

**Cellco Partnership
d/b/a Verizon Wireless**



BIG INDIAN

**8 Fire House Rd.
Big Indian, NY 12410**

**REAL ESTATE SITE SELECTION REPORT
MARCH 23, 2026**

SITE SELECTION REPORT

Cellco Partnership d/b/a Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new utility pole, associated antennas and equipment and related appurtenances located at 8 Fire House Road in the Town of Shandaken, Ulster County, New York. The property is a .35-acre parcel, zoned as HB and is currently home to the Town of Big Indian Fire Company.

1. The Search Area

The need for a new Verizon Wireless site in the Town of Shandaken is based on a comprehensive analysis prepared separately by Verizon Wireless' in-house Radio Frequency ("RF) Design Engineer (provided separately). As part of that RF analysis, the Verizon Wireless RF Design Engineer developed a search area for the proposed new site. The search area is the geographical area within which a new wireless telecommunications facility is most likely to provide the required coverage and/or capacity relief. One of the purposes of the search area is to assist the site acquisition firm to focus its efforts on the particular area within which a new facility can be located to remedy the specific RF concern identified by the RF Design Engineer.

The search area for the Big Indian ("Search Area") is illustrated by the red outline in **Figure 1**, attached hereto.

During the review of the Search Area, the site acquisition firm attempts to identify properties that are sufficiently removed from existing residential areas whenever feasible.

(a) Geography & Topography

The Big Indian Search Area has been identified as a single parcel search ring that is situated in the valley of the Town of Shandaken. The parcel is a vacant lot utilized by the Town of Big Indian Fire Company. The surrounding Search Area consists of a mixture of mountainous areas along with a few small business and residential parcels. **Figure 2** depicts an overlay of the Search Area on an aerial tax map/wetland for the area.

(b) Land Use

Because small wireless facilities such as that proposed generate a relatively small coverage footprint, the corresponding search area for the new site is often comparatively small relative to a larger macro (i.e., full cell tower facility with multiple antennas) facility. In this particular instance, due to local topography and coverage objectives, the search area for this project is considerably small and limited to one parcel, identified below.

The identified parcel is vacant and owned by the local Big Indian – Oliveria Fire Company. Verizon's focus on this parcel is based on local complaints about poor or non-existent Verizon Wireless service in the area immediately surrounding the Big Indian – Oliveria Fire Company property, including complaints from the County of Ulster.

(c) Description of Figures

The following figures are provided to illustrate the different characteristics which exist within and surrounding the Search Area relative to the identification of a location for a new wireless communications facility.

Figure 1 - Depicts an overlay of the Overall Search Area.

Figure 2 – Depicts the Search Area with Candidates and Tax Map

Figure 3 – Depicts an overlay of the Search Area with Candidates and Wetlands/Floodplains Overlay.

Figure 4- Depicts an overlay of the Search Area with Candidates and Zoning districts

Figure 5- Depicts a two-mile radius from the proposed tower location and existing towers or tall structures identified.

2. Zoning Considerations

(a) Collocation

Verizon Wireless routinely seeks to install its antennas and equipment on existing communication towers or other tall structures, including municipally owned properties (“Collocation”), whenever feasible. Local communities universally favor Collocation because they can minimize the number of wireless telecommunications towers in an area and many municipalities even provide for a streamlined application review process. This is the case in the Town of Shandaken. Section 116-62.2(c) waives the need for a special use permit for any collocations on an existing tower or structure. Collocation is often listed as the highest sighting priority in a local municipality’s Zoning Law. In addition to the streamlined zoning application process, Collocation is preferred by wireless providers because it is generally a less expensive and more timely option, compared to installation of a new tower facility.

(b) New Structure on Privately-owned Property

When it is not feasible to collocate on an existing tower or tall structure, Verizon Wireless must find an appropriate site that can accommodate a new communications structure. In doing so, the Site Acquisition Specialist attempts to identify properties in the Search Area large enough to accommodate the facility and any required bulk area requirements such as setback and fall zones that may exist in the local zoning law. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, the presence of wetlands, floodplains and other contributing factors are also examined, as well as construction-related issues.

(c) The Town of Shandaken regulates wireless communications facilities via Article IX(A), entitled, “Telecommunications Facilities” in the Town Code

The purpose of the tower regulations, which are found in section 116-62.1, is “to establish predictable and balanced regulations for the siting of telecommunications facilities in order to accommodate the growth of such facilities while protecting against any adverse impacts on aesthetic resources and the public safety and welfare.” *See*, § 116-62.1(A). Section 116-62.1(B) provides that the regulations are intended to minimize the total number of towers in the community by encouraging collocation on existing towers or tall structures. There is a strong emphasis on minimizing visual impacts throughout the Tower Law.

Although the telecommunications regulations do not specify the specific locations in which telecommunications facilities are permitted, §116-10 of the Code includes a use table, which provides that telecommunications facilities are permitted by special permit only on the R3 and R5

zoning districts. They are prohibited in all other districts. The zoning districts of the surrounding properties are shown on the map provided in Figure 4.

Although the Big Indian – Oliveria Fire Company property is not in the R-3 or R-5 zoning districts, as discussed below, a small wireless facility in either of those districts is not practicable.

3. The Big Indian Search Area

After a comprehensive investigation of the Search Area, no existing towers or tall structures were identified and/or suitable for Collocation within or near the limits of the Search Area. During our investigation of the Search Area, a total of one parcel was identified in the Town of Shandaken as being a potential candidate for a new communications facility based upon topography, access, wetland locations and sighting issues. The location is identified on **Figure 2**. A summary of the property evaluated as a potential candidate is detailed below.

(A) Town of Big Indian Fire Company (Tax Parcel ID # 12.7-2-33)

This parcel is located at 8 Fire House Road in the Town of Shandaken. The parcel is in the HB zoning district. The parcel is .35 acres and is a vacant lot owned by the Town of Big Indian Fire Company. The property is located inside the Search Area and can accommodate the new telecommunications facility as purposed. The property owner has entered into a Ground Lease with Celloco Partnership d/b/a Verizon Wireless. This was the primary candidate selected by RF due to the AMSL, location within the search ring and ability to meet RFs objective for a telecommunications facility in this Search Area. From a sighting perspective this parcel offers some natural screening and is the most suitable to provide a workable solution to meet the RF objective. Based on these extensive factors this was the best location within the search area.

Other Properties Evaluated and Eliminated

(B) Owner – Amoia – 65 Fire house Road – Tax ID 12.7-2-8.10 – Zoned R3

(C) Owner - Neilson – 43 Firehouse Road – Tax ID 12.7-2-15 – Zoned R3

Both of the above parcels are lower in ground elevation and further away from the main coverage objective of RT 28. This would make it incredibly difficult to clear the tree line that is present along RT 28, severely weakening the site's signal and effective coverage footprint. Additionally, the location we are in now positions us the best to be able to cover the most amount of RT 28 as possible. The current location has a clear line of sight NW up RT 28 and the higher ground elevation allows us to clear the trees to the East as best as possible. The Neilson and Amoia properties introduce much more clutter (trees/foliage) to overcome in both key directions. Given that this is a small cell with a max height of 50', we can't make up for the additional clutter and lower ground elevation with a higher ACL as we typically would look to do.

(D) Owner - 8 Church Rd LLC - 8 Church Rd – Tax ID 12.7-2-41 – Zoned R3

This parcel is outside the search area and only a very small portion of the backside of the property is listed as R3 zoning. There is no ROW access to this portion of the property. In addition Esopus creek traverses this portion of the property, and it is located in a FEMA Floodplain.

(E) Owner - Roels Luc- 16 Church Rd – Tax ID 12.7-2-42– Zoned R3

This parcel is outside the search area and only a very small portion of the property is listed as R3 zoning. Esopus creek traverses this portion of the property and it is located in a FEMA Floodplain.

(F) Owner - Bedell Craig - Route 28 – Tax ID 12.7-1-16.100– Zoned R3

This parcel is outside the search area has no ROW access from state route 28 due to DOT Bridge Guard Rails. Esopus creek traverses this property, and it is located in a FEMA Floodplain.

(G) Owner – New York State – Zoned R3

This parcel is outside the search area and it is located in a FEMA Floodplain.

(H) Owner - Santiago Rafael – 8291 Route 28 - Tax ID 12.7-1-19.100 – Zoned R3

This parcel is outside the search area and it is located in a FEMA Floodplain.

(I) Owner - Bedell Craig- Route 28 – Tax ID 12.7-1-20– Zoned R3

This parcel is outside the search area and only a very small portion of the backside of the property is listed as R3 zoning. There is no ROW access to this portion of the property. In addition, this portion of the property is located in a FEMA Floodplain

(J) Owner – Hill - No# Route 28 – 12.7-2-27 – Zoned R5

This parcel located South of Route 28, is outside the search area and only a portion of the backside of the property is listed as R5 zoning. To place a facility in the R5 district a road would have to be constructed. The topography of this parcel exceeds 20% slope and is not viable.

(K) Owner – State of NY – Route 28 - 12-1-19 – Zoned R5

This parcel is also located South of Route 28. A very large parcel and has been eliminated as it has been designated forever wild by the State of New York.

4. SUMMARY

Based on the foregoing, the number of acceptable properties within the search area for a new communications facility within the Search Area are limited due to several factors and the nature of the size of the parcels within the search area. By choosing the proposed property for a new communications facility, Verizon Wireless is able to keep the overall height of the proposed at 50' feet. In this regard, use of the proposed property will mitigate potential adverse impacts to the greatest extent feasible.

Prepared by:
Douglas F Morrison

Douglas F Morrison
Pyramid Network Services, LLC
Consultant to Verizon Wireless

FIGURE 1
Verizon Wireless
Original Big Indian Search Area



FIGURE 2
Verizon Wireless
Big Indian Search Area with Candidates and Tax Map



FIGURE 3
Verizon Wireless
Big Indian Search Area with Candidates and Wetlands/Floodplains Overlay



FIGURE 4
Search Area with Candidates and Zoning districts

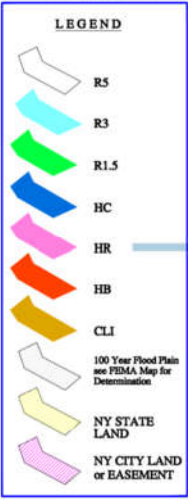


FIGURE 5
Two Mile Radius from Proposed Tower Location Showing Existing
Towers/Tall Structures

