



# TOWN OF EAST HAMPTON

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Planning Department  
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September 5, 2019

**TO:** Planning Board

**FROM:** Eric Schantz  
Senior Planner

**RE:** Verizon Wireless @ Wainscott Northwest Road PWSF  
SCTM# 300-180-1-8.5  
411 Wainscott Northwest Road/Daniel's Hole Road

**Last Review Date:** Public hearing held on August 14, 2019

**Items and Date Received:** Applicant submission; Cover letter; RE: One (1) copies of Verizon Wireless' FCC Licenses; Ten (10) Planning, Zoning and Visual Impact Analysis prepared by VHB, dated August 2019, Ten (10) Engineering Report, with Structural Certification, prepared by Daniel R. Falasco, P.E., P.C., and dated August 12, 2019; and Real Estate Consulting Report prepared by Lynch Appraisal Ltd., and dated August 14, 2019.

**Background Information:** Application has been made for a new personal wireless service facility consisting of: a new 130' tall lattice tower with twelve (12) panel antennas & twelve (12) remote radio heads (RRH) with associated mounts and cabling to for Verizon as well as additional equipment for the East Hampton Town Police Department. Also proposed is a new equipment area and generator for the East Hampton Police Department and a 120 sq. ft. shed, diesel generator and four (4) GPS units for Verizon.

The subject parcel is situated in Wainscott and is zoned PC: Parks and Conservation with a Water Recharge Overlay District (WROD) designation. It is owned by the Town of East Hampton and contains the facilities of the Maidstone Gun Club as well as an existing 130' tall lattice tower which contains equipment for the other three major carriers: T-Mobile, Sprint and AT&T as well as equipment for the Town of East Hampton.

**Issues for Discussion:**

**Public Hearing**

A public hearing was held on August 14, 2019. One member of the public, a neighbor, expressed concern over radio frequency field emissions from the site.

The Federal Communications Commission (FCC) has established allowable limits of RF emissions. An RF engineer’s report prepared by Pinnacle Telecom Group dated March 8, 2019 has been submitted. This report indicates emissions 43 times below the allowable standard of the FCC.

No written comments were received.

**SEQRA**

The Planning Board has prepared the attached EAF Parts II & III. A negative declaration pursuant to SEQRA and Chapter 128 of the Town Code is recommended.

**Conclusion**

In conclusion, the Board should make a SEQRA determination and provided the Board finds the public’s concerns adequately addressed then it appears that the application is ready for approval.

**Items to be approved:**

- A set of plans prepared by APT Engineering, dated revised January 19, 2019 including: Title Sheet and Index (T-1), Vicinity Plan (V-1), Site Plan (SP-1), Compound Plan (CP-1), Grading and Erosion Control Plan and Details (GR-1), Erosion Control Notes (EC-1), Elevations (A-1), Elevations (A-2), Equipment and Compound Details (A-3), Antenna Plans and Details (C-1), Structural Plan and Details (S-1), Electrical Plan and Details (E-1), Grounding Plan and Details (E-2), and Notes and Specifications (N-1); Visual Assessment and Photo-Simulations prepared by All-Points Technology Corporation, P.C. dated March 2019; 1,000’ Radius Map prepared by BBV, PC dated revised September 26, 2018; and Boundary and Topographic Survey prepared by BBV, PC dated revised November 8, 2018

**Conditions of Approval:**

- Approval of the ARB

ES

**Planning Board Consensus**

*Have the public’s concerns been adequately addressed?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Negative declaration?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project: Verizon @ Wainscott NW Road PWSF

Date: 09/11/19

*Short Environmental Assessment Form  
Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	Verizon @ Wainscott NM
Date:	09/11/19

### *Short Environmental Assessment Form Part 3 Determination of Significance*

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
East Hampton Town Planning Board <hr style="border: 0; border-top: 1px solid black;"/> Name of Lead Agency	<hr style="border: 0; border-top: 1px solid black;"/> Date
Samuel Kramer <hr style="border: 0; border-top: 1px solid black;"/> Print or Type Name of Responsible Officer in Lead Agency	East Hampton Town Planning Board Chairman <hr style="border: 0; border-top: 1px solid black;"/> Title of Responsible Officer <b>Eric Schantz</b> <small>Digitally signed by Eric Schantz DN: cn=Eric Schantz, o.ou, email=eschantz@hamptonny.gov, c=US Date: 2019.09.05 14:02:30 -0400</small>
<hr style="border: 0; border-top: 1px solid black;"/> Signature of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black;"/> Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

Application has been made for a new personal wireless service facility consisting of: a new 130' tall lattice tower with twelve (12) panel antennas & twelve (12) remote radio heads (RRH) with associated mounts and cabling to for Verizon as well as additional equipment for the East Hampton Town Police Department. Also proposed is a new equipment area and generator for the East Hampton Police Department and a 120 sq. ft. shed, diesel generator and four (4) GPS units for Verizon.

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The applicants originally proposed a 185' AGL tower which would ultimately replace the existing 130' AGL tower. The Board expressed concern over the increase in height at the time of the initial review. Additionally, it is the understanding of the Planning Board that the Federal Aviation Administration (FAA) took issue with the height of the proposed tower due to the proximity to the Airport. The applicants have submitted a letter from the Federal Aviation Administration (FAA) which determines that the proposed new tower does not present a potential hazard to air navigation.

The applicants have submitted a visual analysis (prepared by All Point Technology Corporation, P.C. dated March 2019) which provides hypothetical illustrations of the visibility of the facility from various locations. The Board reviewed these documents and felt that the concealment of the site due to its location within a heavily wooded area and setback well off of Wainscott Northwest Road would not result in any significant adverse visual impacts.

The applicants have submitted a structural analysis memo prepared by Michael S. Trodden, P.E. of APT Engineering dated January 31, 2019. This memo states that the tower mounts can adequately support the proposed new antennas and associated equipment

An RF engineer's report prepared by Pinnacle Telecom Group dated March 8, 2019 has been submitted. It appears that the proposed modification to the facility will meet all applicable Federal Communications Commission (FCC) guidelines.

For the reasons noted above the Planning Board hereby makes a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code