennas (the "Antennas") to an existing 120'0" (AGL) lattice tower (the "Tower") that is improved with a wind turbine. The Antennas and associated appurtenances will be in three (3) separate equal arrays, mounted at centerline heights of 75'0" (AGL), 85'0" (AGL) and 95'0" (AGL). In addition, a fenced (18'0" x 39'0") compound adjacent to the Tower will house a 12'0' x 20'0" equipment shelter, cabinetry and a backup emergency natural gas generator on a concrete slab, all associated with the Communications Facility.

Description of Property and Surrounding Neighborhood

This agricultural Property is situated within a Residential (A5)/Agricultural Overlay Zoning District, located along the northeasterly side of Long Lane, 703'± southeasterly of Roberts

Lane, in the Hamlet and Town of East Hampton, Suffolk County, New York. It is also known and designated by Suffolk County Tax Map Number: District 0300, Section 159, Block 1, Lot 10.1. The irregular shaped Property totals approximately 7.7 acres in overall area. Its topography is generally level and mostly cleared with planting fields. The southerly portion of the Property is improved with various poultry houses/sheds/coops, pens and a small retail office. The Property is abutted on its southeasterly boundary by a large luxury residence and associated 11.0 acres of reserve land (devoid of development rights); on its northeast by agricultural lands and commercial growers; on its southwest by Iacono Family dwellings and parcels; and on its northwest by Buckley's Farm, a 13.8± acre agricultural parcel whose development rights were sold off. Along the opposite side of Long Lane are additional agricultural lands. Other nearby parcels include additional single-family residences and the East Hampton High School. The nearest residential structure to the proposed Communications Facility is an Iacono-owned dwelling, estimated at 175' away to the west-southwest.

Scope of the Report

In preparing this Report, the appraiser:

- Inspected the Property and surrounding community;
- Reviewed the engineering drawings as supplied by Dewberry Engineers Inc.;
- Reviewed Suffolk County and Town of East Hampton tax map and zoning records;
- Researched sales trends in the area of the Property in addition to comparable sites throughout Suffolk and Nassau Counties;
- Prepared this Report.

Report Methodology

In analyzing any potential adverse effect the Communications Facility may have on the surrounding community, the appraiser considered the proposed build of the Communications Facility on an agricultural parcel, the surrounding neighborhood and land uses, zoning classification of the subject Property and surrounding parcels, and other existing conditions.

In addition, we have reviewed and carried out studies with respect to wireless communications facilities in Nassau and Suffolk Counties, including the East End of Long Island. These communications facilities include monopole sites, lattice and guyed wire tower sites, rooftop mounted sites, and water tank sites. Two of the East End studies are as follows:

Monopole Antenna Site, Cherry Creek Golf Links, 900 Reeves Avenue Centerville (Riverhead), New York. A 130'± stealth monopole was erected at this golf course in 2003. Subsequent to the monopole, a new development of single-family residences commenced adjoining the golf course and said monopole to its east. This homeowners association, known as the "Highlands at Reeves," had its first sale in 2006. The development includes a community pool, clubhouse, and other amenities typical to a modern homeowners association development on Long Island. The golf course and development are built on former agricultural lands.

Our staff looked at sales data within the Highlands at Reeves from 2006–2014, finding 36 sales ranging from $399,000-$850,000, or on a per square foot of building area running from $136/SF-$258/SF. The average and median sale price per square foot was $197/SF and $199/SF, respectively.

We then compared this above data to a very similar development located 1.5± miles to the east known as "The Highlands at Aquebogue," situated along the south side of Sound Avenue, adjacent to the east side of the Long Island National Golf Club. The Highlands at Aquebogue had its first sale in 2006, with units still available as of 2014. Our researched sales run from 2006-2014, revealing 65 sales ranging from $425,000-$719,000, or on a per square foot of building area running from $135/SF-$252/SF. The average and median sale price per square foot was $201/SF and $207/SF, respectively.

The difference between the two groups, utilizing average and median sale prices per square foot of building area, was very close, differing by less than 5%. Therefore, based upon these two groups of data, it does not appear that the presence of the 130' monopole had an appreciable effect on the adjacent residential community.

<u>Figure 1</u>: Birdseye View of Monopole and Adjacent Development

Monopole Antenna Site, PSE&G (f/k/a National Grid) Operations Center, Montauk Highway, Bridgehampton, New York. A 120'± monopole was erected at this center circa September 2000 (later replaced with a newer, near identical monopole in mid 2000's). The monopole houses several wireless carriers, with its antennas exposed on triangular platforms. This property is immediately opposite farm or reserve land, along the south side of Montauk Highway. Adjoining this land to its south and east is a newer subdivision known as West Pond Drive, which was created in the early to mid 2000's and is comprised of 1.0± acre residential lots that are approximately 75% developed. The noted monopole to the north is mostly within view of these lots due to the generally open preserve or farmland (see Figures 2 & 3).

Our staff analyzed sales data of building lots that have closed within this subdivision since year 2000. Each of the following building lot sales in the following table were involved in resales (as building lots):

SALE #	ADDRESS & TAX MAP #	FIRST SALE DATE	**FIRST SALE PRICE**	2ND SALE DATE	**2ND SALE PRICE**	YEARS BETWEEN DATES	PRICE GAIN/DECLINE	**PRICE %/YEAR**	BRIDGEHAMP. %/Year
1	11 West Pond Dr. 900-84-1-32.3	11/17/00	**$750,000**	6/14/05	**$1,650,000**	4.58	120%	**26.20%**	20.06%
2	19 West Pond Dr. 900-84-1-32.6	11/24/00	**$765,000**	11/11/02	**$991,000**	1.96	30%	**15.07%**	-0.19%
3	29 West Pond Dr. 900-84-1-32.11	12/15/00	**$1,200,000**	6/24/05	**$1,975,000**	4.51	65%	**14.32%**	16.82%
4	38 West Pond Dr. 900-84-1-32.16	3/14/05	**$1,350,000**	6/15/12	**$2,200,000**	7.26	63%	**8.67%**	8.05%
							Mean:	**16.07%**	**11.19%**

The data indicates that the building lot sales in the subdivision, when resold, appreciated at a rate that was generally at or above

the overall market value change during the same respective date for all of Bridgehampton.[1]

This leads the appraiser to conclude that the presence of the 120′ monopole did not appear to lead to a devaluation of the nearby building lot property values.

Figure 2: Birdseye View of PSE&G Center, Monopole, and nearby West Pond Drive, Looking East

[1]Data was compiled on sold residential properties sourced from GeoData Direct for the hamlet of Bridgehampton.

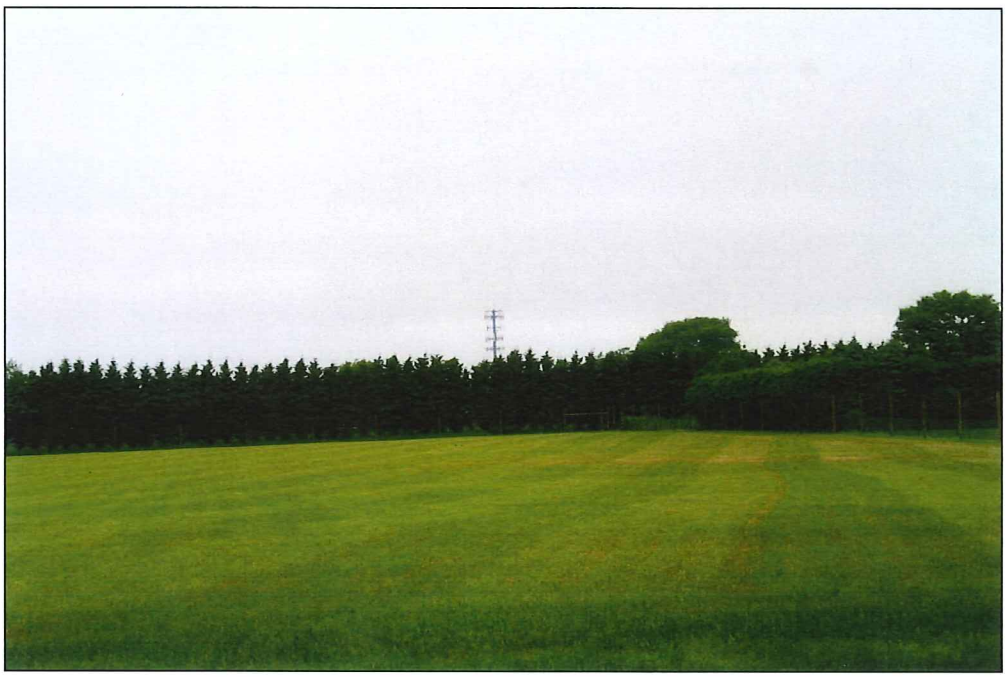


Figure 3: View of Monopole on PSE&G Center Looking North from West Pond Drive

Further Studies

Other studies carried out on Long Island include the effects of rooftop wireless communications facilities at Glen Cove Road, East Hills, New York; Merrick Road, Massapequa, New York; and West Jericho Turnpike, Smithtown, New York. We have studied the effects of the installation of wireless communications facilities on a water tank site at Wicks Road, Commack, New York. We have studied the effects of stealth "flagpole" monopole wireless communications facilities at the Baldwin Fire Department, Grand Avenue, Baldwin, New York, and the Valley Stream Fire Department, 190 Cochran Place, Valley Stream, New York. We have studied the effects of a 75' stealth monopole at a municipal golf course and its effect on a surrounding residential community in Smithtown, New York. And lastly, we studied the effects of a LIPA transmission pole (w/affixed antennas) on a residential community in Rocky Point, New York. These studies are summarized as follows on the following pages:

A. Rooftop Wireless Communications Facility, 70 Glen Cove Road, East Hills, New York. A rooftop wireless communications facility, with an on-air date in late 1997, was installed at this office building property. This property is bordered to its east, north/east and south/east by a relatively homogenous group of small to mid-sized residences, sharing similar appeal and utility. These include Colonial, Cape and Split-level styles, and are situated within the orbit of the Red Ground Civic Association.

Our office compared sales data of homes in the immediate area (up to 3 blocks away) before and after the on-air date of the antennas. Our "before" data, which included eight (8) sales running from 10/94 to 4/97, was compared with "after" data, which included twelve (12) sales running from 1/98 to 8/00.

SALES PRIOR TO INSTALLATION

Location	Sale Date	Sale Price	Style	Tax Map #	A/V
90 George St.	Oct-94	$187,000	Cape	19-12-62	7,120
19 West Street	May-95	$210,000	Cape	19-6-88	6,790
57 Sherrard Street	Aug-95	$292,000	Split	19-9-220	8,650
20 Sherrard Street	Dec-95	$213,000	Colonial	19-10-112	5,300
65 George Street	Aug-96	$200,000	Colonial	19-10-148	3,835
38 South Street	Jan-97	$234,000	Colonial	19-9-212	7,000
33 West Street	Feb-97	$290,000	Cape	19-6-92	8,760
75 George Street	Apr-97	$265,000	Split	19-10-142	7,100

MEDIAN PRICE BEFORE ANTENNAS **$223,500**

SALES SUBSEQUENT TO INSTALLATION

Location	Sale Date	Sale Price	Style	Tax Map #	A/V
73 Red Ground Road	Jan-98	$327,000	Colonial	19-13-46	4,650
47 George Street	Apr-98	$258,000	Ranch	19-10-173	7,000
37 George Street	Sep-98	$275,000	Cape	19-10-172	6,430
103 Red Ground Road	Oct-98	$310,000	Split	19-9-229	8,100
45 South Street	May-99	$375,000	Cape	19-13-7	8,380
60 George Street	Feb-00	$278,000	Cape	19-12-39	4,300
37 Red Ground Road	Apr-00	$270,000	Cape	19-5-24	5,400
31 Kennedy Road	Apr-00	$295,000	Colonial	19-5-27	4,300
26 Kennedy Road	May-00	$230,000	Colonial	19-6-42	2,250
26 George Street	Jul-00	$375,000	Colonial	19-12-25	6,310
67 Red Ground Road	Jul-00	$400,000	Colonial	19-13-49	8,500
76 George Street	Aug-00	$439,000	Colonial	19-12-50	5,300

MEDIAN PRICE AFTER ANTENNAS **$302,500**

PERCENTAGE INCREASE IN SALE PRICE:	35.35%
YEARS BETWEEN AVERAGE SALE DATES BEFORE/AFTER	3.92
PERCENTAGE INCREASE PER YEAR	9.02%
MLS DATA MEAN PRICE MARKET CHANGE (EAST HILS) '94-'00:	8.72%

The average price per home in the after group was 35% higher than the before group, but similar in real terms after adjusting for market appreciation that occurred in the Village of East Hills, overall, during the time period as reported by the Multiple Listing Service (MLS). As such, the wireless communications facility did not appear to lead to a devaluation of nearby property values around the site.

B. Rooftop Wireless Communications Facility (stealth penthouse), 4230 Merrick Road, Massapequa, New York. A rooftop wireless communications facility, located within a stealth penthouse enclosure, was installed atop a 2-story commercial building. The building contains approximately 4,275 SF of gross area and sits on a plot totaling 0.15± acre. The on-air date of the communications facility was 2004. This property backs to a stable residential neighborhood comprised of a relatively homogenous group of single-family dwellings sharing similar appeal and utility.

Our office studied three (3) single-family properties that sold in the immediate vicinity along Washington Place both before and after the installation of the wireless communications facility. Sale # 2 actually backs diagonally to the commercial property. For the most part, the dwellings were substantially similar or received minor updating prior to their respective re-sale. The results are as follows:

SALE #	ADDRESS & TAX MAP #	SALE DATE BEFORE	**SALE PRICE BEFORE**	SALE DATE AFTER	**SALE PRICE AFTER**	YEARS BETWEEN DATES	PRICE DIFFERENCE	PRICE %/YEAR	OVERALL MASSA. %/YR.
1	111 Washington Pl. 65-38-1342	Aug-97	**$195,000**	Jul-08	**$473,500**	10.95	143%	13.04%	11.02
2	110 Washington Pl. 65-39-1358	Jun-01	**$265,000**	Sep-04	**$425,000**	3.24	60%	18.63%	16.64
3	106 Washington Pl. 65-39-1382	Feb-01	**$232,000**	Apr-08	**$440,000**	7.15	90%	12.54%	8.43

What we found was that in each case, the market appreciation of each property generally met or exceeded the overall market change for Massapequa as a whole.

This leads the appraiser to conclude that the wireless communications facility did not lead to a devaluation of nearby property values.

C. Rooftop Wireless Communications Facility, 905 West Jericho Turnpike, Smithtown, New York. We researched this communications facility situated in the Hamlet of Smithtown, Town of Smithtown. Verizon Wireless received a Planning Board Special Exception on Sept. 17, 2009 for the installation of twelve (12) antennas, associated equipment, and emergency generator on a 3-story building utilized as a soccer training center. A building permit was issued on March 22, 2010, and a certificate of compliance was issued on March 1, 2011. The office building is bounded on its north by single-family residences, and is approximately 350′ north of single-family residences located south of West Jericho Turnpike. Sales of single-family homes within a 1/4-mile radius of the office building were researched from 11/26/06 - 12/28/09, for the years preceding the date of construction, and from 12/23/10 - 10/16/14, for the years following the date of construction. We utilized GeoData Plus, LLC and the Multiple Listing Service ("MLS") for our closed sales data. For the years preceding the date of construction, the data shows 14 transactions of single-family residences within a 1/4-mile of the building closing at a median sales price of $483,500±. In the years subsequent to construction, there were 20 transactions of single-family residences closing at a median sales price of $450,000±, which represents a decrease in the median sales price of *6.93%*. During the same time periods, we looked at overall single-family sales in the Hamlet of Smithtown, as reported by MLS, which shows median sale prices of $435,000± and $371,000±, respectively, which is a decrease of *14.7%*. The presence of the communications facility, therefore, did not appear to lead to a devaluation in property values of the surrounding single-family properties in the Hamlet of Smithtown, since the overall single-family sales within the entire hamlet decreased during the referenced time periods.

Figure 4: Indoor Soccer Facility at 905 W. Jericho Turnpike, Smithtown with Verizon Wireless communications facility.

D. Water Tower Site: Larkfield Road and Wicks Road, Commack, New York. A communications facility was installed on a 213'± high existing water tank in mid-summer of 1999. The neighborhood studied lies to the east of the water tank, with a town park (comprised primarily of cleared and vacant land housing ball fields) sandwiched in between. This neighborhood was chosen for the study because: 1.) It is comprised of a homogenous grouping of "builders" split-level homes all constructed around the same time, and; 2.) This neighborhood has the clearest line of site to the water tank.

Our office analyzed sales data of homes from the above detailed neighborhood which included eleven (11) "before" sales (sales occurring prior to the installation of the first wireless communications facility in mid-summer of 1999) running from 11/94 to 6/99 as well as a grouping of "after" sales data, which included seven (7) sales running from 8/99 to 6/04.

The average price per home during the period studied from 11/94 to mid-1999 (a period when residential rates of appreciation were stable to modestly upward) was $190,000. Comparing that average

sale price of $190,000 to the "after" grouping of sales sampled spanning 8/99 through June 2004 with an average sale price of $390,000 indicated a total rate of appreciation over the period analyzed of 105%+ or an average annualized rate of 20%+.

Upon determining the rate of appreciation for sales of homes spanning the "before" and "after" periods studied, we then compared said rates to rates of appreciation for the larger community and the region in general. Data sources included MLS as well as other local trade and news sources. An analysis of said source data indicates that median home sales prices in Suffolk County increased at a compounded rate of nearly 16% from 10/98 though 10/01. In 2003, CNN reported that the average annualized rate of increase for residences situated in the Nassau-Suffolk region was 23%+. More recently, MLS data indicates rates of appreciation for Suffolk County during the period June 2002 through June 2004 of 17%+/annum. Finally, MLS indicates a rate of appreciation over the last year for homes situated within the Commack zip code of 11%+.

In comparing the rate of appreciation indicated in our study of this neighborhood (20%+) to the rates indicated for the community of Commack and the Suffolk-Nassau region at large (11%-23%), we concluded that property values in the neighborhood have not been negatively affected by the installation of a wireless communications facility at the nearby water tank site. This is evidenced by the rate of appreciation of homes in the neighborhood studied, which have kept pace with those enjoyed by the larger community and regional marketplace. Because the rate of appreciation in the neighborhood studied is in line with the larger market, it is reasonable to conclude that values in this neighborhood were not "held-down" as a consequence of any perceived negative effect of being proximate to a wireless communications facility.

E. Flagpole Wireless Communications Facility, Baldwin Fire Department, S/W/C Grand Avenue & Rose Blvd., Baldwin, New York. A 90'± flagpole mounted w/internal antennas was erected on this site in approximately July 1999. This property is adjacent to a stable residential neighborhood comprised of a relatively modest and homogenous group of single-family dwellings.

Our office studied eight (8) single-family properties that sold in the immediate vicinity both before and after the installation of the wireless communications facility. For the most part, the dwellings were substantially similar or received minor updating prior to their respective re-sale. The results are as follows:

SALE #	ADDRESS & TAX MAP #	SALE DATE BEFORE	**SALE PRICE BEFORE**	SALE DATE AFTER	**SALE PRICE AFTER**	YEARS BETWEEN DATES	PRICE DIFFERENCE	PRICE %/YEAR
1	575 ROSE BLVD. 36-210-238	12/9/94	**$163,000**	3/8/05	**$392,000**	10.25	140%	13.66%
2	582 ROSE BLVD 36-213-269	7/13/98	**$177,000**	1/17/03	**$351,000**	4.51	98%	21.72%
3	597 ROSE BLVD 36-210-229	8/31/98	**$159,500**	6/27/02	**$280,000**	3.82	76%	19.78%
4	618 ROSE BLVD 36-213-49	8/13/98	**$139,550**	9/21/00	**$184,000**	2.11	32%	15.10%
5	653 ROSE BLVD 36-211-97	12/26/95	**$155,000**	4/11/03	**$297,000**	7.30	92%	12.55%
6	659 ROSE BLVD 36-211-95	7/12/95	**$131,500**	12/23/02	**$287,370**	7.45	119%	15.96%
7	667 ROSE BLVD 36-211-190	8/2/93	**$115,000**	9/22/03	**$310,000**	10.15	170%	16.76%
8	690 STRATFORD RD	11/4/94	**$125,000**	4/21/00	**$210,000**	5.47	68%	12.44%

What we found was that in each case, the market appreciation of each property met or exceeded the overall market change for Baldwin as a whole.

This leads the appraiser to conclude that the wireless communications facility did not lead to a devaluation of nearby property values.

F. Stealth Monopole (Unipole) Wireless Communications Facility, Valley Stream Fire Department, 190 Cochran Place, Village of Valley Stream, New York. A 70'± stealth monopole (unipole) wireless communications facility was erected on Village-owned land as part of the Valley Stream Fire Department in approximately the Spring of 2005. This property is adjacent to a stable residential neighborhood comprised of a relatively homogenous group of single-family dwellings sharing similar appeal and utility.

Our office studied eight (8) single-family properties that sold in the immediate vicinity both before and after the installation of the wireless communications facility. For the most part, the dwellings were substantially similar or received minor updating prior to their respective re-sale. The results are as follows:

SALE #	ADDRESS & TAX MAP #	SALE DATE BEFORE	**SALE PRICE BEFORE**	SALE DATE AFTER	**SALE PRICE AFTER**	YEARS BETWEEN DATES	PRICE DIFFERENCE	**PRICE %/YEAR**	MLS CHANGE %
1	23 South Drive 39-404-6	Sep-94	**$115,000**	Jan-07	**$372,000**	12.30	223%	**18.13%**	13.82%
2	35 South Drive 39-404-9	Feb-03	**$275,000**	Sep-06	**$450,000**	3.58	63%	**17.60%**	13.97%
3	3 South Drive 39-404-1	Oct-01	**$250,000**	Oct-06	**$413,000**	5.00	66%	**13.20%**	16.73%
4	55 South Drive 39-404-30	Jun-01	**$242,000**	Dec-05	**$425,000**	4.50	76%	**16.80%**	15.96%
5	14 Pershing Avenue 39-404-30	Apr-01	**$223,000**	Aug-06	**$420,000**	5.34	88%	**16.64%**	16.29%
6	70 Pershing Avenue 39-404-44	Jan-01	**$231,500**	Jul-06	**$430,000**	5.50	86%	**15.60%**	16.60%
7	18 Birch Lane 39-589-93	Jun-91	**$160,000**	Jun-06	**$517,000**	15.00	223%	**14.80%**	11.80%
8	60 Birch Lane 39-480-9	Sep-96	**$115,000**	Dec-06	**$383,000**	10.26	233%	**22.71%**	16.86%
							Mean:	**16.94%**	15.25%

What we found was that in each case, the market appreciation of each property generally met or exceeded the overall market change for Valley Stream as a whole.

This leads the appraiser to conclude that the wireless communications facility did not lead to a devaluation of nearby property values.

G. Monopole Wireless Communications Facility, World Gym, Middle Country Road (S.R. 25), Coram, New York. A 130'± monopole wireless communications facility was erected on this site in approximately July 1999. This property is adjacent to a stable residential neighborhood comprised of a relatively homogenous group of single-family dwellings sharing similar appeal and utility.

Our office studied nine (9) single-family properties that sold in the immediate vicinity both before and after the installation of the wireless communications facility. For the most part, the dwellings were substantially similar or received minor updating prior to their respective re-sale. The results follow on the next page:

SALE #	ADDRESS & TAX MAP #	SALE DATE BEFORE	**SALE PRICE BEFORE**	SALE DATE AFTER	**SALE PRICE AFTER**	YEARS BETWEEN DATES	PRICE DIFFERENCE	PRICE %/YEAR
1	1 FLINT LANE 0200-448-5-24	Jul-93	**$126,000**	Sep-02	**$260,000**	9.20	106%	11.52%
2	5 FLINT LANE 0200-448-5-26	May-91	**$134,500**	Sep-99	**$170,000**	8.34	26%	3.12%
3	8 FLINT LANE 0200-448-5-31	Jan-97	**$129,000**	May-07	**$350,000**	10.33	171%	16.55%
4	9 FLINT LANE 0200-448-5-28	Feb-98	**$141,500**	Mar-06	**$367,900**	8.08	160%	19.80%
5	19 FOLSOM LANE 0200-448-5-12	Nov-93	**$117,000**	Jan-03	**$275,000**	9.17	135%	14.72%
6	18 FAIRWOOD LANE 0200-448-5-35	May-96	**$125,000**	Mar-04	**$310,000**	7.84	148%	18.88%
7	22 FAIRWOOD LANE 0200-448-5-37	Jul-98	**$137,500**	Nov-01	**$212,500**	3.33	54%	16.22%
8	1 FILMORE AVE. 0200-449-1-10	Sep-98	**$135,000**	Jan-02	**$214,000**	3.33	59%	17.57%
9	21 HARRISON AVE. 0200-449-3-4	Oct-98	**$104,000**	Sep-01	**$155,000**	2.92	49%	16.78%

What we found was that in each case, the market appreciation of each property generally met or exceeded the overall market change for Coram as a whole.

This leads the appraiser to conclude that the wireless communications facility did not lead to a devaluation of nearby property values.

H. Monopole Antenna Site, Smithtown Landing Golf Course, 495 Landing Avenue, Smithtown, New York. A 75'stealth monopole was constructed on this municipal golf course in late 2009. We researched the immediate residential neighborhood surrounding the golf course to see if the presence of the existing communications facility had any adverse effect on residential real property sale prices situated therein. Utilizing GeoData Plus Comparable Sales Service, we examined residential sales prices for homes in the golf course's immediate area (within a one-mile radius of the golf course) for the six month period preceding the date of permit issue for the existing facility (on or around October 9, 2009) as well as the six month period post dating the approximate date of installation of the facility (first six months of 2010). A comparison of residential sale prices over said two time periods revealed a decline in sale prices of homes in the golf course's immediate neighborhood of 4.45%. We then compared said price trend from the immediate neighborhood to the larger Smithtown

community (experienced a 4.60% decline in value) as well as Suffolk County as a whole (experienced a 3.75% decline in value). Recalling that the immediate area of the golf course and regional residential real estate markets were in the midst of a downturn, a comparison of the golf course's residential neighborhood value trend was consistent with both the larger Smithtown community as well as Suffolk County as a whole. In light of the foregoing, it appears reasonable to conclude that the construction of the communications facility at the golf course did not lead to a devaluation of the surrounding residential properties.

I. LIPA Transmission Pole (T-Mobile Site), Westchester Drive & Estate Court, Rocky Point, New York. A 125'± LIPA transmission pole site was fitted with T-Mobile antennas and associated equipment in 2010, with an on-air date of 10/14/10. This site is located along a LIPA right-of-way that is bordered on both sides by single-family residential development. Sales of single-family homes within a 1/4-mile radius of the site were researched in the four years prior to, and after the on-air date (10/14/10) of the communications facility. We utilized GeoData Plus, LLC and the Multiple Listing Service ("MLS") for our closed sales data. For the four years preceding the date of construction, the data shows 15 transactions of single-family residences within a 1/4-mile of the site closing at a median sales price of $335,000±. In the subsequent four years to the on-air date, there were 11 transactions of single-family residences closing at a median sales price of $325,000±, which represents a decrease in the median sales price of *2.99%*. During the same time periods, we looked at overall single-family sales in the Hamlet of Rocky Point, Town of Brookhaven, as reported by MLS, which shows median sale prices fell 19.77%, with a "before" median sale price of $290,000, and an "after" sale price of $234,500.

In addition, #3 Estate Court (Suffolk Tax Map #200-74-7-7), which abuts the LIPA right-of-way and is immediately south of the transmission tower and T-Mobile site, sold 12/14/10 for $332,000, just after the on-air date of the site. The home consists of a Hi-Ranch style residence on one-half acre. In researching Hi-Ranch/Raised-Ranch style homes sales in Rocky Point over the past 4.5± years, only two such sales out of 39 sold at a higher sales price, one of which was a waterview residence.

The presence of the LIPA Tranmission Tower communications facility (T-Mobile), therefore, did not appear to lead to a devaluation in property values of the immediate surrounding residences located within a ¼ mile radius, or of the abutting residence to the south of the site on 3 Estate Court.

Figure 5: Birdseye Aerial View of LIPA Trasmission Pole w/Affixed T-Mobile Antennas, Located off Westchester Drive & Estate Court, Rocky Point

Conclusions

In summary, we offer the following conclusions:

- The proposed Communications Facility will utilize an existing wind turbine Tower, thereby eliminating the need for a new monopole or lattice tower.
- The proposed Communication Facility is an appropriate use for the Property considering the design and layout of the Antennas and associated equipment, whereby the former will be generally imperceptible from the Tower itself.
- The Property is well suited for the proposed Communications Facility, given existing conditions, land uses and zoning in the surrounding neighborhood.
- No correlation was found between the presence of wireless telecommunication facilities and declining values in the East End and other Long Island communities we studied.
- The proposed AT&T Communications Facility, therefore, will not negatively affect property values in the surrounding area and will not have any adverse effect on the character of the neighborhood or the pattern of its development.

ADDENDA

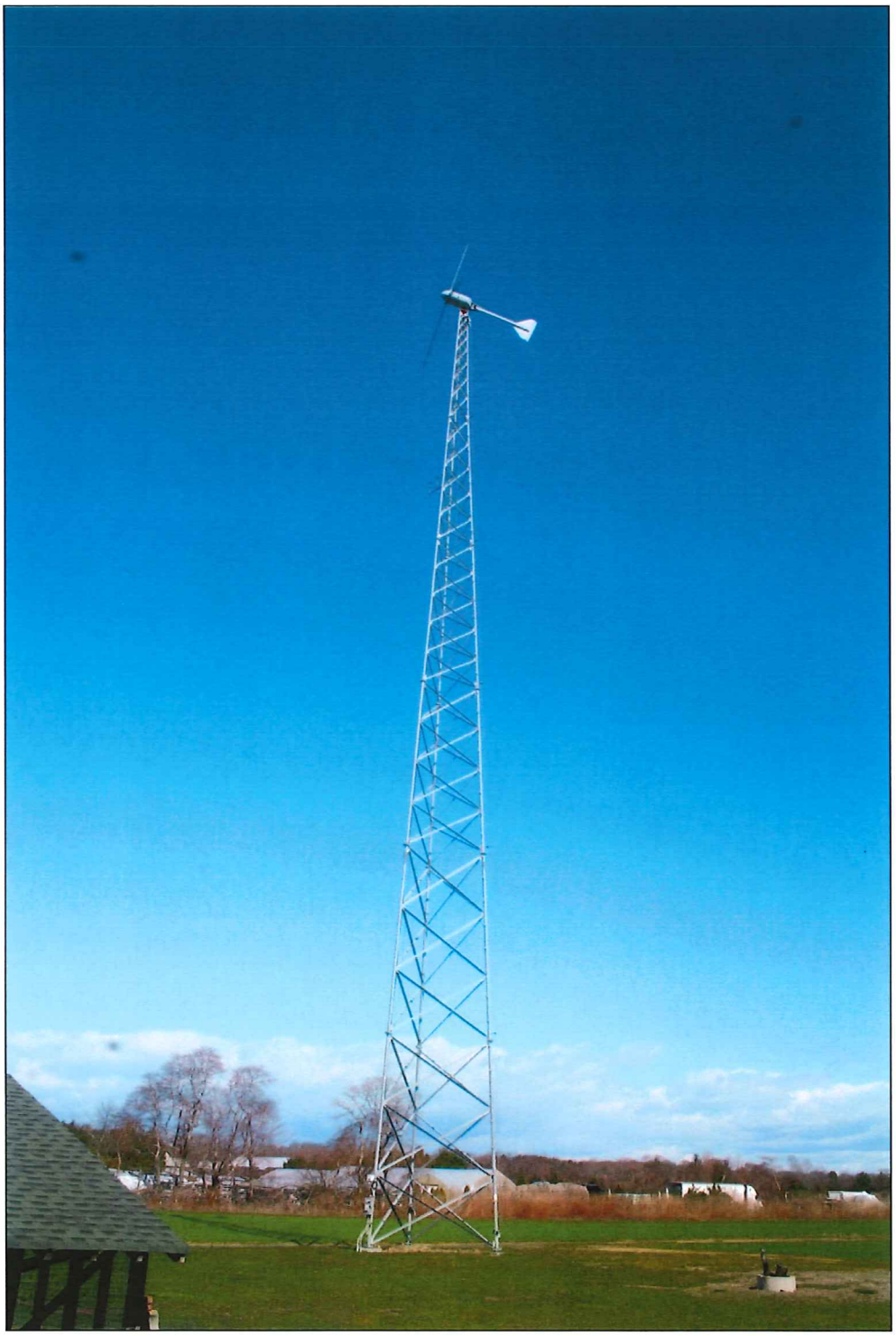


Photo 1: Existing View of Tower

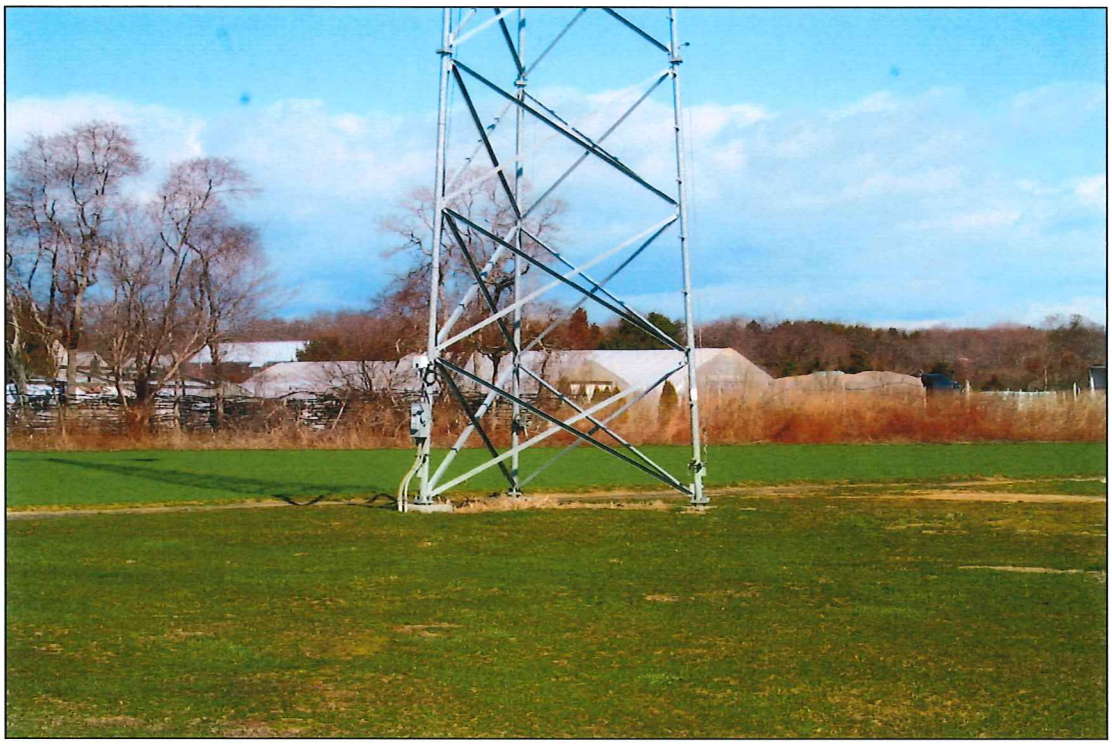


Photo 2: Existing View of Base of Tower

Photo 3: Subject Property Looking Northeast from Long Lane

Photo 4: Subject Agricultural Fields Northeast of Tower

Photo 5: Subject Poultry Farm Structures Southeast of Tower

Photo 6: Iacono Family Residences Adjacent to Subject Property and Tower

Photo 7: Subject Agricultural Fields Looking South in Direction of Tower from N/E/C of Property

Photo 8: Abutting Agricultural Lands to Northeast of Property

Photo 9: Luxury Residence Abutting to N/E/C of Property, Looking Southeast

Photo 10: Reserve Land Abutting Property to Southeast

Photo 11: Buckley's Farm Abutting Property to Northwest along Long Lane

Photo 12: Farm Stand and Agricultural Lands Opposite Property along Long Lane

Photo 13: Long Lane Looking Northwest Near Property Entrance

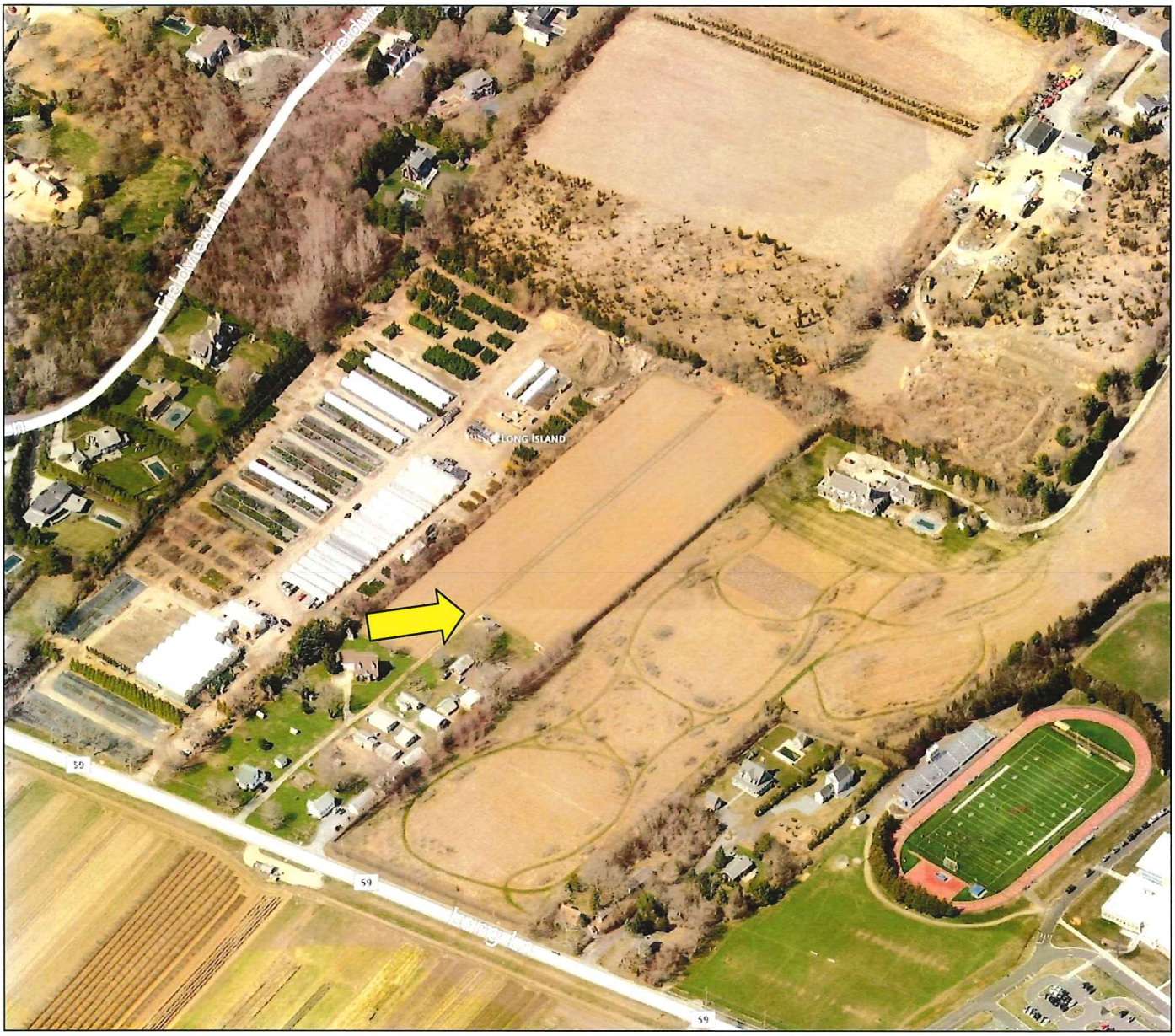
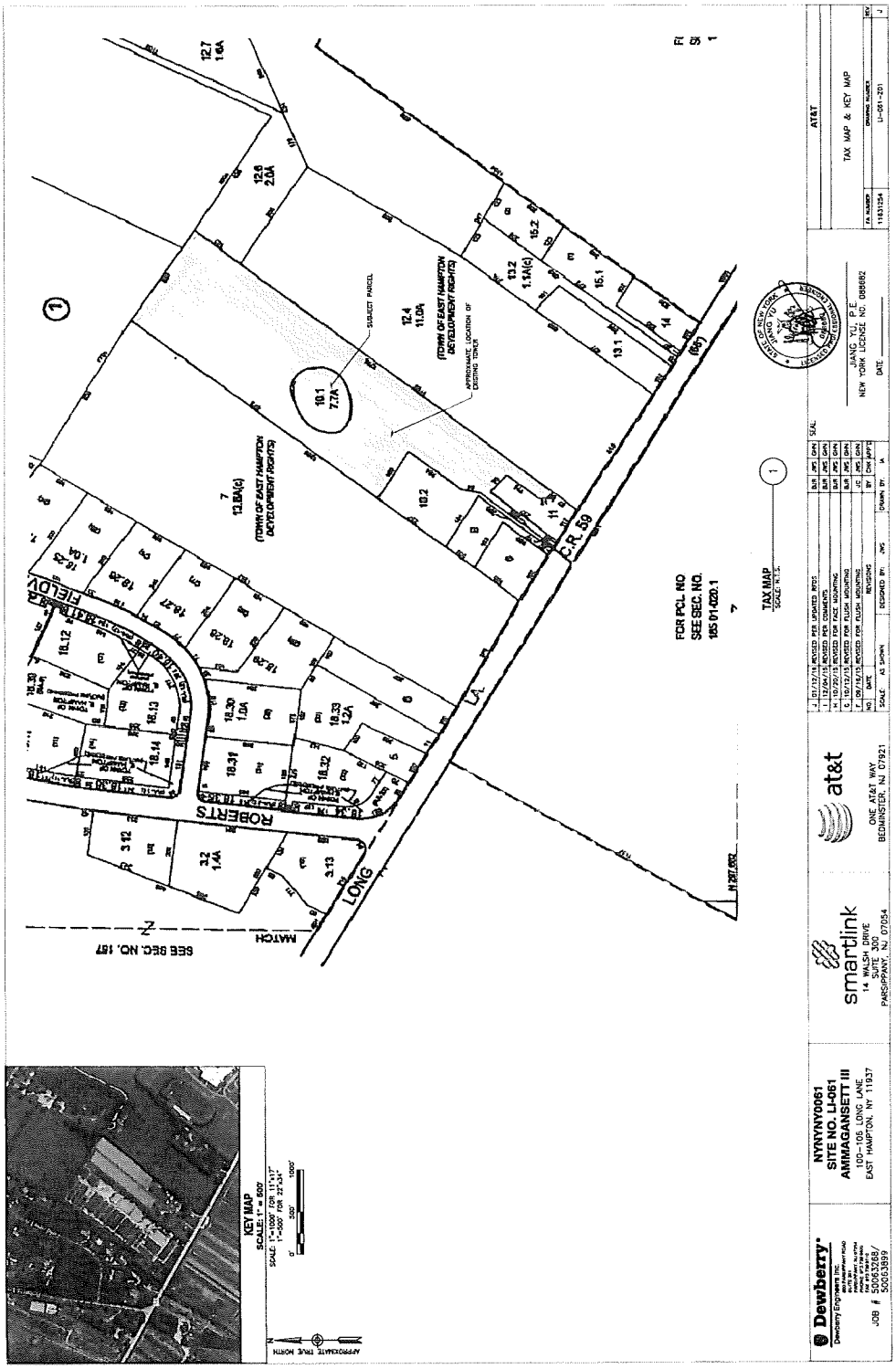
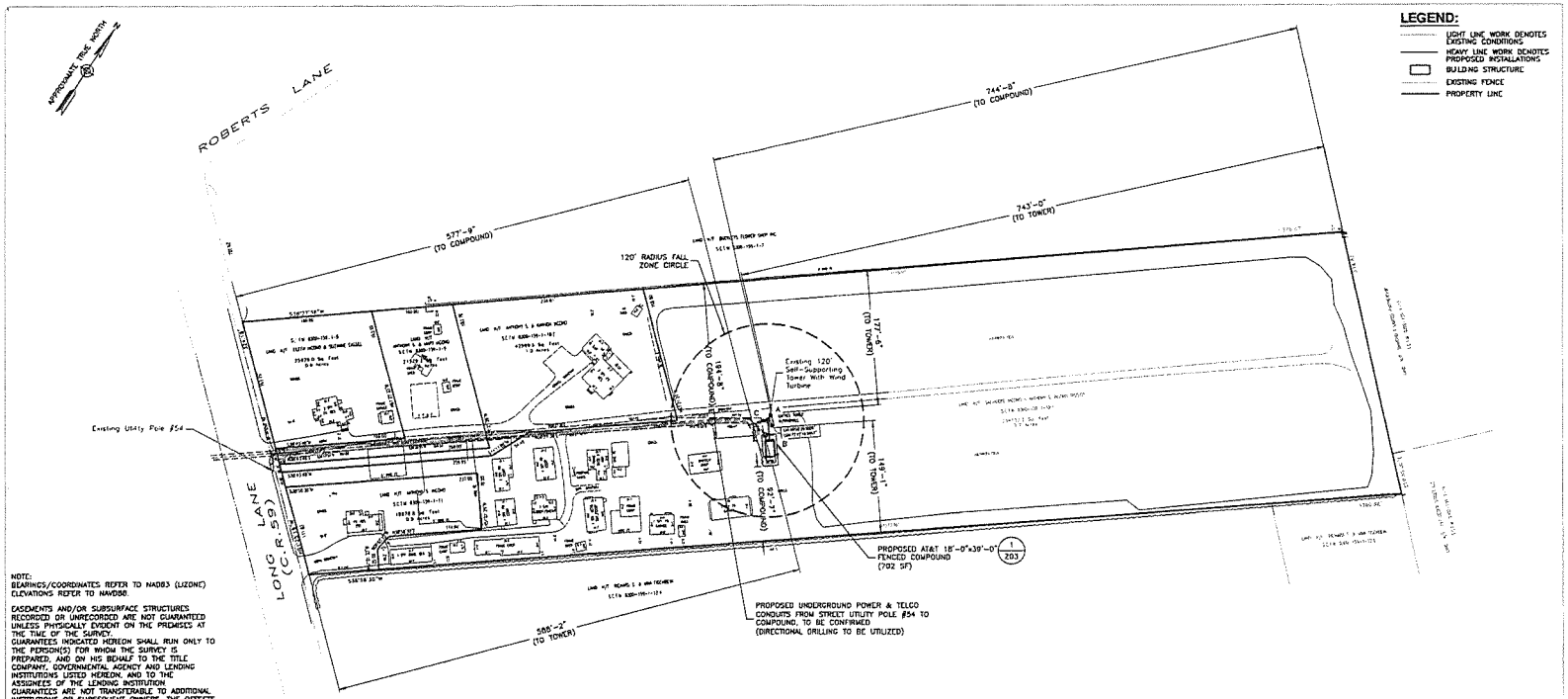


Photo 14: Birdseye Aerial View of Subject Property and Surrounding Area, Oriented North

Drawings


TAX MAP & KEY MAP
AT&T
smartlink
14 WALSH DRIVE
SUITE 300
PARSIPPANY, NJ 07054
at&t
ONE AT&T WAY
BEDMINSTER, NJ 07921
Dewberry
NYNYNY0061
SITE NO. LI-061
AMMAGANSETT III
100-105 LONG LANE
EAST HAMPTON, NY 11937
JOB # 50063268/
50063899
KEY MAP
SCALE: 1" = 600'
TAX MAP
FOR PCL NO
SEE SEC. NO.
105.01-020.1
ROBERTS
FIELD
LONG
LA
C.R. 59
MATCH
SEE SEC. NO. 187
SUBJECT PARCEL
(TOWN OF EAST HAMPTON DEVELOPMENT RIGHTS)
APPROXIMATE LOCATION OF EXISTING TOWER
APPROXIMATE TRUE NORTH



LEGEND:

- LIGHT LINE WORK DENOTES EXISTING CONDITIONS
- HEAVY LINE WORK DENOTES PROPOSED INSTALLATIONS
- BUILDING STRUCTURE
- EXISTING FENCE
- PROPERTY LINE

NOTE:
BEARINGS/COORDINATES REFER TO NAD83 (L120NC)
ELEVATIONS REFER TO NAVD88.

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLATING AREAS, ADDITIONS TO BUILDINGS AND OTHER CONSTRUCTION.

BULK REQUIREMENTS FOR RESIDENCE

	REQUIRED	EXISTING	PROPOSED	COMMENTS
SIZE OF PARCEL	–	334732.2 SQ FT	NO CHANGE	–
SETBACKS: FRONT	60'	365'-2"	577'-9"	CONFORMING
SETBACKS: SIDE	20'	177'-6"/149'-1"	194'-8"/92'-9"	CONFORMING
SETBACKS: REAR	20'	743'-0"	744'-8"	CONFORMING
HEIGHT	25'	120' TOWER 136'-4" WIND TURBINE	98'-0" ANTENNAS 12'-6" GPS 11'-3" SHELTER	NON-CONFORMING
LOT COVERAGE	–	3.588%	3.798%	–

LONG LANE
PROPOSED 7' WIDE UTILITY EASEMENT LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF EAST HAMPTON, COUNTY OF SUFFOLK AND STATE OF NEW YORK. SAID PARCEL BEING MORE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF LONG LANE, SAID POINT BEING 871.29 FEET SOUTHEASTERLY FROM THE EXTREME SOUTHEASTERLY END OF A CURVE CONNECTING THE NORTHEASTERLY SIDE OF LONG LANE WITH THE EASTERLY SIDE OF ROBERTS LANE, RUNNING THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING COURSES,

NORTH 38 DEGREES 17 MINUTES 54 SECONDS EAST, 103.97 FEET; THENCE,
NORTH 38 DEGREES 35 MINUTES 20 SECONDS EAST, 205.66 FEET; THENCE,
NORTH 38 DEGREES 27 MINUTES 36 SECONDS EAST, 183.45 FEET; THENCE,
NORTH 43 DEGREES 18 MINUTES 33 SECONDS EAST, 103.76 FEET; THENCE,
NORTH 48 DEGREES 41 MINUTES 27 SECONDS EAST, 7.00 FEET; THENCE,
NORTH 43 DEGREES 18 MINUTES 33 SECONDS WEST, 103.47 FEET; THENCE,
NORTH 38 DEGREES 27 MINUTES 36 SECONDS WEST, 183.18 FEET; THENCE,
NORTH 38 DEGREES 35 MINUTES 20 SECONDS WEST, 205.53 FEET; THENCE,
NORTH 38 DEGREES 17 MINUTES 54 SECONDS WEST, 104.00 FEET TO A POINT ON SAID NORTHEASTERLY SIDE OF LONG LANE, THENCE NORTHWESTERLY ALONG SAID LINE,
NORTH 61 DEGREES 23 MINUTES 19 SECONDS WEST, 7.06 FEET TO A POINT OR PLACE OF BEGINNING.
SAID PARCEL HAVING AN AREA OF 4193 SQUARE FEET MORE OR LESS.

SITE PLAN

SCALE: 1"=120' FOR 11"x17"
1"=60' FOR 22"x34"

1

0' 60' 120'

NOTES:

1. LOCATION AND ORIENTATION OF PROPOSED EQUIPMENT AND ANTENNAS PENDING STRUCTURAL ANALYSIS.
2. MOUNT ALL ANTENNAS, COAX, SURGE ARRESTORS, RRH'S, ETC. IN ACCORDANCE WITH STRUCTURAL ANALYSIS.
3. TRUE NORTH BASED ON GOOGLE MAPS.
4. NOT ALL EXISTING INFORMATION SHOWN FOR CLARITY.
5. INFORMATION SHOWN HEREON IS BASED ON LIMITED FIELD MEASUREMENTS BY DOWBERRY ENGINEERS INC. ON MARCH 10, 2014, AND SURVEY BY AMERICAN ENGINEERING & LAND SURVEYING, STEPHEN E. RAVN, P.E., L.S. DATED 08/12/14.
6. FINAL UTILITY DESIGN SHALL BE CONFIRMED WITH UTILITY COMPANIES AND SITE SURVEY.
7. UNDERGROUND UTILITY RUNS FROM SOURCE TO COMPOUND TO UTILIZE DIRECTIONAL DRILLING.

Dewberry
Dewberry Engineers Inc.
800 PARSIPPANY ROAD
SUITE 301
PARSIPPANY NJ 07054
PHONE 973 739 9400
FAX 973 739 9710

JOB # 50063268/ 50063899

NYNYNY0061
SITE NO. LI-061
AMMAGANSETT III
100-106 LONG LANE
EAST HAMPTON, NY 11937

smartlink
14 WALSH DRIVE
SUITE 300
PARSIPPANY, NJ 07054

at&t
ONE AT&T WAY
BEDMINSTER, NJ 07921

NO.	DATE	REVISIONS	BY	CHK	APP'D
J	01/12/16	REVISED PER UPDATED RFDS	BJR	JWS	GHN
I	12/04/15	REVISED PER COMMENTS	BJR	JWS	GHN
H	10/20/15	REVISED FOR FACE MOUNTING	BJR	JWS	GHN
G	10/12/15	REVISED FOR FLUSH MOUNTING	BJR	JWS	GHN
F	09/16/15	REVISED FOR FLUSH MOUNTING	JC	JWS	GHN

SCALE: AS SHOWN | DESIGNED BY: JWS | DRAWN BY: IA

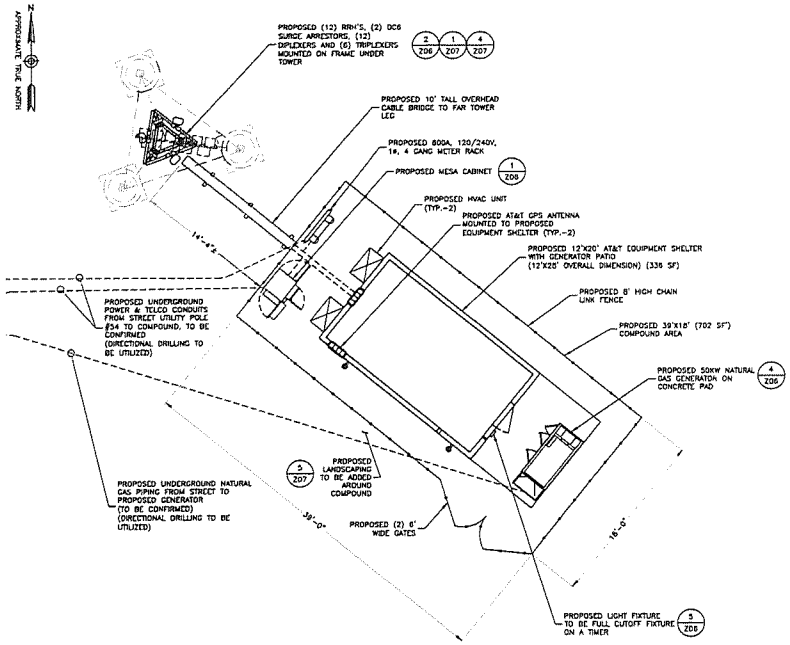
SEAL: STATE OF NEW YORK · JIANG YU · 088682 · LICENSED PROFESSIONAL ENGINEER

JIANG YU, P.E.
NEW YORK LICENSE NO. 088682
DATE: _____

AT&T

SITE PLAN AND NOTES

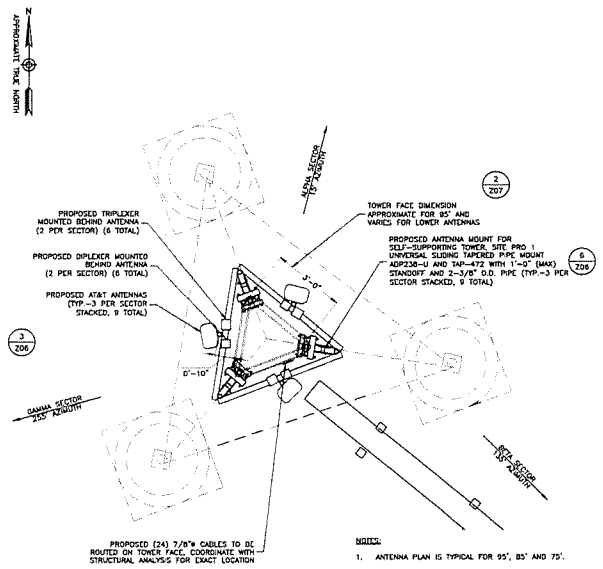
FA NUMBER	DRAWING NUMBER	REV
11931254	U-061-Z02	J



EQUIPMENT PLAN (1)

SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"

0' 5' 10'



NOTES:

1. ANTENNA PLAN IS TYPICAL FOR 95', 85' AND 75'.
2. ANTENNAS ARE TO BE PAINTED
3. COLOR OPTIONS: PALE BLUE TO MATCH THE COLOR OF THE WIND TURBINE BLADES OR GALVANIZED TO MATCH THE COLOR OF THE TOWER
4. COLOR TO BE CONFIRMED/DETERMINED BY THE TOWN OF EAST HAMPTON PLANNING BOARD

PROPOSED ANTENNA PLAN (2)

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x34"

0' 2' 4'

Dewberry
Dewberry Engineers Inc.
1009 PARSIPPANY ROAD
SUITE 201
PARSIPPANY, NJ 07054
PHONE 973 739 9100
FAX 973 739 9110
JOB # 50063268/ 50063899

NYNYNY0061
SITE NO. LI-061
AMMAGANSETT III
100-106 LONG LANE
EAST HAMPTON, NY 11937

smartlink
14 WALSH DRIVE
SUITE 300
PARSIPPANY, NJ 07054

at&t
ONE AT&T WAY
BEDMINSTER, NJ 07921

NO	DATE	REVISIONS	BY	CHK	APP'D
J	01/12/16	REVISED PER UPDATED RFDS	BJR	JWS	GMN
I	12/04/15	REVISED PER COMMENTS	BJR	JWS	GMN
H	10/20/15	REVISED FOR FACE MOUNTING	BJR	JWS	GMN
G	10/12/15	REVISED FOR FLUSH MOUNTING	BJR	JWS	GMN
F	09/18/15	REVISED FOR FLUSH MOUNTING	JC	JWS	GMN

SCALE: AS SHOWN DESIGNED BY: JWS DRAWN BY: IA

SEAL: STATE OF NEW YORK JIANG YU 085682 LICENSED PROFESSIONAL ENGINEER

JIANG YU, P.E.
NEW YORK LICENSE NO. 085682
DATE: _____

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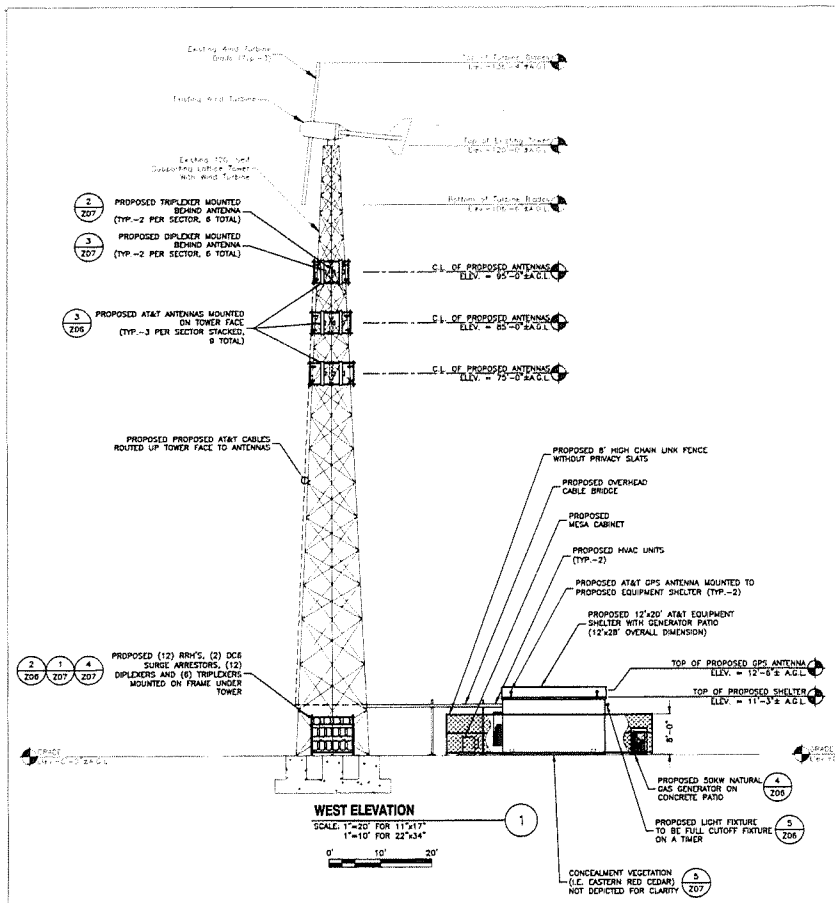
EQUIPMENT PLAN AND ANTENNA PLAN

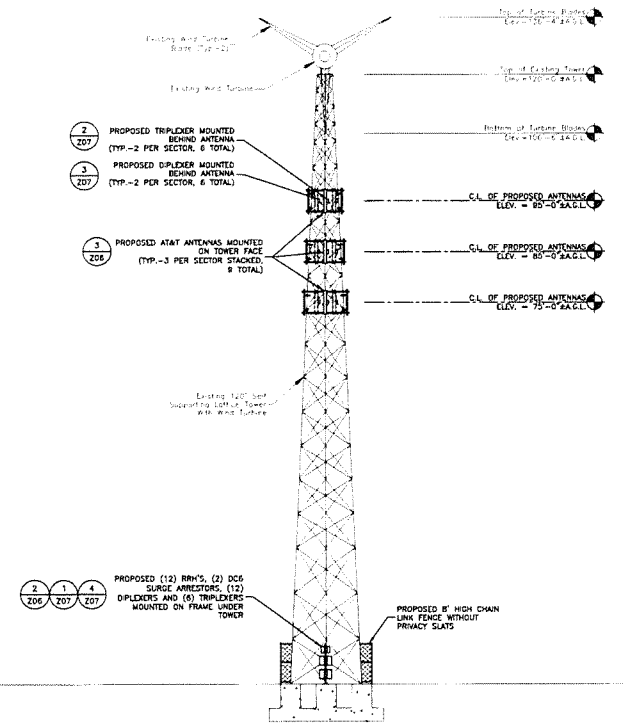
FA NUMBER	DRAWING NUMBER	REV
11631254	LI-061-Z03	J



WEST ELEVATION (1)

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"

0' 10' 20'



NORTH ELEVATION (2)

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"

0' 10' 20'

NOTES:

1. ALL TOWER MODIFICATIONS AND FOUNDATION REINFORCEMENTS ARE TO BE COMPLETED PRIOR TO INSTALLATION OF ANY AT&T EQUIPMENT. MODIFICATIONS ARE TO BE IN ACCORDANCE WITH THE RIGOROUS STRUCTURAL ANALYSIS REPORT WITH MODIFICATION DESIGN BY GPD GROUP DATED 11.11.15
2. ANTENNAS ARE TO BE PAINTED.
3. COLOR OPTIONS: PALE BLUE TO MATCH THE COLOR OF THE WIND TURBINE BLADES OR GALVANIZED TO MATCH THE COLOR OF THE TOWER.
4. COLOR TO BE CONFIRMED/DETERMINED BY THE TOWN OF EAST HAMPTON PLANNING BOARD.

Dewberry
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FAX 973.739.9716
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NYNYNY0061
SITE NO. LI-061
AMMAGANSETT III
100-106 LONG LANE
EAST HAMPTON, NY 11937

smartlink
14 WALSH DRIVE
SUITE 300
PARSIPPANY, NJ 07054

at&t
ONE AT&T WAY
BEDMINSTER, NJ 07921

NO	DATE	REVISIONS	BY	CHK	APP'D
J	01/12/16	REVISED PER UPDATED RFDS	BJR	JWS	GHN
I	12/04/15	REVISED PER COMMENTS	BJR	JWS	GHN
H	10/20/15	REVISED FOR FACE MOUNTING	BJR	JWS	GHN
G	10/12/15	REVISED FOR FLUSH MOUNTING	BJR	JWS	GHN
F	09/16/15	REVISED FOR FLUSH MOUNTING	JC	JWS	GHN

SCALE: AS SHOWN | DESIGNED BY: JWS | DRAWN BY: IA

SEAL: STATE OF NEW YORK · JIANG YU · 088682 · LICENSED PROFESSIONAL ENGINEER

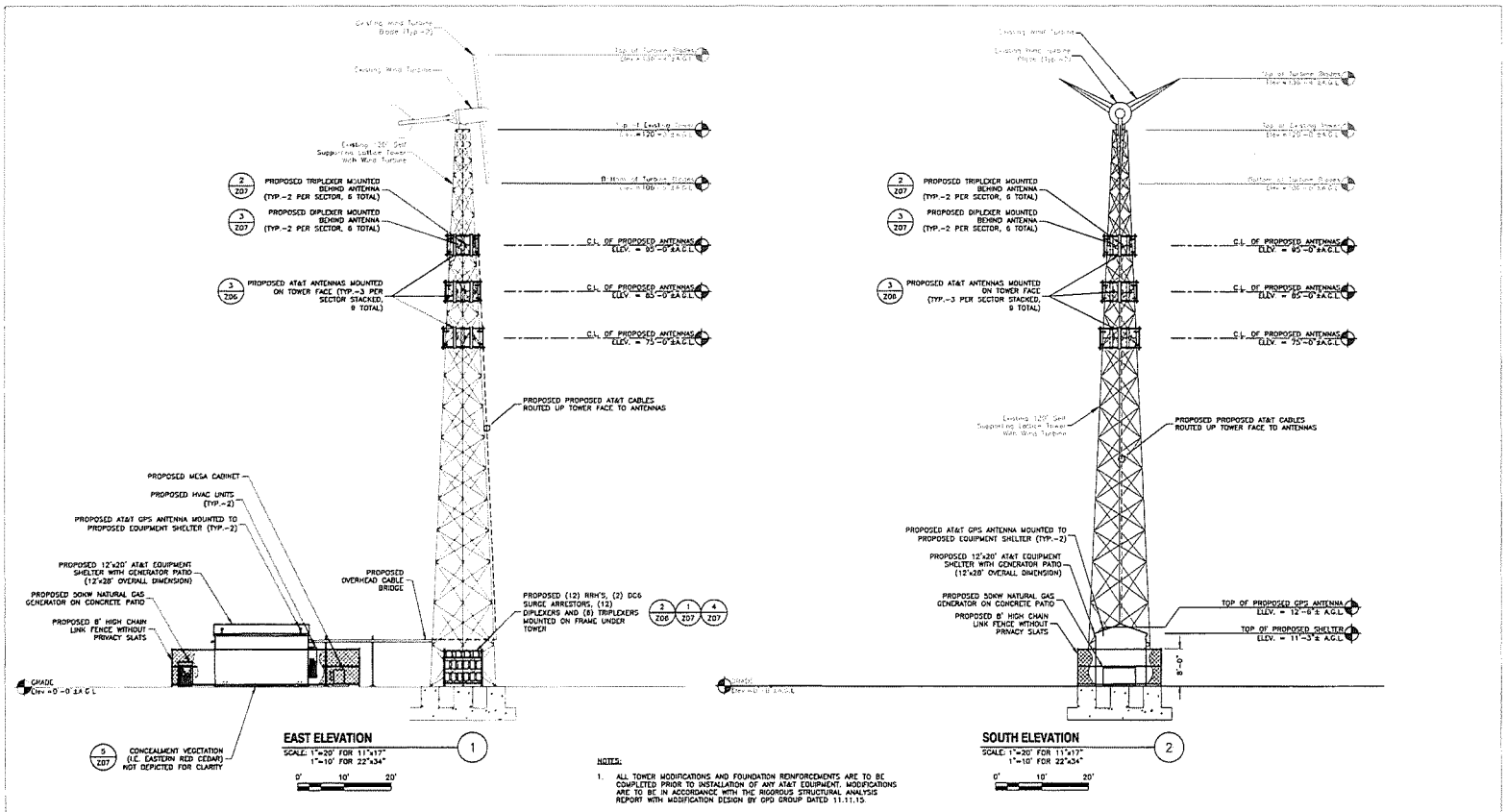
JIANG YU, P.E.
NEW YORK LICENSE NO. 088682

DATE: _____

AT&T

WEST & NORTH ELEVATIONS

FA NUMBER	DRAWING NUMBER	REV.
11631254	LI-061-Z04	J



NOTES:

1. ALL TOWER MODIFICATIONS AND FOUNDATION REINFORCEMENTS ARE TO BE COMPLETED PRIOR TO INSTALLATION OF ANY AT&T EQUIPMENT. MODIFICATIONS ARE TO BE IN ACCORDANCE WITH THE RIGOROUS STRUCTURAL ANALYSIS REPORT WITH MODIFICATION DESIGN BY DPD GROUP DATED 11.11.15.
2. ANTENNAS ARE TO BE PAINTED.
3. COLOR OPTIONS: PALE BLUE TO MATCH THE COLOR OF THE WIND TURBINE BLADES OR GALVANIZED TO MATCH THE COLOR OF THE TOWER.
4. COLOR TO BE CONFIRMED/DETERMINED BY THE TOWN OF EAST HAMPTON PLANNING BOARD.

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NYNYNY0061
SITE NO. LI-061
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EAST HAMPTON, NY 11937

smartlink
14 WALSH DRIVE
SUITE 300
PARSIPPANY, NJ 07054

at&t
ONE AT&T WAY
BEDMINSTER, NJ 07921

NO.	DATE	REVISIONS	BY	CHK	APP'D
J	01/12/16	REVISED PER UPDATED RFDS	BJR	JWS	GMN
I	12/04/15	REVISED PER COMMENTS	BJR	JWS	GMN
H	10/20/15	REVISED FOR FACE MOUNTING	BJR	JWS	GMN
G	10/12/15	REVISED FOR FLUSH MOUNTING	BJR	JWS	GMN
F	09/18/15	REVISED FOR FLUSH MOUNTING	JC	JWS	GMN

SCALE: AS SHOWN | DESIGNED BY: JWS | DRAWN BY: IA

SEAL: STATE OF NEW YORK JIANG YU 088682 LICENSED PROFESSIONAL ENGINEER

JIANG YU, P.E.
NEW YORK LICENSE NO. 088682
DATE: _____

AT&T

EAST & SOUTH ELEVATION

FA NUMBER	DRAWING NUMBER	REV
11631254	LI-061-Z05	J

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. the statements of fact contained in this report are true and correct.
2. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the Subject property or personal interest or bias with respect to the subject matter of the report or the parties involved. I have performed no services as an appraiser, or in any other capacity, regarding the subject property within the three-year period immediately preceding the acceptance of this assignment.
4. my engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. my compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. I made a personal inspection of the property, which is the subject of this report, on March 18, 2016.
7. no one provided significant professional assistance to the person signing this report.

Michael J. Lynch

Michael J. Lynch

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
3. All engineering is assumed to be correct. The plot plans, drawings, and illustrative material in this report are included only to assist the reader in visualizing the property.
4. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

The report has been made with the following general limiting conditions:

1. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for the unauthorized use of this report.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
3. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

MICHAEL J. LYNCH

Certified N.Y.S. General Real Estate Appraiser #46-1012

QUALIFICATIONS

Real estate appraiser since 1981. President of Lynch Appraisal Ltd., located at 15 Dewey Street, Huntington, New York 11743.

Appraised various types of real property on Long Island, New York City and Westchester County including multi-family dwellings, apartment buildings, commercial property, factories, warehouses, R & D buildings, office buildings, large residential estates, residential and commercial subdivisions, boat yards, and special-use properties.

Prepared appraisals for use in estates, estate planning, feasibility studies, condemnation proceedings, tax certiorari, and matrimonial matters.

Specialized in testimony such as area or use variances for properties. Applications have included proposed wireless communications sites, fast food establishments, convalescent homes, service stations, multi-family residences, new construction, etc.

Appeared as Expert Witness:

Nassau County Supreme Court.
New York Supreme Court.

Town of Babylon Zoning Board of Appeals.
Town of Babylon Planning Board.
Town of Babylon Town Board.
Town of Brookhaven Board of Zoning Appeals.
Town of Brookhaven Town Board.
Town of Huntington Zoning Board of Appeals.
Town of Huntington Planning Board.
Town of Huntington Town Board.
Town of Islip Town Board.
Town of Islip Planning Board.
Town of Riverhead Planning Board.
Town of Riverhead Board of Zoning Appeals.
Town of Shelter Island Zoning Board of Appeals.
Town of Smithtown Board of Zoning Appeals.
Town of Smithtown Town Board.
Town of Southampton Planning Board.
Town of Southold Zoning Board of Appeals.

Appeared as Expert Witness (cont.):

Town of Oyster Bay Zoning Board of Appeals.
Town of Oyster Bay Town Board.
Town of North Hempstead Board of Zoning Appeals.
Town of Hempstead Board of Zoning Appeals.
Town of Hempstead Town Board.
Town of Shelter Island Zoning Board of Appeals.

Village of Bayville Zoning Board of Appeals.
Village of Brookville Board of Zoning Appeals.
Village of Cedarhurst Board of Zoning Appeals.
Village of East Hills Zoning Board of Appeals.
Village of East Rockaway Board of Appeals.
Village of Farmingdale Board of Trustees.
Village of Farmingdale Planning Board.
Village of Floral Park Board of Trustees.
Village of Freeport Planning Board.
Village of Freeport Board of Zoning Appeals.
Village of Garden City Zoning Board of Appeals.
Village of Garden City Board of Trustees.
Village of Garden City Planning Commission.
Village of Great Neck Plaza Board of Trustees.
Village of Great Neck Estates Zoning Board of Appeals.
Village of Hempstead Zoning Board of Appeals.
Village of Hempstead Personal Wireless Services Facilities Review Board.
Village of Lattingtown Zoning Board of Appeals.
Village of Lawrence Zoning Board of Appeals.
Village of Lynbrook Board of Trustees.
Village of Malverne Board of Trustees.
Village of Massapequa Park Zoning Board of Appeals.
Village of Matinecock Zoning Board of Appeals.
Village of Mill Neck Board of Zoning Appeals.
Village of Mineola Board of Trustees.
Village of Munsey Park Board of Trustees.
Village of New Hyde Park Board of Trustees.
Village of New Hyde Park Zoning Board of Appeals.
Village of North Hills Zoning Board of Appeals.
Village of Muttontown Board of Zoning Appeals.
Village of Old Brookville Zoning Board of Appeals.
Village of Old Westbury Board of Zoning Appeals.
Village of Oyster Bay Cove Board of Zoning Appeals.
Village of Oyster Bay Cove Board of Trustees.
Village of Oyster Bay Cove Planning Board.
Village of Port Washington North Zoning Board of Appeals.

Appeared as Expert Witness (cont.):

Village of Rockville Centre Zoning Board of Appeals.
Village of Roslyn Board of Trustees.
Village of Roslyn Harbor Zoning Board of Appeals.
Village of Sea Cliff Zoning Board of Appeals.
Village of Upper Brookville Board of Trustees.
Village of Upper Brookville Zoning Board of Appeals.
Village of Valley Stream Board of Zoning Appeals.
Village of Westbury Board of Trustees.
Village of Westbury Zoning Board of Appeals.
Village of Williston Park Board of Trustees.
Village of Williston Park Zoning Board of Appeals.
Village of Asharoken Zoning Board of Appeals.
Village of Huntington Bay Zoning Board of Appeals.
Village of Islandia Board of Trustees.
Village of Lloyd Harbor Board of Trustees.
Village of Lloyd Harbor Planning Board.
Village of Lloyd Harbor Zoning Board of Appeals.
Village of Northport Board of Zoning Appeals.
Village of Northport Board of Architectural & Historic Review.
Village of East Hampton Zoning Board of Appeals.
Village of Lindenhurst Zoning Board of Appeals.
Village of Lake Grove Zoning Board of Appeals.
Village of Bellport Board of Trustees.
Village of Patchogue Planning Board.
Village of Port Jefferson Board of Trustees.
Village of Quogue Zoning Board of Appeals.
Village of The Branch Zoning Board of Appeals.
Village of Head of the Harbor Board of Trustees.
Village of Westhampton Beach Board of Trustees.

City of Glen Cove Planning Board.
City of Glen Cove Zoning Board of Appeals.
City of Long Beach Zoning Board of Appeals.

EDUCATION

Hofstra University, Hempstead, New York: BBA - Management (1983);
MBA - Banking & Finance (1991).

TECHNICAL TRAINING

Appraisal Institute

Real Estate Appraisal Principles - Exam #1A-1.
Basic Valuation Procedures - Exam #1A-2.
Capitalization Theory and Techniques, Part A, - Exam #1B-A.
Capitalization Theory and Tech. Part B, - successfully challenged Exam #1B-B.
Case Studies in Real Estate Valuation - successfully challenged Exam #2-1.
Standards of Professional Practice, Part A (USPAP) - Exam #I410

Standards of Professional Practice, Part B - Exam #II420

Appendix H

Tara Cubie

From: towernotifyinfo@fcc.gov
Sent: Tuesday, November 18, 2014 2:15 PM
To: Tara Cubie
Subject: Section 106 Notification of SHPO/THPO Concurrence- Email ID #965203

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:
Date of Action: 11/18/2014
Direct Effect: No Historic Properties in Area of Potential Effects (APE)
Visual Effect: No Historic Properties in Area of Potential Effects (APE)
Comment Text: J Warren, NYSHPO 11/18/14

File Number: 0006522393
Purpose: Collocation Submission Packet
Notification Date: 7AM EST 10/30/2014
Applicant: AT&T Mobility, LLC
Consultant: EnviroBusiness, Inc. d/b/a EBI Consulting (EBI# 61148029)
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: LI-061
Site Address: 100-106 Long Lane
Detailed Description of Project: Tower with turbine colo, gd, 61148029
Site Coordinates: 40-58-20.1 N, 72-12-19.0 W
City: East Hampton
County: SUFFOLK
State:NY
Lead SHPO/THPO: New York State Historic Preservation Office

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Appendix I

Prepared For:
AT&T
Site Name:
AMAGANSETT III - IACONO FARMS
100-106 LONG LANE
EAST HAMPTON, NEW YORK 11937

Photos Taken On: 03/10/14 and 10/08/14
Simulation Revised 12/22/16

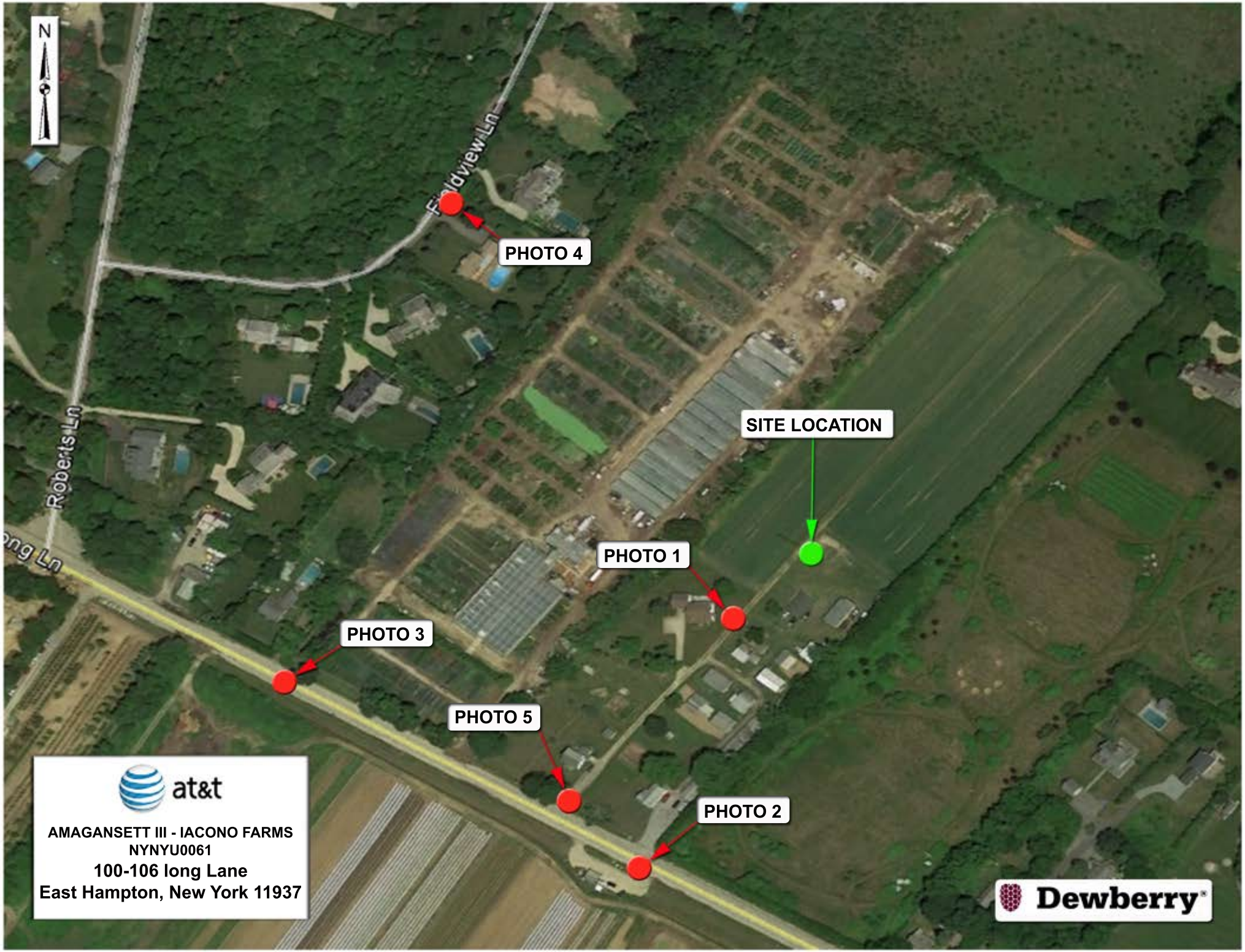
For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

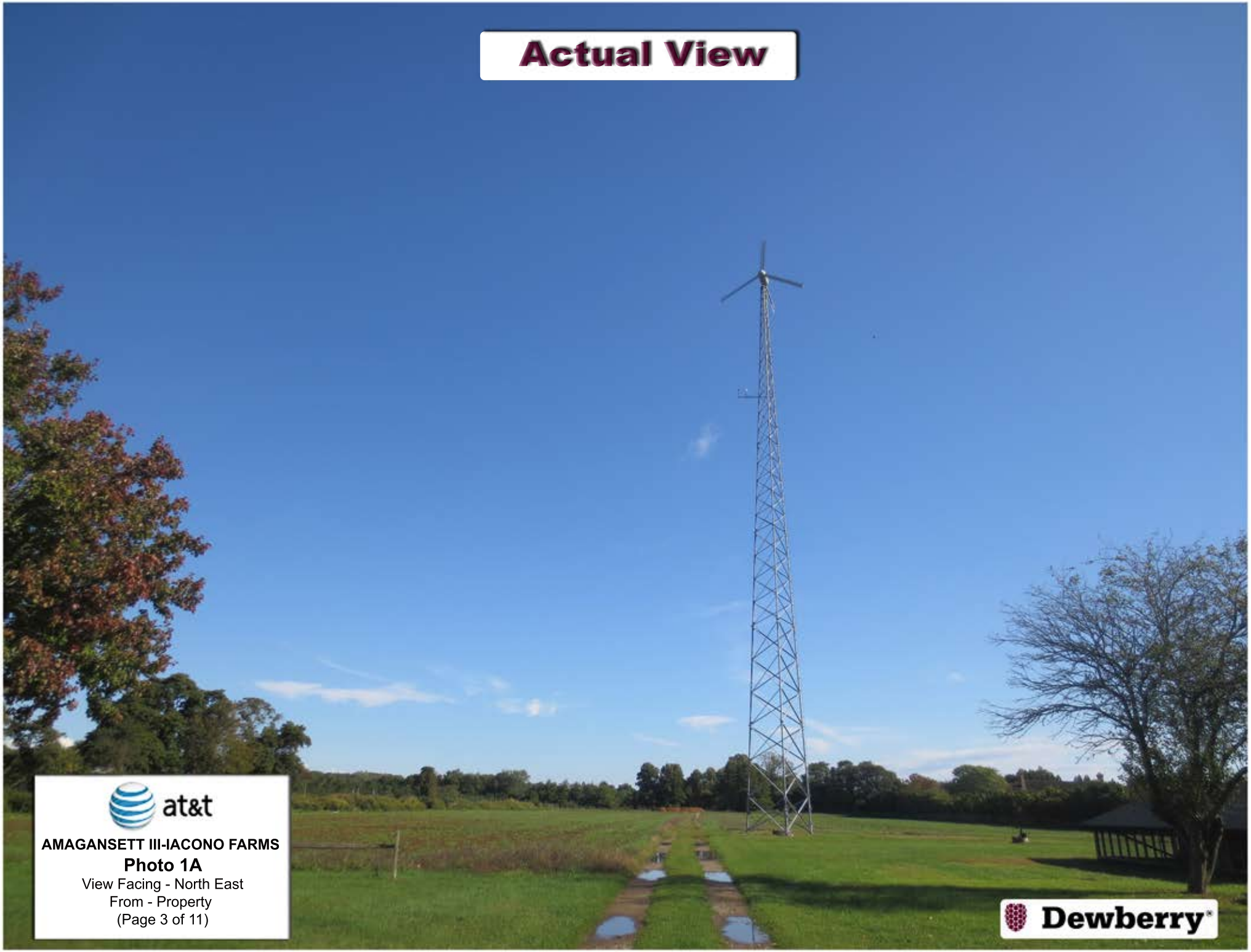
Dewberry
Dewberry Engineers Inc.
600 Parsippany Road Suite 301
Parsippany, NJ 07054

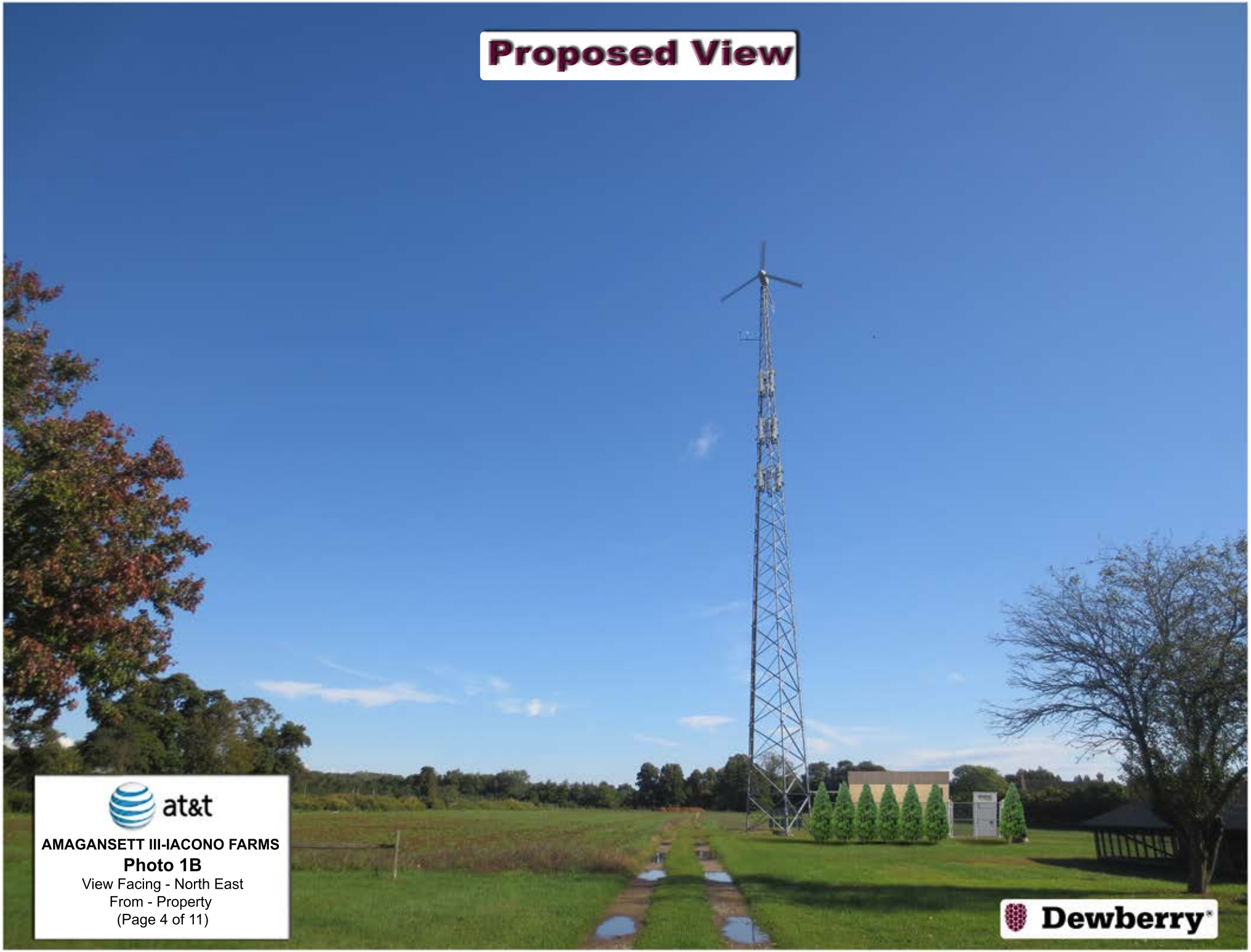
AMAGANSETT III - IACONO FARMS
NYNYU0061
LI-061

at&t
ONE AT&T WAY
BEDMINSTER, NJ 07921

smartlink
14 WALSH DRIVE
PARSIPPANY, NJ 07054


N
Fieldview Ln
Roberts Ln
ng Ln
PHOTO 4
SITE LOCATION
PHOTO 1
PHOTO 3
PHOTO 5
PHOTO 2
at&t
AMAGANSETT III - IACONO FARMS
NYNYU0061
100-106 long Lane
East Hampton, New York 11937
Dewberry


Actual View
at&t
AMAGANSETT III-IACONO FARMS
Photo 1A
View Facing - North East
From - Property
(Page 3 of 11)
Dewberry


Proposed View
at&t
AMAGANSETT III-IACONO FARMS
Photo 1B
View Facing - North East
From - Property
(Page 4 of 11)
Dewberry

Actual View
at&t
AMAGANSETT III-IACONO FARMS
Photo 2A
View Facing - North East
From - Long Lane
(Page 5 of 11)
Dewberry

Proposed View
at&t
AMAGANSETT III-IACONO FARMS
Photo 2B
View Facing - North East
From - Long Lane
(Page 6 of 11)
Dewberry

Actual View
at&t
AMAGANSETT III-IACONO FARMS
Photo 3A
View Facing - North East
From - Long Lane
(Page 7 of 11)
Dewberry

AMAGANSETT III-IACONO FARMS

Photo 3B

View Facing - North East

From - Long Lane

(Page 8 of 11)

AMAGANSETT III-IACONO FARMS

Photo 4A/B

View Facing - South East
From - Fieldview Lane
(Page 9 of 11)

AMAGANSETT III-IACONO FARMS

Photo 5A

View Facing - North East

From - Property

(Page 10 of 11)

AMAGANSETT III-IACONO FARMS

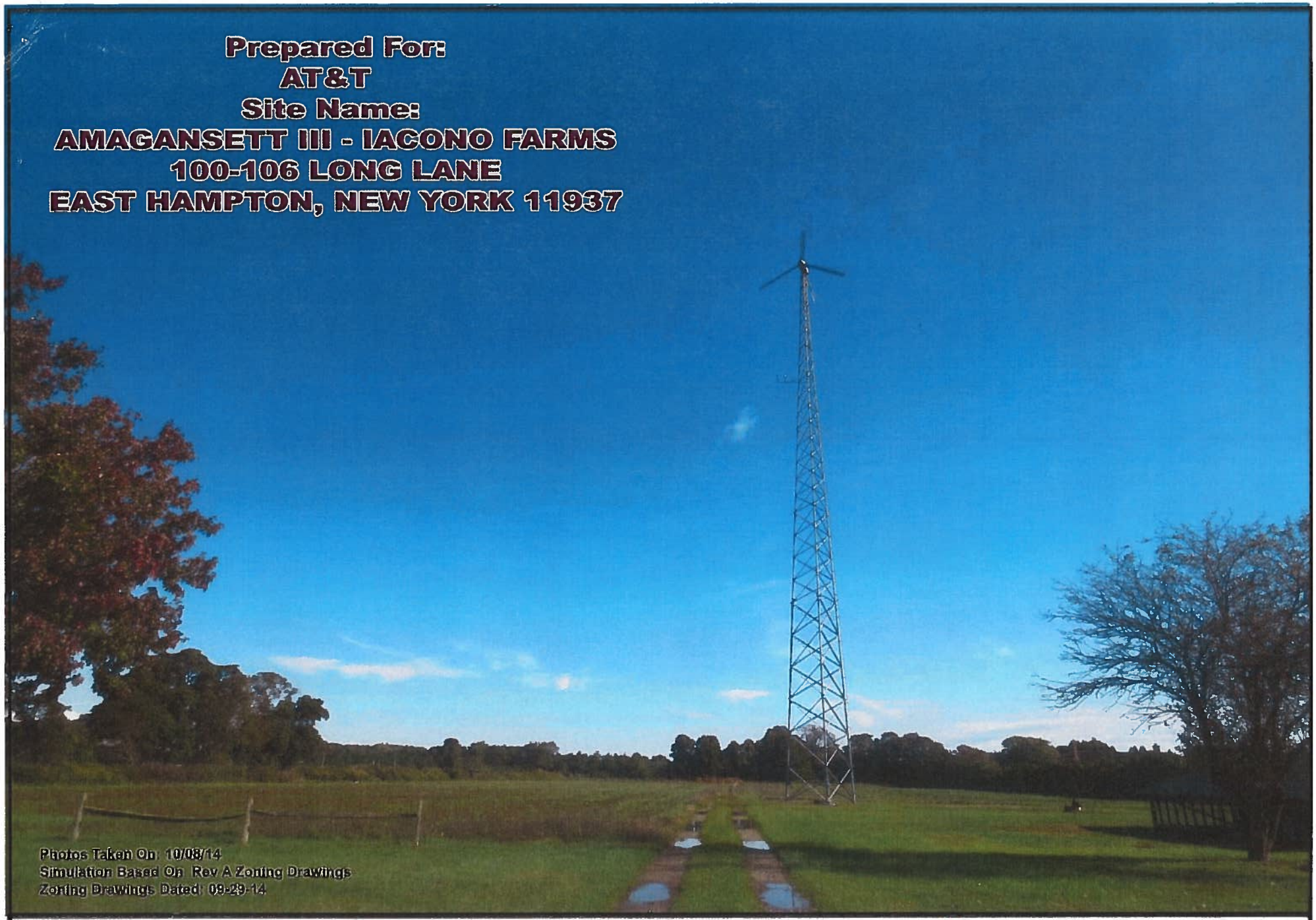
Photo 5B

View Facing - North East

From - Property

(Page 11 of 11)

Appendix J



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Dewberry

Dewberry Engineers Inc.
600 Parsippany Road Suite 301
Parsippany, NJ 07054

AMAGANSETT III - IACONO FARMS
NYNYU0061
LI-061
(Page 1 of 9)

at&t
ONE AT&T WAY
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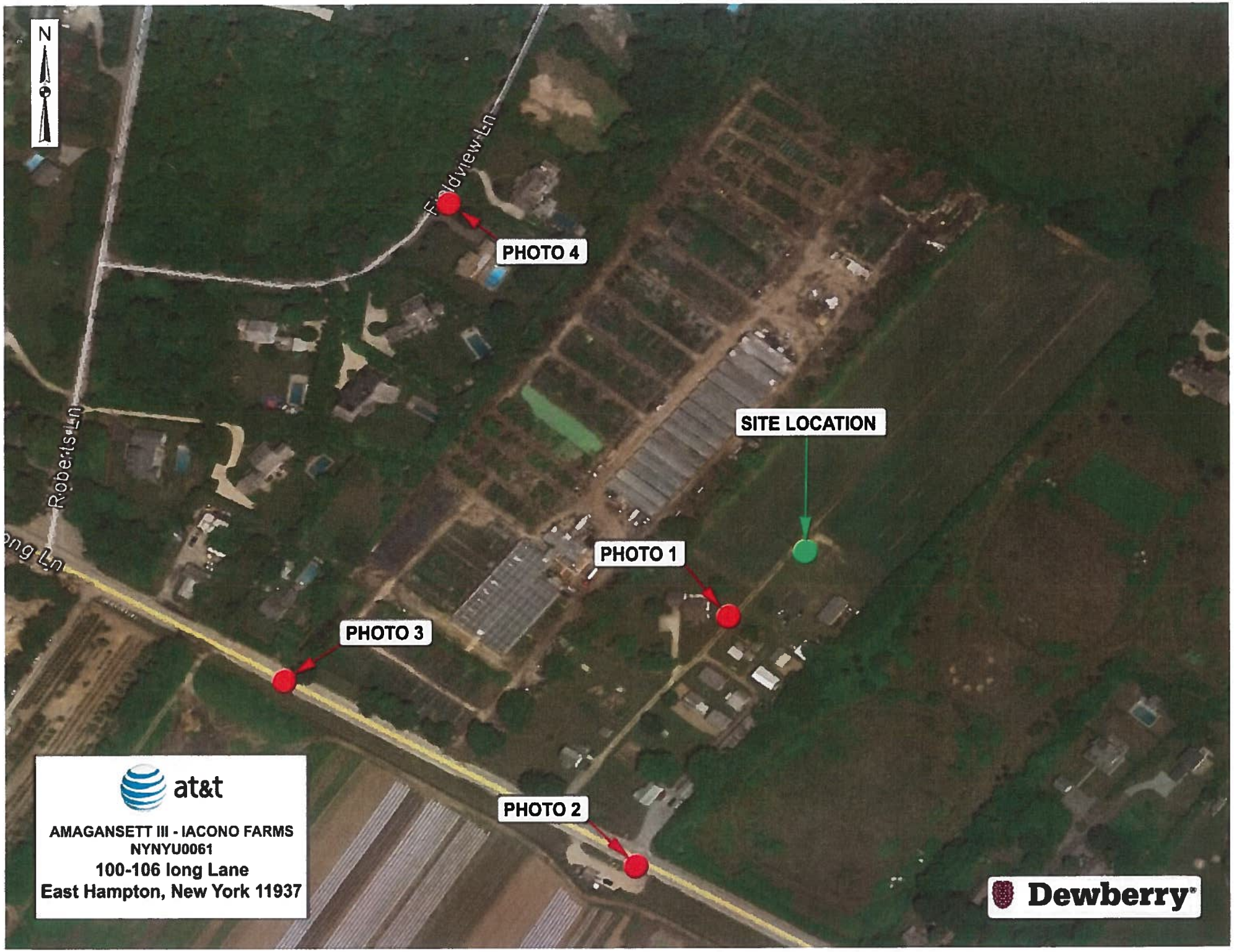
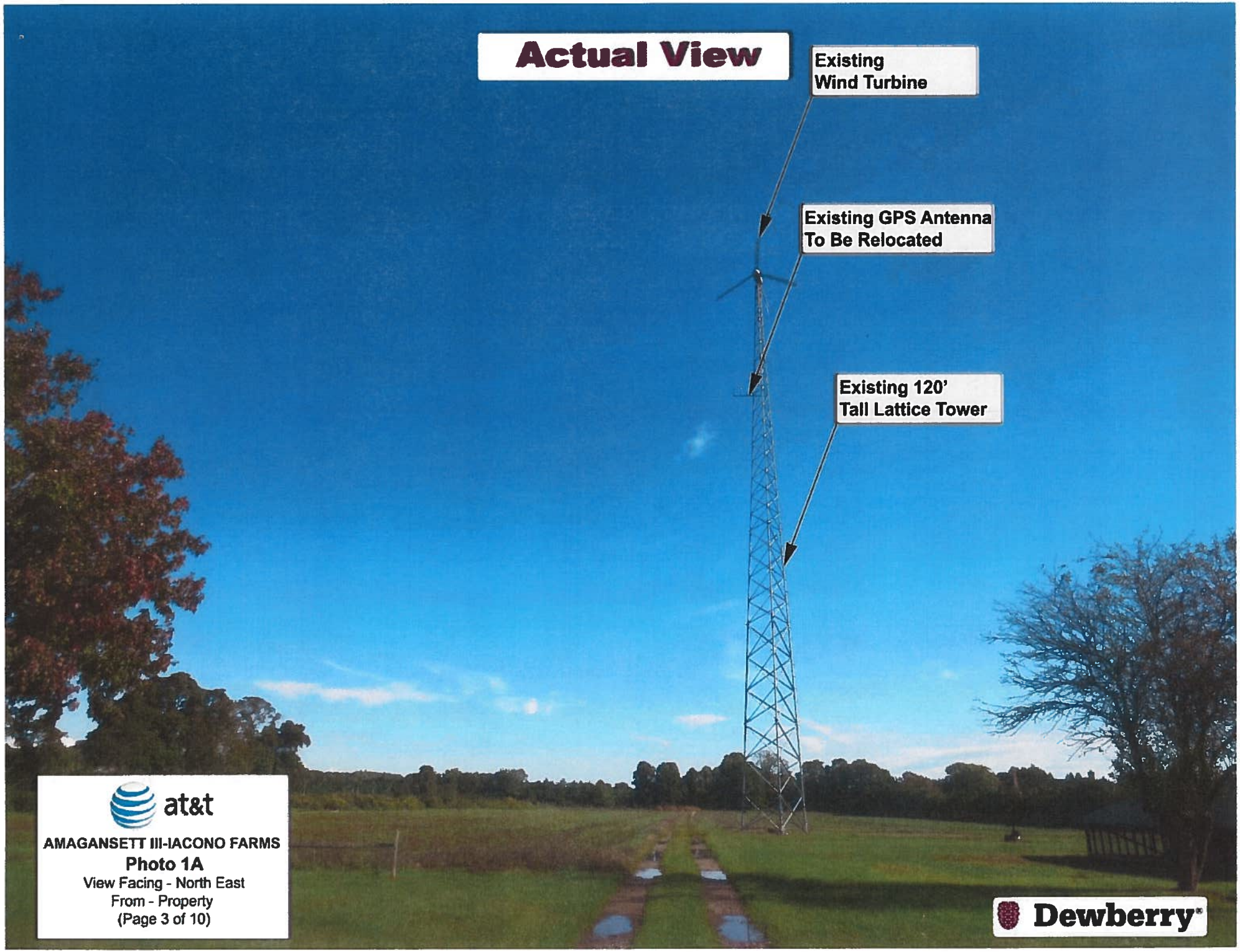
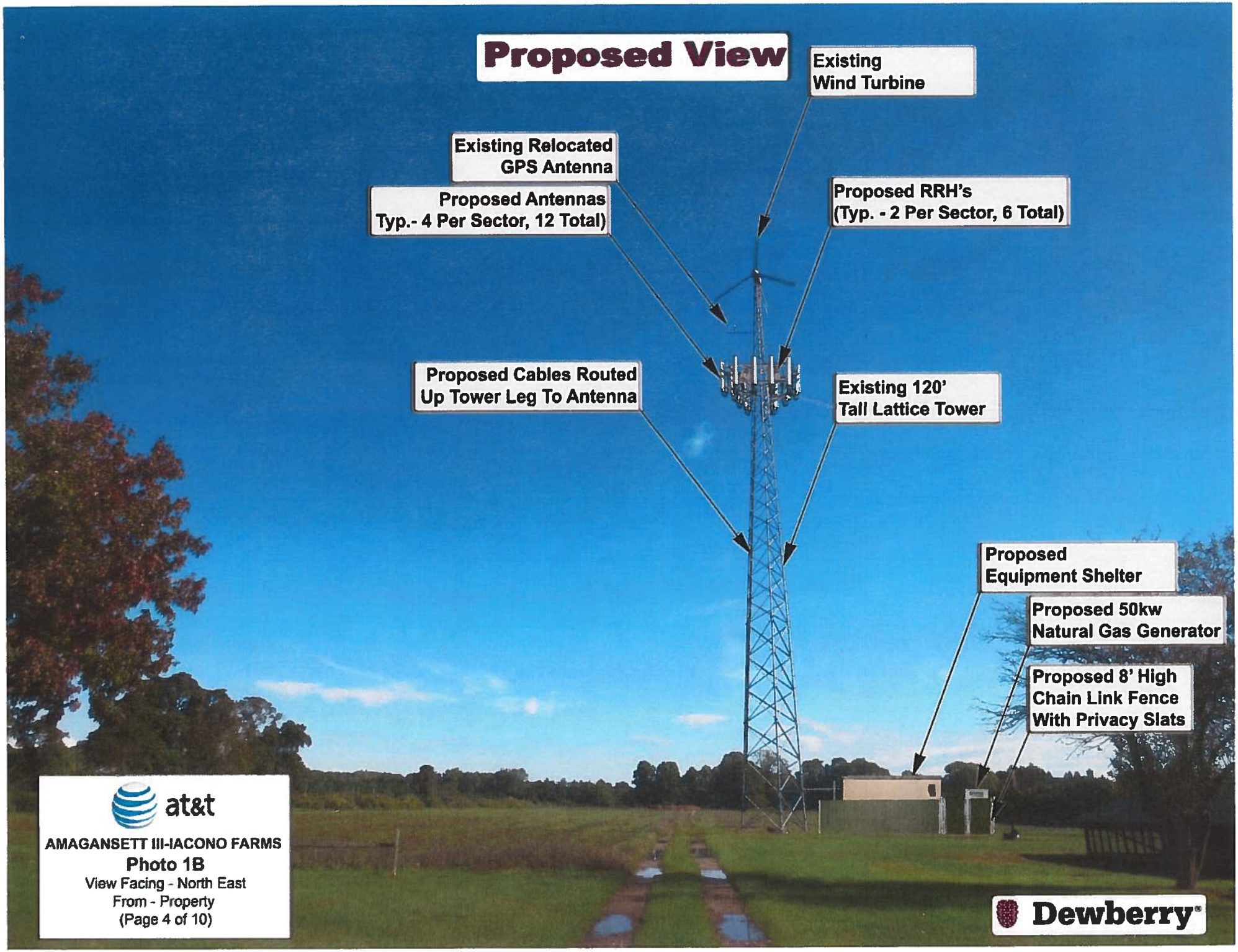
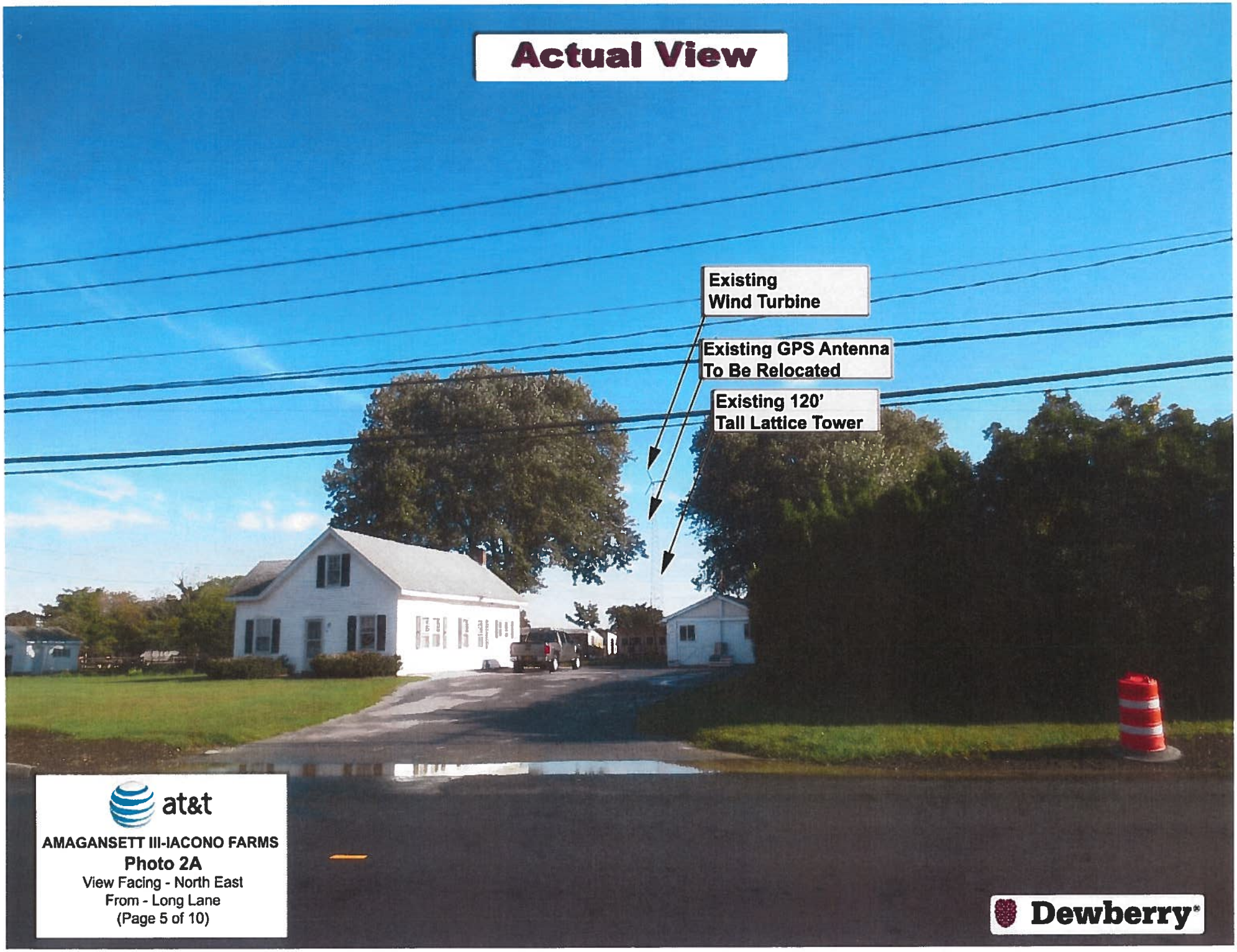
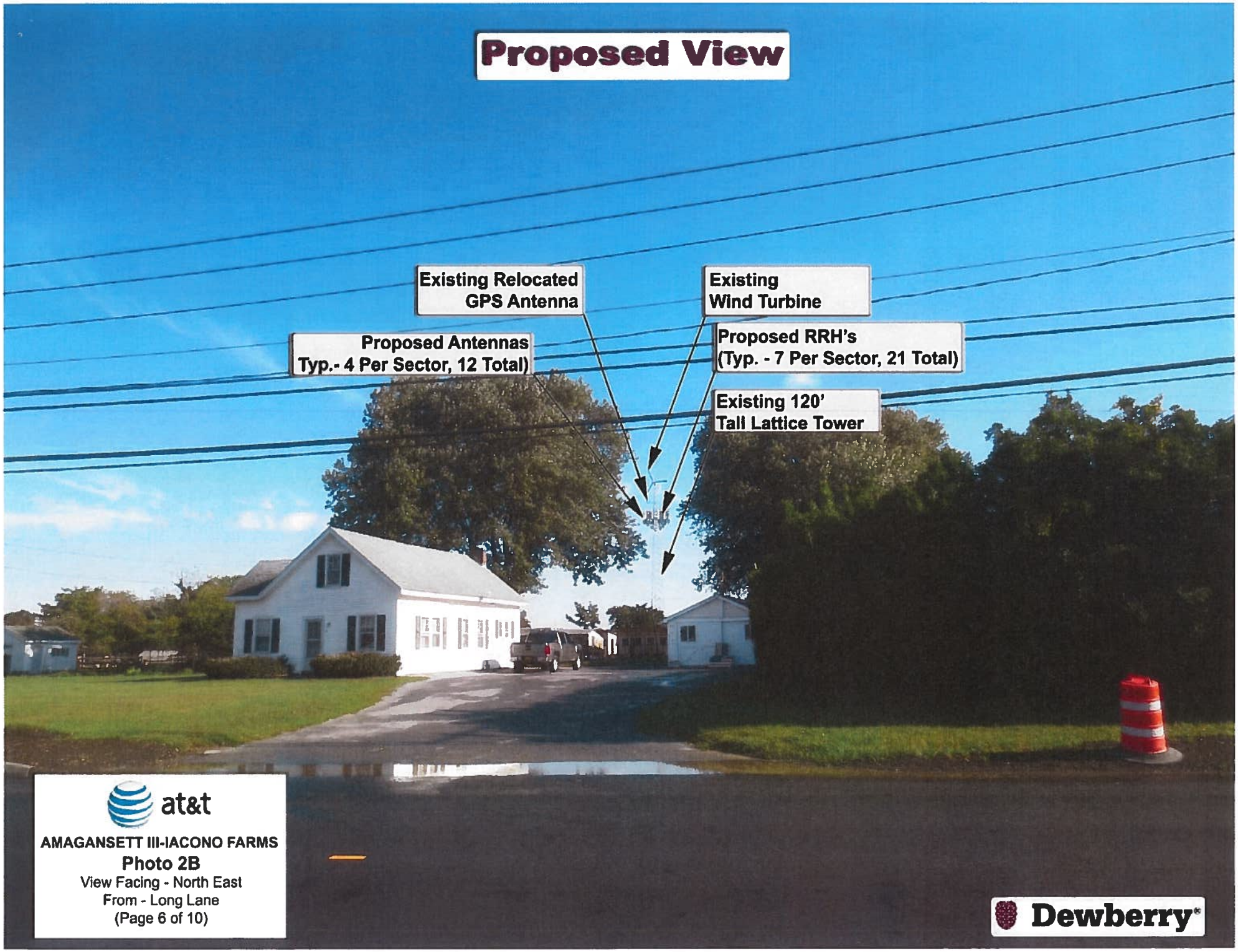
smartlink
14 WALSH DRIVE
PARSIPPANY, NJ 07054

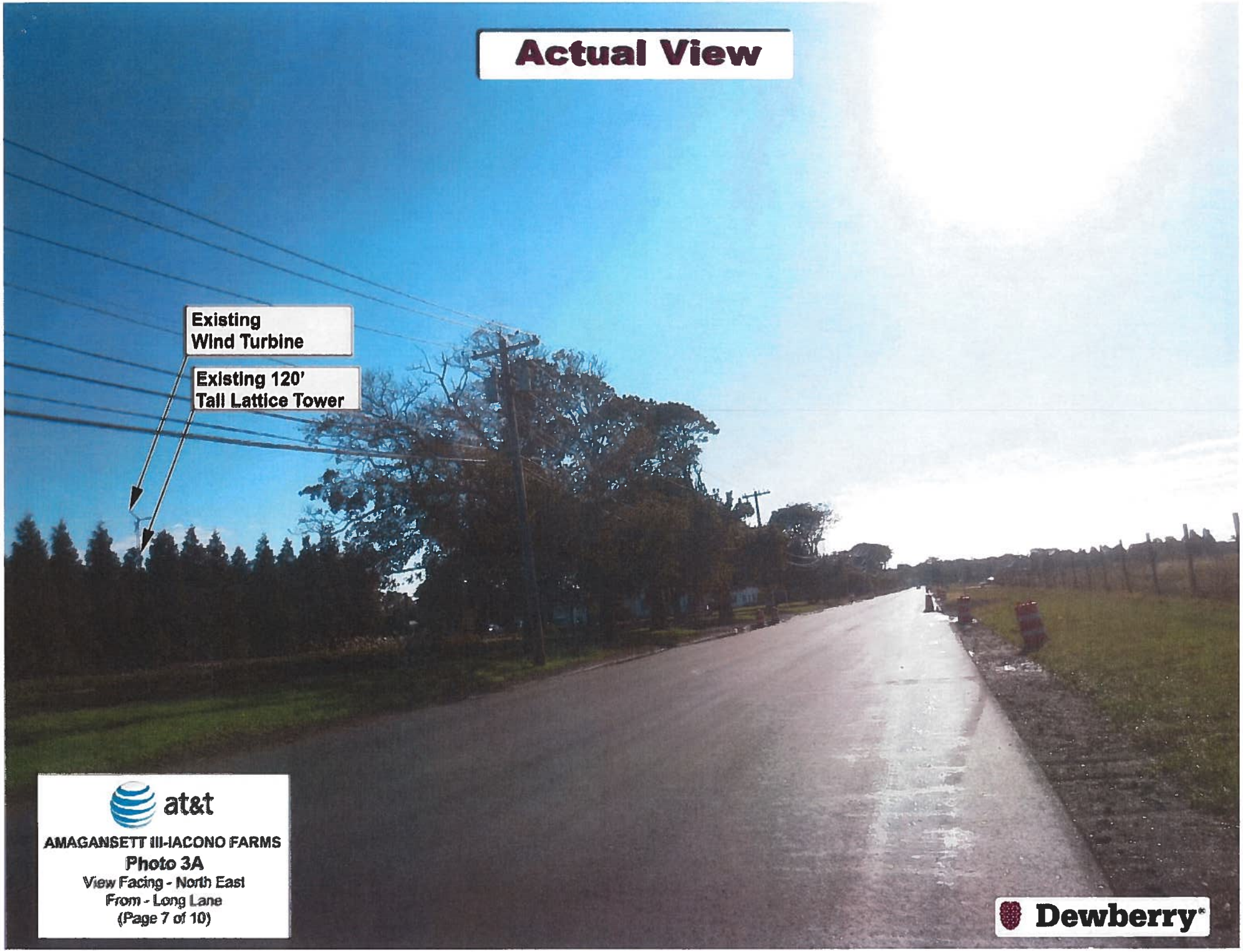

N
Fieldview Ln
Roberts Ln
ong Ln
PHOTO 4
SITE LOCATION
PHOTO 1
PHOTO 3
PHOTO 2
at&t
AMAGANSETT III - IACONO FARMS
NYNYU0061
100-106 long Lane
East Hampton, New York 11937
Dewberry

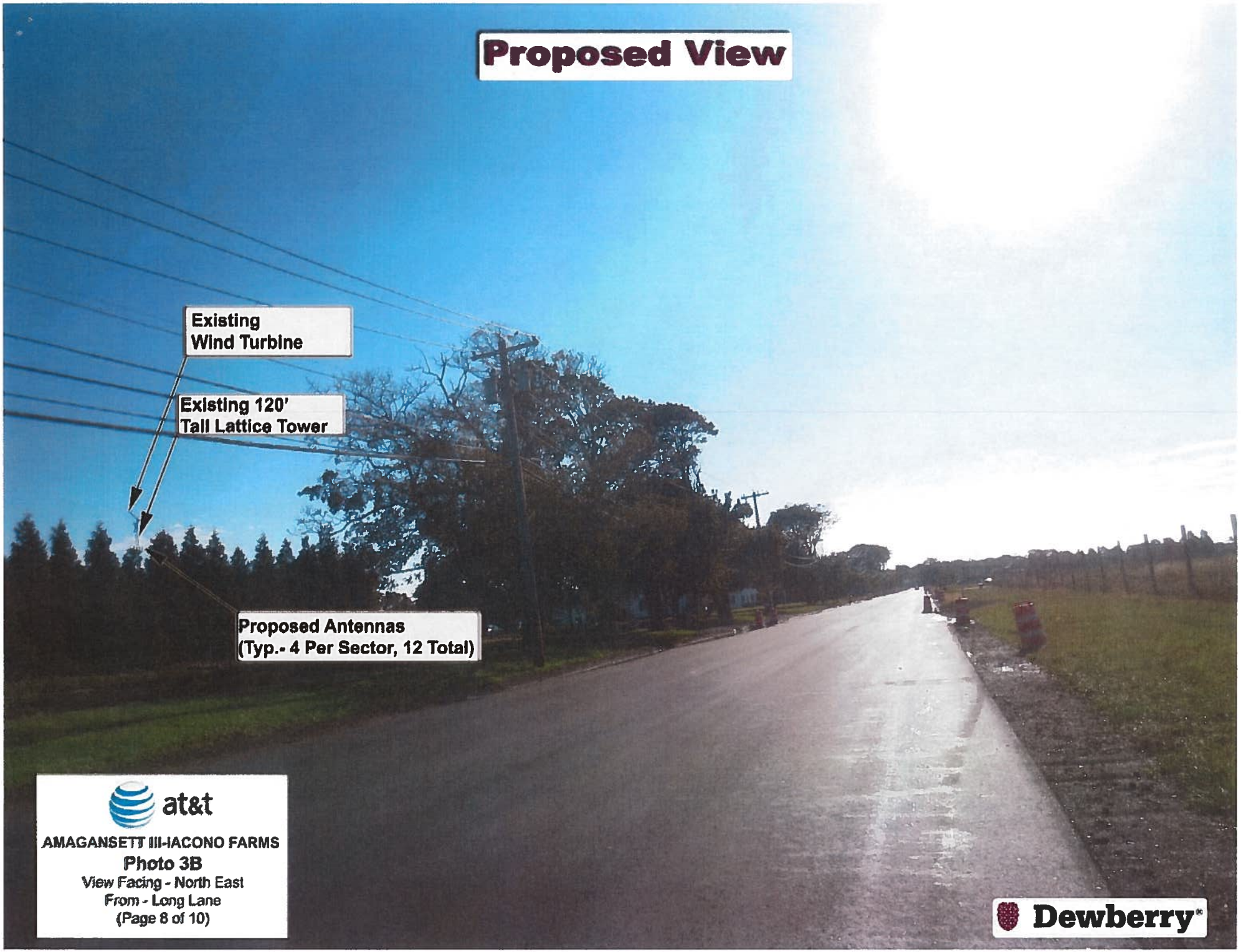

Actual View
Existing
Wind Turbine
Existing GPS Antenna
To Be Relocated
Existing 120'
Tall Lattice Tower
at&t
AMAGANSETT III-IACONO FARMS
Photo 1A
View Facing - North East
From - Property
(Page 3 of 10)
Dewberry


Proposed View
Existing Wind Turbine
Existing Relocated GPS Antenna
Proposed Antennas Typ.- 4 Per Sector, 12 Total)
Proposed RRH's (Typ. - 2 Per Sector, 6 Total)
Proposed Cables Routed Up Tower Leg To Antenna
Existing 120' Tall Lattice Tower
Proposed Equipment Shelter
Proposed 50kw Natural Gas Generator
Proposed 8' High Chain Link Fence With Privacy Slats
at&t
AMAGANSETT III-IACONO FARMS
Photo 1B
View Facing - North East
From - Property
(Page 4 of 10)
Dewberry


Actual View
Existing
Wind Turbine
Existing GPS Antenna
To Be Relocated
Existing 120'
Tall Lattice Tower
at&t
AMAGANSETT III-IACONO FARMS
Photo 2A
View Facing - North East
From - Long Lane
(Page 5 of 10)
Dewberry

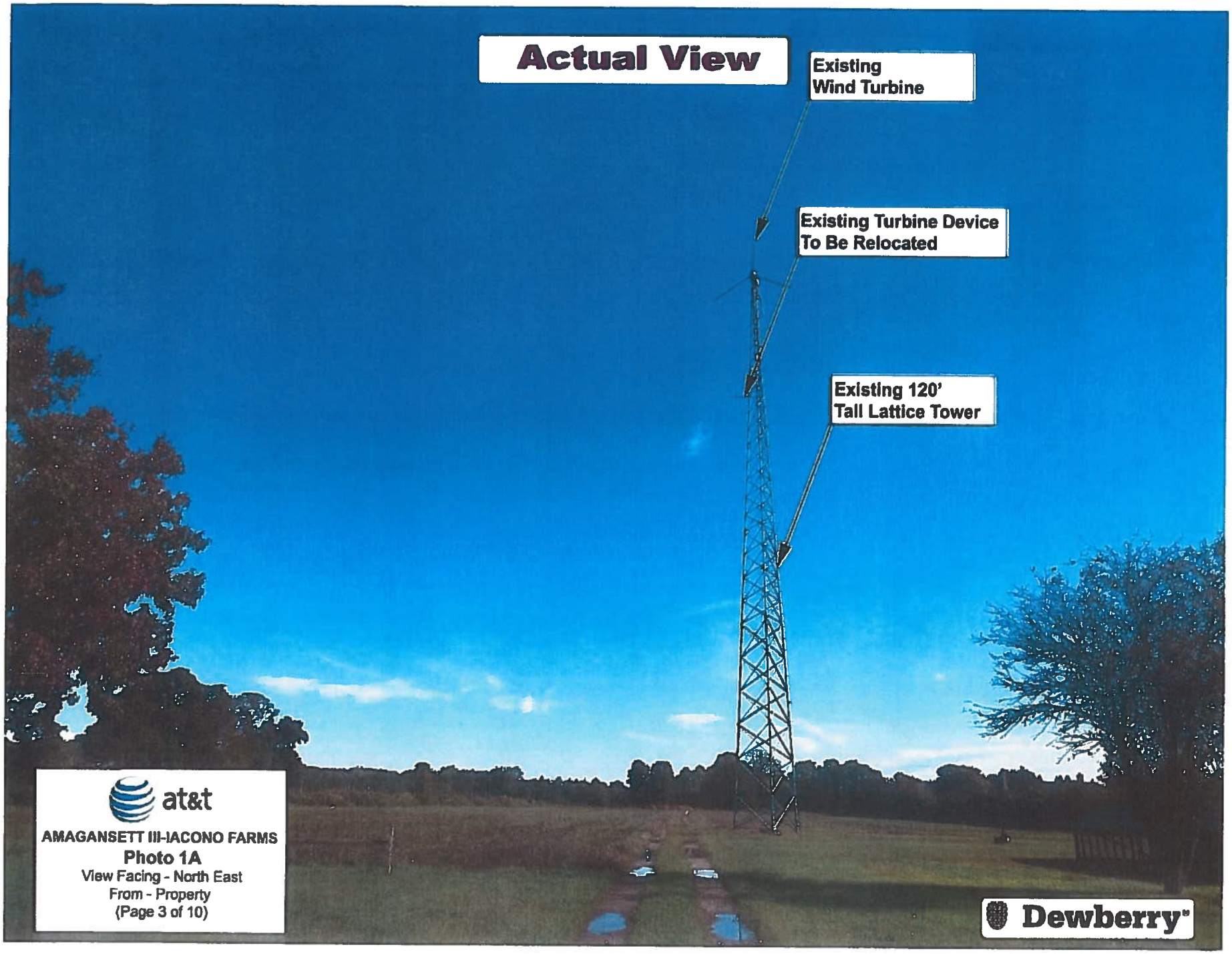

Proposed View
Existing Relocated GPS Antenna
Existing Wind Turbine
Proposed Antennas Typ.- 4 Per Sector, 12 Total)
Proposed RRH's (Typ. - 7 Per Sector, 21 Total)
Existing 120' Tall Lattice Tower
at&t
AMAGANSETT III-IACONO FARMS
Photo 2B
View Facing - North East
From - Long Lane
(Page 6 of 10)
Dewberry

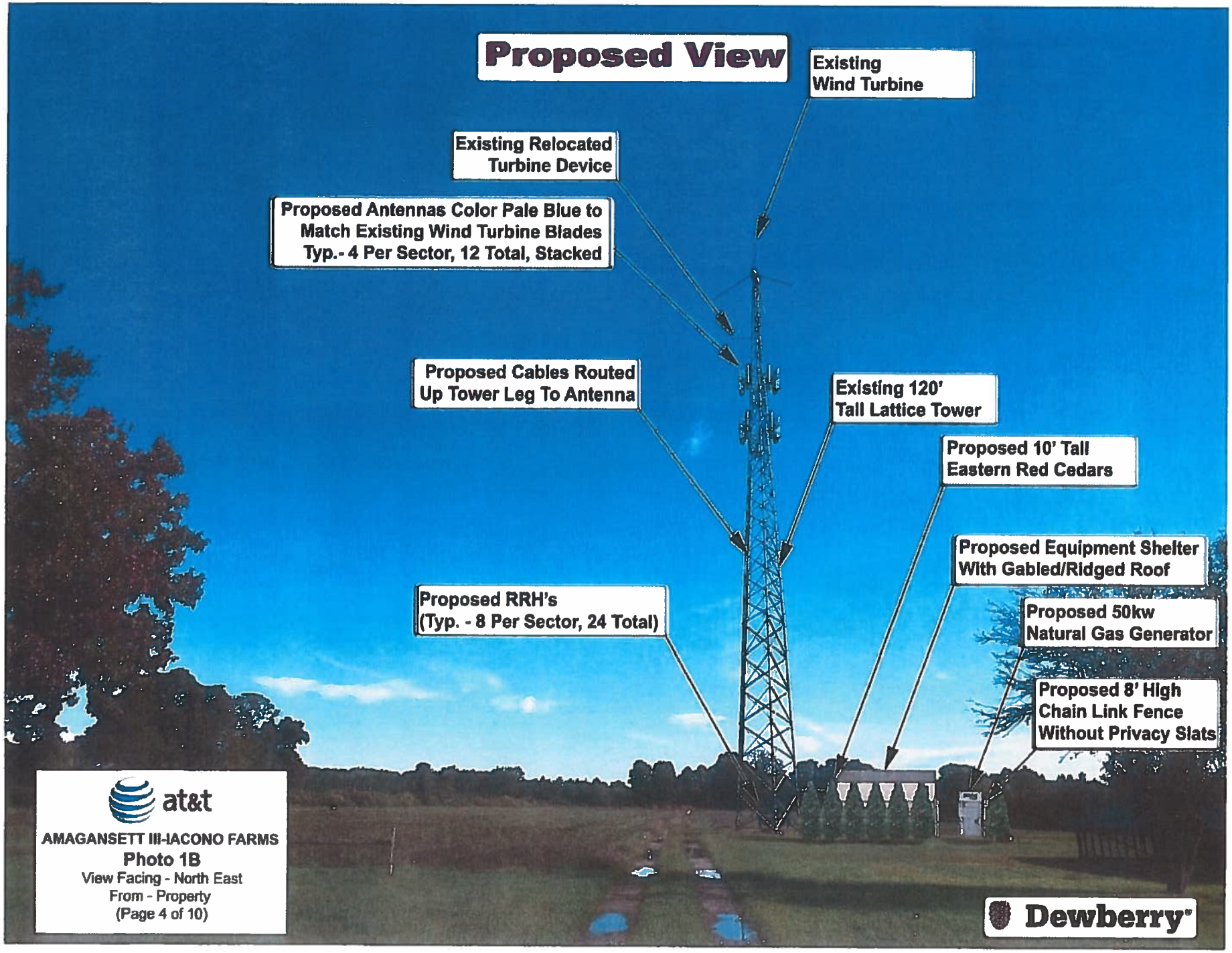

Actual View
Existing
Wind Turbine
Existing 120'
Tall Lattice Tower
at&t
AMAGANSETT III-IACONO FARMS
Photo 3A
View Facing - North East
From - Long Lane
(Page 7 of 10)
Dewberry

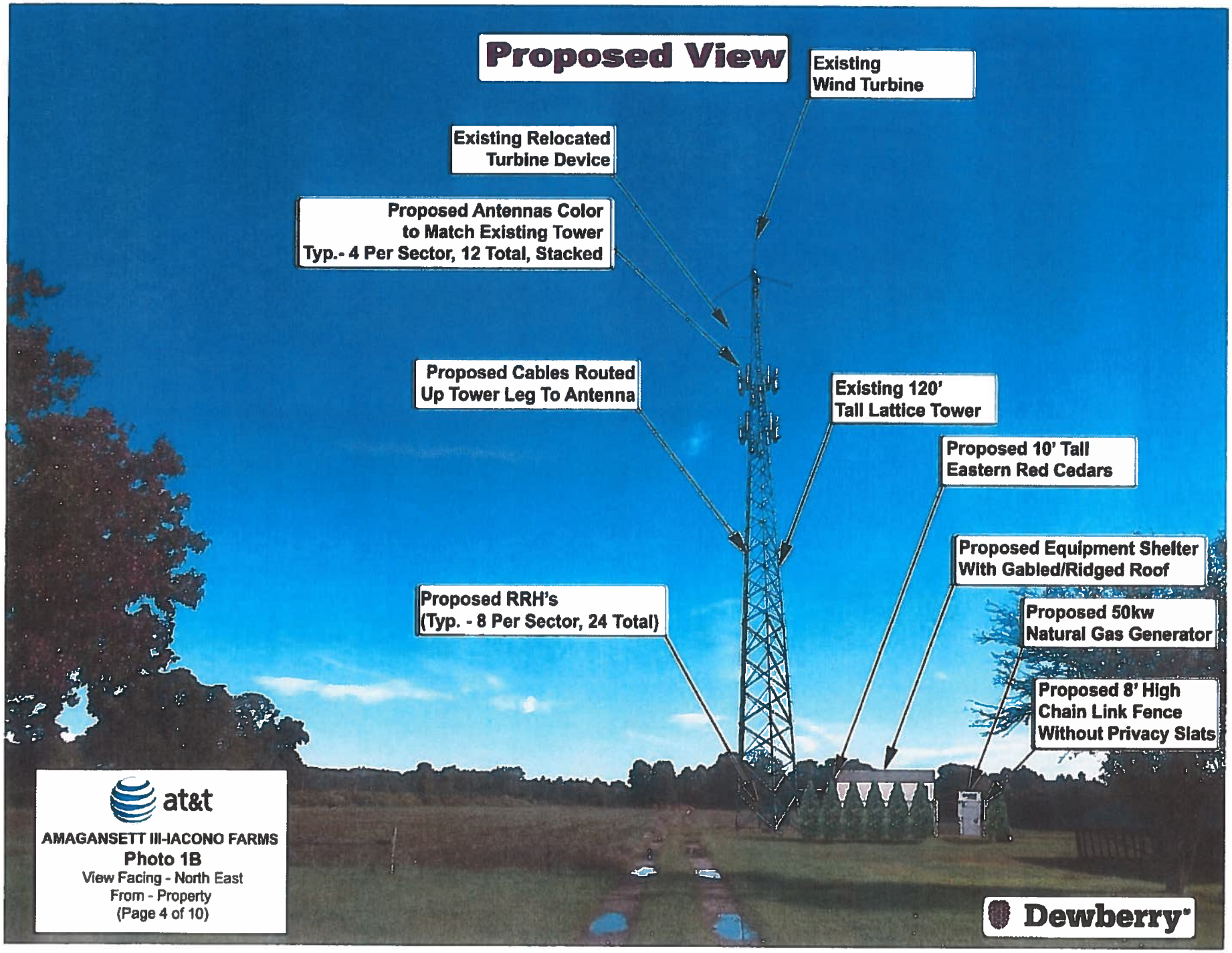

Proposed View
Existing
Wind Turbine
Existing 120'
Tall Lattice Tower
Proposed Antennas
(Typ.- 4 Per Sector, 12 Total)
at&t
AMAGANSETT III-IACONO FARMS
Photo 3B
View Facing - North East
From - Long Lane
(Page 8 of 10)
Dewberry

No View
at&t
AMAGANSETT III-IACONO FARMS
Photo 4A/B
View Facing - South East
From - Fieldview Lane
(Page 9 of 9)
Dewberry

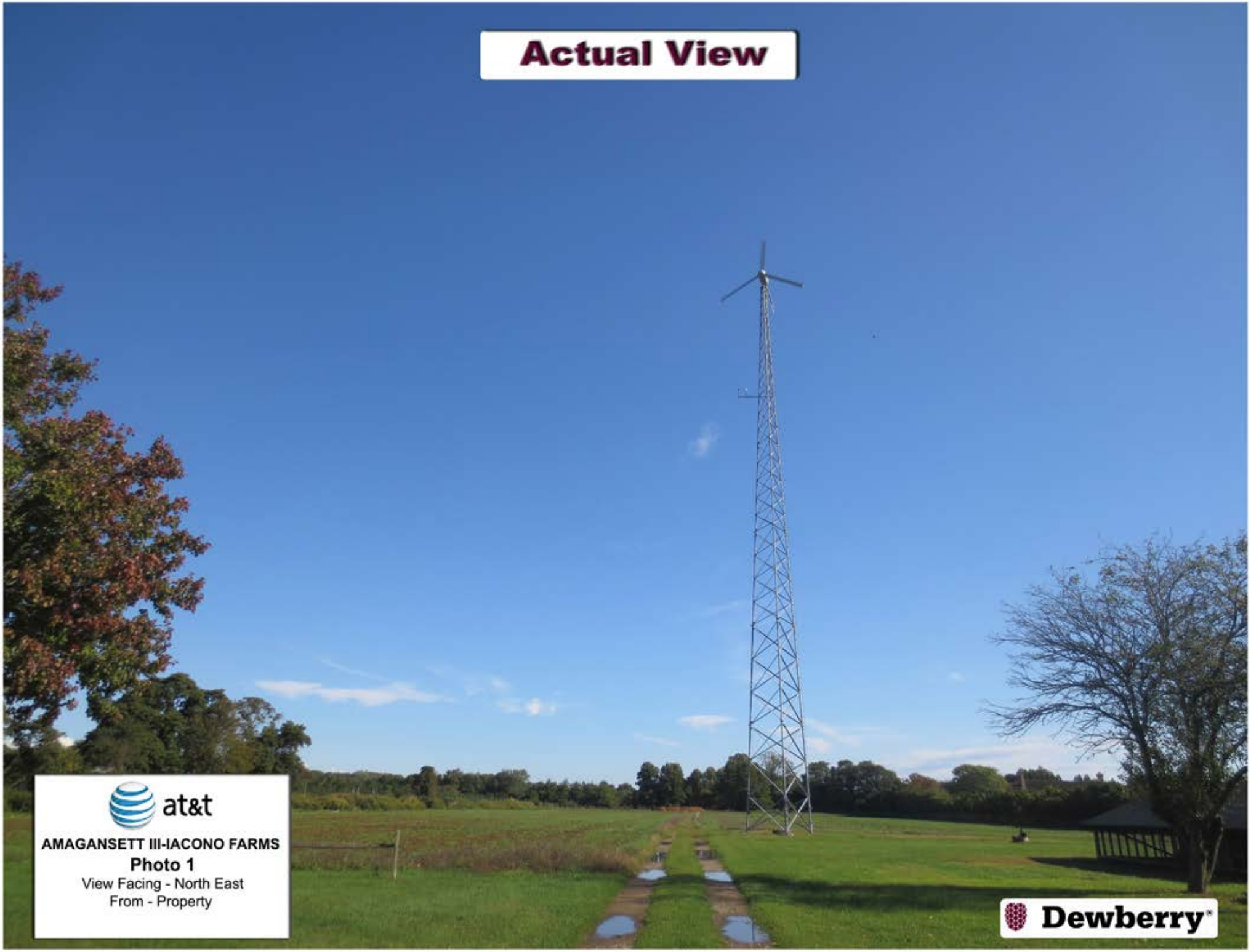
Appendix K

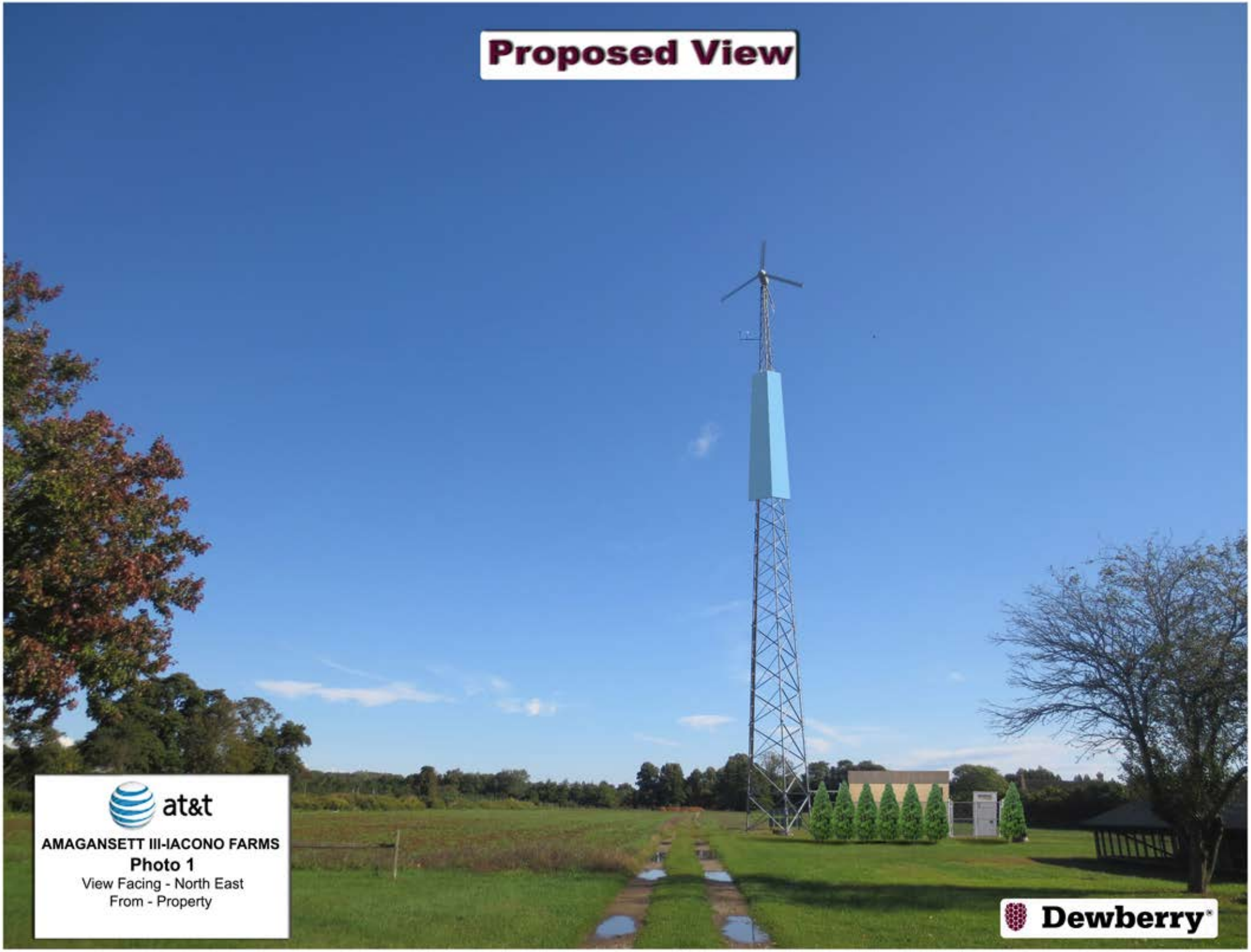

Actual View
Existing
Wind Turbine
Existing Turbine Device
To Be Relocated
Existing 120'
Tall Lattice Tower
at&t
AMAGANSETT III-IACONO FARMS
Photo 1A
View Facing - North East
From - Property
(Page 3 of 10)
Dewberry


Proposed View
Existing Wind Turbine
Existing Relocated Turbine Device
Proposed Antennas Color Pale Blue to Match Existing Wind Turbine Blades Typ.- 4 Per Sector, 12 Total, Stacked
Proposed Cables Routed Up Tower Leg To Antenna
Existing 120' Tall Lattice Tower
Proposed 10' Tall Eastern Red Cedars
Proposed Equipment Shelter With Gabled/Ridged Roof
Proposed RRH's (Typ. - 8 Per Sector, 24 Total)
Proposed 50kw Natural Gas Generator
Proposed 8' High Chain Link Fence Without Privacy Slats
at&t
AMAGANSETT III-IACONO FARMS
Photo 1B
View Facing - North East
From - Property
(Page 4 of 10)
Dewberry


Proposed View
Existing Wind Turbine
Existing Relocated Turbine Device
Proposed Antennas Color to Match Existing Tower Typ.- 4 Per Sector, 12 Total, Stacked
Proposed Cables Routed Up Tower Leg To Antenna
Existing 120' Tall Lattice Tower
Proposed 10' Tall Eastern Red Cedars
Proposed Equipment Shelter With Gabled/Ridged Roof
Proposed RRH's (Typ. - 8 Per Sector, 24 Total)
Proposed 50kw Natural Gas Generator
Proposed 8' High Chain Link Fence Without Privacy Slats
at&t
AMAGANSETT III-IACONO FARMS
Photo 1B
View Facing - North East
From - Property
(Page 4 of 10)
Dewberry

Appendix L


Actual View
at&t
AMAGANSETT III-IACONO FARMS
Photo 1
View Facing - North East
From - Property
Dewberry


Proposed View
at&t
AMAGANSETT III-IACONO FARMS
Photo 1
View Facing - North East
From - Property
Dewberry

Actual View
at&t
AMAGANSETT III-IACONO FARMS
Photo 2
View Facing - North East
From - Property
Dewberry

Proposed View
at&t
AMAGANSETT III-IACONO FARMS
Photo 2
View Facing - North East
From - Property
Dewberry

Appendix M

PLANNING BOARD
TOWN OF EAST HAMPTON
COUNTY OF SUFFOLK, STATE OF NEW YORK
----------X
In the Matter of the Application of
NEW CINGULAR WIRELESS PCS, LLC
(a.k.a. AT&T, hereinafter "AT&T")

For approval to install a public utility wireless telecommunications facility at

Iacono Farm
100 Long Lane
East Hampton, New York 11937
S.C.T.M. District 300, Section 159, Block 1, Lot 10.1
(a.k.a. AT&T Site LI 061, hereinafter "Premises")
----------X

AFFIDAVIT OF AT&T RADIO FREQUENCY PERFORMANCE MANAGER

Supplemental Material for AT&T's Draft Environmental Impact Statement

STATE OF NEW YORK)
) SS.:
COUNTY OF SUFFOLK)

John Moucha, being duly sworn, deposes and says:

1. I am AT&T's Radio Frequency Performance Manager for the geographic area that includes Long Island, New York. My duties include managing development of AT&T's wireless network in order to provide reliable service to AT&T's customers.

2. I submit this Affidavit to the Town of East Hampton Planning Board in further support of AT&T's Draft Environmental Impact Statement ("DEIS") dated January, 2017. I also submit this Affidavit in response to the March 2, 2017 memorandum of Eric Schantz, Town of East Hampton Senior Planner, which states, as follows, at Page 3 of 4:

> "With respect to 4.a above, the DEIS first notes that the Town cannot impose specific technical requirements on wireless services and that, therefore, a utility pole-mounted facility such as a Distributed Antenna System (DAS) cannot be required by the Board. However, the DEIS does analyze this option and states that, among other reasons, this is not feasible due to the fact that such systems are not as capable as traditional single-source facilities at helping emergency services responders. No visualizations of such facilities were included in the DEIS.
>
> The Planning Department requests additional information at this time regarding the feasibility of a Distributed Antennas System, small cell system, or any other

similar form of antenna network which can be mounted to '... public right-of way utility poles, including telephone poles, utility distribution poles, streetlights and traffic signal stanchions…' as previously requested in the adopted scope for the DEIS. In particular, we request that the following additional information in the form of a supplement to the DEIS be submitted:

- Additional information pertaining to the anticipated discrepancies in emergency services communication capabilities within the projected coverage area of the proposed facility versus that of a series of antennas mounted to public right-of-way utility poles, including telephone poles, utility distribution poles, streetlights and/or traffic signal stanchions within this same area.

- Additional visual information for a series of antennas mounted to public right-of-way utility poles, including telephone poles, utility-distribution poles, streetlights and/or traffic signal stanchions"

Additional Information Pertaining to Emergency Services Communication Capabilities

3. For a summary of AT&T's prior discussion of distributed antenna system ("DAS") technology, the Planning Board's attention is respectfully directed to Pages 69 through 71 of AT&T's DEIS, submitted to the Town of East Hampton on/about January 26, 2017.

4. In response to the Planning Department's request for additional information pertaining to emergency services communications capabilities, attached hereto is a copy of the Federal Communications Commission's ("FCC") 911 Wireless Services guidelines. Among other things, these guidelines make the following salient points:

- It is estimated that about 70 percent of 911 calls are placed from wireless phones, and that percentage is growing.

- For many Americans, the ability to call 911 for help in an emergency is one of the main reasons they own a wireless phone.

- Since wireless phones are mobile, they are not associated with one fixed location or address.

- While the location of the cell site closest to the 911 caller may provide a general indication of the caller's location, that information is not always specific enough for rescue personnel to deliver assistance to the caller quickly.

- The FCC has adopted rules aimed at improving the reliability of wireless 911 services and the accuracy of the location information transmitted with a wireless 911 call. These improvements help provide Public Safety Answering Points

("PSAPs") with meaningful, accurate location information from wireless 911 callers in order to dispatch local emergency responders to the correct location and to provide assistance to 911 callers more quickly.

- The FCC's Phase II E911 rules, by which AT&T abides, require wireless service providers to provide more precise location information to PSAPs; specifically, the latitude and longitude of the caller. This information must be accurate to within 50 meters (i.e. approx. 164 feet) to 300 meters (i.e. approx. 984 feet).

5. AT&T strives to meet the FCC's most stringent 50 meter (i.e. 164 foot) 911 caller location information standard, but, in cases when this is not achievable, AT&T attempts to achieve call location precision of 150 meters (i.e. 492 feet) or better. Within this context, it is vital to note that unless a 911 caller using his/her cell phone has access to a wireless signal, he/she will not be able to place, receive, and maintain a call, including a 911 cell phone call with public safety personnel. Such a limitation would be particularly detrimental to a cell phone user who is beyond the limited signal range of a DAS node. In the alternative, a cell phone user with access to reliable coverage from a "macro" site, such as that proposed for Iacono Farm, would not suffer from such a lack of signal.

6. As indicated by the wireless signal propagation maps included as part of Appendix C attached to AT&T's DEIS (see, for example, the map labeled "850 MHz Coverage of Proposed Site Only @ Antenna Height = 95 ft"), AT&T's proposed telecommunications facility on the wind turbine tower at Iacono Farm is expected to provide 2.41 square miles (or 1,544 acres) of standalone -75dBm signal strength reliable in building wireless coverage, and 3.89 square miles (or 2,489 acres) of standalone -85 dBm signal strength reliable in-car wireless coverage. In summary, at these signal levels, AT&T's proposed wireless facility on the wind turbine tower at Iacono Farm would provide 6.30 square miles (or 4,033 acres) of combined in-building and in-vehicle standalone coverage.

7. In comparison to AT&T's proposed "macro" facility at Iacono Farm, a DAS installation in this area would consist of a vast network of spatially separated, low powered antenna nodes

attached to utility poles, streetlights, traffic signal stanchions, or similar limited height structures, connected to a common source (i.e. a hub), via a transport medium (i.e. fiber optic cabling). Each node would provide a limited "zone" (e.g. a 250 foot radius) of wireless coverage, intended to overlap with the zones of its adjacent/neighbor nodes, in order to provide service along adjacent roadways and the limited geographic space within each zone.

8. In order to quantify the approximate number of DAS nodes that would be required to provide DAS coverage within AT&T's proposed coverage area, the linear footage of each roadway in the coverage area has been calculated as follows:

- Intersection of Cedar Street and Hands Creek Road, northwest to Wooded Oak Lane, approximately 4,127 feet

- Intersection of Cedar Street and Osborne Lane, west to Intersection of Cedar Street and Stephen Hands Path, approximately 8,109 feet

- Intersection of Osborne Lane and Newtown Lane, west to Intersection of Long Lane and Stephen Hands Path, approximately 9,347 feet

- Intersection of Buell Lane and Toilsome Lane, west along State Route 114 to Intersection of Stephen Hands Path, approximately 7,053 feet

- Intersection of State Route 114 and Stephen Hands Path, north to intersection of Stephen Hands Path and Cedar Street, approximately 4,225 feet

- Intersection of Buell Lane and Toilsome Lane, north along Toilsome Lane, Gingerbread Lane, and Cooper Lane, to Intersection of Cooper Lane and Cedar Street, approximately 6,126 feet

9. Based on foregoing, the total linear footage of the listed roadways equals roughly 38,987 feet, or 7.38 miles. By way of example, assuming a DAS node were to be installed every 500 feet along these roadways, this would result in approximately 78 nodes. Despite these vast numbers of potential nodes, due to the low power and low height of each node, AT&T's coverage would remain limited to the adjacent roadways and geographic areas in immediate proximity thereof.

10. Aside from the fact that this would not enable AT&T to meet its coverage objective to provide reliable in-building coverage as depicted in the signal propagation maps set forth at Appendix C of AT&T's DEIS, AT&T would not be able to satisfy the FCC's Phase II E911 rules, discussed above, insofar as there would remain substantial pockets of unreliable wireless service in the coverage area to be served by the proposed facility on the wind turbine tower at Iacono Farm. Herein lies the very essence of why emergency services communication capabilities would be diminished through the use of a DAS system, especially since DAS is intended to supplement, and work with, coverage from "macro" sites, such as the proposed Iacono Farm site, rather than replacing them, especially in outdoor settings such as that under consideration in this case.

Additional Visual Information

11. In addition, and, in further response to the Planning Department's March 2, 2017 request for additional visual information, attached hereto please find four photographs of an actual, standard and/or typical distributed antenna system ("DAS") node. A node is but one of many individual units that would make up a geographically broader DAS network in the subject area.

12. These photographs were taken on Monday, March 6, 2016, at approximately 11:00 a.m., at the southeast corner of the intersection of Youngs Hill Road and Vineyard Road, Huntington, New York. Although the node depicted is not an AT&T node, the node is an industry standard configuration.

13. The attached DAS node photographs depict a typical DAS node installation, which consists of transmitting/receiving antenna(s) at the top of the brown utility pole, and a related equipment box mounted to the pole at approximately 6 feet above ground level. Among other things, the first two photographs clearly indicate that the DAS antenna is situated below the

height of adjacent trees. These photographs also clearly demonstrate that DAS nodes can impart a significant visual impact on the adjacent environs.

14. In addition, as discussed more fully at Pages 69 through 71 of AT&T's DEIS, DAS networks are insufficient to eliminate service gaps such as that in the vicinity of Iacono Farm because DAS nodes provide low power output by using low power and lower gain antennas which are located on shorter structures where they are most impacted by clutter profiles (i.e. intervening trees, structures, topography, etc.). For the same reason that a tower constructed below the tree line would have limited utility, DAS technology is similarly limited (DEIS, Pages 70 - 71.)

15. Regardless of whether the DAS components depicted were to be attached by AT&T to a brown utility pole, or whether they were to be attached to utility distribution poles, streetlights or traffic signal stanchions, the visual impact of the DAS components would be similar, if not identical, to how they appear in the photographs attached hereto. I again note, however, that dozens and dozens of these nodes would be required just to provide coverage along the roadways in the area.

16. Based on the foregoing, I respectfully request that the Town of East Hampton Planning Board approve AT&T's application to install the proposed telecommunications facility at Iacono Farm.

John Moucha

John Moucha
Radio Frequency Performance Manager

Sworn to before me this 7th day of March, 2017.

NOTARY PUBLIC

JOHN P. HUBER
Notary Public, State of New York
No. 02HU5074365
Qualified in Suffolk County
Commission Expires March 10, 2019

Federal Communications Commission 911 Wireless Services Guidelines

911 Wireless Services

The number of 911 calls placed by people using wireless phones has significantly increased in recent years. It is estimated that about 70 percent of 911 calls are placed from wireless phones, and that percentage is growing. For many Americans, the ability to call 911 for help in an emergency is one of the main reasons they own a wireless phone.

Unique challenges posed by wireless phones

While wireless phones can be an important public safety tool, they also create unique challenges for emergency response personnel and wireless service providers. Since wireless phones are mobile, they are not associated with one fixed location or address. While the location of the cell site closest to the 911 caller may provide a general indication of the caller's location, that information is not always specific enough for rescue personnel to deliver assistance to the caller quickly.

Tips for 911 calling

Consumers making a 911 call from a wireless phone should remember the following:

- Tell the emergency operator the location of the emergency right away.
- Provide the emergency operator with your wireless phone number, so if the call gets disconnected, the emergency operator can call you back.
- PSAPs currently lack the technical capability to receive texts, photos and videos.
- If your wireless phone is not "initialized" (meaning you do not have a contract for service with a wireless service provider), and your emergency call gets disconnected, you must call the emergency operator back because the operator does not have your telephone number and cannot contact you.
- To help public safety personnel allocate emergency resources, learn and use the designated number in your state for highway accidents or other non life-threatening incidents (States often reserve specific numbers for these types of incidents. For example, "#77" is the number used for highway accidents in Virginia.)
- Refrain from programming your phone to automatically dial 911 when one button, such as the "9" key, is pressed. Unintentional wireless 911 calls, which often occur when auto-dial keys are inadvertently pressed, cause problems for emergency call centers.
- If your wireless phone came pre-programmed with the auto-dial 911 feature already turned on, turn this feature off (consult your user manual for instructions).
- Lock your keypad when you're not using your wireless phone to help prevent accidental calls to 911.
- Consider creating a contact in your wireless phone's memory with the name "ICE" (In Case of Emergency), which lists the phone numbers of people you want to have notified in an emergency.

Ask about your handset's E911 capabilities

When replacing your handset, ask about E911 capabilities. Some providers may offer incentives to encourage customers without location-capable phones to obtain new location-capable phones. Some providers may choose to prevent reactivation of older handsets that do not have E911 capability, or

Federal Communications Commission · Consumer and Governmental Affairs Bureau · 445 12th St. SW. Washington, DC 20554
1-888-CALL-FCC (1-888-225-5322) · TTY: 1-888-TELL-FCC (1-888-835-5322) · www.fcc.gov/consumer-governmental-affairs-bureau

they may adopt various other measures. If a provider declines to reactivate a handset that is not location-capable, the FCC still requires the provider to deliver a 911 call from that handset to the appropriate PSAP.

Wireless 911 rules

As part of our efforts to improve public safety, the FCC has adopted rules aimed at improving the reliability of wireless 911 services and the accuracy of the location information transmitted with a wireless 911 call. The improvements help providing Public Safety Answering Points with meaningful, accurate location information from wireless 911 callers in order to dispatch local emergency responders to the correct location and to provide assistance to 911 callers more quickly.

The FCC's wireless 911 rules apply to all wireless licensees, broadband Personal Communications Service licensees and certain Specialized Mobile Radio licensees. Mobile Satellite Service providers, however, are currently excluded.

The FCC's basic 911 rules require wireless service providers to transmit all 911 calls to a PSAP, regardless of whether the caller subscribes to the provider's service or not.

Phase I Enhanced 911 (E911) rules require wireless service providers to provide the PSAP with the telephone number of the originator of a wireless 911 call and the location of the cell site or base station transmitting the call.

Phase II E911 rules require wireless service providers to provide more precise location information to PSAPs; specifically, the latitude and longitude of the caller. This information must be accurate to within 50 to 300 meters depending upon the type of location technology used.

The FCC recently required wireless carriers to provide more precise location information to PSAPs. As a result, wireless carriers will be required to comply with the FCC's location accuracy rules at either a county-based or PSAP-based geographic level. The new standards apply to outdoor measurements only, as indoor use poses unique obstacles.

Compliance

Wireless service providers are required to file with the FCC a list of counties, or portions of counties, that they seek to exclude from the location accuracy requirements. The FCC permits exclusions only where wireless carriers determine that providing location accuracy is limited, or technologically impossible, because of either heavy forestation or the inability to triangulate a caller's location. Wireless carriers must report any changes to their exclusion lists within 30 days of such changes. The exclusion lists and changes must be reported in the record of the FCC's docketed proceeding addressing location accuracy, PS Docket No. 07-114 (http://apps.fcc.gov/ecfs/proceeding/view?name=07-114), which is publicly available online.

Filing a complaint

You have multiple options for filing a complaint with the FCC:

- File a complaint online at https://consumercomplaints.fcc.gov
- By phone: 1-888-CALL-FCC (1-888-225-5322); TTY: 1-888-TELL-FCC (1-888-835-5322); ASL: 1-844-432-2275
- By mail (please include your name, address, contact information and as much detail about your complaint as possible):

Federal Communications Commission
Consumer and Governmental Affairs Bureau
Consumer Inquiries and Complaints Division
445 12th Street, S.W.
Washington, DC 20554

Accessible formats

To request this article in an accessible format - braille, large print, Word or text document or audio - write or call us at the address or phone number above, or send an email to fcc504@fcc.gov.

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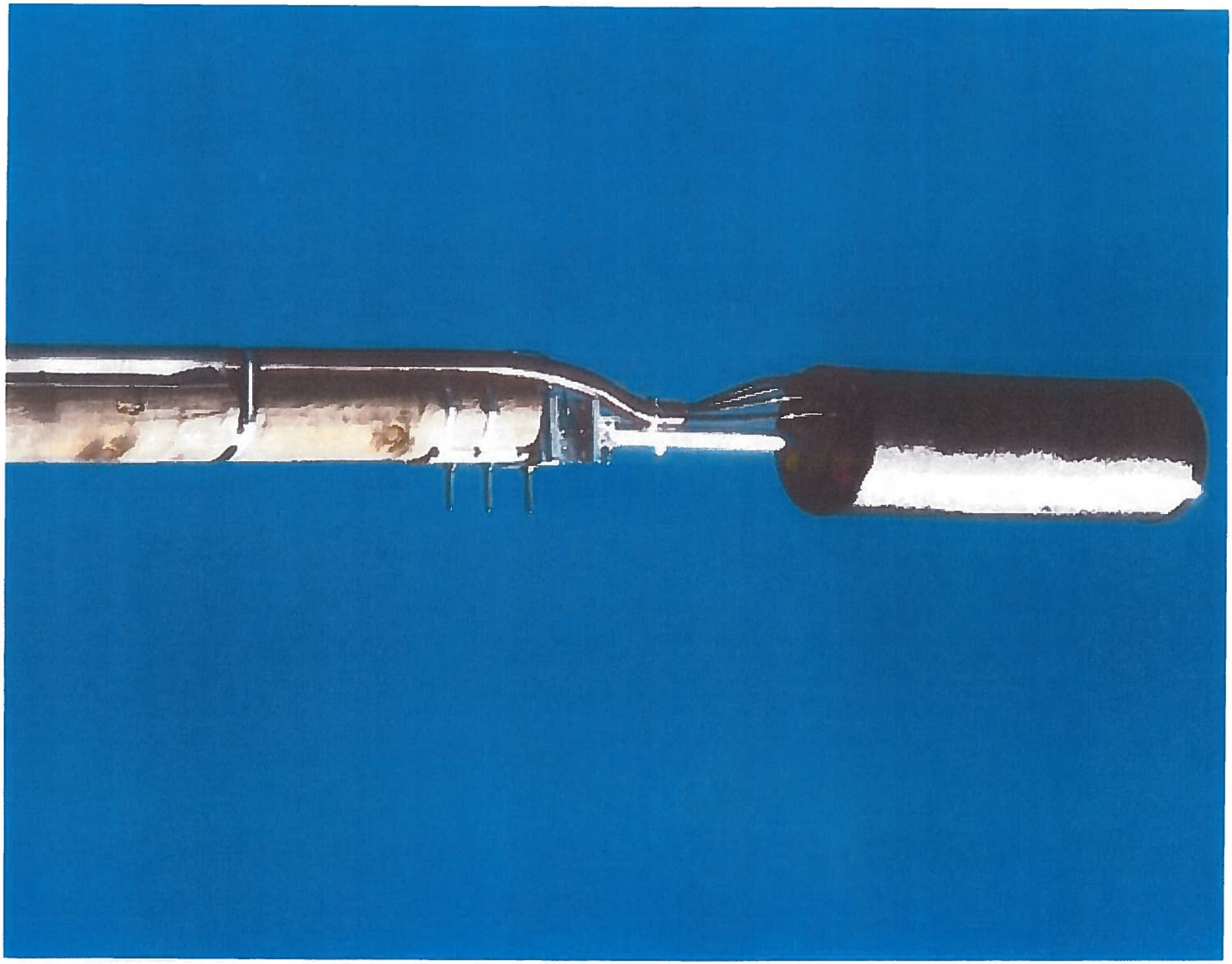
This document is for consumer education purposes only and is not intended to affect any proceedings or cases involving this subject matter or related issues.

Last reviewed 11/02/15

DAS Node Photographs

STOP