

# Young / Sommer LLC

ATTORNEYS AT LAW

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August 21, 2025

Via Email

Cliff Rabuffo, Chairman  
Planning Board  
Town of Shandaken  
7209 Rte. 28  
Shandaken, NY 12480

RE: Application of Cellco Partnership d/b/a Verizon Wireless for Special Use Permit and Site Plan Approval – 5681 NYS Route 28, Tax Map Parcel No.: 14.13-3-32

Dear Chairman Rabuffo:

In furtherance of our July 29, 2025 letter, please be advised that Verizon Wireless hereby amends its pending application to install and operate a new communications facility at the referenced address as follows. In light of the Zoning Board of Appeals' denial of the height and setback variances, Verizon Wireless proposes to lower the height of the tower to 175' (179' with 4' lightning rod).

We note that the proposed tower also complies with the setback required by §116-62(I) of the Code, which requires only that telecommunications facilities comply with existing setbacks of the specific zoning district in which the facility is proposed to be located. The maximum setbacks required in the HR zoning district are: (i) front – 40'; (ii) side – 25'; and (iii) rear – 40'. Sheet SB-1 of the revised plans illustrates that the proposed tower meets and exceeds these setback requirements by a larger margin.

To ensure that the fall zone of the tower will remain limited to the property upon which the tower is proposed as set forth in §116-62.4(H) of the Code, Verizon Wireless will design the tower to "break" at the 100' height in the unlikely event of a tower failure. This will ensure that the tower, should it fail, will remain on the property and not encroach on any adjacent property, habitable structures, public streets, utility lines and public property.

In support of the amended application, Verizon Wireless encloses the following supporting materials:

1. Revised site plans; and

2. Tectonic Engineering letter dated August 19, 2025 which describes the hinge point design being incorporated into the tower design.

Based on the foregoing, we believe that the amended application can proceed without the need for any area variances from the ZBA.

Ulster County is in the process of upgrading its existing emergency communications system to eliminate system gaps in coverage in its existing radio system. The proposed system overhaul will involve new County facilities in Shandaken, Kingston, Sams Point, Tonche, Saugerties, Rosendale and Marlboro. For more information concerning this important public project, please visit the County website at [www.participate.ulstercountyny.gov/public-radio-system](http://www.participate.ulstercountyny.gov/public-radio-system).

The County of Ulster radio communications upgrade project is critically important to local emergency service providers in the Town of Shandaken and other municipalities in the County of Ulster. A robust and redundant radio system is essential to ensure instant, reliable, and coordinated communications during both routine operations and major emergencies.

Unfortunately, reducing the tower height to 175' will not accommodate the County antennas which are critical for the public safety communication network being designed to serve the Town of Shandaken.

To meet the County's critical need for reliable radio communications in support of emergency service providers in the Town of Shandaken, the County submits that the Planning Board has lawful authority to: (i) approve the amended application for Verizon Wireless, and (ii) immediately thereafter permit the tower to be extended above 180 feet to accommodate the County's antennas. Such approval may be authorized under either (x) the County of Monroe balancing test established in *In re County of Monroe v City of Rochester*, 72 N.Y.2d 338, or (y) the 2012 Spectrum Act.

The *County of Monroe* test is specifically designed to allow a governmental entity—in this case, the County of Ulster—limited immunity from local land use regulations, such as the applicable height restriction, where necessary to fulfill essential public functions. While the Planning Board may not be familiar with the *County of Monroe* balancing test, it has been sanctioned by the Court of Appeals since the late 1980s and is routinely utilized in situations like this. Moreover, use of the County of Monroe balancing test will lawfully avoid the need for a height variance under existing zoning. Application of the County of Monroe balancing test would require the Planning Board to consider a nine (9) part test established by the Court of Appeals to determine whether application of the balancing test to the County's request to extend the proposed tower (without the need for an area variance) is appropriate.

Alternatively, the Planning Board could move forward to accommodate the County's need under the Spectrum Act. According to the Spectrum Act, a "local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure." 47 CFR §1.6100(C). Such application must be approved within sixty (60) days of the date upon which the applicant submits the eligible facilities request.

The Spectrum Act and its implementing regulations define what constitutes a substantial change. For example, 47 CFR §1.6100(b)(1) specifically allows the height of existing towers to be extended by the greater of: (i) ten percent (10%) of the tower height; or (ii) twenty feet (20').



Under this approach, although the tower will not be constructed at the time of the County of Ulster's eligible facilities request, the Spectrum Act defines "existing" as a constructed tower that "has been reviewed and approved under the applicable zoning or siting process...." 47 CFR §1.6100(b)(5).

We believe that upon the Planning Board's review (and hopefully approval) of the amended application for a 175' tower, the proposal will comply with the spirit and intent of the Spectrum Act and given the important purpose of the County's need to upgrade its emergency radio communications system, the Planning Board will be able to approve the County's request to extend the tower as an eligible facilities request under the Spectrum Act. More importantly, the Planning Board can authorize the tower extension for the County without the need for any area variances since the Spectrum Act provides that the local municipality shall approve and not deny since the Spectrum Act clearly provides that an eligible facilities request cannot be denied.

We look forward to discussing this further with the Planning Board at its August 27, 2025 meeting.

Very truly yours,  
YOUNG SOMMER, LLC

By:   
Scott Olson

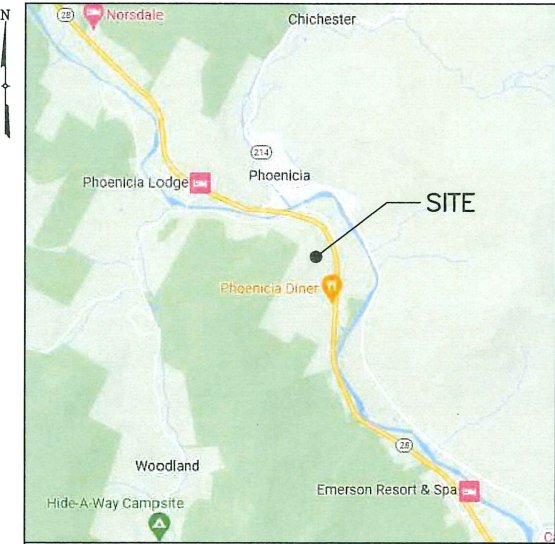
C: Brandon Farinaccio (Verizon Wireless)  
Dennis M. Doyle Director, Ulster County Planning  
Steven Peterson, Ulster County Emergency Services

CELLCO PARTNERSHIP,  
d/b/a



SITE NAME:  
PHOENICIA

FUZE ID#: 2507251  
MDG#: 5000095310



VICINITY MAP

DIRECTIONS

DIRECTIONS TO SITE:  
FROM NORTH GREENBUSH, GET ON I-90 W FROM US-4 S/N GREENBUSH RD AND NY-43 W, FOLLOW FOR ±3.2 MILES. MERGE ONTO I-90 W, FOLLOW FOR ±1.2 MILES. TAKE EXIT 6A TO MERGE ONTO I-787 S TOWARD ALBANY, FOLLOW FOR ±3.4 MILES. USE THE RIGHT 2 LANES TO TAKE EXIT 1 TO MERGE ONTO I-87 S, FOLLOW FOR ±41.5 MILES. TAKE EXIT 20 FOR NY-32 TOWARD SAUGERTIES/WOODSTOCK, FOLLOW FOR ±0.2 MILES. TURN LEFT ONTO NY-32 S, FOLLOW FOR ±0.2 MILES. TURN RIGHT ONTO NY-212 W, FOLLOW FOR ±5.8 MILES. TURN RIGHT ONTO GLASCO TURNPIKE, FOLLOW FOR ±5.2 MILES. TURN RIGHT ONTO NY-212 W, FOLLOW FOR ±8.3 MILES. TURN RIGHT ONTO NY-28 W, FOLLOW FOR ±2.9 MILES. TURN LEFT ONTO EMERSON TER, FOLLOW FOR ±1.1 MILE.

SITE ADDRESS: NY-28  
PHOENICIA, NY 12464  
MUNICIPALITY: TOWN OF SHANDAKEN  
COUNTY: ULSTER  
TAX MAP NUMBER: 14.13-3-32  
ZONING DISTRICT: HR - HAMLET RESIDENTIAL  
STRUCTURE COORDINATES: 42.077706°  
-74.311258°  
GROUND ELEVATION: 1123.5'± AMSL  
PROPERTY OWNER: FRANK PARSLow  
241 MOONHAW RD  
WEST SHOKAN, NY 12494  
APPLICANT: VERIZON WIRELESS  
1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586  
CONTACT PERSON: BRANDON FARINACCIO  
CONTACT PHONE: (518) 248-6254

PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED SELF-SUPPORT TOWER AND THE INSTALLATION OF EQUIPMENT AT GRADE WITHIN A PROPOSED FENCED COMPOUND. PROJECT INCLUDES THE CONSTRUCTION OF A NEW GRAVEL ACCESS DRIVEWAY AND OVERHEAD POWER AND FIBER UTILITIES TO SERVICE THE FACILITY.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	4	08/19/25
AD-1	ADJOINERS PLAN	4	08/19/25
SB-1	SETBACK PLAN	4	08/19/25
C-1A	OVERALL SITE PLAN	4	08/19/25
C-1B	ROAD PLAN & PROFILE	4	08/19/25
C-1C	ROAD PLAN & PROFILE	4	08/19/25
C-2	SITE DETAIL PLAN	4	08/19/25
C-3	ELEVATION & ORIENTATION PLAN	4	08/19/25
C-4A	SITE DETAILS	4	08/19/25
C-4B	SITE DETAILS	4	08/19/25
C-5	EQUIPMENT ELEVATIONS	4	08/19/25

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".



1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586



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Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.  
Project Contact Info: 38 British American Blvd., Suite 101, Latham, NY 12110  
Phone: (518) 783-1630 (800) 829-0531  
www.tectoniceengineering.com

WORK ORDER NUMBER: 11272.048  
DRAWN BY: MQ

NO.	DATE	ISSUE
0	3/15/24	FOR COMMENT
1	4/8/24	FOR ZONING
2	11/8/24	REVISE TOWER HEIGHT
3	12/3/24	PER COMMENTS
4	08/19/25	PER COMMENTS

RELEASED BY: DATE:



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SITE INFORMATION  
PHOENICIA  
FUZE ID#: 2507251  
MDG#: 5000095310

SITE ADDRESS  
NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
T-1

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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.





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)

ID	Section-Block-Lot	Owner
1	14.13-3-32	County of Ulster PO Box 1800 Kingston, NY 12402
2	14.3-1-2.210	Vincent Colantuoni 116 Ridge Rd Valley Cottage, NY 10989
3	14.3-1-2.220	Loren Umhay P.O. Box 170 Phoenicia, NY12464
4	14.3-1-1	New York State P.O. Box 1800 Kingston, NY 12402
5	13.16-3-14	Peter Giambrone Dorothy Giambrone 167 High St or P.O. Box 102 Phoenicia, NY 12464
6	14.13-3-33	Peter Giambrone Dorothy Giambrone 29 High St or P.O. Box 102 Phoenicia, NY 12465
7	14.13-3-34	LJM Rentals LLC 24 Pine Ln Mt. Tremper, NY 12457
8	14.13-3-35	Ellen J Carter Michael Gorelick 159 High St Phoenicia, NY 12464
9	14.13-3-36	Suzanne Sayko Byrne 151 High St Phoenicia, NY 12464
10	14.13-3-37	Rachel Weissman 527 W 110th St Apt 82 New York, NY 10025
11	14.13-3-38	St Francis Church P.O. Box 25 Phoenicia, NY 12464
12	14.13-3-39	Linda J Arnold 7389 State Rt 28 Shandaken, NY 12480
13	14.13-3-40	Donald Rotella 117 High St or P.O. Box 346 Phoenicia, NY 12464
14	13-1-5	Arthur E Christie Jennifer J Christie 3 High Street East Shandaken, NY 12480
15	14.13-3-61	Douglas K Angona 6644 US Rt 9 Hudson, NY 12534
16	14.13-3-60	Anique Taylor P.O. Box 367 Phoenicia, NY 12464
17	14.13-3-59	Donald Casale Marvella Tannenbaum 97 High St or P.O. Box 644 Phoenicia, NY 12464
18	14.13-3-57.100	Thomas Fraser Dana Fraser P.O. Box 565 Phoenicia, NY 12464
19	14.13-3-56	Tom Fraser Dana Fraser 81 High St or P.O. Box 565 Phoenicia, NY 12464
20	14.13-3-55	Arlo Devlin BrownDaniela Kempf 274 W 113 St Apt A New York, NY 10026
21	14.13-3-54	Alan Fliegel Lynn Fliegel 73 Lower High St Phoenicia, NY 12464
22	14.13-3-31.100	Alan Fliegel Lynn Fliegel 73 Lower High St Phoenicia, NY 12464
23	14.13-3-31.200	State Railway Empire Museum Inc P.O. Box 455 Phoenicia, NY 12464
24	14.3-1-2.110	Robin Preuss and Others 2225 east warren Rd Waitsfield, VT 05673

2  
AD-1

ADJOINERS LIST

SCALE: NTS

verizon

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Latham, NY 12110 www.tectoniceengineering.com

WORK ORDER NUMBER 11272.048

DRAWN BY MQ

NO.	DATE	ISSUE
0	3/15/24	FOR COMMENT
1	4/8/24	FOR ZONING
2	11/8/24	REVISE TOWER HEIGHT
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DATE



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ORIGINAL SIZE IN INCHES

SITE INFORMATION

PHOENICIA  
FUZE ID#: 2507251  
MDG#: 5000095310

SITE ADDRESS

NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

SHEET TITLE

ADJOINERS PLAN

SHEET NUMBER

AD-1





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

## BULK REQUIREMENTS

TOWN OF SHANDAKEN  
ZONING DISTRICT: HAMLET RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
MINIMUM YARDS (TOWER)			
FRONT:	179 FT	—	633 FT
SIDE:	179 FT	—	909 FT
REAR:	179 FT	—	144 FT*
MINIMUM YARDS (COMPOUND)			
FRONT:	40 FT	—	605 FT
SIDE:	25 FT	—	871 FT
REAR:	40 FT	—	110 FT
MAXIMUM TOWER HEIGHT:	BASED ON RF NEED	—	199 FT

\*THE PROPOSED TOWER WILL BE DESIGNED WITH A BREAK POINT AT THE MID POINT OF THE TOWER RESULTING IN A FALL ZONE OF 100'. AS SUCH, AN AREA VARIANCE IS NOT REQUIRED.

**verizon**

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SITE INFORMATION

PHOENICIA  
FUZE ID#: 2507251  
MDG#: 5000095310

SITE ADDRESS

NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

SHEET TITLE

SETBACK PLAN & BULK  
REQUIREMENTS

SHEET NUMBER

**SB-1**

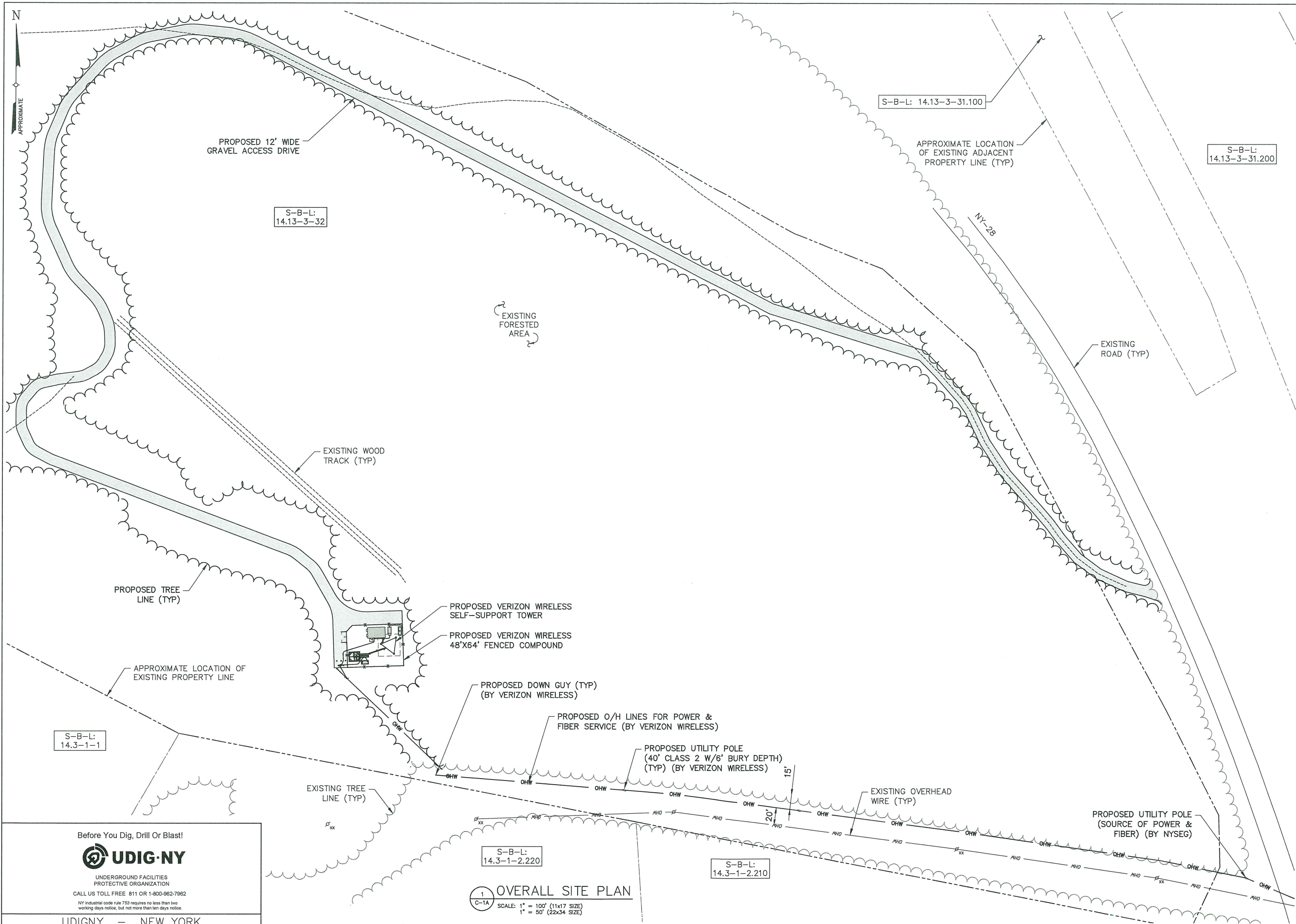
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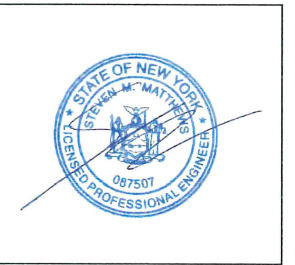
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**SITE ADDRESS**  
NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

**SHEET TITLE**  
OVERALL SITE PLAN

**SHEET NUMBER**  
**C-1A**

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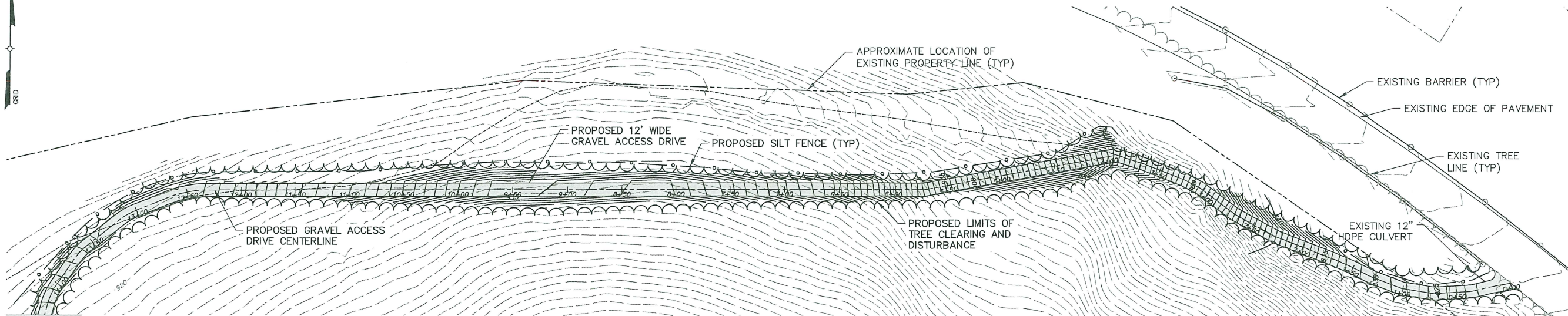
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1  
C-1A

OVERALL SITE PLAN

SCALE: 1" = 100' (11x17 SIZE)  
1" = 50' (22x34 SIZE)



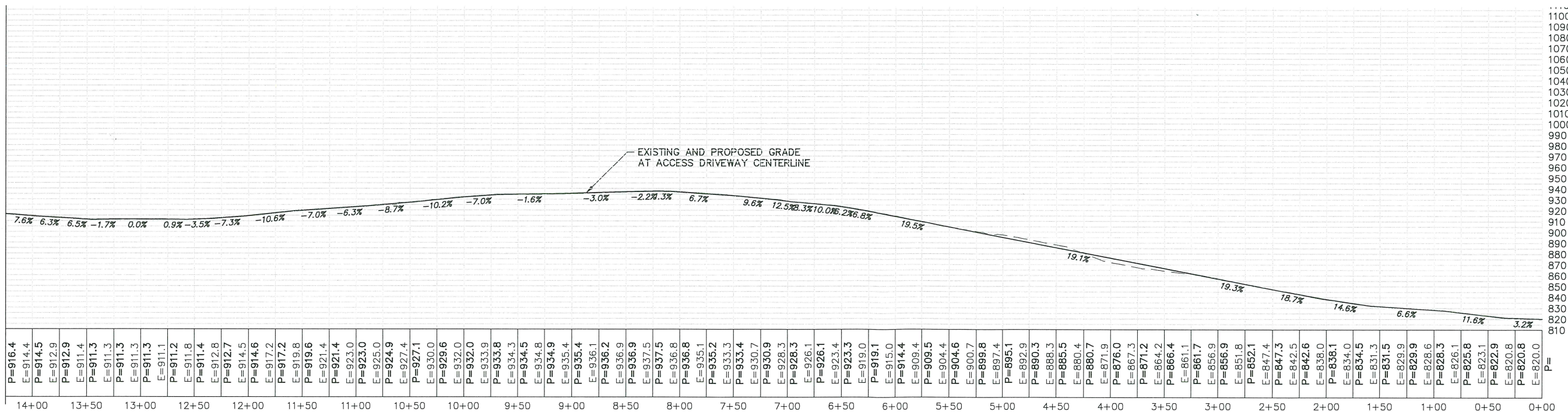


MATCH LINE

1 ROAD PLAN VIEW  
C-1B SCALE: 1" = 100' (11x17 SIZE)  
1" = 50' (22x34 SIZE)

PRELIMINARY PENDING SWPPP DESIGN

MATCH LINE



2 ROAD PROFILE VIEW  
C-1B SCALE: 1" = 100' (11x17 SIZE)  
1" = 50' (22x34 SIZE)

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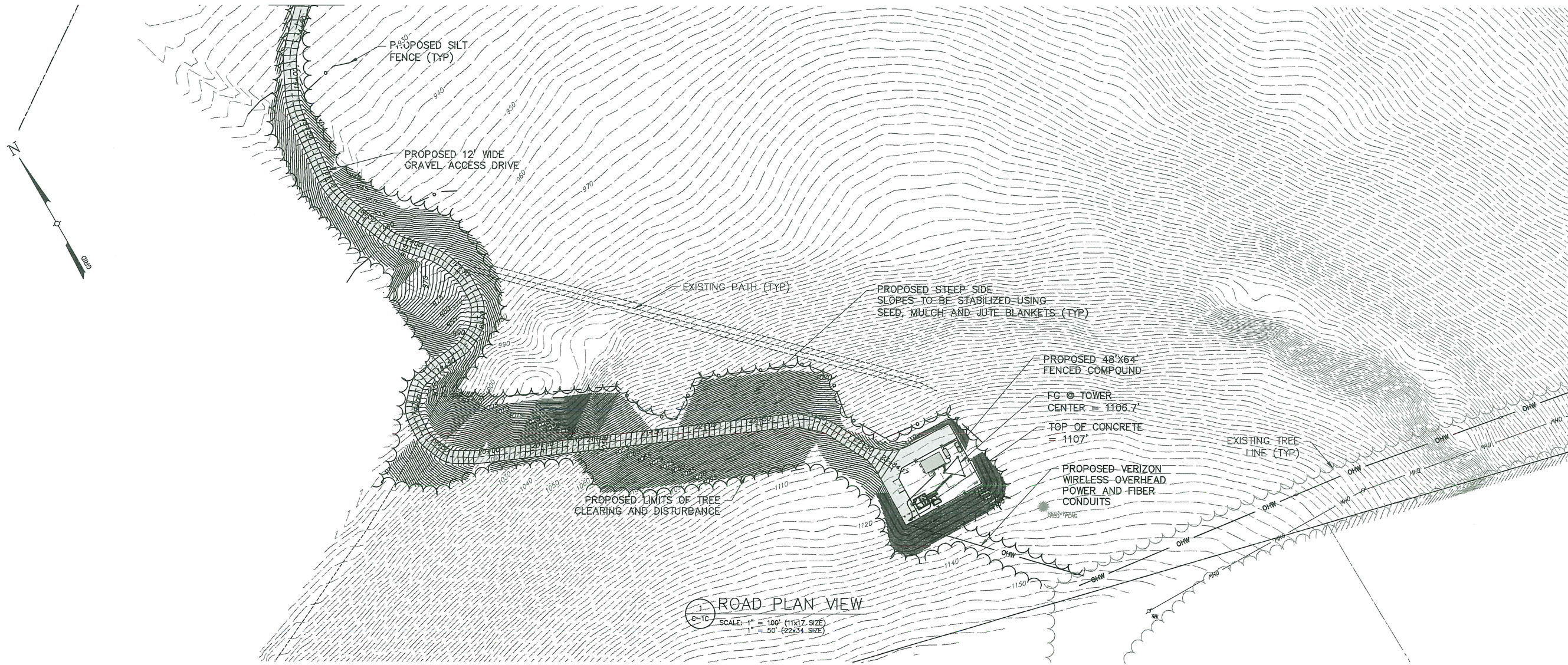
SITE ADDRESS  
NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

SHEET TITLE  
ROAD PLAN & PROFILE

SHEET NUMBER

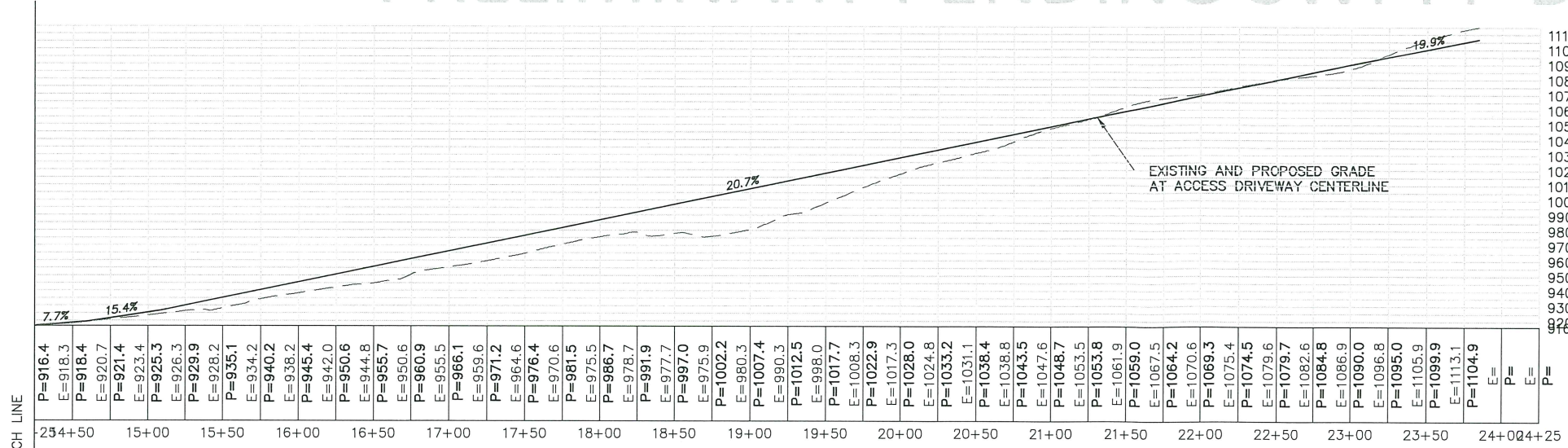
C-1B





1 ROAD PLAN VIEW  
SCALE: 1" = 100' (11x17 SIZE)  
1" = 50' (22x34 SIZE)

PRELIMINARY PENDING SWPPP DESIGN



2 ROAD PROFILE VIEW  
SCALE: 1" = 100' (11x17 SIZE)  
1" = 50' (22x34 SIZE)

PROPOSED GRAVEL DRIVE LENGTH = 2,384'±  
UNDERGROUND UTILITY LENGTH = 437'±  
AREA OF DISTURBANCE = 112,015 SF ± (2.6 ACRES)

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**UDIG-NY**

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Suite 101 (800) 639-6531  
Latham, NY 12110 www.tectonicengineering.com

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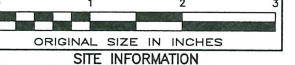
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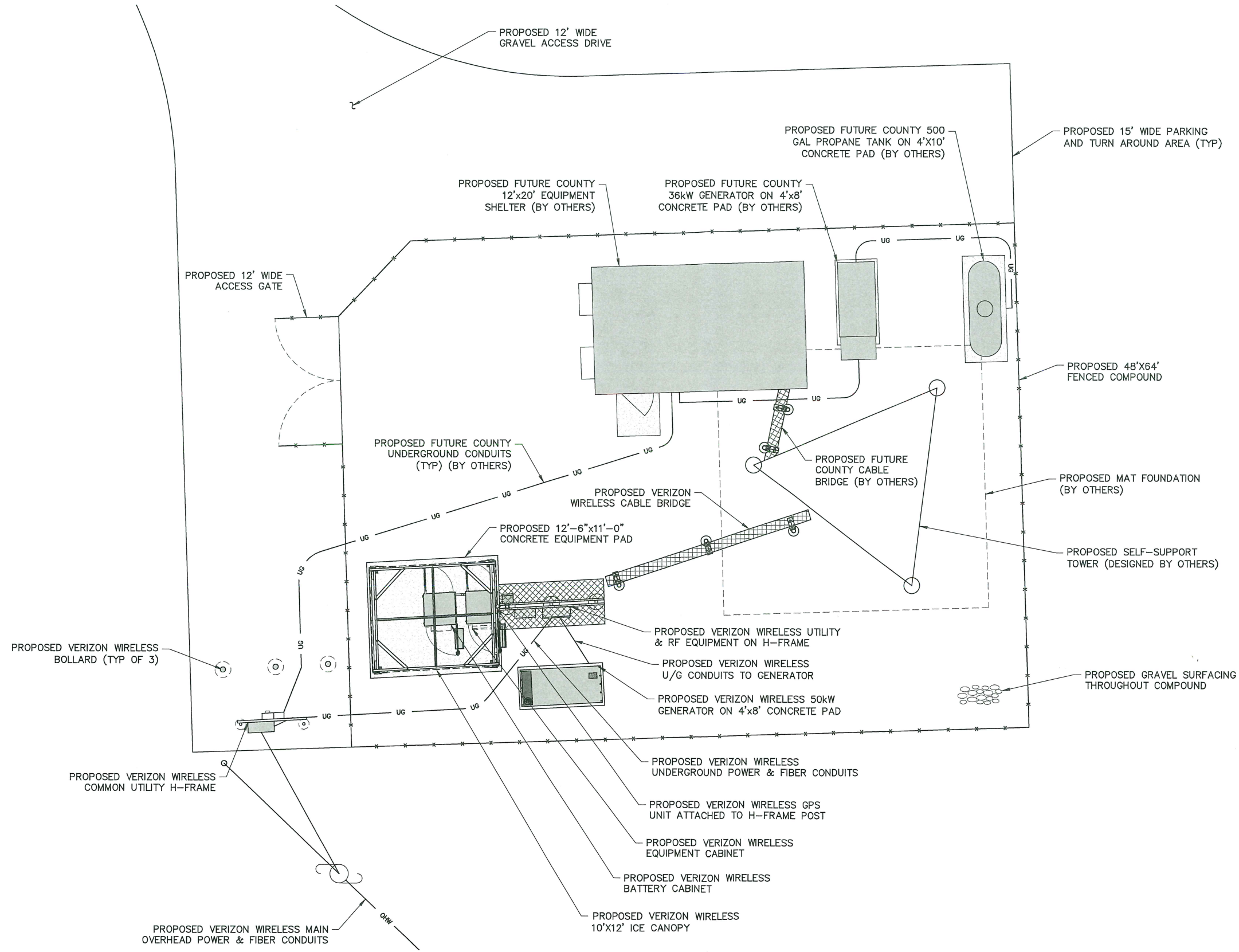
SITE INFORMATION  
PHOENICIA  
FUZE ID#: 2507251  
MDG#: 5000095310

SITE ADDRESS  
NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

SHEET TITLE  
ROAD PLAN & PROFILE

SHEET NUMBER  
C-1C





1 SITE DETAIL PLAN  
C-2  
SCALE: 1" = 10' (11x17 SIZE)  
1" = 5' (22x34 SIZE)

verizon

1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586

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Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.  
Project Contact Info  
36 British American Blvd. Phone: (518) 783-1630  
Suite 101 (609) 829-8531  
Latham, NY 12110 www.tectoniceengineering.com

WORK ORDER NUMBER 11272.048  
DRAWN BY MQ

NO.	DATE	ISSUE
0	3/15/24	FOR COMMENT
1	4/8/24	FOR ZONING
2	11/8/24	REVISE TOWER HEIGHT
3	12/3/24	PER COMMENTS
4	08/19/25	PER COMMENTS

RELEASED BY DATE



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0 1 2 3  
ORIGINAL SIZE IN INCHES

SITE INFORMATION

PHOENICIA  
FUZE ID#: 2507251  
MDG#: 5000095310

SITE ADDRESS

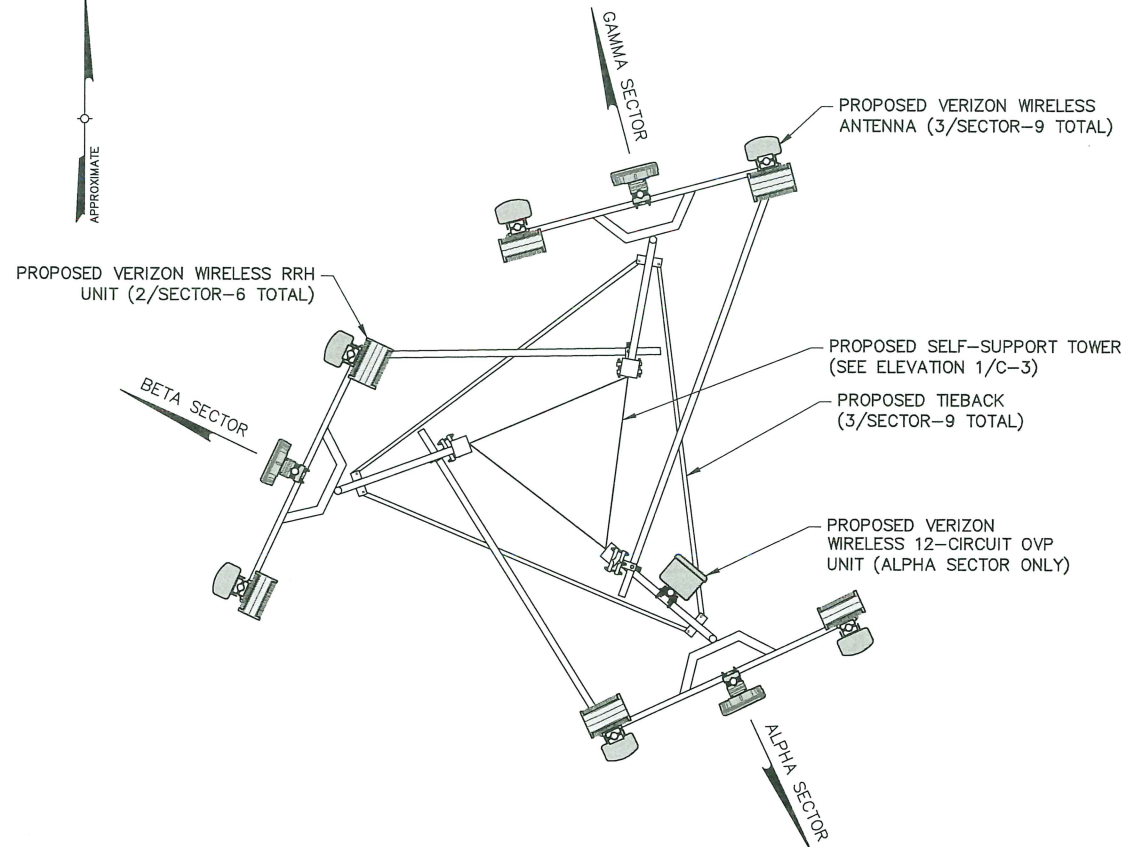
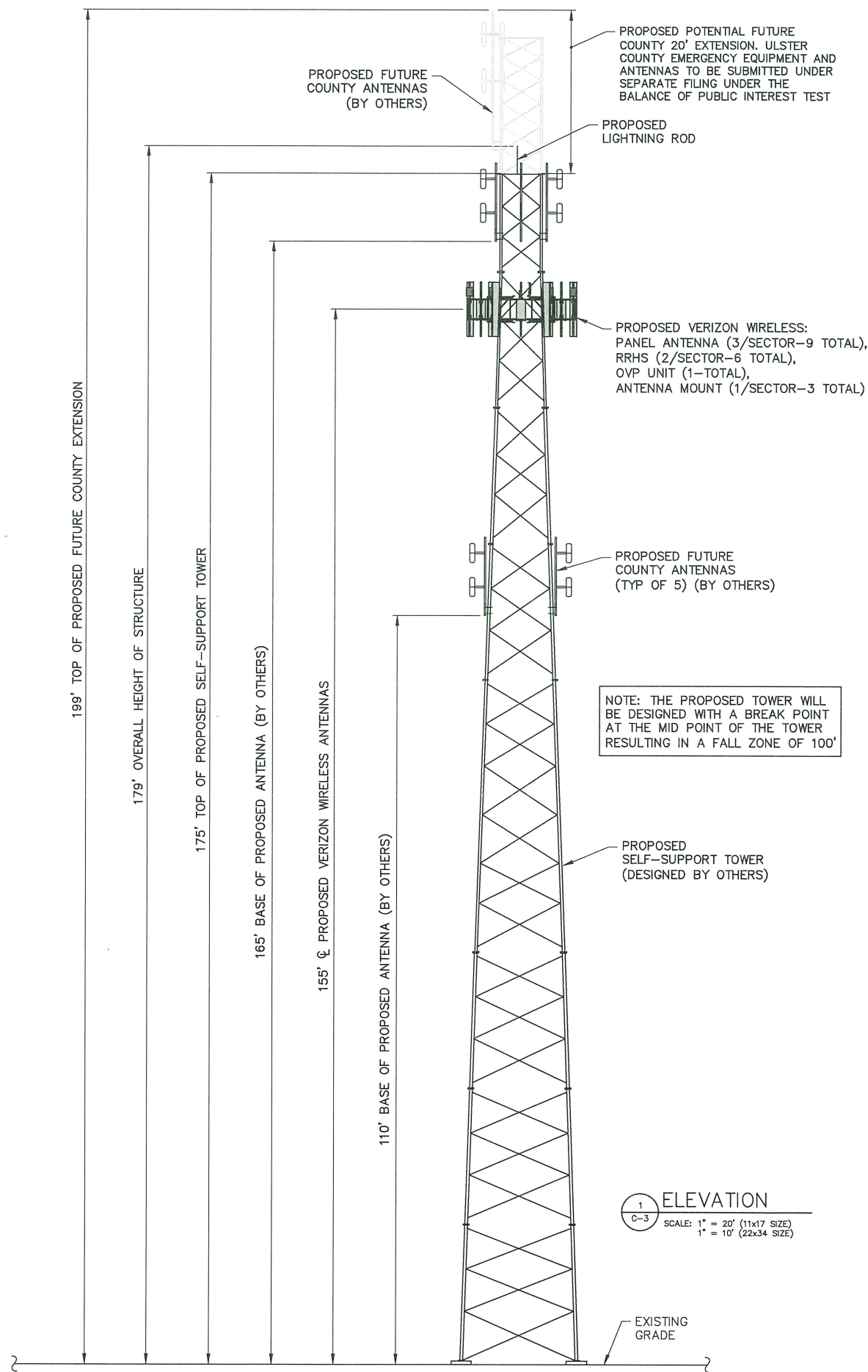
NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

SHEET TITLE

SITE DETAIL PLAN

SHEET NUMBER

C-2



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

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



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WEST HENRIETTA, NY 14586



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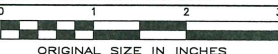
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ORIGINAL SIZE IN INCHES

SITE INFORMATION  
PHOENICIA  
FUZE ID#: 2507251  
MDG#: 5000095310

SITE ADDRESS  
NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

SHEET TITLE  
ELEVATION, ORIENTATION  
PLAN, & RF INFO

SHEET NUMBER  
C-3



verizon

1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586

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0 1 2 3  
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SITE INFORMATION

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FUZE ID#: 2507251  
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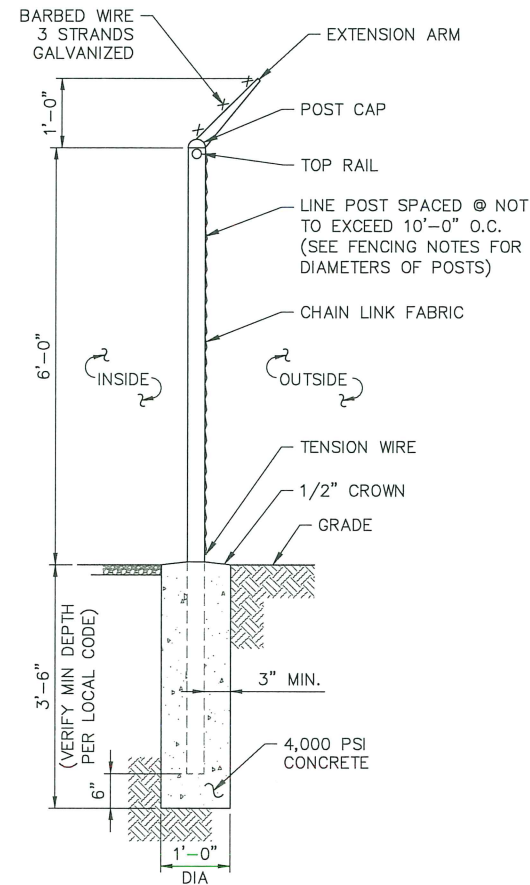
NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

SHEET TITLE

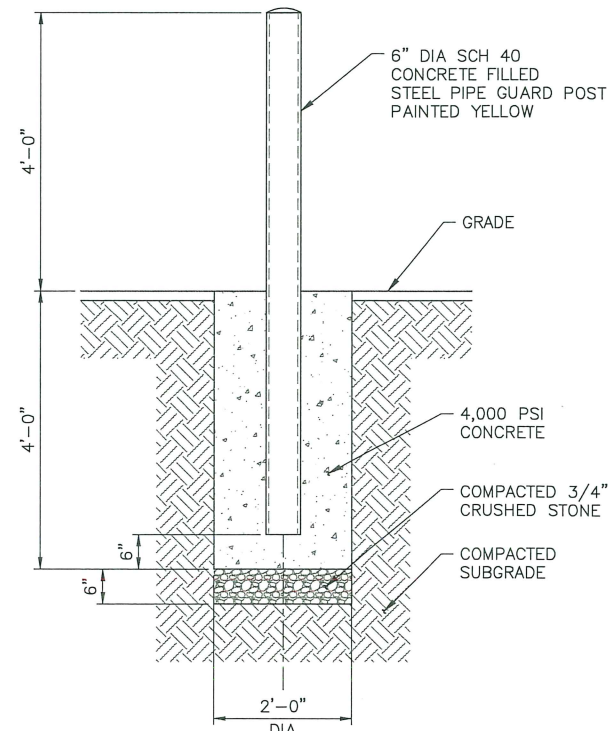
SITE DETAILS

SHEET NUMBER

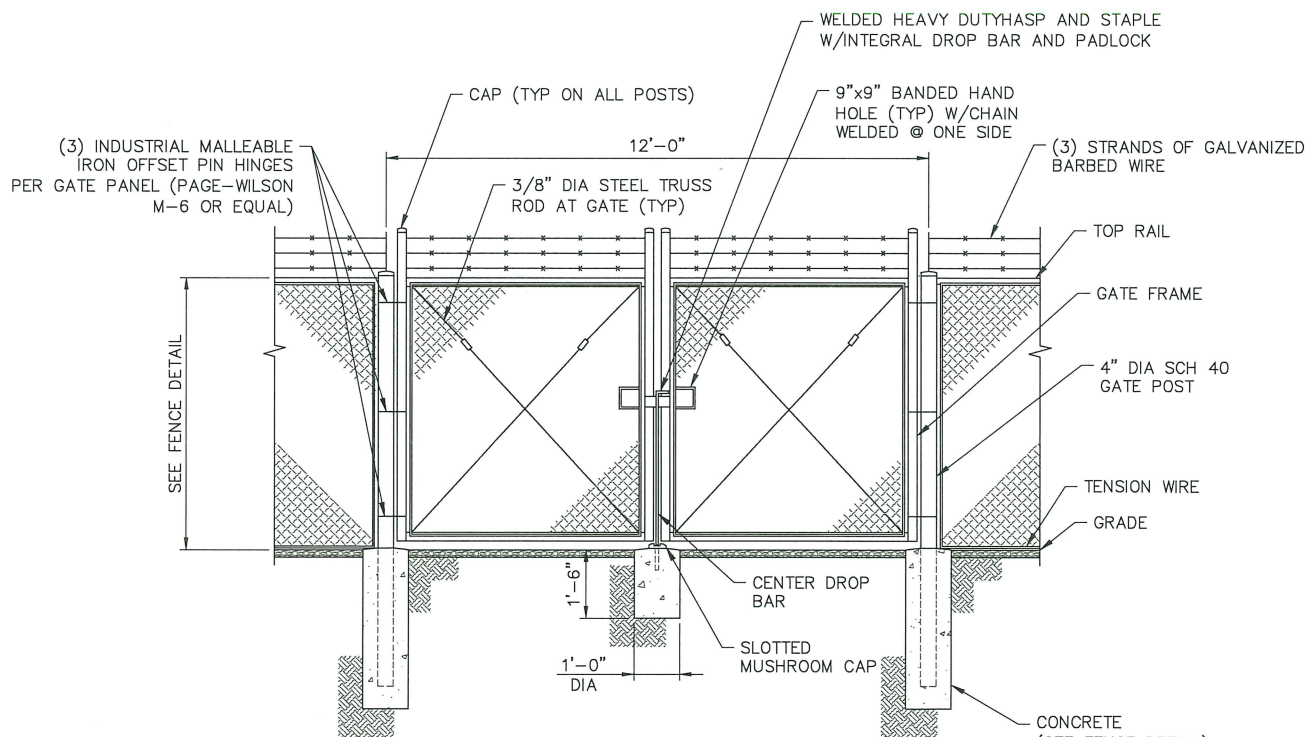
C-4A



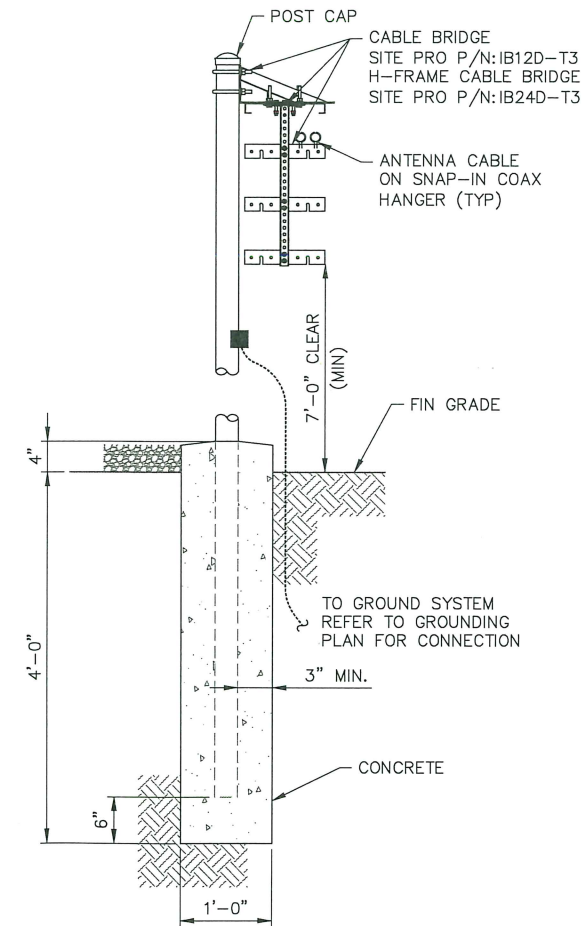
1 FENCE DETAIL  
C-4A SCALE: 3/8" = 1'-0" (11x17 SIZE)  
3/4" = 1'-0" (22x34 SIZE)



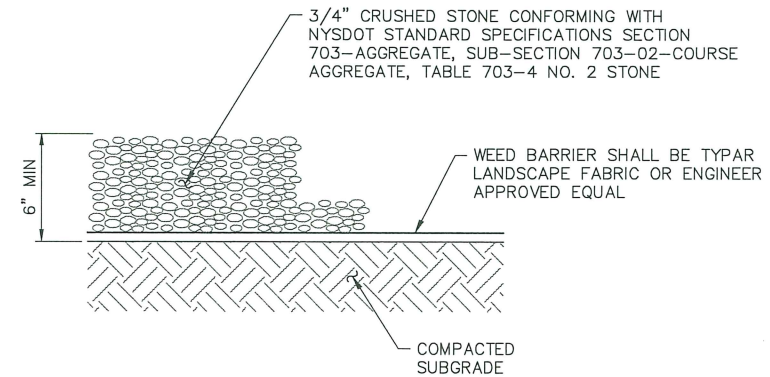
2 BOLLARD DETAIL  
C-4A SCALE: 3/8" = 1'-0" (11x17 SIZE)  
3/4" = 1'-0" (22x34 SIZE)



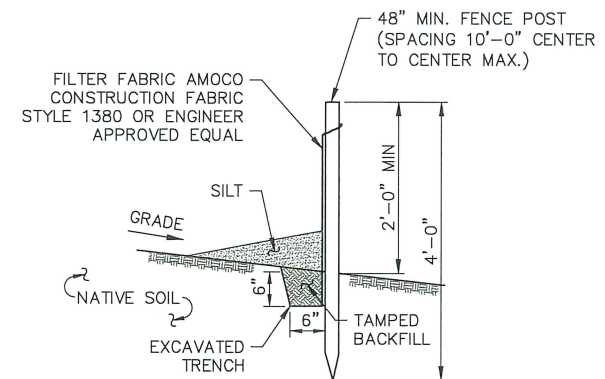
3 DOUBLE GATE DETAIL  
C-4A SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)



5 CABLE BRIDGE  
C-4A SCALE: 1/2" = 1'-0" (11x17 SIZE)  
1" = 1'-0" (22x34 SIZE)



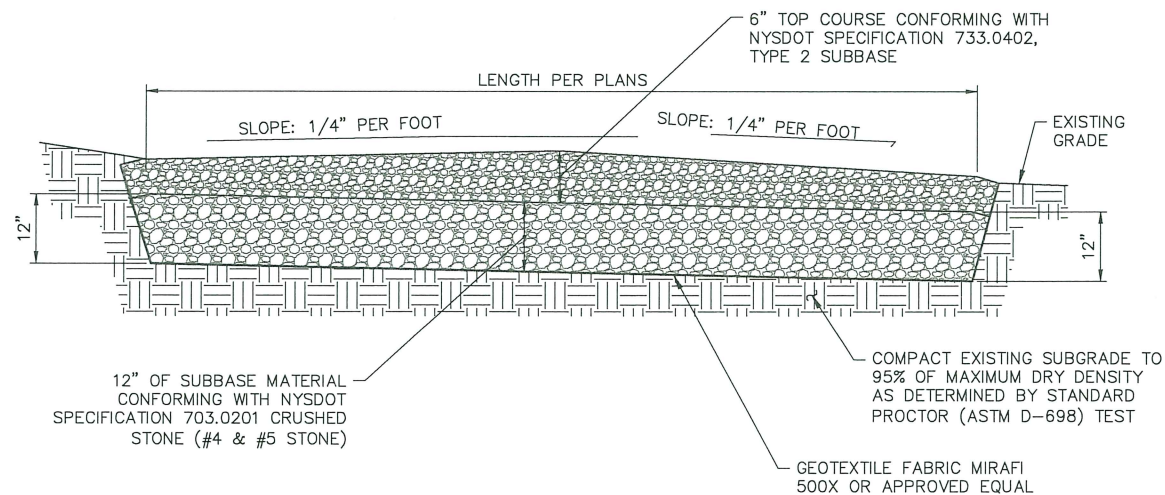
3 GRAVEL SURFACING TREATMENT  
C-4A SCALE: 1/2" = 1'-0" (11x17 SIZE)  
1 1/2" = 1'-0" (22x34 SIZE)



- 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.

6 SILT FENCE DETAIL  
C-4A SCALE: NTS



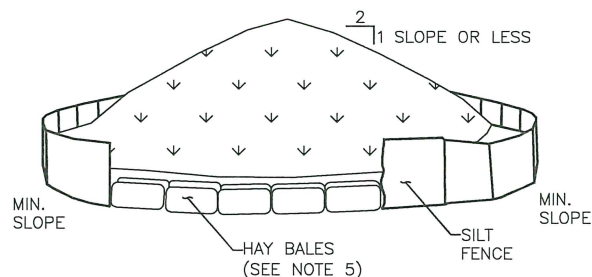


#### EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

- 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

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

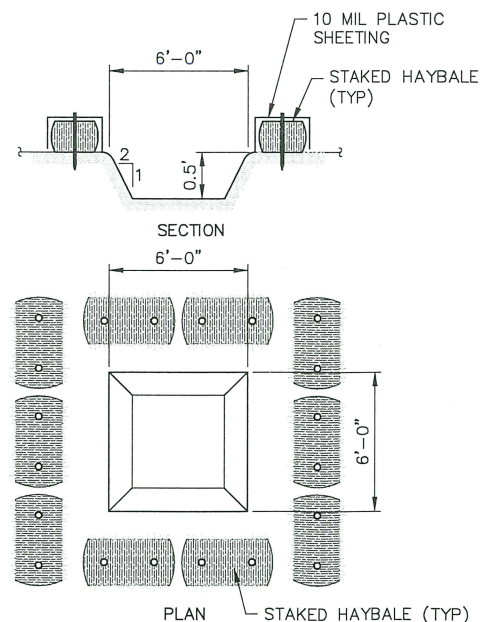


#### NOTES:

- 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.

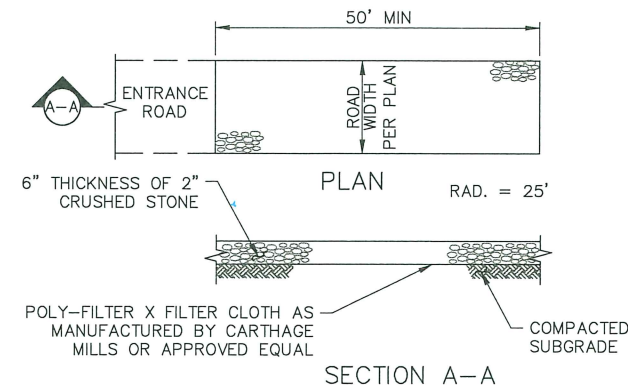
#### 3 TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NTS



#### 4 TEMPORARY CONCRETE WASH

SCALE: NTS



#### 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

SCALE: NTS

**verizon**

1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586

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Latham, NY 12110 www.tectoniceengineering.com

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1	4/8/24	FOR ZONING
2	11/8/24	REVISE TOWER HEIGHT
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RELEASED BY	DATE



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0 1 2 3  
ORIGINAL SIZE IN INCHES

SITE INFORMATION

PHOENICIA  
FUZE ID#: 2507251  
MDG#: 5000095310

SITE ADDRESS

NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

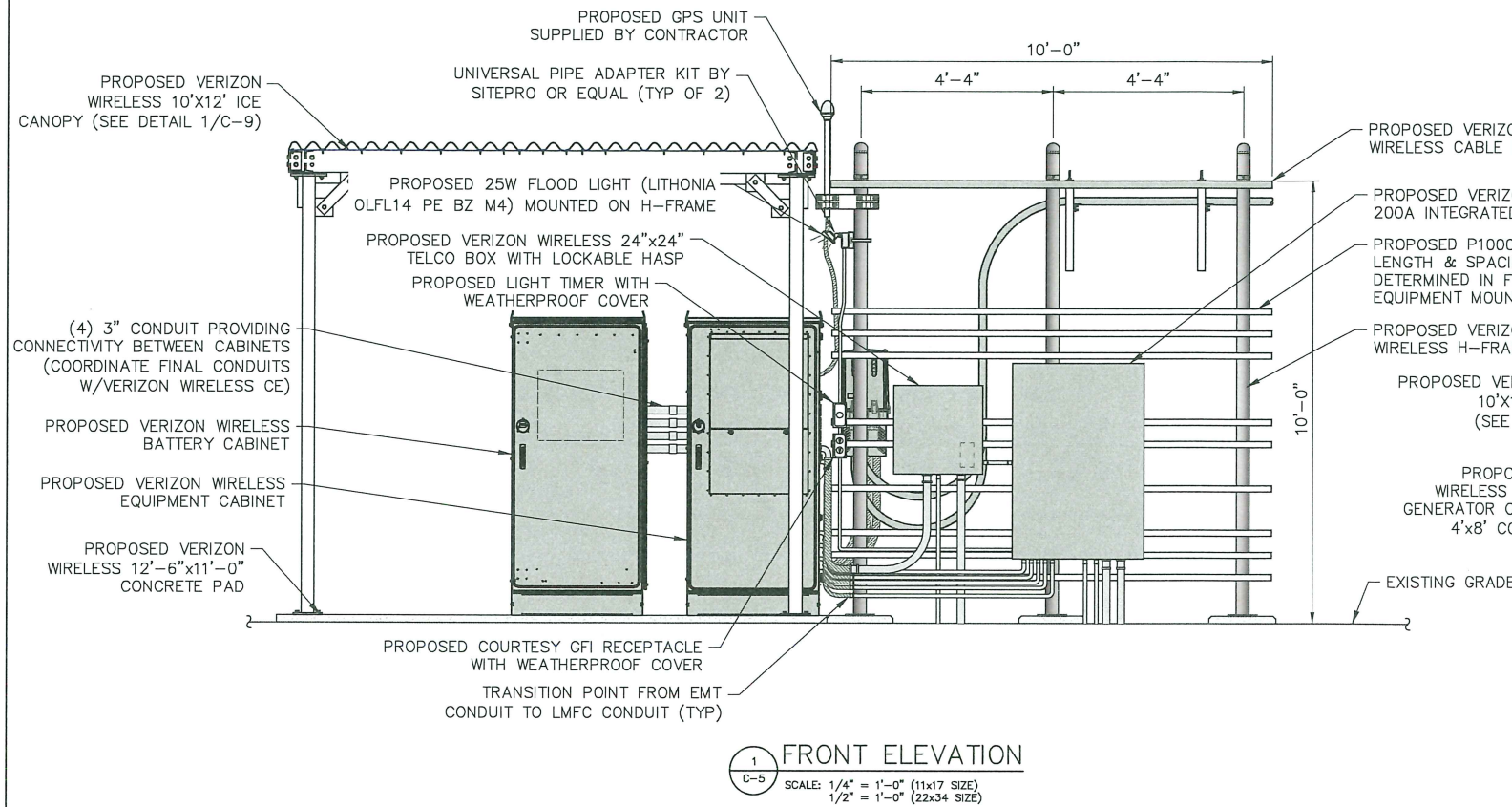
SHEET TITLE

SITE DETAILS

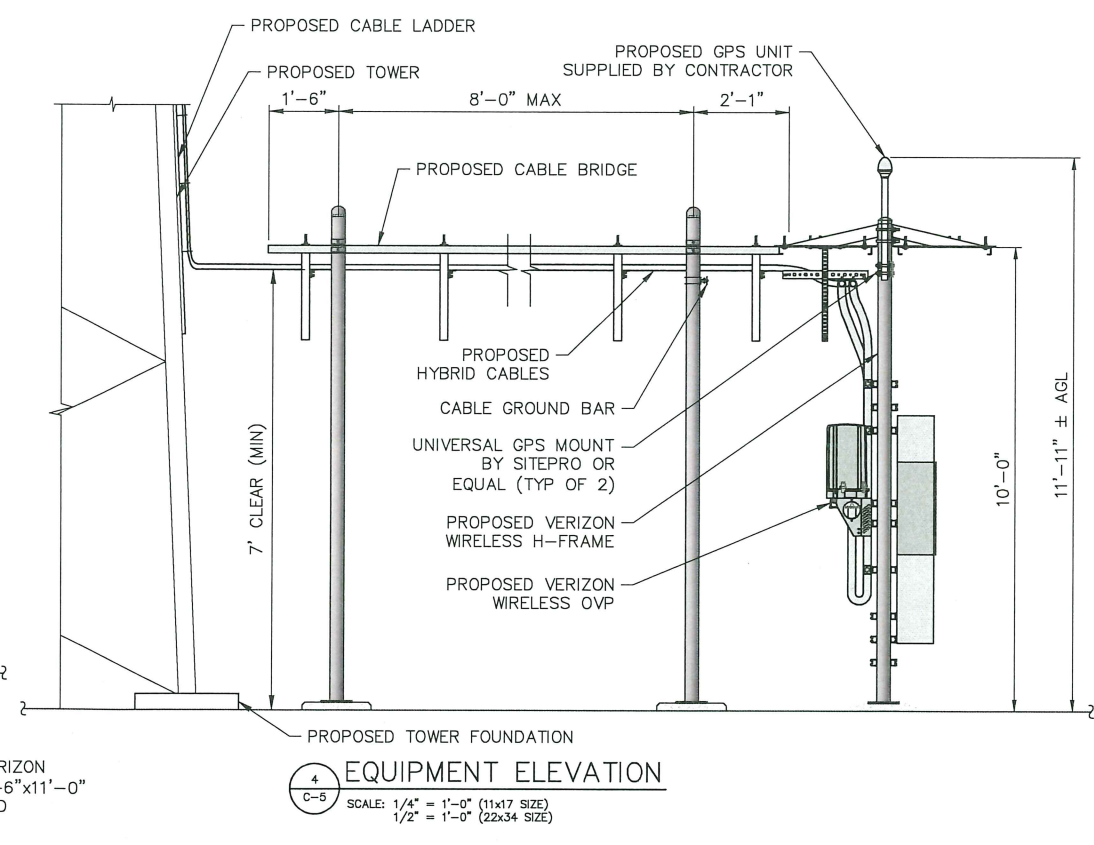
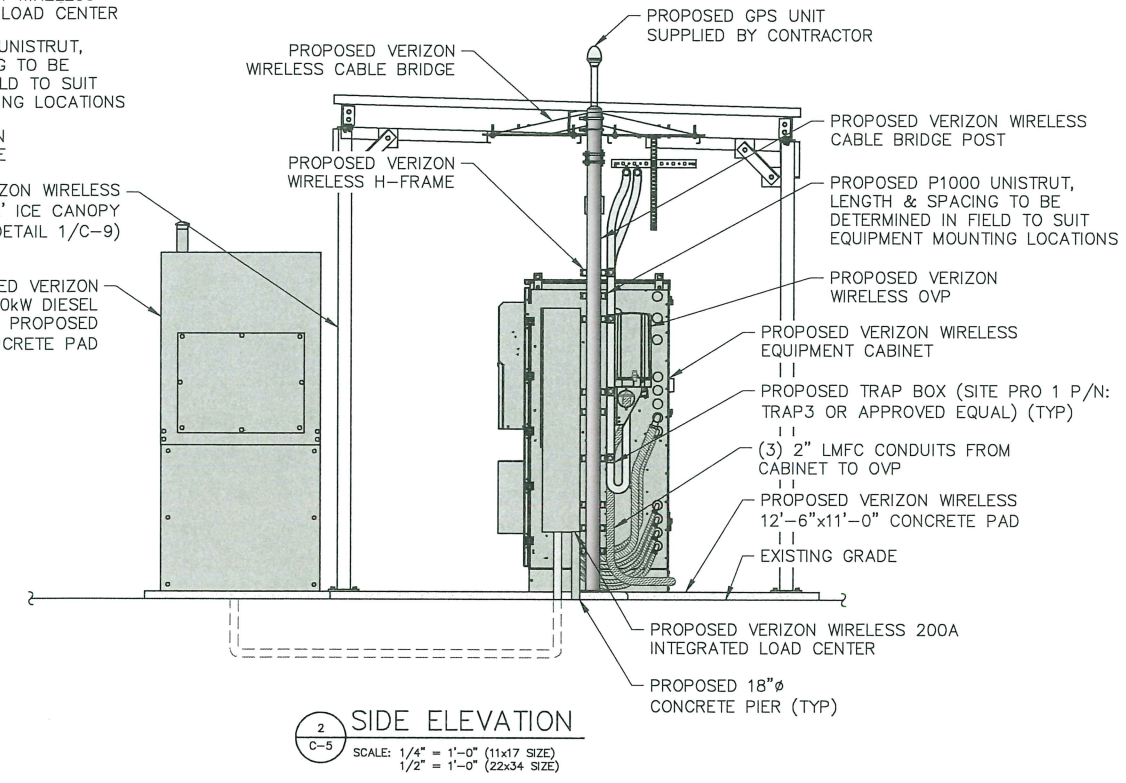
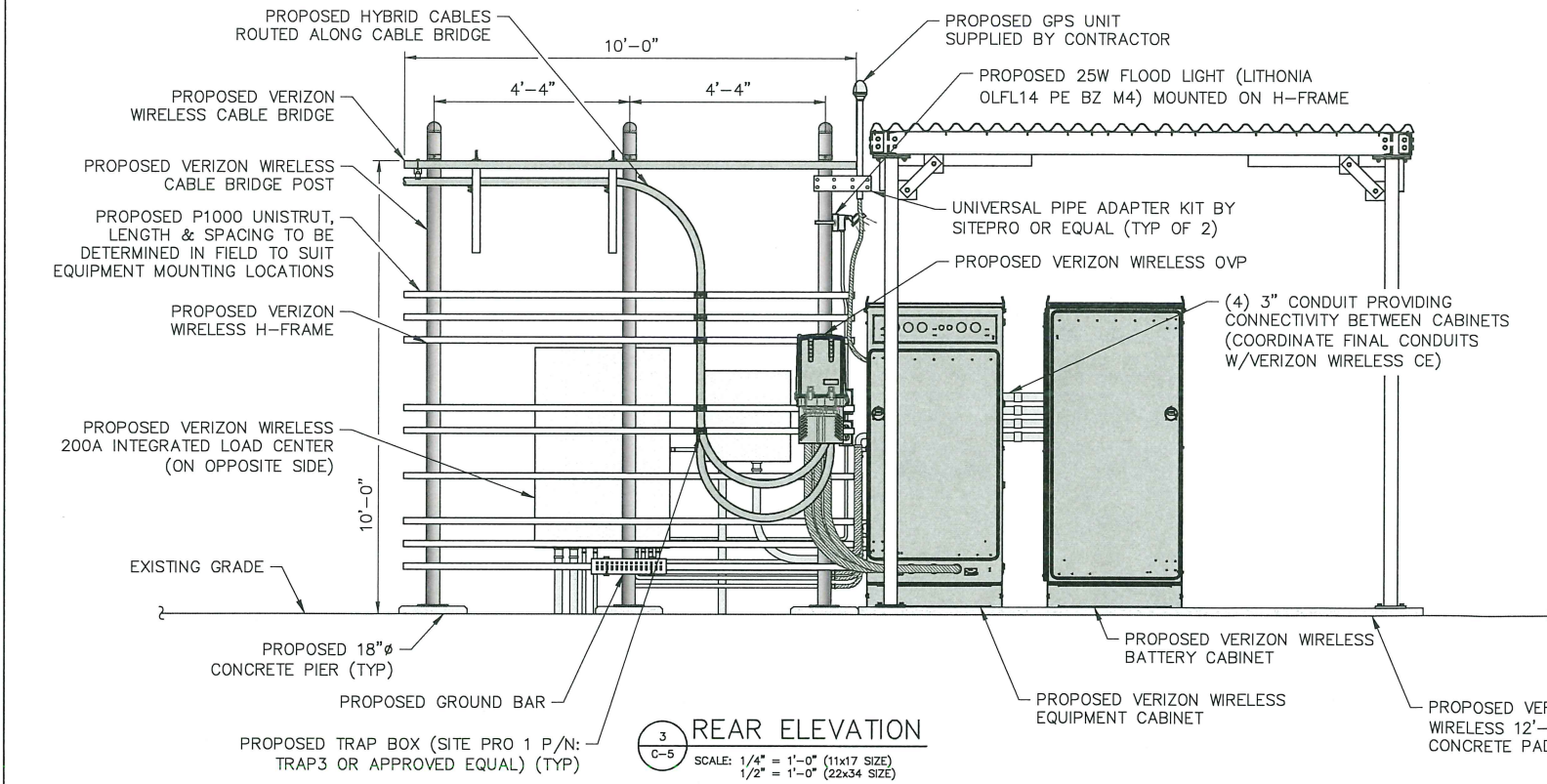
SHEET NUMBER

**C-4B**





LEGEND	
	EMT CONDUIT
	LMFC CONDUIT



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WEST HENRIETTA, NY 14586



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WORK ORDER NUMBER		DRAWN BY	
11272.048		MQ	
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FUZE ID#: 2507251  
MDG#: 5000095310

SITE ADDRESS  
NY-28  
TOWN OF SHANDAKEN  
ULSTER COUNTY  
NY 12464

SHEET TITLE  
EQUIPMENT ELEVATIONS

SHEET NUMBER

C-5



Verizon Wireless  
1275 John Street, Suite #100  
West Henrietta, NY 14586  
ATTN: Brandon Farinaccio

August 20, 2025

**RE: STRUCTURAL DESIGN LETTER  
PROPOSED TELECOMMUNICATIONS FACILITY  
VERIZON WIRELESS SITE: PHOENICIA  
NY-28, TOWN OF SHANDAKEN, ULSTER COUNTY, NY 12464  
TECTONIC W.O. 11272.048**

Dear Mr. Farinaccio:

Verizon Wireless is proposing a telecommunication facility at the above referenced address. The site includes the installation of a Verizon Wireless antenna array at a centerline height of 155' above ground level (AGL) on a 175' self-supporting tower (179' including a 4' lightning rod). The tower will be designed to accommodate a 20' extension, several Ulster County antennas at various heights, and three (3) additional cellular carriers in addition to the proposed Verizon Wireless installation. The structural loading for each future carrier will include up to twelve (12) panel antennas along with remote radio units and other related equipment. The make, model, and manufacturer of the proposed tower will be provided as part of the construction documents to be submitted for the building permit application.

For the purpose of structural design of the tower, foundation, and antenna supports, the most stringent criteria of the 2020 Building Code of New York State and ANSI/TIA-222-H-2017 "Structural Standard for Antenna Supporting Structures and Antennas and Small Wind Turbine Support Structures" will be applied. The proposed installation will be designed by a New York State licensed professional engineer and will meet all of the above listed criteria. The tower will be designed to resist overturning, shear, and all other failure modes. The tower will also be designed with a failure break point at its midpoint (approximately 100' AGL) such that, in the event of a failure, the tower will fall within a fall zone setback of 100' so as not to impact adjoining properties.

Should you have any questions, please do not hesitate to contact me.

Sincerely,  
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.



Steven M. Matthews, PE  
Managing Director of Engineering



## Latham Office

36 British American Boulevard, Suite 101 | Latham, NY 12110  
518.783.1630 Tel | 518.783.1544 Fax

tectonicengineering.com  
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