

LAW OFFICES OF
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TARRYTOWN, NEW YORK 10591

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REPLY TO:

Tarrytown Office

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LESLIE J. SNYDER
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JORDAN M. FRY (NY/NJ)
MICHAEL SHERIDAN (NY/NJ)
DAVID KENNY (NY/NJ)

DAVID L. SNYDER
(1956-2012)

January 30, 2026

Chairman Thomas Warren and
Members of the Planning Board
Town of Orangetown
26 W. Orangeburg Road
Orangeburg, NY 10962

Re: New York SMSA Limited Partnership d/b/a Verizon Wireless
Wireless Communications Facility
150 West Erie Boulevard, NY 10964

Chairman Thomas Warren and
Members of the Planning Board:

We represent New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with a proposal to construct a wireless communications facility, including a 125-foot monopole with a fenced equipment compound at the base thereof ("Facility"), at the above referenced property ("Property"). The Property is utilized for commercial purposes as Knights of Columbus. The Facility is also needed to address significant gaps in service in Verizon Wireless's network in the areas surrounding the Property.

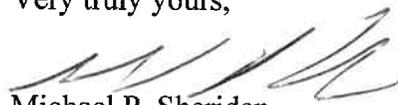
We respectfully request to meet with the Planning Board, and its professional consultants and Town Staff (as determined necessary by the Planning Board), at a Pre-Application Consultation meeting to discuss the proposed Facility and the Town's application review process. Particularly, we would like to discuss conducting a balloon test during the leaf off season to prepare the photo simulations and visual analysis report as required by §8.15(M)(1) of the Town Zoning Code.

In furtherance of the foregoing, enclosed please find a check in the amount of \$200.00 representing the Consultation Fee together with 16 copies of the following materials:

- 1) Planning Board Application Form; and
- 2) Zoning Drawings for the Facility.

If you have any questions or require additional documentation, please do not hesitate to contact me. Thank you in advance for your consideration.

Very truly yours,



Michael P. Sheridan

Enclosures

cc: Acting Zoning Director, Rick Oliver
Verizon Wireless

Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\Outside NYC Sites\Lake Tappan\Zoning\Planning Board\Pre-Application Filing.ms.rtf

CONTACT PERSON INFORMATION SHEET:

NAME: Michael Sheridan of Snyder & Snyder, LLP _____

MAILING ADDRESS:

| | | |
|------------------------------|-------------------------|----------------------------|
| 94 | | White Plains Road |
| <small>Street number</small> | <small>(PO Box)</small> | <small>Street Name</small> |
| Tarrytown | NY | 10591 |
| <small>City</small> | <small>State</small> | <small>Zip Code</small> |

TELEPHONE #: 914-333-0700 _____

CELL PHONE #: _____

FAX #: _____

E-MAIL ADDRESS: msheridan@snyderlaw.net//lsnyder@snyderlaw.net _____

Relation to project: Attorney for Applicant _____

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

Please check all that apply:

| | |
|--|---|
| <input checked="" type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____ | <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation |
|--|---|

PERMIT#: _____
ASSIGNED
INSPECTOR: _____

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: New York SMSA Limited Partnership d/b/a Verizon Wireless Wireless Telecommunication Facility

Street Address: 150 West Erie Street, Blauvelt, NY 10913

Tax Map Designation:
 Section: 70.13 Block: 1 Lot(s): 19
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the north side of Erie Street West, approximately
50 feet west of the intersection of Mary Jane Avenue, in the
 Town of Orangetown in the hamlet/village of Blauvelt.

| | |
|--|---|
| Acreage of Parcel _____ | Zoning District <u>R-15</u> |
| School District <u>South Orangetown Central School District</u> | Postal District <u>10913</u> |
| Ambulance District <u>South Orangetown Ambulance Corps</u> | Fire District <u>Blauvelt Fire Protection District</u> |
| Water District <u>Orangetown Water Department</u> | Sewer District <u>Rockland County Sewer District No. 1</u> |

Project Description: *(If additional space required, please attach a narrative summary.)*
Installation of a wireless communications facility including a 125-foot monopole with a fenced equipment compound at the base thereof as shown on the attached plans.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

New York SMSA Limited

Applicant: Partnership d/b/a Verizon Wireless **Phone #** 914-333-0700

Address: c/o Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown, NY 10591
Street Name & Number (Post Office) City State Zip Code

Property Owner: Msgr. William J. Brady Memorial Home Association, Inc. **Phone #**

Address: 150 West Erie Street, Blauvelt, NY 10913
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C. **Phone #** 845-567-6656

Address: 1279 Route 300, Newburgh, NY 12250
Street Name & Number (Post Office) City State Zip Code

Attorney: Snyder & Snyder, LLP **Phone #** 914-333-0700

Address: 94 White Plains Road, Tarrytown, NY 10591
Street Name & Number (Post Office) City State Zip Code

Contact Person: Michael Sheridan of Snyder & Snyder, LLP **Phone #** 914-333-0700

Address: 94 White Plains Road, Tarrytown, NY 10591
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

State or County Road
 Long Path
 Municipal Boundary

State or County Park
 County Stream
 County Facility

List name(s) of facility checked above:

Referral Agencies:

RC Highway Department
 RC Drainage Agency
 NYS Dept. of Transportation
 NYS Thruway Authority
 Adjacent Municipality _____
 Other _____

RC Division of Environmental Resources
 RC Dept. of Health
 NYS Dept. of Environmental Conservation
 Palisades Interstate Park Commission

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____ N/A
- 2) Total square footage _____ N/A
- 3) Number of dwelling units _____ none proposed

If special permit, list special permit use and what the property will be used for.

Wireless telecommunications facility

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area _____

Are there streams on the site? If yes, please provide the names. _____

Are there wetlands on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? _____ No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

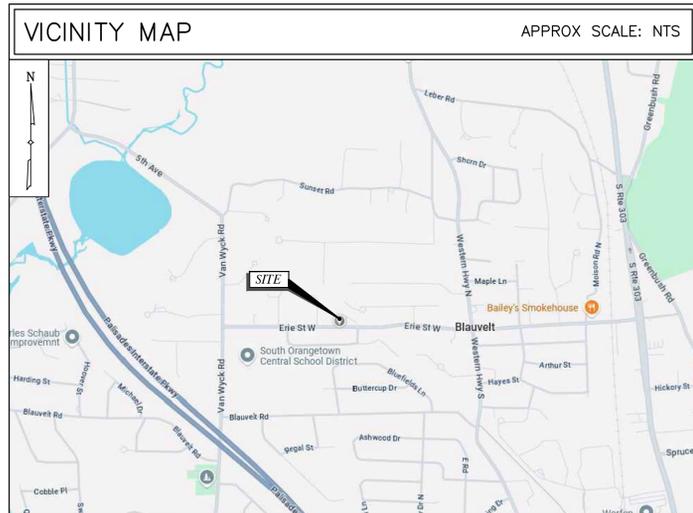
NEW YORK SMSA LIMITED PARTNERSHIP

d/b/a



WEST NYACK, NEW YORK
 PUBLIC UTILITY WIRELESS COMMUNICATIONS FACILITY
 SITE NAME: LAKE TAPPAN
 150 WEST ERIE STREET, BLAUVELT, NY 10913

| SITE INFORMATION | |
|-------------------------|--|
| VW SITE NAME: | LAKE TAPPAN |
| VW SITE TYPE: | MACRO |
| VW FUZE ID: | 17066358 |
| VW MDG ID: | 5000175344 |
| SITE DESCRIPTION: | PROPOSED 125' MONOPOLE WITH ANTENNAS RELATED EQUIPMENT THEREON, TOGETHER WITH EQUIPMENT AT THE BASE THEREOF IN AN APPROXIMATELY 18' X 80' FENCED COMPOUND. |
| PROJECT LOCATION: | 150 WEST ERIE STREET BLAUVELT, NY 10913 |
| VW LEASING CONTACT: | PETER FLUM SMARTLINK (201) 681-7081 |
| PROPERTY OWNER: | MSGR. WILLIAM J. BRADY MEMORIAL HOME ASSOCIATION, INC. 150 WEST ERIE STREET, BLAUVELT, NY 10913 |
| A/E (ENGINEER) CONTACT: | TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. JAMES QUICKSELL (845) 567-6656 EXT. 2835 |
| TELCO CONTACT: | CUSTOMER SERVICE (800) 315-6489 |
| ELECTRICAL COMPANY: | ORANGE & ROCKLAND |
| LATITUDE: | 41° 03' 50.74" N (41.064095° N) (PER FAA) |
| LONGITUDE: | 73° 57' 52.12 W (73.964479° W) (PER FAA) |
| COUNTY: | ROCKLAND |
| BLOCK: | 1 |
| LOT(S): | 19 |
| SECTION: | 70.13 |
| JURISDICTION: | TOWN OF ORANGETOWN |
| ZONING DISTRICT: | R-15 (MEDIUM-DENSITY RESIDENCE DISTRICT) |



| SHEET INDEX | | | |
|-------------|----------------------------------|----------|----------|
| SHEET NO | DESCRIPTION | REVISION | DATE |
| T-1 | TITLE SHEET | 0 | 11/21/25 |
| AD-1 | ADJOINERS PLAN | 0 | 11/21/25 |
| AD-2 | ADJOINERS LIST | 0 | 11/21/25 |
| SB-1 | SETBACK PLAN & BULK REQUIREMENTS | 0 | 11/21/25 |
| C-1 | OVERALL SITE PLAN | 0 | 11/21/25 |
| C-2 | SITE DETAIL PLAN | 0 | 11/21/25 |
| C-3 | ELEVATION & ORIENTATION PLAN | 0 | 11/21/25 |
| C-4 | RF DETAILS & NOTES | 0 | 11/21/25 |
| C-5A | SITE DETAILS | 0 | 11/21/25 |
| C-5B | SITE DETAILS | 0 | 11/21/25 |
| C-5C | SITE DETAILS | 0 | 11/21/25 |
| C-5D | SITE DETAILS | 0 | 11/21/25 |
| C-6 | EQUIPMENT ELEVATIONS | 0 | 11/21/25 |

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 24X36. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

811 DIG ALERT

Know what's BELOW.
CALL before you dig.

CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING LOCATIONS, CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

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PLANS ARE NOT TO BE SCALED.

ORIGINAL SIZE IN INCHES

| Rev | Date | Revision | Approved | DRAWING CONTROL | | |
|-----|----------|--------------|----------|---|---------------|----------------|
| 0 | 11/21/25 | FOR APPROVAL | JQ | Designed by: JQ | Drawn by: MJR | Checked by: JQ |
| | | | | Purpose: | Released by: | Date: |
| | | | | <input type="radio"/> For Comment | | |
| | | | | <input checked="" type="radio"/> For Approval | JQ | 11/21/25 |
| | | | | <input type="radio"/> For Bid | | |
| | | | | <input type="radio"/> For Construction | | |

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 Newburgh, NY 12550 Phone: (845) 567-6656



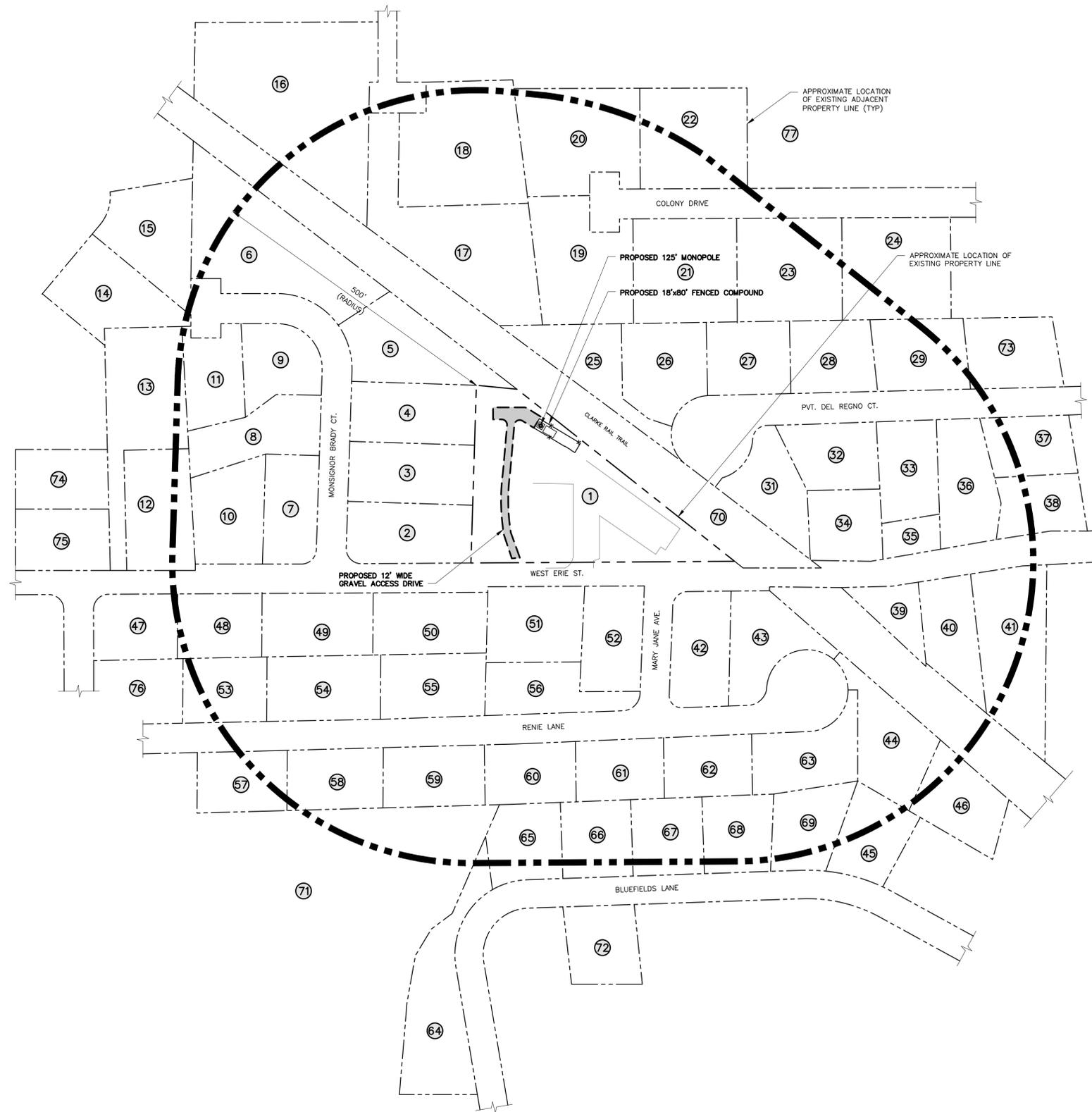
NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a

verizon Phone: (914) 714-7000
 4 CENTERCROCK ROAD WEST NYACK, NY 10994 Fax: (845) 348-1128

TITLE SHEET

LAKE TAPPAN
 150 WEST ERIE STREET
 BLAUVELT, NY 10913

| | | | |
|-----------------|------------------------------|------------------|--------|
| Date: 11/21/25 | Work Order: 10015.LAKETAPPAN | Drawing No.: T-1 | Rev: 0 |
| Scale: AS NOTED | | | |



NOTE:
THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY.

1
AD-1
ADJOINERS PLAN
SCALE: 1" = 100'

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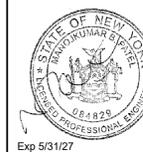
PLANS ARE NOT TO BE SCALED.



| Rev | Date | Revision | Approved |
|-----|----------|--------------|----------|
| 0 | 11/21/25 | FOR APPROVAL | |

| DRAWING CONTROL | | | |
|---|-----------|-------------|--------------|
| Designed by: | Drawn by: | Checked by: | Released by: |
| JQ | MJR | JQ | |
| | | | Date |
| <input type="radio"/> For Comment | | | |
| <input checked="" type="radio"/> For Approval | | | |
| <input type="radio"/> For Bid | | | |
| <input type="radio"/> For Construction | | | |

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P.O. Box 37 Phone: (800) 829-6531
Mountainville, NY 10953 www.tectonicengineering.com
Project Contact Info: 1279 Route 300 Newburgh, NY 12550 Phone: (845) 567-6656



NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a
verizon
4 CENTERROCK ROAD WEST NYACK, NY 10994 Phone: (914) 714-7000 Fax: (845) 348-1128

| ADJOINERS PLAN | | | |
|--|------------------|-------------|-----|
| LAKE TAPPAN | | | |
| 150 WEST ERIE STREET BLAUVELT, NY 10913 | | | |
| Date | Work Order | Drawing No. | Rev |
| 11/21/25 | | AD-1 | 0 |
| Scale AS NOTED | 10015.LAKETAPPAN | | |

ADJOINERS LIST

| NUMBER | SBL | OWNER | ADDRESS |
|--------|--------------|---------------------------------------|--|
| 1 | 70.13-1-19 | WILLIAM J. BRADY MEMORIAL ASSOCIATION | 154 W. ERIE ST, BLAUVELT, NY 10913 |
| 2 | 70.13-1-17.3 | PASANG SHERPA | 1 MONSIGNOR BRADY CT, BLAUVELT, NY 10913 |
| 3 | 70.13-1-17.4 | JESSICA A. O'CONNOR | 2 MONSIGNOR BRADY CT, BLAUVELT, NY 10913 |
| 4 | 70.13-1-17.5 | ROBERT P. CLIFFORD | 3 MONSIGNOR BRADY CT, BLAUVELT, NY 10913 |
| 5 | 70.13-1-17.6 | JOHN G. MONAGHAN | 4 MONSIGNOR BRADY CT, BLAUVELT, NY 10913 |
| 6 | 70.09-3-12 | GREGORY M SULLIVAN | 5 MONSIGNOR BRADY CT, BLAUVELT, NY 10913 |
| 7 | 70.13-1-17.2 | ARMANDO ARELLANO | 9 MONSIGNOR BRADY CT, BLAUVELT, NY 10913 |
| 8 | 70.13-1-17.9 | LABAO LAN | 8 MONSIGNOR BRADY CT, BLAUVELT, NY 10913 |
| 9 | 70.13-1-17.7 | MARY KANE | 7 MONSIGNOR BRADY CT, BLAUVELT, NY 10913 |
| 10 | 70.13-1-17.1 | CHRISTOPHER M. MIRRO | 176 W. ERIE ST, BLAUVELT, NY 10913 |
| 11 | 70.13-1-17.8 | MICHAEL VERDE | 6 MONSIGNOR BRADY CT, BLAUVELT, NY 10913 |
| 12 | 70.13-1-16 | DINO KATSIHTIS | 196 W. ERIE ST, BLAUVELT, NY 10913 |
| 13 | 70.13-1-15 | ANTON SELINGER | 200 W. ERIE ST, BLAUVELT, NY 10913 |
| 14 | 70.09-3-11 | KEVIN CANTWELL | 8 GREEN HEDGES LN, BLAUVELT, NY 10913 |
| 15 | 70.09-3-10 | JOSEPH FARRELL | 10 GREEN HEDGES LN, BLAUVELT, NY 10913 |
| 16 | 70.09-3-18 | BRIAN MCNAUGHTON | 6 CELTIC LN, BLAUVELT, NY 10913 |
| 17 | 70.09-3-19 | BRIAN MCNAUGHTON | 9 CELTIC LN, BLAUVELT, NY 10913 |
| 18 | 70.09-3-20 | KARL TERRY | 7 CELTIC LN, BLAUVELT, NY 10913 |
| 19 | 70.09-3-54 | JAMES O'SULLIVAN | 23 COLONY DR, BLAUVELT, NY 10913 |
| 20 | 70.09-3-53 | DONALD E WILSON | 22 COLONY DR, BLAUVELT, NY 10913 |
| 21 | 70.09-3-55 | ALFRED STAKER | 21 COLONY DR, BLAUVELT, NY 10913 |
| 22 | 70.09-3-52 | CORY BONONDONA | 20 COLONY DR, BLAUVELT, NY 10913 |
| 23 | 70.09-3-56 | MICHAEL P BOHAN | 19 COLONY DR, BLAUVELT, NY 10913 |
| 24 | 70.09-3-57 | DAVID J MENDEZ | 17 COLONY DR, BLAUVELT, NY 10913 |
| 25 | 70.13-1-20.6 | SMK HOME BUILDERS | 32 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 26 | 70.13-1-20.5 | KENNETH HIEP III | 30 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 27 | 70.13-1-20.4 | LOUIS BRINDLEY | 28 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 28 | 70.13-1-20.3 | JESSICA VUKAJ | 26 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 29 | 70.13-1-21.5 | KENNETH ROBERTS | 24 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 30 | 70.13-1-21.6 | DIANE PAYNE | 22 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 31 | 70.13-1-20.7 | SARA AMIN | 11 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 32 | 70.13-1-20.2 | BRIELLE FOX | 9 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 33 | 70.13-1-21.4 | DONNA M MOORE | 7 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 34 | 70.13-1-20.1 | ABHILASH ABRAHAM | 104 W. ERIE ST, BLAUVELT, NY 10913 |
| 35 | 70.13-1-21.3 | TOWN OF ORANGETOWN | 26 ORANGEBURG RD, ORANGEBURG, NY 10962 |
| 36 | 70.13-1-21.2 | SEAN P MCGOWAN | 86 W. ERIE ST, BLAUVELT, NY 10913 |
| 37 | 70.13-1-21.7 | JILL M GARCIA | 5 PVT DEL REGNO CT, BLAUVELT, NY 10913 |
| 38 | 70.13-1-21.1 | VENANZIO MASCIA | 80 W. ERIE ST, BLAUVELT, NY 10913 |
| 39 | 70.13-2-27 | CHARLES MILLER | 10 GARY LN, BLAUVELT, NY 10913 |
| 40 | 70.13-2-28 | BRIAN MCKIERAN | 95 W. ERIE ST, BLAUVELT, NY 10913 |
| 41 | 70.13-2-29 | TARA RAE & CHRISTOPHER HEIDGER | 85 W. ERIE ST, BLAUVELT, NY 10913 |
| 42 | 70.13-2-15 | KENNETH MALPELI | 3 MARY JANE AVE, BLAUVELT, NY 10913 |
| 43 | 70.13-2-14 | SEAN RUSSO | 31 RENIE LN, BLAUVELT, NY 10913 |
| 44 | 70.13-2-13.1 | RICA PALACIO | 30 RENIE LN, BLAUVELT, NY 10913 |
| 45 | 70.13-2-45 | IOANNIS TAMPAKIS | 22 BLUEFIELDS LANE, BLAUVELT, NY 10913 |
| 46 | 70.13-2-13.2 | SHAUN MATTHEW | 32 RENIE LN, BLAUVELT, NY 10913 |
| 47 | 70.13-2-21 | MICHAEL ZONA | 3 RENIE LN, BLAUVELT, NY 10913 |
| 48 | 70.13-2-22 | DING YUN ZHENG | 185 W. ERIE ST, BLAUVELT, NY 10913 |
| 49 | 70.13-2-23 | JOHN H APUZZO | 175 W. ERIE ST, BLAUVELT, NY 10913 |
| 50 | 70.13-2-24 | MABEL ROSAS | 147 W. ERIE ST, BLAUVELT, NY 10913 |
| 51 | 70.13-2-25 | MIRIAM A PEREZ | 137 W. ERIE ST, BLAUVELT, NY 10913 |
| 52 | 70.13-2-26 | JOHN MCLAUGHLIN | 129 W. ERIE ST, BLAUVELT, NY 10913 |

ADJOINERS LIST

| NUMBER | SBL | OWNER | ADDRESS |
|--------|--------------|----------------------------------|--|
| 53 | 70.13-2-19 | ROBERT BRANT | 11 RENIE LN, BLAUVELT, NY 10913 |
| 54 | 70.13-2-18 | MARY T FOGARTY | 15 RENIE LN, BLAUVELT, NY 10913 |
| 55 | 70.13-2-17 | RATNASWAMY SHANKAR | 19 RENIE LN, BLAUVELT, NY 10913 |
| 56 | 70.13-2-16 | MERCENDES GUILLERMO | 21 RENIE LN, BLAUVELT, NY 10913 |
| 57 | 70.13-2-6 | ANDREW G MCCLOSKEY | 12 RENIE LN, BLAUVELT, NY 10913 |
| 58 | 70.13-2-7 | MARIA M TAVERAS | 16 RENIE LN, BLAUVELT, NY 10913 |
| 59 | 70.13-2-8 | KAREN DI MENNA | 20 RENIE LN, BLAUVELT, NY 10913 |
| 60 | 70.13-2-9 | DARWIN ORTIZ-JIMENEZ | 22 RENIE LN, BLAUVELT, NY 10913 |
| 61 | 70.13-2-10 | MICHAEL FENWICK | 24 RENIE LN, BLAUVELT, NY 10913 |
| 62 | 70.13-2-11 | CATHERINE MAZZOCCHI | 26 RENIE LN, BLAUVELT, NY 10913 |
| 63 | 70.13-2-12 | STEVEN BONDARDI | 28 RENIE LN, BLAUVELT, NY 10913 |
| 64 | 70.13-2-51 | SOUTH ORANGETOWN SCHOOL DISTRICT | 160 VAN WYCK, BLAUVELT, NY 10913 |
| 65 | 70.13-2-50 | SEAN RUANOVA | 32 BLUEFIELDS LANE, BLAUVELT, NY 10913 |
| 66 | 70.13-2-49 | TRICIA L PREBLE | 30 BLUEFIELDS LANE, BLAUVELT, NY 10913 |
| 67 | 70.13-2-48 | DANIEL LINEHAN | 28 BLUEFIELDS LANE, BLAUVELT, NY 10913 |
| 68 | 70.13-2-47 | WILLIAM FASSBENDER | 26 BLUEFIELDS LANE, BLAUVELT, NY 10913 |
| 69 | 70.13-2-46 | PATRICIA HAHN | 24 BLUEFIELDS LANE, BLAUVELT, NY 10913 |
| 70 | 70.09-3-13 | TOWN OF ORANGETOWN | 26 ORANGEBURG RD, ORANGEBURG, NY 10962 |
| 71 | 70.13-2-96 | SOUTH ORANGETOWN SCHOOL DISTRICT | 160 VAN WYCK, BLAUVELT, NY 10913 |
| 72 | 70.13-2-53 | EUGENIA SHAPIRO | 2888 CAMELLIA CT, CORONA CA 92882 |
| 73 | 70.13-1-21.6 | DIANE PAYNE | 22 PVT DEL REGNO CT, BLAUVELT 10913 |
| 74 | 70.13-1-13 | JAMES HEALY | 2 GREEN HEDGES LN, BLAUVELT, NY 10913 |
| 75 | 70.13-1-14 | CHRISTOPHER J KIERNAN | 210 W ERIE ST, BLAUVELT, NY 10913 |
| 76 | 70.13-2-20 | CHRISTOPHER FEROLDI | 7 RENIE LANE, BLAUVELT, NY 10913 |
| 77 | 70.09-3-51 | SABRINA PERYKASZ | 18 COLONY DRIVE, BLAUVELT, NY 10913 |

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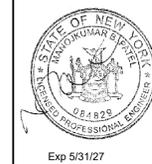
PLANS ARE NOT TO BE SCALED.



| Rev | Date | Revision | Approved |
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| 0 | 11/21/25 | FOR APPROVAL | JQ |

| DRAWING CONTROL | | | |
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| JQ | MJR | JQ | |
| Purpose | Released by | Date | |
| <input type="radio"/> For Comment | | | |
| <input checked="" type="radio"/> For Approval | JQ | 11/21/25 | |
| <input type="radio"/> For Bid | | | |
| <input type="radio"/> For Construction | | | |

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 Project Contact Info
 1279 Route 300
 Newburgh, NY 12550 Phone: (845) 567-6656



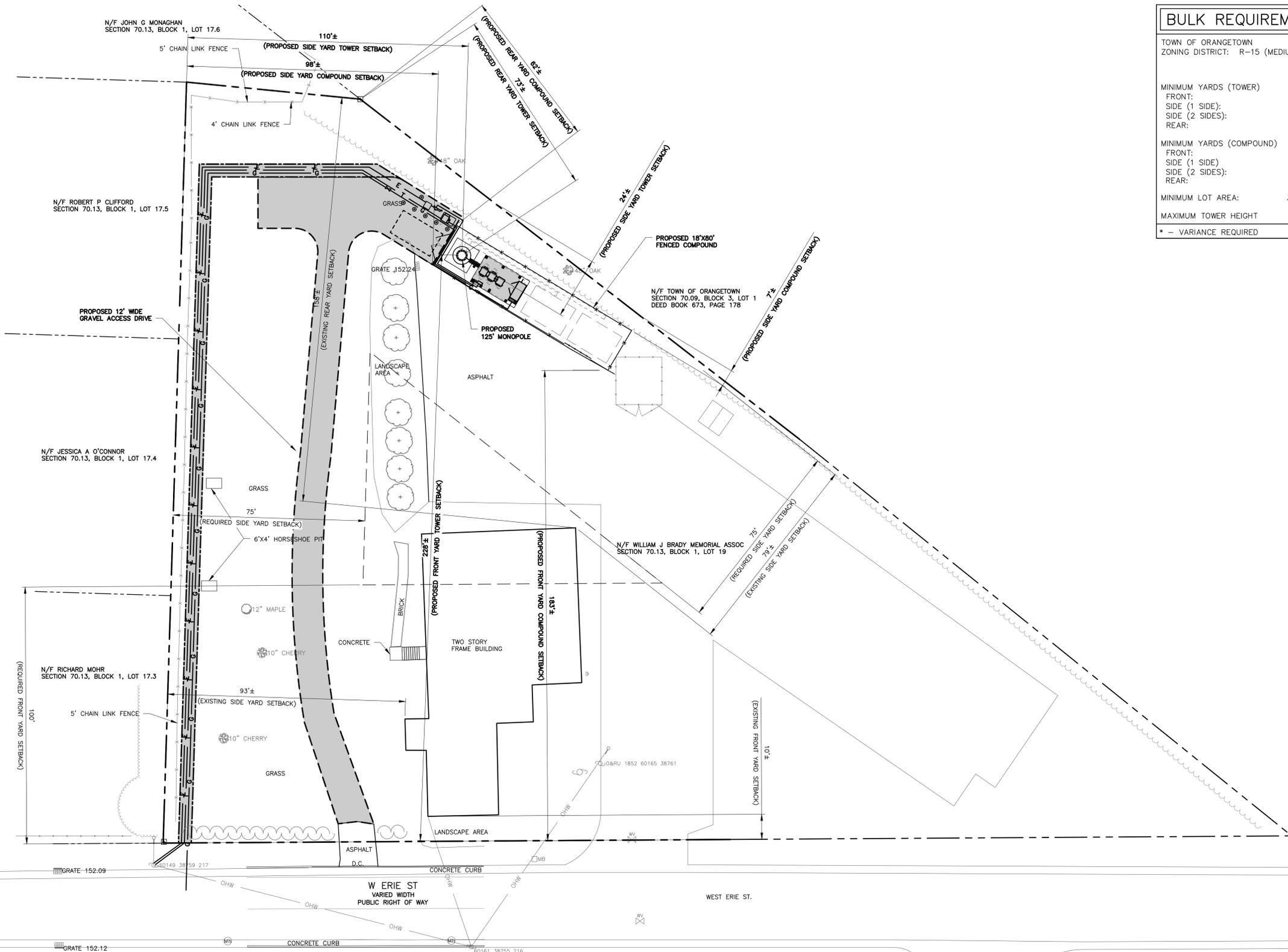
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ADJOINERS LIST

LAKE TAPPAN
 150 WEST ERIE STREET
 BLAUVELT, NY 10913

| | | | |
|----------|------------------|-------------|-----|
| Date | Work Order | Drawing No. | Rev |
| 11/21/25 | 10015.LAKETAPPAN | AD-2 | 0 |

Scale AS NOTED



| BULK REQUIREMENTS | | | |
|---|---------------|-----------|-----------|
| TOWN OF ORANGETOWN ZONING DISTRICT: R-15 (MEDIUM-DENSITY RESIDENCE DISTRICT) | | | |
| | REQUIRED | EXISTING | PROPOSED |
| MINIMUM YARDS (TOWER) | | | |
| FRONT: | 100 FT | N/A | 228 FT |
| SIDE (1 SIDE): | 75 FT | N/A | 24 FT* |
| SIDE (2 SIDES): | 200 FT | N/A | 110 FT* |
| REAR: | 100 FT | N/A | 73 FT* |
| MINIMUM YARDS (COMPOUND) | | | |
| FRONT: | 100 FT | N/A | 183 FT |
| SIDE (1 SIDE): | 75 FT | 79 FT | 7 FT* |
| SIDE (2 SIDES): | 200 FT | 172 FT | 98 FT* |
| REAR: | 100 FT | 158 FT | 62 FT* |
| MINIMUM LOT AREA: | 30,000 SQ. FT | 73,920 FT | NO CHANGE |
| MAXIMUM TOWER HEIGHT | 75 FT | N/A | 125 FT |

* - VARIANCE REQUIRED

NOTE:
THE PROPERTY LINES HEREON ARE BASED ON A SURVEY PREPARED BY TECTONIC, DATED 07/01/25.

1 SETBACK PLAN
SB-1 SCALE: 1" = 20'

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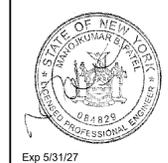
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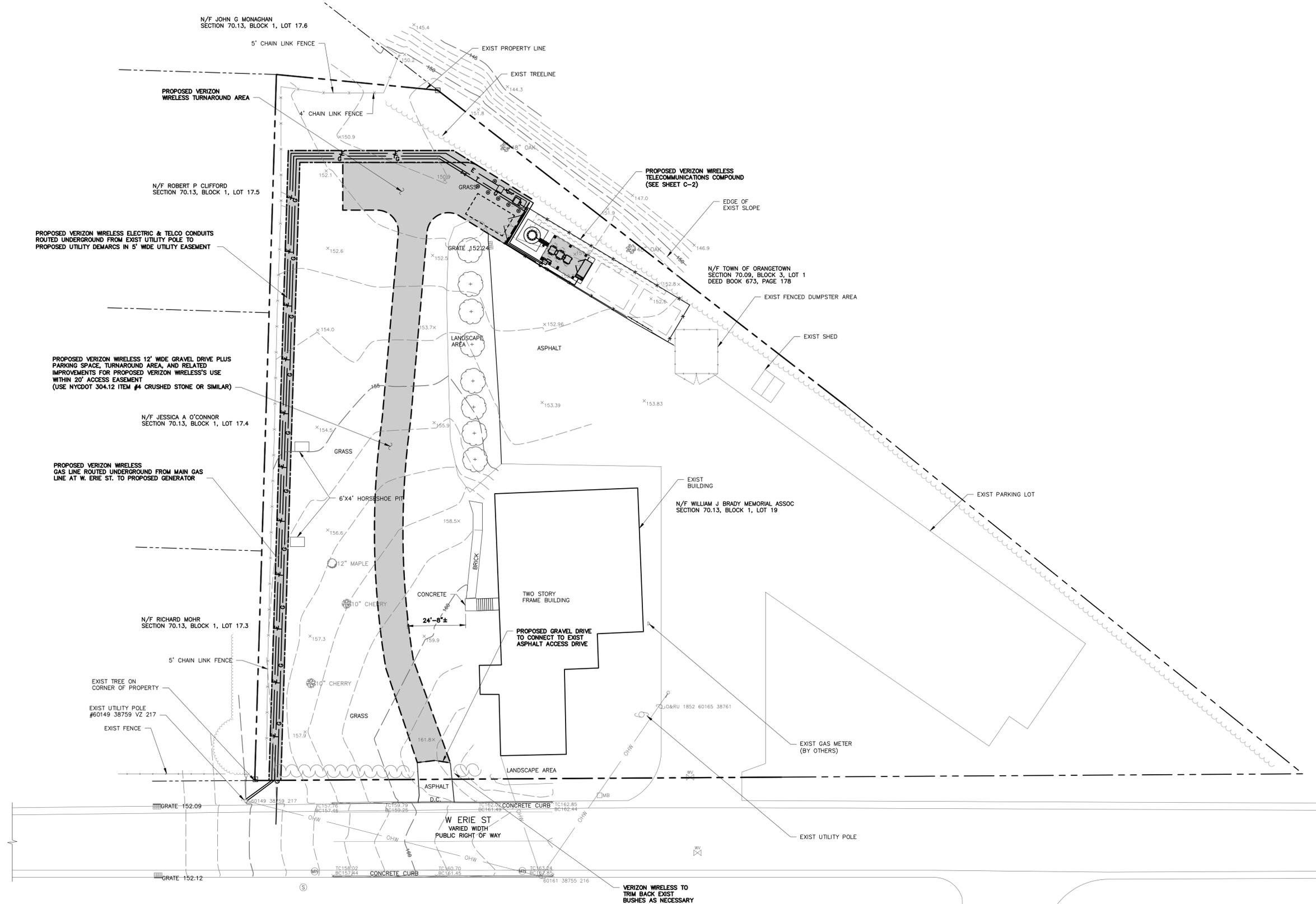
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SETBACK PLAN & BULK REQUIREMENTS

LAKE TAPPAN
150 WEST ERIE STREET
BLAUVELT, NY 10913

| | | | |
|-----------------|------------------|--------------|------|
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| Scale: AS NOTED | 10015.LAKETAPPAN | SB-1 | 0 |

Exp 5/31/27



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1 OVERALL SITE PLAN
C-1 SCALE: 1" = 20'-0"

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| DRAWING CONTROL | | | |
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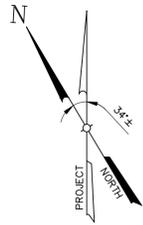


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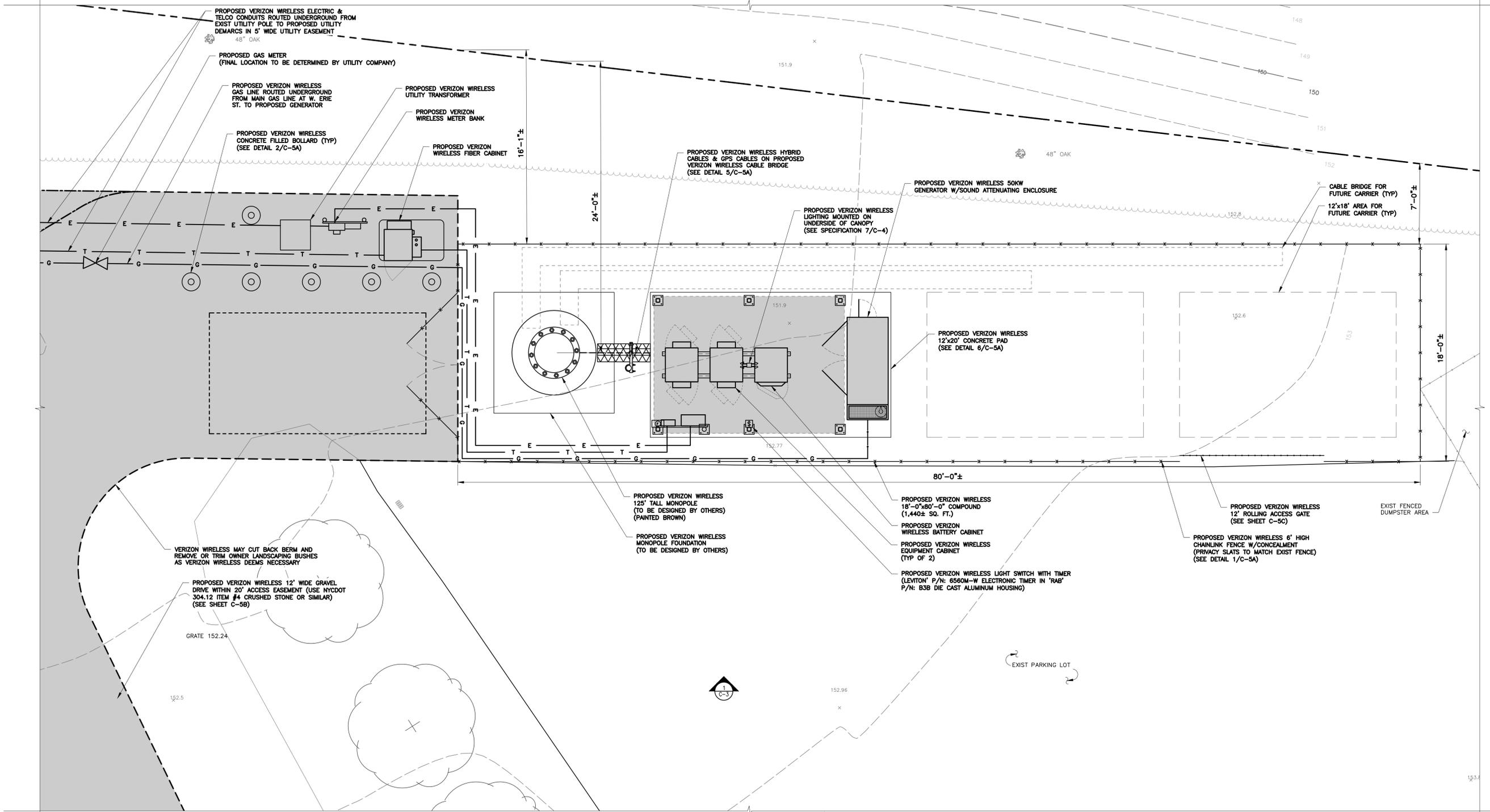
OVERALL SITE PLAN

LAKE TAPPAN
150 WEST ERIE STREET
BLAUVELT, NY 10913

| | | | |
|-----------------|------------------------------|------------------|--------|
| Date: 11/21/25 | Work Order: 10015.LAKETAPPAN | Drawing No.: C-1 | Rev: 0 |
| Scale: AS NOTED | | | |



NORTH SHOWN HAS BEEN ESTABLISHED USING THE USGS QUADRANGLE 7.5 MINUTE MAPS AND IS APPROXIMATE. VERIFY TRUE NORTH PRIOR TO INSTALLATION.



1 SITE DETAIL PLAN
C-2 SCALE: 1/4" = 1'-0"

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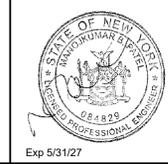
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| DRAWING CONTROL | | | |
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| JQ | MJR | JQ | |
| Purpose: | | | |
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| <input checked="" type="radio"/> For Approval | | | |
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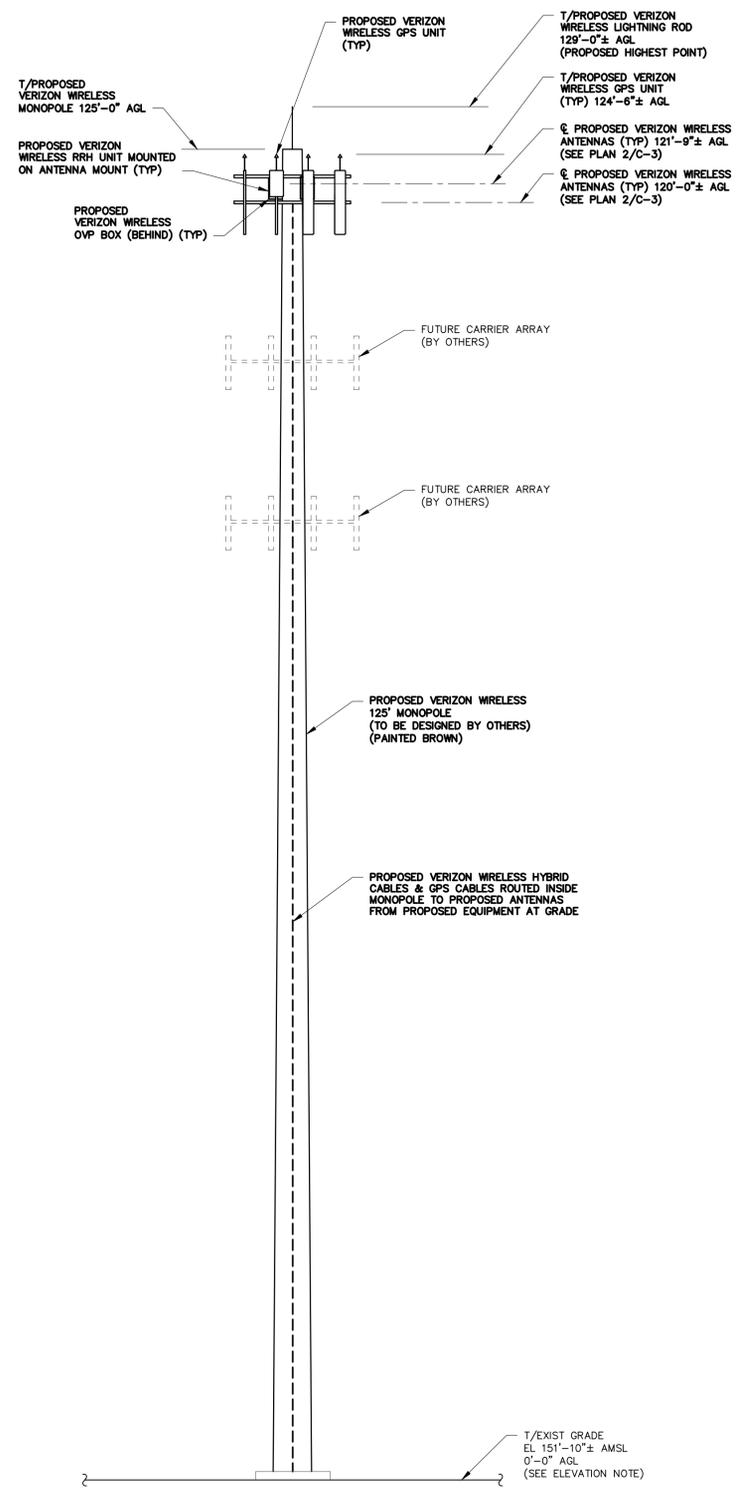
SITE DETAIL PLAN

LAKE TAPPAN
150 WEST ERIE STREET
BLAUVELT, NY 10913

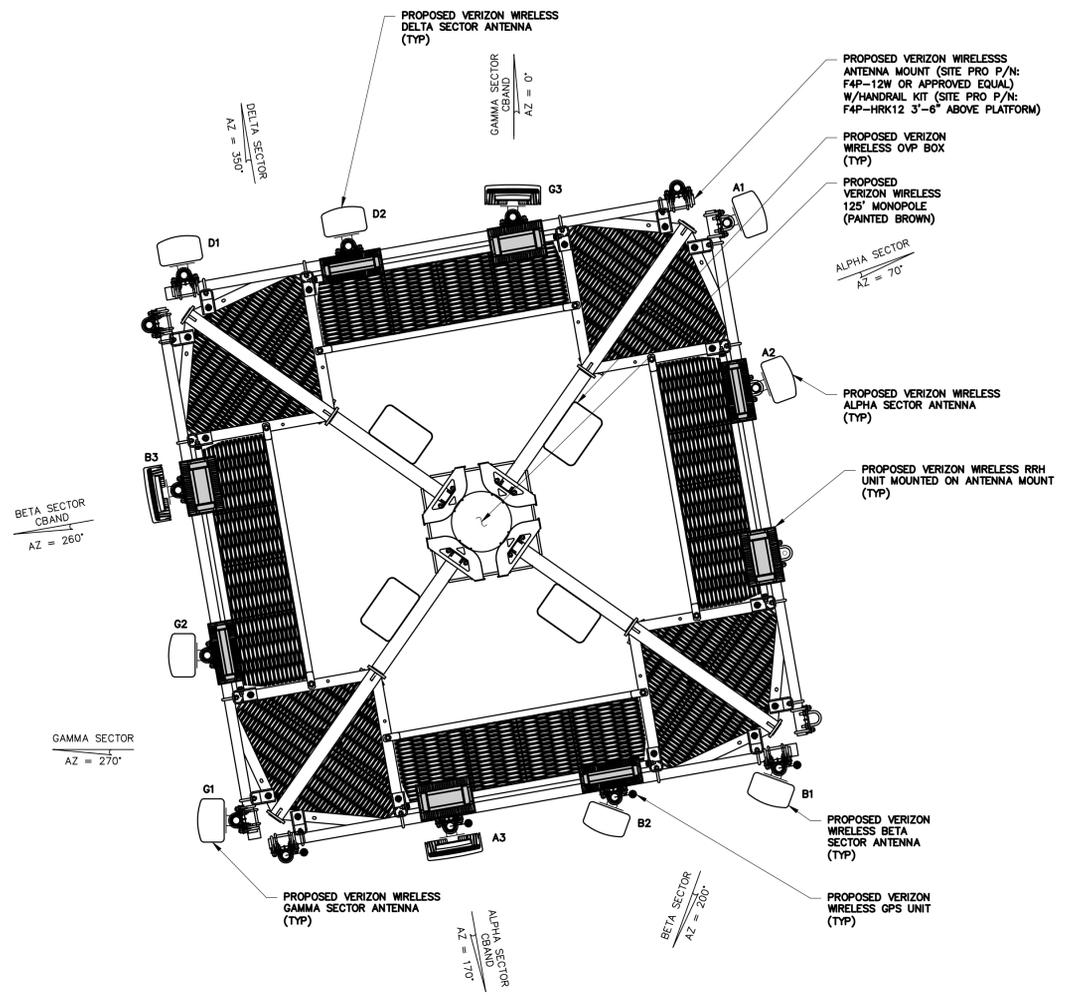
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| Date: 11/21/25 | Work Order: 10015.LAKETAPPAN | Drawing No.: C-2 | Rev: 0 |
| Scale: AS NOTED | | | |

MONOPOLE NOTE:
THE PROPOSED MONOPOLE SHALL BE ANALYZED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK (STRUCTURAL ANALYSIS PENDING).

MOUNT NOTE:
THE PROPOSED MOUNT SHALL BE ANALYZED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK (STRUCTURAL ANALYSIS PENDING).



1 ELEVATION
C-3 SCALE: 1/8" = 1'-0"



2 ANTENNA PLAN
C-3 SCALE: 1/2" = 1'-0"

ELEVATION NOTE:
ELEVATION OF TOP OF TOWER HAS BEEN ASSIGNED AT EL 276'-10"± WHICH IS 125'-0"± ABOVE GRADE WHICH WAS MEASURED AS EL 151'-10"±.

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| Purpose | | | |
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ELEVATION & ORIENTATION PLAN

LAKE TAPPAN
150 WEST ERIE STREET
BLAUVELT, NY 10913

| | | | |
|------------------|--------------------------------|--------------------|----------|
| Date 11/21/25 | Work Order 10015.LAKETAPPAN | Drawing No. C-3 | Rev 0 |
|------------------|--------------------------------|--------------------|----------|

- ### ANTENNA NOTES
- GENERAL CONTRACTOR TO SUPPLY ALL CONNECTORS, GROUND KITS, DIPLEXERS AND DIPLEXER CONNECTORS, ETC.
 - UNISTRUTS SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MEMBERS SHALL BE 1 5/8"x1 5/8"x12GA, UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
 - MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.
 - CONTRACTOR TO VERIFY ALL REQUIRED LENGTHS OF MATERIAL PRIOR TO ORDERING MATERIALS.
 - ALL REFERENCED COAX SUPPORT MEMBERS ARE MANUFACTURED BY SITE PROJ. (631) 231-7660.
 - CONTRACTOR TO TAG COAX CABLE AT BOTH ENDS WITH ANTENNA DESIGNATION AS REQUIRED BY CONSTRUCTION MANAGER.
 - ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH DOUBLE NUTS AND SHALL BE INSTALLED SNUG TIGHT.
 - GENERAL CONTRACTOR TO PROVIDE COAX LENGTHS.
 - GENERAL CONTRACTOR TO PROVIDE NUMBER AND TYPE OF PPC CONNECTORS NEEDED.

RRH UNIT NOTE

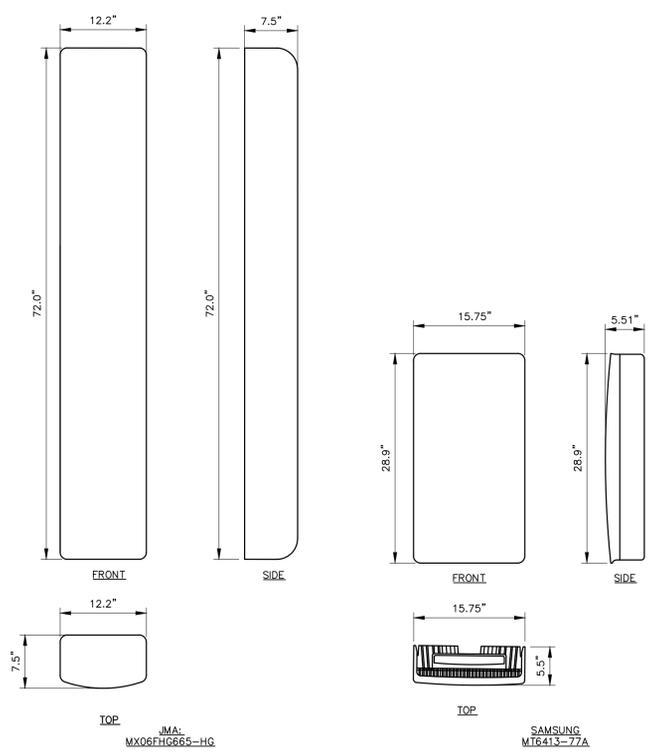
VERIZON WIRELESS IDENTIFICATION SIGN SHOULD BE PLACED ON RRH UNITS.

EQUIPMENT NOTES

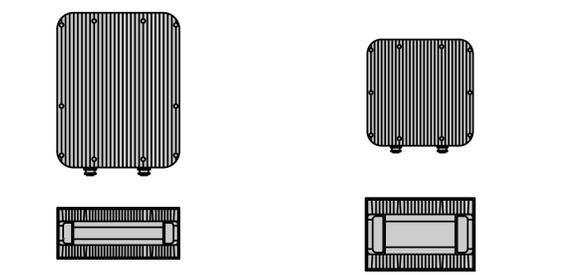
CONTRACTORS MUST UTILIZE VERIZON WIRELESS APPROVED LOW-PIM CABLE SUPPORT FASTENERS AND RELATED ANCLLARY ATTACHMENT HARDWARE WITHIN 10 FEET OF VERIZON WIRELESS ANTENNAS

NOTE

ANTENNAS AND EQUIPMENT SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION.



1 ANTENNA DETAIL
SCALE: N.T.S.

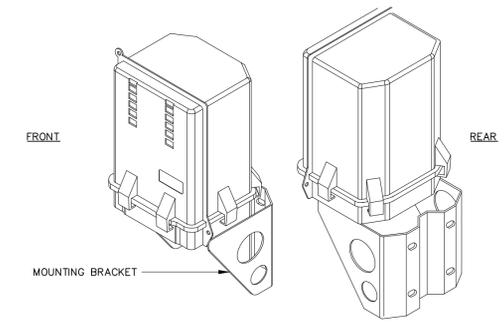


SAMSUNG - B25/B66 RRH (RF4801D-25A)
WEIGHT (W/O EQUIPMENT): 87.9 LBS
SIZE (HxWxD): 21.8x17.3x7.2 IN.

SAMSUNG - 700/850 4T4R 320 RRH (RF44610-13A)
WEIGHT (W/O EQUIPMENT): 79.15 LBS
SIZE (HxWxD): 14.96x14.96x10.24 IN.

NOTE:
DIMENSIONS & WEIGHTS SHOWN ABOVE ARE APPROXIMATE. REFER TO MANUFACTURER/MODEL FOR SPECIFICATIONS.

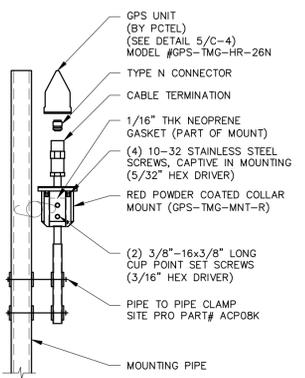
2 RRH UNIT DETAILS
SCALE: N.T.S.



MANUFACTURER: RAYCAP
MODEL #: RCMDC-3315-PF-48
DIMENSIONS: 10.04"Dx15.73"Wx28.93"H
WEIGHT: 32.0 LBS (TOTAL)

MAIN DISTRIBUTION BOX

3 HYBRID DISTRIBUTION BOX
SCALE: N.T.S.



4 GPS MOUNTING DETIAL
SCALE: 1" = 1'-0"

GPS/AVIATION SPECIAL PURPOSE ANTENNAS

GPS Timing Reference Antennas

GPS-TMG-HR-26N, 26 dB Internal Amplifier With Enhanced Narrow Band Filtering

The GPS-TMG-HR-26 timing reference antennas feature a 26 dB amplifier and narrow band high rejection filtering specifically designed to support long-lasting, trouble-free deployments in congested cell-site applications with severe interference around the GPS L1 frequency.

The proprietary quadfilier helix design, coupled with multi-stage filtering provides superior out-of-band rejection and lower elevation pattern performance than traditional patch antennas.

Their unique radome shape sheds water and ice, while eliminating problems associated with bird perching. The antenna may be purchased by itself or with pipe mounting hardware. Custom models or site kits options are also available. The antenna label is color coded red for differentiation purposes.

This antenna is made of materials that fully comply with provisions stipulated by EU directives RoHS 2002/95/EC.

Antenna Element Electrical Specifications

| Frequency Band | Antenna Gain | Nominal Impedance | VSWR | Polarization | Connector |
|--------------------|--------------|-------------------|--------|---------------------|----------------------------|
| 1575.42 +/- 10 MHz | 3.5 dBic | 50 ohms | ≤1.5:1 | Right hand circular | N, female (low bottom fed) |

Mechanical Specifications

| Antenna Dimensions | Shipping Dimensions | Antenna weight | Shipping Weight | Radome Color |
|---------------------------------|--|------------------|------------------|--------------|
| 5.0" H x 3.2" D (126 H x 81 mm) | 7.5" L x 4.4" W x 3.8" D (190 L x 112 x 96 mm) | 0.6 lbs (0.3 kg) | 1.9 lbs (0.9 kg) | White |

Environmental Specifications

| Temperature Range | Humidity |
|-------------------|----------|
| -40°C to +85°C | 95% |

Mounting

All mounting options fit pipes of 1"-1.45" (25 mm-37 mm) maximum diameter.

| Model | Options |
|------------------------|--|
| GPS-TMG-HR-26N | Does not include mounting hardware. |
| GPS-TMG-HR-26NMS | Includes universal mounting hardware consisting of collar (GPS-TMG-MNT-R) and pipe clamp (GPS-TMG-LMNT). |
| GPS-TMG-HR-26NCH | Includes red powder coated collar mount (GPS-TMG-MNT-R). |
| GPS-TMG-HR-GPS-26NCH** | Integrated on-board surge protected version. Includes approved mounting and grounding components. |

*Final specification subject to change.
**Special order. Please contact PCTEL customer service for ordering detail.

PCTEL, Inc. WEB: www.antenna.pctel.com

5 GPS SPECIFICATION
SCALE: N.T.S.

(WHITE METAL SIGN WITH BLACK LETTERING)

6 SIGN DETAILS
SCALE: 3" = 1'-0"

7 LIGHTING SPECIFICATION
SCALE: N.T.S.

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| | | | | Purpose: For Approval | Released by: JQ | Date: 11/21/25 |
| | | | | For Comment | | |
| | | | | For Construction | | |



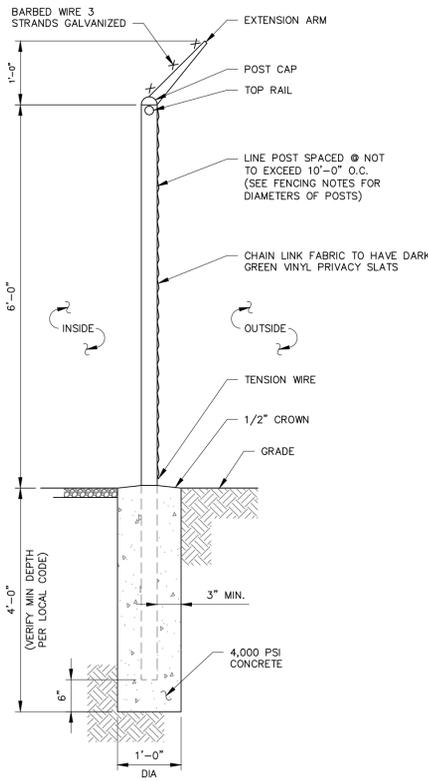
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RF DETAILS & NOTES

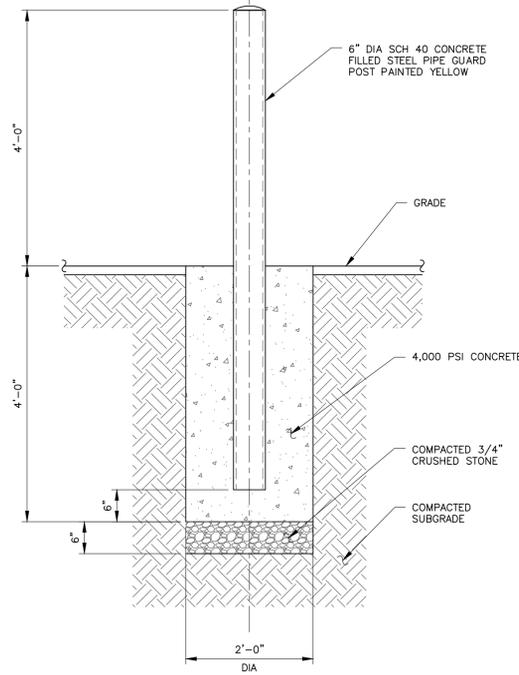
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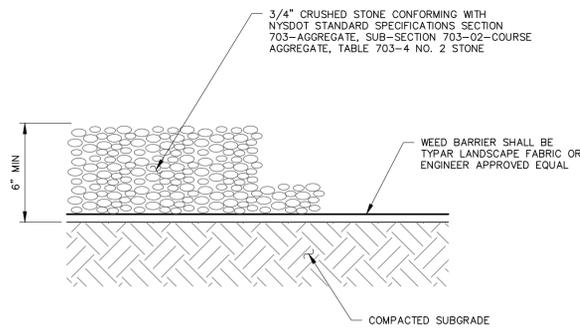
Scale: AS NOTED



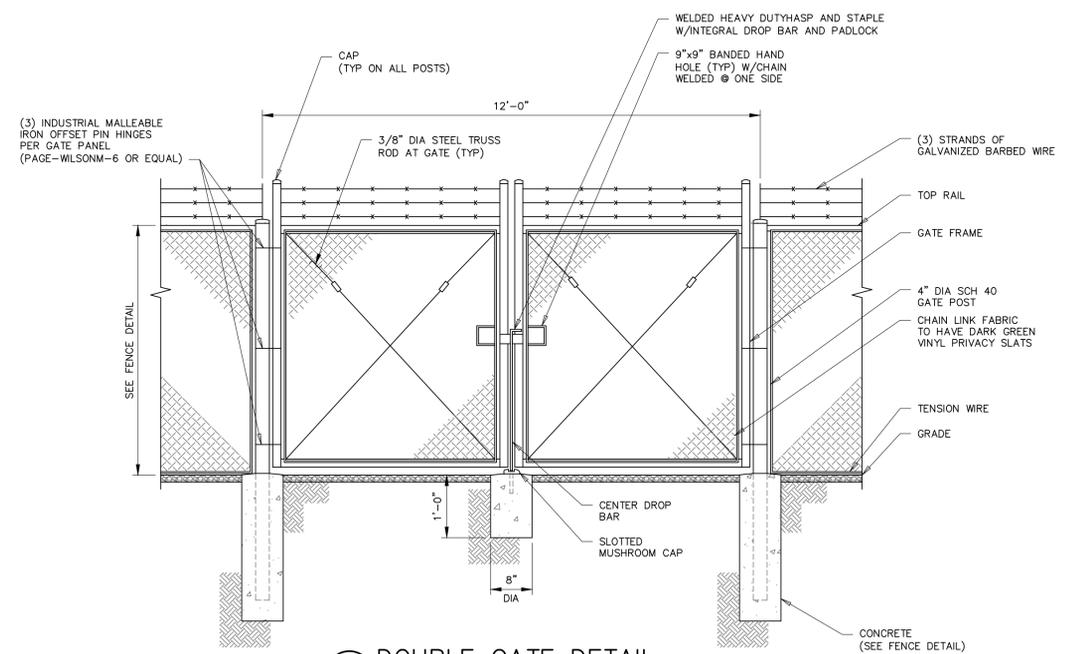
1 FENCE DETAIL
C-5A SCALE: 3/4" = 1'-0"



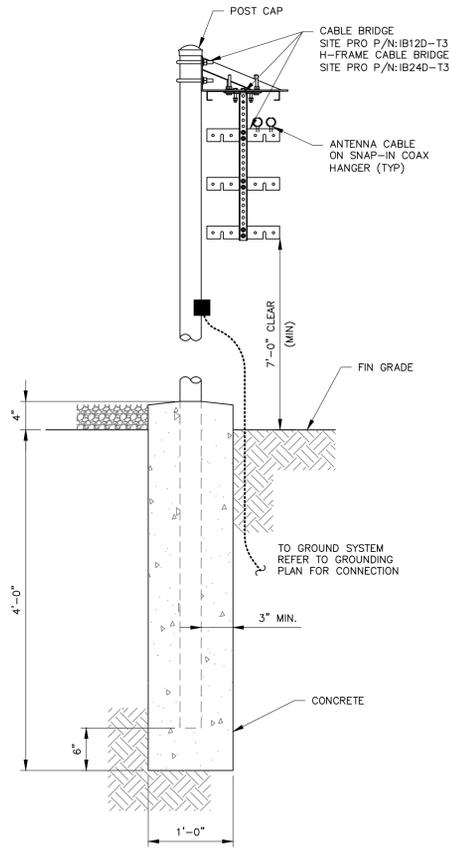
2 BOLLARD DETAIL
C-5A SCALE: 3/4" = 1'-0"



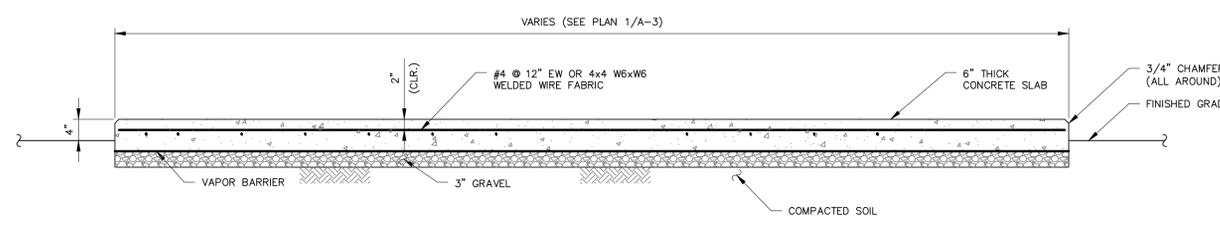
3 GRAVEL SURFACING TREATMENT
C-5A SCALE: 3/4" = 1'-0"



4 DOUBLE GATE DETAIL
C-5A SCALE: 3/4" = 1'-0"

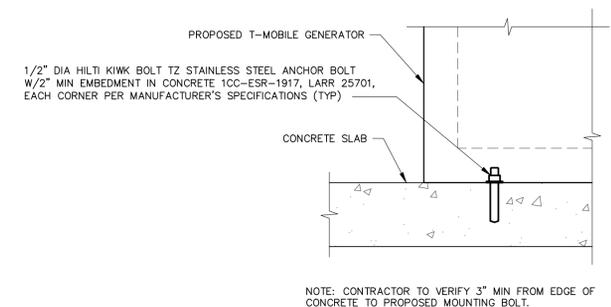


5 CABLE BRIDGE DETAIL
C-5A SCALE: 1" = 1'-0"



- NOTES:**
1. CONCRETE PAD IS TO BE CAST IN PLACE.
 2. USE GALVANIZED HILTI EXPANSION ANCHORS OR APPROVED EQUAL FOR EQUIPMENT ANCHORAGE.
 3. FOR SIZE AND LOCATION OF ANCHORS AND OTHER REQUIREMENTS, SEE EQUIPMENT VENDOR DRAWINGS.
 4. PLACE PROPOSED CONCRETE SLAB ON MIN. 6" COMPACTED SUB-BASE.
 5. EQUIPMENT CABINETS NOT SHOWN FOR CLARITY.

6 CONCRETE SLAB SECTION
C-5A SCALE: 3/4" = 1'-0"



7 GENERATOR MOUNTING DETAIL
C-5A SCALE: 1 1/2" = 1'-0"

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| | | | | ○ For Construction | | |

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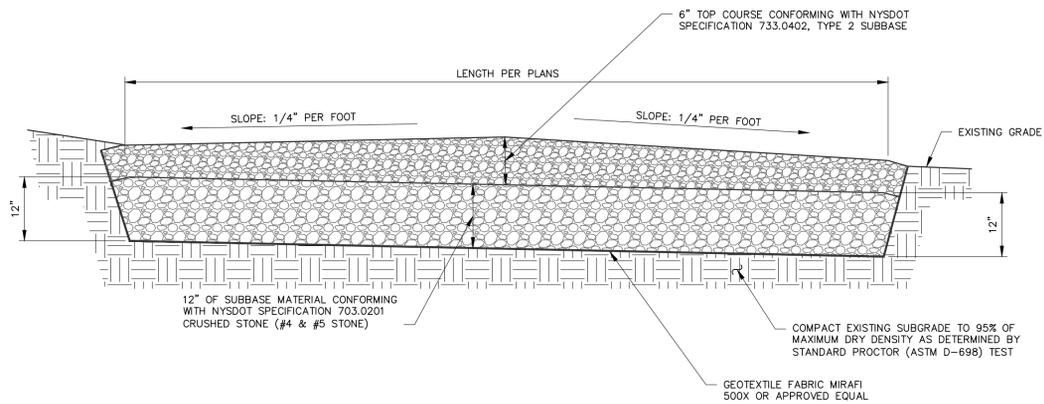


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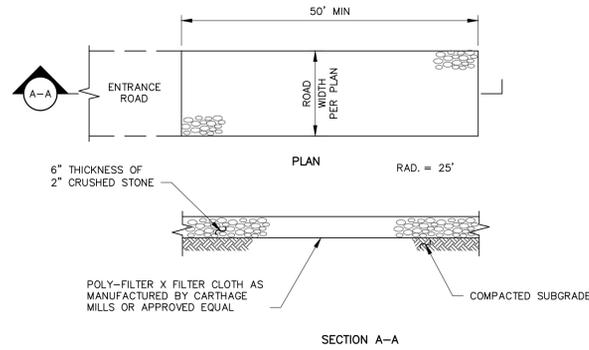
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EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

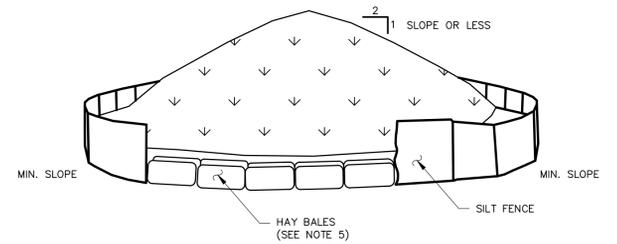
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE. WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK, AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
- ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557) AND WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
- CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

1 GRAVEL DRIVE CROSS SECTION
C-5B SCALE: 3/4" = 1'-0"



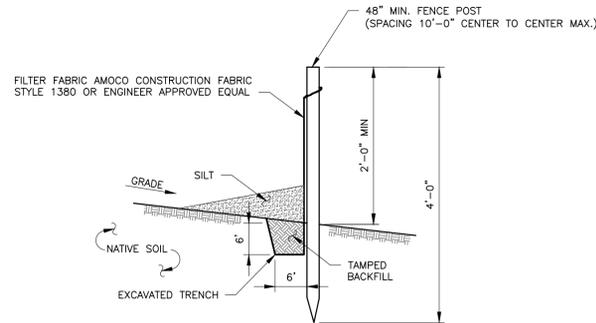
- NOTES:
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET
 - THICKNESS - NOT LESS THAN SIX INCHES
 - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. IF ACCUMULATED SOIL DOES NOT COME OFF BY WAY OF STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL KNOCK OFF ACCUMULATED SOIL BY MANUAL METHODS UPSLOPE OF A SILT FENCE BARRIER.
 - SEDIMENT TRAPPING - SILT FENCE BARRIER SHALL BE INSTALLED DOWN SLOPE OF CONSTRUCTION ENTRANCE TO CATCH ANY SEDIMENT THAT COULD POTENTIALLY FALL OFF OF CONSTRUCTION EQUIPMENT AND/OR VEHICLES.
 - PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE
C-5B SCALE: N.T.S.



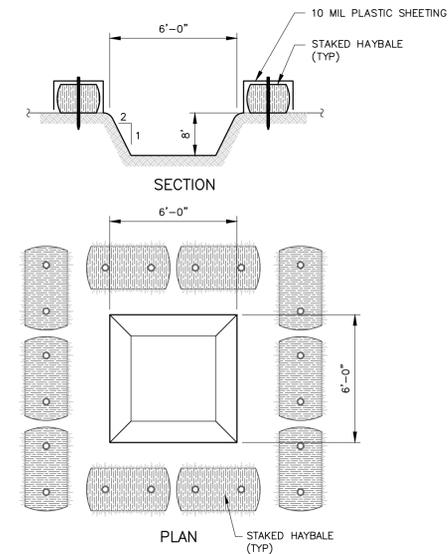
- NOTES:
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
 - HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

3 TEMPORARY SOIL STOCKPILE DETAIL
C-5B SCALE: N.T.S.



- NOTES:
- SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
 - CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 - EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
 - WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDS.

4 SILT FENCE DETAIL
C-5B SCALE: N.T.S.



5 TEMPORARY CONCRETE WASH
C-5B SCALE: N.T.S.

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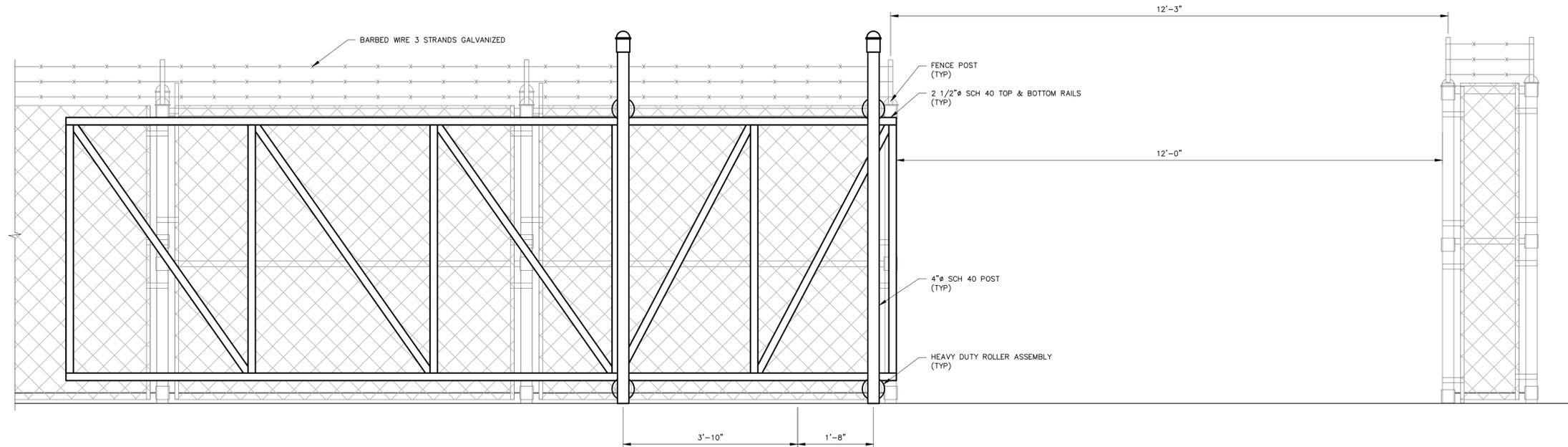
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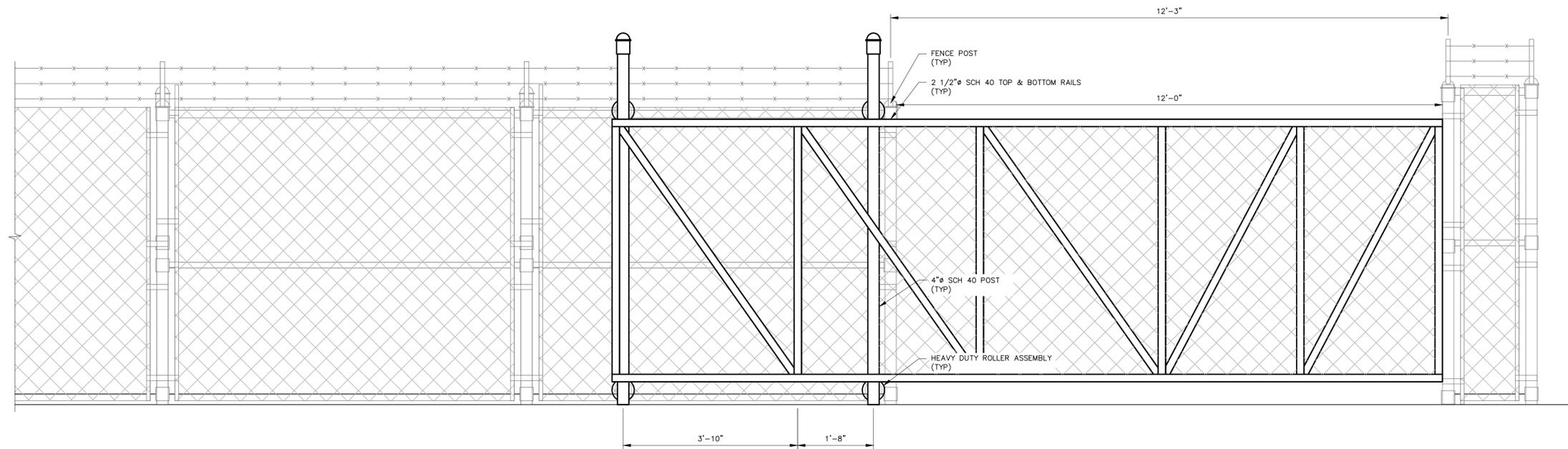
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Scale: AS NOTED



1 ROLLING GATE ELEVATION (OPEN)
 C-5C SCALE: 3/4" = 1'-0"



2 ROLLING GATE ELEVATION (CLOSED)
 C-5C SCALE: 3/4" = 1'-0"

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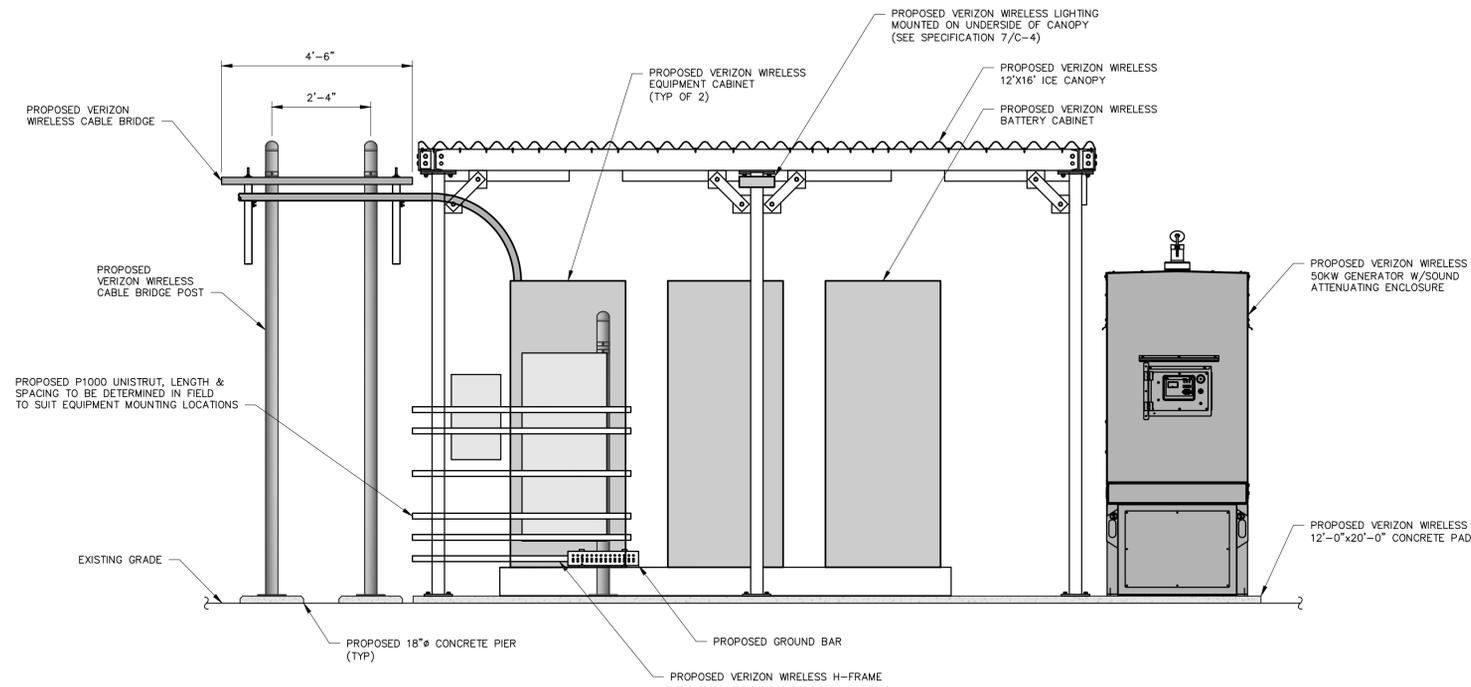
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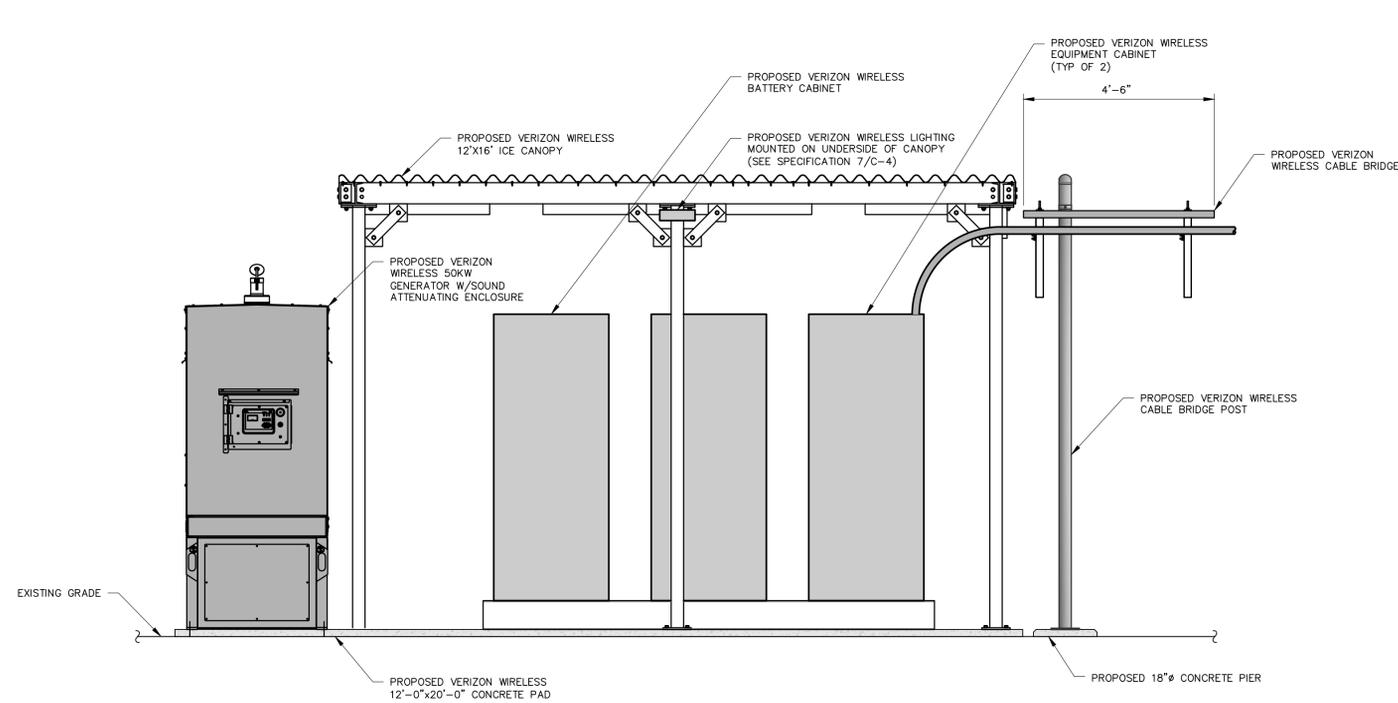


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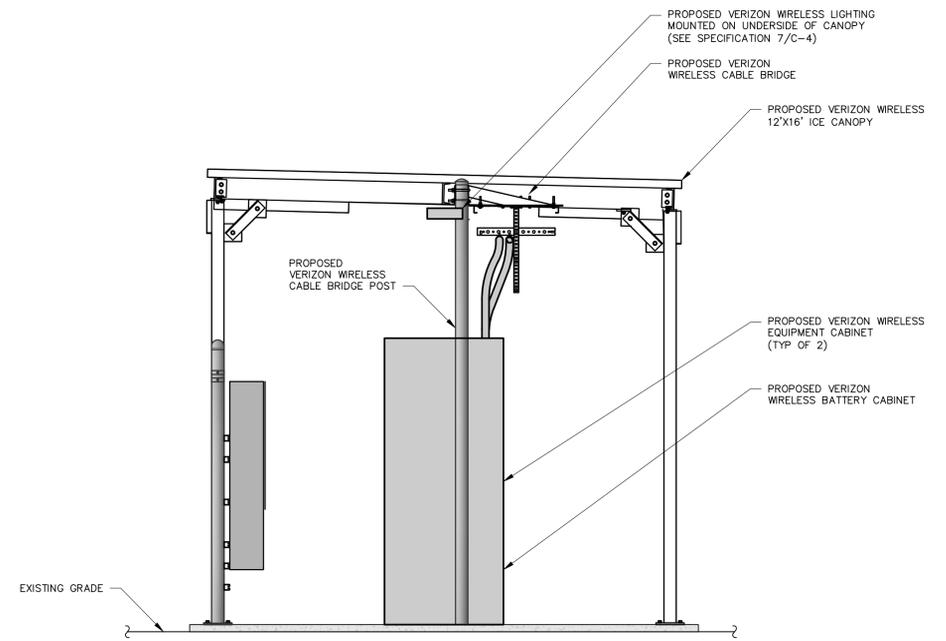
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| Scale AS NOTED | | | |



1 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



2 REAR ELEVATION
SCALE: 1/2" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/2" = 1'-0"

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EQUIPMENT ELEVATIONS

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AS NOTED