

# Young / Sommer LLC

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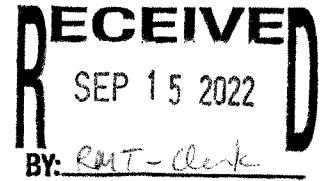
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September 14, 2022

Via Federal Express

Hon. Regina M. Taylor  
Village Clerk  
Village of Highland Falls  
303 Main St  
Highland Falls, NY 10928



RE: Verizon Wireless Proposed Lease – Village Hall, 303 Main Street

Dear: Ms. Taylor

Our office represents Verizon Wireless of the East LP d/b/a Verizon Wireless (“Verizon Wireless”) in connection with a proposal to install and operate a new personal wireless service facility on the existing building owned by the Village of Highland Falls located at 303 Main Street (“Village Hall”).

The proposed facility includes the installation of a new twenty-six-foot (26’) self-support, roof-mounted tower with related antennas, equipment and cables to be located on the roof of the Village Hall building. The proposed facility is needed to resolve significant coverage gaps and substantial capacity issues within this part of the Village.

In August, 2021, the Village Board of Trustees approved a lease agreement authorizing Verizon Wireless to lease a portion of the existing roof for its use in providing wireless service. Since that time, certain changes have occurred that necessitated Verizon Wireless to redesign a portion of the facility. The redesign primarily involves relocating the equipment previously proposed to be located on the ground adjacent to the existing building to the roof.

A copy of the current site plans illustrating the redesign is enclosed.

In light of the proposed redesign, we believe that some minor changes to the previously approved lease agreement should be revised to reflect the fact that the ground equipment will

now be located on the roof of the Village Hall building. I have enclosed a proposed redlined version of the previously approved lease agreement with suggested changes which reflect the current design changes, including the revised sketch to be included in Exhibit A.

To assist the Board of Trustees with its review, Verizon Wireless has enclosed the following additional materials:

1. Completed Short Environmental Assessment Form;
2. Visual Resource Evaluation prepared by Tectonic Engineering;
3. Section 106 Notification of SHPO/THPO concurrence email which confirms that the proposed facility will not adversely affect any historic properties in the area of potential effects;
4. Site Compliance Report prepared by SiteSafe which confirms that the proposed facility will be fully compliant with existing FCC emission standards; and
5. Revised plan set prepared by Tectonic Engineering.

The proposed personal wireless service facility will allow Verizon Wireless to resolve significant gaps in service in the southern portions of the Village. The proposed facility will also resolve substantial network capacity issues associated with the existing Bear Mountain and West Point Campus Verizon Wireless sites. Once completed, this site, along with the other two sites proposed in the Village, wireless service provided by Verizon Wireless will be significantly improved.

Please kindly advise of any questions.

Very truly yours,  
YOUNG SOMMER, LLC

By:   
Scott Olson

Encl.

C: Alyse Terhune, Esq. (Attorney for Village of Highland Falls -via email)