



**VERIZON WIRELESS OF THE EAST LP D/B/A  
VERIZON WIRELESS**

**40A SITE**

**No Number Route 9G  
Hyde Park (Town of Hyde Park), New York 12538**

**SITE SELECTION ANALYSIS  
SEPTEMBER 1, 2022**

## **SITE SELECTION ANALYSIS**

Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new tower, associated antennas, ground equipment and related appurtenances, at No Number Route 9G in the Town of Hyde Park, Dutchess County, New York. The property, which is located in the Town's Neighborhood zoning district, is currently a 7.82 acre parcel undeveloped parcel.

### **1. NEED FOR FACILITY**

#### **(a) Problem**

The need for a new communications facility is determined by the Verizon Wireless RF Design Engineer. The need for this particular site and the methodology employed to identify the appropriate area for such new site is described in the comprehensive Engineering Necessity Case prepared by the Verizon Wireless RF Engineer. As indicated in that report, when the Verizon Wireless RF Engineer identifies significant coverage gaps in the network or sites that have or will reach data capacity exhaustion, a "search area" is issued. A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage and/or capacity relief sought. For the most part, locations outside of the search area will fail to provide adequate service to the target area. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a new communications facility that will provide adequate and reliable service to the target area, and also work properly as part of the overall network.

#### **(b) Solution**

A search area was developed based on the problems identified in the Engineering Necessity Case, which is attached to the application in Exhibit 5. In this case, the search area parameters are, generally Saint Andrews Rd, East of Route 9 and West of Route 9G.

### **2. SEARCH RING ANALYSIS**

#### **(a) Geography & Topography**

The 40A WT search area is comprised of primarily vacant land and has minimal changes in topography.

#### **(b) Land Use**

The search area is made up of predominately unimproved properties containing significant amount of mature trees and vegetation. The property in the north section of the search area is owned by the US National Park Service and used as land in association with the Home of Franklin D. Roosevelt National Historic Site and is deemed inappropriate for a new site since it involves federal parkland.

### **3. ZONING CONSIDERATIONS**

#### **(a) Collocation**

Verizon Wireless routinely seeks to install its antennas and equipment on an existing wireless telecommunications towers or other tall structures (“collocation”), whenever feasible. Local communities universally favor collocation because they can minimize the number of wireless telecommunications towers in an area. To encourage collocation, many municipalities even provide for a streamlined application review process that is substantially less burdensome than the process for new towers. Collocation is often listed as the highest siting 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 efficient option, compared to construction of a new tower facility.

As discussed in greater detail below in Section 5, although an existing water tank is located along the northern portion of St. Andrew’s Road, the owner of such structure was not willing to allow Verizon Wireless to use that structure for installation of its antennas and equipment.

#### **(b) New Structure on Municipally-owned Property**

As its next priority, Verizon Wireless generally seeks to locate wireless telecommunication facilities on municipally-owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises. In this case, there is a suitable town owned property of adequate size within the search area, which Verizon Wireless intends to utilize.

#### **(c) New Structure on Privately-owned Property**

When it is not feasible to collocate on an existing tower or tall structure, and there are no feasible municipally-owned properties in the area, Verizon Wireless must find a privately-owned site which is appropriate for and can accommodate a new wireless telecommunications structure. In doing so, the Site Acquisition Specialist attempts to identify properties in the search area large enough to accommodate the facility and which also meet any required area requirements such as set back and fall zone. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, constructability, the presence of wetlands, floodplains and other contributing factors are also examined.

### **4. SEARCH RING ANALYSIS**

After a comprehensive investigation of the search area, an existing and municipally owned structure (i.e., a water tank/tower) was identified along the northern portion of St. Andrews Road for collocation. However, as further described below, it is not available to Verizon Wireless.

### **5. CANDIDATE/ALTERNATIVES ANALYSIS**

Initially four (4) different landowners were identified as being potential candidates for a new wireless telecommunications facility. These parcels are identified on **Attachment 2**. A summary of each of these properties located within the vicinity of Search Area is detailed below.

**(A) Dutchess County Water and Wastewater Authority (Tax Parcel ID# 006.164-0003-116.1610000) – 59 Saint Andrews Rd, Hyde Park, NY**

This parcel, located on the north side of Saint Andrews Rd in the Town of Hyde Park, is 3.73 acres in size, and improved with a water tank. The tank has antennas and equipment of another wireless carrier installed on the water tank. The tank owner, the Dutchess County Water and Wastewater Authority, was contacted on several occasions to inquire about whether it would lease space to Verizon Wireless to utilize for its antennas. Unfortunately, the tank owner refused to allow additional antennas to be installed. Verizon Wireless cannot force a landowner to lease it space on an existing water tank or structure. Therefore, this location is not available to Verizon Wireless for collocation.

**(B) T-Rex Hyde Park (Tax Parcel ID# 006.163-0001-131.8490000) – Albany Post Rd/Dorsey Lane, Hyde Park, NY**

This parcel, located on the south side of Saint Andrews Rd and West of Route 9G, in the Town of Hyde Park is 300+ acres in size, and is currently undeveloped. Although the property is large the location that the property owner was interested in leasing for this project was just south of Saint Andrews Rd. This parcel was, therefore, rejected by Verizon Wireless RF engineer for being too far south.

**(C) South Hudson River Land CO LLC (Tax Parcel ID# 006.164-0003-234.1590000) - 19 Saint Andrews Rd, Hyde Park, NY**

This parcel, located on the north side of Saint Andrews Rd, in the Town of Hyde Park is 140 acres in size, and is currently undeveloped. The property owner was not interested in leasing property to Verizon Wireless.

**(D) Town of Hyde Park (Tax Parcel ID# 006.164-0003-494.0230000) – No Number Route 9G, Hyde Park, NY**

This parcel, located on the south side of Saint Andrews Rd and West of Route 9G, in the Town of Hyde Park is 7.82 acres in size, and is currently undeveloped. Although the property is just outside the search area it was approved by RF and the Town has entered into a lease with Verizon Wireless.

## 6. CONCLUSION

Based on the requirements of the town code, the existing conditions and land use, four (4) different landowners were identified for consideration. For the reasons identified above, as well as the results of RF review and analysis, we believe the Town of Hyde Park parcel is the only available location for the proposed facility.

Prepared by:

*Jackie Bartolotta*

Jackie Bartolotta  
Tectonic Engineering  
Consultant to Verizon Wireless

**ATTACHMENT 1  
VERIZON WIRELESS  
40A WT SEARCH RING**





**ATTACHMENT 2**  
**VERIZON WIRELESS**  
**40A WT PARCELS IDENTIFIED & INVESTIGATED**

