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Neil J. Alexander, Esq.
nalexander@cuddyfeder.com

November 1, 2019

By Email and Regular Mail

Chairperson Bruce Flower
And Members of the Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

-and-

Chairperson Al Casella
And Members of the Zoning Board of Appeals
20 Middlebush Road
Wappingers Falls, NY 12590

RE: Tarpon Towers II, LLC
Proposed Wireless Telecommunications Facility at 110 Chelsea Road
Parcel # 6056-03-339420

Dear Chairperson Flower, Chairperson Casella, and Members of the Planning and Zoning Boards:

On behalf of our client, Tarpon Towers II, LLC (the "Applicant"), we respectfully submit the following in furtherance of the application for site plan, special permit, wetlands permit and area variance approvals to install a new wireless telecommunications facility (the "Facility") at 110 Chelsea Road in the Town of Wappinger, New York (the "Property"). Enclosed please find:

Exhibit A: FAA Certification, dated October 7, 2019

Exhibit B: RF Compliance Certification, dated October 31, 2019

Exhibit C: RF Non-interference Letter, dated October 15, 2019

Exhibit D: Revised Site Plans prepared by Tectonic Engineering & Surveying Consultants, P.C., dated October 24, 2019¹

¹ Full size drawings can be provided upon request.



November 1, 2019
Page 2

Exhibit E: Agriculture Data Statement

Kindly also find enclosed two checks made payable to the Town of Wappinger in the amount of \$750 and \$150 representing the Zoning Board of Appeals area variance application fee and wetland permit application fee, respectively. A wetland permit application form and report in accordance with Chapter 137 will be provided shortly.

Thank you for your time and consideration in this matter. The Applicant looks forward to meeting with the Planning Board on November 4, 2019 and the Zoning Board of Appeals on November 12, 2019. Should you have any questions or comments in the meanwhile, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink that reads "Neil J. Alexander". The signature is fluid and cursive, with the first name "Neil" and last name "Alexander" clearly distinguishable.

Neil J. Alexander

Enclosures

cc: Barbara Roberti, CEO (via email)
James Horan, Esq., Town Attorney (via email)
David Stolman, Planner (via email)
Peter Setaro, Engineer (via email)

EXHIBIT A



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AEA-10474-OE
Prior Study No.
2019-AEA-6208-OE

Issued Date: 10/07/2019

Todd J Bowman
Tarpon Towers II, LLC
1001 3rd Avenue West
Suite 420
Bradenton, FL 34205

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Tower NY1136 Castle Point
Location:	Wappinger Falls, NY
Latitude:	41-32-47.21N NAD 83
Longitude:	73-57-22.57W
Heights:	175 feet site elevation (SE)
	199 feet above ground level (AGL)
	374 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 04/07/2021 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

This determination cancels and supersedes prior determinations issued for this structure.

If we can be of further assistance, please contact our office at (404) 305-6337, or nick.goodly@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AEA-10474-OE.

Signature Control No: 416824693-419122546

(DNE)

Nick Goodly
Technician

Attachment(s)
Case Description
Frequency Data
Map(s)

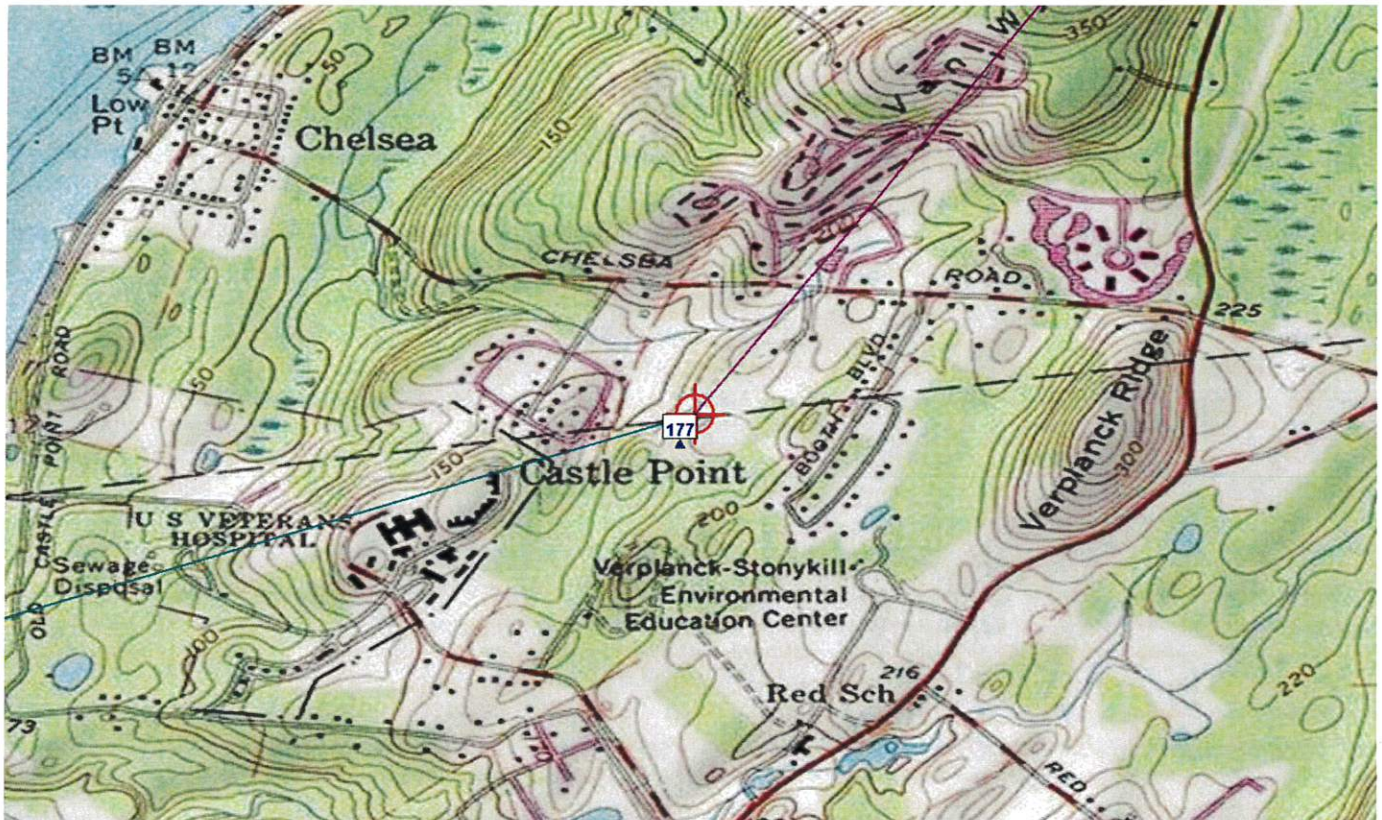
cc: FCC

Case Description for ASN 2019-AEA-10474-OE

Construction of new communications tower. Location has shifted since prior ASN

Frequency Data for ASN 2019-AEA-10474-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



TOPO Map for ASN 2019-AEA-10474-OE

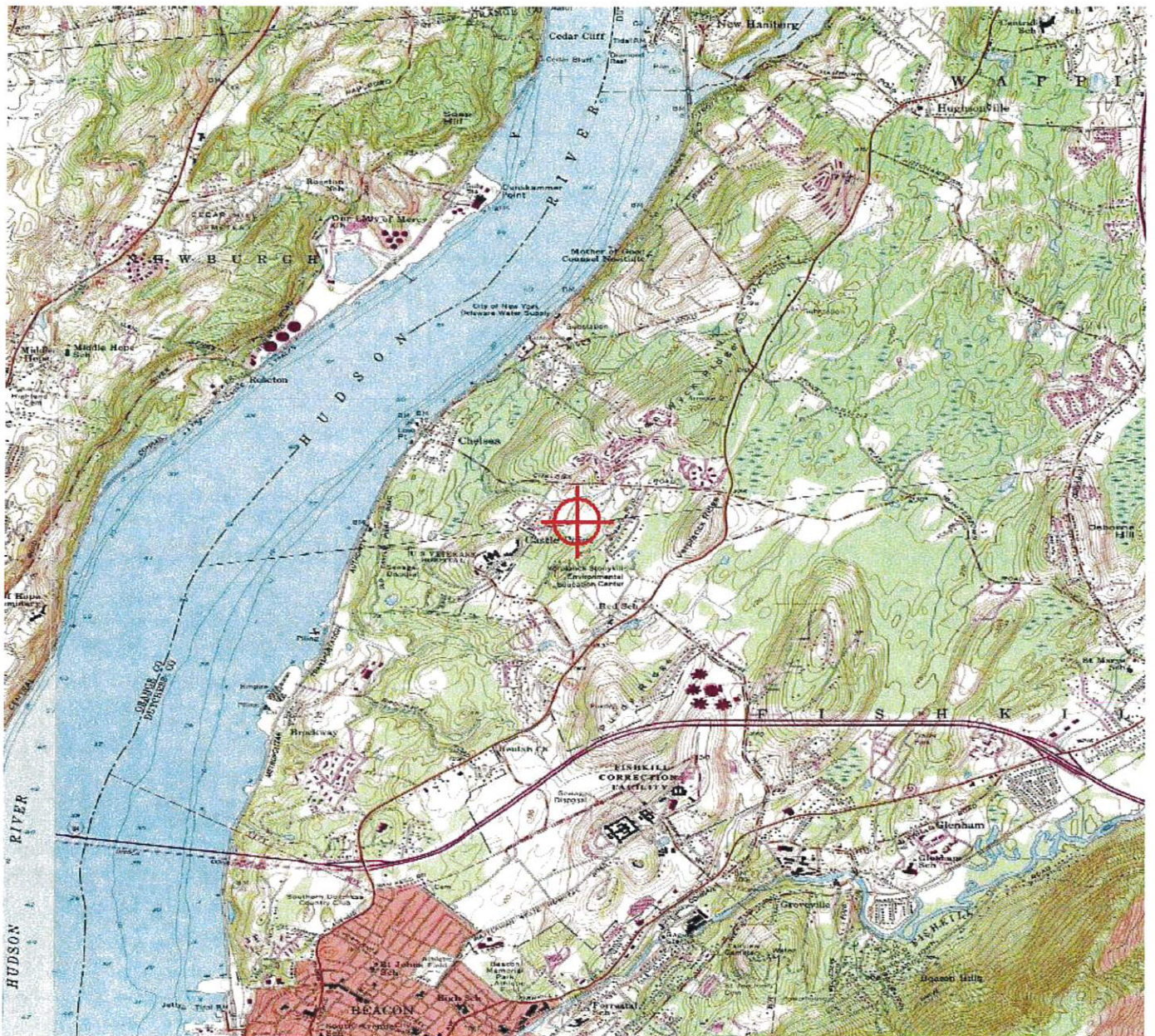


EXHIBIT B

October 31, 2019

To: Michael Crosby

Transmitted via email to: Michael.Crosby2@VerizonWireless.com

RE: Verizon Wireless – **Castle Point** RF Compliance Certification

Site Address: 110 Chelsea Road, Wappinger Falls, NY 12401 (Dutchess County)

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines in all publicly accessible areas. With the proposed Verizon Wireless antenna configuration in service, the exposure in all areas at ground level from this facility will be below 1% of the General Public MPE limit, or over 100 times less than the maximum allowed exposure in publicly accessible areas. The information in this compliance document was prepared by Site Safe, LLC, an approved Verizon vendor.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities.

Sincerely,

Michael Fischer, P.E.
Principal RF Compliance Engineer
Site Safe, LLC



Michael Fischer, P.E.
Registered Professional Engineer (Electrical)
New York License Number 101714
Expires July 31, 2022

Signed 31 October 2019

Landlord Responsibilities (M.E.N.U)

RF exposure safety and protection of every carrier's infrastructure are very important. Both landlords and carriers have a shared responsibility in maintaining a safe and secure RF environment. Landlords can help in this significant endeavor by:

- ⇒ **M**aintaining all necessary carrier contact information.
- ⇒ **E**nforcing restricted roof-top access (help maintain a Controlled environment).
- ⇒ **E**nsuring all building/maintenance personnel are trained in RF Safety, aware that the potential for exposure exists, and follow all appropriate entry and safety procedures.
- ⇒ **N**otifying all carriers when any non-carrier requests access to the area with antennas.
- ⇒ **U**nderstanding that compliance with the FCC can be achieved with RF Exposure levels above the applicable limit if the proper signage, barrier, and access restrictions are implemented. Commitment to compliance and willingness to cooperate are key.



FOR MORE INFORMATION ON
RF SAFETY & AWARENESS

Verizon Wireless
E-mail: npo@verizonwireless.com
E-mail Subject: "ATTN: RF Compliance"

RF Safety & Awareness Training Contacts

C-Squared Systems
(www.csquaredsystems.com)
EBI Consulting
(www.ebiconsulting.com)
Global RF Solutions
(www.grfs.net)
Hammett & Edison, Inc.
(www.h-e.com)
Lawrence Behr Associates, Inc.
(www.lbasgroup.com)
Millennium Engineering
(www.millenniumengineering.net)
Pinnacle Telecom Group
(www.pinnacletelecomgroup.com)
Richard A. Tell Associates
(www.radhar.com)
RSI
(www.rfcomply.com)
SiteSafe
(www.sitesafe.com)
Telnet
(www.telnet-inc.com)
Trott Communications Group
(www.trottrgroup.com)
Waterford Consultants
(www.waterfordconsultants.com)
WFI
(www.wfinet.com)

Radio Frequency (RF) Environments

SAFETY &
AWARENESS



FCC Information

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards incorporate prudent margins of safety. The following represents an overview of the most applicable information:

Classifications for Exposure Limits

Occupational

Persons are "exposed as a consequence of their employment" and are "fully aware of the potential for exposure and can exercise control over their exposure".

General Population

Any persons that "may not be made fully aware of the potential for exposure or cannot exercise control over their exposure".

Those in this category do not have RF Safety & Awareness Training.

Ensuring Compliance With FCC Guidelines

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines.

Wireless Licensees are required by law to implement the following:

- **Restrict access** (lock doors/ladders)
- **Post notification signage on every access point** to increase awareness of the potential for exposure BEFORE one enters an area with antennas.
- **Place additional notification signage and visual indicators** in an area with antennas (beyond an access point) where RF exposure levels may start to exceed the FCC's limits.

Compliance Materials

Notification Signage



(Notice) RF Guidelines - Informs viewer of the basic safety guidelines for working in an RF Environment.



Information - Provides relevant contact information for any questions or requests.



(Blue) Notice - Informs viewer that beyond the sign, RF exposure levels may exceed the General Population MPE limit but will remain below the Occupational MPE limit.



(Yellow) Caution - Informs viewer that beyond the sign, RF exposure levels may exceed the General Population and Occupational MPE limit.



(Red) Warning - Informs viewer that beyond the sign, RF exposure levels may substantially exceed the General Population and Occupational MPE limit.

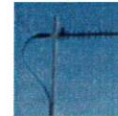
Indicative Barriers

In addition to physical barriers such as locked doors or ladders, wireless licensees may also be required to place indicative barriers as a means of visually demarcating an area where RF levels are expected to exceed the FCC's limits. **Examples of Indicative Barrier Materials:** plastic chains, buckets, reflective paint or tape, plastic cones, fiber-glass fences, and poles mounted in cinderblocks.



Antenna Safety

Antenna Types



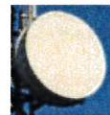
Yagi - Antenna that radiates energy in one direction. RF energy has a narrow beam. **Walk behind or under this antenna.**



Panel - Antenna that radiates energy in one direction. RF energy beam can range from narrow to very wide. **Walk behind this antenna. Stay out of the general direction that the antenna is pointing.**



Whip - Antenna that radiates energy equally in all directions. **Maintain as much distance as possible from this antenna.**



Microwave - Antenna that radiates energy in one direction. RF energy has a narrow beam. **Walk under or behind this antenna.**

When In An Environment With Antennas:

- ⇒ Maintain at least a 3-foot clearance from all antennas. A 10-foot separation distance is preferred.
- ⇒ Never touch an antenna. Assume all are active.
- ⇒ Read and obey ALL signs on an access point.
- ⇒ Read and obey ALL signs in the environment with antennas.
- ⇒ Never walk past an indicative barrier without first confirming transmitter inactivity.
- ⇒ Never walk in front of or stand in front of an antenna whenever possible. Keep walking.
- ⇒ Contact all wireless licensees at **least 24-hours in advance** of scheduled maintenance.

EXHIBIT C



Network Engineering - UPNY
1275 John Street, Suite 100
West Henrietta, New York 14586

Oct 15, 2019

Planning Board
Town of Wappinger
20 Middlebush Rd
Wappinger Falls, NY 12590

RE: Castle Point Macro – Application of Verizon Wireless - Non-Interference Letter

Ladies and Gentlemen:

With respect to the above application, and in accordance with applicable provisions of the Wireless Telecommunications Facilities Siting Law for the **Town of Wappinger**, Verizon Wireless ("Verizon Wireless") operates Wireless Communications Forth Generation (4G) Services, Personal Communication Service (PCS) and/or Cellular Radiotelephone Services network authorized by the Federal Communications Commission (FCC) to provide state of the art digital and/or cellular wireless communications in many parts of the nation, including upstate New York. Verizon Wireless' operations and network are licensed and regulated by the FCC.

Verizon Wireless' radio equipment is designed to transmit frequencies only within the allocated frequency bands and each transmitter is carefully adjusted to comply with FCC regulations for power output and frequency. These procedures prevent interference with other radio services, public safety communications, airport navigation, cordless phones, computers and other community office or residential household appliances.

The incidence of these transmissions causing interference with other radio service is rare. All other radio communication services, including broadcast radio and television, are assigned to specific frequency bands, separate and distinct from cellular and other frequencies. For instance, AM Radio operates between 0.5 -1.5 MHz and VHF Television operates between 54 - 215 MHz. In addition, receivers for other services are similarly designed to prevent interference from out of band service. In the unlikely event that malfunctioning equipment or improper settings are shown to cause interference with an existing service, Verizon Wireless would be required, under the conditions of its FCC license, to take immediate steps to correct any problems.

Thank you for considering this application.

Very truly yours,

Michael R. Crosby

Michael R. Crosby
Radio Frequency (RF) Design Engineer

EXHIBIT D



SITE NUMBER:

NY1136

SITE NAME:

CASTLE POINT

ORANGE COUNTY-POUGHKEEPSIE
LIMITED PARTNERSHIP,

d/b/a

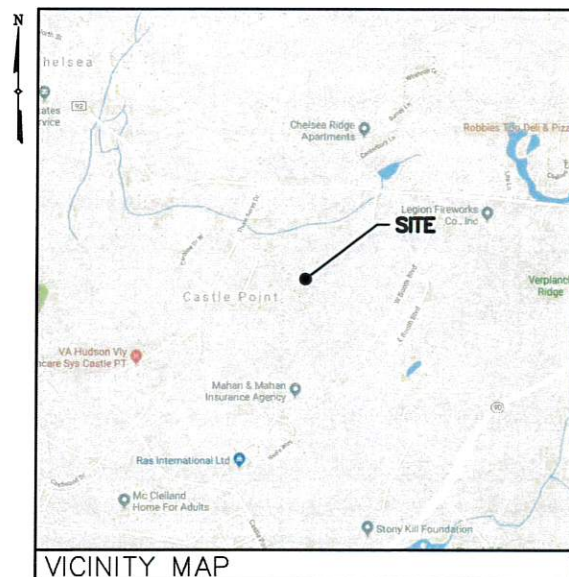


SITE NAME:

CASTLE POINT

PROJECT NUMBER: 20191970954

LOCATION CODE: 295486



VICINITY MAP

DIRECTIONS

DIRECTIONS TO SITE:

FROM ALBANY, TAKE I-87 S AND FOLLOW FOR 82.4± MILES. TAKE EXIT 17 TO MERGE ONTO I-84 E AND FOLLOW FOR 4.9± MILES. TAKE EXIT 41 AND TURN LEFT ONTO NY-9D N AND FOLLOW FOR 2.9± MILES. TURN LEFT ONTO CHELSEA RD AND FOLLOW FOR 0.5± MILES. THE SITE WILL BE ON THE LEFT.

SITE ADDRESS: 110 CHELSEA RD
WAPPINGERS FALLS, NY 12401
MUNICIPALITY: TOWN OF WAPPINGER
COUNTY: DUTCHESS
TAX MAP NUMBER: 6056-03-339420
ZONING DISTRICT: R-40/80
STRUCTURE COORDINATES: 41.546447°
-73.956270°
GROUND ELEVATION: 174.7'± AMSL
PROPERTY OWNER: RADICE, JEANNE M
110 CHELSEA RD
WAPPINGERS FALLS, NY 12590
APPLICANT: TARPON TOWERS II, LLC
1001 3RD AVE WEST, SUITE 420
BRADENTON, FL 34205
CONTACT PERSON: BRETT BUGGELN
CONTACT PHONE: (941) 400-2202

PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED MONOPOLE AND THE INSTALLATION OF EQUIPMENT AT GRADE WITHIN A PROPOSED FENCED COMPOUND. PROJECT INCLUDES THE INSTALLATION OF A NEW GRAVEL ACCESS ROAD AND UNDERGROUND POWER & FIBER UTILITIES.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	2	10/24/19
SU-101	PARTIAL TOPOGRAPHIC SURVEY	1	10/3/19
AD-1	ADJOINERS PLAN	2	10/24/19
SB-1	SETBACK PLAN	2	10/24/19
LOC-1	LOCATION MAP	2	10/24/19
VIC-1	VICINITY MAP	2	10/24/19
C-1	OVERALL SITE PLAN	2	10/24/19
C-2	ROAD PLAN & PROFILE	2	10/24/19
C-3	SITE DETAIL PLAN	2	10/24/19
C-4	ELEVATION & ORIENTATION PLAN	2	10/24/19
C-5	SITE DETAILS	2	10/24/19
C-6	SITE DETAILS	2	10/24/19
C-7	ANTENNA SPECIFICATIONS	2	10/24/19
C-8	EQUIPMENT ELEVATIONS	2	10/24/19

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

Before You Dig, Drill Or Blast!

Dig Safely.
New York

UNDERGROUND FACILITIES
PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7962

NY industrial code rule 753 requires no less than two
working days notice, but not more than ten days notice.

DIG SAFELY - NEW YORK

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & 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.

TARPON
TOWERS

1001 3RD AVE WEST, SUITE 420
BRADENTON, FL 34205

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

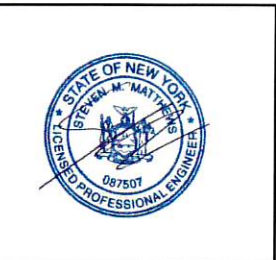
Tectonic

TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953
Phone: (845) 834-0888
Fax: (845) 834-0831
www.tectonicny.com
Principal Engineer: 30
30 British American Blvd.
Suite 101
Latham, NY 12110
Phone: (518) 763-1830

WORK ORDER NUMBER
9684.06
DRAWN BY
TLS

NO.	DATE	ISSUE
0	9/17/19	FOR COMMENT
1	10/3/19	FOR ZONING
2	10/24/19	PER COMMENTS

RELEASED BY
DATE



UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

ORIGINAL SIZE IN INCHES
TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

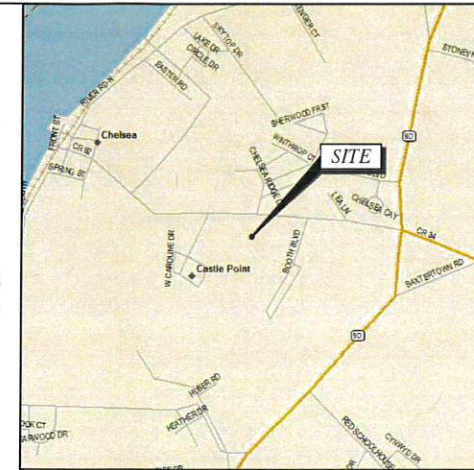
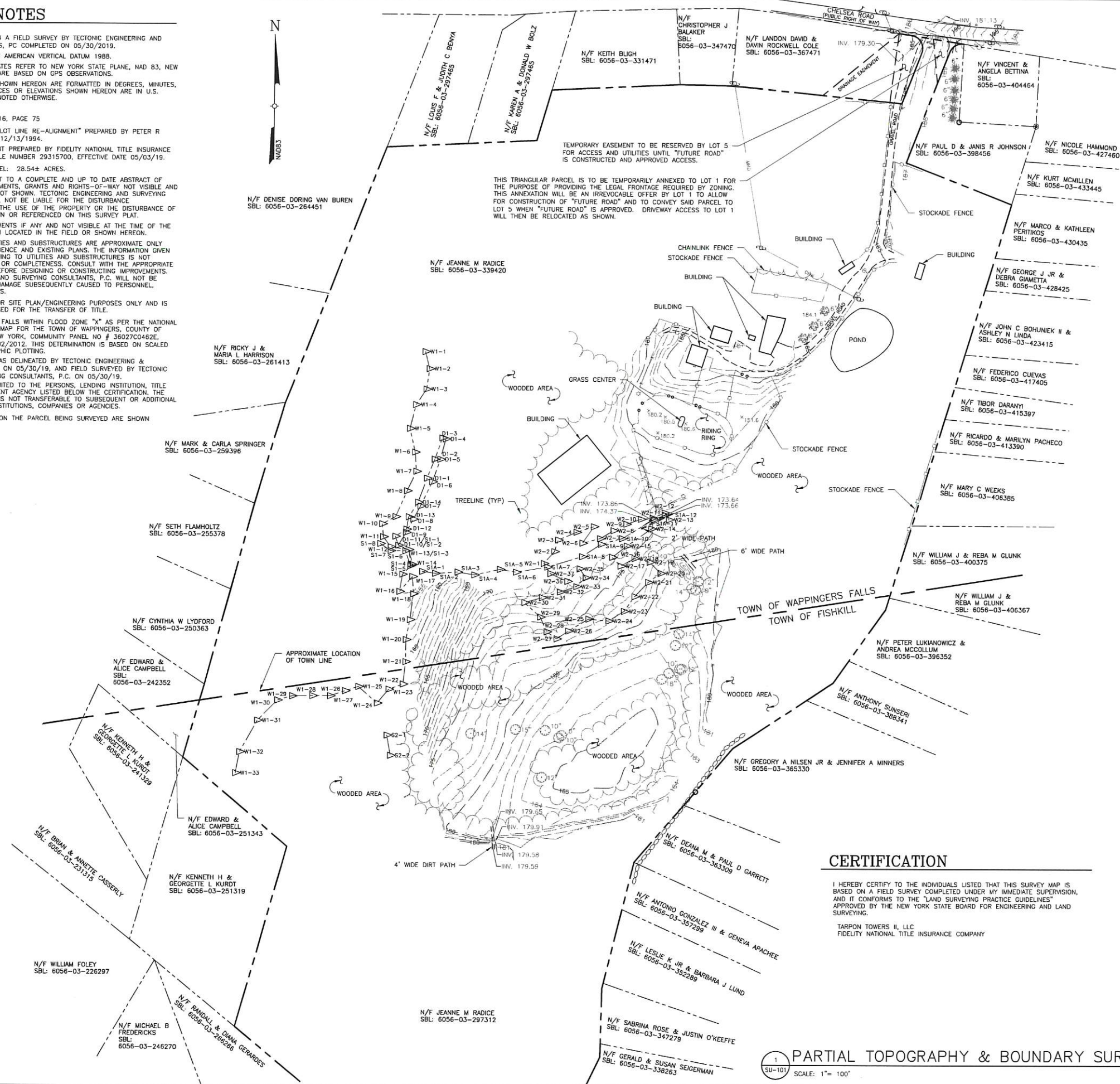
SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, PC COMPLETED ON 05/30/2019.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.
- MERIDIAN AND COORDINATES REFER TO NEW YORK STATE PLANE, NAD 83, NEW YORK EAST ZONE AND ARE BASED ON GPS OBSERVATIONS.
- ANGLES OR BEARINGS SHOWN HEREON ARE FORMATED IN DEGREES, MINUTES, AND SECONDS. DISTANCES OR ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS NOTED OTHERWISE.
- REFERENCES:
 - (A) DEED: LIBER 2016, PAGE 75
 - (B) MAP ENTITLED: "LOT LINE RE-ALIGNMENT" PREPARED BY PETER R HUSTIS LLS ON 12/13/1994.
 - (C) TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS TITLE NUMBER 29315700, EFFECTIVE DATE 05/03/19.
- AREA OF SUBJECT PARCEL: 28.54± ACRES.
- THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE, COVENANTS, EASEMENTS, GRANTS AND RIGHTS-OF-WAY NOT VISIBLE AND NOT REFERENCED ARE NOT SHOWN. TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, PC SHALL NOT BE LIABLE FOR THE DISTURBANCE TO ANYONE'S RIGHT TO THE USE OF THE PROPERTY OR THE DISTURBANCE OF ANY UTILITIES NOT SHOWN OR REFERENCED ON THIS SURVEY PLAT.
- UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON.
- LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS. TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, P.C. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES, OR UTILITIES.
- THIS SURVEY PLAT IS FOR SITE PLAN/ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
- THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE TOWN OF WAPPINGERS, COUNTY OF DUTCHESS, STATE OF NEW YORK, COMMUNITY PANEL NO # 360270482E, EFFECTIVE DATE OF 05/02/2012. THIS DETERMINATION IS BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING.
- WETLAND FLAGS SHOWN AS DELINEATED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS ON 05/30/19, AND FIELD SURVEYED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C. ON 05/30/19.
- THE CERTIFICATION IS LIMITED TO THE PERSONS, LENDING INSTITUTION, TITLE COMPANY AND GOVERNMENT AGENCY LISTED BELOW THE CERTIFICATION. CERTIFICATION HERE ON IS NOT TRANSFERABLE TO SUBSEQUENT OR ADDITIONAL OWNERS, INDIVIDUALS, INSTITUTIONS, COMPANIES OR AGENCIES.
- NOT ALL IMPROVEMENTS ON THE PARCEL BEING SURVEYED ARE SHOWN HEREON.



SCHEDULE B, PART II

ITEMS 1-11 IN SCHEDULE B, PART II ARE NOT SURVEY RELATED.

LEGAL DESCRIPTION

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON CREATED, SITUATE, LYING AND BEING IN THE TOWN OF FISHKILL AND WAPPINGERS, COUNTY OF DUTCHESS AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET IN THE SOUTHERLY LINE OF THE ROAD LEADING FROM FISHKILL VILLAGE TO CHELSEA, SAID PIPE BEING SET AT THE NORTHEASTERLY CORNER OF LANDS OF TURCO; AND RUNNING THENCE WITH THE SAID SOUTHERLY LINE OF THE FISHKILL VILLAGE-CHELSEA ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 65 DEGREES 40' 10" WEST 127.57 FEET THENCE NORTH 65 DEGREES 6' 30" WEST 199.1 FEET THENCE NORTH 67 DEGREES 41' WEST 114.56 FEET; THENCE WITH OTHER LANDS NOW OR FORMERLY OF ARTHUR AND MARY BOOTH SOUTH 20 DEGREES 5' 30" WEST 150.2 FEET; THENCE WITH LANDS OF PRICE NORTH 73 DEGREES 45' WEST 100 FEET; THENCE WITH LANDS OF VAN WHY THE FOLLOWING COURSES AND DISTANCE: NORTH 77 DEGREES 28' WEST 248.65 FEET; THENCE NORTH 31 DEGREES 32' EAST 158.64 FEET TO THE SOUTHERLY LINE OF THE FISHKILL VILLAGE-CHELSEA ROAD AFORSAID; THENCE WITH THE SAID SOUTHERLY LINE OF THE FISHKILL VILLAGE-CHELSEA ROAD THE FOLLOWING COURSES AND DISTANCE: NORTH 38 DEGREES 40' WEST 121 FEET; THENCE NORTH 74 DEGREES 40' 10" WEST 142.02 FEET TO LINE OF LANDS OF THORN; THENCE WITH LINE OF LANDS OF THORN ALONG A STONE WALL AND ALONG A POST AND WIRE FENCE THE FOLLOWING COURSES AND DISTANCE: SOUTH 38 DEGREES 29' WEST 361.64 FEET; THENCE SOUTH 31 DEGREES 1' 10" WEST 511.23 FEET TO LINE OF LANDS OF REID; THENCE WITH LINE OF LANDS OF REID AND ALONG A STONE WALL SOUTH 35 DEGREES 10' 50" EAST 940.65 FEET TO AN INTERSECTION OF STONE WALLS; THENCE WITH OTHER LANDS NOW OR FORMERLY OF ARTHUR AND MARY BOOTH AND ALONG A STONE WALL THE FOLLOWING COURSES AND DISTANCE: NORTH 43 DEGREES 29' 50" EAST 139.39 FEET; THENCE NORTH 40 DEGREES 35' 30" EAST 288.48 FEET; THENCE NORTH 21 DEGREES 35' 30" EAST 20.79 FEET; THENCE NORTH 16 DEGREES 24' EAST 132.07 FEET; THENCE NORTH 29 DEGREES 8' 10" EAST 240.92 FEET; THENCE NORTH 55 DEGREES 45' 50" EAST 286.83 FEET; THENCE NORTH 71 DEGREES 53' 40" EAST 231.28 FEET; THENCE ALONG A POST AND WIRE FENCE NORTH 50 DEGREES 26' 40" EAST 173.45 FEET TO AN ELM TREE THENCE STILL WITH SAID OTHER LANDS OF ARTHUR AND MARY BOOTH NORTH 32 DEGREES 13' 20" EAST 975.63 FEET TO THE SOUTHEASTERLY CORNER OF LANDS OF TURCO AFORSAID; THENCE WITH LINE OF LANDS OF SAID TURCO THE FOLLOWING COURSES AND DISTANCES: NORTH 71 DEGREES 36' WEST 150 FEET; THENCE NORTH 18 DEGREES 24' EAST 150 FEET TO THE PLACE OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO JEANNE M. RADICE FROM HOBBIT HILL FARM INC. BY DEED DATED SEPTEMBER 18, 1998 AND RECORDED SEPTEMBER 25, 1998 IN DEED BOOK 2016, PAGE 75.

TAX PARCEL NOS. 6056-03-339420, 6056-03-297312

LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	INDEX CONTOUR LINE
---	CONTOUR LINE
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	EDGE OF GRAVEL
---	EDGE OF PAVEMENT
---	EDGE OF WATER/SWALE
---	PAINTED TRAFFIC LINES
---	EDGE OF WETLANDS
---	STONE WALL
---	ELECTRIC (UNDERGROUND)
---	TREE LINE
---	STRUCTURE
---	SPOT ELEVATION
---	IRON PIPE FOUND
---	IRON ROD FOUND
---	GATEPOST
---	UTILITY POLE
---	HYDRANT
---	LIGHT POST
---	MAILBOX
---	WETLAND FLAG

CERTIFICATION

I HEREBY CERTIFY TO THE INDIVIDUALS LISTED THAT THIS SURVEY MAP IS BASED ON A FIELD SURVEY COMPLETED UNDER MY IMMEDIATE SUPERVISION, AND IT CONFORMS TO THE "LAND SURVEYING PRACTICE GUIDELINES" APPROVED BY THE NEW YORK STATE BOARD FOR ENGINEERING AND LAND SURVEYING.

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WORK ORDER NUMBER 9684.06
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NO.	DATE	ISSUE
0	09/05/19	FOR COMMENT
0	10/03/19	FOR COMMENT

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STATE OF NEW YORK
COUNTY OF DUTCHESS
TOWN OF FISHKILL
DOMINICK T. SANTINI, IV PLS. 61004

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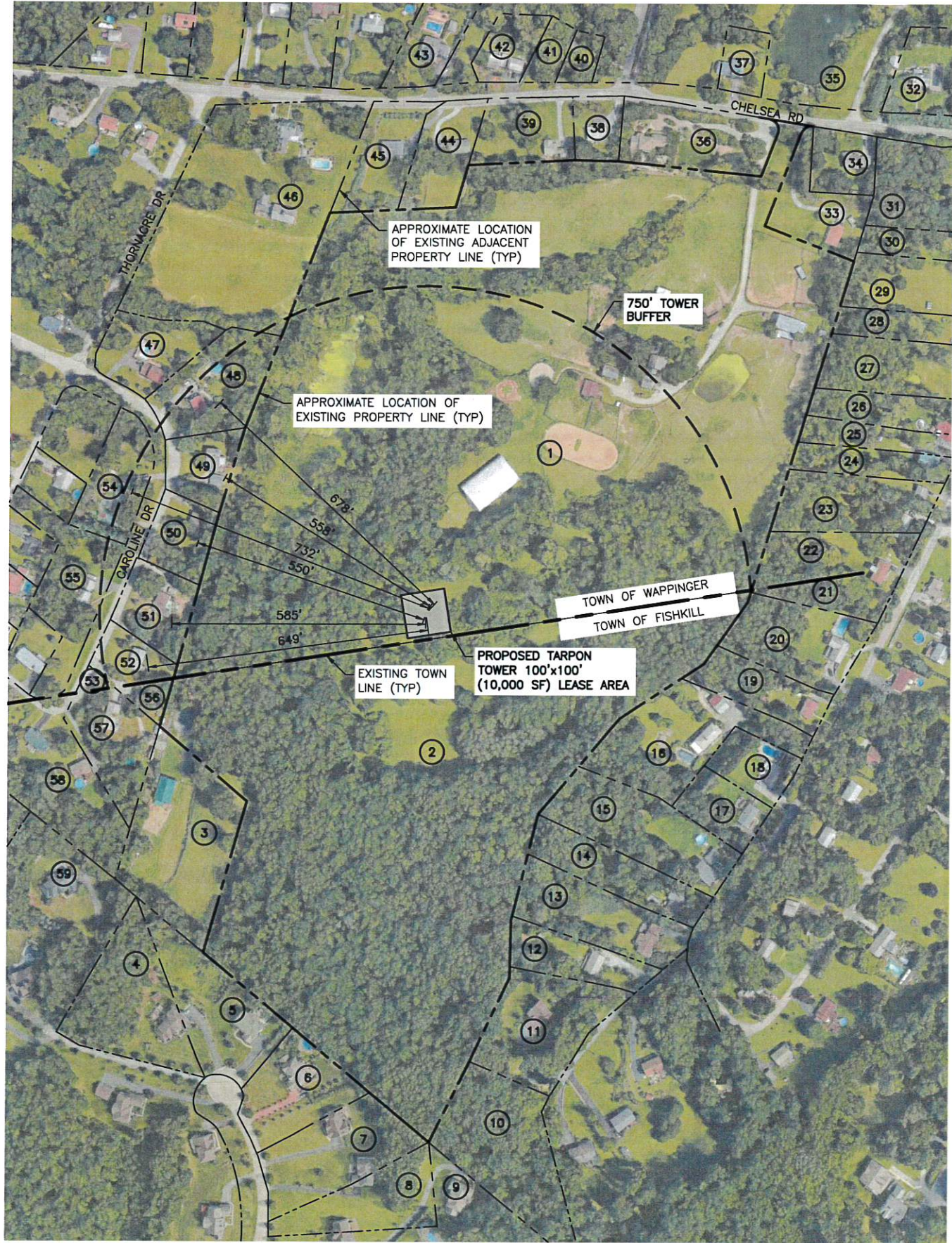
ORIGINAL SIZE IN INCHES
TARPON SITE INFORMATION

CASTLE POINT
NY1136
VERIZON WIRELESS SITE INFORMATION
CASTLE POINT
PN:
LC:

SITE ADDRESS
110 CHELSEA ROAD
WAPPINGERS FALLS
DUTCHESS COUNTY
NY 12590

SHEET TITLE
PARTIAL TOPOGRAPHY & BOUNDARY SURVEY

SHEET NUMBER
SU-101



NOTE:

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

1
AD-1
ADJOINERS PLAN
SCALE: 1" = 300' (11x17 SIZE)
1" = 150' (22x34 SIZE)

NUMBER	SBL	OWNER NAME	MAILING ADDRESS
1	6056-03-339420	RADICE, JEANNE M	110 CHELSEA RD, WAPPINGERS FALLS, NY 12590
2	6056-03-297312	RADICE, JEANNE M	110 CHELSEA RD, WAPPINGERS FALLS, NY 12590
3	6056-03-251319	KURD T, KENNETH H	118 CAROLINE DR, WAPPINGERS FALLS, NY 12590
4	6056-03-246270	FREDERICKS, MICHAEL B	60 HUBER RD, WAPPINGERS FALLS, NY 12590
5	6056-03-266266	GERARDES, RANDALL	58 HUBER RD, WAPPINGERS FALLS, NY 12590
6	6056-03-280251	FLEMMING, COLIN	52 HUBER RD, WAPPINGERS FALLS, NY 12590
7	6056-03-291239	CHAN, WAI C	48 HUBER RD, WAPPINGERS FALLS, NY 12590
8	6056-03-295227	MELBOURNE, WAYNE	44 HUBER RD, WAPPINGERS FALLS, NY 12590
9	6056-03-326215	RUTTY, EMLYN P	36 NEDS WAY, WAPPINGERS FALLS, NY 12590
10	6056-03-329237	MCPARTLAND, DAVID G	81 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
11	6056-03-338263	SEIGERMAN, GERALD	76 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
12	6056-03-347279	ROSE, SABRINA	70 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
13	6056-03-352289	LUND, LESLIE K JR	68 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
14	6056-03-357299	GONZALEZ, ANTONIO III	66 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
15	6056-03-363309	GARRETT, DEANA M	60 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
16	6056-03-365330	NILSEN, GREGORY A JR	48 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
17	6056-03-382313	ALEXANDER, RICHARD JR	56 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
18	6056-03-389322	VALENTI, WILLIAM M & DIANE	52 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
19	6056-03-388341	SUNSERI, ANTHONY	46 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
20	6056-03-396352	LUKIANOWICZ, PETER	42 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
21	6056-03-406367	GLUNK, WILLIAM J TRUSTEE	32 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
22	6056-03-400375	GLUNK, WILLIAM J TRUSTEE	32 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
23	6056-03-406385	WEEKS, MARY C	28 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
24	6056-03-413390	PACHECO, RICARDO & MARILYN	26 BOOTH BLVD, WAPPINGERS FALLS, NY 12590
25	6056-03-415397	DARANYI, TIBOR	24 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
26	6056-03-417405	CUEVAS, FEDERICO	22 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
27	6056-03-423415	BOHUNIEK, JOHN C II	16 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
28	6056-03-428425	GIAMETTA, GEORGE J JR	14 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
29	6056-03-430435	PERITIKOS, MARCO	12 WEST BOOTH BLVD, WAPPINGERS FALLS, NY 12590
30	6056-03-433445	MCMILLEN, KURT	20 EAST MAIN ST, BEACON, NY 12590
31	6056-03-427460	HAMMOND, NICOLE	122 CHELSEA RD, WAPPINGERS FALLS, NY 12590
32	6056-03-427486	BETTINA, FRANK	119 CHELSEA RD, WAPPINGERS FALLS, NY 12590
33	6056-03-398456	JOHNSON, PAUL D	114 CHELSEA RD, WAPPINGERS FALLS, NY 12590
34	6056-03-404464	BETTINA, VINCENT	P.O. BOX 17, FISHKILL, NY 12590
35	6056-01-373534	CHELSEADHCLLC,	20 CORPORATE WOODS BLVD, WAPPINGERS FALLS, NY 12590
36	6056-03-367471	COLE, LANDONDAVID	106 CHELSEA RD, WAPPINGERS FALLS, NY 12590
37	6056-03-380488	BUCKLEY, DONOVAN F	109 CHELSEA RD, WAPPINGERS FALLS, NY 12590
38	6056-03-347470	BALAKER, CHRISTOPHER J	102 CHELSEA RD, WAPPINGERS FALLS, NY 12590
39	6056-03-331471	BLIGH, KEITH	98 CHELSEA RD, WAPPINGERS FALLS, NY 12590
40	6056-03-343488	BURGOS, DEYANIRA	12 COOKE CT, WAPPINGERS FALLS, NY 12590
41	6056-03-337489	DORE, MICHAEL	95 CHELSEA RD, WAPPINGERS FALLS, NY 12590
42	6056-03-326490	DORE, MICHAEL	95 CHELSEA RD, WAPPINGERS FALLS, NY 12590
43	6056-03-310495	BOUCHARD, JAMES G	91 CHELSEA RD, WAPPINGERS FALLS, NY 12590
44	6056-03-312468	BOLZ, KAREN A	94 CHELSEA RD, WAPPINGERS FALLS, NY 12590
45	6056-03-297465	BENYA, LOUIS F	90 CHELSEA RD, WAPPINGERS FALLS, NY 12590
46	6056-03-264451	VANBUREN, DENISEDORING	86 CHELSEA RD, WAPPINGERS FALLS, NY 12590
47	6056-03-244422	JANOS, KATHLEEN	102 CAROLINE DR, WAPPINGERS FALLS, NY 12590
48	6056-03-261413	HARRISON, RICKY J	106 CAROLINE DR, WAPPINGERS FALLS, NY 12590
49	6056-03-259396	SPRINGER, MARK	108 CAROLINE DR, WAPPINGERS FALLS, NY 12590
50	6056-03-255378	FLAMHOLTZ, SETH	110 CAROLINE DR, WAPPINGERS FALLS, NY 12590
51	6056-03-250363	LYDFORD, CYNTHIA W	114 CAROLINE DR, WAPPINGERS FALLS, NY 12590
52	6056-03-242352	CAMPBELL, EDWARD T	116 CAROLINE DR, WAPPINGERS FALLS, NY 12590
53	6056-03-234347	KURD T, KENNETH H	118 CAROLINE DR, WAPPINGERS FALLS, NY 12590
54	6056-03-238390	MERCHAN, LUIS	107 CAROLINE DR, WAPPINGERS FALLS, NY 12590
55	6056-03-227366	MANZI, KATHLEEN A LT	109 CAROLINE DR, WAPPINGERS FALLS, NY 12590
56	6056-03-251343	CAMPBELL, EDWARD	116 CAROLINE DR, WAPPINGERS FALLS, NY 12590
57	6056-03-241329	KURD T, KENNETH H	118 CAROLINE DR, WAPPINGERS FALLS, NY 12590
58	6056-03-231315	CASSERLY, BRIAN	122 CAROLINE DR, WAPPINGERS FALLS, NY 12590
59	6056-03-226297	FOLEY, WILLIAM	20 LEILA CT, WAPPINGERS FALLS, NY 12590

2
AD-1
ADJOINERS LIST
SCALE: NTS

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2	10/24/19	PER COMMENTS

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ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION
NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION
CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE
ADJOINERS PLAN

SHEET NUMBER

AD-1



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1 **SETBACK PLAN**
SB-1
SCALE: 1" = 300' (11x17 SIZE)
1" = 150' (22x34 SIZE)

**SB-1**



1 LOCATION MAP
LOC-1
SCALE: 1" = 2000' (11x17 SIZE)
1" = 1000' (22x34 SIZE)

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0 1 2 3
ORIGINAL SIZE IN INCHES
TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE
LOCATION MAP

SHEET NUMBER
LOC-1



VICINITY MAP
SCALE: 1" = 400' (11x17 SIZE)
1" = 200' (22x34 SIZE)

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0 1 2 3
ORIGINAL SIZE IN INCHES
TARPON SITE INFORMATION

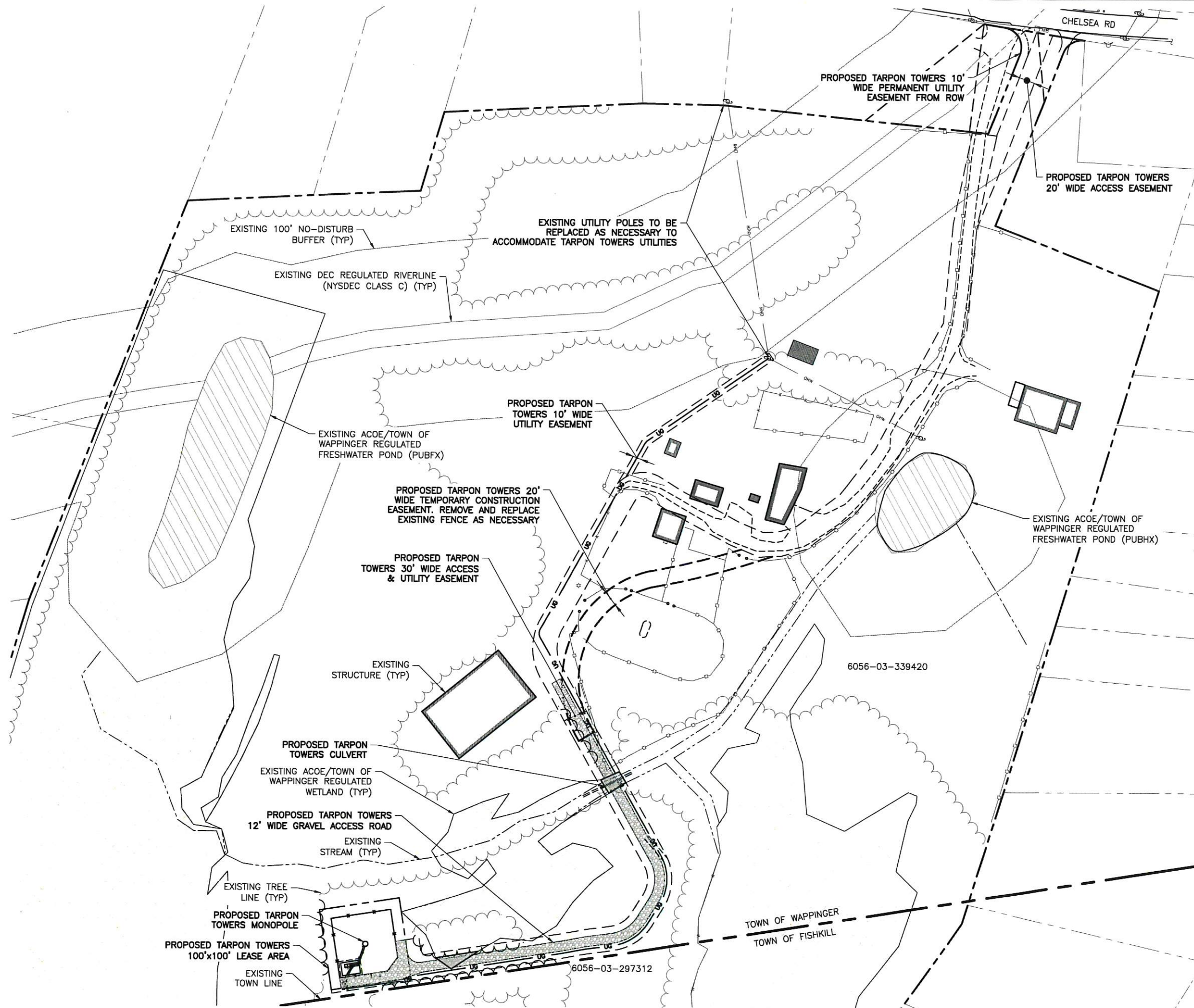
NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION
CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE
VICINITY MAP

SHEET NUMBER
VIC-1



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1
C-1
OVERALL SITE PLAN
SCALE: 1" = 200' (11x17 SIZE)
1" = 100' (22x34 SIZE)

TARPON
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0 1 2 3
ORIGINAL SIZE IN INCHES
TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION
CASTLE POINT
RE PN: 20191970954
LC: 295486

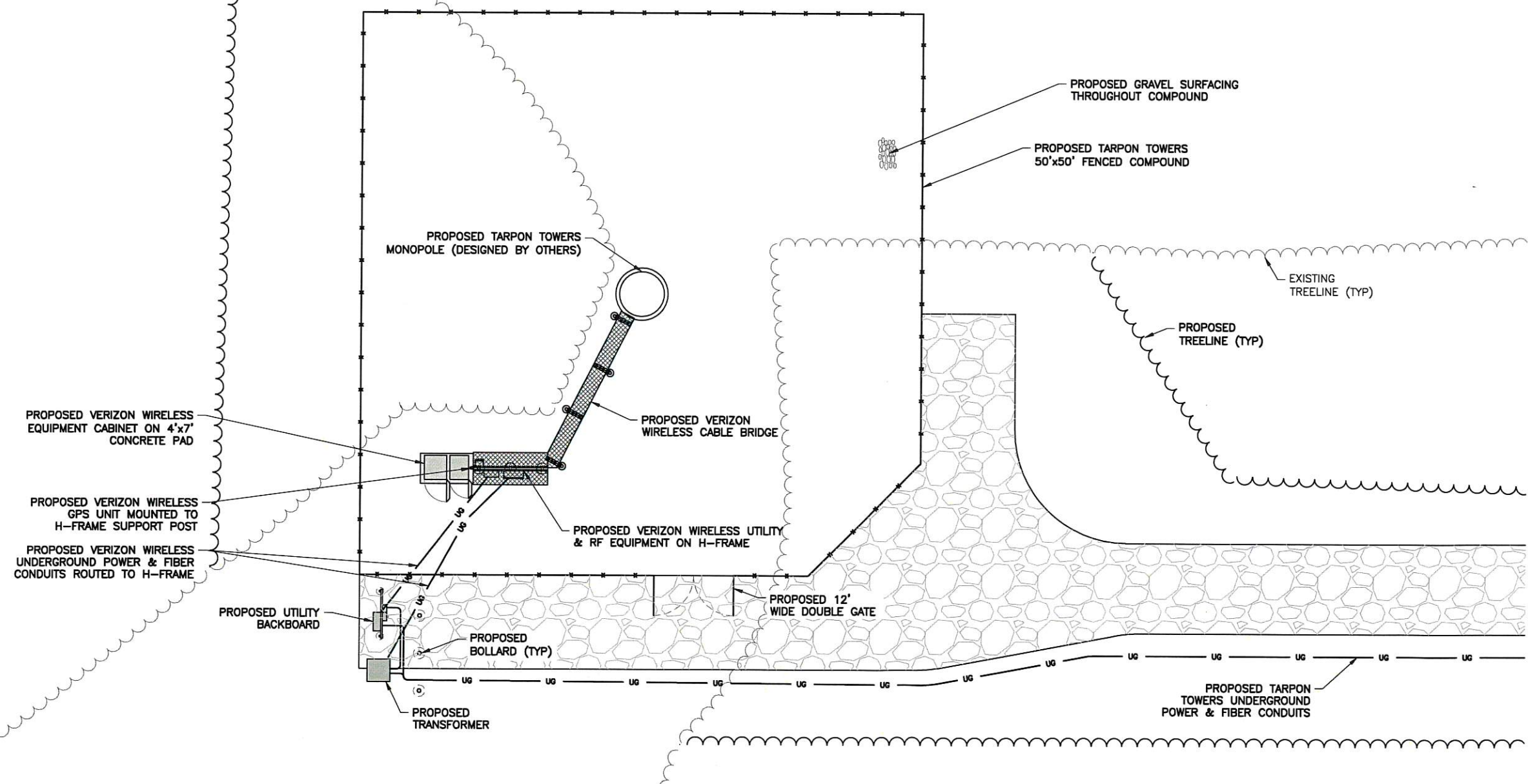
SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



170



1 SITE DETAIL PLAN
C-3
SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)

Before You Dig, Drill Or Blast!

Dig Safely.
New York

UNDERGROUND FACILITIES
PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7962

NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

DIG SAFELY - NEW YORK

- CONTRACTOR SHALL NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT TELEPHONE NUMBER 1-800-962-7962 PRIOR TO EXCAVATION AT SITE
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS

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ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS

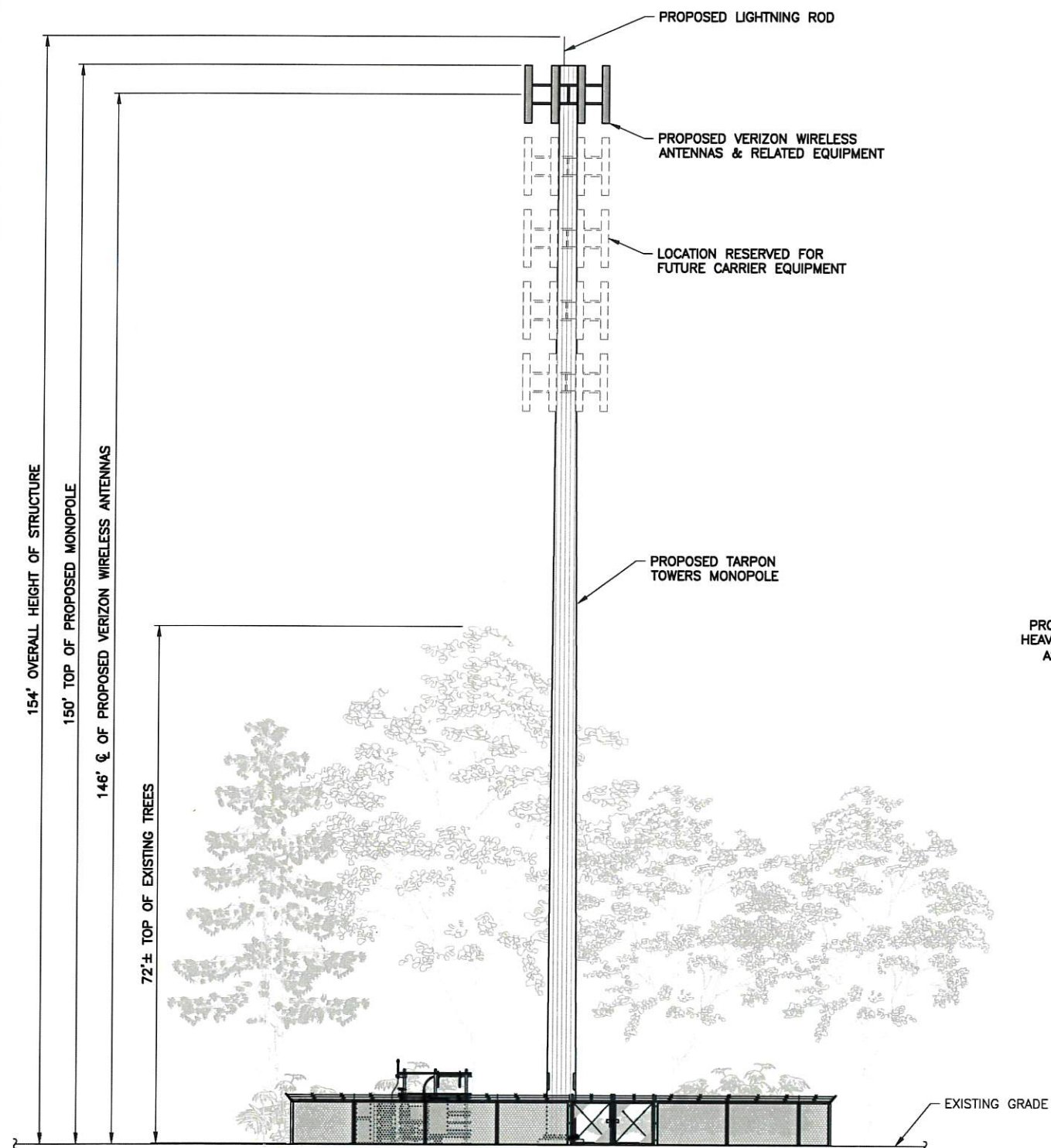
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE

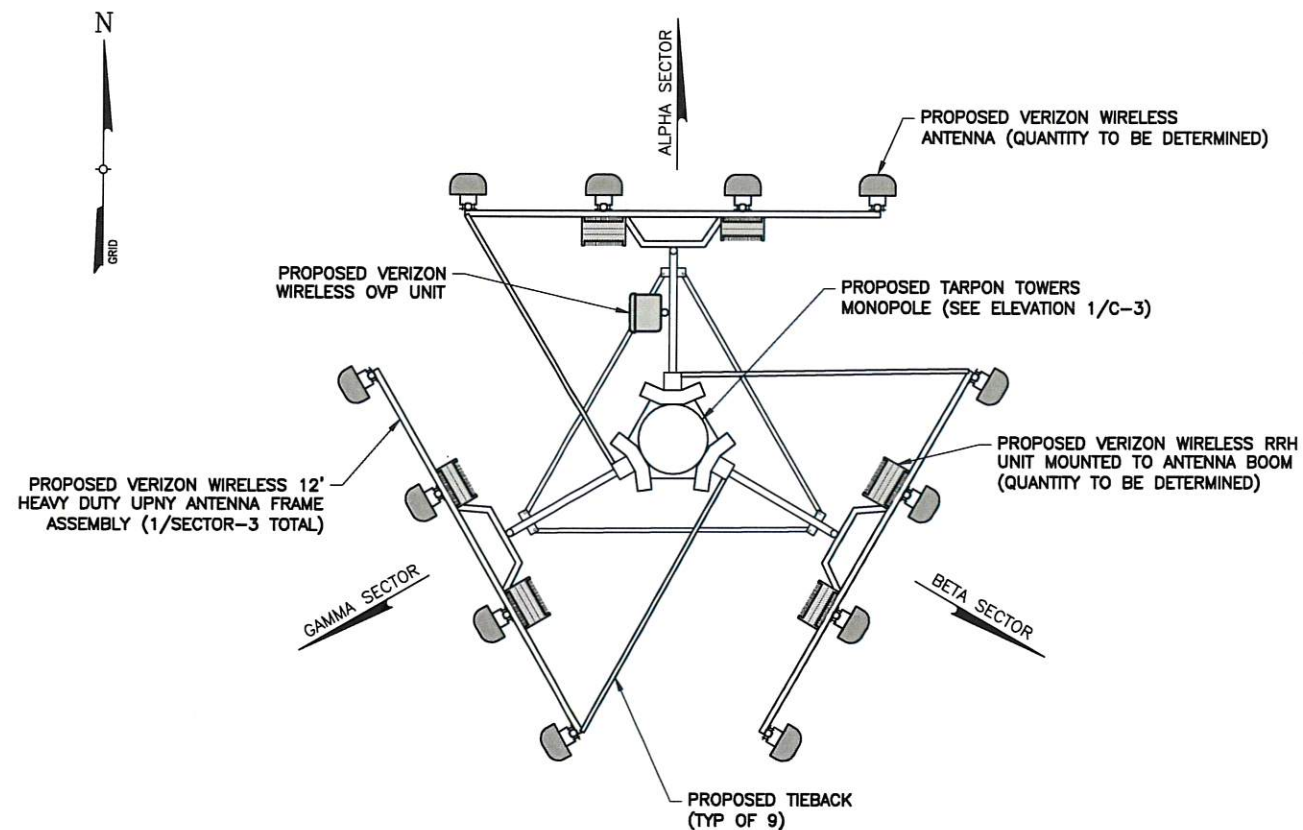
SITE DETAIL PLAN

SHEET NUMBER

C-3



ELEVATION
 SCALE: 1" = 20' (11x17 SIZE)
 1" = 10' (22x34 SIZE)



ANTENNA ORIENTATION
 SCALE: 1/4" = 1'-0" (11x17 SCALE)
 3/8" = 1'-0" (22x34 SCALE)

TARPON TOWERS

1001 3RD AVE WEST, SUITE 420
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 Project Manager: 36 British American Blvd.
 Suite 101 Latham, NY 12110 Phone: (518) 783-1830

WORK ORDER NUMBER		DRAWN BY	
9684.06		TLS	
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0 1 2 3
 ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1136
 CASTLE POINT

VERIZON WIRELESS SITE INFORMATION

CASTLE POINT
 RE PN: 20191970954
 LC: 295486

SITE ADDRESS

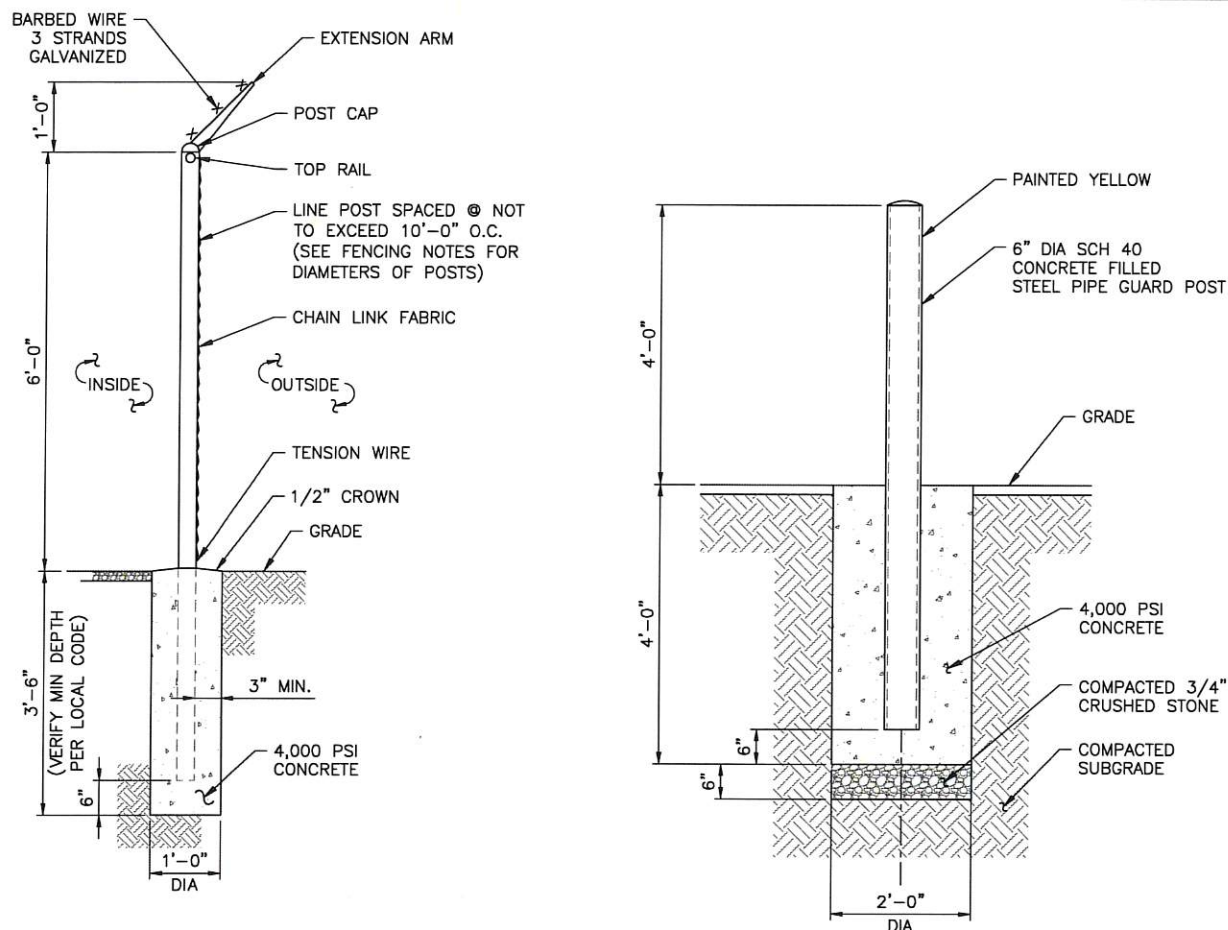
110 CHELSEA RD
 TOWN OF WAPPINGER
 DUTCHESS COUNTY
 NY 12401

SHEET TITLE

ELEVATION &
 ORIENTATION PLAN

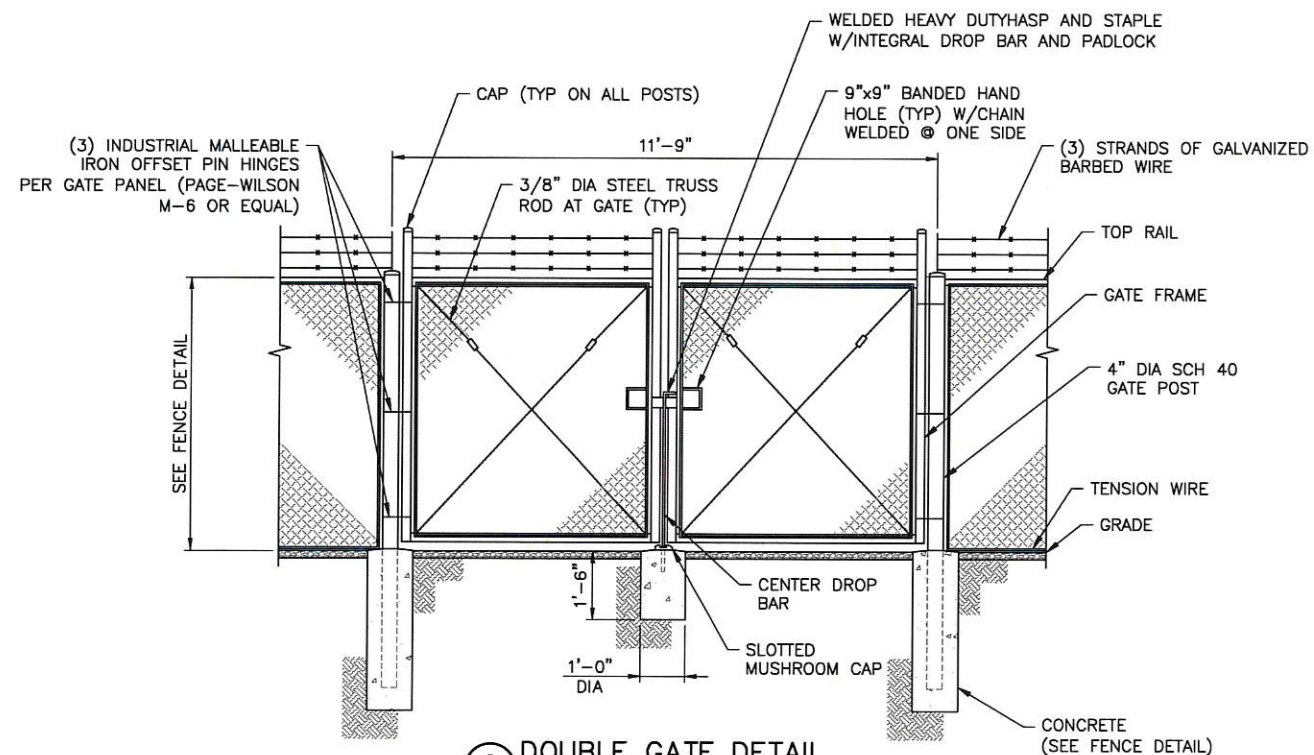
SHEET NUMBER

C-4

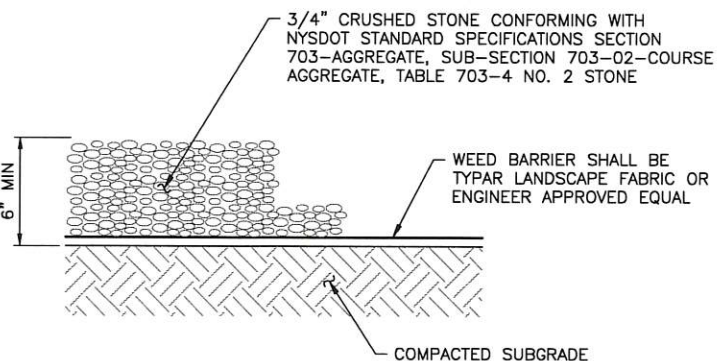


1 FENCE DETAIL
C-5
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)

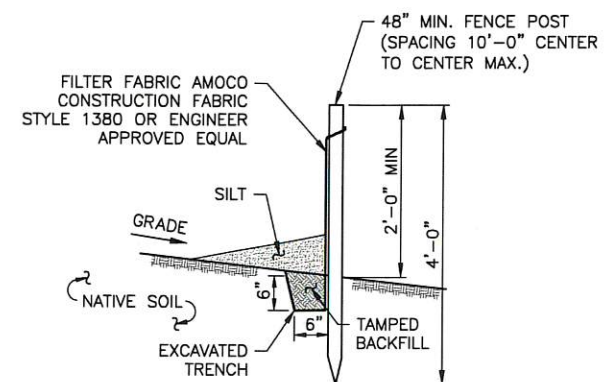
2 BOLLARD DETAIL
C-5
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



5 DOUBLE GATE DETAIL
C-5
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

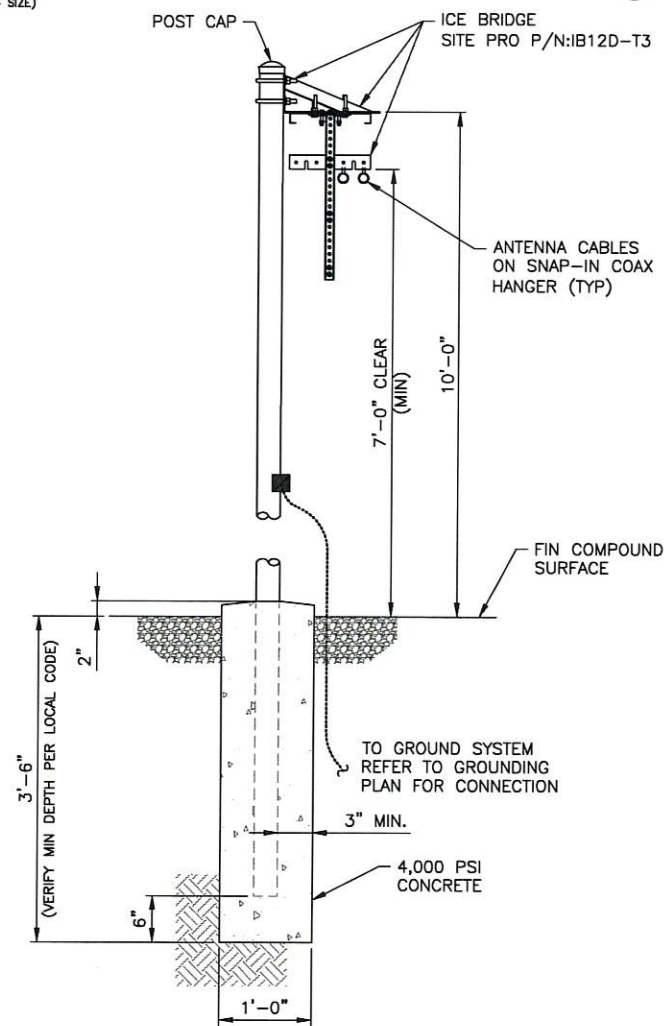


3 GRAVEL SURFACING TREATMENT
C-5
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1 1/2" = 1'-0" (22x34 SIZE)



- 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 SEEDED.

4 SILT FENCE DETAIL
C-5
SCALE: NTS



6 CABLE BRIDGE DETAIL
C-5
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)

TARPON TOWERS

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BRADENTON, FL, 34205

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic

Tectonic Engineering & Surveying Consultants P.C.
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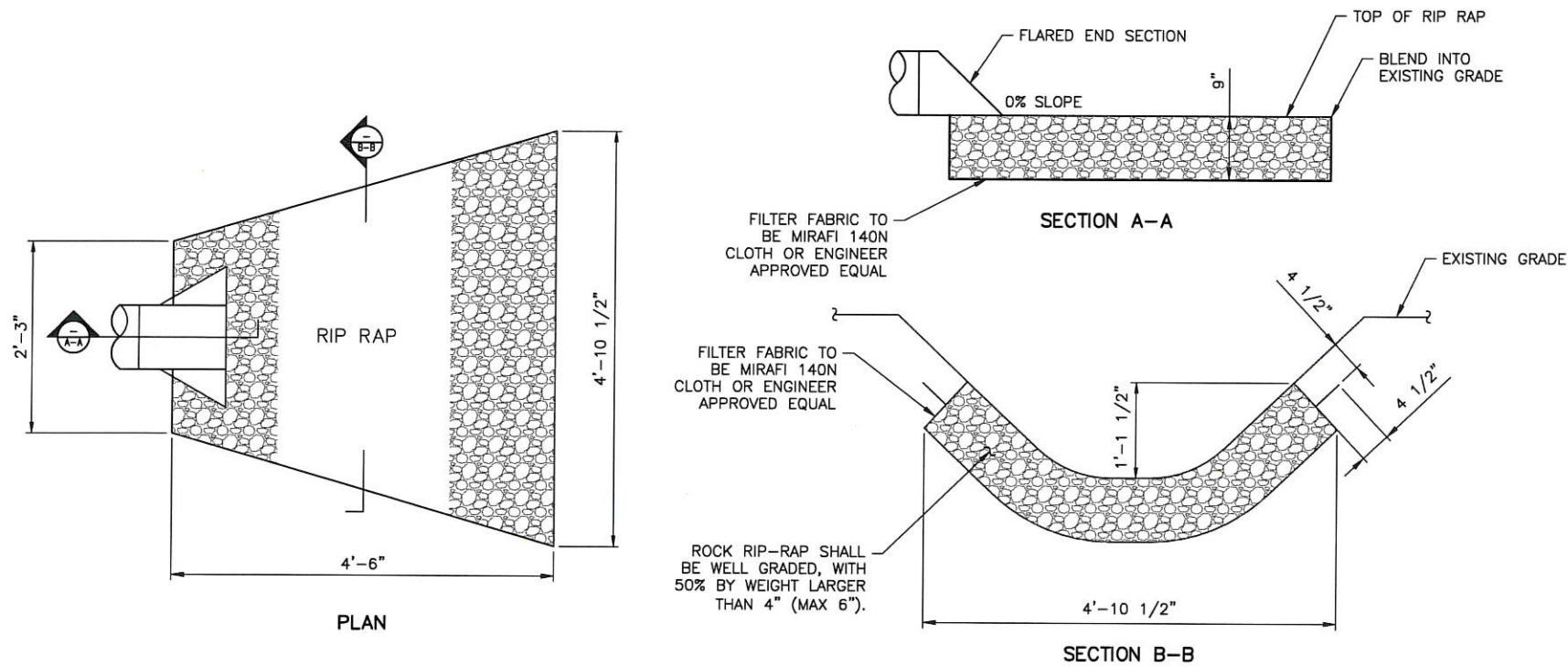
VERIZON WIRELESS SITE INFORMATION
CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS
110 CHelsea RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

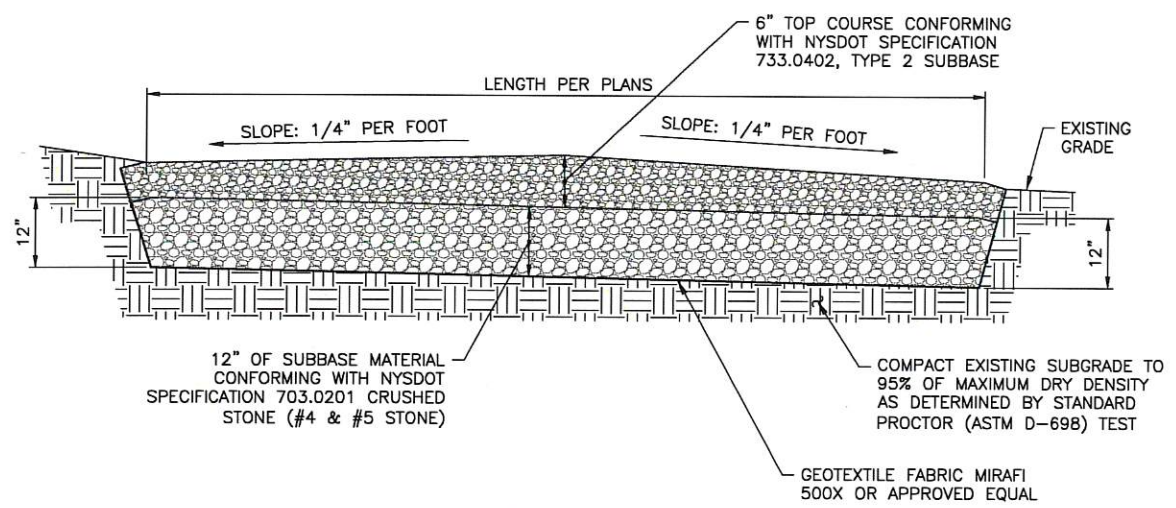
SHEET TITLE
SITE DETAILS

SHEET NUMBER

C-5



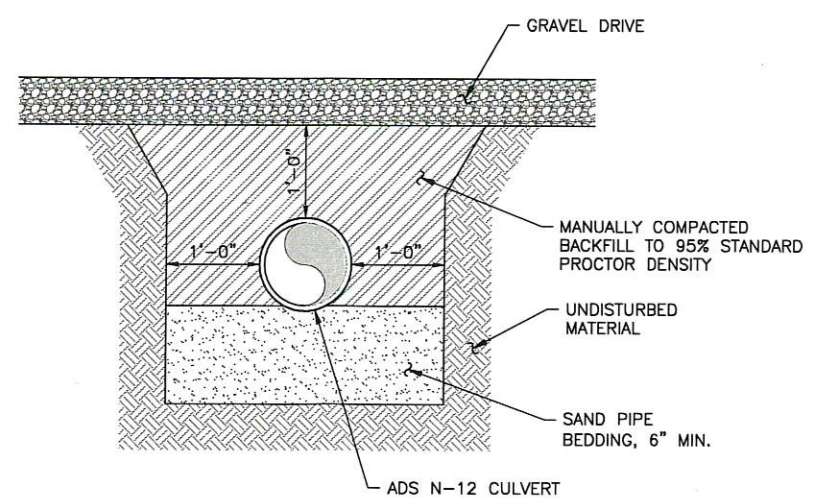
1 OUTLET PROTECTION
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)



EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

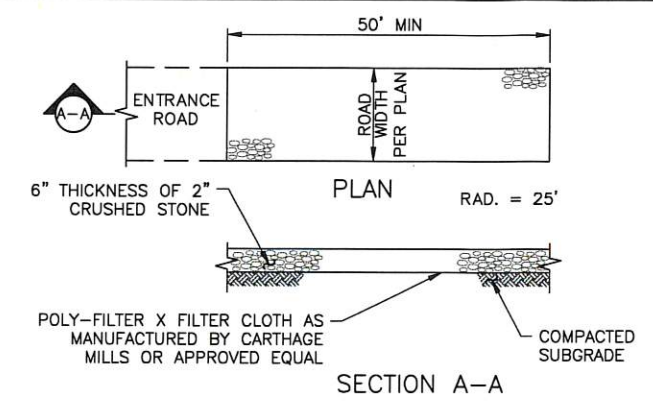
1. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE, WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTIONED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
2. ALL SELECT GRANULAR FILL SHALL BE COMPACTIONED 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.
3. CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

3 GRAVEL DRIVE CROSS SECTION
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



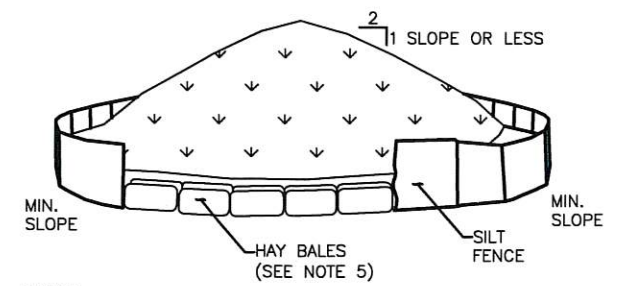
- NOTES:**
1. OVEREXCAVATE FOR BELLS.
 2. ADDITIONAL BEDDING MAY BE USED AS ORDERED BY ENGINEER.
 3. ALL EXCAVATION AND TRENCHING SHALL MEET OSHA REQUIREMENTS.

4 CULVERT TRENCH DETAIL
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)



- NOTES:**
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET
 3. THICKNESS - NOT LESS THAN SIX INCHES
 4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. 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.
 7. 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.
 8. 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.
 9. 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.
 10. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS



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

5 TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NTS

TARPON TOWERS

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verizon

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Latham, NY 12110 Phone: (518) 783-1830

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ORIGINAL SIZE IN INCHES
TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION
CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE
SITE DETAILS

SHEET NUMBER

C-6

NHH-65C-R2B



6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rs or 4x MIMO

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	16.0	16.1	17.3	17.7	18.3	18.2
Beamwidth, Horizontal, degrees	65	62	74	66	62	59
Beamwidth, Vertical, degrees	9.0	7.9	5.6	5.2	4.9	4.5
Beam Tilt, degrees	0–11	0–11	0–7	0–7	0–7	0–7
USLS (First Lobe), dB	21	18	19	20	22	18
Front-to-Back Ratio at 180°, dB	35	31	33	29	29	30
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PM, 3rd Order, 2 x 20 W, dBC	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	400	400	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

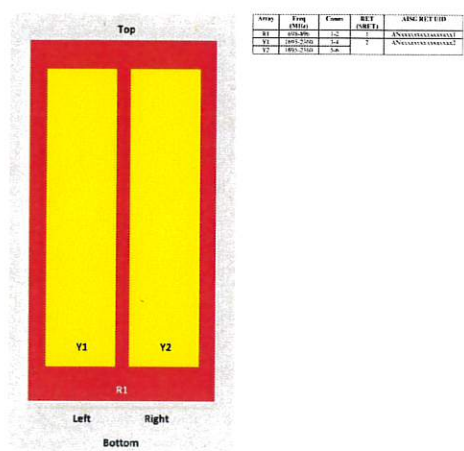
Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	15.8	15.9	16.9	17.5	18.0	17.9
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.4	±0.3	±0.6	±0.4
Gain by Beam Tilt, average, dBi	0° 15.9 5° 15.9 10° 15.5	0° 15.8 5° 15.9 10° 15.7	0° 16.9 5° 17.0 10° 16.9	0° 17.4 5° 17.5 10° 17.4	0° 17.9 5° 18.0 10° 17.9	0° 17.8 5° 17.9 10° 17.9
Beamwidth, Horizontal Tolerance, degrees	±1.2	±1.6	±5.3	±3.4	±6	±3.1
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.4	±0.3	±0.2	±0.2	±0.2
USLS, beampeak to 20° above beampeak, dB	15	14	17	16	17	15
Front-to-Back Total Power at 180° ± 30°, dB	26	24	28	25	25	24
CPR at Bore Sight, dB	18	26	20	25	20	17
CPR at Sector, dB	15	9	11	10	8	7

* Commscope supports NGM recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BASTA](#).

Array Layout

NHH-65C-R2B

NHH



View from the front of the antenna
(Size of colored boxes are not true depictions of array sizes)

General Specifications

Operating Frequency Band	1695 – 2360 MHz 698 – 896 MHz
Antenna Type	Sector

NHH-65C-R2B

Band	Multiband
Performance Note	Outdoor usage Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Total Input Power, maximum	500 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	6
RF Connector Quantity, low band	2
RF Connector Quantity, high band	4
RF Connector Interface	7-16 DIN Female
Color	Light gray
Grounding Type	RF connector body grounded to reflector and mounting bracket
Radiator Material	Copper Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	393.0 N @ 150 km/h 88.8 lbf @ 150 km/h
Wind Loading, lateral	330.0 N @ 150 km/h 74.2 lbf @ 150 km/h
Wind Loading, maximum	170.2 lbf @ 150 km/h 757.0 N @ 150 km/h
Effective Projected Area (EPA), frontal	0.37 m² 3.98 ft²
Effective Projected Area (EPA), lateral	0.31 m² 3.34 ft²
Wind Speed, maximum	241 km/h 150 mph

Dimensions

Length	2438.0 mm 96.0 in
Width	301.0 mm 11.9 in
Depth	180.0 mm 7.1 in
Net Weight, without mounting kit	23.4 kg 51.6 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal Bias Tee	Port 1 Port 3
Internal RET	High band (1) Low band (1)
Power Consumption, idle state, maximum	2 W
Power Consumption, normal conditions, maximum	13 W
Protocol	3GPP/4G 2.0 (Single RET)
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	2 female 2 male

NHH-65C-R2B

Packed Dimensions

Length	2561.0 mm 100.8 in
Width	409.0 mm 16.1 in
Depth	299.0 mm 11.8 in
Shipping Weight	36.1 kg 79.6 lb

Regulatory Compliance/Certifications

Agency RoHS 2011/65/EU ISO 9001:2015 China RoHS SVT 11364-2014	Classification Compliant by Exemption Designed, manufactured and/or distributed under this quality management system Above Maximum Concentration Value (MCV)
--	--



Included Products

BSAMNT-3 — Wide Profile Antenna Down tilt Mounting Kit for 2.4–4.5 in (60–115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note Severe environmental conditions may degrade optimum performance.

page 1 of 5
October 2, 2019

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NHH-45C-R2B



6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 45° HPBW, 2x RETs and 2x SBTs. Both high bands share the same electrical tilt.

- Narrow beamwidth capacity antenna for higher level of densification and enhanced data throughput
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One LB RET and one HB RET. Both high bands are controlled by one RET to ensure same tilt level for 4x Rs or 4x MIMO

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	16.1	16.4	19.5	20.9	20.4	20.8
Beamwidth, Horizontal, degrees	47	43	44	45	42	39
Beamwidth, Vertical, degrees	9.0	8.3	5.8	5.4	5.0	4.5
Beam Tilt, degrees	0–10	0–10	0–8	0–8	0–8	0–8
USLS (First Lobe), dB	17	20	19	20	20	21
Front-to-Back Ratio at 180°, dB	35	36	36	39	36	41
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	30	30	28	28	28	28
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PM, 3rd Order, 2 x 20 W, dBC	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	300	300	300	300	300	250
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	17.8	18.3	19.1	19.8	20.1	20.6
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.2	±0.5	±0.4	±0.3	±0.3
Gain by Beam Tilt, average, dBi	0° 17.7 5° 17.8 10° 17.7	0° 18.1 5° 18.4 10° 18.2	0° 19.0 5° 19.1 10° 19.0	0° 19.7 5° 19.8 10° 19.7	0° 19.9 5° 20.1 10° 20.1	0° 20.5 5° 20.6 10° 20.5
Beamwidth, Horizontal Tolerance, degrees	±1.3	±2.7	±1.8	±1.9	±1.6	±2.1
Beamwidth, Vertical Tolerance, degrees	±0.4	±0.2	±0.3	±0.2	±0.3	±0.1
USLS, beampeak to 20° above beampeak, dB	17	16	15	16	16	15
Front-to-Back Total Power at 180° ± 30°, dB	24	25	28	30	32	32
CPR at Bore Sight, dB	26	21	18	20	18	17
CPR at Sector, dB	19	17	12	13	15	16

* Commscope supports NGM recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BASTA](#).

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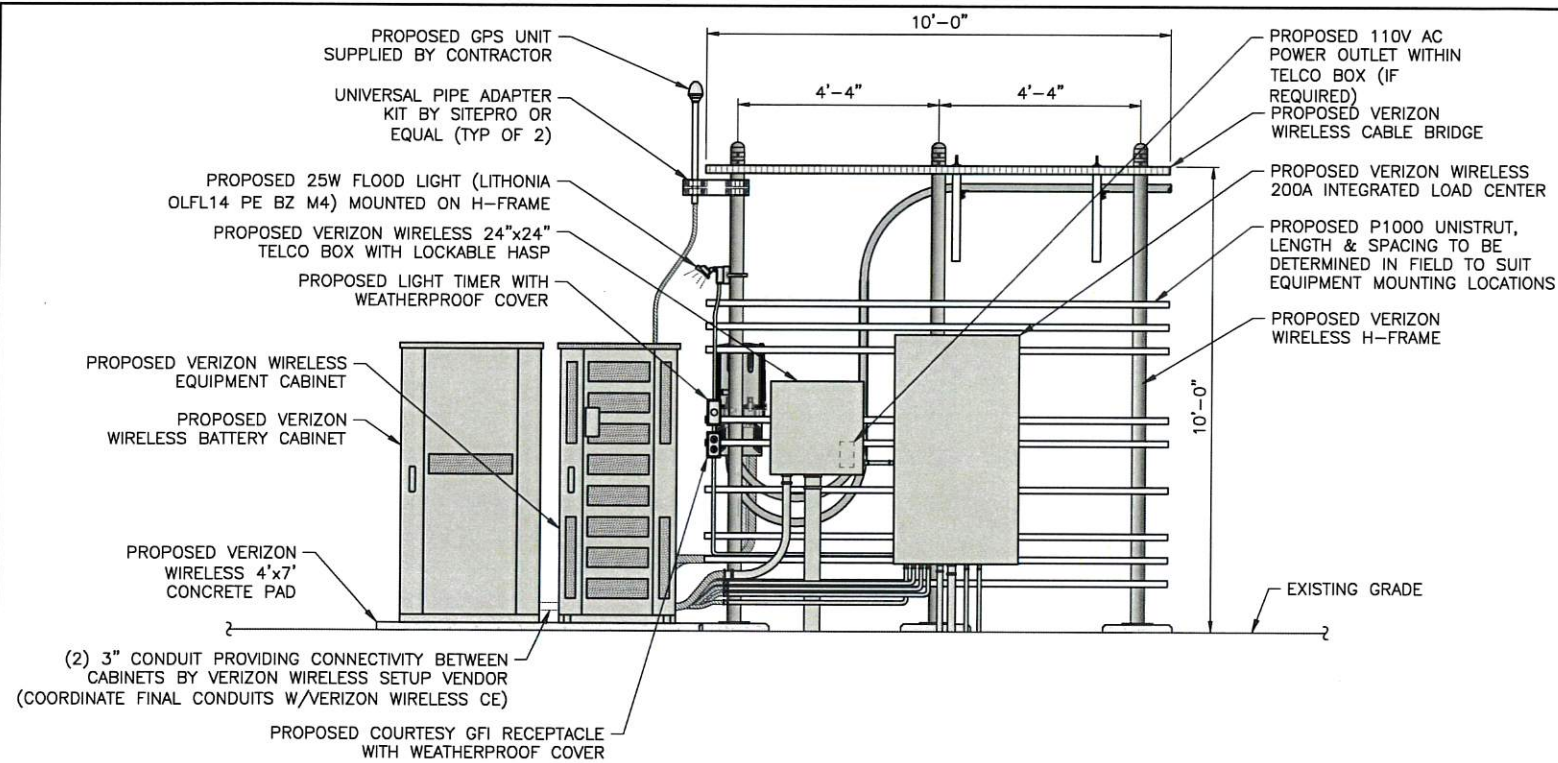
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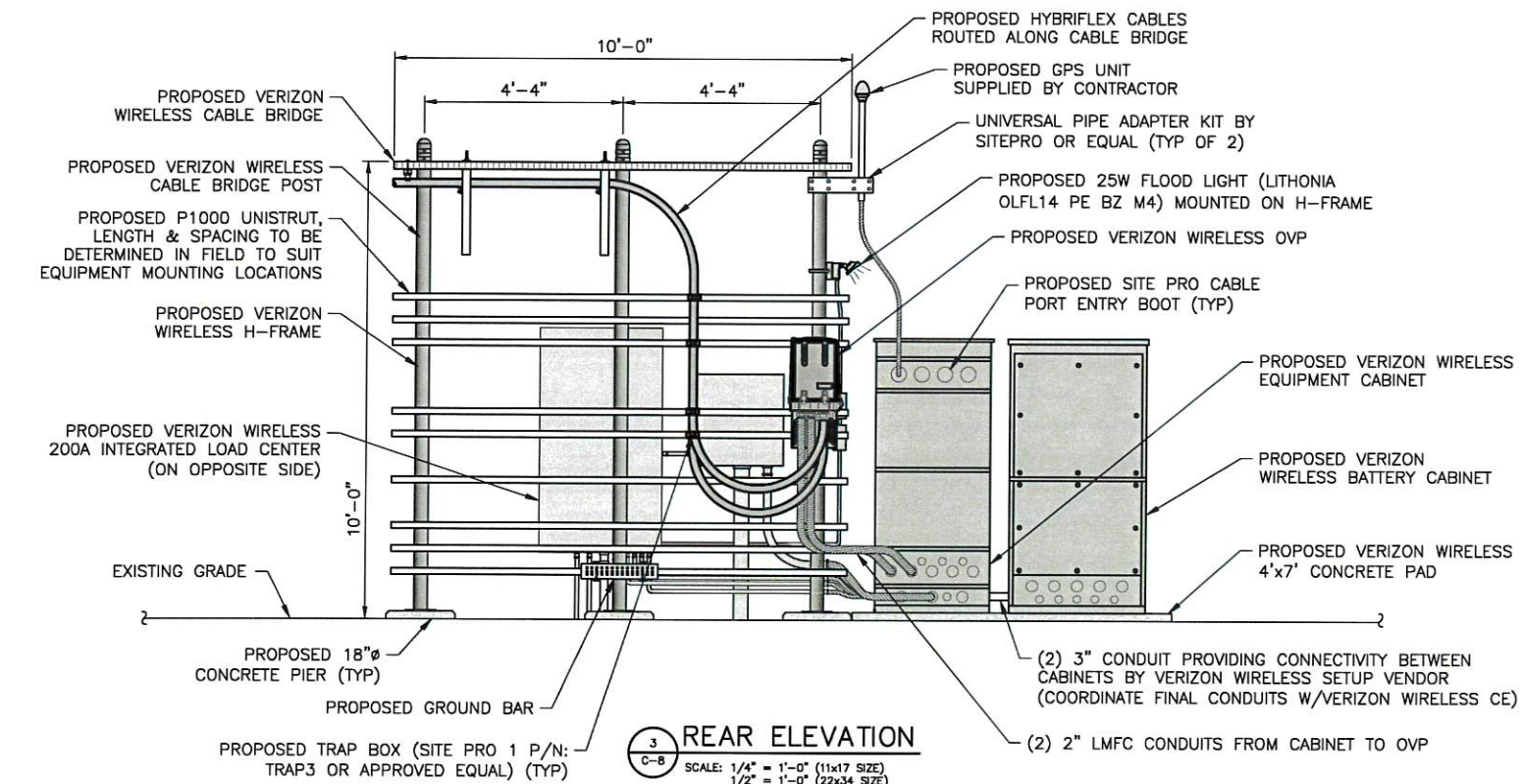
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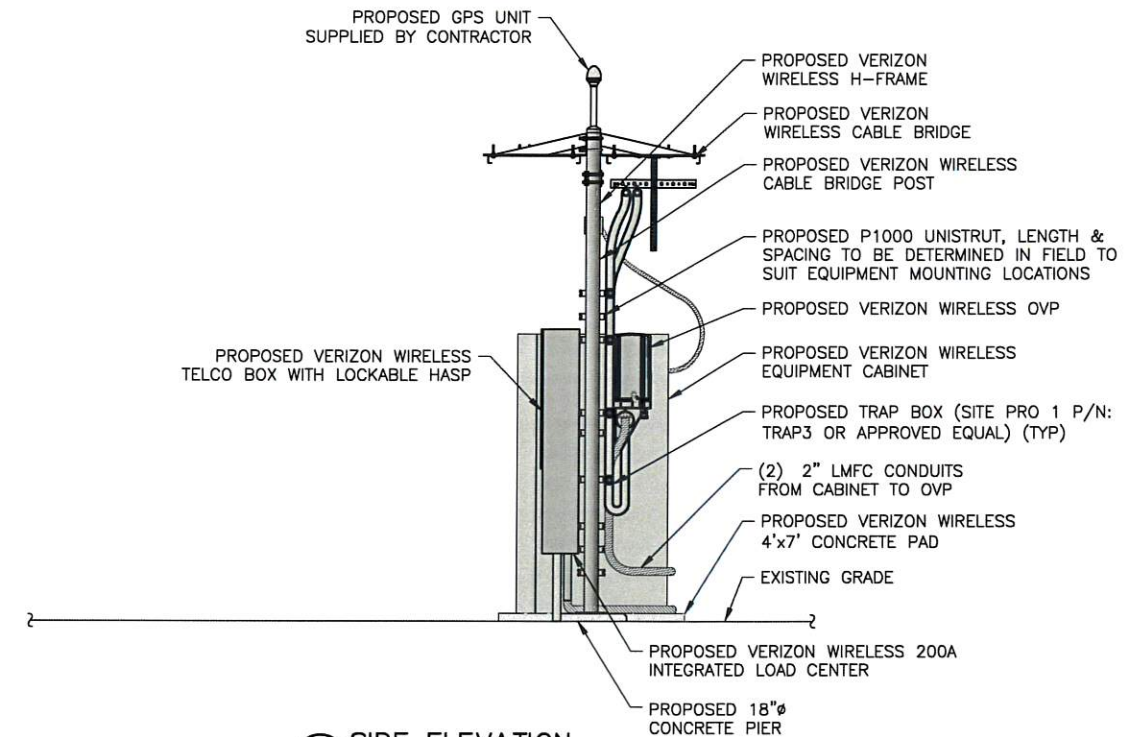


LEGEND	
	EMT CONDUIT
	LMFC CONDUIT

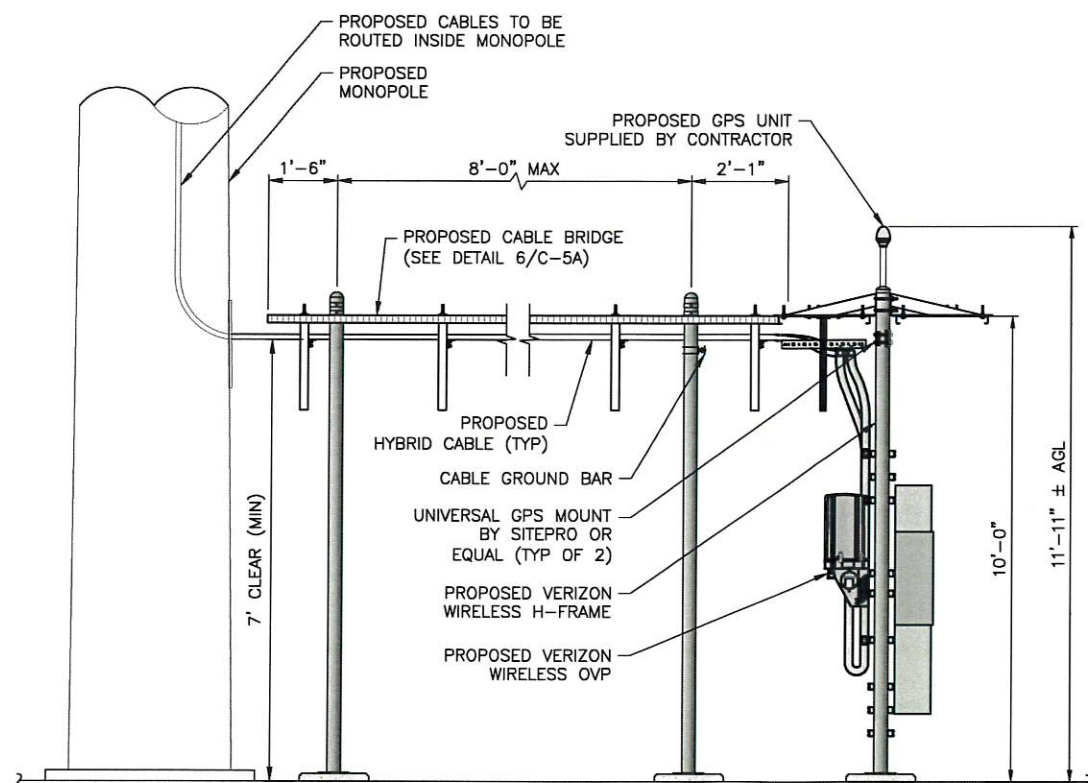
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



3 REAR ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



4 EQUIPMENT ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

TARPON TOWERS

1001 3RD AVE WEST, SUITE 420
BRADENTON, FL. 34205

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic

PRACTICAL SOLUTIONS. SCIENTIFIC SERVICE.
Tectonic Engineering & Surveying Consultants P.C.
70 Pleasant Hill Road Phone: (845) 334-8888
P.O. Box 37 (800) 834-8831
Mountainville, NY 10653 www.tectonicengineering.com
Regional Offices:
38 British American Blvd.
Suite 101 Latham, NY 12110 Phone: (518) 783-1830

WORK ORDER NUMBER 9684.06
DRAWN BY TLS

NO.	DATE	ISSUE
0	9/17/19	FOR COMMENT
1	10/3/19	FOR ZONING
2	10/24/19	PER COMMENTS

RELEASED BY DATE



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ORIGINAL SIZE IN INCHES
TARPON SITE INFORMATION

NY1136
CASTLE POINT

VERIZON WIRELESS SITE INFORMATION
CASTLE POINT
RE PN: 20191970954
LC: 295486

SITE ADDRESS
110 CHELSEA RD
TOWN OF WAPPINGER
DUTCHESS COUNTY
NY 12401

SHEET TITLE
EQUIPMENT ELEVATIONS

SHEET NUMBER

C-8

EXHIBIT E

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Tarpon Towers II, LLC
Mailing address: 1001 3rd Ave West, Suite 420
Brandenton, FL 34205

B. Description of the proposed project: Wireless telecommunications facility.
See Cuddy & Feder, LLP cover letter, dated October 9, 2019.

C. Project site address: 110 Chelsea Road Town: Wappinger

D. Project site tax map number: 6056-03-339420

E. The project is located on property:
☒ within an Agricultural District containing a farm operation, or
☐ with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 0.55

G. Is any portion of the project site currently being farmed? Horse farm
☒ Yes. If yes, how many acres 47.91 or square feet _____ ?
☐ No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

Jeanne M Radice, Landlord

110 Chelsea Road, Wappingers Falls, NY 12590

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above. See site plan drawings, sheet SB-1 dated 10/24/19

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**FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

~~~~~  
Neil J. Alexander / AG

Name and Title of Person Completing Form

Neil J. Alexander, Esq., Attorney for the Applicant

10/31/2019

Date