

**CITY OF RYE
1051 BOSTON POST ROAD
RYE, NY 10580
AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL
Wednesday, August 10, 2022
6:30 p.m.**

The meeting will be held via zoom video-conferencing with no in-person location and will be broadcast on the city website. A full transcript of the meeting will be made available at a future date.

Residents may email comments regarding the public hearing to: **publichearingcomments@ryeny.gov**. All comments must be received by 4:15 pm on the day of the meeting. The subject of the email should reference the hearing topic. Please include your name and address.

TO PARTICIPATE IN THE PUBLIC HEARING, PLEASE ATTEND THE MEETING VIA ZOOM VIA THIS LINK:

<https://us06web.zoom.us/j/81226202749?pwd=UzRWRWIOSHU3c3RLVDk5QUh3cytmUT09>

Or phone: (646) 558-8656 or (301) 715-8592

Webinar ID: 812 2620 2749

Passcode: 499092

[The Council will convene via ZOOM CONFERENCE at 5:00 p.m. and it is expected they will adjourn into a teleconference Executive Session at 5:01 p.m. to discuss pending litigation, personnel matters and pending contracts.]

1. Roll Call
2. Draft unapproved minutes of the Regular Meeting of the City Council held July 13, 2022.
3. Rose/Bedrock presentation.
4. Flooding Update.
5. Presentation of the 6 month financial results from Comptroller, Joe Fazzino.
6. Consideration of a resolution to modify various City permit fees and charges.
Roll Call
7. CapEx Update
8. Residents may be heard on matters for Council consideration that do not appear on the agenda.

9. Continue the public hearing to create a new local law, Chapter 122, “Landscapers and Leaf Blower Regulations” requiring all landscapers to obtain an annual permit in order to operate as a landscaper and restrict the use of leaf blowers
10. Open the public hearing for consideration of an application from DISH Wireless, LLC to modify an existing support structure for the installation of wireless communication equipment to support the 5G connectivity needs of residents, businesses and first responders.
11. Open the public hearing for consideration of an application from Verizon Wireless for antenna work at the existing public utility wireless communications services facility at 66 Milton Rd.
12. Resolution to transfer \$200,000 from the General Fund contingency balance to the Building and Vehicle Fund to cover rising fuel costs.
Roll Call
13. Resolution to plant a tree at Fireman’s Circle in honor of former Deputy Mayor Richard Mecca.
Roll Call
14. Adoption of the 2022/2023 tax levy and tax rate for the Rye Neck Union Free School District.
Roll Call
15. Resolution to declare certain City equipment as surplus.
Roll Call

CONSENT AGENDA

16. Consideration of a request from the Recreation Department for permission to close a section of Purchase Street for the 70th Annual Celebration of the Halloween Window Painting Event on Sunday, October 23, 2022.
17. Consideration of a request by the Recreation Department to hold the Annual Food Truck Festival Saturday, September 10, 2022.
18. Consideration of a request by the Recreation Department to hold their 46th annual Turkey Run on Saturday, November 26, 2022.
19. Consideration of a request from SOUL RYEDERS for use of City streets on Sunday, May 21, 2023 from 7:30 am – 11:00 am for a half-marathon/5k fundraising event.
20. Consideration of a request by Christ’s Church to switch the date of its Annual Christmas Tree Sale from 8:00-5:00pm on 11/26/22 to Saturday, 12/3/22 from 8:00am-5:00pm (for the associated road closure).
21. Old Business/New Business.

22. Adjournment

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The next regular meeting of the City Council will be held on Wednesday, September 14, 2022 at 6:30 p.m.

** City Council meetings are available live on Cablevision Channel 75, Verizon Channel 39, and on the City Website, indexed by Agenda item, at www.ryeny.gov under “RyeTV Live”.

DRAFT UNAPPROVED MINUTES of the
Regular Meeting of the City Council of the City of
Rye held in City Hall on July 13, 2022, at 6:00 P.M.

PRESENT:

JOSH COHN, Mayor
BILL HENDERSON
EMILY HURD
CAROLINA JOHNSON
JOSHUA NATHAN
BENJAMIN STACKS
Councilmembers

ABSENT:

JULIE SOUZA, Councilmember

The Council convened at 6:00 P.M. by videoconference pursuant to the NYS Legislature waiving requirements of the Open Meetings Law. Councilman Stacks made a motion, seconded by Councilwoman Souza, to adjourn briefly into executive session to discuss litigation and personnel matters. The Council reconvened in a public videoconference at 6:30 P.M. The meeting was streamed live at www.ryeny.gov for public viewing.

1. Roll Call.

The City Clerk called the roll and there was a quorum to conduct the meeting.

2. Draft unapproved minutes of the Regular Meeting of the City Council held June 15, 2022.

The City Clerk confirmed there were non-substantive changes made to the unapproved meeting minutes. Councilmember Henderson made a motion, seconded by Councilwoman Hurd, to draft the unapproved minutes of the Regular Meeting of the City Council held June 15, 2022.

3. Set a public hearing for August 10, 2022, for consideration of an application from DISH Wireless, LLC to modify an existing support structure for the installation of wireless communication equipment to support the 5G connectivity needs of residents, businesses, and first responders.

Mayor Cohn stated the Council was required by federal law to deal expeditiously with applications from DISH Wireless (Item 3) and Verizon Wireless (Item 4) to update cellular equipment at Blind Brook Lodge and 66 Milton Road, respectively. Corporation Counsel Wilson confirmed that Items 3 and 4 could be addressed at the same time, and that the applications were found favorable by the Board of Architectural Review. The mayor stated that public hearings on the matter needed to be scheduled for the next City Council meeting.

Councilwoman Johnson made a motion, seconded by Councilman Nathan, to set a public hearing for the DISH Wireless and Verizon Wireless applications at the next Council meeting. The City Council voted in favor.

4. Set a public hearing for August 10, 2022, for consideration of an application from DISH Verizon Wireless for antenna work at the existing public utility wireless communications services facility at 66 Milton Road.

(See Agenda Item 3.)

5. Post Ida Storm Update.

Mayor Cohn updated the Council that the City of Rye continues to pursue congressional staffers for clarification of the Army Corps mandate with respect to study of the Blind Brook Watershed and continues to wait for DEC to produce a draft of its Blind Brook Resilient Stream Study.

City Manager Greg Usry confirmed there was a tremendous amount of work going on behind the scenes about Blind Brook and city-wide stormwater system improvements. Every ten days City staff meets with Ramboll as it relates to the projects the Council identified in May 2022 for further design and cost benefit analysis. The biggest focus was on the berms on the southern end of the SUNY campus that are part of Rye Brook and impact Harrison. In the coming weeks there will be follow-up meetings with the SUNY Construction Fund and Ramboll. As the Council requested, City staff was updating the water surface elevation numbers for the consolidated projects based on the cumulative effects of the changes. Ramboll modified the 50-year water surface impact based upon projected rainfall and climate change, and they have considered changes in the Bowman Pond models from ten years ago.

City Manager Usry stated the cost-benefit calculations were underway, particularly for the SUNY berms. Considering the benefit to the City of Rye, it was at 1:1, the minimum standard for FEMA. The City will reach out to Rye Brook, Harrison, and SUNY for additional information to incorporate the entire benefit of the project into the cost-benefit, because a higher score will make grant applications more attractive. Based on the amount of work requested by the City and August vacation schedules, City Manager Usry expected the matter to be ready for Council consideration at the September 14th meeting, or a special workshop could be scheduled.

Regarding New York Rising, City Manager Usry stated the construction was complete, and the closeout of the project regarding payment will be managed by DASNY (Dormitory Authority of the State of New York) and GOSR (Governor's Office on Storm Recovery) in September. The Bowman Pond clearing was ongoing and expected to be finished by mid-September. DASNY and GOSR was working with Rye Brook and Rye to make the access road more amenable. Due to the significant amount of damage from Ida to the Spring Bank on the Blink Brook where the stations were going to occur, and the redesign project should be completed in August.

City Manager Usry shared that Superintendent Coyne has continued to advance the work on the neighborhood stormwater projects, and they met with residents of Rye to review the Hix Park project that affects a significant number of residents. There are two categories of work under

consideration: the less expensive matters such as catch basins and clearing lines, and more expensive projects with engineering design work that will require another discussion entering budget season.

6. Authorization for City Manager to engage DCMC Partners and finalize a scope of services, including the development of an initial task order and timeline for execution using Contingency Funds.

City Manager Usry reminded the Council that last fall the City began reaching out to consultants specifically related to assisting communities in project management and finding funding through FEMA and other federal and state sources for mitigation and resiliency projects. Over the last six months the City has interviewed and conversed with seven different firms. In May '22 the City issued a formal request for qualifications of professional services for federal entities, and three qualified firms replied with RFQs. Staff reviewed the qualifications and shared them with members of the Council involved in the process.

City Manager Usry recommended DCMC Partners, a well-established firm staffed by ex-FEMA officials that assist municipalities like Rye, and larger areas like Galveston and Puerto Rico. DCMC provides services that include resiliency planning, project management, mitigation project funding, and review of building codes. The firm recommended that the initial engagement will be to use Ramboll's work and the Hazard Mitigation Plan to manage a project that will result in a submittal in the annual FEMA funding grant process this fall and position the City of Rye to seek additional federal funding. The primary role of DCMC was to manage projects with coordination between the City, the engineering firm, other jurisdictions, and government entities.

City Manager Usry explained that before the Council was an authorization for the City to finalize the scope of services with DCMC Partners. The firm has an hourly cost which was on par with other firms due the FEMA regulations about reimbursement. The estimated amount to take the work through the fall and into the first quarter of 2023 was approximately \$85,000. City Manager Usry requested a not-to-exceed of \$100,000 and noted he will to the Council for additional scope in the future. Should there be time in the agenda, the City has asked DCMC to be prepared to attend a Council meeting as early as September and present their plan.

Councilwoman Johnson stated it was a crucial piece of the puzzle in terms of making progress in flood mitigation. Mayor Cohn agreed and thought DCMC was the right choice. City Manager Usry confirmed for the mayor that DCMC was experienced with FEMA processes, and that the firm would be looking for non-FEMA sources as the planning progressed. The starting point was the fall grant program and the City needed to be ready. The mayor asked if Rye was giving the firm enough to keep them engaged over the long-term. City Manager Usry replied that he was confident DCMC would be kept busy. DCMC let the city manager know that including code compliance would allow access to funding that the City would not otherwise have.

Councilman Nathan asked whether DCMC would be able to explore state grants adequately as they were not a local firm, or if additional consultants would be necessary. City Manager Usry replied that in December the City engaged a local firm to do flood work and assist funding requests for state monies, and there would not be much state funding. Mayor Cohn added that the City

might look for federal money funneled through state agencies, in which case both consultant firms would be used, and Councilman Nathan was pleased to hear there would be local support if needed. Councilman Henderson was glad the City had the grant consultant in a quarterback position so funding will get attention and have the resources to stay focused over the long term.

Councilwoman Johnson made the motion, seconded by Councilmen Nathan, to authorize the City Manager to engage DCMC Partners and finalize a scope of services. The authorization was unanimously approved.

ROLL CALL

Ayes: Mayor Cohn, Councilmembers Henderson, Hurd, Johnson, Nathan, Stacks
Nays: None
Absent: Councilwoman Souza

7. Council discussion of City Role in Channel Dredge. *(Taken out of order and discussed after Item 9.)*

City Manager Usry highlighted the long-overdue need to dredge the Channel and the Boat Basin. The most recent dredge was in 2013 which was mostly funded or reimbursed by FEMA disaster funds. Around 21,000 cubic yards of material was removed from the basin and portions of the Channel. The basin and portions of the Channel were dredged in 2008; most of the money came from basin funds and around 25% came from FEMA funding. In 2002 there was a 20,000 cubic yard dredge at the basin and a small portion of the Channel for which the City paid. The cost to dredge 20,000 in 2002 was \$230,000, significantly less than the costs the City will discuss over the next months. The dredge cost in 1999 was similar to the cost in 2002.

City Manager Usry stated that while dredging has been an ongoing task, it has been infrequent and uncoordinated undertaking, and now there was an extreme situation in the Channel and in the Boat Basin/Marina. The City has the requisite permits needed for the dredge. The plan was a full Channel dredge to a width of 75 ft. and a depth of 5 ft. The cost to remove the non-toxic silt was approximately \$60 per cubic yard, or \$1.5 million total. In prior discussions the Council sentiment was that the City was taking the monetary responsibility for the Channel dredge. City staff, finance, and engineers have been working with Boat Basin Commission Chair Joe Pecora and the Boat Basin Commission, and Boat Basin Superintendent Rodrigo Paulino.

City Manager Usry said the Boat Basin's financial performance in the last two or three years has significantly improved with better strategies and management. The toxic silt in the Boat Basin contains lead and other pollutants which disqualifies it from open-water disposal. The silt must be moved upland, incurring a cost of \$160 per cubic yard. The City was granted a permit to dredge over 40,000 cubic yards from the basin but was not yet financially possible. The plan in the works with the Boat Basin Commission would allow a dredge this year and leave them in a strong position to continue to accumulate funds for successive dredges. The permit was good for several years, and extendable. The goal was a sustainable plan to do regular dredging of the basin.

City Manager Usry stated the current permit allowed for dredging of the channel and the Boat Basin from October 1st to December 31st, and the work would be done simultaneously with

the same dredge operator. The city engineers and Coastline Consulting were working on the RFP, which should be released in the next 30 days, with results expected back by the end of August. The issue should come to the Council at the September 14th meeting for authorization of City funds and the Boat Basin unrestricted fund for their portion of the dredge.

With the permits in hand, the City was on a fast track. City Manager Usry will be presenting the plan to the Boat Basin Commission, the slip holders, and any interested residents of Rye. The next few months will be busy with coordination of all parties to prepare the Marina for dredging. Boat Basin Commission Chair Joe Pecora commented that it will be a bit inconvenient for the slip holders for a few weeks when they cannot use their boats, but the results will be well worth it.

Mayor Cohn asked the Council to focus on the plan right now for the City to bear the expense of the Channel dredge, and for the Boat Basin to bear the greater expense of the Basin dredge. There was a checkered history of expense allocation in dredging among FEMA and the City and the Basin Enterprise Fund. There will soon be an application to FEMA for dredge assistance funding related to the additional silting produced by Ida, which would cover some of the expense. The mayor asked the Council to share their thoughts about the City bearing the \$1.5 million cost of dredging the channel.

Hearing no immediate comments, Mayor Cohn stated that the Harbor, channel, and Basin were important attributes of the overall wellbeing of Rye, so he supported the dredge as a necessary task that should be planned with an eye towards the continuing future expense. Councilman Henderson asked if the silt had become more toxic over the years, or if the rise in cost was due to other factors. The mayor replied that dredging and silt disposal was an issue for small harbors all over the United States, according to the Army Corps, especially harbors that were once commercial and turned recreational, which disqualified them from federal dredging.

City Manager Usry confirmed for Councilman Henderson that the silt was not dirtier than it used to be; the change in cost reflected changes in regulations about silt deposits and where they are relocated. He explained the higher toxicity in the Basin was due to decades of boats covered in lead paint, runoff from the Blind Brook, boat users spilling oil, and the moving tide pulled more water out of the channel than the Boat Basin. The City was committed to aggressively improving green marine practices.

Mr. Pecora explained that the dredging project should make future dredges less expensive because so much of the toxic silt will be removed and not returning due to the more restrictive green marine policies. As a frequent user of the Boat Basin, he has seen for himself the increasing cleanliness of the water, evidenced by the return of wildlife such as turtles and blue crabs.

Councilwoman Johnson commended City Manager Usry and all the City staff who put so much effort into the dredging project. She was concerned about how expensive the project was and thought the City should start planning now for the next dredge. Councilwoman Hurd wholeheartedly supported funding of the project and acknowledged the work required to get the permit. The Boat Basin Commission did a wonderful job of planning, saving, and bringing in

revenue. She noted the increased utilization of the Boat Basin by the community with the addition of kayak storage and the Carefree Boat Club.

Councilman Stacks commented that the cost of inaction was greater than the cost of action; he supported the plan. Councilman Nathan appreciated City staff for their good planning and hard work. City Manager Usry asked the Council not to focus on \$1.5 million in light of current commodity prices. He said the City was working on a multi-tiered informational campaign to include a city-wide announcement of the plan including practical details that will affect the public, and a meeting next week with slip holders and interested parties. City Manager Usry said he expected it will be a rough but necessary transition time in the weeks leading up to the dredge.

8. Presentation of the 2021 City Financial results by Brendan K. Kennedy of the auditing firm of BST & Co, LLP.

City Comptroller Joseph Fazzino and Brendan Kennedy of auditing firm BST presented the 2021 City Financial reports. Mr. Fazzino said the audit was started in the last two weeks of April and it went well, including virtual and in-person meetings. The City set up access for a BST accountant to log onto the software and pull records, which made the process more efficient.

Mr. Kennedy reported that BST wrapped up field work in June. He would like to come down in December or January to front-load some of the audit work, which was routine before COVID. In June 2022, a comprehensive annual financial report was filed with the oversight agency GFOA, and Rye was one of the few New York state municipalities awarded a Certificate of Excellence in the preparation of financial statements. The City opted to have the financial statements analyzed independently reviewed on an annual basis, and the City was again awarded for their financial documents for 2020.

Mr. Kennedy assured the Council the financial statements were free of material error. The Yellowbook report found the audit was clean according to government auditing standards. The required communications were made on the July 11th meeting with the Audit Committee, and Mr. Kennedy executed the required communications at the City Council meeting. No internal control deficiencies or material weaknesses were found, nor was there noncompliance, in an unmodified opinion on the financial statements. Mr. Kennedy summarized that the City of Rye was in pretty good financial shape when considering the General Fund and other funds that appeared strong.

Mr. Kennedy shared that the personnel were friendly, well organized, and knowledgeable. He stated the financial health of the City was strong, and accounting practices were appropriate. The accountants at BST found that the City's inputs, assumptions, and reasonable point in ranges were reasonable. BST encountered no significant difficulties during the audit, and Mr. Kennedy appreciated the hard work and cooperation of the Accounting Department. Mr. Kennedy reminded the Council members that he was available for questions or comments year-round, so they need not wait for annual meetings.

Councilman Nathan commended Mr. Fazzino and team for another great audit with reports that were easy for the Council to analyze, and his colleagues seconded the sentiment. Mayor Cohn thanked Mr. Kennedy and BST for their work.

9. NY State Consolidated Funding Application update.

City Manager Usry explained that for several years the state utilized a mechanism for municipalities to apply for grants at the state level on a consolidated basis to avoid a multitude of state departments issuing separate grant application and processes. There was one annual process that culminates with a submittal by July 29th. The approach has been to look at grant opportunities in a pragmatic way, as there are so many applications. Competitive applicants have dollar-matching obligations and have plans that are shovel-ready. Due the City of Rye's extensive infrastructure needs, the City Manager was hyper-focused on the Council's identified priority projects. Per the charter, next month there will be a presentation on the status of the capital projects from both financial and design aspects.

Assistant City Manager Brian Shea presented a brief overview of the Water Quality Improvement Project application for a competitive reimbursement grant program that funds projects that directly improve water quality and protect habitats and drinking water sources. Rye has previously been awarded \$3.9 million from WQIP in 2018, with a maximum of \$10 million possible for award this year. The funds were used to construct a new pump station and fix sewer line problems throughout the City. Mr. Shea explained that the City was asking for \$10 million to fund approximately \$1.1 million in manhole repairs and \$12.2 million in sewer line repairs, which would satisfy the remaining items in the DEC Consent Order and continue to satisfy conditions of the STS Stipulated Settlement. The City has a 25% match obligation under the WQIP grant program.

City Manager Usry expected the City would hear the results of the grant application by the end of the year, and the success of the application could result in anything from no award to 100% award. Councilman Henderson asked the city manager if he expected success in getting the entire award, and the city manager replied it was a competitive grant application, but the City was 100% compliant in completing all the project applied for under the last grant. Additionally, the engineering consulting firm was experienced with advanced grant application work to demonstrate the City's financial and legal readiness to act expeditiously on projects. Corporation Counsel Wilson added that the City was under both federal court and state DEC's watch to get the projects done.

Mayor Cohn asked City Manager Usry to clarify where the projects stood in relation to the work under the cap-ex plan that was funded partly by the bond proceeds. Mr. Usry replied that the City has been consumed by the four large sewer repairs that were just completed. The next stage included manhole repair, sewer lining, and similar projects. The City issued \$13.55 million of bonds in February '22 to help pay for the City's portion of the project, and in conjunction with the \$6.5 million of cap-ex reserves over the last five years, it will be sufficient to fund all the cap-ex programs. Mr. Shea confirmed for Councilman Henderson that the project should be approved in November or December.

10. Residents may be heard on matters for Council consideration that do not appear on the agenda.

There were no comments made.

11. Westchester Power Update and Authorization for City Manager to sign an updated MOU to provide a Community Choice Aggregation Program.

Mr. Dan Welsh from Westchester Power joined the meeting and explained that there were two rounds of attempts to get to a new contract for the Westchester Power Community Electricity Program, and in each instance a contract was not achieved. The price not to exceed target proved to be irrelevant and invalidated the MOU. Having done that twice, the window was missed for contiguous contracts. The contract ended June 30th and customers were switched back into the default supply. A letter was sent to customers letting them know what to expect.

Mr. Welsh said Westchester setting up for the next bid. The major change in strategy was suggested by a village manager. Rather than figure out a target in a market where things move so quickly, they switched to language which was traditional municipal purchasing language. The price not to exceed was swapped for a lowest responsive better language. There was no set cap; it will depend on the market and seeking the best bids. Otherwise, the MOU looks the same as the others and the contract template was the same. Westchester also included a starting date window in case initial bids are not satisfactory. Mr. Welsh stated that Westchester aimed to start the bidding process November 1st. They are eagerly awaiting Albany's decision on the opt-out version of community solar which will deploy starting with low-income customers, change that will likely come back before the Council.

Councilman Henderson asked if the city manager had reviewed the MOU and if he recommended its approval. City Manager Usry replied the only change was the rate-setting mechanism which was effectively a Dutch auction for the lowest clearing price for the buy-in.

Councilman Henderson made the motion, seconded by Councilman Nathan, to authorize the City Manager to enter into the Memorandum of Agreement with Westchester Power.

ROLL CALL

Ayes: Mayor Cohn, Councilmembers Henderson, Hurd, Johnson, Nathan, Stacks
Nays: None
Absent: Councilwoman Souza

12. Consideration of proposed policies for the City of Rye Fire Department:

- a. Policy #202 – Electronic mail
- b. Policy #203 – Department Directives
- c. Policy #301 – Response Time Standards
- d. Policy #705 – Personal Communication Devices
- e. Policy #706 – Photography and Electronic Imaging
- f. Guideline #1012 – Emergency Recall
- g. Guideline #1014 – Conduct and Behavior
- h. Guideline #1015 – Member Speech, Expression and Social Networking
- i. Guideline #1028 – Personal Appearance

Police Commissioner Kopy brought to the Council a bundle of changes, some very generic, and he summarized the changes he found most important. The Fire Department never formally instated policies before now. Commissioner Kopy explained that response time standards were important, specifically how fast the firefighters are responsible for responding to a call after being dispatched by County 60 Control. The policy established 1 minute 20 seconds or less for a turnout time, in line with industry standards, and Commissioner Kopy gave examples of why the actual time could be less or more.

Commissioner Kopy highlighted the policy about emergency recall. The Fire Department had four or five firefighters on duty at any time, a small number when it comes to suppressing a house fire, and as such they are supplemented by volunteers. In order to support the career staff available 24/7, the Department engaged in mutual aid commitments and agreements with other communities, but ideally Rye firefighters would respond from their local homes within 10 or 15 minutes. The policy ensured that the firefighters are available to respond and how they would be called out. Commissioner Kopy emphasized how beneficial it was to Rye that they were able to recover fully trained staff to respond to fires quickly. The commissioner highlighted other basic policies regarding conduct, personal appearance, personal cell phone use, and photographs.

(See Item 13 for motion.)

13. Consideration of proposed revisions of the Rules and Regulations of the City of Rye Police Department:

a. Policy #324 – Media Relations

Commissioner Kopy summarized the Police Department policy regarding media relations. In order to ensure transparency with the Police Department they are moving towards publicizing information on every felony and misdemeanor arrest that was made and every call that comes to the department. Publishing everything was a preemptive step to support fairness and prevent accusations of misconduct against the Police Department. The commissioner confirmed for the mayor that there was still an anonymous tip line, and calls would not be published if they involved children or sex crimes, and arrests may not be published for investigational reasons in police work. Arrests not published would be a decision made by the Detective Lieutenant and Commissioner Kopy.

Councilman Stacks made a motion, seconded by Councilwoman Johnson, to approve the new policies for the Rye Fire Department and Rye Police Department (Items 12 and 13). The approval was unanimous.

14. Authorization for City Manager to enter into a professional contract with an engineering firm to provide technical assistance to the City regarding new blasting and mechanical rock removal legislation. Services will be paid for by City Council funds at a cost not to exceed \$20,000.

Mayor Cohn stated that he was working with City staff on proposed rock removal legislation for both rock chipping and blasting, and there are technical aspects to the consideration

that required assistance. The Council was being asked to authorize and fund an expert on discrete issues that may face the City of Rye as new rock removal legislation was proposed.

Councilwoman Hurd made a motion, seconded by Councilman Henderson, to authorize the City Manager to enter into a professional contract with an engineering firm.

ROLL CALL

Ayes: Mayor Cohn, Councilmembers Henderson, Hurd, Johnson, Nathan, Stacks
Nays: None
Absent: Souza

15. **Resolution to declare certain City equipment as surplus.**

City Manager Usry explained that the City occasionally has equipment that was no longer useful or functional. Since the equipment was paid for with City revenue, the Council must first declare it surplus before it can be sold, donated, or disposed. The goal was to get the greatest return on the value of the equipment. Any revenue gleaned will flow back into the General Fund. Certain equipment can be donated to non-profits or other municipalities. The abandoned and confiscated moorings are the only items of worth listed in the request; the other items will be thrown away. The moorings were kept for more than the required 30 days, and the City was hopeful that selling them will offset the cost of removing them from the water.

Councilman Henderson asked if there was any limitation on City employees purchasing surplus equipment. City Manager Usry replied that the situation had not come up yet, but he believed it was not City policy to allow an employee or their relatives to take purchase or take possession of City equipment. He thought it was a good question that warranted another look at the policy drafted several years ago. City Clerk D’Andrea added that the first preference for the policy was to attempt an official auction or sale. Councilman Henderson asked if there was any post-sale review of documentation to ensure equipment was disposed of properly. City Manager Usry confirmed that was the case for all pieces of equipment regardless of what happened to them.

Councilwoman Hurd made a motion, seconded by Councilwoman Johnson, to declare the equipment described as an outdated monitor, abandoned moorings, and unusable printer within the agenda packet associated with this meeting as surplus and adopt the following resolution:

WHEREAS, the City has been provided with a description of equipment identified as being obsolete or will become obsolete during 2022; and,

WHEREAS, the City recommends that said equipment be declared surplus, now, therefore, be it

RESOLVED, that said equipment is declared surplus, and, be it further

RESOLVED, that authorization is given to the various departments to donate their inventory or to sell or dispose of said equipment in a manner that will serve in the best interests of the City.

ROLL CALL

Ayes: Mayor Cohn, Councilmembers Hurd, Johnson, Nathan, Stacks
Nays: None
Absent: Souza

CONSENT AGENDA

Councilman Henderson made a motion, seconded by Councilman Nathan, to approve the entire consent agenda (Items 16-19). The Council was unanimously in favor.

16. Resolution consenting to the appointment of Mr. John B. Colangelo to the Emergency Medical Services Committee as the Village of Port Chester community representative for 3-year term.

City Manager Usry explained that the two appointments to ratify were selections made by the other two municipalities that made up the EMS Board. The EMS Board included the city manager or the village administrator from Rye, Rye Brook, and Port Chester, plus a community member appointed by each community. The Council needed to ratify the selections made by Port Chester and Rye Brook.

RESOLUTION

**CONSIDERING THE APPOINTMENT OF MR. JOHN B. COLANGELO
TO THE EMERGENCY MEDICAL SERVICES COMMITTEE**

WHEREAS, the Inter-Municipal Agreement between the Village of Rye Brook, City of Rye and Village of Port Chester for emergency medical services established the Emergency Medical Services Committee (EMSC); and

WHEREAS, pursuant to Section 3A of the Inter-Municipal Agreement establishes community representatives from each of the participating municipalities to be proposed by the Corps and ratified by each of the municipalities; and

WHEREAS, in a letter dated June 2, 2022 from Kenny Barton, Administrator, John B. Colangelo has been recommended by the Corp as the community representative of the Village of Port Chester; and

WHEREAS, on June 6, 2022 the Board of Trustees of the Village of Port Chester ratified the appointment of Mr. John B. Colangelo to the Emergency Medical Services Committee by resolution

NOW, THEREFORE BE IT RESOLVED, that the Board of Trustees hereby approves the appointment of Mr. John B. Colangelo to the Emergency Medical Services Committee as the Community Representative of the Village of Port Chester.

17. Resolution consenting to the appointment of Mr. Michael Borelli to the Emergency Medical Services Committee as the Village of Rye Brook community representative for a 3-year term.

RESOLUTION

**APPROVING THE APPOINTMENT OF MR. MICHAEL BORELLI TO THE
EMERGENCY MEDICAL SERVICES COMMITTEE**

WHEREAS, the Inter-Municipal Agreement between the Village of Rye Brook, City of Rye and Village of Port Chester for emergency medical services established the Emergency Medical Services Committee (EMSC); and

WHEREAS, pursuant to Section 3A of the Inter-Municipal Agreement establishes community representatives from each of the participating municipalities to be proposed by the Corps and ratified by each of the municipalities; and

WHEREAS, the Board of Trustees of the Village of Rye Brook approved the appointment of Mr. Michael Borelli to the Emergency Medical Services Committee for a three (3) year term that began on June 1, 2022;

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Rye hereby approves the appointment of Mr. Michael Borelli to the Emergency Medical Services Committee as the Community Representative of the Village of Rye Brook.

18. Consideration of a request by the Westchester Triathlon Committee for use of city streets on Sunday, September 18, 2022, from 7:00 a.m. to 6:00 p.m. for their annual Westchester Triathlon.

(Approved)

19. Consideration of a request by Christ’s Church to switch to the use of Rectory Streets from 8:00-5:00 p.m. for CCNS Fall Family Day from 10/15/22 to 10/22/22 due to the conflict with Novel Night.

(Approved)

20. Old Business/New Business.

There was no old or new business to discuss.

21. Adjournment.

Mayor Cohn stated the Council would not return to public session once they moved into Executive Session and thanked the public for attending. Councilman Henderson made the motion,

seconded by Councilman Stacks, to adjourn the Public Hearing and convene into executive session, and the Council was in favor.

Respectfully submitted,

Carolyn D'Andrea
City Clerk



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: August 2, 2022

CONTACT: Greg Usry, City Manager

<p>AGENDA ITEM: Rose/Bedrock presentation.</p>	<p>FOR THE MEETING OF: August 10, 2022</p>
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RECOMMENDATION: That the Council hear the presentation.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: August 4, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Flooding Update.

FOR THE MEETING OF:

August 10, 2022

RECOMMENDATION: That the City Council hear the update.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:



CITY COUNCIL AGENDA

DEPT.: Finance

DATE: August 10, 2022

CONTACT: Joe Fazzino, Deputy Comptroller

AGENDA ITEM: Presentation of the 6-month financial results from Comptroller, Joe Fazzino.

FOR THE MEETING OF:

August 10, 2022

RECOMMENDATION: That the Council hear the presentation.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: August 10, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of a resolution to modify various City permit fees and charges.

FOR THE MEETING OF:

August 10, 2022

RYE CITY CODE,

CHAPTER

SECTION

RECOMMENDATION: That the Council consider modifying certain permit fees and charges.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: Please see attached.

**CITY OF RYE
MEMORANDUM**

TO: Greg Usry, City Manager

FROM: Joseph Fazzino, Deputy City Comptroller
Carolyn D'Andrea, City Clerk

RE: City Staff 2023 General Fund Fee Proposal

DATE: August 3, 2022

Beginning in 2018, City Staff was tasked with looking at fees pertaining to their departments and to identify where there was opportunity to increase these fees. They were instructed to compare their department fees to those of neighboring municipalities. They were also instructed to look at the cost of providing a service and analyze whether or not they were recovering these costs, based on the fee charged to provide the service. Subsequently they provided memoranda providing justification for changes to their department's fees as well as justification for not changing fees. As a result of this exercise, several fees were increased, some for the first time in 20 years. In some instances, these increases yielded significant gains in revenue across the City.

For the 2023 budget year, City Staff was directed to again review fees and identify any fees that could be increased to bring them more in line with other local municipalities, or to cover the appropriate cost of a service to the City. At this time, City staff is taking a less burdensome approach to some potential fee increases by recommending smaller, gradual incremental increases overtime, rather than imposing a large increase to residents on fees once a decade. We have included any submissions for 2023 from City Staff on the attached fee schedule as well as memoranda from City Department Heads, explaining the rationale for the increases. The attached fee increases are not expected to result in a significant source of revenue for the City, but they do more appropriately help cover the costs associated with each permit or service.

Please keep the following in mind:

- Proposed MTA commuter parking permit fees are included, but any fee increase is subject to the MTA per the 1975 agreement.
- Fees pertaining to the Recreation Department are not finalized as the Superintendent of Recreation will be meeting with the Recreation Commission in September to discuss further potential revenue increases.
- Within the coming weeks, Staff looks forward to receiving input from the City Council and possibly the Finance Committee regarding these proposed fees. Please advise if you would like to meet with individual departments or send us any questions or requests for further information and we will pass them along to the department heads.

Respectfully submitted,

Joe Fazzino, Deputy City Comptroller
Carolyn D'Andrea, City Clerk

CITY OF RYE, NEW YORK
GENERAL FUND
ANNUAL BUDGET
FOR FISCAL YEAR ENDING DECEMBER 31, 2023

FEE SCHEDULE

FEE DESCRIPTION	CITY CODE	LAST CHANGED	2021	2022	2023	% Increase
<u>ASSESSOR'S OFFICE</u>						
GENERAL						
Standard Photocopy Fee - Letter/Legal per page		1999	0.25	0.25	Eliminate	N/A
MAPS						
Large Maps		NEW			20.00	N/A
City Maps 3'x5"		1996	15.00	15.00	Eliminate	N/A
Aerial Map		1996	15.00	15.00	Eliminate	N/A
Drain & Sewer map from blueprints (blue on white)		1996	60.00	60.00	Eliminate	N/A
Standard Tax Map		1996	15.00	15.00	Eliminate	N/A
Tax index map (40"x64")		1996	15.00	15.00	Eliminate	N/A
Topographical maps		1996	60.00	60.00	Eliminate	N/A
<u>BOARD OF APPEALS</u>						
GENERAL						
Multi & Commercial Appeals	197-84	2016	700.00	700.00	1,000.00	42.9%
Single Family Appeals	197-84	2016	500.00	500.00	750.00	50.0%
<u>CITY CLERK</u>						
FIRE PREVENTION						
Fireworks Display (each)	98-45	2019	1,000.00	1,000.00	1,500.00	50.0%
GENERAL						
Dog License: Neutered Dog - Owner's Cost	76-5	2019	21.00	21.00	22.00	4.8%
Breakdown of Owner's Cost:						
City of Rye Fee	76-5	2019	20.00	20.00	21.00	5.0%
NYS Fee	NYS-Governed		1.00	1.00	1.00	0.0%
Dog License: Non-Neutered Dog - Owner's Cost		2019	28.00	28.00	30.00	7.1%
Breakdown of Owner's Cost:						
City of Rye Fee	76-5	2019	25.00	25.00	27.00	8.0%
NYS Fee	NYS-Governed		3.00	3.00	3.00	0.0%
Filming: Private Property Per Day	93-6	2019	1,000.00	1,000.00	1,500.00	50.0%
MECHANICAL INSTALLATION LICENSE						
Gas Heat	68-12	2019	250.00	250.00	300.00	20.0%
Oil Heat	68-12	2019	250.00	250.00	300.00	20.0%
<u>PARKING</u>						
Non-Resident Commuter (Includes Tax)	191-47	2020	1,005.00	1,005.00	1,035.00	3.0%
Resident Commuter (Includes Tax)	191-47	2020	1,005.00	1,005.00	1,035.00	3.0%
Resident All Day All Night (Monthly)	191-47	NEW	-	-	75.00	N/A
<u>ENGINEERING</u>						
STREETS/SIDEWALKS						
Construction Manhole/Catch Basin (min)		2019	250.00	250.00	1,000.00	300.0%
<u>PLANNING</u>						
Re-Zoning Applications		2019	1,500.00	1,500.00	10,000.00	566.7%
Steep Slope Permit		NEW	-	-	1,100.00	N/A

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<http://www.ryeny.gov>

CITY OF RYE
Department of Planning

Memorandum

To: Joseph Fazzino, City Comptroller

From: Christian K. Miller, City Planner 

cc: Greg Usry, City Manager

Date: August 3, 2022

Subject: **Proposed 2023 Building and Planning Department Fees**

Please consider the following additions and modifications to the 2023 City of Rye Fee Schedule:

- The current fee for rezoning applications is \$1,500, however these matters take months (and more often years) of staff time across multiple departments involving numerous public hearings and boards and require a lot of document preparation and document retention. I recommend that this fee be increased to \$10,000.
- Please add to the fee schedule under the planning department:

Steep Slope Permit: \$1,100 (i.e. same as wetland permit)

I have no other recommended changes to the Building or Planning Fee Schedule.

MEMORANDUM

To: Greg Usry, City Manager
Joseph Fazzino, Deputy City Comptroller

From: Carolyn D'Andrea, City Clerk

Date: August 2, 2022

Re: Proposed Fees and Charges

To prepare for budget season each year, our office assesses the City Clerk fees and charges schedule to ensure that all of our service and permit transaction fees are appropriate. To measure these fees, we study several factors, including: 1) municipal comparisons providing similar services; 2) whether a fee helps cover the administrative cost of providing a service; 3) supply and demand for a permit or service.

For 2023, after a study of all of the above factors, I am proposing an increase to several fees and permits. For the fees that appropriately already covered our costs or were already lined up with that of other municipalities, we will revisit them next year. The following fees are recommended to increase:

Fireworks Permit

Our office administers a fireworks permit in conjunction with the Fire Department and Public Safety Commissioner pursuant to the City Code. It requires a great deal of staff time between the administrative time processing each permit to ensure that each entity complies with insurance and legal requirements, coordinating with the applicant and each department for the appropriate inspections, and planning for a display rain date. For 2023, each entity will only need to apply for one permit per year through the City Clerk's office, and separately be invoiced by Public Safety for overtime for the inspections and mandated City personnel. The proposed cost of the permit would be raised from \$1,000.00 to \$1,500.00. The rationale further is supported by the placement in the City Code, as fireworks are treated similar to blasting under the law. For this reason, we have aimed in recent years to make the fireworks fee more comparable to the blasting fee.

Dog Licenses

New York State requires that each municipality administer dog licenses pursuant to the Agricultural and Markets Law. After a study of local municipalities, we do not recommend a heavy increase, but it is important to note that a major portion of the City Clerk staff time is spent administering this program. In the coming months, our office will be recommending a code change

to allow for a two-year dog license (lessening the burden on both residents and staff). The proposed fee is \$22 for a neutered/ spayed dog annually, with the unneutered fee to be \$30.

Board of Appeals Fee

The City Clerk's office is the secretary to the Board of Appeals, processing all of the applications that come to the Board for appellate relief. This process takes many hours per month of administrative time across several departments, requiring the efforts of six senior members of City staff. This fee has not been raised since 2016. At this time, after a study of other local municipalities and the work required of City staff, the recommendation is to raise this fee to from \$500 to \$750 for residential applications and from \$750 to \$1,000 for commercial applications.

Filming: Private Property Fee

Filming has been on the rise in Rye, requiring far more staff time than ever before across at least five departments. Our office spends many hours ensuring that each applicant strictly adheres to the City Code film requirements and acts as a liaison to the applicant with the public, police department and City Manager's office. The fees for filming have not been raised since 2019, and we are proposing a fee of \$1,500.00 per day on private property. This does not include the police overtime required for some of the larger productions.

Mechanical Installers Permit

Per the City Code, the mechanical installers permit (gas and oil heat) must be administered by the City Clerk. The permit received would allow an entity to install gas and heat into residential and commercial spaces in Rye. Each entity must strictly comply with the City code and insurance requirements. This fee has not been raised since 2019 and requires staff time across at least two departments. At this time, we are proposing a fee raise from \$250 to \$300 annually.

Parking Permits

- *New: All Day, All Night Monthly Permit*

Our office is proposing to formally add the monthly All Day, All Night permit to the City's Fees and Charges schedule. This is a benefit that we extended to residents during the work-from-home environment sparked by the pandemic in 2020. Currently, we have a six-month and annual All Day, All Night permit fee for residents who do not have access to off-street driveway parking. With this permit, these residents are able to park in City-owned lots that are close to their homes. The monthly option allows for more flexibility for residents, and we are pleased to propose this change.

- *MTA and Highland/ Cedar Commuter Permit*

Pursuant to the agreement between the City of Rye and MTA, fee increases are periodically considered for the Metro North lot. With the increasing costs of operations by the City regarding

the administration of the parking program and the required lot maintenance, the City is proposing an increase for the 2023 calendar year.

As the City's primary concern is the resident commuter, staff is recommending smaller increases overtime, rather than a large, burdensome increase every few years. Specifically, the recommendation would be a fee raise of 3% for 2023 and the 2% each year thereafter.

By way of history, in 2019 and 2020, in order to be more in line with permit fees from neighboring communities and to cover City costs to maintain the Metro North lot, the City and MTA agreed to a 30% increase over the two years. This substantial fee increase was a result of not imposing any increase since 2014. Prior to 2014, the City and MTA increased the permit fees 114% in 2011, as the City had not increased fees at that time since 2001. At this time, by suggesting smaller, incremental increases each year to match rising living and operating costs, the City seeks to avoid imposing a large, onerous burden on commuters.

Per the current agreement, the City bears the cost and responsibility of maintaining the lot, including but not limited to plowing, striping, pothole maintenance, and any other general maintenance to keep the lot safe and functioning for all commuters.

Measuring the City's supply and demand for the commuter parking permit open to both residents and non-residents, the City oversells the lot by approximately 50% and maintains a commuter wait list of approximately 510 commuters annually.

To ensure that the City's proposed fee increase is fair in comparison with local communities, staff conducted a survey of other train station lots of comparable size and demand. The City's current and proposed fees are either comparable to or less than other similar lots:

- Bronxville - \$1,500
- Croton-on-Hudson - \$1,200 to \$1,800
- Larchmont - \$725
- New Castle - \$1,300
- North White Plains - \$1,228
- Scarsdale - \$2,200
- Tuckahoe - \$1,700
- White Plains - \$1,540

With the proposed 3% increase for 2023, each annual permit would go up by \$30.00, for a total of \$1,035.00. This fee includes sales tax. Rather than raise the fee every 5-10 years which has been historically done, resulting in periodic large increases, staff recommendation is to raise the fee annually, but in small increments. Over a ten year period at a rate of 2% per year, the value of a permit would increase by \$216.00, or \$21.00 per year. With these increases, the annual cost of a parking permit would still be comparable or less than many of the other municipalities.



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: August 2, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Update on the City's Capital Projects Program.

FOR THE MEETING OF:

August 10, 2022

RECOMMENDATION: That the Council hear the update.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:



CITY OF RYE

Office of the City Manager

To: Mayor Cohn and Rye City Council

From: Greg Usry, City Manager
Joe Fazzino, Comptroller

Date: August 4, 2022

Re: City of Rye Capital Improvements Program (CIP)

OVERVIEW

Section C21-8 of the City Charter requires the Manager to submit to the Council a listing of proposed capital improvements, with appropriate supporting information. This must be completed annually, 90 days prior to the submission of the Manager's Annual Budget. In past years, this requirement was met by way of the five-year Capital Improvements Plan (CIP) presentation each August. This memo, with incorporated documents, meets the requirements for the 2022 Capital Program submission. It further serves as background for the City Council presentation on August 10 and details the status of the various City Council directed projects. Finally, it explains the financial implications of the CIP and the plans in place to fund the projects.

Over the last 48 months, this Council has identified priority projects for the City, and has directed City staff to design, plan and execute these undertakings. This list includes projects that have been ordered by a court or a regulatory body, as well as those necessary to assure the community of continued essential services and/or public safety.

In furtherance of the CIP, the Council established certain financial goals and policies, which has led to significant accumulated financial resources. In my March 4, 2021 memo to the Council, I described the then current CIP, including the estimated costs, funding sources and necessary financial actions still required. This material was further updated and presented to our legislative delegation on June 23, 2022 in support of our New York State Consolidated Funding Application (CFA). Those documents are included here for your information.

CIP PROJECTS

The City's priority CIP totals approximately \$44 million. This amount reflects the best available/current information. In the following pages the projects are described in greater detail, including the timeliness of the estimated cost. In some cases, costs reflect dated designs and will need to be updated further.

Unlike prior CIP summaries, this updated information includes City street resurfacing expenses (three years) as well as Storm Water System Improvements. Because New York State funding sources provide for broad applicability to the City it is helpful to look at all projects collectively, while taking into account all funding sources, including annual funding via the City/State budgets, bond proceeds, reserve funds and grants.

Project	Estimated Cost
Department of Public Works - Disbrow	\$ 9,950,000
Miscellaneous Projects:	
City Hall HVAC	2,400,000
Forest Avenue Sidewalks	2,800,000
Channel Dredge	1,500,000
Police/Court Facilities	3,700,000
T. Fremd Wall	2,010,000
STS Benefit Project	150,000
RTP-City Contribution	175,000
Sanitary Sewer Improvements	14,400,000
Street Resurfacing (3 years)	4,500,000
Storm water System Improvements	2,530,000
Total Project Expenses	\$ 44,115,000

DPW Projects

For the first time in decades the City is replacing and updating the aging infrastructure at Public Works. These facilities, some 100 years old, are critical to our ability to deliver essential services. Furthermore, they provide a safe work environment for our employees.

DPW Projects	Cost Estimate As Of	Estimated Start Date	Gross Expense	Grants Received	Net Expense
Building 5	Spring '22	Spring '23	\$ 7,000,000		7,000,000
Building 7	Final	Fall '22	400,000		400,000
Salt Shed	Spring '22	Spring '23	2,200,000	400,000	1,800,000
Fuel Depot	Final	Spring '23	350,000		350,000
			\$ 9,950,000	\$ 400,000	\$ 9,550,000

Miscellaneous Projects

In addition to the significant Public Works projects, the City has a variety of other projects, many related to long deferred maintenance. Of those highlighted below, we expect to have the City Hall HVAC and the Channel Dredge ready for final Council consideration and the awarding of bids in early Fall. Forest Avenue Sidewalk design is advancing rapidly and will be ready for further Council review and input by the 4th Quarter.

The Theodore Fremd wall is nearing final design. We are continuing to work with NYSDOT on additional funding. The Police/Court Facility requires updated cost estimates and those will be underway shortly. I expect we will be back in front of the Council later this year with an update and further consideration.

Miscellaneous Projects	Cost Estimate As of Date	Estimated Start Date	Gross Expense	Grants Received	Net Expense
City Hall HVAC	Fall '21	Winter '23	\$ 2,400,000		\$ 2,400,000
Forest Avenue Sidewalks	Summer '18	Fall '23	2,800,000	2,100,000	700,000
Channel Dredge	Spring '22	Fall '22	1,500,000		1,500,000
Police/Court Facility	Summer '18	TBD	3,700,000		3,700,000
T. Fremd Wall	Summer '21	TBD	2,010,000	516,000	1,494,000
			<u>\$ 12,410,000</u>	<u>\$ 2,616,000</u>	<u>\$ 9,794,000</u>

Sanitary Sewer Improvements

In 2019, the City completed a comprehensive Sewer System Evaluation Survey (SSES) to locate areas of need for sewer system rehabilitation. The projects, identified in the SSES, correspond with the Consent Order the City entered into with the New York DEC, as well as the Stipulated Order in the Save the Sound Clear Water Act lawsuit. To date we have invested over \$8 million towards sewer system upgrades. These include the four major pump replacements. Of the \$8 million spent to date, \$3.9 million was funded through a New York State grant (Water Quality Improvement Program – WQIP).

The next mandated phase of the program requires significant investment in City-wide sewer lines and manholes. We expect the total cost to exceed \$14 million over the next three years. Last week we applied for a second round of WQIP funding for \$10 million (NY State CFA Grant). As described in greater detail below the success of the WQIP grant will have a significant impact on our entire CIP finance plan.

Street Resurfacing

Since 2017, the City has invested over \$9 million in resurfacing City streets (averaging \$1.56 million annually). This does not include County funded streets (T. Fremd, Midland Ave etc.), nor does it include roads paved as a result of Con Ed/Suez utility work. Of this amount, \$3.3 million was funded by permit revenues (street opening surcharges) and tax dollars dedicated to streets; the remainder was funded by

NY State CHIPS monies (discussed below) and surplus City budget monies. The summary included here assumes that the City will continue to fund \$1.5 million for streets annually.

Storm Water System Improvements

Following Henri and Ida the City Engineer began evaluating localized flooding issues (non-Blind Brook watershed) across the City. The City’s storm water system is approaching 100 years old in some areas, and was not constructed in light of larger, more intense storms. This is consistent with most other Sound Shore communities.

To date we have completed preliminary reviews of 14 storm water issue locations in the City and have already undertaken three projects (all three completed with 2022 operating budget monies). These reflect actual pipe defects. In the coming months, the City will begin work on the additional smaller projects. The neighborhood projects will require more time to design and will be brought back to the Council for review at a later date. The chart below summarizes the projects and very preliminary cost estimates. Please note, where possible we will fund projects out of the City’s DPW budget. However, for this purpose the costs are all included in the CIP.

Project	Estimated Cost
Drake Smith	50,000
White Birch/Hickory	100,000
Lasalle/ South of Glen Oaks	50,000
Marlene Ct.	50,000
Sanford St	<u>30,000</u>
	280,000
<i>Neighborhood/Larger Projects</i>	
Hix Park	1,500,000
Kirby North	500,000
752 BPR	<u>250,000</u>
	<u>2,250,000</u>
	\$ 2,530,000

CIP FUNDING SOURCES

Over the last 18 months, the City has made significant strides in funding the CIP. Through Council established policies, prudent financial controls and proactive management of City finances, we have accumulated significant financial resources. That said, the growing list of urgent needs, along with unprecedented inflationary pressures and supply chain/labor issues, leaves us with a deficit. The following summaries provide an overview of each funding source.

Funding Source	Amount	
2022 Bond Proceeds	\$	13,550,000
Capex Reserve		6,600,000
Less: Ramboll Expense		(350,000)
ARPA ('23)		800,000
Grants		
Received	3,016,000	
2022 WQIP Outstanding	<u>10,000,000</u>	
		13,016,000
Projected State Budget Monies (3 years)		
State Touring Routes	4,079,566	
CHIPS	1,578,000	
Misc Roads	<u>660,951</u>	
		6,318,517
Projected City Budget Monies (3 years)		
Tax Rate (Streets)	1,800,000	
Permit Revenues (Streets)	<u>300,000</u>	
		2,100,000
Total Funding Sources	\$	<u>42,034,517</u>

Bond Proceeds

In February, the City took advantage of historically low interest rates and borrowed the maximum amount of Council authorized debt. This entire amount is dedicated to the identified CIP. The annual debt service expense of \$880 thousand is included in the current tax rate and will not result in any tax increase. In addition to the current outstanding bonds, there remains \$4.27 million of authorized debt capacity by way of the Public Safety and Disaster Rebuilding exemptions. This additional debt is not included in this analysis, but is available for future funding.

Capex Reserve

By Council policy in 2019, all surplus monies (assuming the General Fund Reserve is funded at 10% of total expenditures) are directed into the Capex Reserve Fund. Further, any large, one-time extraordinary revenues are dedicated to Capex. As a result of this policy, the City currently has \$6.6 million in reserve. *Please note that the Council authorized the engagement and payment of Ramboll*

Engineering from the Capex Fund. The highlighted balance is as of December 31, 2021 and does not take into account possible 2022 surplus monies.

American Recovery Plan Act (ARPA)

By Congressional action in 2021, states and localities were allocated one time monies for restricted use. The City has received \$1.61 million under ARPA. The first half of that payment was received in 2021 and is included in the Capex Reserve amount. The second half (\$800 thousand) was received earlier this month.

Grants

The City actively pursues State and Federal grants annually. The majority of these opportunities are managed through the State of New York’s annual Consolidated Funding Application (CFA). Given the significant capital plan underway, local matching requirements and the administrative burden of managing the grant process, the City pursues grants only when they are in keeping with the Council identified list of projects. Currently the City has three grants outstanding (received):

Project	Grant Amount
Forest Ave Sidewalks	\$ 2,100,000
Salt Shed	400,000
T. Fremd Wall	<u>516,000</u>
	3,016,000
2022 WQIP (outstanding)	<u>10,000,000</u>
	\$ 13,016,000

In addition, the City recently completed the first phase of the Sanitary Sewer program and received \$3.9 million under a 2018 Water Quality Improvement Plan (WQIP) grant to offset Phase 1 expenses.

As highlighted previously, we are currently in design and planning for the next phase of the Sanitary Sewer program, and have applied for an additional \$10 million (of the estimated \$14.4 million total cost) of WQIP grant funding for this year. The awards are expected to be made in November/December. This analysis only includes those grants received, as well as the 2022 WQIP outstanding grant application. We anticipate other grant applications over the next 36 months.

New York State Annual Budget

Historically, the NY State Budget has provided annual funding for local streets through its Consolidated Local Street and Highway Improvements Program (CHIPS). In the past, the City has used the CHIPS monies for resurfacing City roads (in addition to the dedicated tax rate monies and street opening surcharge revenues).

Beginning with the 2021 budget, the State created several additional budget appropriations dedicated to local government road infrastructure. The most significant of these is the State Touring Routes (STR) appropriation which provides monies to offset the cost of maintaining State roads. Given the significant “presence” of Boston Post Road in Rye, we now receive approximately \$1 million annually. In addition,

we annually receive \$115 thousand under the Pave-NY program and \$75 thousand through the Extreme Winter Recovery (EWR) program. These monies can be used for a wide variety of road related programs, including resurfacing of City roads and storm water remediation. For the purposes of this analysis, we are assuming that these State allocations will be received annually for the next three years.

In November, for the first time in 25 years there will be a state wide environmental bond referendum. If successful, the bond will provide over \$4 billion of state monies for a wide range of projects, including flood risk reduction, water quality improvements and resiliency infrastructure. Because the funding is contingent on the referendum success and there are no details regarding the process for allocating monies, we have not included any monies in our assumption. However, this could have a major positive impact on our financial planning.

City Annual Budget

Beginning in the early 2000's, the City established a street opening surcharge dedicated to the annual street resurfacing program. In recent years, this has generated \$30 - \$110 thousand annually, with \$100 thousand budgeted for 2022. Furthermore, beginning in 2017, the annual budget includes \$600 thousand in the tax rate dedicated specifically to the resurfacing program. The CIP financial plan assumes \$700 thousand annually through these two revenues. In recent years, the City has allocated significantly greater dollars for streets, including annual surplus monies. As noted earlier, in recent years the City has spent approximately \$1.5 million annually on street resurfacing.

STRESS ADJUSTMENTS AND PRIORITIES

In spite of the significant planning and financial management by the City, the size and complexity of the City's CIP creates the risk of a funding shortfall. The current extreme inflationary environment, combined with both supply chain and labor issues, causes us concern as we look to begin construction in the coming months. In some cases, estimated costs are upwards of four years old and we expect there will be significant increases once final designs are completed and bids are received.

In the coming months, we will receive bids for the Basin/Channel Dredge, the Salt Shed, Building 5 and City Hall HVAC. The results of these bids will be telling as we look to the remainder of the CIP.

In addition to project cost, we are particularly focused on the 2022 WQIP grant application for the Sanitary Sewer Project. As discussed earlier, this is a court mandated undertaking and constitutes over 25% of our total three year CIP. The grant application requests \$10 million in grant funding (of the \$14.4 million estimated total cost), and although we feel confident in the strength and merits of the application, the granting of a smaller award would have a meaningful negative impact on our program.

On a positive note, this plan does not include the possibility of additional City budget surpluses. Over the last five years, the street resurfacing program and Capex Reserve have both benefitted from annual surpluses. Our conservative budgeting, aggressive approach to the COVID-impacted 2020 and 2021 operations, and general fiscal management have provided significant monies for the CIP. We reasonably expect there to be additional monies available in the coming three years, but it is impossible to predict those amounts.

In addition, there are ongoing grant applications and discretionary State budget appropriations that we are pursuing with our legislative delegation. These are not included in the current CIP budget.

During the fourth quarter, we expect to have better information regarding many of these unknowns. However, we will also be challenged with a need to advance certain projects given the timing of bids. In light of these factors, the Council will likely be asked to further prioritize projects, either by timing or monies committed. This prioritization will need to consider the following:

- **Projects mandated by court or regulatory order:** Sanitary Sewer, STS Benefit Project and Police/Court Facilities
- **Projects required for public safety:** Channel Dredge, certain storm water improvements, Theodore Fremd Wall
- **Projects in furtherance of essential services:** Building 7, Salt Shed, Building 5, Fuel Depot

None of this is to imply that the remaining projects (City Hall HVAC, Forest Avenue Sidewalks, street resurfacing and some storm water projects) are not critical, but rather that they have greater overall discretion in timing or amount of financial commitment.

Finally, the current list of projects does not include flood mitigation or resiliency. 2022 year to date, the Council has appropriated approximately \$450 thousand for consultants, related to the Blind Brook watershed and overall project management (\$350 from the Capex Reserve and \$100 thousand from Contingency). It is premature to assume future City costs for flooding and resiliency as potential projects are advanced. We do not yet know the magnitude of costs for additional engineering, consultant etc. nor do we know our required match for grants. All of this will impact the monies available for other CIP projects.

Attachments:

City Council Presentation – Priority Capital Project Status (July 22, 2021)

City of Rye Capital Plan (Legislative Delegation – June 23, 2022)

City of Rye CIP Financial Plan (March 4, 2021)

CITY OF RYE CAPITAL PLAN



June 23, 2022



PROJECT OVERVIEW

City Council Priority Capital Plan

- In 2019, the City Council prioritized certain critical infrastructure projects.
- In total the identified projects had been a part of the City's five year CIP, but were not advanced due to financial constraints and other City priorities.
- These priority projects all relate to aging infrastructure and long deferred maintenance.

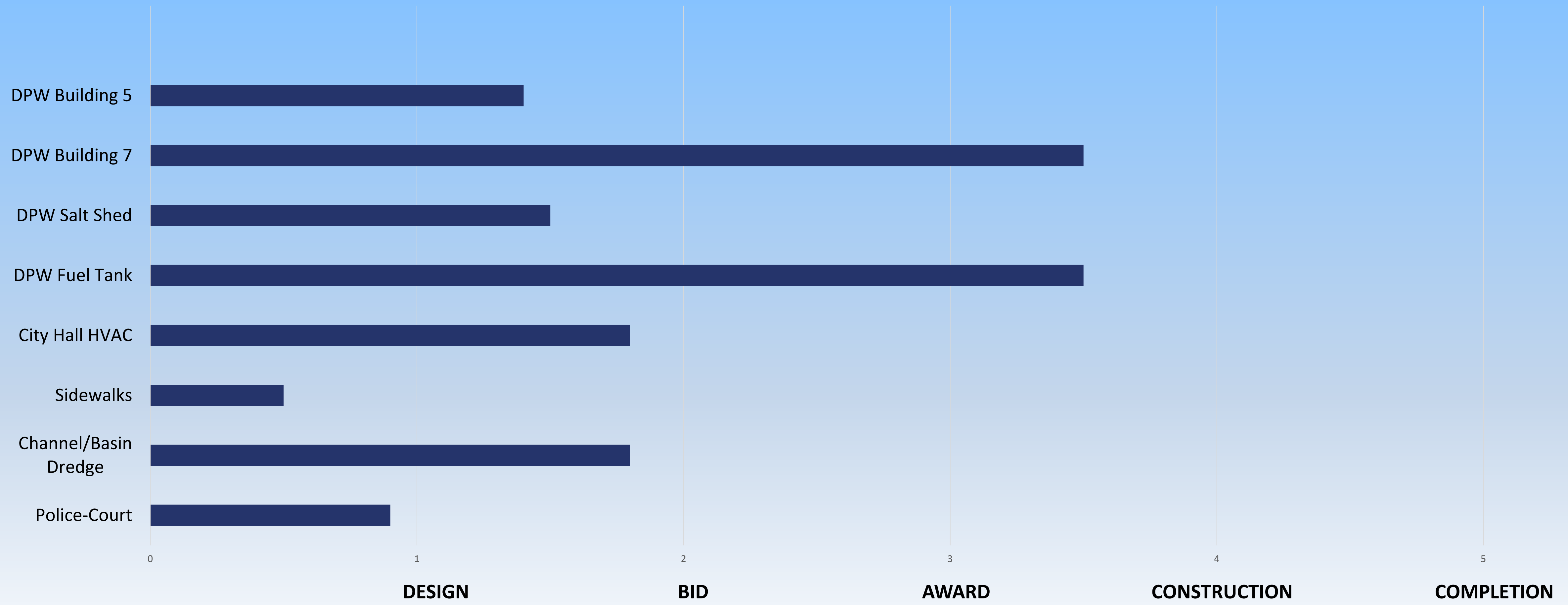


PROJECT OVERVIEW

- ✓ **Building 5 and other Disbrow Park Improvements (\$9,950,000)** – includes Building 5, Building 7, Salt Shed, Fuel Tank
- ✓ **City Hall HVAC (\$2,400,000)** – installation of new system energy efficient HVAC system and replacement of associated ceiling tiles and new lighting
- ✓ **Sanitary Sewer Required Improvements (\$8,336,625)** - This project consolidates projects identified in previous CIPs, including the Locust Avenue Sewer Siphon By-Pass, Central Avenue Pump Station, Midland Avenue Sewer Replacement, Highland Road Sewer Lining, Breevoort Lane Force Main and the Sewer and Manhole Repairs and Lining project. These projects are identified as phases I and II of the Sanitary Sewer Evaluation Survey (SSES) completed in 2019.
- ✓ **Forest Avenue Sidewalks (\$2,800,000)** - Implementation of a sidewalk on Forest Avenue between Apawamis Avenue and Manursing Avenue, consistent with the Forest Avenue Pedestrian Improvement Study.
- ✓ **Rye Boat Basin Dredge (Channel ~\$1,600,000, Marina ~\$7,500,000)**
- ✓ **Theodore Fremd Wall (\$2,007,000)** – Replace retaining wall on Blind Brook adjacent to Theodore Fremd Avenue. The wall was significantly damaged in 2007 flooding and requires replacement to protect adjacent roadway and City parking area.
- ✓ **Police-Court Facility (\$3,700,000)** – The Office of Court Administration (OCA) has identified necessary upgrades to the Rye City Court. The existing Police Department lacks operational and security needs and will require mechanical upgrades in the future. The project includes construction of new secured sally port, elevator, interior stairwell, expanded court clerk facilities, judges' chamber, court officer facilities and prisoner holding facility.



PROJECT STATUS





FINANCIAL REQUIREMENTS

Based upon estimates, the total costs of the priority projects exceeds **\$31 million**.

Through active financial management and planning the City has accumulated financial resources totaling **\$27.9 million** to date:

City Funding	State/Federal Funding
\$19,320,000	\$8,580,500 (Grants + ARPA)

The City is working with Millennium Strategies and CDD Strategies on the 2022 CFA and other funding opportunities.

In addition, we are currently exploring ways to optimize other state funding sources including: CHIPS, STR, PAVE-NY, EWR, etc.

The 2022 Environmental Bond Act may provide additional opportunities:

- Floodprone infrastructure
- Neighborhood Stormwater Systems
- Renewable Energy Systems



OTHER INFRASTRUCTURE PROJECTS

In addition to the Priority Projects, the City has undertaken a number of other projects:

- **Street Resurfacing Program** - \$9.43 million spent since 2017 covering 27.9 lane miles paved “worst to first,” funded out a combination of tax rate, CHPS, permit revenues and general fund surplus. City generated monies total \$6.9 million.
- **Rye Recreation Park Improvements** (\$1.1 million cost using DPW labor)
 - ✓ Installed two new pavilions
 - ✓ New bathroom complexes
 - ✓ ±1,500 linear feet of new/repared walkways,
 - ✓ Bluestone patio, flag pole, shed, landscaping and associated site improvements.
 - ✓ New amphitheater adjacent to the Recreation Building (first design of its kind in the U.S. – recycled synthetic turf)
- **Comprehensive Fleet Management Plan**
 - ✓ Covers the 150 City Vehicles
 - ✓ Reflects replacement cost, useful life and maintenance cycle
 - ✓ Funds \$400,000 annually in the tax rate
- **Council Chambers Technology Upgrade (\$175k)**
 - ✓ Installation of new cameras, monitors, lighting, microphones
 - ✓ Smart podium with multimedia capabilities
 - ✓ Provides for hybrid capabilities



FLOOD MITIGATION

NY Rising Projects – These projects are approaching completion. They include: installation of Blind Brook stream gauges to allow computerized, flow-sensitive operation of the Bowman Dam sluice gate; limited debris clearing in the Bowman Dam impoundment area; and enhanced flood drainage at the south end of Milton Road. Total costs are approximately \$3.7 million.

Additional Work

- The Ramboll Blind Brook Flood Resiliency Study has been issued. Resiliency projects moving forward to the next phase for a more detailed review that will focus on development of a preliminary (15%) design concept, approximate construction cost estimation and a benefits-cost analysis include:
 - ✓ SUNY Berms
 - ✓ Upper Bowman Pond Expansion
 - ✓ Combined Raised Dam + Expansion
- The City has issued a RFQ seeking a qualified firm to assist with implementation of the projects finalized by Ramboll and the City – with a specific focus on FEMA technical assistance and program management services. This will include support with all tasks associated with FEMA Hazard Mitigation Grant Programs.
- In addition to the Blind Brook Watershed work, the City has undertaken a review and preliminary designs for 12 flood prone City neighborhoods (stormwater infrastructure).



PRIORITY CAPITAL PROJECTS SOURCES AND USES OF FUNDS

Uses of Funds by Category¹

Sewer Projects	8,336,625	
DPW Improvements	9,950,000	
Miscellaneous Projects	<u>12,657,000</u>	
		<u>30,943,625</u>

Sources of Funds

CapEx Reserve Fund	6,600,000	
Grants	6,980,500	
Council Authorized Debt	13,550,000	
ARPA Monies	<u>800,000</u>	
		<u>27,930,500</u>
Excess(Deficit) Capex Resources		(3,013,125)

(1) Does not reflect expected cost escalations due to inflation, supply chain issues, and labor shortages.



2022 CFA APPLICATION

Working with Millennium Strategies and Barton & Loguidice, the City is currently preparing an application for the 2022 CFA under the Water Quality Improvement Program (WQIP) Program.

- ✓ City of Rye Application will be seeking approximately \$10 million for sewer repair projects. The projects are consistent with conditions of a Consent Order that the City must meet by 2024.

PROJECT	AGENCY	PROGRAM	REQUEST
1 Water (Sewers)	DEC	Water Quality Improvement Program (WQIP)	\$10,000,000
	EFC	WIIA Clean Water Grant Program	TBD
Sewer Projects: Locust Avenue Sewer Breevort Force Main Central Avenue Pump Station Midland Avenue Sewer Replacement Highland Road Sewer Lining Sewer Manhole and Line Rehab			
2 Flooding Remediation	FEMA	HMGP, BRIC, FMA	
	DEC	Climate Smart Communities	TBD
3 DPW Project Building 5	EFC	Green Innovation Grant Program	NA
	DEC	Climate Smart Communities	NA
	DOT	CHIPS/EWR	TBD
4 City Hall HVAC	Legislative	Community Resiliency Program	TBD
5 Theodore Fremd Wall Repair	DOT	TBD	TBD

*WQIP Request has been increased to \$10 million

*Building 5 project does not have water quality improvement component necessary for the Green Innovation Grant Program

*Building 5 project does not meet climate adaptation/green house gas reduction goals of Climate Smart Communities Grant Program



CITY HALL HVAC PROGRESS

This project involves converting the existing water-cooled HVAC system in City Hall to a more efficient air cooled system. Additionally, mini split units will be installed throughout the building giving individual offices temperature controls as opposed to the existing control system.

All lighting in the building will be converted from fluorescent to LED. EV charging stations for City vehicles is included in the project scope. (NYSERDA grant)

TASKS	STATUS
Schematic Design	Completed
Design Development/Client Approval	Completed
BAR and Landmarks Review	Near Completion
Construction Documents	Near Completion
Bid	Summer 2022
Build	Fall 2022
Project Completion	Spring 2023

THANK YOU



Priority Capital Improvement Projects

(February 2022)

Department of Public Works

DPW Building 5

\$6.3M

<i>Project Description:</i> This project involves replacing the existing DPW Garage building.	
Tasks	Status
30% Design	Completed
60% Design	Completed
City Council Review/BAR Referral	Completed (7/22/21)
BAR Review	March 2022
SEQR Determination by City Council	May 2022 [CC Action Required]
Bid Specifications/Construction Docs.	Summer 2022
Bid	Fall 2022 [CC Action Required]
Build	Winter 2022/Spring 2023
<i>Comments:</i>	

DPW Building 7

\$400K

<i>Project Description:</i> This project involves repair and renovation of Building 7. Plans and bid specifications are nearing completion. Bidding and construction is anticipated to start in the first half of 2021.	
Tasks	Status
90% Design	Completed
Hazardous Materials and Abatement	Completed
City Council Review/BAR Referral/SEQR	Completed
100% Design	Completed
Bid	Completed
Build	Summer/Fall 2022
<i>Comments:</i> The contractor encountered supply chain issues related to the delivery of roof trusses. Construction is anticipated to begin this summer.	

DPW Salt Shed

\$1.2MM(City Share: \$800K)

<i>Project Description:</i> This project involves constructing a new salt shed at DPW. The design would also incorporate area for a relocated City recycling center. The City was successful in securing a \$400,000 SAM grant.	
Tasks	Status
SAM Grant Authorization	January 2022
City Council Referral to Planning Commission and SEQRA	November 2021
Review of wetland permit application and EAF by City Planning Commission	April/May 2022
City Council selection of preferred alternative (i.e. fabric or wood structure)/BAR Referral	May 2022 [<i>CC Action Required</i>]
Review by BAR	May/June 2022
State Agency Review/SAM Grant Compliance	Summer
Bid Specs./Construction documents	Summer/Fall 2022
Award Bid	Fall 2022
<i>Comments:</i> This revised cost estimate assumes the construction of a wood (not fabric) structure.	

DPW Fuel Tank

\$350K

<i>Project Description:</i> This project involves the replacement of the existing fuel tanks at DPW. Based on current estimates this project may be ready for bid in the fall/winter of 2021.	
Tasks	Status
Design	In-progress
Bid	On-contract
Build	Fall 2022

Sewer Projects

Locust Avenue Sewer

\$1.149MM (City Share: \$331K)

<i>Project Description:</i> The project involves the installation of a new sewer line across Blind Brook at Locust Avenue. This will replace the existing sewer siphon in this location.	
Tasks	Status
Survey and private easement acquisition	Complete
Design	Complete
Regulatory Review	Complete
Bidding	Complete
Construction	Underway (January 2022 – June 2022)
<i>Comments:</i> Revised cost reflects actual bid amount and construction inspection services.	

Brevoort Force Main

\$1.165MM (City Share: \$381K)

<i>Project Description:</i> The project involves the replacement of an existing sewer force main from the Brevoort Lane Pump Station.	
Tasks	Status
Survey	Complete
Design	Complete
Regulatory Review	Complete
Bidding	Complete
Construction	Underway (January 2022 – June 2022)
<i>Comments:</i> Revised cost reflects actual bid amount and construction inspection services.	

Central Avenue Pump Station

\$1.39MM (City Share: \$470K)

<i>Project Description:</i> Construction of a new pump station and related sewer line on City property at the corner of Clinton and Central Avenues.	
Tasks	Status
Survey	Complete
Design	Complete
Regulatory Review	Complete
Bidding	Complete
Construction	Underway (January 2022 – June 2022)
<i>Comments:</i> Revised cost reflects actual bid amount and construction inspection services.	

Midland Avenue Sewer Replacement

\$560K (City Share: \$204K)

<i>Project Description:</i> This project involves the replacement of 370 linear feet of 8- and 12-inch sewer along Midland Avenue at the intersection of Grace Church Street and Manursing Avenue.	
Tasks	Status
Survey	Complete
Design Complete	Complete
Regulatory Review	Complete
Bidding	Complete
Construction	Underway (January 2022 – June 2022)
<i>Comments:</i> Revised cost reflects actual bid amount and construction inspection services.	

Sewer Manhole and Line Rehab

\$4.07MM (City Share: \$2.98MM)

<i>Project Description:</i> Rehabilitation and lining of sewer lines and manholes in the City. This project also includes the lining of 350 feet of existing sewer located in Highland Road.	
Tasks	Status
Survey	Complete
Design	Complete and on-going
Regulatory Review	Complete and on-going
Bidding	Complete and on-going
Construction (start)	January 2022
Construction (end)	January 2024

Miscellaneous Projects

City Hall HVAC

\$2.4M (Potential SAM Grant)

<i>Project Description:</i> This project involves replacing the existing HVAC system in City Hall. Existing ceiling tiles and lighting within the building will also be replaced.	
Tasks	Status
Schematic Design	Completed
Design Development/Client Approval	Completed
BAR and Landmarks Review	Underway
Completion of Construction Documents	Spring 2022
Bid	Summer 2022 <i>[CC Action Required]*</i>
Build	Fall 2022
<i>Comments:</i> City Hall and surrounding property is landmarked as a protected structure pursuant to Chapter 117 of the Rye City Code and will require BAR and advisory Landmarks review. The project design has been modified so that smaller ground mounted HVAC units will be used rather than the previously proposed larger roof-top mounted units. * Note: The City is pursuing a SAM grant for this project, which may delay this schedule.	

Temporary Court

\$600K

<i>Project Description:</i> The proposed improvements to the Police/Court building require the relocation of the Court staff and operations during the estimated 18-month construction process. The City continues to investigate alternative locations for a temporary court facility, however in the event the City is unable to secure a suitable alternative location, temporary trailers and related ADA and security improvements will be installed at Car Park 5 to serve as a temporary court at an estimated cost of \$600,000.	
Tasks	Status
Alternative Temp. Court Site Assessment	On-going
Preparation of Car Park 5 Plans	30% Complete
Review by Court Staff and OCA	Summer 2022
60% Design	Dec. 2022
OCA Review and approval	Unknown
100% Design	Spring 2023
Bid	<i>Same as Police/Court Improvements)</i>
Construction	<i>Same as Police/Court Improvements)</i>
<i>Comments:</i>	

Police/Court Improvements*\$3.1M*

<i>Project Description:</i> The Office of Court Administration (OCA) has identified needed upgrades to the Rye City Court in a 2010 Report. The project includes construction of new secured sally port, elevators, interior stairwell, expanded court clerk facilities, judges' chamber, court officer facilities and prisoner holding facility. Plans and bid specifications are approximately 90% complete. Work is suspended on this project until completion of the Temporary Court bid specifications and plans.	
Tasks	Status
Design	90% Complete
City Council Review/BAR Referral/SEQR	Spring 2023 [<i>CC Action Required</i>]
Bid	Fall 2023 [<i>CC Action Required</i>]
Construction	Winter 2024/Spring 2024
<i>Comments:</i>	

Forest Avenue Sidewalks*\$2.8M (City Share: \$700K)*

<i>Project Description:</i> This project involves construction of new sidewalks on Forest Avenue between Apawamis and Manursing Avenues and on Manursing between Forest and Davis Avenues. This project is partially funded by the NYSDOT.	
Tasks	Status
Receipt of PE Consultant RFQs	Complete
Consultant selection Committee	Complete
Select Consultant	March 2022
Design	Spring/Summer 2022
Regulatory Review	Fall/Winter 2023
Bid	March 2023 [<i>CC Action Required</i>]
Build	Spring/Summer 2023
<i>Comments:</i> This schedule is likely aggressive. NYSDOT Regulatory Review may take longer than indicated above.	

Theodore Fremd Wall

\$2.0 M (City Share: \$1.5M)

<i>Project Description:</i> Replacement of damaged wall on Blind Brook at Theodore Fremd.	
Tasks	Status
Design	Complete
Regulatory Review	Complete
Bid	Summer 2022 <i>[CC Action Required]</i>
Construction	Fall 2022
<i>Comments:</i> The City is seeking additional funding for this project from non-City sources, which may delay this schedule.	

Car Park 1 Stormwater Quality Improvements

\$150K

<i>Project Description:</i> Stormwater quality improvements to Car Park 1 pursuant to Save the Sound settlement agreement.	
Tasks	Status
Preparation of Plans	Underway
Regulatory Review	Underway
Bid	Summer 2022 <i>[CC Action Required]</i>
Construction	Fall 2022
<i>Comments:</i> This project was delayed due to the on-going construction related to Locust Avenue Sewer project.	

Rev. February 28, 2022

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CITY OF RYE

To: Mayor Cohn and City Council

**From: Greg Usry, Interim City Manager
Joe Fazzino, Deputy Comptroller**

Re: City of Rye CIP Financial Plan

Date: March 4, 2021

Overview

This year, the City will undertake the largest capital improvement program in recent memory. The projects, identified by the Council beginning in 2018 as being priority items for the City, were scoped and have been in design for some time. At the January 6th Council meeting, City staff reviewed the preliminary timeline for design, planning and construction. The costs reflected in the agenda materials are preliminary estimates that will be refined in the course of the year. Although we have estimated expenses based upon the best available information, final costs and exact timelines cannot be accurately determined until designs are complete and the projects bid.

As with engineering and construction, the City must also undertake a comprehensive financial plan for the CIP. The information presented here is an overview of that plan. It is intended to be a template, and will change as the project timelines and costs evolve. In the coming months, there will be regular updates of this material, incorporating changes to the capex plan and refinements to the CIP Financial Plan based upon guidance from bond counsel and our financial advisor.

Given the number of projects taking place simultaneously, the City must provide for a comprehensive approach to both cash liquidity needs, as well as the permanent funding. As with most projects, we anticipate the initial spending will largely be for soft costs (architectural renderings, design, studies etc.). As we finalize design plans and begin to engage individual project managers our spending will accelerate. We expect that most of these costs can be paid for with the Capex Reserve. For this year the City has sufficient cash reserves to pay for the related expenses. However, given the total expected costs and timing, the City will need to issue bonds by the first quarter of 2022 (or before depending upon costs and other variables).

The following table summarizes the various projects, including current estimated costs and the useful lives (as stipulated by the New York State Local Finance Law). The useful life calculation is important because it determines the term of any debt the City can issue to finance the projects.

Projects	Total Cost*	Useful Life
DPW Building 5	4,500,000	25
DPW Building 7	250,000	25
DPW Salt Shed	650,000	25
DPW Fuel Tank	250,000	15
Locust Avenue Sewer	443,480	30
Breevort Force Main	669,500	30
Central Avenue Pump Station	904,600	30
Midland Sewer	460,000	30
Highland Road Sewer lining	70,000	30
Sewer Manhole and Line Rehab	3,956,460	30
City Hall HVAC	2,400,000	25
Theodore Fremd Wall	1,300,000	15
Forest Avenue Sidewalks	2,178,000	15
Police/Court	3,100,000	25
Temporary Court@ CarPark 5	600,000	25
	\$ 21,732,040	

**Does not reflect grant reimbursements*

In addition to the projects above, the 2021 finance plan must address projects related to the 2012 bond referendum. In 2012, a referendum was approved to bond for several streetscape projects. Following the referendum the City spent the \$1.68mm of authorized monies to replace/improve streets and sidewalks in the Central Business District, sidewalk repairs City-wide and some costs related to Fireman's Circle. Although the referendum was passed and monies spent, bonds were never subsequently issued. As a result, the projects were funded out of the General Fund and there remains a fund receivable in the amount of \$1.68mm. This will need to be rolled into the bond financing. This additional amount does not count against the Council's authorized debt since it was already approved by voter referendum.

Funding Sources

In determining the City's ability to fund the various projects, the City will utilize:

- Capex Reserve Fund
- Grants
- Long term debt

Beginning in 2019, the City began reserving General Fund surplus monies (so long as the General Fund Reserve met its 10% fund balance requirement) and setting those aside in a Capex Reserve Fund. By Council action and City policy, any excess monies at year end, as well as one-time, extraordinary revenues, are set aside to offset the cost of the CIP. Currently, the Capex Reserve totals \$5.5mm (prior to any 2020 year-end adjustments).

As highlighted below, the City sought and received grants totaling \$6.19 mm to offset certain project costs. Most of these grants monies are related to our sewer projects.

Grant-Qualified Projects	Total Cost	Grants	Net Cost
DPW Salt Shed	650,000	400,000	250,000
Locust Avenue Sewer	443,480	177,610	265,870
Breevort Force Main	669,500	227,125	442,375
Central Avenue Pump Station	904,600	596,650	307,950
Midland Sewer	460,000	287,250	172,750
Highland Road Sewer lining	70,000	44,250	25,750
Sewer Manhole and Line Rehab	3,956,460	2,432,250	1,524,210
Theodore Fremd Wall	1,300,000	550,000	750,000
Forest Avenue Sidewalks	2,178,000	1,478,000	700,000
	\$ 10,632,040	\$ 6,193,135	\$ 4,438,905

Generally speaking, the grants awarded for the sewer projects will be paid in the course of project construction, and will not require the complete outlay before reimbursement. Although this helps in our liquidity planning (discussed below), most of this reimbursement will come after soft costs and therefore will occur later in the capex timeline. Similarly, the grant for the Forest Avenue sidewalk project will be paid over time once the project is underway. Given the timetable for the sewer projects, DPW improvements and City Hall HVAC, we expect to bond well before the sidewalk project.

The City will be relying on debt to finance most of the capital plan. Per the City Code, the Council has the authority to approve a specified amount of debt without public referendum (C21-9). This is limited to 30% of the average gross annual budget for the preceding three years. Based upon this limitation, the Council can currently approve an additional \$13.55 mm of bonds. In addition, the Council can authorize additional bonds without referendum for certain qualified projects (\$1.77 mm under a Public Safety Exemption and \$2.5 mm under a Disaster Rebuilding Exemption). At this early stage it is unclear if we will need this additional non-referendum bonding capacity, but it is available if necessary and subject to bond council approval (Police/Court facilities, Theodore Fremd wall etc.). The table below summarizes the possible sources of funding available for the CIP:

Source of Funds	
CapEx Reserve	5,500,000
Grants	6,193,135
City Council Authorized Debt	13,550,000
	\$ 25,243,135

Liquidity Planning

For most of capex-related costs in 2021, the City can rely on its accumulated Capex Reserve Fund to pay for the cost of design and early construction. Because we have additional cash resources (General Fund Reserve) we do have the ability to temporarily fund any unexpected costs with the anticipated reimbursement from bond proceeds. However, as we move into the latter half of the year we will need to plan on issuing debt. The timing of the debt will depend upon the spend-down of the Capex Reserve and our desire to take advantage of historically low interest rates. Based upon estimated costs, I anticipate we will utilize most if not all of the Capex Reserve Fund. *However, please note that ANY spending related to the CIP will be accompanied by a Council resolution stipulating the ability to pay the costs from a variety of funds, including bond proceeds. In so doing, we reserve the ability to reimburse the Capex Reserve out of bond proceeds if we are able and choose to do so.*

Bond Issuance and Debt Service Cost

Long term bonds will constitute the largest percentage of the permanent funding for the CIP. Although the Capex Reserve Fund is sufficient to fund the initial costs, we expect the need to borrow by the first the first quarter of 2022.

Currently, the City can borrow at an average interest cost of 1.1-1.4%; among the most attractive interest rates in 50 years. Although there is nothing to indicate that rates will be markedly higher in the course of this year, we should be prepared to enter the bond market as the year progresses. It will take approximately 60 days to prepare the legal documents, meet with the rating agencies and issue bonds. In the coming weeks, we will be engaging the City's financial advisor and bond counsel to begin the process. Once bond documents are prepared and the audit finalized we can dictate the timing of the borrowing.

One final consideration on timing is the debt service expense. Beginning on the borrowing date the City will incur debt service expense, regardless of when we actually spend the proceeds. Because it is unlikely that we will need the monies until early in 2022, by issuing debt early we will incur unnecessary costs. Based upon current interest rates, and assuming a borrowing of approximately \$15mm for 20 years, the City would incur approximately \$70k per month of debt service expense. Although it is important to lock in the attractive interest rates, we do not want to pay for unnecessary debt service cost. Based upon an assumed borrowing of \$15mm if rates rose by .50% from current levels it would cost approximately \$45k annually. It seems prudent and compelling to prepare documents but to wait until the end of the year to borrow (assuming interest rates or forecasts do not rise appreciatively.) Please note, we did include approximately six months of debt service cost in the 2021 budget.

One final note, to the extent the City wishes to replenish part/all of the Capex Reserve and assuming the City has the authorized debt capacity, a bond issue can reimburse the City for expenses incurred before issuance. However, given the size of the City's CIP, we anticipate that most/all of the Capex Reserve will be required, along with the bond issue.

In addition to the timing of any borrowing, we must consider the term of the bonds. Traditionally, tax exempt debt for infrastructure projects mature up to 20-30 years. Much like a conventional mortgage, the City's debt will amortize annually over the term, resulting in level annual payments. The maturity of the debt will be determined by the projects that are financed. The New York State Local Finance Law dictates the average life associated with a particular project. Because the City will be borrowing for a variety of projects, the maturity will be determined by the weighted average useful life of all of projects. As we further develop our debt plan, we will be strategically deciding which projects to include in the borrowing. Because interest rates are so low, and the interest rate difference is relatively small between a 20-year and 30-year borrowing cycle, we will seek to borrow for the longest term possible. Ultimately, the maximum term will be determined by the City's bond counsel, based upon NY State Local Finance Law. Based upon current interest rates the annual debt service expense of \$15mm of debt (Council authorized debt, including the 2012 referendum debt) would be \$850K for a 20 year amortization and \$625k for a 30 year amortization.

Summary

The financial undertaking over the next 12-36 months will be considerable, and will require modifications as projects are bid, and construction schedules are determined. Although the cumulative project costs are sizable, the City has put itself in a unique position to finance these critical infrastructure projects.

Use of Funds by Project	
Sewer Projects	6,504,040
DPW Improvements	5,650,000
City Hall HVAC	2,400,000
Theodore Fremd Wall	1,300,000
Forest Avenue Sidewalks	2,178,000
Police/Court Facilities	3,700,000
2012 Projects	1,680,000
<i>Contingency</i> ¹	<i>3,511,095</i>
	\$ 26,923,135

Source of Funds²	
CapEx Reserve Fund	5,500,000
Grants	6,193,135
City Council Authorized Debt	13,550,000
2012 Referendum Bonds	<u>1,680,000</u>
	\$ 26,923,135

¹ Contingency monies are available to offset expected higher project costs or other unforeseen expenses. This amount is expected to decline significantly as actual costs are updated/revised.

² In addition to Council authorized debt, the City can issue up to \$1.69 mm under a Public Safety bond authorization and up to \$2.5 mm under a Disaster Rebuilding bond authorization. Both require only City Council approval.



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: April 20, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Continue the public hearing to create a new local law, Chapter 122, "Landscapers and Leaf Blower Regulations" requiring all landscapers to obtain an annual permit in order to operate as a landscaper and restrict the use of leaf blowers.

FOR THE MEETING OF:
August 10, 2022

RECOMMENDATION: That the Council continue the public hearing.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: See attached law and proposed changes.

Summary of Differences: Leaf Blowers/Landscapers

	Previous Law	Proposed Changes
Permit	Landscaping permit not required	<p>Landscapers must register ANNUALLY to operate within the City limits.</p> <ul style="list-style-type: none"> • Proof of a valid and current Westchester County Home Improvement License and insurance information required • Stated and signed agreement that leaf blower laws are understood and will be followed • Landscaper Registration Tag issued and must be visible in vehicle
Permissible Dates to Operate Leaf Blowers and Other Lawn Equipment	<p>October 1 and April 30 Weekdays 8 am – 8 pm Weekends 10 am – 6 pm</p>	<p>October 1 and April 30 Weekdays 8 am – 6 pm Weekends 10 am – 4 pm</p>
Storm Exemption	Rye Department of Public Works may permit the use of leaf blowers from May 1 to September 30 for a period of time not to exceed seven days after significant storm events or during other emergency situations circumstances.	Rye Department of Public Works may permit the use of leaf blowers from May 1 to September 30 for a period of time not to exceed fourteen days after significant storm events or during other emergency situations circumstances.
Leaf Blower Noise	Gas and Electric leaf blower 85 db(A)	<p>Gas and Electric leaf blowers 85 db(A)</p> <p>Effective January 2023, electric leaf blowers ONLY with maximum permitted intensity of 65 db(A)</p>
Penalties	Owner of the property OR the person performing such violation shall be notified to suspend all work and be subject to a fine of not more than \$250 or imprisonment for a term of not more than 15 days, or both.	The party operating the leaf blower AND the party who employed the person to operate the leaf blower at the time of violation AND the party who owns the property where the violation occurs will be subject to a fine of \$250 for the first offense, a fine not to exceed the sum of \$350 for the second offense and revocation of the Landscaper’s permit for the next 6 (six) months upon the third offense. Any Landscaper found operating without a permit or after the permit has been revoked, or a property owner on the third offense, shall be punished by a fine of up to \$1,500.

CITY OF RYE

LOCAL LAW NO. __ 2021

A local law to add a new Chapter 122 “Landscapers and Leaf Blower Regulations” of the Code of the City of Rye to set forth permit requirements for Landscaping Companies and to regulate the use of gas and electric powered leaf blowers as follows:

Section 1: Chapter 122, Landscapers and Leaf Blower Regulations

§ 122-1 Purpose.

The City Council finds that landscaping activities generate noise, disseminate dust particles and other airborne pollutants into the air and onto other nearby properties and that the use of leaf blowers specifically can increase environmental pollution. In addition, there are numerous landscaping companies providing services to properties in the City and the City Council finds that it is in the City’s interest to ensure that such companies are properly licensed and are aware of the applicable regulations in the City. It is the intent and purpose of this Chapter to preserve and improve air quality, decrease the high and low-frequency noise pollution and decrease carbon and non-carbon emissions and dust particulate. It is the policy of the City to regulate the use of all leaf blowers and minimize and mitigate the harmful impacts of their use.

§ 122-2 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

LANDSCAPER – Any person, corporation, partnership or business entity of any form who tends, plants, installs, maintains, or repairs lawns, or performs general yard maintenance work or leaf collection of any kind on real property which such person or business entity does not own or at which s/he does not reside. A Landscaper shall not include landscape designers or landscape architects.

LEAF BLOWER – a portable, handheld or backpack-style device powered by fuel or electricity and used for the purpose of blowing, moving, removing, dispersing, vacuuming or redistributing leaves, dust, dirt, grass clippings, cuttings, and trimmings from trees and shrubs or any other type of litter or debris.

§ 122-3 Registration required; requirements; fee; exemption

- A. No Landscaper shall operate or provide services within the City of Rye unless the Landscaper is registered annually pursuant to this Chapter.
- B. Registration requirements.
 - 1. All Landscapers shall submit a completed registration form provided by the City Clerk and pay a nonrefundable fee in an amount to be determined by the City Council.
 - 2. The registration form, at a minimum, shall state that the landscaper has read, understands and agrees to comply with the City’s leaf blower regulations and other relevant City laws and policies.

3. In addition, the Landscaper shall submit proof of a valid and current Westchester County Home Improvement License and such other insurance information that the City deems relevant.
- C. When the City Clerk determines that all requirements have been met, s/he shall issue a Landscaper Registration Tag, which must be placed on the rear view mirror of each vehicle the landscaper uses in the City. The Tag is not transferable.
- D. The Landscaper Registration Tag shall be valid from January 1 through December 31 each year, unless revoked.

§ 122-4 Use of Gas Powered Leaf Blowers Prohibited.

Effective January 2023, during the time that leaf blower use is permitted, only electric blowers shall be permitted. Gas powered leaf blowers are prohibited at all times.

§ 122-5 Maximum Sound Pressure [db(A)] and hours of operation of leaf blowers

- A. Effective January 2023, leaf blowers (electric only) shall have a maximum permitted intensity of 65 db(A). Effective immediately, all other lawn equipment, including, but not limited to, outdoor vacuum cleaners shall have a maximum permitted intensity of 85 db(A).
- B. Use of lawn equipment, including, but not limited to, leaf blowers and outdoor vacuum cleaners is permitted only between 8:00 a.m. and 6:00 p.m. weekdays and 10:00 a.m. and 4:00 p.m. on weekends and holiday. The permitted intensity and hours described in this subsection will apply to leaf blowers during months when the use of leaf blowers is permitted.
- C. The use of leaf blowers shall be prohibited between May 1 and September 30 every year.
- D. The head of the Rye Department of Public Works may permit the use of leaf blowers from May 1 to September 30 for a period of time not to exceed fourteen (14) days after significant storm events or during other emergency situations.
- E. Additional rules for any person operating a leaf blower between the dates of October 1 and April 30 are as follows:
 1. No leaf blower shall be operated simultaneously on the same lot with any other type of machine-powered lawn equipment.
 2. Two or more leaf blowers shall not be operated simultaneously except in R-1 Residence Districts as indicted on the City of Rye Zoning Map.

- F. This section shall not apply to the following entities and activities: municipal, schools, religious institutions, membership clubs, golf courses, hospital and retirement communities, cemeteries, and driveway/road paving and sealing activities, except that any leaf blower use shall be minimized to the maximum extent practicable in proximity to residences.
- G. Moving leaves or yard debris to City streets, public property, storm drains or abutting lots is prohibited at all times.

§ 122-6 Enforcement.

The provisions of this chapter shall be enforced by the City of Rye Police Department or the City of Rye Building Department.

§ 122-7 Penalties for offenses.

- A. The following parties shall have committed a violation of this laws if it is not complied with:
 - (1) The party operating the leaf blower; and
 - (2) The party who employed the person to operate the leaf blower at the time of violation; and
 - (3) The party who owns the property where the violation occurs.
- B. Any party violating any of the provisions of this chapter shall be guilty of a violation and, upon conviction thereof, shall be punished by a fine not to exceed the sum of \$250 for the first offense. A second offense shall be punishable by a fine not to exceed the sum of \$350 and a third offense shall result in the revocation of the Landscaper's permit for the next 6 (six) months, or, if you are the property owner, a fine not to exceed the sum of \$1,500. Any Landscaper found operating without a permit or after the permit has been revoked shall be punished by a fine of up to \$1,500.

Section 2. Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law that can be given effect without such invalid part or parts.

Section 3: Effective Date.

This local law will take effect on January 1, 2022.



POLICE DEPARTMENT

City of Rye, New York
21 McCullough Place
Rye, N. Y. 10580
Phone: (914) 967-1234
FAX: (914) 967-8341



Michael A. Kopy
Public Safety

Commissioner

December 8, 2021

To: Greg Usry, City Manager
From: Michael A. Kopy, Public Safety Commissioner
Subject: Leaf Blower Violations

During the month of November 2021, the Police Department responded to or observed 70 possible violations of Section 133-7 of the city code. These responses resulted in 36 summons being issued. No summons were issued for the remaining calls due to a variety of factors including:

- 1) the violators may have been gone prior to the arrival of the patrol, or
- 2) that a violation of the code ceased prior to the arrival of the patrol.

During the month of November 2020, there were 14 calls for potential violations of Section 133-7 with one summons issued.

I expect that enforcement levels will drop significantly during the month of December as the fall leaf clean up season ends.



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: August 10, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Open the public hearing for consideration of an application from DISH Wireless, LLC to modify an existing support structure for the installation of wireless communication equipment to support the 5G connectivity needs of residents, businesses, and first responders.

FOR THE MEETING OF:

August 10, 2022

RECOMMENDATION: That the Council open the public hearing.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

All wireless telecommunications facilities within the City must comply with Chapter 196 "Wireless Telecommunications Facilities" of the City Code and all other applicable law and regulations. All wireless telecommunications facilities (including modifications), or construction, modification or replacement of support structures in connection with the installation of wireless telecommunications facilities must be permitted by a special use permit, special exception permit or eligible facility permit. The Board of Architectural Review has approved the application without modification.



May 19, 2022

VIA EMAIL: building@ryeny.gov

City of Rye, NY
Attn: Building Department
1051 Boston Post Road
Rye, NY 10580

RE: [NJJER01023C / 66 Milton Road, Rye, NY 10580] Eligible Facilities Request

Dear Construction Department:

On behalf of DISH Wireless L.L.C. (“DISH Wireless”), we are submitting an Eligible Facilities Request (“EFR”) to modify an existing support structure pursuant to Section 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 (“Spectrum Act”) and the rules of the Federal Communications Commission (“FCC”). *See* Pub. Law No. 112-96, 126 Stat. 156 (2012); 47 C.F.R. §1.6100.

Specifically, as it moves to deploy a new 5G broadband network, DISH Wireless is proposing to collocate 3 antennas, 6 remote radio units “RRUS,” 3 OVP Devices and 6 hybrid cables on 3 pipe mounts to the existing rooftop telecommunication facility at the centerlines of 92’-6” and 99’-6”” (the “Request”). This project will help support the 5G connectivity needs of residents, businesses, and first responders. DISH Wireless looks forward to working cooperatively with you to advance these important efforts in your community.

This Request is governed by Section 6409(a) of Spectrum Act which, as you may know, provides that state and local governments “may not deny, and shall approve” any EFR to modify an existing wireless tower or base station that does not “substantially change the physical dimensions of such tower or base station.” *See* Spectrum Act § 6409(a)(1), 126 Stat. at 232. Under Section 6409, such modifications include the collocation, removal, or replacement of transmission equipment. *See id.* § 6409(a)(2), 126 Stat. at 232-33. Under the FCC’s rule implementing Section 6409(a), an existing base station is a structure that currently houses or supports an approved antenna, transceiver or other associated equipment “even if the structure was not built for the sole or primary purpose of providing such support.” 47 C.F.R. § 1.6100(b)(1), (b)(5).

Similarly, the list of equipment that will be installed as part of this Request qualifies as “transmission equipment,” which the FCC defines as “[e]quipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable.” *See* 47 C.F.R. § 1.6100(b)(8).

The FCC has determined that a modification is not a substantial change, and therefore is an EFR that shall be approved under the Spectrum Act, as long as it does not fall within any of the following six criteria (47 C.F.R. § 1.6100(b)(7)):

1. For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;
2. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;
4. It entails any excavation or deployment outside the current site;
5. It would defeat the concealment elements of the eligible support structure; or
6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in criteria 1-4 above.

Pursuant to Section 1.6100(c) of the FCC's rules, which provides that jurisdictions may require documentation or information "only to the extent reasonably related to determining whether the request meets the requirements" of the FCC rule, DISH Wireless provides the following information to demonstrate that the proposed Request does not constitute a substantial change under the criteria above because it:

1. *Does not involve an increase in height in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(i).*

Details: Please reference the enclosed Construction Drawings by Tectonic dated 5/4/22.

2. *Does not involve an increase in width in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(ii).*

Details: Please reference the enclosed Construction Drawings by Tectonic dated 5/4/22.

3. *Does not involve installation of new equipment cabinets in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(iii).*

Details: Please reference the enclosed Construction Drawings by Tectonic dated 5/4/22.

4. *Does not involve any excavation or deployment outside the current site.*

Details: Please reference the enclosed Construction Drawings by Tectonic dated 5/4/22.

5. *Would not defeat any concealment elements of the eligible support structure.*

Details: Please reference the enclosed Construction Drawings by Tectonic dated 5/4/22.

6. *Complies with any prior conditions, except for any non-compliance due to exceeding the thresholds in criteria 1-4 above.*

Details: Please reference the enclosed Construction Drawings by Tectonic dated 5/4/22.

Under the FCC's rule, the submission of this request for EFR approval initiates a 60-day shot clock to review and approve the application. *Id.* § 1.6100(c)(2). If that time passes without action, "the request shall be deemed granted." *Id.* § 1.6100(c)(4).

DISH Wireless is committed to working cooperatively with you to process this request in a timely and efficient manner. [We also understand that these are unprecedented times, and welcome the opportunity to answer any questions or concerns you may have to facilitate your review process]. We look forward to developing a long-term collaborative working relationship with you.

Please do not hesitate to contact me if you have any questions or need any other information.

Respectfully submitted,

Martha F. Grady

Martha E. Grady
Site Acquisition Specialist II
Airosmith Development
318 West Ave

Saratoga Springs, NY 12866
Mobile: (518) 209-4418
E-mail: mgrady@asdwireless.com



Building Permit Application

City of Rye, New York Building Department
 1051 Boston Post Road, Rye, New York 10580
Building@ryeny.gov (914) 967-7372

www.ryeny.gov

Permit Type (Check Applicable Box):

One- and Two-Family:		Other:	
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Interior Building*
<input type="checkbox"/>	Addition/Alteration	<input type="checkbox"/>	Modification of Approved Permit/Plans
Multi-Family and Commercial:		<input type="checkbox"/>	Extension of Approved Building Permit*
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Re-roofing**
<input checked="" type="checkbox"/>	Addition/Alteration	Value of Improvement:	
<input type="checkbox"/>	Change of Tenant Occupancy**	\$ 60,000.00	
<input type="checkbox"/>	Temporary Tent**		

* Complete Sections A thru H only, **Complete Sections A, B, C, D, E and H only

A. Property Information:

Street Address: 66 MILTON ROAD, RYE, NY 10580
 Property Area (Acres): 2.7
 Tax Map Designation: Sheet: 146-11 Block: 1 Lot(s): 73
 Zoning District: Select Zoning District:
 Current Use: TELECOMMUNICATION FACILITY
 Proposed Use: TELECOMMUNICATION FACILITY
 Flood Insurance Zone: Select FEMA Flood Zone: Elevation: Select FEMA Flood Elevation:
 Prior Bldg. Permit No. Required for Modifications and Extensions only

B. Architect/Engineer/Applicant Representative:

Name: TECTONIC
 Address: 1279 ROUTE 300
 City: NEW BURG State: NY Zip: 12550
 Phone: 845-341-3634 Email: JQUICKSELL@TECTONICENGINEERING.com

C. Contractor:

Name: PPM TELECOM, LLC West. Co. Lic. #: _____
 Address: 50 COMMERCE DRIVE
 City: ALLENDALE State: NJ Zip: 07401
 Phone: 646-772-0862 Email: GJP@PPMTELECOM.NET

NOTE: Please attach hereto, contractors insurance, (naming the City of Rye as certificate holder and additionally insured) including liability and Form NYS C105 workers compensation (NYS 105) (or a signed New York State compensation waiver).

For Building Department Use Only:

Application Receipt Date:



Building Permit Application

City of Rye, New York Building Department

D. Property Owner/Applicant:

Name*: BLIND BROOK LODGE OWNERS C/O RMR RESIDENTIAL REALTY LLC
Address: 45 KNOLLWOOD ROAD, SUITE 3D
City: ELMSFORD State: NY Zip: 10523
Phone: _____ Email: _____

* If owner or applicant is an LLC, please provide name of principal and contact information.

E. Project Description: (Please describe the proposed project).

DISH WIRELESS, LLC TO COLLOCATE 3 ANTENNAS, 6 RRHS, 3 OVP DEVICES AND 6 CABLES ON 3 PIPE MOUNTS ON THE EXTERIOR WUPOLA WALL AT THE EXISTING TELECOMMUNICATION FACILITY. ALL MATERIALS WILL BE PAINTED | PATTERN TO MATCH BUILDING. PLEASE REFER TO CONSTRUCTION DRAWINGS BY TECTONIC DATED 5/4/22.

F. Regulatory Compliance:

1. Is the project located in a flood zone or floodway?
(If yes, [Chapter 100, Floodplain Management](#), may apply) Yes No
2. Is the project a Protected Structure or within a Preservation District?
(If yes, [Chapter 117, Landmarks Preservation](#), may apply) Yes No
3. Is a fence or wall proposed as part of the application?
(If yes, [Chapter 90, Fences and Walls](#), may apply) Yes No
4. Is the property located within a designated coastal area boundary?
(If yes, [Chapter 73, Coastal Zone Management](#), may apply) Yes No
5. Is the property located within 100 feet of a wetland?
(If yes, [Chapter 195, Wetlands and Watercourses](#), may apply) Yes No
6. Is any land disturbing activity proposed greater than 300 square feet?
(If yes, Please complete an Engineering Review Form as required by [Chapter 174, Stormwater Management](#), of the Rye City Code) Yes No
7. Is any tree removal proposed?
(If yes, [Chapter 187, Trees](#) may apply) Yes No
8. Is any signage proposed?
(If yes, [Chapter 165, Signs](#) may apply) Yes No
9. Would the project change the exterior appearance of the structure?
(If yes, [Chapter 153, Architectural Review](#) applies. Please complete the Board of Architectural Review Application attached hereto.) Yes No



Building Permit Application

City of Rye, New York Building Department

G. Zoning Compliance:

Applicants are responsible for their applications to be compliant with all requirements of [Chapter 197, Zoning](#), of the Rye City Code. To assist the City in assessing compliance, please complete the table below and include on the first page of the plan submission. This table includes many, but not all of the bulk and dimensional requirements of the City Zoning Code. Please visit www.ryeny.gov for entire Code.

Select Zoning District: Zoning District:	Allowed/Required ¹	Existing	Proposed ²
Principal Building(s):			
Lot Area (in square feet)			
Floor Area Ratio³			
First Floor Area	n/a		
Second Floor Area	n/a		
Attic Floor Area	n/a		
Other Area ⁴	n/a		
Total Floor Area			
F.A.R. ⁵			
Yard Setbacks			
Front Yard			
Shortest Side Yard			
Total of Two Side Yards			
Rear Yard			
Lot Width			
Height/Stories			
Number of Stories			
Building Height			
First Floor Elevation ⁶			
Parking			
Number of Spaces			
Closest Side Yard Setback			
Accessory Building(s):			
Floor Area			
Front Yard Setback			
Closest Side Yard Setback			
Rear Yard Setback			
Max. Rear Yard Coverage	0.0%	0.0%	0.0%
Number of Stories			
Building Height			

¹ Carefully review all sections of [Article V of the City Zoning Code](#) AND footnotes included in Tables [A](#), [B](#) and [C](#).
² Provide copies, if any, of all variances issued for the property regardless of whether they are related to the project.
³ Floor area diagram of every floor (and accessory building(s)) is required for all new construction and additions.
⁴ Shall include other floors (if applicable) and all existing and proposed accessory building(s) on the property.
⁵ F.A.R. shall be rounded to not more than three (3) decimal places (e.g. 0.256)
⁶ For single-family residential buildings see Section [197-46.1](#).



Building Permit Application

City of Rye, New York Building Department

H. Affidavit

State of New York
County of Westchester

I, MARTHA GRAY (please print), being duly sworn, depose and say that I am the owner (lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that I (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his knowledge and belief, and that the work will be performed in the manner of set forth in the application and in the plans and specification filed therewith, and in accordance with State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality.

The signature of the applicant also grants consent to having relevant City Staff or City Board or Commission members responsible for of the review or approval of this application(s) to enter the property of the subject application.

Martha Gray
Signature of Applicant

SWORN to before me this 10th day of May, 2022.

Colleen A. Hummel
Notary Public

COLLEEN A. HUMMEL
Notary Public, State of New York
Qualified in Albany County
No. 01HU6061493
Commission Expires July 16, 2023
CAH

Note: For additional information and a complete description of the Department's building permit process and submission requirements please visit the Building Department page of the City's website at www.ryeny.gov/government/building-department.



Board of Architectural Review Application

City of Rye, New York Building Department

1051 Boston Post Road, Rye, New York 10580

Building@ryenv.gov

(914) 967-7372

www.ryenv.gov

A. Address: 66 MILTON ROAD, RYE, NY 10580

B. Architect/Engineer/Applicant Representative:

Name: TECTONIC
Address: 1279 ROUTE 300
City: NEWBURGH State: NY Zip: 12550
Phone: 845-341-3634
Email: JQUICKSELL@TECTONICENGINEERING.COM

C. Property Owner:

Name*: BLIND BROOK LODGE OWNERS
Address: 45 KNOLLWOOD ROAD, SUITE 30
City: ELMSFORD State: NY Zip: 10523
Phone: _____
Email: _____

* If owner is an LLC, please provide name of principal and contact information.

D. Project Description (please specify the following): PLEASE SEE ENCLOSED CONSTRUCTION DRAWINGS

	Material	Color
Exterior Walls:	_____	_____
Roof:	_____	_____
Trim:	_____	_____
Shutters:	_____	_____
Chimney:	_____	_____

The following have been provided:

	Yes	No
Photographs:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plot Plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Board of Architectural Review Application

City of Rye, New York Building Department

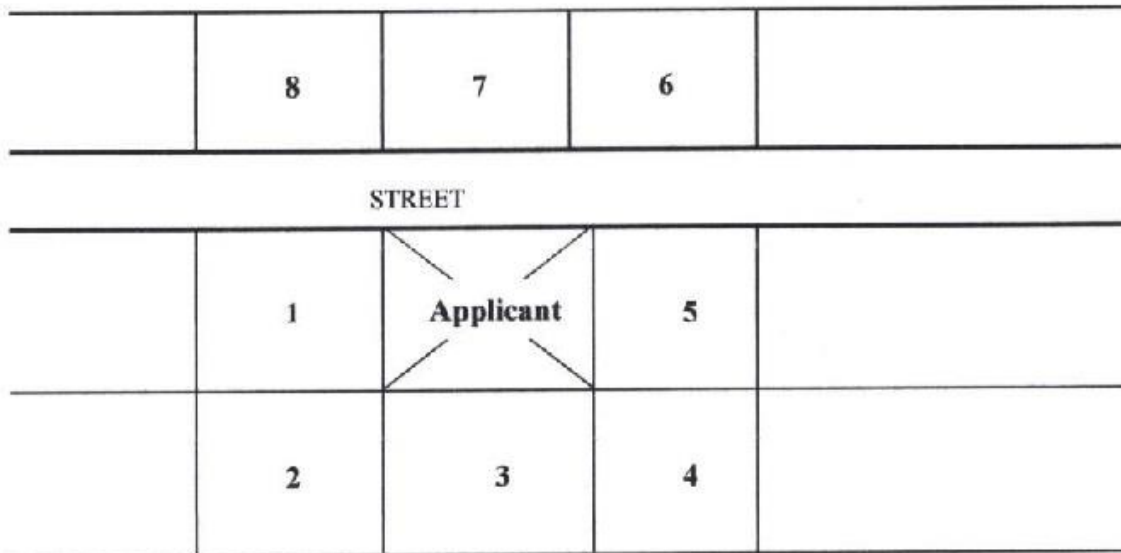
1051 Boston Post Road, Rye, New York 10580

Building@ryeny.gov

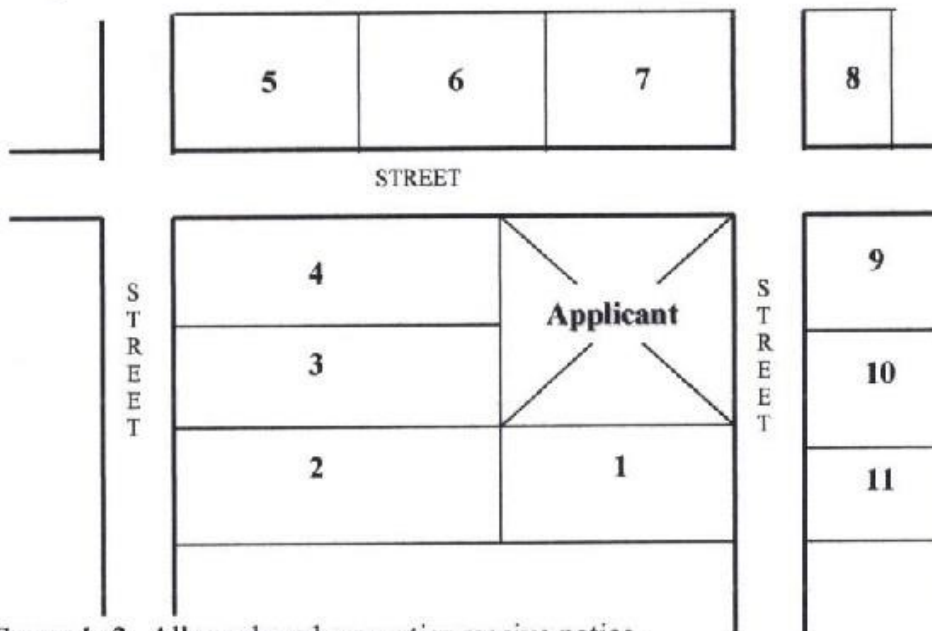
(914) 967-7372

www.ryeny.gov

At least **fourteen (14) days** prior to the Board of Architectural Review meeting date, the applicant must circulate the public notice to all property owners *abutting and located across the street* from the subject property. Notice shall be sent via certified mail (no return receipt). A copy of the certificate of mailing shall be included with the submission of a building permit to the City Building Department. Names and addresses of neighbors can be found by using the “abutters” tab from the mapping section of the City’s website at www.ryeny.gov.



Example 1: All numbered properties receive notice.



Example 2: All numbered properties receive notice.



NOTICE

An application is being made for a building permit to the City of Rye, New York Building Department for the following:

- Addition
- Alteration
- New structure

For a property located at: 66 MILTON ROAD, RYE, NY 10580

(Check only one of the following paragraphs)

This application will be referred to the Board of Architectural Review for aesthetic consideration pursuant to Chapter 53 of the Rye City Code, and will be reviewed by the Board at a future public meeting. To determine when this application will be reviewed, please visit the City of Rye website at www.ryenv.gov and click on *Board of Architectural Review Agenda*.

This application is being submitted for a Building Permit as a "Small Project" pursuant to Section 53-1 (B) of the Rye City Code. "Small Projects" are exempt from review by the Board of Architectural Review unless referred by the Building Inspector upon finding that the project may have a substantial aesthetic impact upon immediate neighboring properties. The Board of Architectural Review has prepared guidelines for such referral of "Small Projects", including the receipt of comments from neighbors regarding aesthetic impact. **If you wish to review and comment on this application, you must contact the Building Department within fourteen (14) days of the date indicated on this form.**

This notice is being submitted to you by

MARTHA GRADY, AGENT FOR DISH
 (please print)

5/10/2022
 Date



DISH WIRELESS SITE ID:

NJJER01023C

DISH WIRELESS SITE ADDRESS:

**66 MILTON ROAD
RYE, NY 10580-3850**

NEW YORK CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2018 IBC
MECHANICAL	2018 IMC
ELECTRICAL	2017 NEC

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ROOF PLAN
A-3	ANTENNA LAYOUT AND SCHEDULE
A-4	BUILDING ELEVATION
A-5	ENLARGED EQUIPMENT PLATFORM PLAN
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
S-1	PLATFORM MODIFICATION
S-2	ANTENNA MOUNT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN
E-2	ELECTRICAL DETAILS AND NOTES
E-3	ELECTRICAL ONE-LINE & PANEL SCHEDULE
G-1	GROUNDING PLAN AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND AND ABBREVIATIONS
GN-2	RF SIGNAGE
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
GN-5	GENERAL NOTES

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- ANTENNA SCOPE OF WORK:**
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
 - INSTALL (3) PROPOSED PIPE MOUNTS (1 PER SECTOR)
 - INSTALL PROPOSED JUMPERS
 - INSTALL (6) PROPOSED RRHs (2 PER SECTOR)
 - INSTALL (3) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) (1 PER SECTOR)
 - INSTALL (3) PROPOSED FIBER CABLES (1 PER SECTOR)
 - INSTALL (3) PROPOSED DC POWER CABLES (1 PER SECTOR)

- EQUIPMENT SCOPE OF WORK:**
- REUSE EXISTING STEEL PLATFORM
 - REPLACE EXISTING PTC CABINET (W/PROPOSED PPC)
 - INSTALL (1) PROPOSED EQUIPMENT CABINET
 - REUSE EXISTING POWER CONDUIT
 - REUSE EXISTING TELCO CONDUIT
 - INSTALL (1) PROPOSED GPS UNIT
 - INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)
 - INSTALL (1) PROPOSED CIENA BOX (IF REQUIRED)
 - INSTALL (1) PROPOSED ELECTRIC METER
 - INSTALL PROPOSED CABLE TRAY SYSTEM

SITE PHOTO



UNDERGROUND SERVICE ALERT - NEW YORK 811
UTILITY NOTIFICATION CENTER OF NEW YORK
(800) 272-4480
WWW.NEWYORK-811.COM



CALL 2 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER: BLIND BROOK LODGE OWNERS INC
ADDRESS: 66 MILTON ROAD RYE, NY 10580-3850

TOWER TYPE: ROOFTOP

TOWER CO SITE ID: N/A

TOWER APP NUMBER: N/A

COUNTY: WESTCHESTER

LATITUDE (NAD 83): 40° 58' 40.8" N
40.978° N

LONGITUDE (NAD 83): 73° 41' 04.92" W
73.6847° W

ZONING JURISDICTION: CITY OF RYE

ZONING DISTRICT: RS

PARCEL NUMBER: 146-11-73

OCCUPANCY GROUP: R-2

POWER COMPANY: CON-EDISON

TELEPHONE COMPANY: LIGHTPATH

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C.
5701 S SANTA FE DR
LITTLETON, CO 80120

SITE DESIGNER: TECTONIC ENGINEERING CONSULTANTS
GEOLOGISTS, SURVEYORS D.P.C.
1279 ROUTE 300
NEWBURGH, NY 10953
(845) 567-6656

SITE ACQUISITION: AIROSMITH DEVELOPMENT, INC.
318 WEST AVENUE
SARATOGA SPRINGS, NY 12866

CONSTRUCTION MANAGER: RAFAL ROSOLOWSKI
RAFAL.ROSLOWSKI@DISH.COM

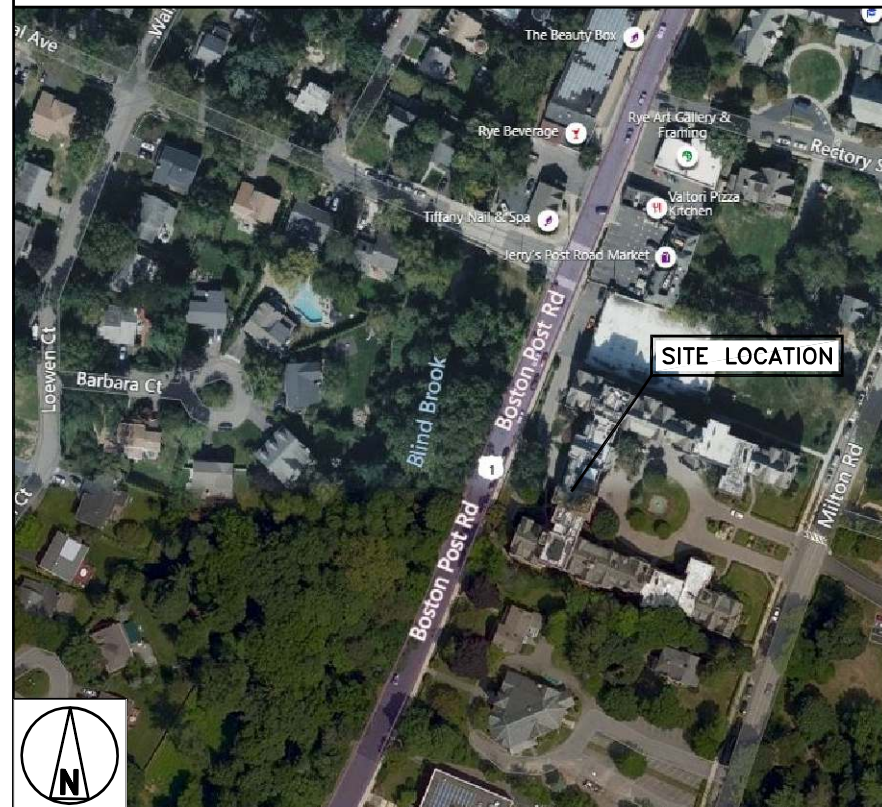
RF ENGINEER: PAWAN MADAHAR
PAWAN.MADAHAR@DISH.COM

DIRECTIONS

DIRECTIONS FROM 3 ADP BOULEVARD, ROSELAND, NJ:

TAKE CHOCTAW WAY AND TURN RIGHT ONTO LIVINGSTON AVE/COUNTY HWY-527, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-280 E. AT EXIT 12 HEAD RIGHT ON THE RAMP FOR ORATON PKY TOWARD PARKWAY, ROAD NAME CHANGES TO GARDEN STATE PKWY N. AT EXITS 14-1 HEAD RIGHT ON RAMP FOR I-87 S/I-287 E TOWARD NEW YORK CITY, KEEP STRAIGHT TO GET ONTO I-287 E. AT EXIT 12, HEAD RIGHT ON RAMP FOR I-85 S TOWARD NEW YORK. AT EXIT 19, HEAD RIGHT ON THE RAMP FOR PLAYLAK PKWY TOWARD HARRISON/RYE, TURN LEFT ONTO MILTON RD.

VICINITY MAP



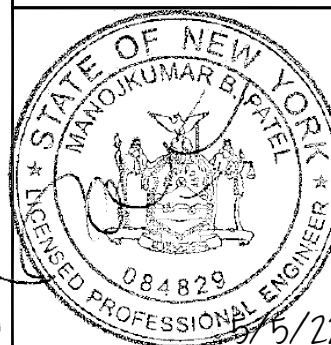
NO SCALE



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DRAWN BY:	CHECKED BY:	APPROVED BY:
NM	JQ	MP

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/04/2022	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
10710.NJJER01023C

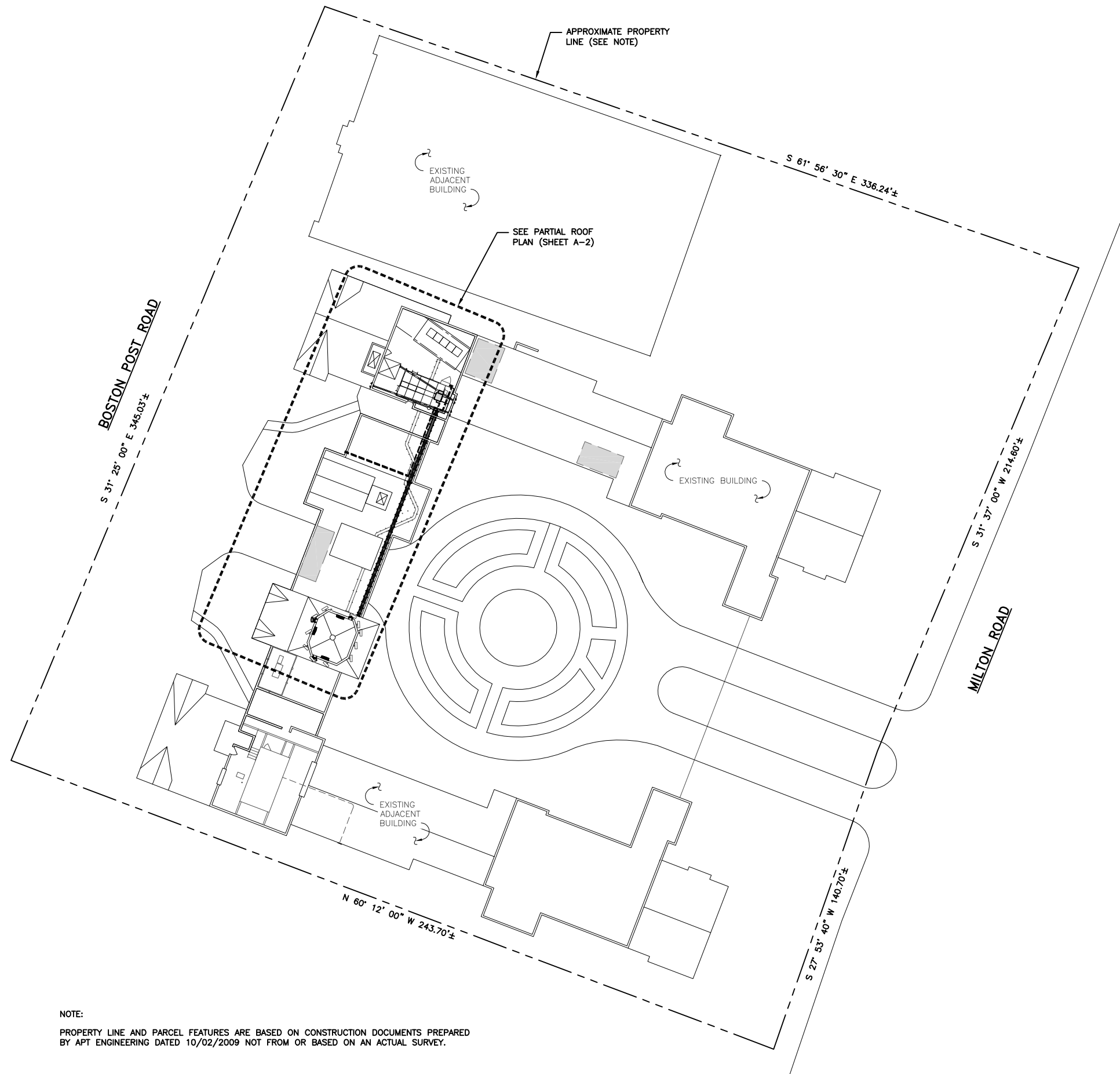
DISH Wireless L.L.C.
PROJECT INFORMATION
NJJER01023C

66 MILTON ROAD
RYE, NY 10580-3850

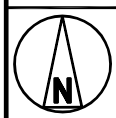
SHEET TITLE
TITLE SHEET

SHEET NUMBER

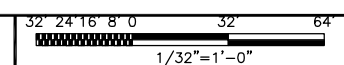
T-1



NOTE:
 PROPERTY LINE AND PARCEL FEATURES ARE BASED ON CONSTRUCTION DOCUMENTS PREPARED BY APT ENGINEERING DATED 10/02/2009 NOT FROM OR BASED ON AN ACTUAL SURVEY.



OVERALL SITE PLAN



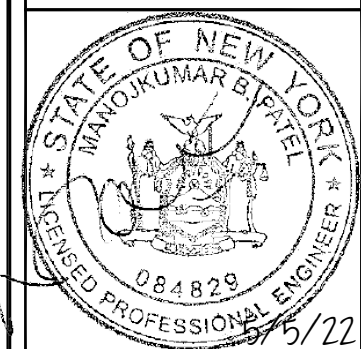
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dish
 wireless.

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RFDS REV #: 1

CONSTRUCTION DOCUMENTS

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 10710.NJJER01023C

DISH Wireless L.L.C.
 PROJECT INFORMATION
 NJJER01023C

66 MILTON ROAD
 RYE, NY 10580-3850

SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER

A-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. REFER TO THE STRUCTURAL ANALYSIS REPORT BY TECTONIC ENGINEERING DATED 12/21/21.

ANTENNA AZIMUTHS	
ALPHA	50°
BETA	180°
GAMMA	290°



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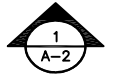
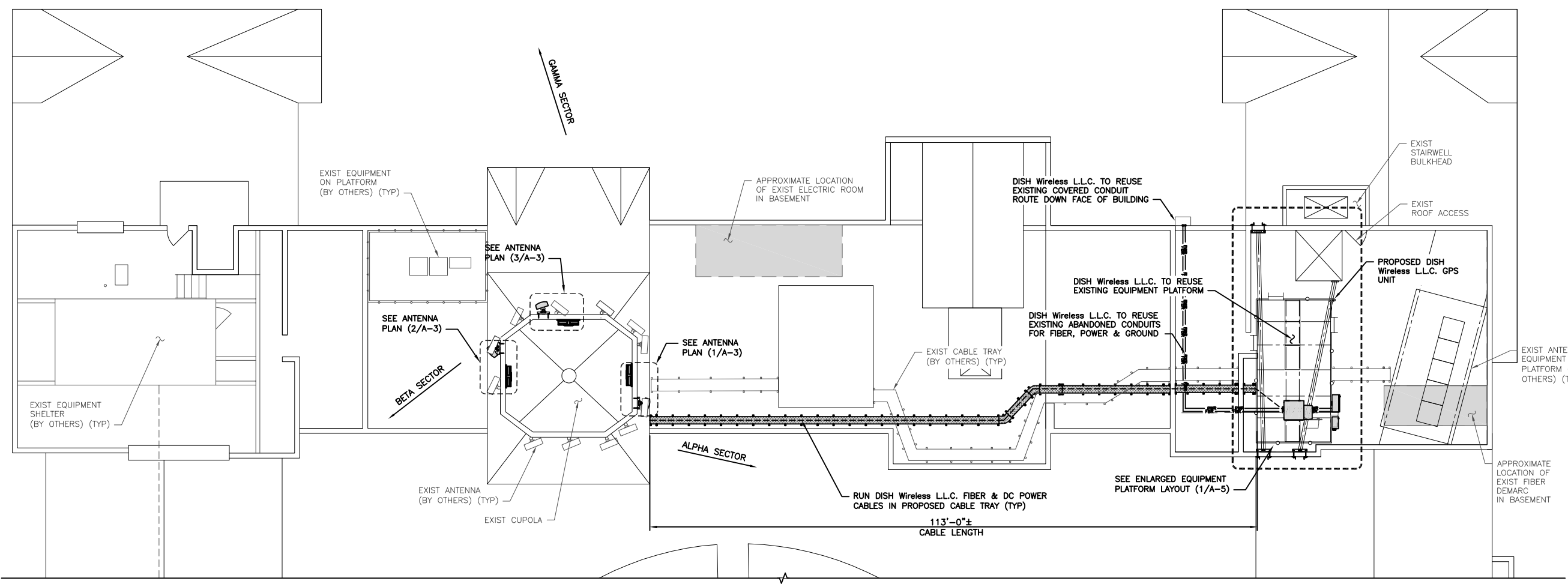
A&E PROJECT NUMBER
10710.NJJER01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJJER01023C
66 MILTON ROAD
RYE, NY 10580-3850

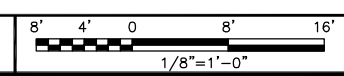
SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-2

BOSTON POST ROAD

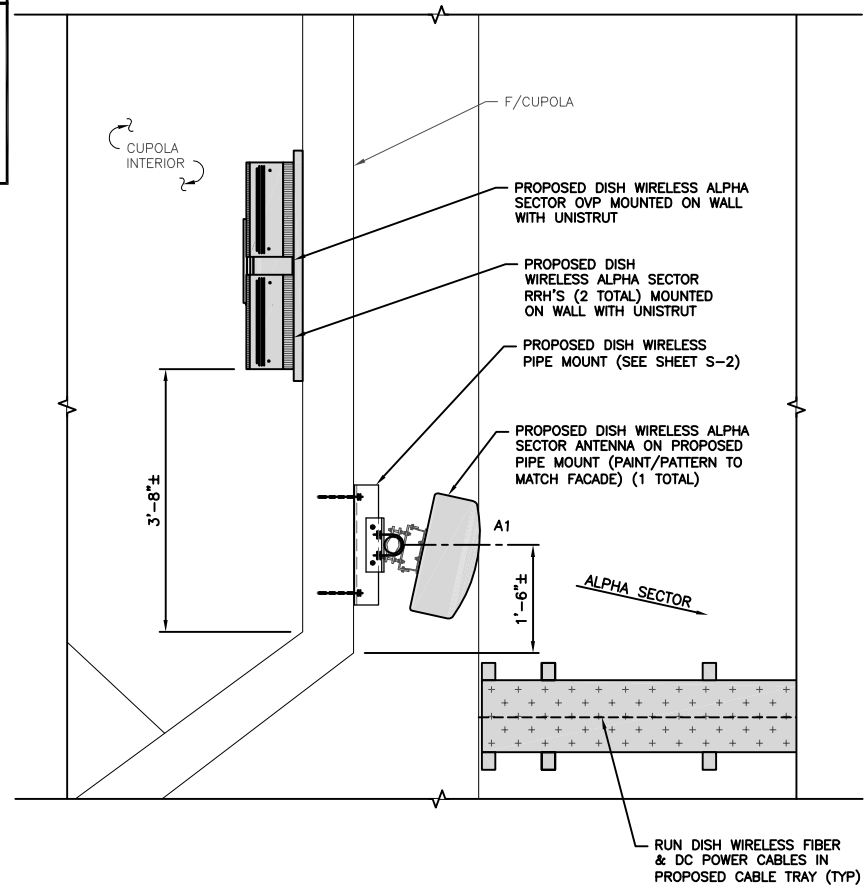


ROOF PLAN

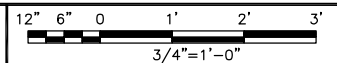


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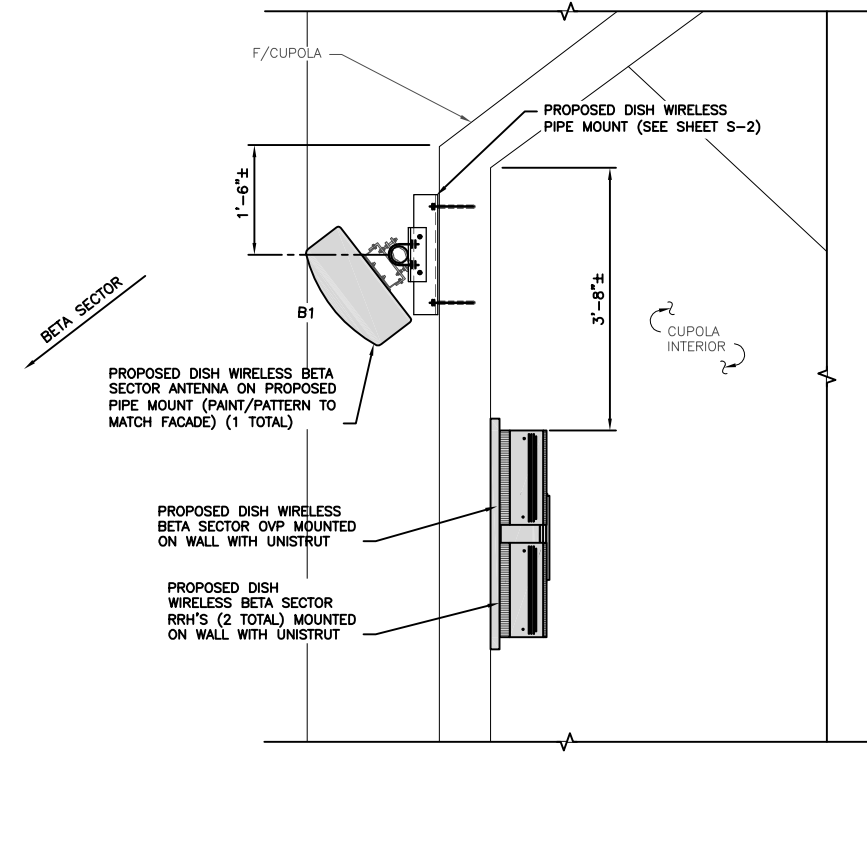
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3. REFER TO THE STRUCTURAL ANALYSIS REPORT BY TECTONIC ENGINEERING DATED 12/21/22.



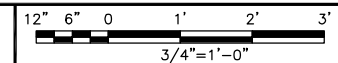
PROPOSED ALPHA SECTOR



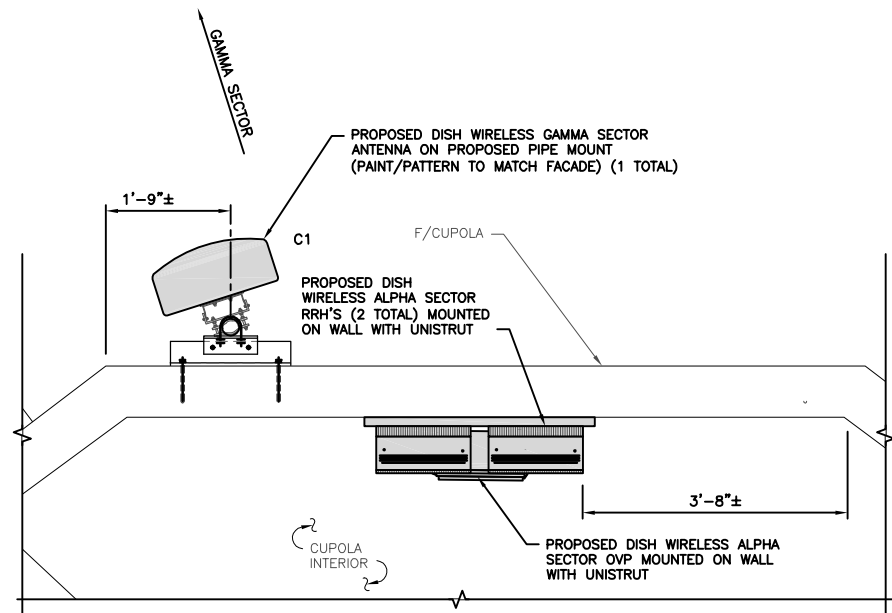
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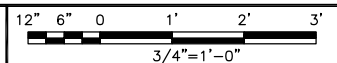
PROPOSED BETA SECTOR



2



PROPOSED GAMMA SECTOR



3

SECTOR POS.	ANTENNA					TRANSMISSION CABLE FEED LINE TYPE AND LENGTH	RRH			OVP MANUFACTURER MODEL
	EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECH	AZIMUTH	RAD CENTER		MANUFACTURER - MODEL NUMBER	TECH	POS.	
A1	PROPOSED	JMA - MX08FR0465-20-VIP	5G	50°	92'-6"	(1) FIBER & DC POWER CABLE (130' LONG)	FUJITSU - TA08025-B604	5G	A1	RAYCAP RDIDC-3045-PF-48
							FUJITSU - TA08025-B605	5G	A1	
B1	PROPOSED	JMA - MX08FR0465-20-VIP	5G	180°	92'-6"	(1) FIBER & DC POWER CABLE (170' LONG)	FUJITSU - TA08025-B604	5G	B1	RAYCAP RDIDC-3045-PF-48
							FUJITSU - TA08025-B605	5G	B1	
C1	PROPOSED	JMA - MX08FR0465-20-VIP	5G	290°	99'-6"	(1) FIBER & DC POWER CABLE (150' LONG)	FUJITSU - TA08025-B604	5G	C1	RAYCAP RDIDC-3045-PF-48
							FUJITSU - TA08025-B605	5G	C1	

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
3. AZIMUTHS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED WITH THE LATEST RFDS PRIOR TO THE START OF CONSTRUCTION.

ANTENNA SCHEDULE

NO SCALE

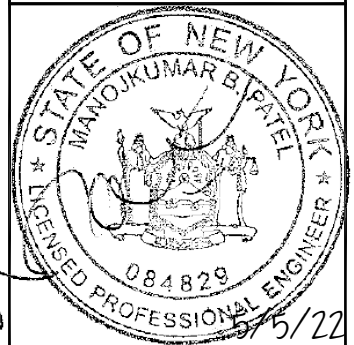
4



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DRAWN BY: CHECKED BY: APPROVED BY:
NM JQ MP

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/04/2022	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
10710.NJER01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJER01023C

66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
ANTENNA LAYOUT
AND SCHEDULE

SHEET NUMBER

A-3

NOTES

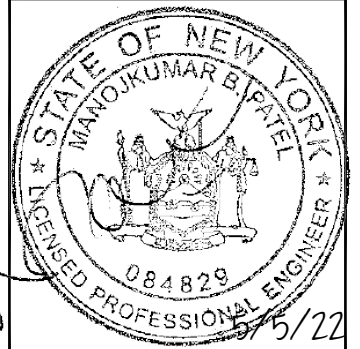
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
3. REFER TO STRUCTURAL ANALYSIS REPORT BY TECTONIC ENGINEERING DATED 12/21/22.



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10710.NJJERO1023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJJERO1023C

66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
BUILDING ELEVATION

SHEET NUMBER

A-4

EXIST BUILDING
TOP EL 123'-0"± AGL

PROPOSED DISH WIRELESS (TOTAL OF 6)
RRH & (TOTAL OF 3) OVP UNIT
MOUNTED INSIDE CUPOLA

PROPOSED DISH WIRELESS ANTENNAS ON PROPOSED
ANTENNA MOUNT (PAINT/PATTERN TO MATCH BUILDING)
(TYP OF 1 PER SECTOR, TOTAL OF 3)

PROPOSED DISH WIRELESS GAMMA SECTOR ANTENNA (TYP OF 1, PER SECTOR)
RAD CENTER ● 99'-6"± AGL

PROPOSED DISH WIRELESS ALPHA & BETA SECTOR ANTENNAS (TYP OF 1, TOTAL OF 2)
RAD CENTER ● 92'-6"± AGL

EXIST ANTENNAS
(BY OTHERS) (TYP)

EXIST BUILDING

PROPOSED DISH WIRELESS
EQUIPMENT CABINET MOUNTED ON
EXISTING EQUIPMENT PLATFORM

PROPOSED DISH
WIRELESS GPS UNIT

DISH WIRELESS
TO REPLACE EXISTING PPC
W/PROPOSED 200A PPC

PROPOSED EXISTING
PLATFORM REINFORCEMENT
(SEE SHEET S-1)

EXISTING ROOF
LINE (BEYOND)

EXISTING WINDOW (TYP)

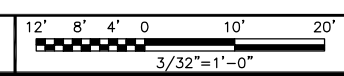
T/EXIST GRADE

APPROXIMATE LOCATION
OF EXISTING ELECTRIC
IN BASEMENT

APPROXIMATE LOCATION OF
EXISTING FIBER DEMARC

EXIST PARAPET
EL 69'-5"± AGL
EXIST ROOF
EL 66'-7"± AGL

BUILDING ELEVATION



dish
wireless.

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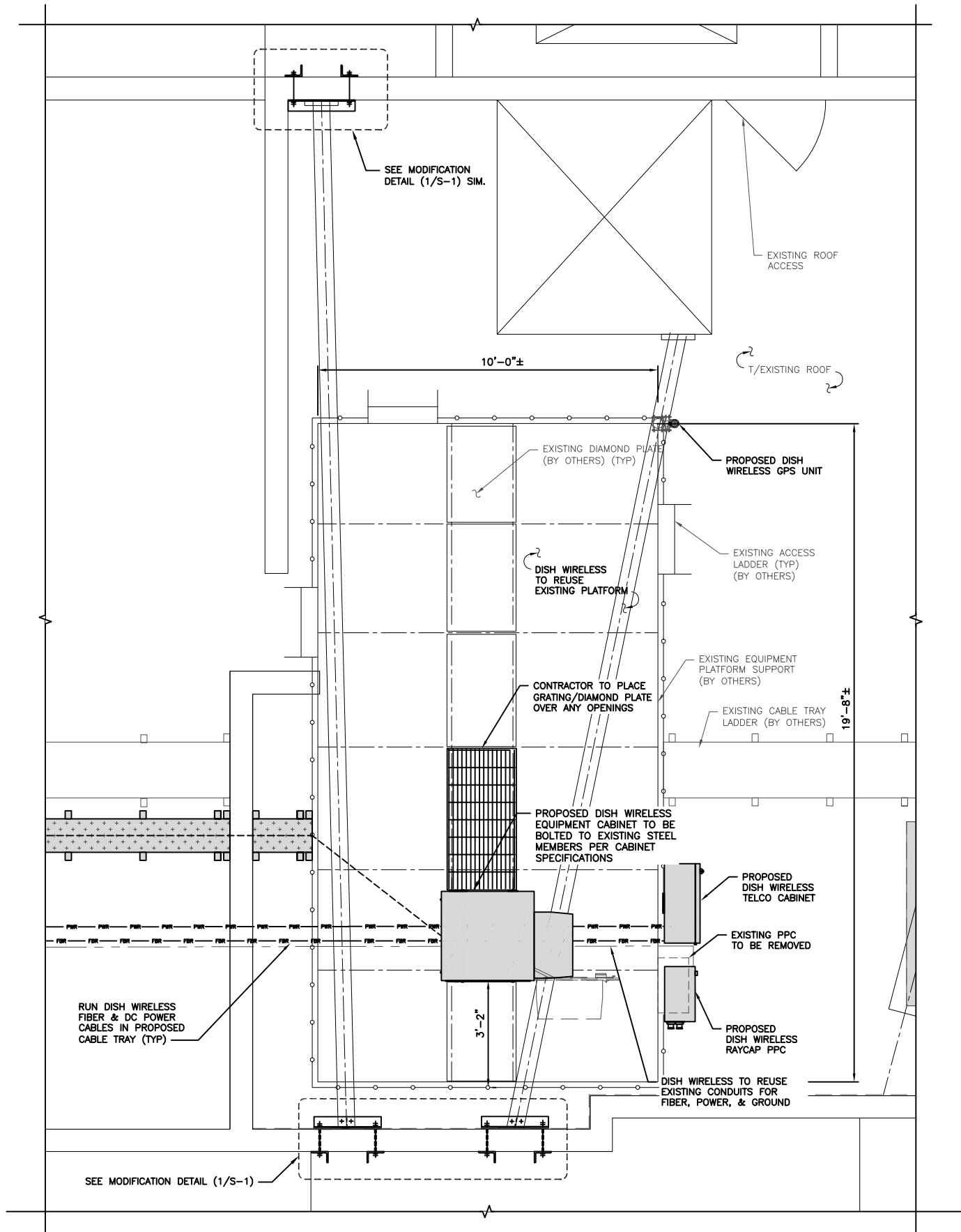
A&E PROJECT NUMBER
10710.NJJER01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJJER01023C

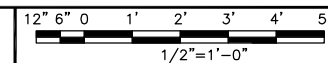
66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
ENLARGED EQUIPMENT
PLATFORM PLAN

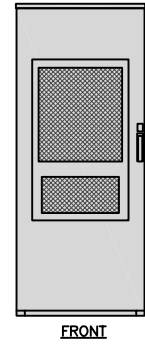
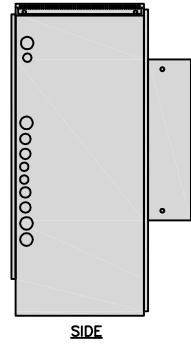
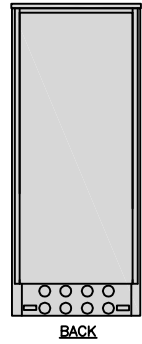
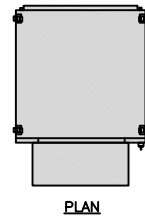
SHEET NUMBER
A-5



ENLARGED EQUIPMENT PLATFORM PLAN



ENERSYS HEX 200005996	
DIMENSIONS (HxWxD)	73"x30"x32"
POWER SYSTEM	-48V ALPHA/600A
HEATER	800W
TOTAL WEIGHT (EMPTY)	376 lbs

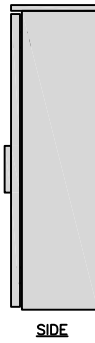
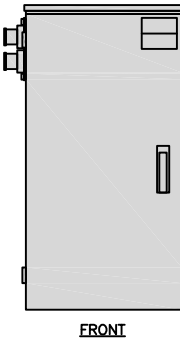
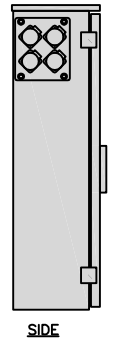
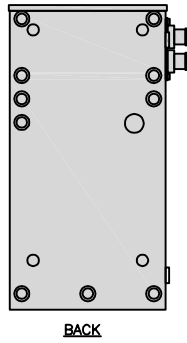
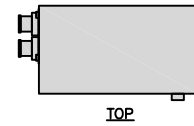


CABINET DETAIL

NO SCALE

1

RAYCAP PPC RDIAC-2465-P-240-MTS	
ENCLOSURE DIMENSIONS (HxWxD)	39"x22.855"x12.593
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G

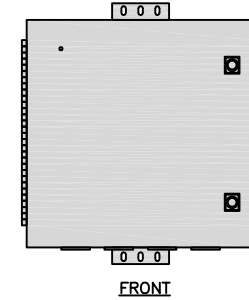
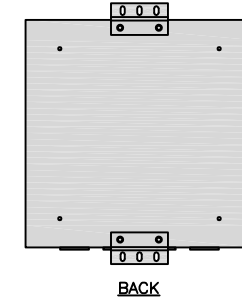
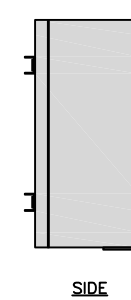
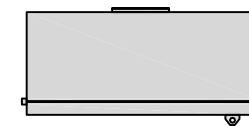


POWER PROTECTION CABINET (PPC) DETAIL

NO SCALE

2

CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE	
ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4

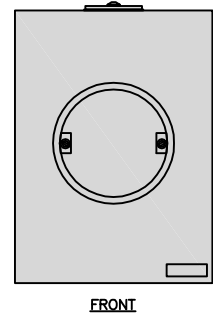
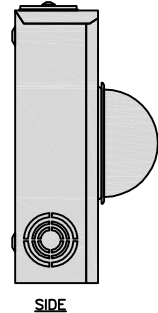
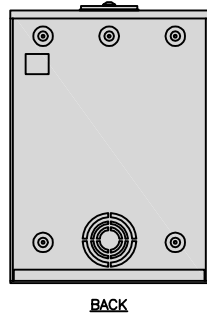
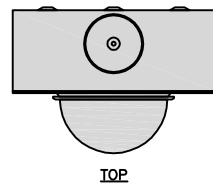


FIBER TELCO ENCLOSURE DETAIL

NO SCALE

3

EATON METER SOCKET UNRRS213BEUSE	
DIMENSIONS (HxWxD)	16"x12"x6"
TYPE	RING
AMPERAGE RATING	200 CONT. AMP
WEIGHT	18 lbs

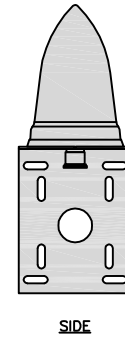
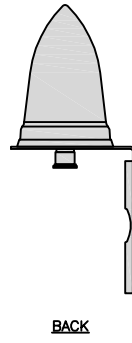
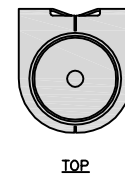


METER BANK DETAIL

NO SCALE

4

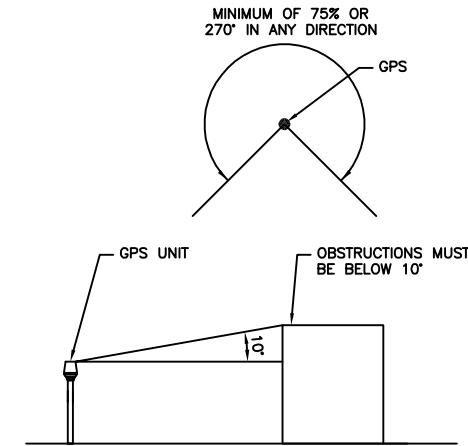
PCTEL GPSGL-TMG-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz



GPS DETAIL

NO SCALE

5

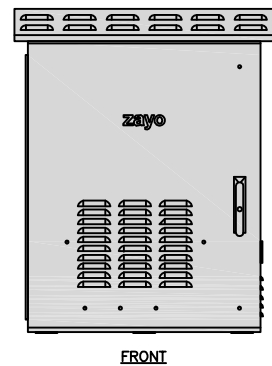
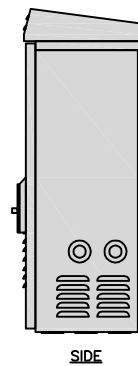
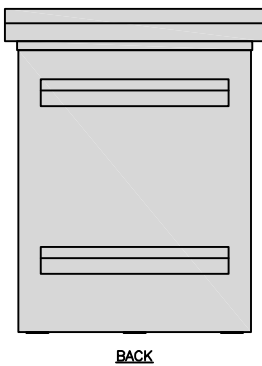
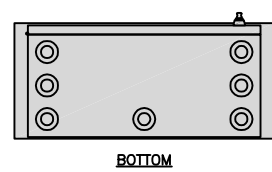


GPS MINIMUM SKY VIEW REQUIREMENTS

NO SCALE

6

ZAYO 5RU (LEFT SWING DOOR) FIBER NID ENCLOSURE	
DIMENSIONS (HxWxD)	36.1"x29"x12.9"
WEIGHT	85 lbs



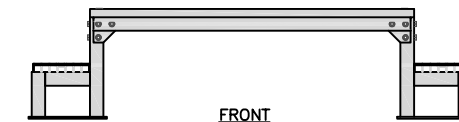
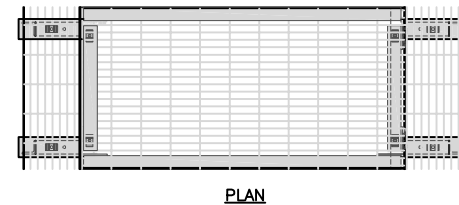
FIBER NID ENCLOSURE DETAIL

NO SCALE

7

SITEPRO1 STEP 48 ROOFTOP STEEL STEP OVER	
DIMENSIONS (HxWxL)	13.2"x41.5"x70.5"
WEIGHT/ VOLUME	146.387 LBS

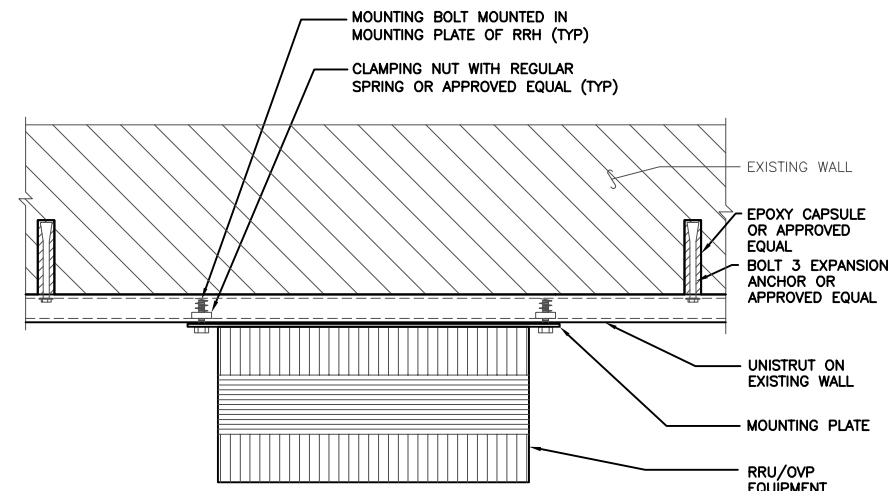
NOTE: NON-PENETRATING



ROOFTOP STEEL STEP OVER DETAIL

NO SCALE

8



RRH/OVP UNISTRUT WALL MOUNT DETAIL

NO SCALE

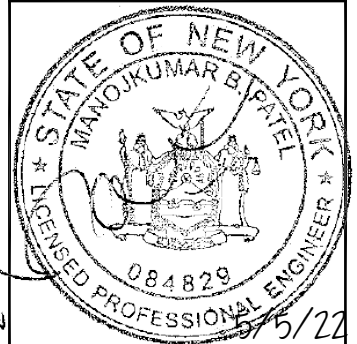
9



5701 S SANTA FE DR
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Project Contact Info
1279 Route 300 Phone: (845) 567-6656
(800) 829-6531
Newburgh, NY 12550 www.tectonicengineering.com



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CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/04/2022	ISSUED FOR CONSTRUCTION

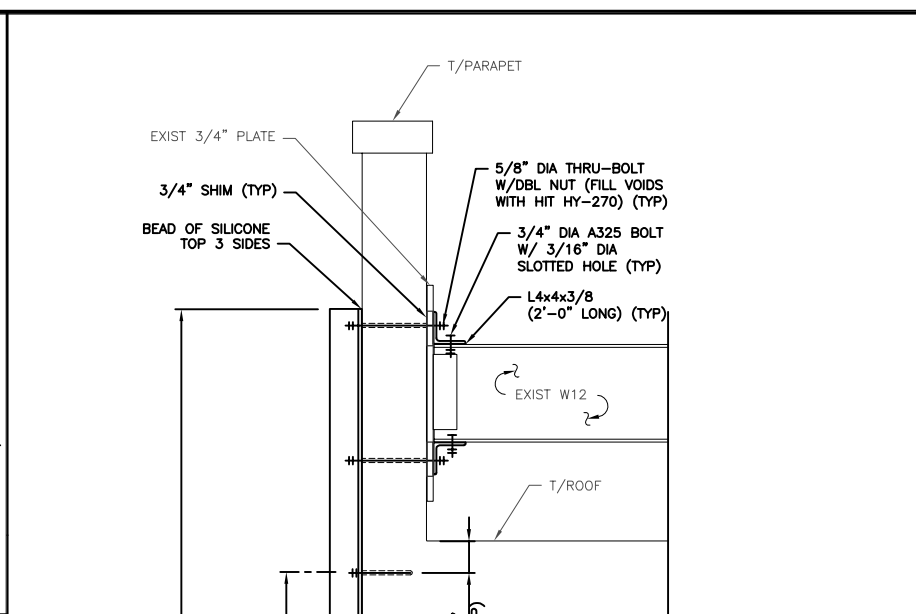
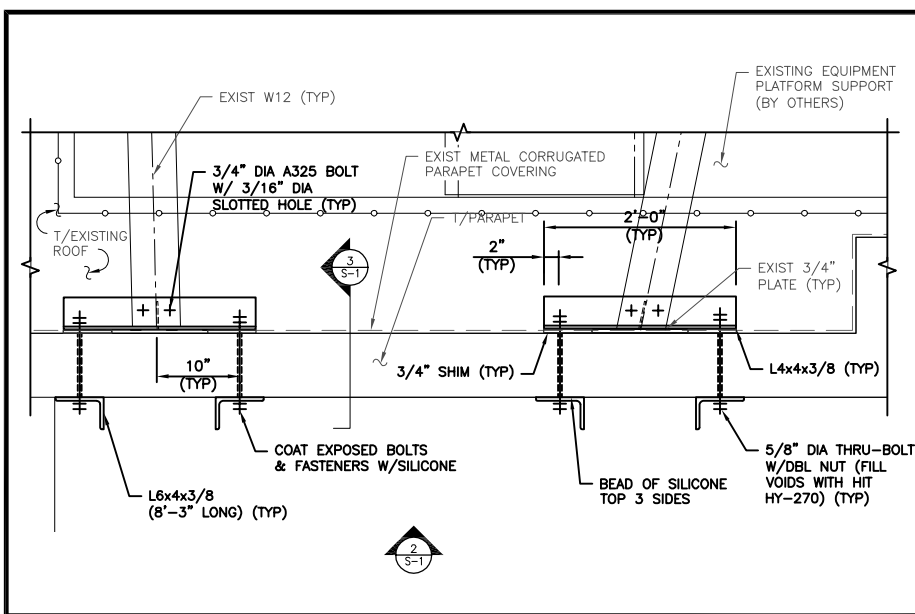
A&E PROJECT NUMBER
10710.NJER01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJER01023C

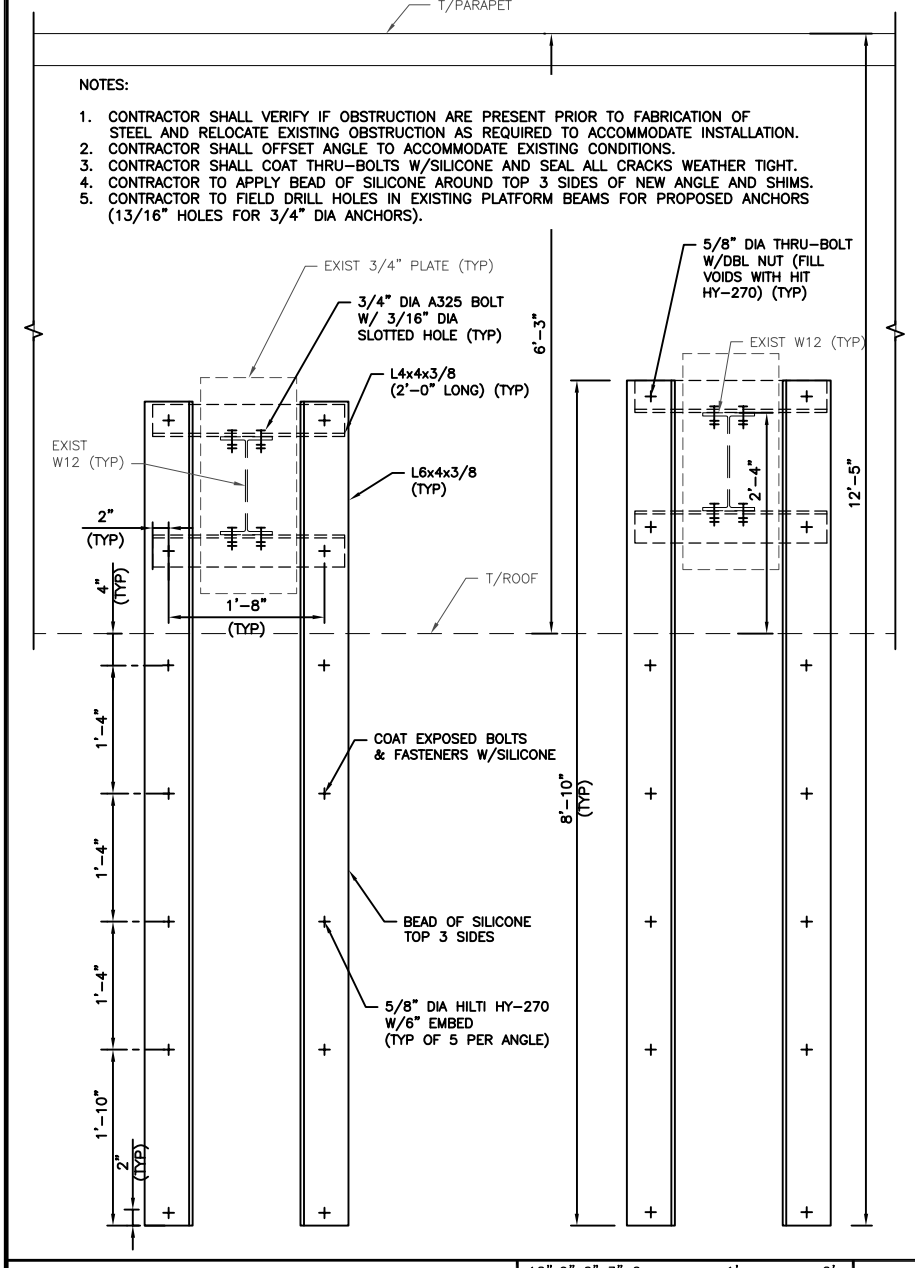
66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
EQUIPMENT DETAILS

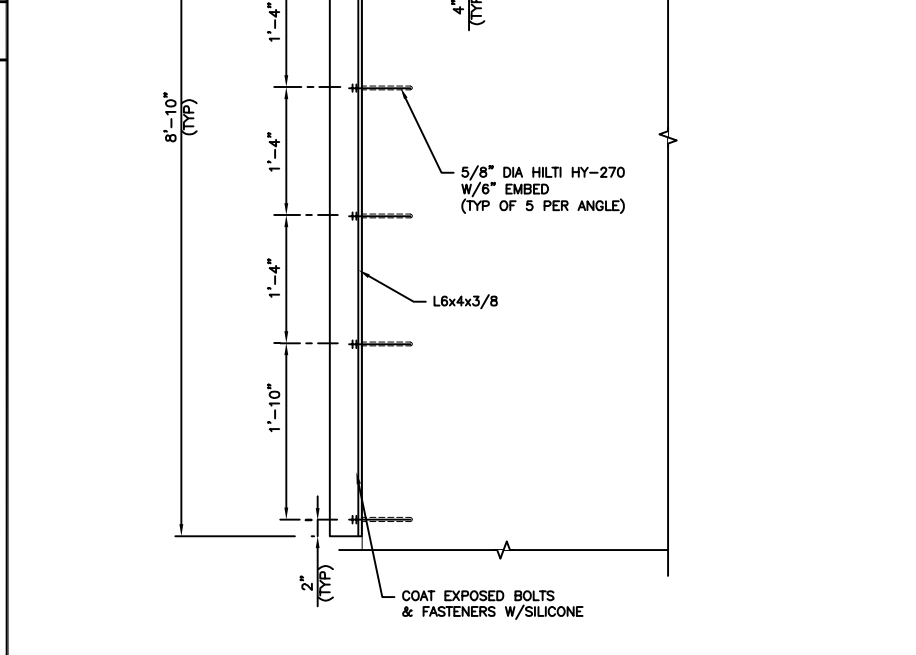
SHEET NUMBER
A-6



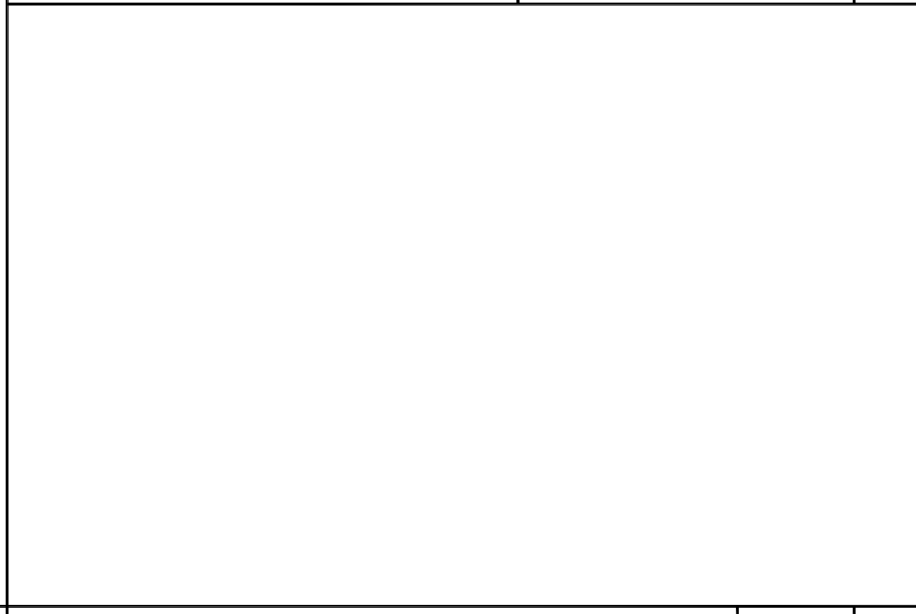
CONNECTION MODIFICATION DETAIL 12" 9" 6" 3" 0 1' 2' 1"=1'-0" 1



CONNECTION MODIFICATION ELEVATION 12" 9" 6" 3" 0 1' 2' 1"=1'-0" 2



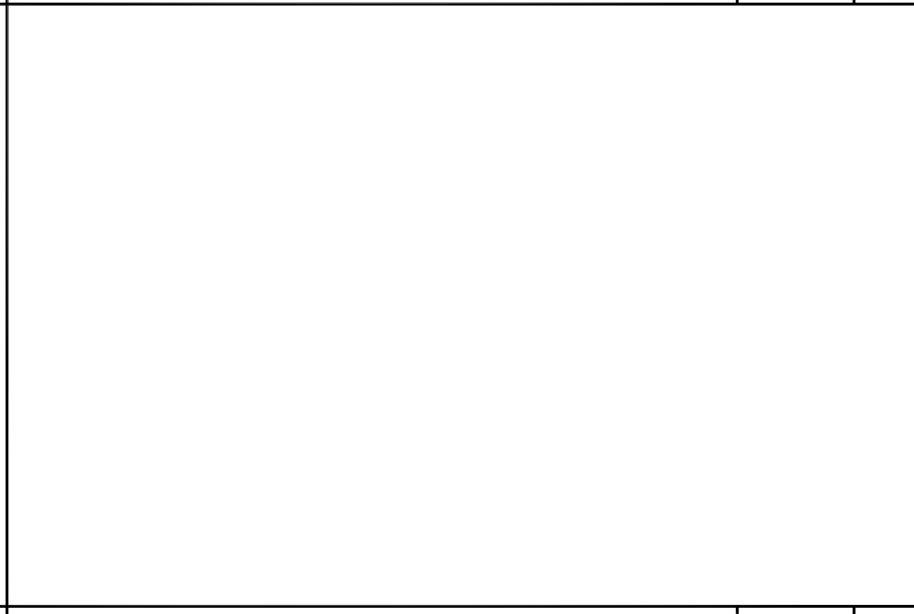
CONNECTION MODIFICATION SECTION 12" 9" 6" 3" 0 1' 2' 1"=1'-0" 3



NOT USED NO SCALE 5



NOT USED NO SCALE 4



NOT USED NO SCALE 6

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RYE, NY 10580-3850

SHEET TITLE
PLATFORM MODIFICATION

SHEET NUMBER
S-1



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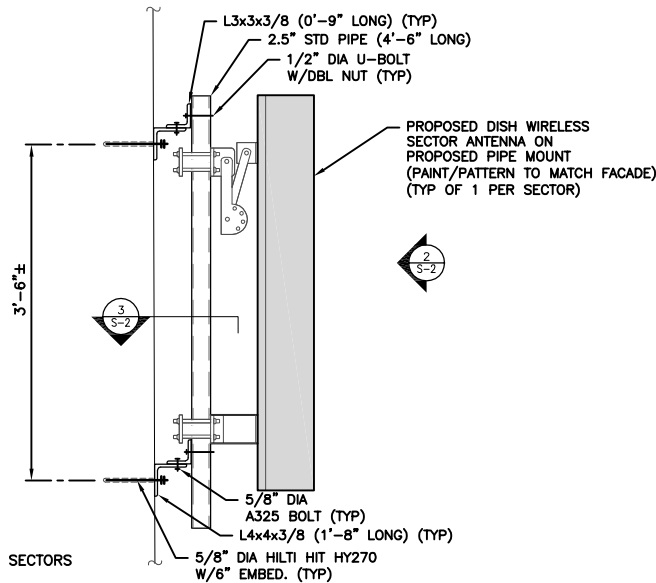
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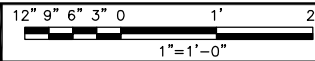
SHEET TITLE
ANTENNA MOUNT DETAILS

SHEET NUMBER

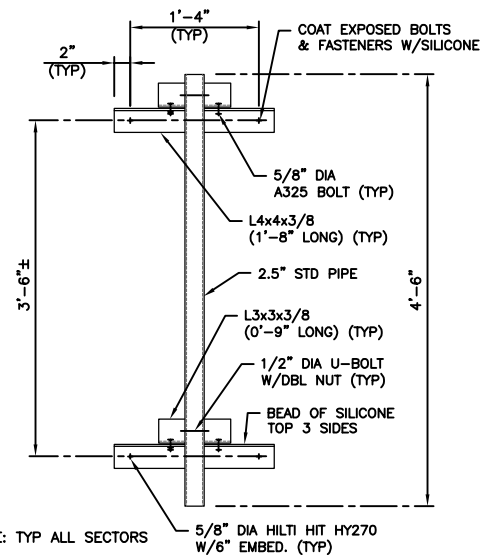
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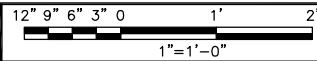
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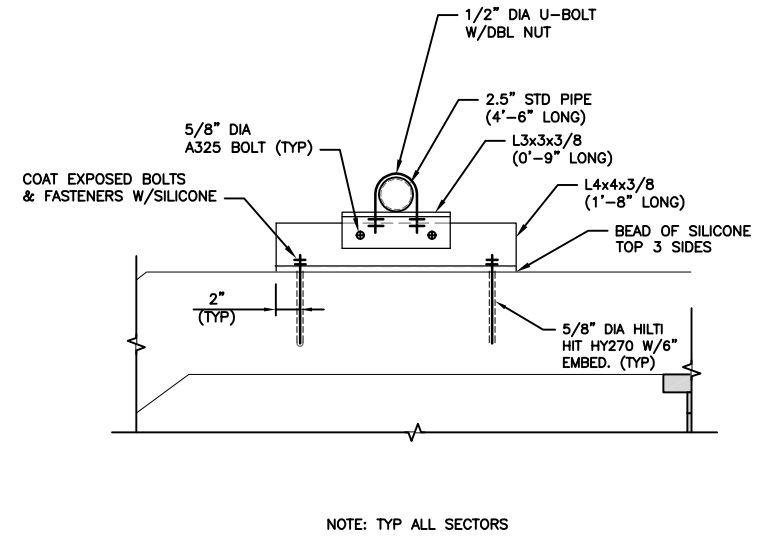
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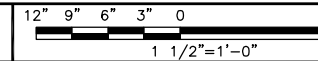
ANTENNA MOUNTING DETAIL



2



ANTENNA MOUNTING SECTION



3

NOT USED

NO SCALE

4

NOT USED

NO SCALE

5

NOT USED

NO SCALE

6

NOT USED

NO SCALE

7

NOT USED

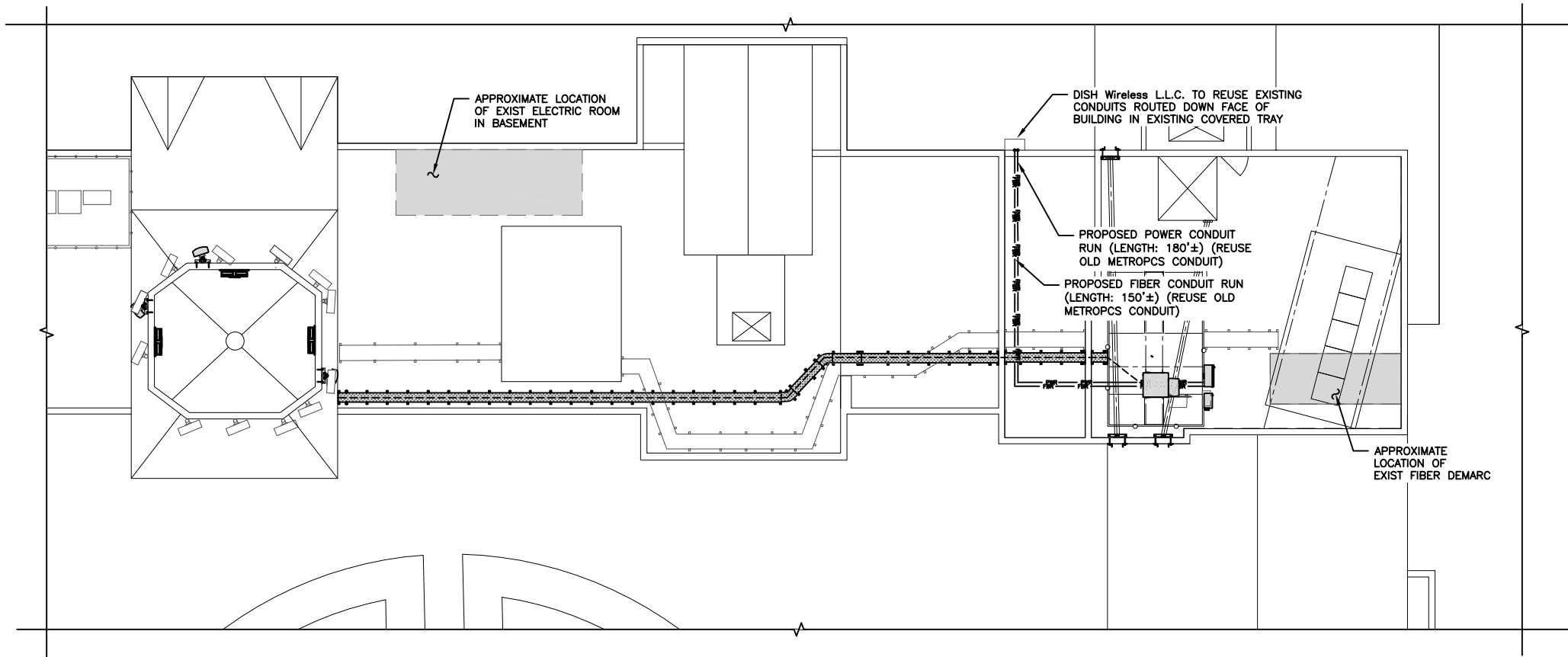
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8

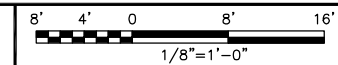
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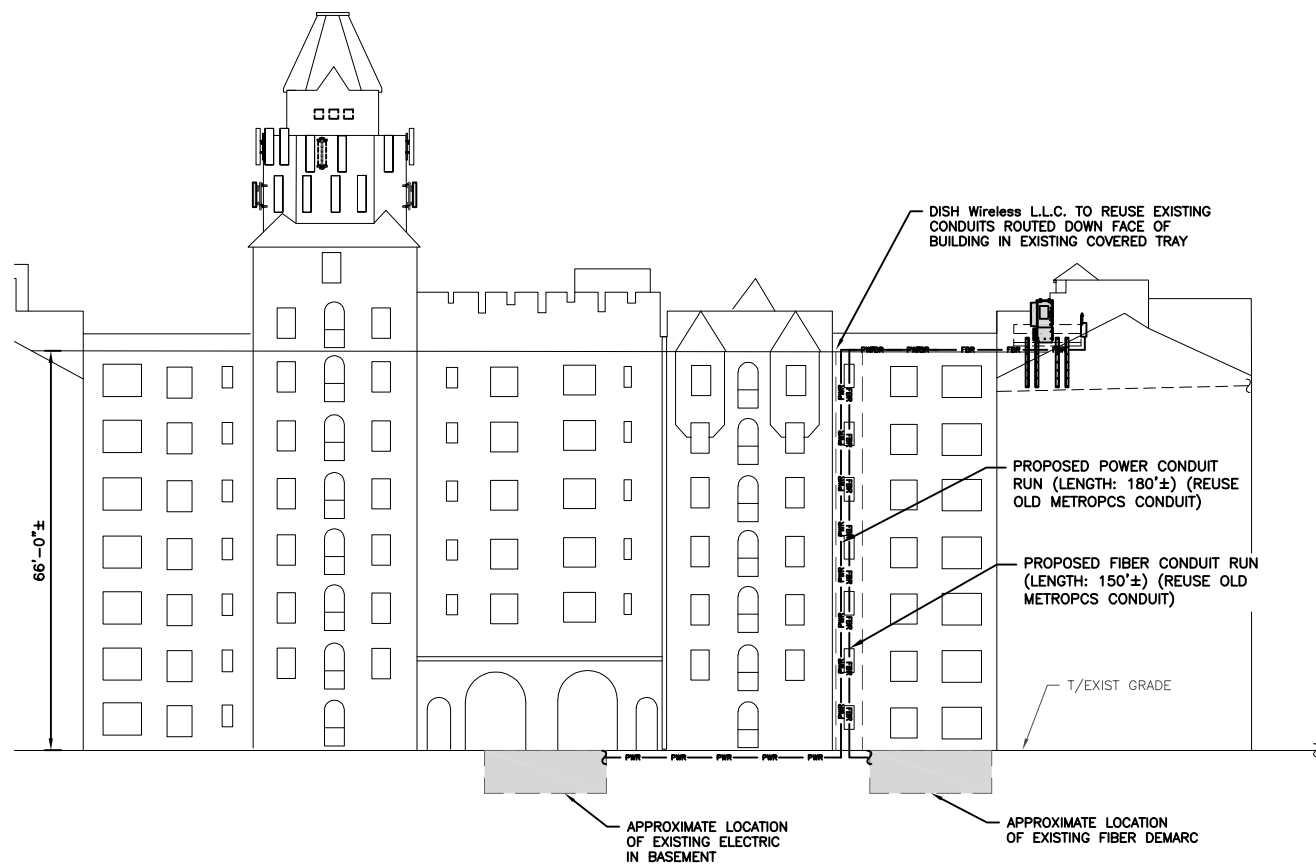
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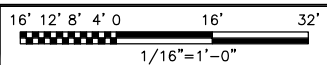
UTILITY ROUTE PLAN - ROOF



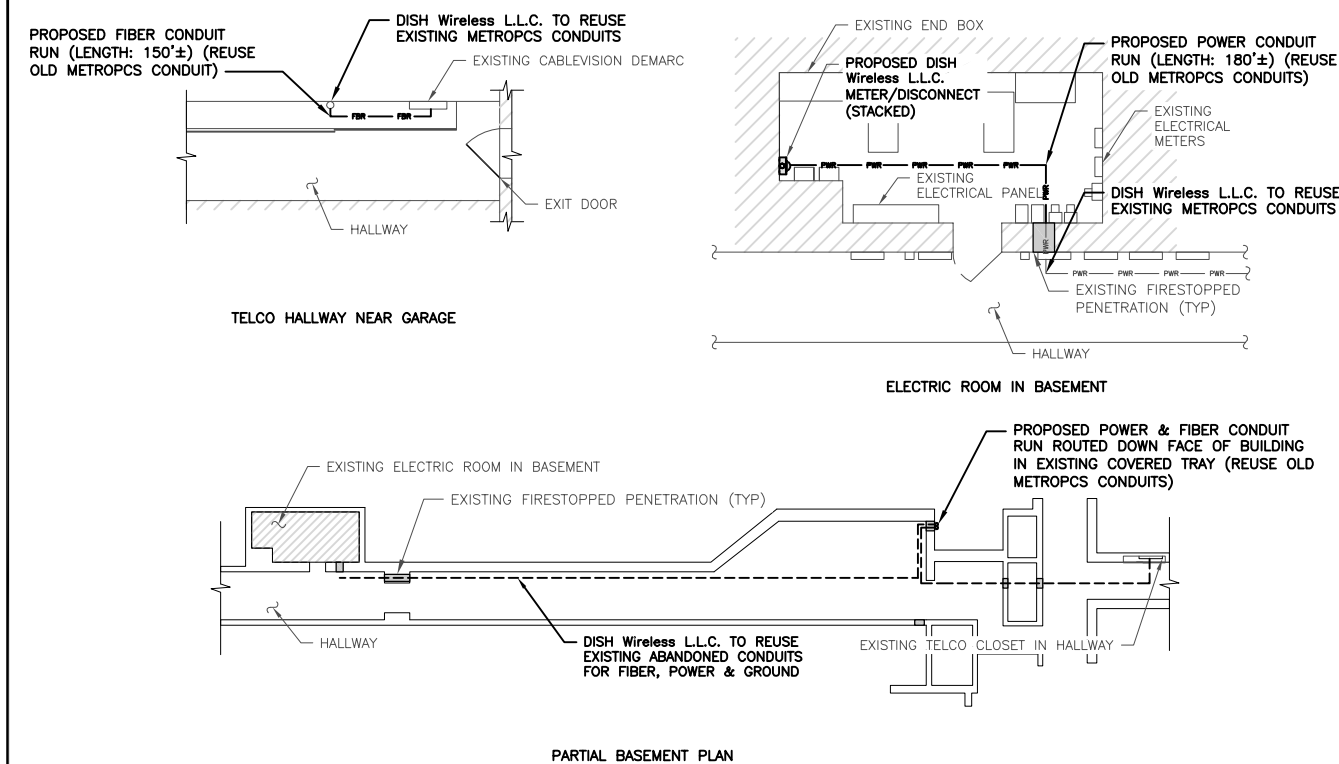
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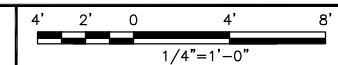
UTILITY ROUTE ELEVATION



2



FIBER/ELECTRICAL PLANS



3

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DISH Wireless L.L.C.
PROJECT INFORMATION
NJJER01023C

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RYE, NY 10580-3850

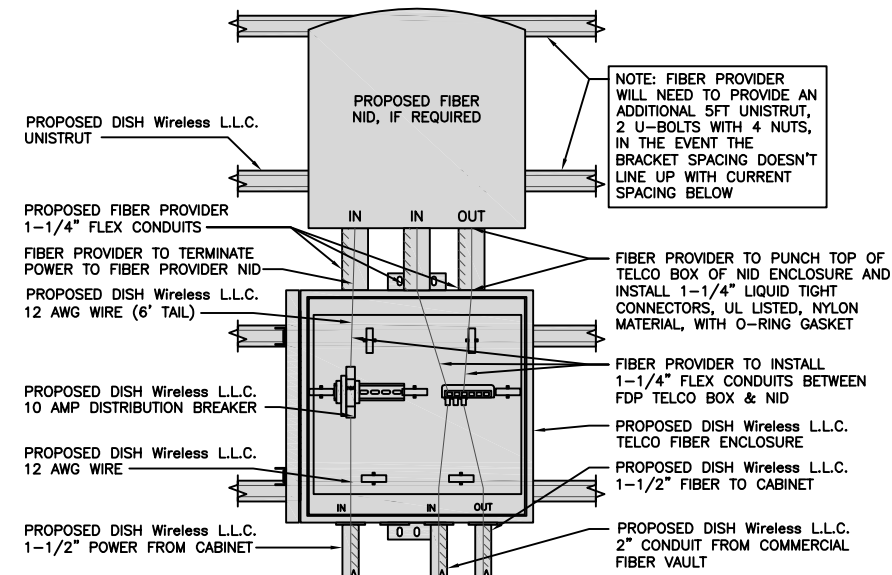
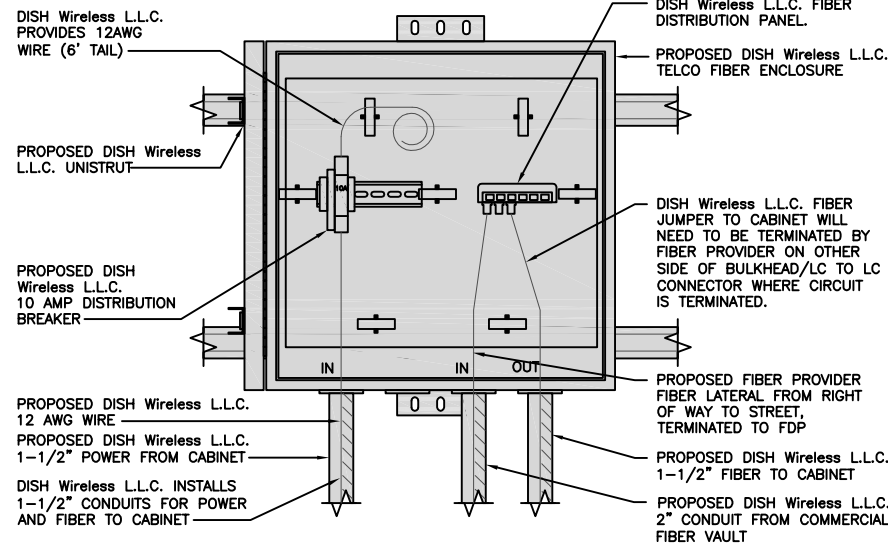
SHEET TITLE
ELECTRICAL/FIBER
ROUTE PLAN

SHEET NUMBER

E-1

DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.

- CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
- LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
- CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
- CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
- CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES.
- INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
- INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
- ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
- PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.



ELECTRICAL NOTES

NO SCALE 1

DARK TELCO BOX - INTERIOR WIRING LAYOUT

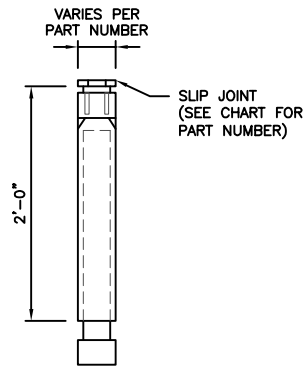
NO SCALE 2

LIT TELCO BOX - INTERIOR WIRING LAYOUT (OPTIONAL)

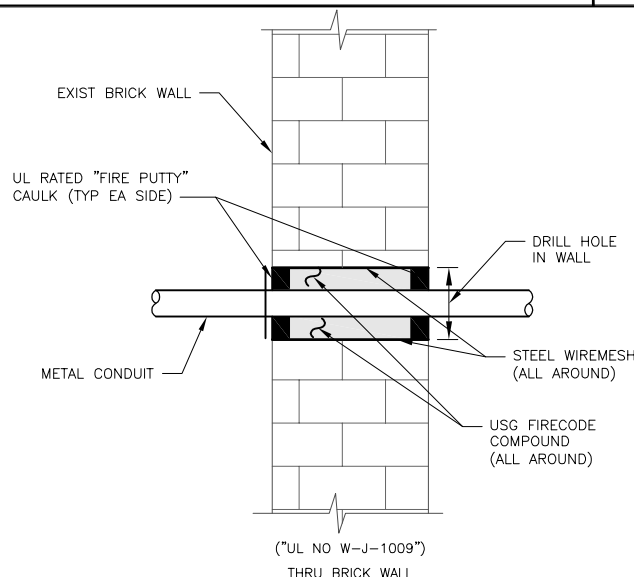
NO SCALE 3

CARLON EXPANSION FITTINGS

COUPLING END PART#	MALE TERMINAL ADAPTER END PART#	SIZE	STD CTN QTY.	TRAVEL LENGTH
E945D	E945DX	1/2"	20	4"
E945E	E945EX	3/4"	15	4"
E945F	E945FX	1"	10	4"
E945G	E945GX	1 1/4"	5	4"
E945H	E945HX	1 1/2"	5	4"
E945J	E945JX	2"	15	8"
E945K	E945KX	2 1/2"	10	8"
E945L	E945LX	3"	10	8"
E945M	E945MX	3 1/2"	5	8"
E945N	E945NX	4"	5	8"
E945P	E945PX	5"	1	8"
E945R	E945RX	6"	1	8"

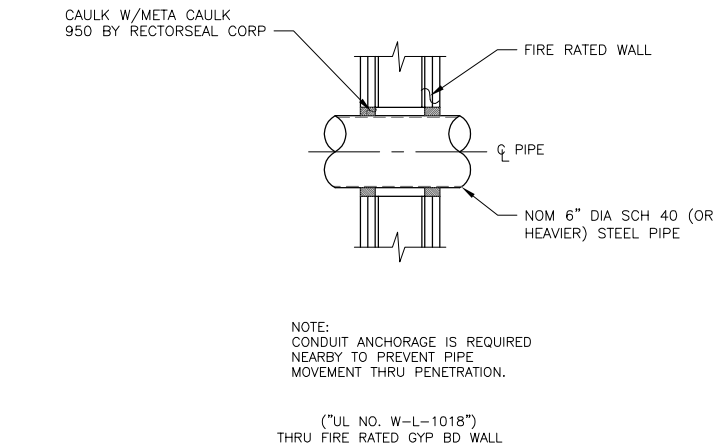


NOTE: CONTRACTOR TO INSTALL EXPANSION FITTING SLIP JOINT AT METER CENTER CONDUIT TERMINATION, AS PER LOCAL UTILITY POLICY, ORDINANCE AND/OR SPECIFIED REQUIREMENT.



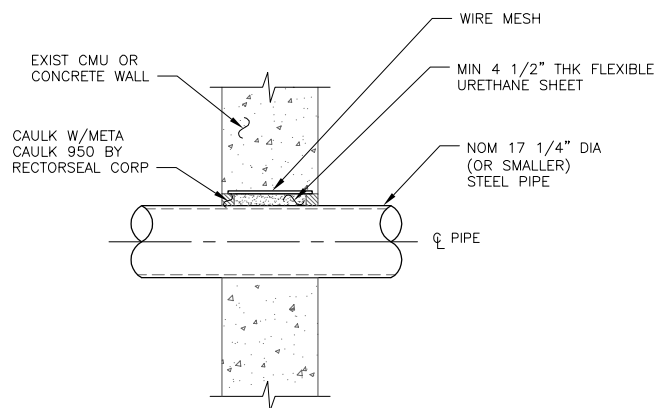
WALL PENETRATION DETAIL

NO SCALE 5



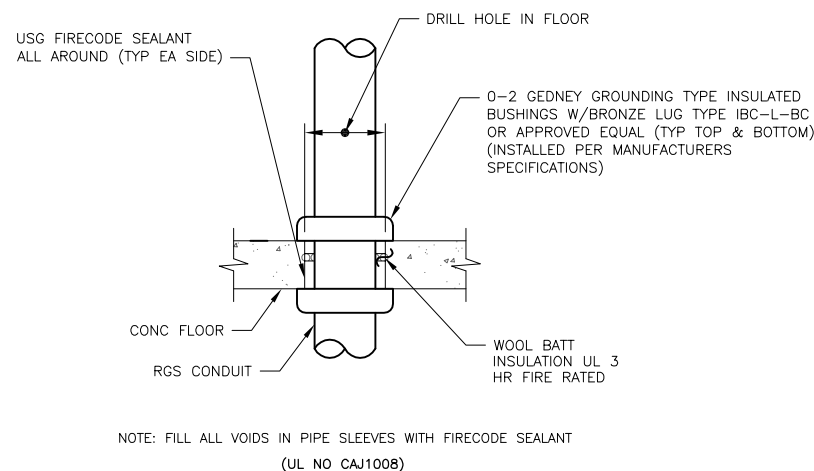
WALL PENETRATION DETAIL

NO SCALE 6



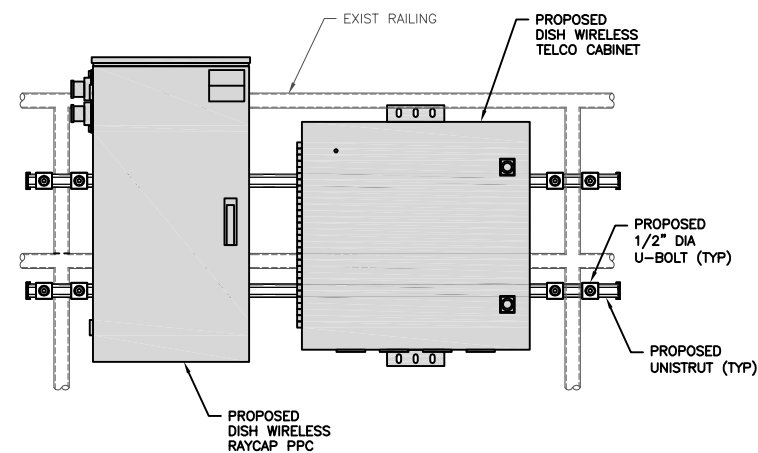
WALL PENETRATION DETAIL

NO SCALE 7



FLOOR PENETRATION DETAIL

NO SCALE 8



PPC AND TELCO CONNECTION DETAIL

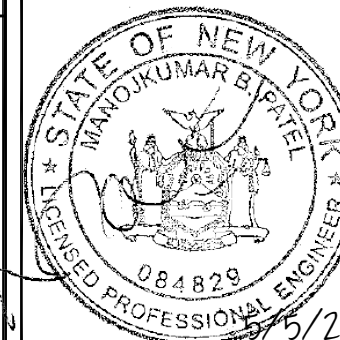
NO SCALE 9



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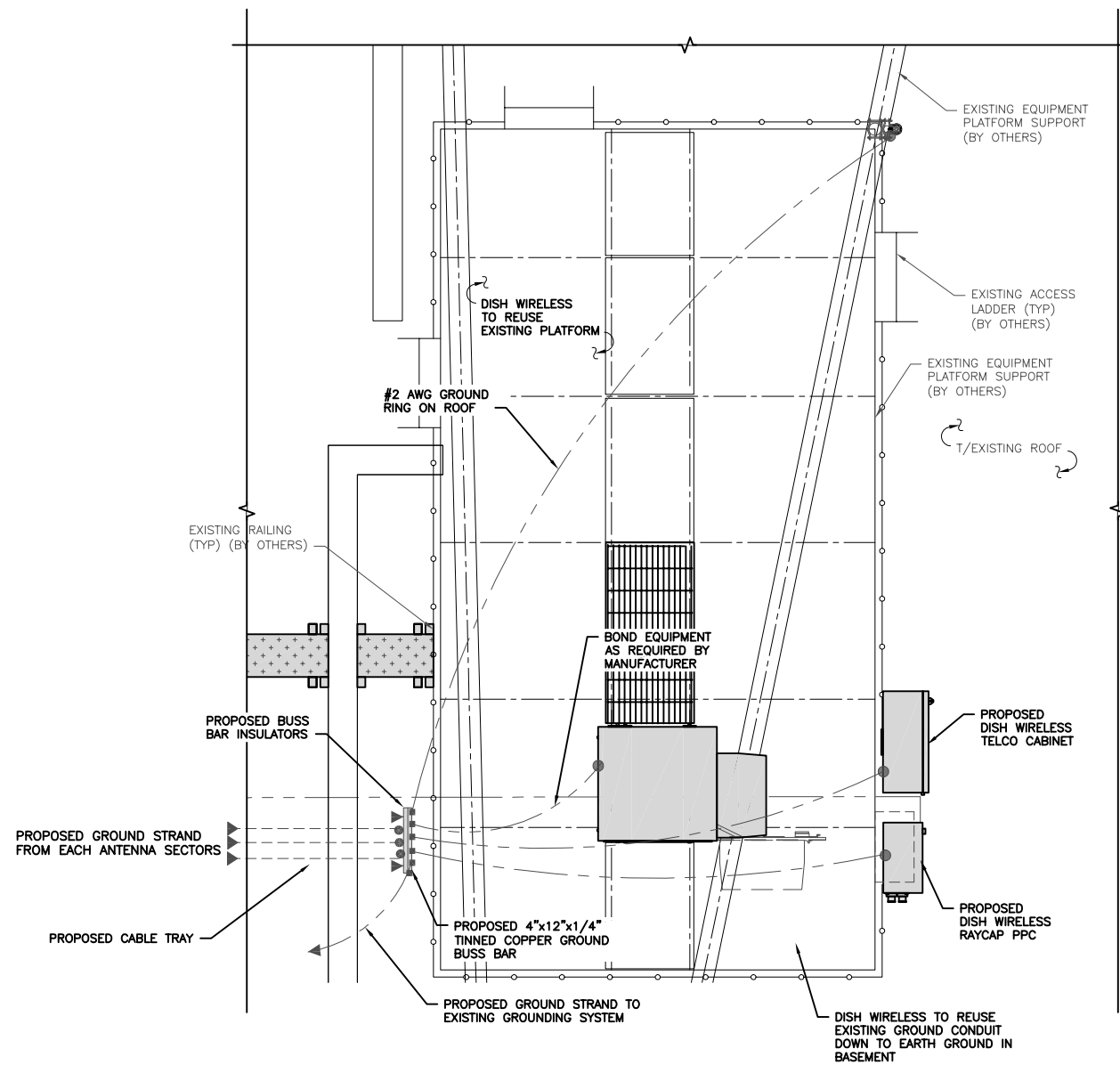
DISH Wireless L.L.C.
PROJECT INFORMATION
NJJER01023C

66 MILTON ROAD
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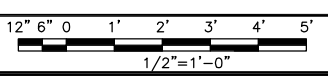
SHEET TITLE
ELECTRICAL & NOTES
DETAILS

SHEET NUMBER

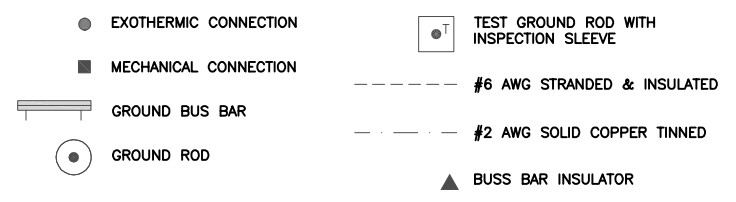
E-2



GROUNDING PLAN



1



GROUNDING LEGEND

1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
2. CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH Wireless L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
3. ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.
4. NO EXOTHERMIC WELDING ON ROOFTOP

GROUNDING ROOFTOP KEY NOTES

- (A) **EXTERIOR GROUND RING:** #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
- (B) **ROOFTOP GROUND SYSTEM:** THE GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
- (C) **INTERIOR GROUND RING:** #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUNDED TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.
- (D) **BOND TO INTERIOR GROUND RING:** #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING OR ROOM.
- (E) **GROUND ROD:** UL LISTED COPPER CLAD STEEL. MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.
- (F) **CELL REFERENCE GROUND BAR (CRGB):** POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO COMMON BUILDING GROUND SYSTEM WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.
- (G) **HATCH PLATE GROUND BAR:** BOND TO THE COMMON BUILDING GROUND SYSTEM WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.
- (H) **EXTERIOR CABLE ENTRY PORT GROUND BARS:** LOCATED AT THE ENTRANCE TO THE CELL SITE ROOM. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH MECHANICAL CONNECTIONS.
- (I) **TELCO GROUND BAR:** BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.
- (J) **FRAME BONDING:** THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.
- (K) **INTERIOR UNIT BONDS:** METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.
- (L) **FENCE AND GATE GROUNDING:** METAL FENCES SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.
- (M) **EXTERIOR UNIT BONDS:** METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM. USING #2 TINNED SOLID COPPER WIRE
- (N) **ICE BRIDGE SUPPORTS:** EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.
- (O) **DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR**
- (P) **ROOFTOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO COMMON BUILDING GROUND SYSTEM. REFER TO DISH Wireless L.L.C. GROUNDING NOTES.**

GROUNDING KEY NOTES

NO SCALE

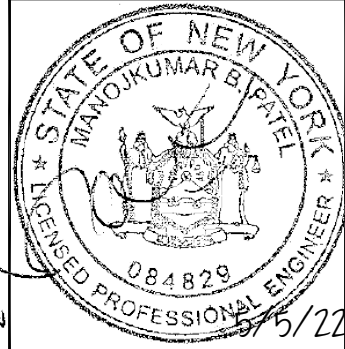
2



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LITTLETON, CO 80120



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Project Contact Info
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CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/04/2022	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
10710.NJJER01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJJER01023C

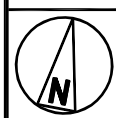
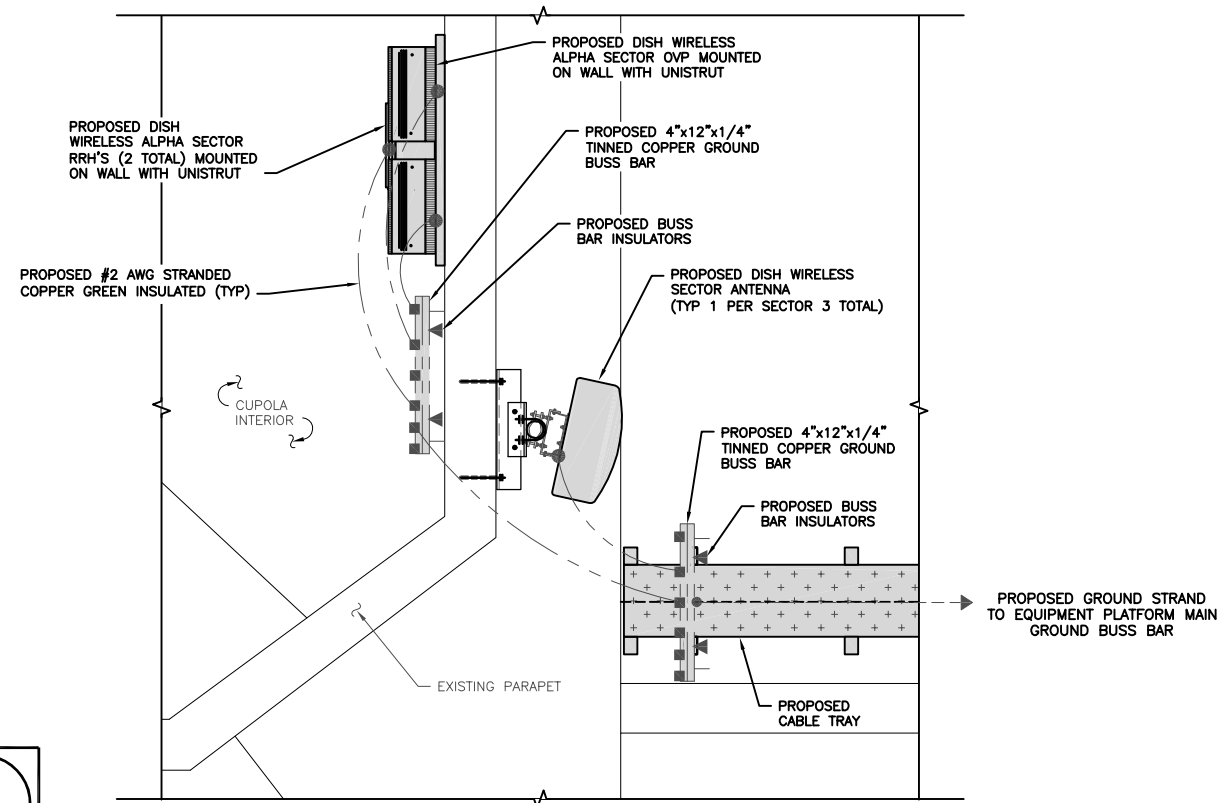
66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
GROUNDING PLANS
AND NOTES

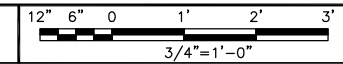
SHEET NUMBER
G-1

NOTE

EQUIPMENT CABINET OMITTED FOR CLARITY



TYPICAL ROOFTOP ANTENNA GROUNDING PLAN



1

NOT USED

NO SCALE

2

NOT USED

NO SCALE

3

NOT USED

NO SCALE

4



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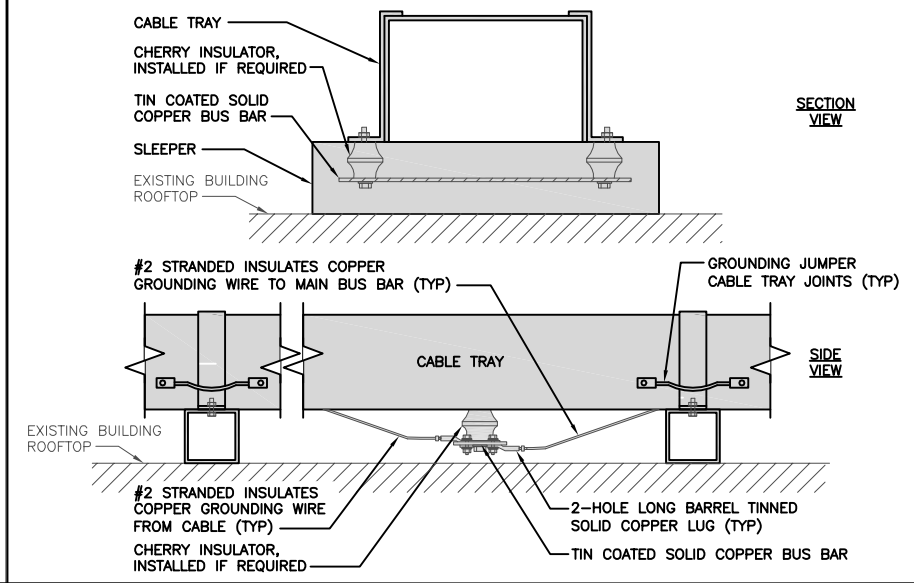
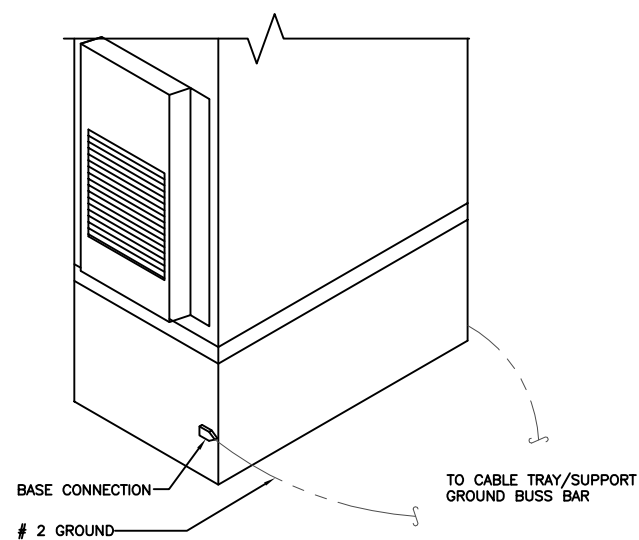
A&E PROJECT NUMBER
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PROJECT INFORMATION
NJJER01023C
66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-2

1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).



TYPICAL GROUNDING NOTES

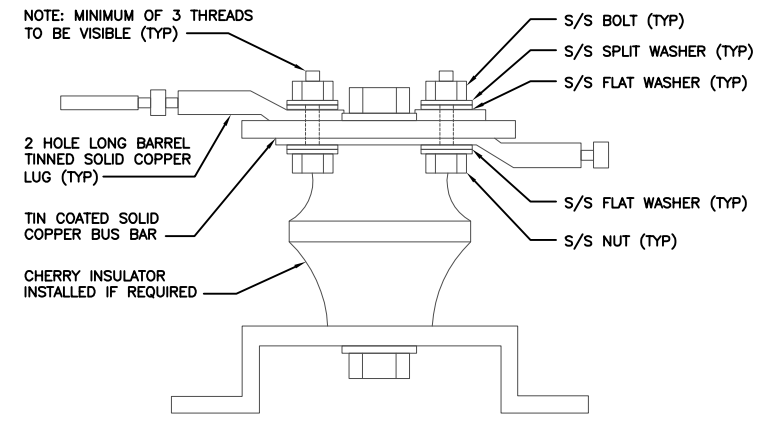
NO SCALE 1

OUTDOOR CABINET GROUNDING

NO SCALE 2

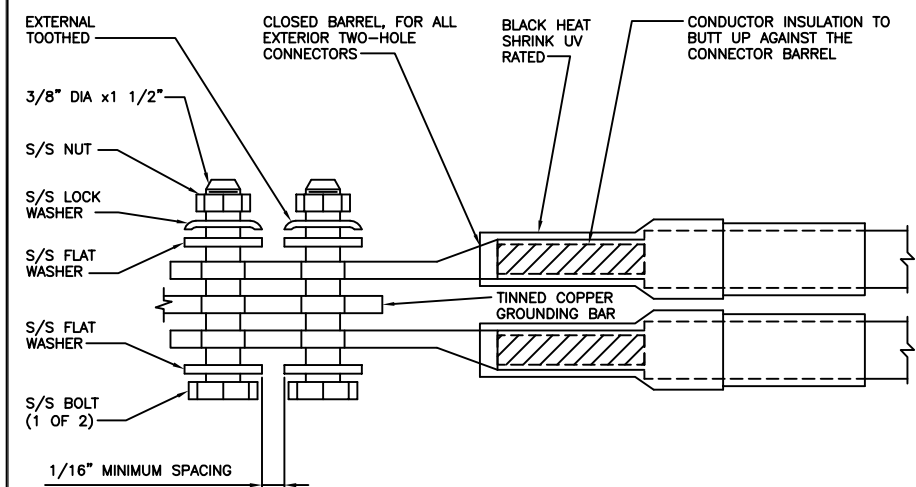
TYPICAL CABLE TRAY GROUND BUSS BAR

NO SCALE 3



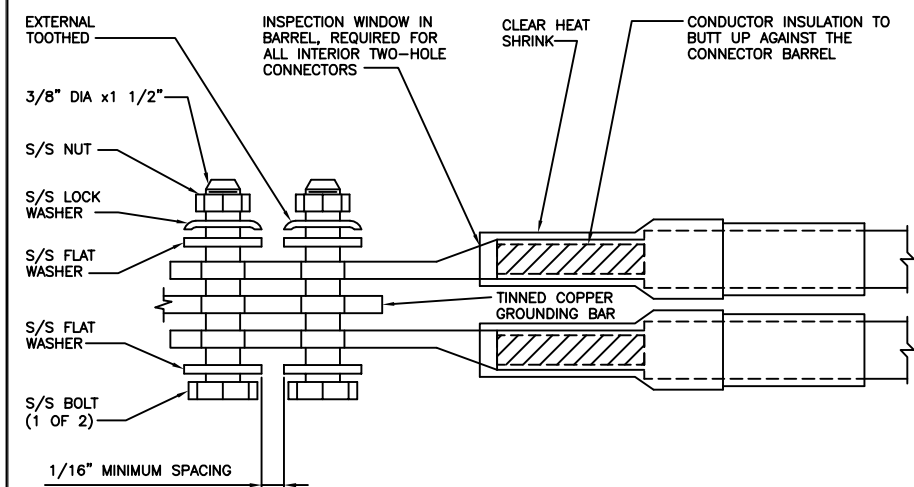
LUG DETAIL

NO SCALE 4



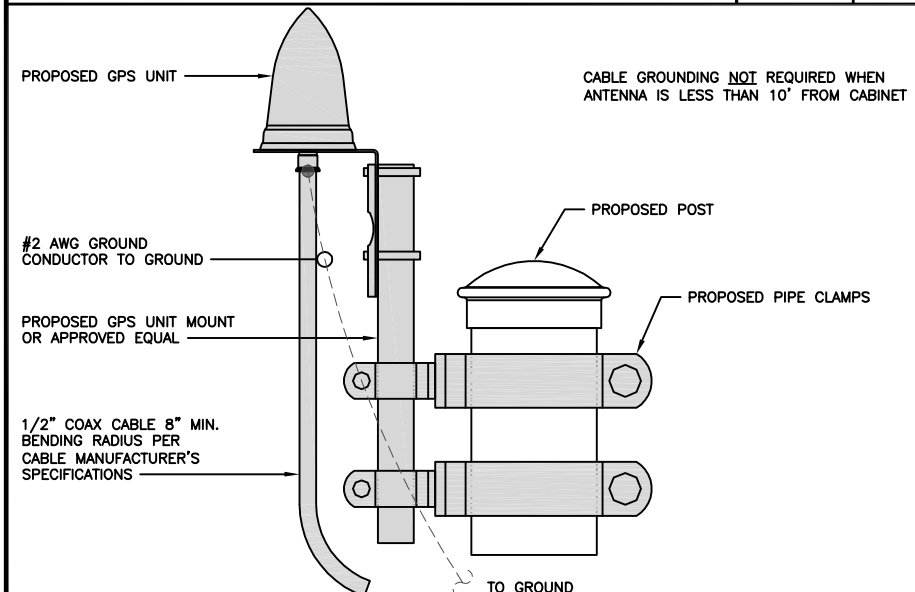
TYPICAL EXTERIOR TWO HOLE LUG

NO SCALE 5



TYPICAL INTERIOR TWO HOLE LUG

NO SCALE 6



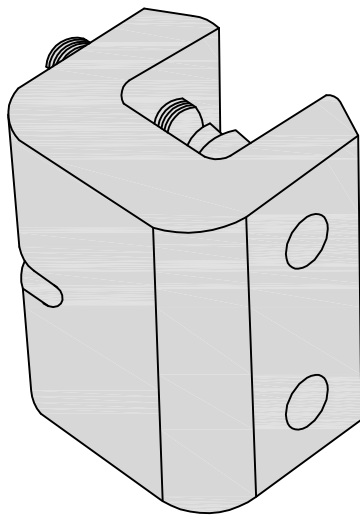
TYPICAL GPS UNIT GROUNDING

NO SCALE 7

PANDUIT GUBC500-6 UNIVERSAL BEAM GROUNDING, CLAMP

COPPER CONDUCTOR SIZE RANGE AWG	#6-500
FLANGE THICKNESS INCHES	0.250-0.675
STUD SIZE INCHES	1/2"
THREAD SIZE	1/2"-13
DIMENSIONS (LxWxH)	3.15"x 2.13"x 2.50"

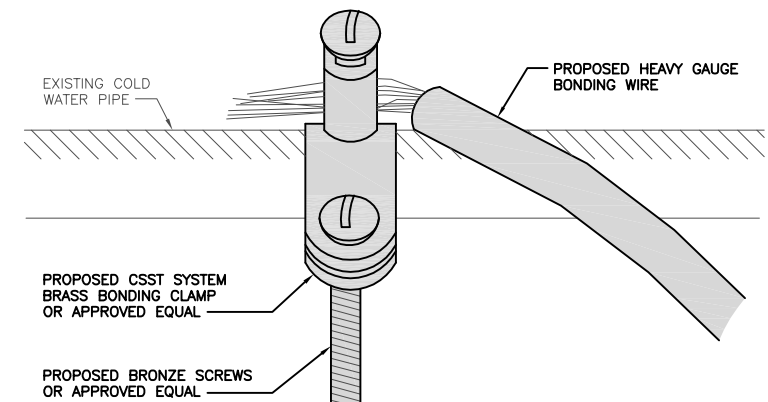
NOTE:
1. UNIVERSAL, FITS ON A WIDE RANGE OF STANDARD (ANGLED) AND WIDE FLANGE (PARALLEL) STRUCTURAL STEEL BEAMS.
2. UL 467 LISTED FOR GROUNDING AND BONDING ONLY



BUILDING STEEL GROUNDING DETAIL

NO SCALE 8

NOTE
REMOVE ANY PAINT ON PIPE OR FITTING SURFACE UNDER BONDING CLAMP.



TYPICAL COLD WATER CONDUIT GROUNDING DETAIL

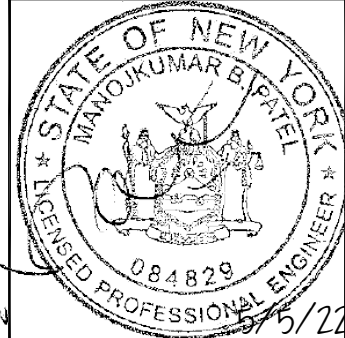
NO SCALE 9



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10710.NJER01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJER01023C

66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
GROUNDING DETAILS

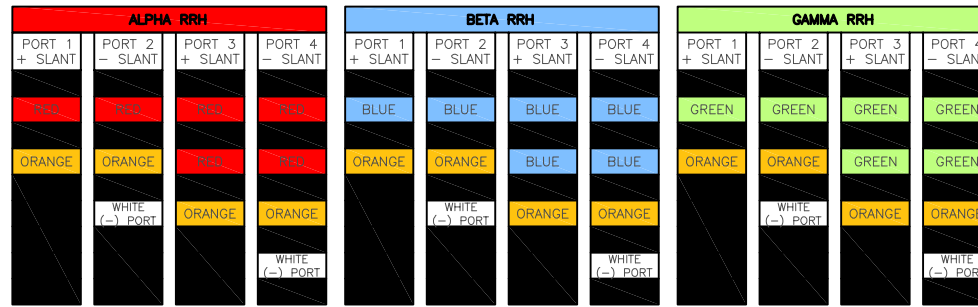
SHEET NUMBER
G-3

RF JUMPER COLOR CODING

3/4" TAPE WIDTHS WITH 3/4" SPACING

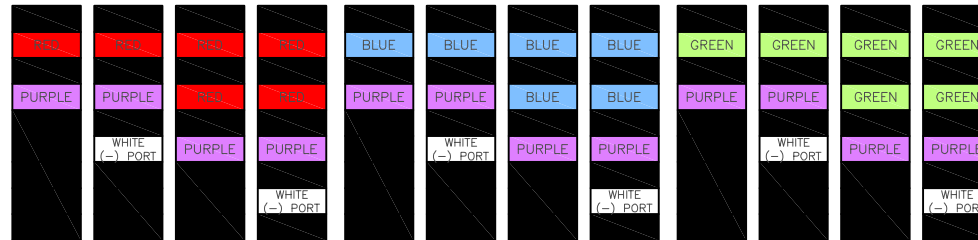
LOW-BAND RRH -
(600MHz N71 BASEBAND) +
(850MHz N26 BAND) +
(700MHz N29 BAND) - OPTIONAL PER MARKET

ADD FREQUENCY COLOR TO SECTOR BAND
(CBRS WILL USE YELLOW BANDS)



MID-BAND RRH -
(AWS BANDS N66+N70)

ADD FREQUENCY COLOR TO SECTOR BAND
(CBRS WILL USE YELLOW BANDS)

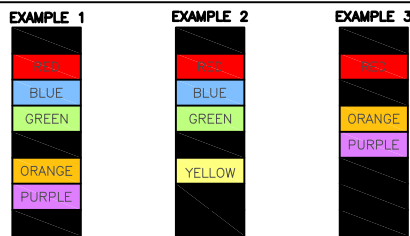


HYBRID/DISCREET CABLES

INCLUDE SECTOR BANDS BEING SUPPORTED
ALONG WITH FREQUENCY BANDS

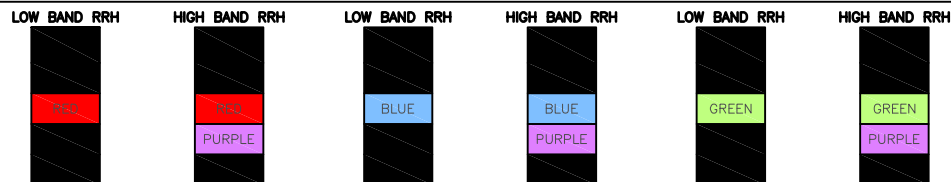
EXAMPLE 1 - HYBRID, OR DISCREET, SUPPORTS
ALL SECTORS, BOTH LOW-BANDS AND MID-BANDS

EXAMPLE 2 - HYBRID, OR DISCREET, SUPPORTS
CBRS ONLY, ALL SECTORS



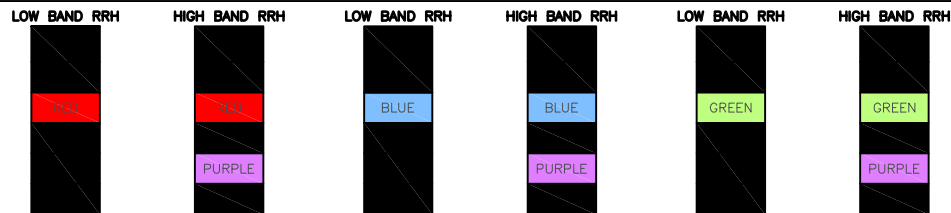
FIBER JUMPERS TO RRHs

LOW-BAND RRH FIBER CABLES HAVE SECTOR
STRIPE ONLY

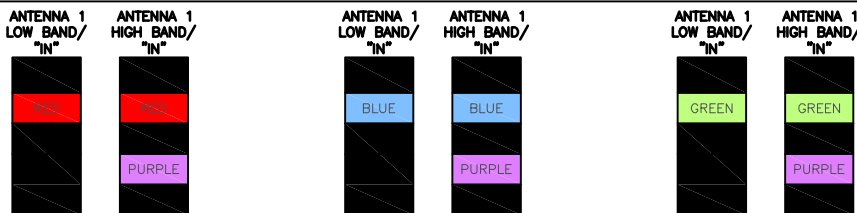


POWER CABLES TO RRHs

LOW-BAND RRH POWER CABLES HAVE SECTOR
STRIPE ONLY



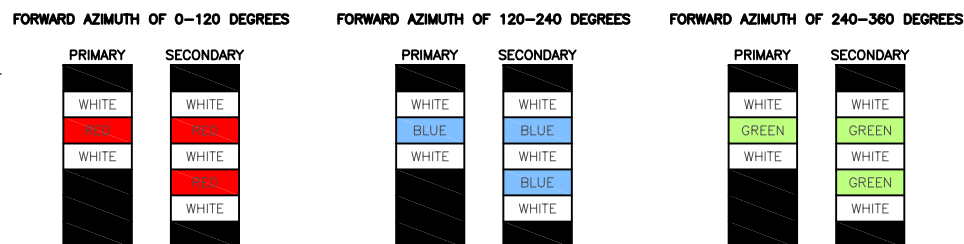
RET MOTORS AT ANTENNAS



MICROWAVE RADIO LINKS

LINKS WILL HAVE A 1.5-2 INCH WHITE WRAP WITH
THE AZIMUTH COLOR OVERLAPPING IN THE MIDDLE.
ADD ADDITIONAL SECTOR COLOR BANDS FOR EACH
ADDITIONAL MW RADIO.

MICROWAVE CABLES WILL REQUIRE P-TOUCH
LABELS INSIDE THE CABINET TO IDENTIFY THE
LOCAL AND REMOTE SITE ID'S



RF CABLE COLOR CODES

NO SCALE

1

LOW BANDS (N71+N26)
OPTIONAL - (N29)



AWS
(N66+N70+H-BLOCK)



CBRS TECH
(3 GHz)



NEGATIVE SLANT PORT
ON ANT/RRH



ALPHA SECTOR



BETA SECTOR



GAMMA SECTOR



COLOR IDENTIFIER

NO SCALE

2

NOT USED

NO SCALE

3

NOT USED

NO SCALE

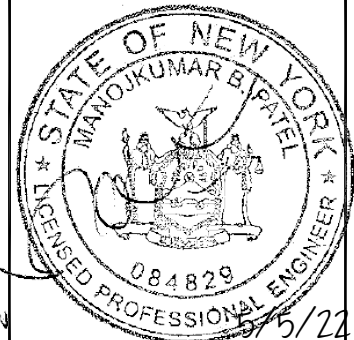
4



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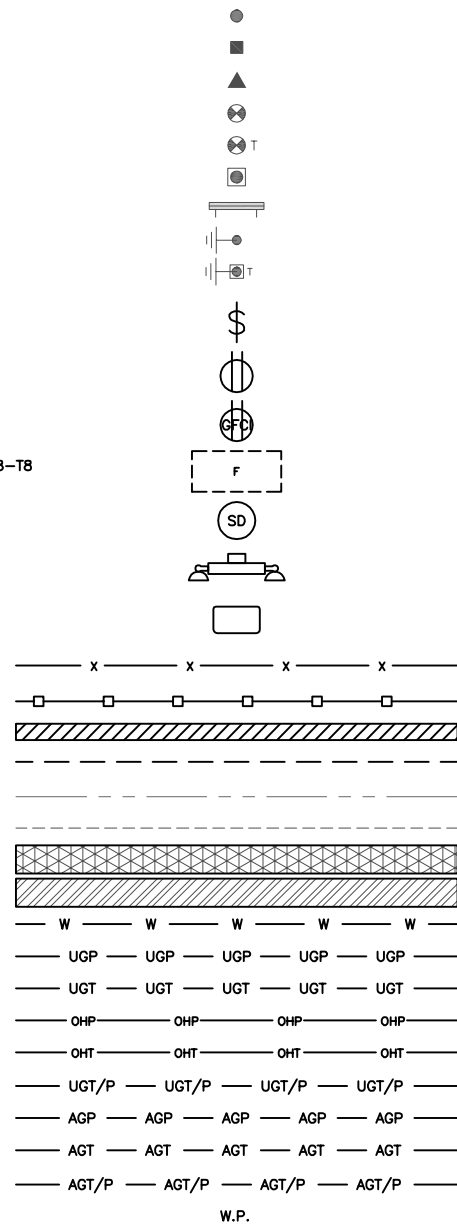
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PROJECT INFORMATION
NJER01023C

66 MILTON ROAD
RYE, NY 10580-3850

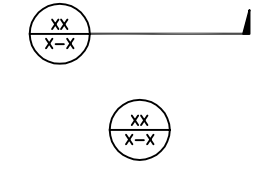
SHEET TITLE
RF
CABLE COLOR CODES

SHEET NUMBER
RF-1

EXOTHERMIC CONNECTION
 MECHANICAL CONNECTION
 BUSS BAR INSULATOR
 CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
 TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
 EXOTHERMIC WITH INSPECTION SLEEVE
 GROUNDING BAR
 GROUND ROD
 TEST GROUND ROD WITH INSPECTION SLEEVE
 SINGLE POLE SWITCH
 DUPLEX RECEPTACLE
 DUPLEX GFCI RECEPTACLE
 FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 48-T8
 SMOKE DETECTION (DC)
 EMERGENCY LIGHTING (DC)
 SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW
 LED-1-25A400/51K-SR4-120-PE-DOBXTD
 CHAIN LINK FENCE
 WOOD/WROUGHT IRON FENCE
 WALL STRUCTURE
 LEASE AREA
 PROPERTY LINE (PL)
 SETBACKS
 ICE BRIDGE
 CABLE TRAY
 WATER LINE
 UNDERGROUND POWER
 UNDERGROUND TELCO
 OVERHEAD POWER
 OVERHEAD TELCO
 UNDERGROUND TELCO/POWER
 ABOVE GROUND POWER
 ABOVE GROUND TELCO
 ABOVE GROUND TELCO/POWER
 WORKPOINT



SECTION REFERENCE
 DETAIL REFERENCE



LEGEND

AB ANCHOR BOLT
 ABV ABOVE
 AC ALTERNATING CURRENT
 ADDL ADDITIONAL
 AFF ABOVE FINISHED FLOOR
 AFG ABOVE FINISHED GRADE
 AGL ABOVE GROUND LEVEL
 AIC AMPERAGE INTERRUPTION CAPACITY
 ALUM ALUMINUM
 ALT ALTERNATE
 ANT ANTENNA
 APPROX APPROXIMATE
 ARCH ARCHITECTURAL
 ATS AUTOMATIC TRANSFER SWITCH
 AWG AMERICAN WIRE GAUGE
 BATT BATTERY
 BLDG BUILDING
 BLK BLOCK
 BLKG BLOCKING
 BM BEAM
 BTC BARE TINNED COPPER CONDUCTOR
 BOF BOTTOM OF FOOTING
 CAB CABINET
 CANT CANTILEVERED
 CHG CHARGING
 CLG CEILING
 CLR CLEAR
 COL COLUMN
 COMM COMMON
 CONC CONCRETE
 CONSTR CONSTRUCTION
 DBL DOUBLE
 DC DIRECT CURRENT
 DEPT DEPARTMENT
 DF DOUGLAS FIR
 DIA DIAMETER
 DIAG DIAGONAL
 DIM DIMENSION
 DWG DRAWING
 DWL DOWEL
 EA EACH
 EC ELECTRICAL CONDUCTOR
 EL ELEVATION
 ELEC ELECTRICAL
 EMT ELECTRICAL METALLIC TUBING
 ENG ENGINEER
 EQ EQUAL
 EXP EXPANSION
 EXT EXTERIOR
 EW EACH WAY
 FAB FABRICATION
 FF FINISH FLOOR
 FG FINISH GRADE
 FIF FACILITY INTERFACE FRAME
 FIN FINISH(ED)
 FLR FLOOR
 FDN FOUNDATION
 FOC FACE OF CONCRETE
 FOM FACE OF MASONRY
 FOS FACE OF STUD
 FOW FACE OF WALL
 FS FINISH SURFACE
 FT FOOT
 FTG FOOTING
 GA GAUGE
 GEN GENERATOR
 GFCI GROUND FAULT CIRCUIT INTERRUPTER
 GLB GLUE LAMINATED BEAM
 GLV GALVANIZED
 GPS GLOBAL POSITIONING SYSTEM
 GND GROUND
 GSM GLOBAL SYSTEM FOR MOBILE
 HDG HOT DIPPED GALVANIZED
 HDR HEADER
 HGR HANGER
 HVAC HEAT/VENTILATION/AIR CONDITIONING
 HT HEIGHT
 IGR INTERIOR GROUND RING

IN INCH
 INT INTERIOR
 LB(S) POUND(S)
 LF LINEAR FEET
 LTE LONG TERM EVOLUTION
 MAS MASONRY
 MAX MAXIMUM
 MB MACHINE BOLT
 MECH MECHANICAL
 MFR MANUFACTURER
 MGB MASTER GROUND BAR
 MIN MINIMUM
 MISC MISCELLANEOUS
 MTL METAL
 MTS MANUAL TRANSFER SWITCH
 MW MICROWAVE
 NEC NATIONAL ELECTRIC CODE
 NM NEWTON METERS
 NO. NUMBER
 # NUMBER
 NTS NOT TO SCALE
 OC ON-CENTER
 OSHA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
 OPNG OPENING
 P/C PRECAST CONCRETE
 PCS PERSONAL COMMUNICATION SERVICES
 PCU PRIMARY CONTROL UNIT
 PRC PRIMARY RADIO CABINET
 PP POLARIZING PRESERVING
 PSF POUNDS PER SQUARE FOOT
 PSI POUNDS PER SQUARE INCH
 PT PRESSURE TREATED
 PWR POWER CABINET
 QTY QUANTITY
 RAD RADIUS
 RECT RECTIFIER
 REF REFERENCE
 REINF REINFORCEMENT
 REQ'D REQUIRED
 RET REMOTE ELECTRIC TILT
 RF RADIO FREQUENCY
 RMC RIGID METALLIC CONDUIT
 RRH REMOTE RADIO HEAD
 RRU REMOTE RADIO UNIT
 RWY RACEWAY
 SCH SCHEDULE
 SHT SHEET
 SIAD SMART INTEGRATED ACCESS DEVICE
 SIM SIMILAR
 SPEC SPECIFICATION
 SQ SQUARE
 SS STAINLESS STEEL
 STD STANDARD
 STL STEEL
 TEMP TEMPORARY
 THK THICKNESS
 TMA TOWER MOUNTED AMPLIFIER
 TN TOE NAIL
 TOA TOP OF ANTENNA
 TOC TOP OF CURB
 TOF TOP OF FOUNDATION
 TOP TOP OF PLATE (PARAPET)
 TOS TOP OF STEEL
 TOW TOP OF WALL
 TVSS TRANSIENT VOLTAGE SURGE SUPPRESSION
 TYP TYPICAL
 UG UNDERGROUND
 UL UNDERWRITERS LABORATORY
 UNO UNLESS NOTED OTHERWISE
 UMTS UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
 UPS UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT)
 VIF VERIFIED IN FIELD
 W WIDE
 W/ WITH
 WD WOOD
 WP WEATHERPROOF
 WT WEIGHT

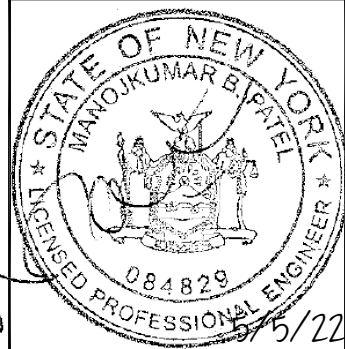
ABBREVIATIONS



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 NJJER01023C

66 MILTON ROAD
 RYE, NY 10580-3850

SHEET TITLE
 LEGEND AND ABBREVIATIONS

SHEET NUMBER
GN-1

SIGN TYPES		
TYPE	COLOR	COLOR CODE PURPOSE
INFORMATION	GREEN	"INFORMATIONAL SIGN" TO NOTIFY OTHERS OF SITE OWNERSHIP & CONTACT NUMBER AND POTENTIAL RF EXPOSURE.
NOTICE	BLUE	"NOTICE BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
CAUTION	YELLOW	"CAUTION BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
WARNING	ORANGE/RED	"WARNING BEYOND THIS POINT" RF FIELDS AT THIS SITE EXCEED FCC RULES FOR HUMAN EXPOSURE. FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS COULD RESULT IN SERIOUS INJURY. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)

SIGN PLACEMENT:

- RF SIGNAGE PLACEMENT SHALL FOLLOW THE RECOMMENDATIONS OF AN EXISTING EME REPORT, CREATED BY A THIRD PARTY PREVIOUSLY AUTHORIZED BY DISH Wireless L.L.C. L.L.C.
- INFORMATION SIGN (GREEN) SHALL BE LOCATED ON EXISTING DISH Wireless L.L.C. L.L.C EQUIPMENT.
 - A) IF THE INFORMATION SIGN IS A STICKER, IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. L.L.C EQUIPMENT CABINET.
 - B) IF THE INFORMATION SIGN IS A METAL SIGN IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. L.L.C H-FRAME WITH A SECURE ATTACH METHOD.
- IF EME REPORT IS NOT AVAILABLE AT THE TIME OF CREATION OF CONSTRUCTION DOCUMENTS; PLEASE CONTACT DISH Wireless L.L.C. L.L.C. CONSTRUCTION MANAGER FOR FURTHER INSTRUCTION ON HOW TO PROCEED.

NOTES:

1. FOR DISH Wireless L.L.C. L.L.C. LOGO, SEE DISH Wireless L.L.C. L.L.C. DESIGN SPECIFICATIONS (PROVIDED BY DISH Wireless L.L.C. L.L.C.)
2. SITE ID SHALL BE APPLIED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (DISH Wireless L.L.C. L.L.C. APPROVAL REQUIRED)
3. TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER DISH Wireless L.L.C. L.L.C. CONSTRUCTION MANAGER RECOMMENDATIONS.
4. CABINET/SHELTER MOUNTING APPLICATION REQUIRES ANOTHER PLATE APPLIED TO THE FACE OF THE CABINET WITH WATER PROOF POLYURETHANE ADHESIVE
5. ALL SIGNS WILL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS STEEL TECH SCREWS
6. ALL SIGNS TO BE 8.5"x11" AND MADE WITH 0.04" OF ALUMINUM MATERIAL

INFORMATION

This is an access point to an area with transmitting antennas.

Obey all signs and barriers beyond this point.
Call the DISH Wireless L.L.C. NOC at 1-866-624-6874

Site ID: _____

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

NOTICE

Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

dish

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

CAUTION

Transmitting Antenna(s)

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WARNING

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STATE OF NEW YORK
MANOJKUMAR BIJPAI
LICENSED PROFESSIONAL ENGINEER
084829
5/22

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DRAWN BY:	CHECKED BY:	APPROVED BY:
NM	JQ	MP

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/04/2022	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
10710.NJJERO1023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJJERO1023C

66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
RF SIGNAGE

SHEET NUMBER
GN-2

SITE ACTIVITY REQUIREMENTS:

- NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH Wireless L.L.C. AND TOWER OWNER NOC & THE DISH Wireless L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.
- "LOOK UP" – DISH Wireless L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:
THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH Wireless L.L.C. AND DISH Wireless L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
- PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
- ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH Wireless L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
- ALL SITE WORK TO COMPLY WITH DISH Wireless L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH Wireless L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH Wireless L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
- ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
- CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH Wireless L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.
- THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GENERAL NOTES:

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR:GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION
CARRIER:DISH Wireless L.L.C.
TOWER OWNER:TOWER OWNER
- THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
- NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
- SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF DISH Wireless L.L.C. AND TOWER OWNER
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.



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CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/04/2022	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
10710.NJER01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJER01023C

66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-3

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°f AT TIME OF PLACEMENT.
- CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
- ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
 - #4 BARS AND SMALLER 40 ksi
 - #5 BARS AND LARGER 60 ksi
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #6 BARS AND LARGER 2"
 - #5 BARS AND SMALLER 1-1/2"
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - SLAB AND WALLS 3/4"
 - BEAMS AND COLUMNS 1-1/2"
- A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

ELECTRICAL INSTALLATION NOTES:

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
- CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
 - ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
 - ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
- EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
- PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
- TIE WRAPS ARE NOT ALLOWED.
- ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
- ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

- ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
- WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
- SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
- CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
- METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
- NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
- THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH Wireless L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
- INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH Wireless L.L.C.".
- ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.



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A&E PROJECT NUMBER
10710.NJJER01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJJER01023C

66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-4

GROUNDING NOTES:

- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
- THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
- METAL CONDUIT AND TRAY SHALL BE GROUND AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
- CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
- ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
- COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
- APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
- GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
- ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
- BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.

MASONRY NOTES:

- DESIGN AND CONSTRUCTION OF ALL MASONRY WORK SHALL CONFORM TO ACI 530 AND 530.1 STANDARDS "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", AND "SPECIFICATIONS FOR MASONRY STRUCTURES".
- CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT HOLLOW LOAD BEARING UNITS CONFORMING TO ASTM C90 "LOADBEARING CONCRETE MASONRY UNITS", TYPE I (MOISTURE-CONTROLLED), GRADE N. COMPRESSIVE STRENGTH OF MASONRY (F'M) SHALL NOT BE LESS THAN 2,000 PSI. COLOR AND FINISH AS INDICATED, SUBJECT TO APPROVAL BY OWNER.
- MORTAR SHALL CONFORM TO ACTM C270 "MORTAR FOR UNIT MASONRY" TYPE M OR S.
- GROUT SHALL CONFORM TO ASTM C476 "GROUT FOR REINFORCED AND NON-REINFORCED MASONRY". ALL CELLS SHALL BE FILLED SOLID WITH GROUT AT REINFORCING.
- ALL MASONRY SHALL BE CONSTRUCTED IN RUNNING BOND.
- HORIZONTAL JOINT REINFORCING SHALL BE STANDARD WEIGHT LADDER TYPE (2-NO. 9 GAGE SIDE RODS) SPACED VERTICALLY AS INDICATED.
- INJECT GROUT INTO WEAK MORTAR WHERE THERE IS SEPARATION BETWEEN JOINTS.

MASONRY REPAIR NOTES:

- REPAIR ALL EXISTING BULKHEAD/PARAPET WALL CRACKS WITHIN 3 FEET RADIUS OF THE MOUNT ATTACHMENT POINTS.
- CONTRACTOR IS RESPONSIBLE TO REPAIR ANY BRICK FRACTURE OR MORTAR CRACKS THAT MAY DEVELOP DURING CONSTRUCTION OF ANTENNA MOUNTS AND EQUIPMENT FRAME.
- DO NOT HAMMER DRILL INTO EXISTING BULKHEAD/PARAPET.
- CONTRACTOR TO REMOVE TAR/MASTIC ON THE EXISTING BULKHEAD/PARAPET AT EVERY MOUNT ATTACHMENT AND REPOINT MASONRY AS REQUIRED. A BEAD OF SILICONE SHALL BE APPLIED BEHIND AND ALL AROUND THE MOUNT ATTACHMENT TO MAKE IT WEATHERPROOF.
- REPAIR WORK FOR BULKHEAD/PARAPET TO BE PREFORMED/COMPLETED IN TWO STAGES, AS FOLLOWS:

STAGE 1: OUTSIDE FACE

- REPAIR WORK TO BE DONE IN SECTIONS NOT TO EXCEED 4 FEET IN BULKHEAD/PARAPET LENGTH.
- RE-POINT ALL AREAS AND REPLACE ALL CRACKED/DAMAGED BRICK AS REQUIRED.
- REPLACE PARGING TO MATCH EXISTING BUILDING AND PAINT TO MATCH.
- RESEAL ALL ANCHOR HOLES WEATHER-TIGHT.

STAGE 2: INSIDE FACE/BELOW ROOF LINE

- REPAIR WORK TO BE DONE IN SECTIONS NOT TO EXCEED 4 FEET IN BULKHEAD/PARAPET LENGTH.
- REMOVE LOOSE BULKHEAD/PARAPET MEMBRANE A MAXIMUM OF 3 FEET FROM EDGE OF ATTACHMENT.
- RE-POINT ENTIRE AREA AS REQUIRED.
- RESEAL AND REPLACE BULKHEAD/PARAPET MEMBRANE AND FLASHING TO MATCH EXISTING.

HILTI TESTING NOTES:

IF REQUIRED PER HILTI SPECIFICATIONS. CONTRACTOR SHALL RETAIN HILTI TO TEST AND CERTIFY THE ADHESIVE ANCHORS SPECIFIED IN THE CONSTRUCTION DRAWINGS TO BE INSTALLED IN MASONRY. A MINIMUM OF ONE (1) ANCHOR PER CONNECTION SHALL BE TESTED. FOR ANTENNA MOUNTS, A MINIMUM OF 25% OF ANCHORS PER SECTOR SHALL BE TESTED. THE LOAD TO THE ANCHORS SHALL BE APPLIED USING A STEEL TEST FRAME THAT IS ADEQUATE TO CARRY THE PULL TEST LOADS. APPLY A TENSILE LOAD SPECIFIED AND RECOMMENDED BY THE ANCHOR MANUFACTURER ONTO THE ANCHOR TO BE TESTED. MAINTAIN THE LOAD FOR AT LEAST TWO MINUTES AFTER SPECIFIED LOAD IS REACHED. IF ANY TESTED ANCHOR IN A CONNECTION FAILS TO REACH THE SPECIFIED LOAD CAPACITY, ALL ANCHORS WITHIN THAT CONNECTION SHALL BE TESTED. ENGINEER OF RECORD OR A SPECIAL INSPECTOR SHALL BE PRESENT ON SITE DURING THE ANCHOR TESTS. TEST RESULTS SHALL BE DOCUMENTED BY HILTI AND FURNISHED TO ENGINEER OF RECORD UPON COMPLETION. ANCHORS WILL BE VISUALLY INSPECTED ALONG WITH THE SURROUNDINGS AFTER TESTING.



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Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
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Newburgh, NY 12550 (800) 829-6531
www.tectonicengineering.com



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
NM	JQ	MP

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/04/2022	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
10710.NJJER01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
NJJER01023C
66 MILTON ROAD
RYE, NY 10580-3850

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-5

Date: December 21, 2021

Structural Analysis Report

Project Information:

Carrier: Dish Wireless
Site Number: NJJER01023C
Site Address: 66 Milton Road, Rye, NY 10580
Site Type: Rooftop Mounted Antennas

Tectonic Project Number: 10710.NJJER01023C
Dish Wireless Site ID: NJJER01023C

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C. is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above-mentioned rooftop antenna mount site.

The purpose of this analysis is to design and determine the acceptability of the proposed antenna mounts. Based on our analysis we have determined the stress level at each sector to be as follows:

All Sectors:	Sufficient
Equipment Platform:	Sufficient w/ Modification

This analysis has been performed in accordance with the IBC 2018 and the 2020 New York State Building Code based upon an ultimate 3-second gust wind of 116 mph as required for use in the ANSI/TIA-222-H-1-2019 Standard. Exposure Category B with a maximum topographic factor, Kzt, of 1.0 and Risk Category II were used in this analysis.

We appreciate the opportunity of providing our continuing professional services to you. If you have any questions or need further assistance on this or any other projects, please give us a call.

Structural analysis prepared by/reviewed by: Robert Keddrell / Edward N. Iamiceli, P.E.

Respectfully submitted by:
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.,



Edward N. Iamiceli, P.E.
Managing Director - Structural

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1) INTRODUCTION/PURPOSE

Analysis of the proposed antenna mounts due to the loading of the proposed antennas, equipment, and related appurtenances on the rooftop of the existing building structure.

2) ANALYSIS CRITERIA

TIA-222 Revision: TIA-222-H
 Risk Category: II
 Wind Speed: 116 mph
 Exposure Category: B
 Topographic Factor: 1.0
 Ice Thickness: 0.75 in
 Wind Speed with Ice: 50 mph
 Service Wind Speed: 60 mph

Table 1 - Proposed Antenna Mount Loading

Mounting Level (ft)	Carrier Designation	Quantity	Antenna Manufacturer	Antenna Model	Proposed Mount Type	Note
92.75	Dish Wireless	1	JMA	MX08FRO465-20	Pipe Mount	1,2
		1	Fujitsu	TA08025-B605		
		1	Fujitsu	TA08025-B604		
		1	Raycap	RDIDC-3045-PF-48		

Notes:

- 1) To be mounted on proposed mounts.
- 2) Typical layout per sector, total of 3 sectors.

Table 2 - Existing Platform Loading

Mounting Level (ft)	Carrier Designation	Quantity	Antenna Manufacturer	Antenna Model	Proposed Mount Type	Note
66.58	Dish Wireless	1	Raycap	PPC RDIAC-2465-P-240-MTS	Existing Platform	1
		1	Energysys	HVAC 2000005995		
		1	Charles	CFIT-PF2020DSH1		
		1	Square D	D224NRB		
		1	PCTEL	GPSGL-TMG-SPI-40NCB		

Note:

- 1) To be mounted on existing platform.

3) ANALYSIS PROCEDURE

Table 3 - Documents Provided

Document	Prepared By	Dated
Field Notes & Photos	Tectonic	09/15/2021
Preliminary Construction Drawings	Tectonic	10/07/2021

3.1) Analysis Method

A tool internally developed, using Microsoft Excel, was used to calculate wind loading on all appurtenances and mount members. This information was then used to calculate the pressure that would be applied to the roof structure. The selected output from the analysis is included in Appendix B.

3.2) Assumptions

- 1) The antenna mounting system was properly fabricated, installed, and maintained in good condition in accordance with its original design, TIA Standards, and/or manufacturer's specifications.
- 2) The configuration of antennas, mounts, and other appurtenances are as specified in Tables 1 and Table 2.
- 3) All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.
- 4) Steel grades have been assumed as follows, unless noted otherwise:

Channel, Solid Round, Angle, Plate	ASTM A36 (GR 36)
Pipe	ASTM A53 (GR 35)
Connection Bolts	ASTM A325

This analysis may be affected if any assumptions are not valid or have been made in error. Tectonic should be notified to determine the effect on the structural integrity of the mount or platform.

4) Results/Conclusions

Table 3 - Mount Stresses/Adequacy

Notes	Components	Centerline (ft)	Maximum % Capacity	Pass / Fail
1	Mount Members	92.75	2	Pass
2	Mount Connection		11	Pass
3	Platform Members	66.58	96	Pass
4	Platform Connections		73	Pass

Structure Rating (max from all components) =	96%
---	------------

Notes:

- 1) See additional documentation in Appendix C for analysis output calculations supporting the % capacity utilized.
- 2) See additional documentation in Appendix D for analysis output calculations supporting the % capacity utilized
- 3) See additional documentation in Appendix F for analysis output calculations supporting the % capacity utilized.
- 4) See additional documentation in Appendix G for analysis output calculations supporting the % capacity utilized

4.1) Results/Conclusions

The proposed mounts will have adequate capacity to support the proposed antennas and equipment installation.

The existing platform will have adequate capacity to support the proposed equipment installation once the proposed reinforcement is installed as detailed in the report below are satisfied.

Contractor shall field verify existing conditions and recommendations as noted on the construction drawings and notify the design engineer of any discrepancies prior to construction. Any further changes to the antenna and/or appurtenance configuration should be reviewed with respect to their effect on structural loads prior to implementation.

APPENDIX A – ALL SECTORS
LOADING INFORMATION

WIND AND ICE LOADS PER TIA-222-H

W.O.	10710.NJJER01023C
Project Name	NJJER01023C
Location	66 Milton Road, Rye, NY 10580
County	Westchester

Tower Type	RT	Rooftop
Structure Height	123	ft
Supporting Str Height	0	ft Or ground mounted
Risk Category	II	Moderate risk
Exposure Category	B	Suburban/wooded/obstructed
Topo Category	1	Flat or rolling terrain
Height of crest	0	ft
Mean elevation (zs)	31	ft

Basic Wind Speed (3-sec gust):		
Without ice	116	mph
With ice	50	mph
Maintenance Wind	60	mph
Ice thickness	1.00	in

Rooftop Wind Speed-up Factor		
Width of windward face (W_s)	26.00	ft
Height of windward face (H_s)	123.00	ft
Height of parapet	0.00	ft
Horz distance from edge of bldg (X)	0.00	ft
Height above roof (Z_r)	23.33	ft

Importance Factor	
Ice thickness	1.00
Earthquake	1.00
Supporting Data:	
K_s	1.06
K_e	1.00
K_c	0.90
K_t	N/A
f	N/A
Z_g	1200
α	7
$K_{z,min}$	0.7
K_d	0.95
G_h	1.00

Height	z (ft)	92.75
	K_h	N/A
	K_{zt}	1.00
	K_z	0.97
	K_{iz}	1.11
Wind Pressure, q_z (psf)	No Ice	33.62
	With Ice	6.25
	Service	8.99
(t_{iz})	Ice Thk	1.11
Appurtenances ($q_z G_h$)	No Ice	33.62
	With Ice	6.25
	Service	8.99

Equipment Information

Shielding factor, Ka 1 Section 16.6

WIND WITHOUT ICE

Antenna Configuration	(E) or (P)	Qty per Sector	z (ft)	Length or Diameter (ft)	Width (in)	Depth (in)	Flat or Cylindrical?	Antenna (Ca) _N	Antenna (Ca) _T	Face Normal (A _a) _N (ft ²)	Windward Face Normal (CaA _a) _N (ft ²)	Side Face (A _a) _T (ft ²)	Wind ward Side Face (CaA _a) _T (ft ²)	Normal Antenna Wind Load Each (lb)	Transverse Antenna Wind Load Each (lb)	Antenna Weight (lb)	Total Weight (lb)
MX08FRO465-20	E	1	92.75	4.00	20.00	8.00	Flat	1.20	1.36	6.67	8.00	2.67	3.61	269	122	53.3	53.3
TA08025-B605	E	2	92.75	1.31	14.96	9.06	Flat	1.20	1.20	1.64	3.93	0.99	2.38	66	40	75.0	149.9
TA08025-B604	E	1	92.75	1.31	14.96	7.87	Flat	1.20	1.20	1.64	1.96	0.86	1.03	66	35	63.9	63.9
RDIDC-3045-PF-48	E	1	92.75	1.38	14.58	8.46	Flat	1.20	1.20	1.68	2.01	0.97	1.17	68	39	21.9	21.9
										Σ(CaA _a) _N	15.90	Σ(CaA _a) _T	8.19			289	

WIND WITH ICE

Ice Thk = 1.11 in

Antenna Configuration	(E) or (P)	Qty per Sector	z (ft)	Length or Diameter (ft)	Width (in)	Depth (in)	Flat or Cylindrical?	Antenna (Ca) _N	Antenna (Ca) _T	Face Normal (A _a) _N (ft ²)	Windward Face Normal (CaA _a) _N (ft ²)	Side Face (A _a) _T (ft ²)	Windward Side Face (CaA _a) _T (ft ²)	Normal Antenna Wind Load Each (lb)	Transverse Antenna Wind Load Each (lb)	Ice Area for Weight (ft ²)	Ice Weight Alone (lbs)
MX08FRO465-20	E	1.00	92.75	4.18	22.22	10.22	Flat	1.20	1.31	7.75	9.30	3.56	4.66	58	29	18.7	96.6
TA08025-B605	E	2.00	92.75	1.50	17.18	11.28	Flat	1.20	1.200	2.14	5.14	1.41	3.38	16	11	5.3	27.2
TA08025-B604	E	1.00	92.75	1.50	17.18	10.09	Flat	1.20	1.200	2.14	2.57	1.26	1.51	16	9	5.0	25.8
RDIDC-3045-PF-48	E	1.00	92.75	1.57	16.80	10.68	Flat	1.20	1.200	2.19	2.63	1.39	1.67	16	10	5.3	27.5
										Σ(CaA _a) _N	19.65	Σ(CaA _a) _T	11.22			177	

Mounting System Information

Mount Center Line: 92.75 ft

Reduction Factor = 1 Section 16.6

Mount Part	Quantity	Length (ft)	Projected Width (in)	Depth (in)	Flat or Cylindrical?	Force Coefficient	Projected Area (ft ²)	Wind Force (lbs/ft)	Ice Weight Area (ft ²)	Ice Weight (lbs/ft)	Projected Area with Ice (ft ²)	Wind Force Ice (lbs/ft)	Maintenance Wind Force (lbs/ft)
2.5" STD Pipe	1	1.00	2.88	2.88	Cylindrical	1.2	0.29	9.7	0.75	3.9	0.51	3.2	2.6

Seismic Check

Tower Information

Tower Type:	RT	
Structure Height	123	ft
Supporting Structure Height	0	ft
Mount Height	92.75	ft

Geographic Information

City:	Rye	
State:	New York	
County:	Westchester	
Latitude:	40.978195	Longitude: -73.684462

Seismic Information

Risk Category	II
Importance Factor	1.00
Site Soil Classification	D
S_s	0.281
S_1	0.06
F_a	1.575
F_v	2.4
S_{Ds}	0.296
S_{D1}	0.096
R	3.00
A_s	3.00
C_s	0.10

Table 2-10
<https://asce7hazardtool.online/>
 (Table 2-11, interpolation allowed)
 (Table 2-12, interpolation allowed)
 Section 2.7.5
 Section 16.7
 Section 16.7 & 2.7.8
 > 0.03

Equivalent Lateral Force Procedure

Equipment (Discrete Appurtenances)

Antenna Configuration	(E) or (P)	Qty per Sector	z (ft)	Antenna Weight (lb)	Shear $V_s = C_s * W$ (lbs)	Vert. Seismic load (Ev, lbs)	Seismic load (Eh, lbs)
MX08FRO465-20	E	1	92.75	53	5	3	5
TA08025-B605	E	2	92.75	75	7	4	7
TA08025-B604	E	1	92.75	64	6	4	6
RDIDC-3045-PF-48	E	1	92.75	22	2	1	2

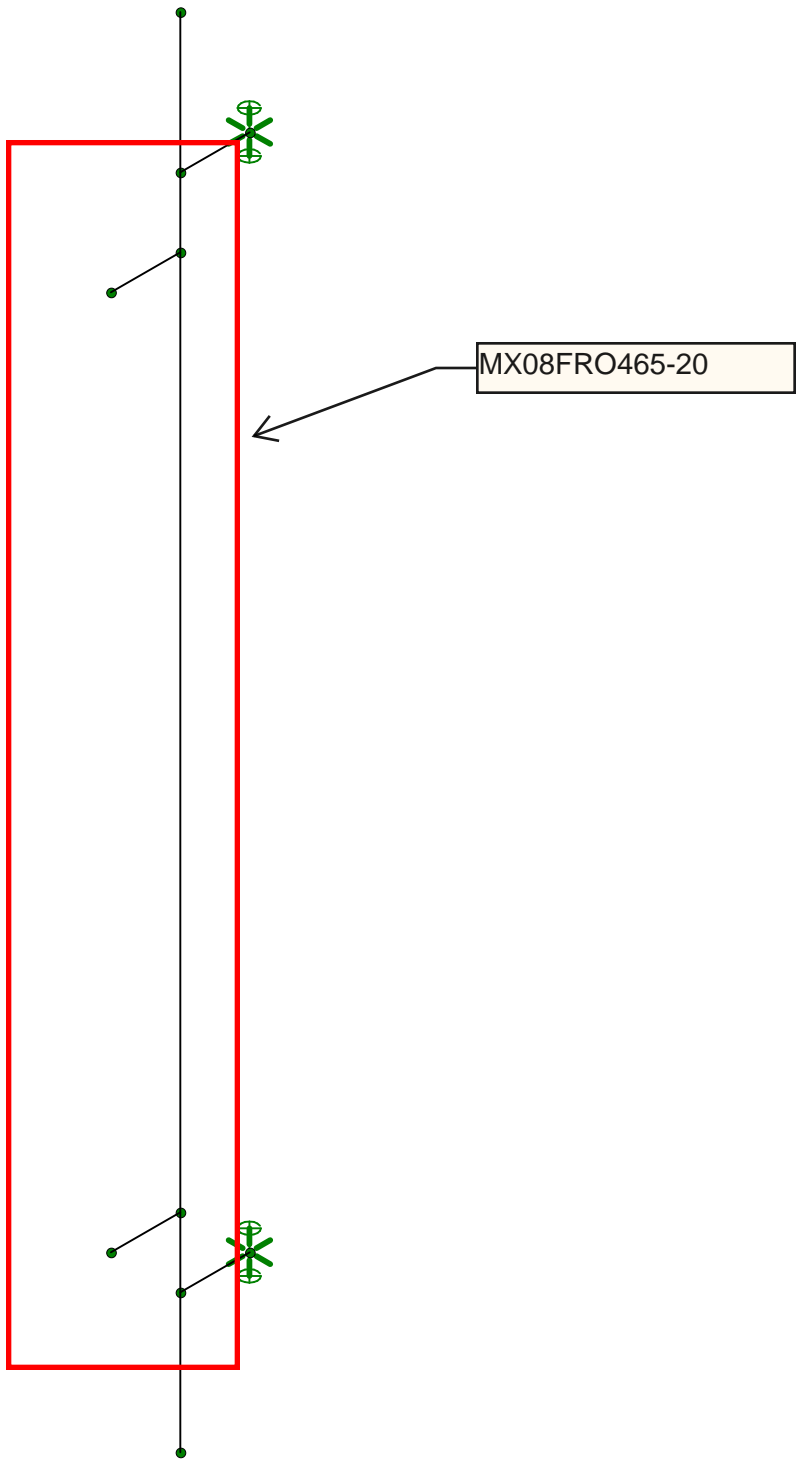
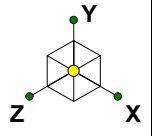
Mounting System (Discrete Appurtenances)

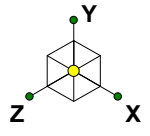
$E_v = 0.2 S_{Ds} * D$	0.0592 x D	"D" is the dead weight of the mount members.
$E_h = \rho * Q_E$	0.1 x W	"W" total weight of structure above ground

Notes:



1. Wind loads govern over Seismic loads

APPENDIX B- ALL SECTORS
WIRE FRAME RENDERING

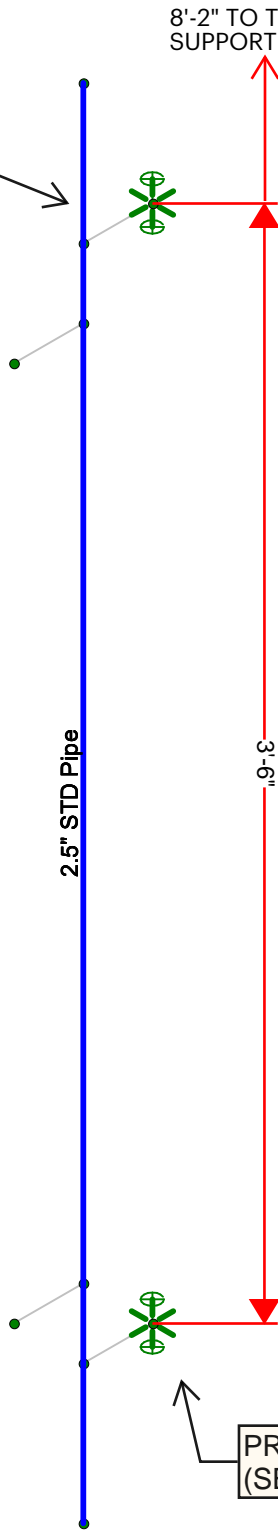




Section Sets

	2.5" STD Pipe
	RIGID

2.5" STD PIPE
(4'-6" LONG)

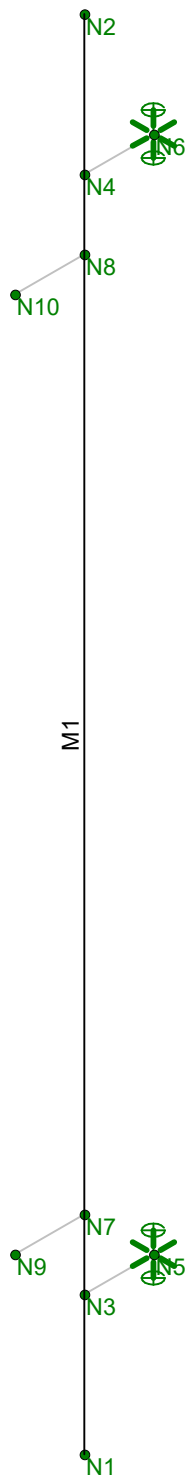
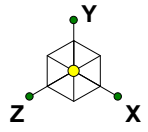


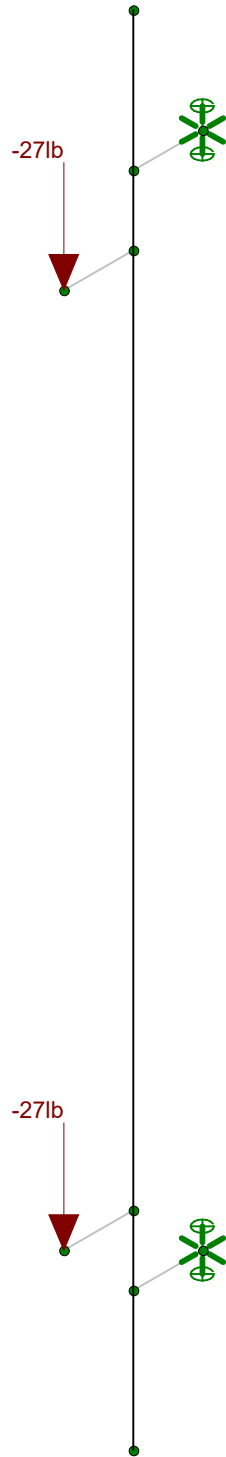
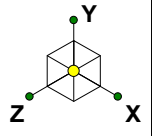
8'-2" TO TOP OF CUPOLA
SUPPORTING STRUCTURE.

2.5" STD Pipe

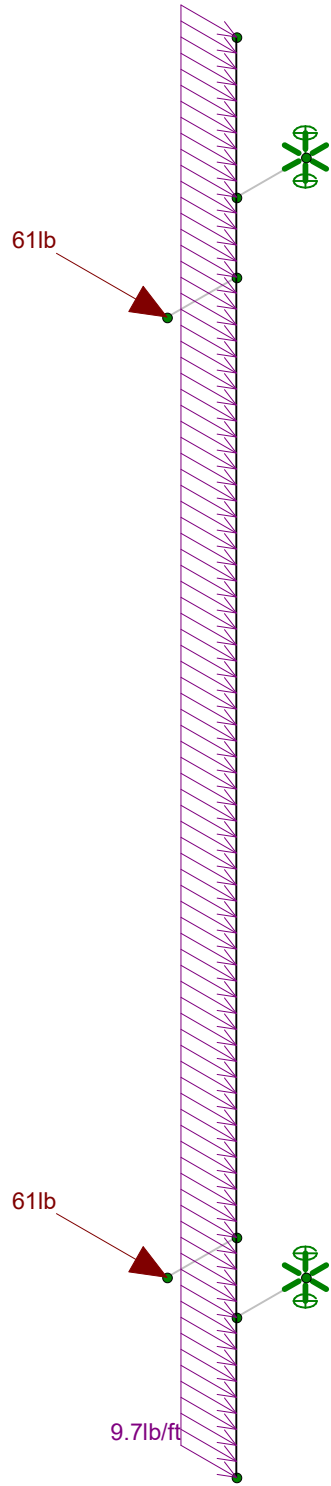
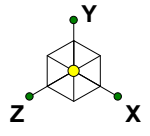
3'-6"

PROPOSED MOUNT CONNECTION
(SEE DETAIL S-1)

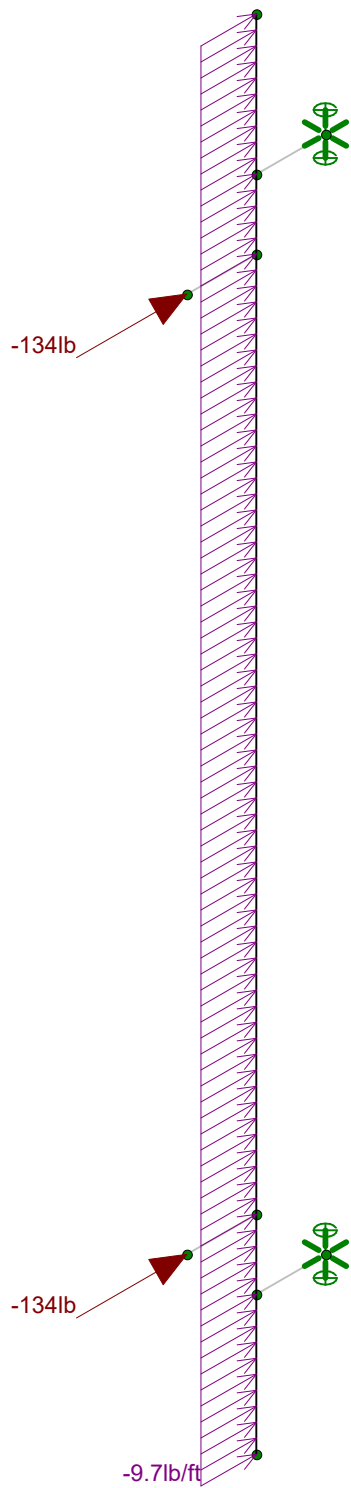
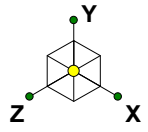




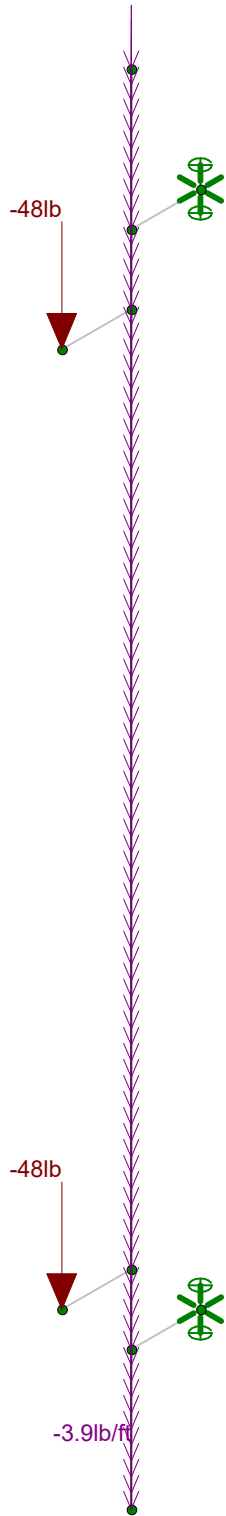
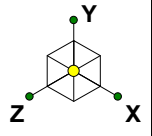
Loads: BLC 1, DL
Envelope Only Solution



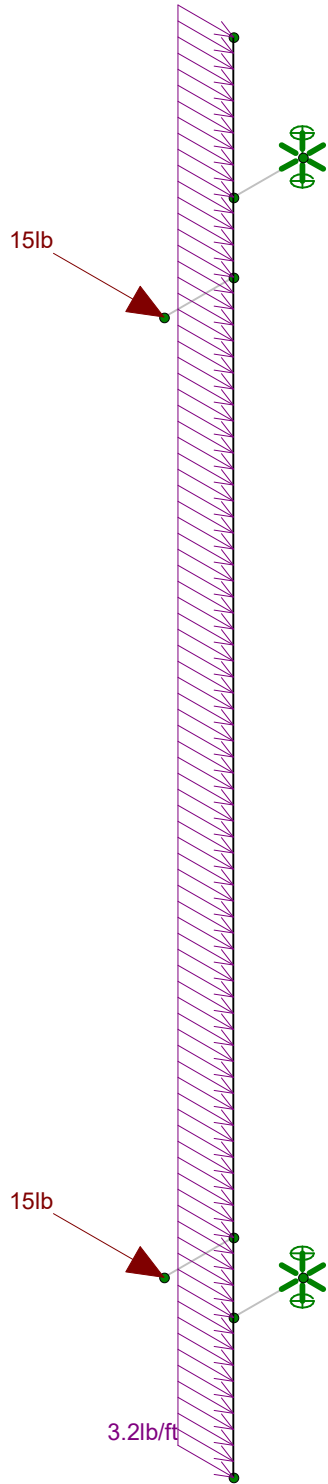
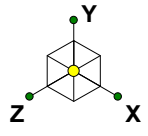
Loads: BLC 2, WLX
Envelope Only Solution



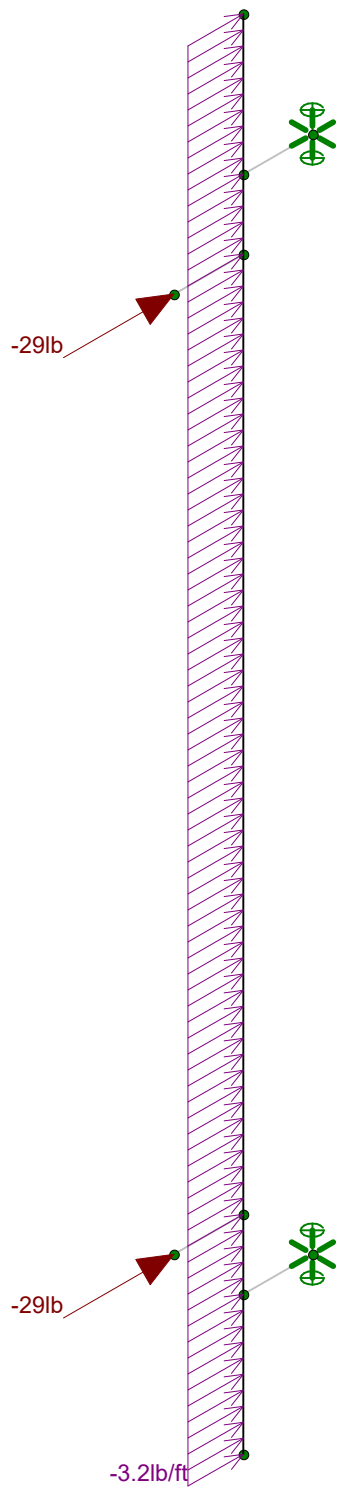
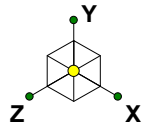
Loads: BLC 3, WLZ
Envelope Only Solution



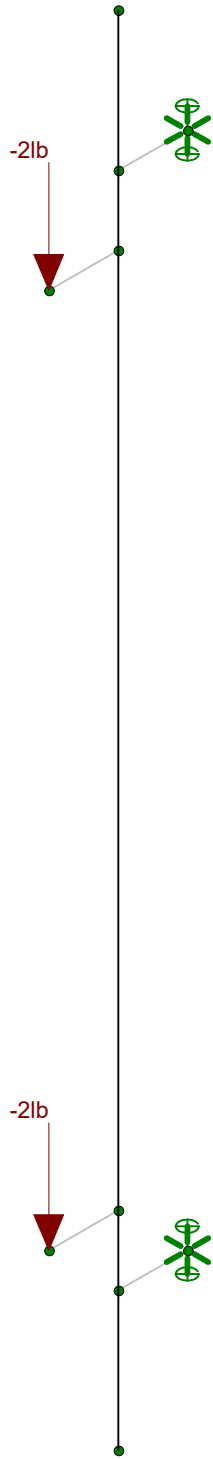
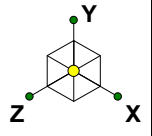
Loads: BLC 4, DLi
Envelope Only Solution



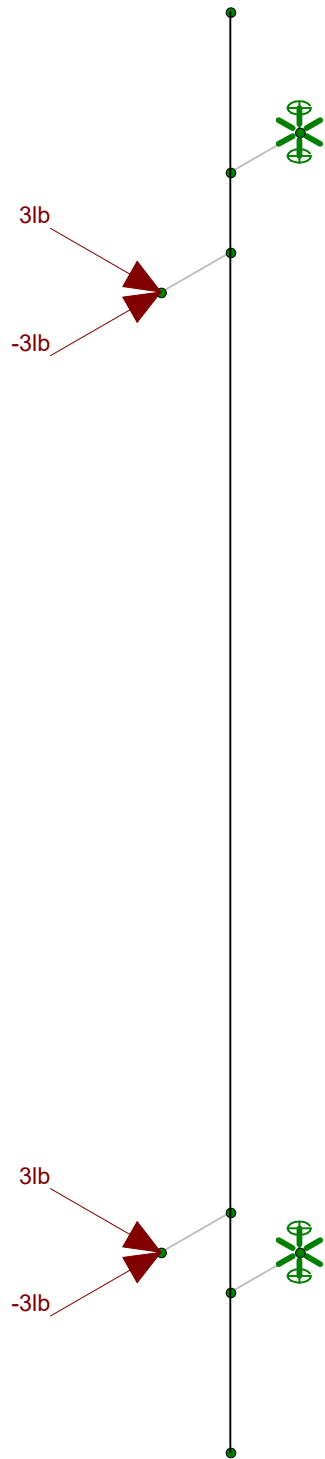
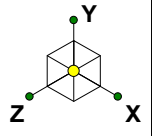
Loads: BLC 5, WLXi
Envelope Only Solution



Loads: BLC 6, WLZi
Envelope Only Solution

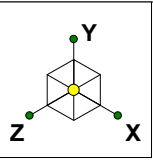


Loads: BLC 7, ELv
Envelope Only Solution

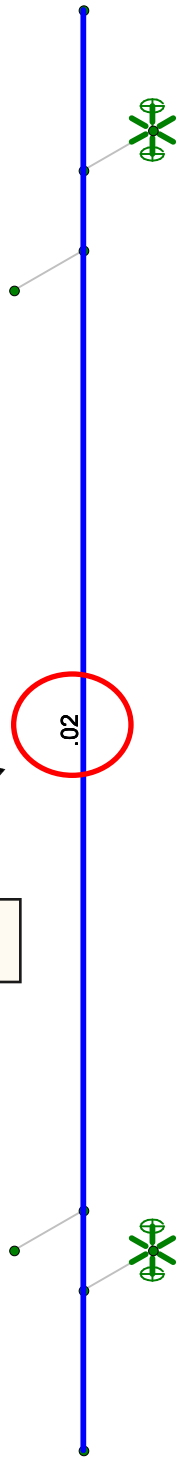


Loads: BLC 8, ELh
Envelope Only Solution

APPENDIX C- ALL SECTORS
SOFTWARE OUTPUT



Code Check (Env)	
Black	No Calc
Red	> 1.0
Magenta	.90-1.0
Green	.75-.90
Cyan	.50-.75
Blue	0.-.50



0.02 < 1.0 OK
(See RISA-3D results for further information)

APPENDIX D- ALL SECTORS
ADDITIONAL CALCULATIONS

Job No. 10710.NJJER01023C
Sheet No. 1 of 1
Calculated By RTK Date : 12/21/21
Checked By Date :



Proposed Connection Anchor Check - All Sectors

Proposed Anchors are **5/8** diameter **HY 270** with **6** inch embedment

Tallow = **1025** lbs

Vallow = **1405** lbs

Max Loads Per Risa Output: Nodes **N6** LC **ENV**

Tmax = **68.0** lbs

Vmax = **70.0** lbs

Interaction:

of Anchors = **1** (Total of 2)

Reduction due to existing conditions? **No**

$$\frac{68.0}{1025.0} + \frac{70.0}{1405.0} = \mathbf{0.12} \leq 1.0, \text{ OK}$$

Comments:

Existing Structure Check

The proposed antenna mounts are flush mounted to the façade of the existing building structure. Therefore, there will be no increase in normal load on the structure and all other additional loads will be minimal. Hence, the existing structure will have adequate capacity to support the proposed installation.

APPENDIX E – PLATFORM
LOADING INFORMATION



PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Job No.	10710.NJER01023C		
Sheet No.	1	of	1
Calculated By	RTK	Date :	12/21/21
Checked By		Date :	

Analysis of Existing Equipment Platform

1 - Dead Load

Number of units	Cabinet Type	Width (in.)	Depth (in.)	Height (in.)	Weight (lbs)	Total Weight	
1	HVAC 2000005995	30	32	73	978	978	lbs
					Total	978	lbs

Point Load = **245** lbs/point (4 Points)

For existing grating = **10** psf

2- Live Load

Per ASCE 7-16: Chapter 4

Catwalks for Maintenance Access = **40** psf (Table 4.3-1)

3- Snow Load

Per ASC 7-16: Chapter 7

$$P_f = 0.7C_eC_iI P_g$$

But not less than $P_f = (I)P_g$

Point Load = **50** lbs/point (4 Points)

$C_e = 1.0$ Table 7.3-1
 $C_i = 1.2$ Table 7.3-2
 $I = 1.0$ Table 1.5-2
 $P_g = 30$ psf

GOVERNS

4- Wind Load

Per ASCE 7-16 Chapters 1, 26, & 29

z=	78.92	ft
V=	116	MPH - Risk Category II
Exposure:	B	Section 26.7.3
α =	7	Table 26.91
Z_0 =	1200	ft Table 26.91
K_z =	0.924	Table 29.3-1
K_{zt} =	1.00	Section 26.8.2
K_d =	0.90	Table 26.6-1 (Square)
K_e =	1.00	Section 26.9 (Ke permitted to be 1 for all elevations)
q_z =	28.6	psf (Section 29.10.2)

Per ASCE 7-16 Section 29.4 Design Wind Loads: Other Structures

Building Info

B=	26	ft (Horizontal dimension of building normal to wind direction)
h=	69.42	ft (Mean roof height)
Bh=	1804.833	ft ²
0.1Bh=	180.4833	ft ²

Resultant Horizontal Force

A_r =	15.21	ft ²
GC_r =	1.9	Section 29.4.1 ($A_r < 0.1Bh$)
F=	54	PSF
Normal Wind Load =	207	lb/point (4 points)
Transverse Area =	16	ft ²
Transverse Wind Load =	221	lb/point (4 points)

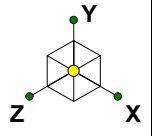
Vertical Uplift Force

Cabinet Height =	6.08	ft
Cabinet Width =	2.50	ft
Cabinet Depth=	2.67	ft
Normal Uplift Force =	472	lb/point (4 Points)
Transverse Uplift Force =	537	lb/point (4 Points)

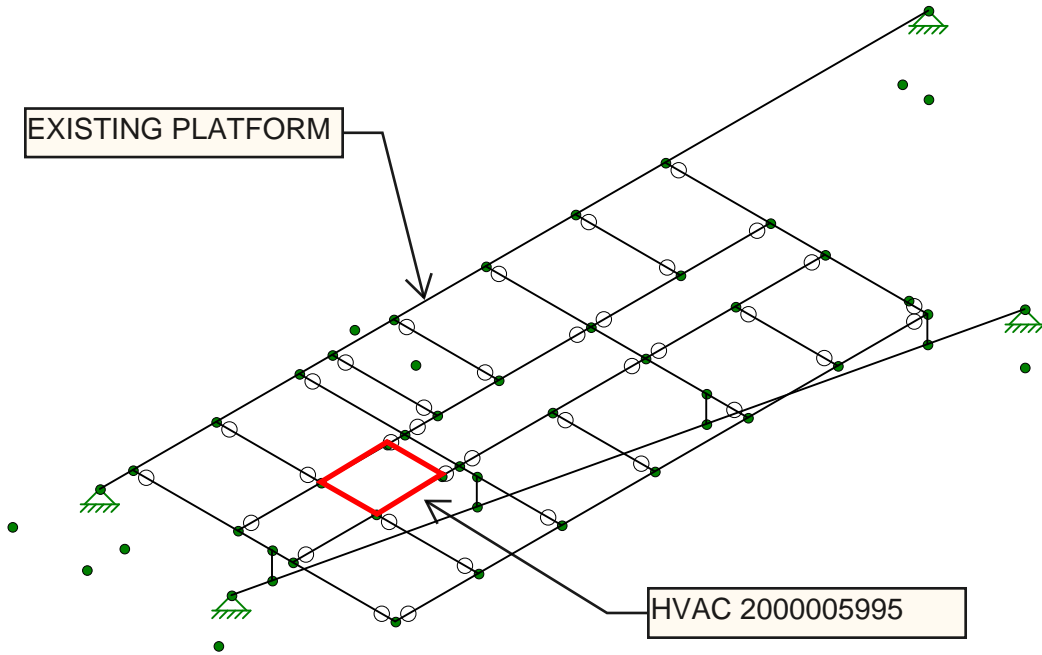
Wind Load on Steel Members

W12	54	lbs/ft
W10	45	lbs/ft
W8	36	lbs/ft

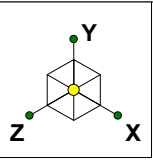
APPENDIX F- PLATFORM
WIRE FRAME RENDERING



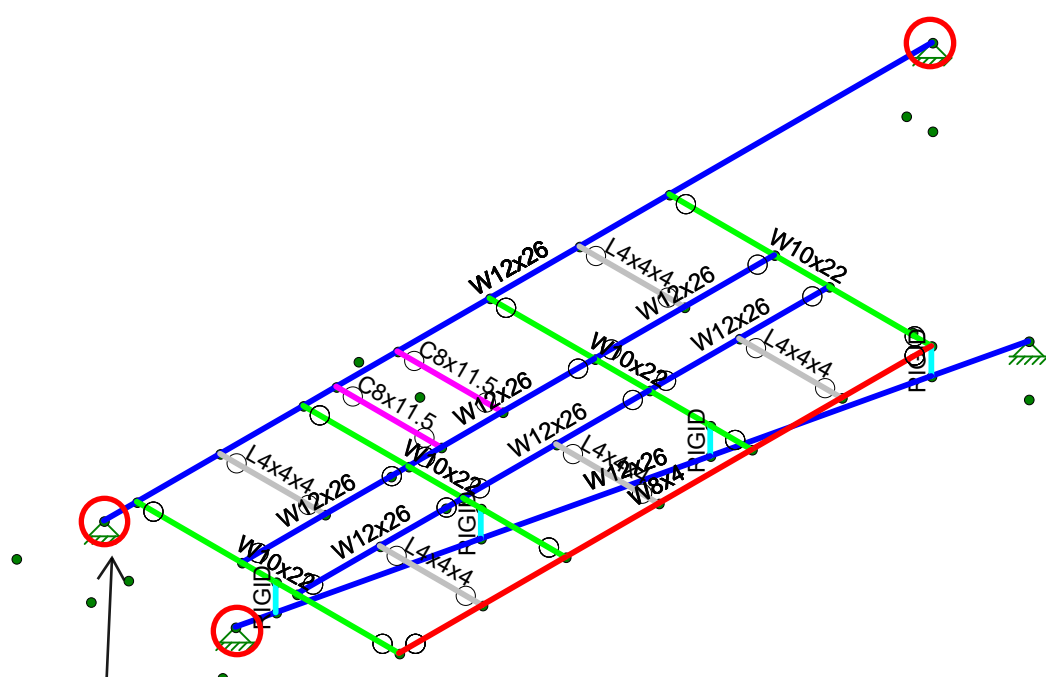
EXISTING PLATFORM



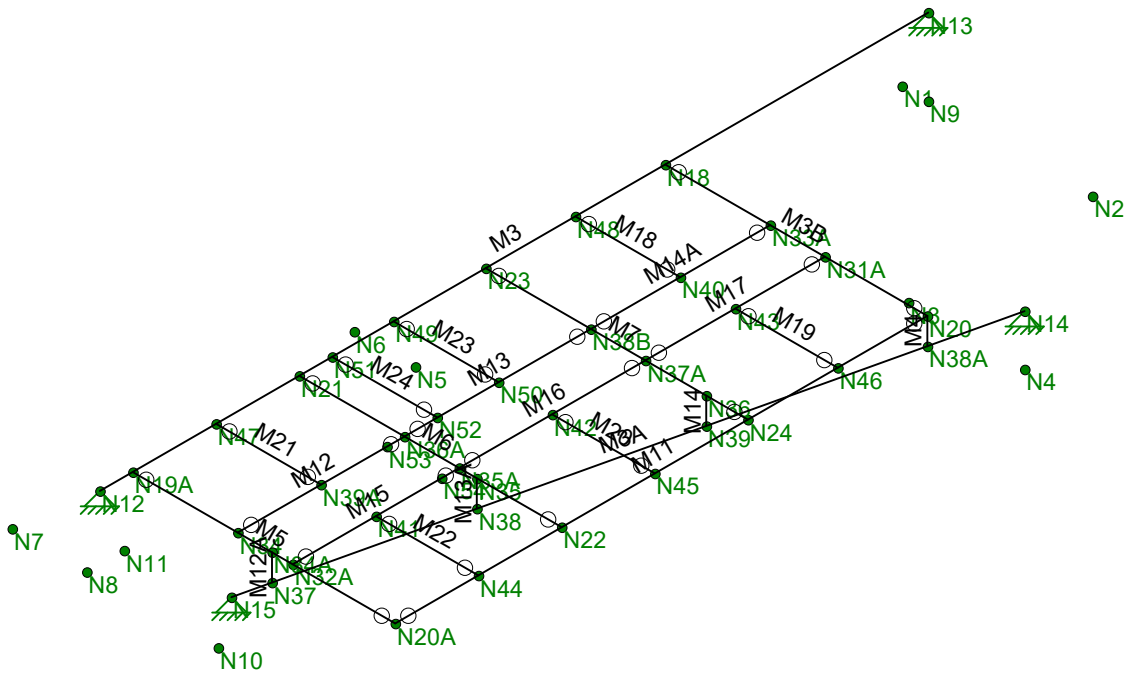
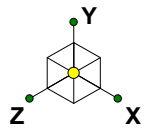
HVAC 2000005995

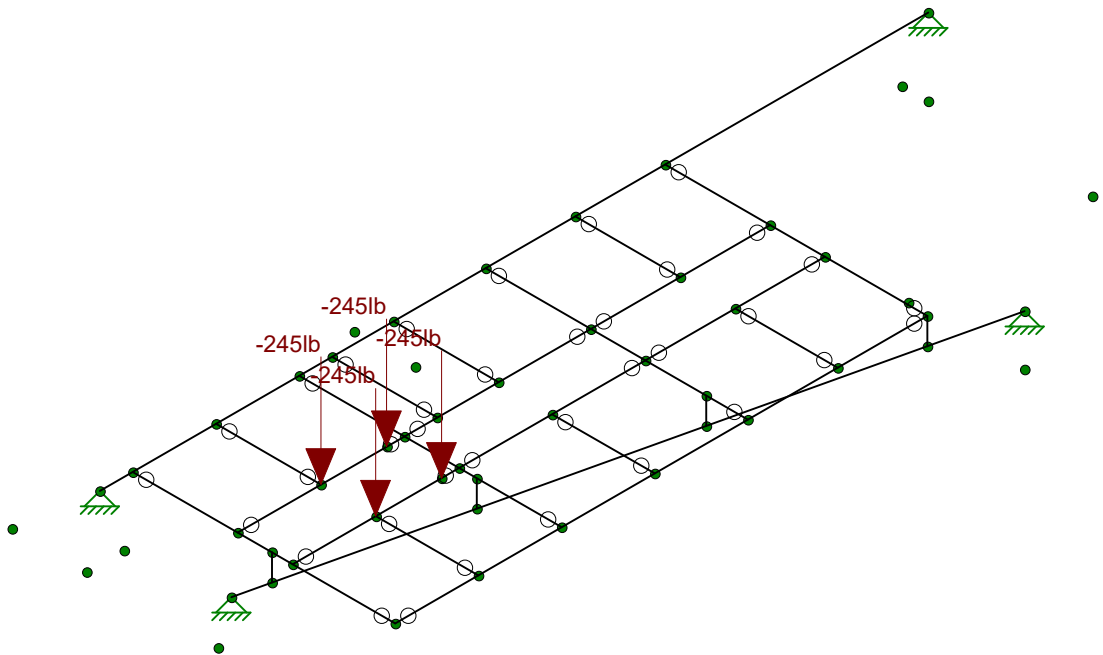
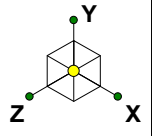


Section Sets	
■	W12x26
■	W10x22
■	W8x4
■	L4x4x4
■	C8x11.5
■	RIGID

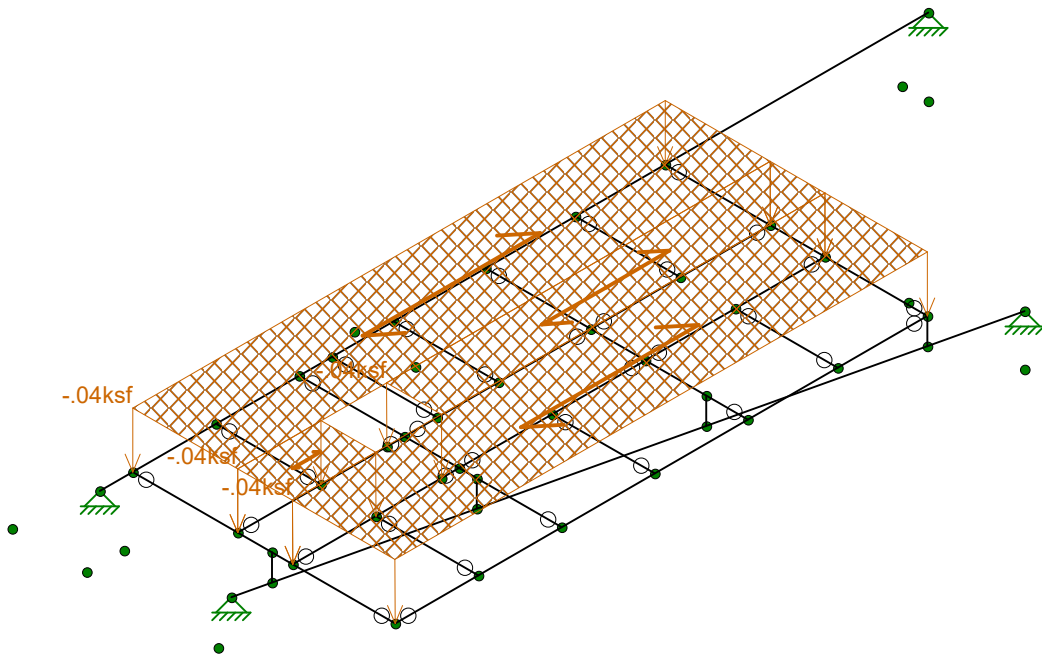
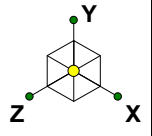


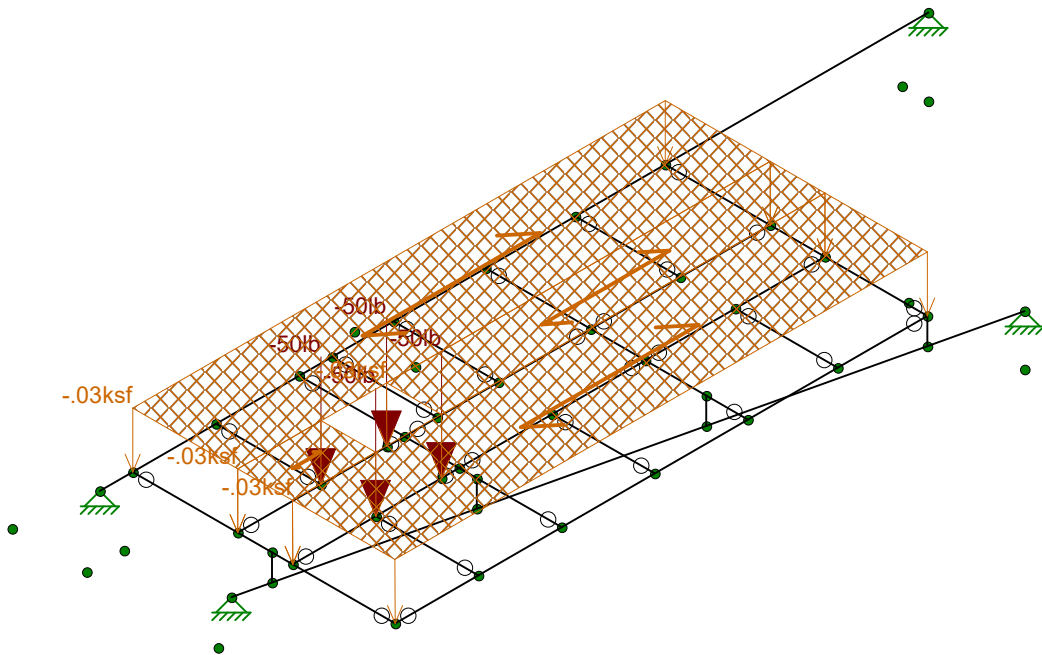
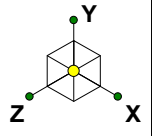
EXISTING CONNECTION TO BE REINFORCED
(SEE DETAIL S-2)

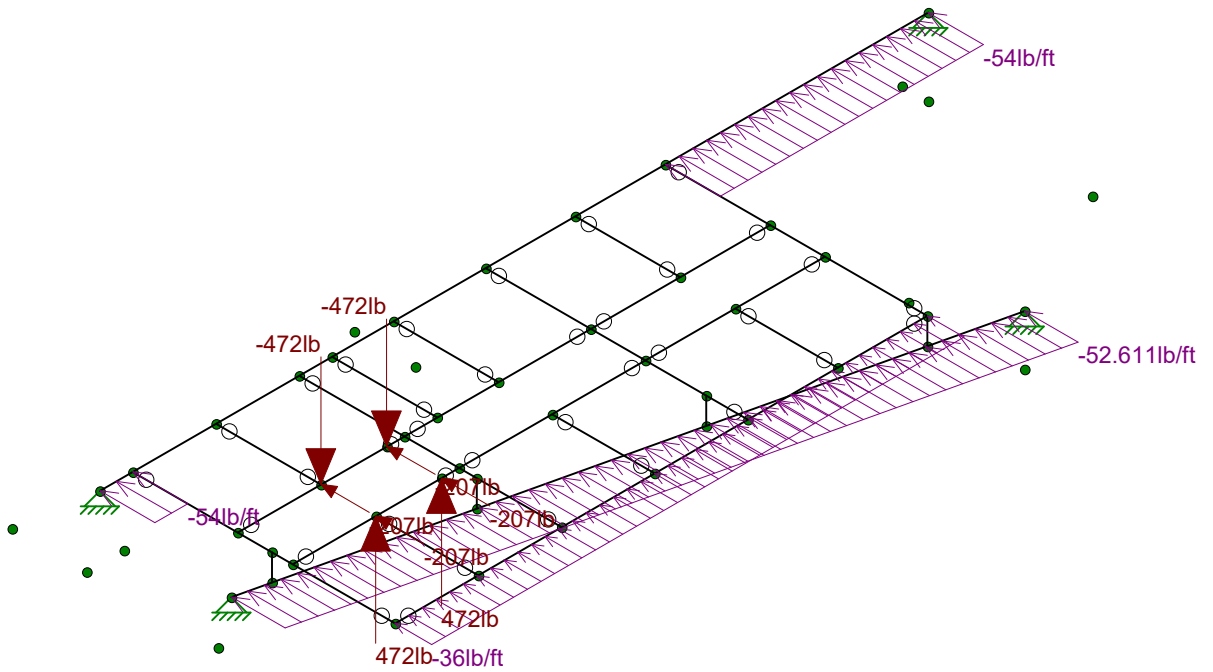
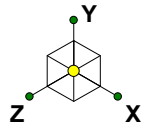


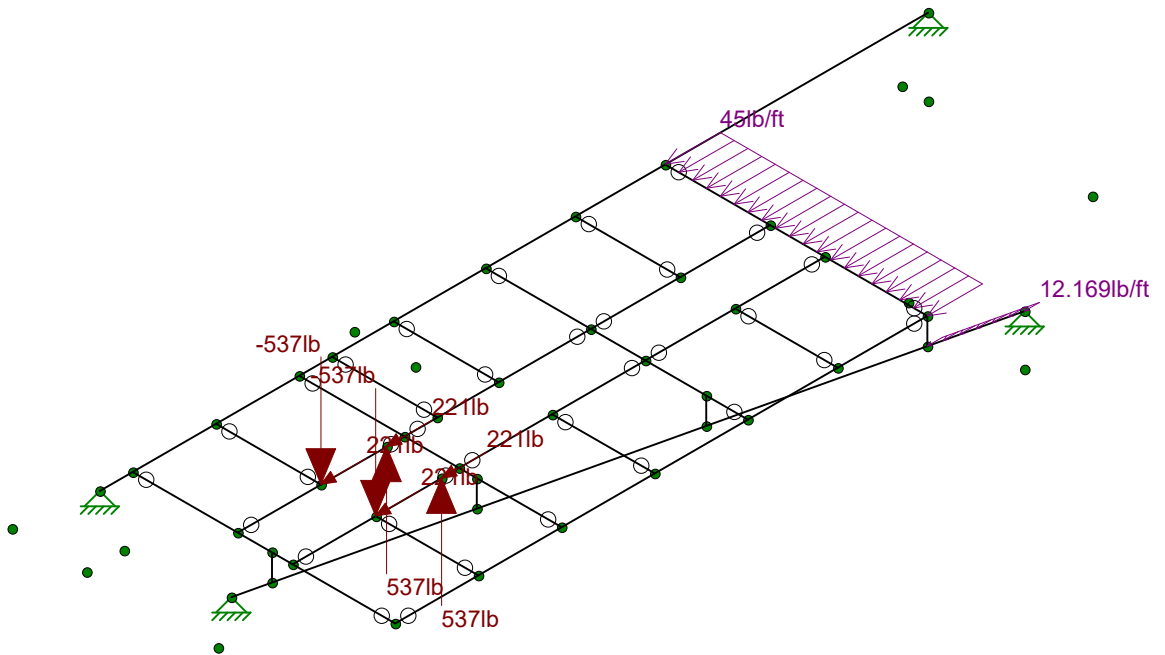
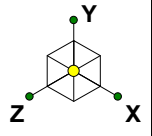


Loads: BLC 1, DL

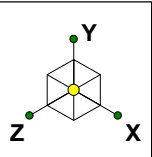




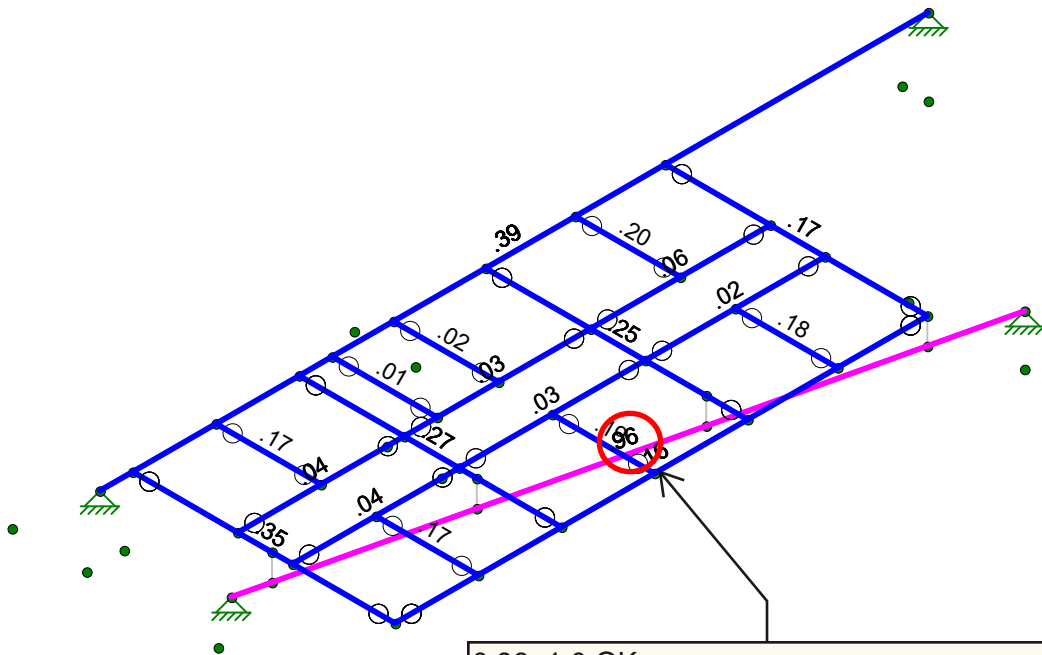




APPENDIX G – PLATFORM
SOFTWARE OUTPUT



Code Check (Env)	
Black	No Calc
Red	> 1.0
Magenta	.90-1.0
Green	.75-.90
Cyan	.50-.75
Blue	0.-.50



0.96 < 1.0 OK
(See RISA-3D results for further information)

APPENDIX H – PLATFORM
ADDITIONAL CALCULATIONS

Job No. 10710.NJJER01023C
 Sheet No. 1 of 3
 Calculated By RTK Date : 12/21/21
 Checked By Date :



Existing Connection Anchor Check - Platform

Proposed anchors are **5/8** diameter **HY20** with **6** inch embedment

Tallow = **815** lbs

Vallow = **1355** lbs

Max Loads Per Risa Output: Node **N14** LC **5**

Tmax = **1598.0** lbs

Vmax = **4000.0** lbs

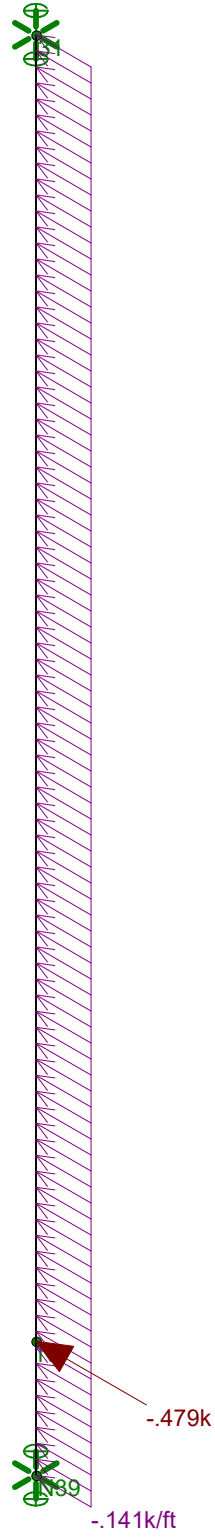
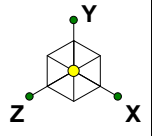
Interaction:

of Anchors = **8**

Reduction due to existing conditions? **No**

$$\frac{1598.0}{6520.0} + \frac{4000.0}{10840.0} = \mathbf{0.61} \leq 1.0, \text{ OK}$$

Comments: The existing connection are 3/4" dia. Hilti HIT HY-20 w/ 8" embed. according to construction drawing by APT Engineering dated 08/18/09.



Loads: BLC 1, WL
Envelope Only Solution

Member: **M11A**

Shape:

Material: **RIGID**

Length: **11.635 ft**

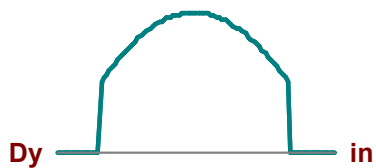
I Joint: **N39**

J Joint: **31**

Code Check: **No Calc**

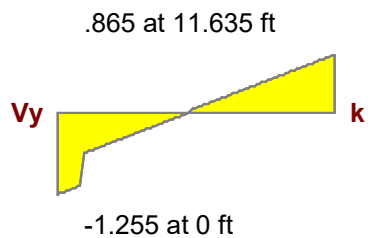
Report Based On 97 Sections

0 at 5.696 ft



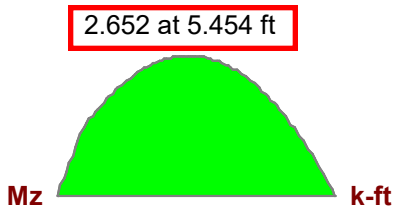
Dz _____ **in**

A _____ **k**



Vz _____ **k**

T _____ **k-ft**



My _____ **k-ft**

fa _____ **ksi**

f(y) _____ **ksi**

f(z) _____ **ksi**

Design Loads on Other Structures - Platform

Wind Load

Per ASCE 7-16 Chapters 1, 26, & 29

z=	78.22	ft - Top of bulkhead
V=	116	MPH - Risk Category II
Exposure:	B	Section 26.7.3
α =	7	Table 26.91
Z_g =	1200	ft Table 26.91
K_z =	0.922	Table 29.3-1
K_{zt} =	1.00	Section 26.8.2
K_d =	0.85	Table 26.6-1
K_e =	1.00	Section 26.9
q_z =	27.0	psf (Section 29.10.2)

Per ASCE 7-16 Section 29.4 Design Wind Loads: Other Structures

GC_r =	1.9	Section 29.4.1 ($A_r < 0.1B_h$)
F=	51	PSF
0.6 X F =	31	PSF (ASD)

EXISTING BULKHEAD WALL CHECK - PLATFORM

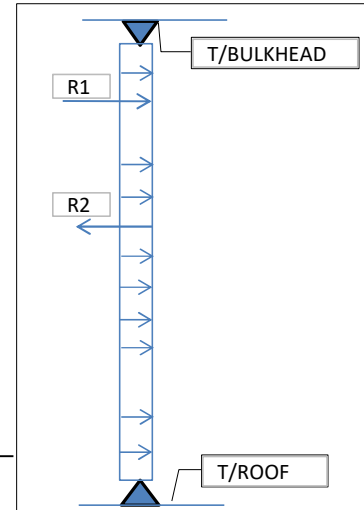
DATA:

Wall Height = 11.64 ft
 Brick Thickness = 8.0 in
 qz = 30.8 psf

Type of Connection: HILTI

Per Risa Output:

LC: 12 b: 9 in *Distance between anchors
 Force 1: N14 R1: 0.479 kips Dist to T/Roof 23 in
 Force 2: R1: kips Dist to T/Roof in
 M_{Max} = 2.652 ft-kips *Per Risa Output



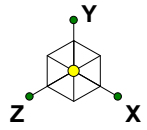
Bulkhead wall for illustration purpose Only

CALCULATIONS:

b_{eff} = 55.00 in *Effective length of wall
 Wind Load = 141 lbs/ft
 P_{wall} = 4266.2 lbs

$\delta_{\max\&\min} = P/A \pm M/S = \frac{4266.17}{440} \pm \frac{31824.00}{4693}$
 $\delta_{\max} = 16$ psi < 0.25 x f'm = 250 psi (f'm = 1000psi typical for masonry)
 $\delta_{\min} = 3$ psi < -40 psi (-ve, in tension)

THEREFORE, O.K.

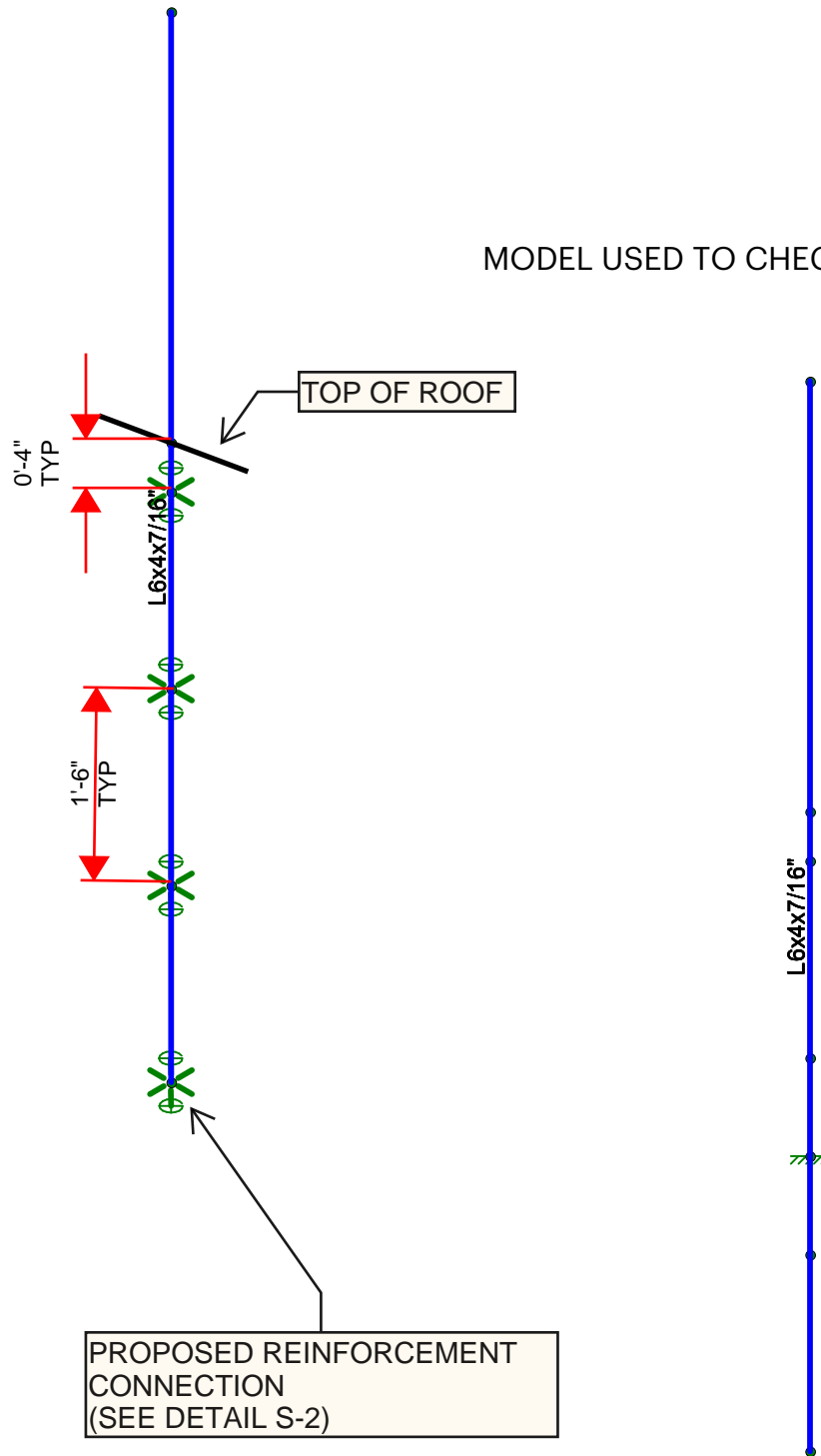


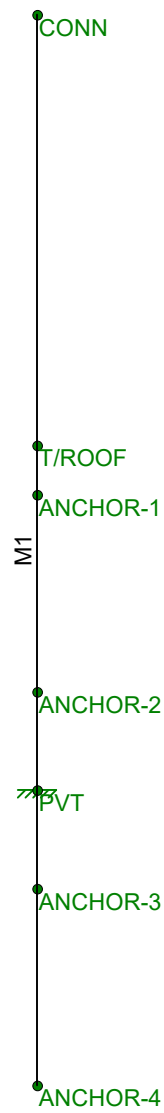
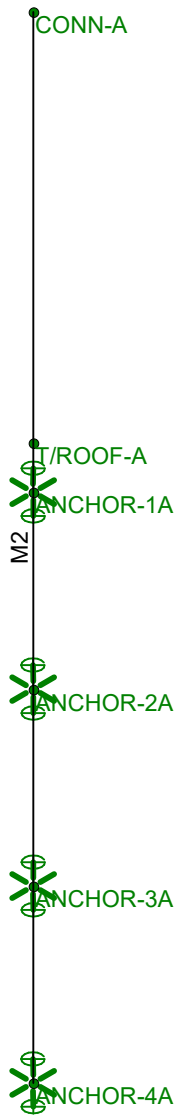
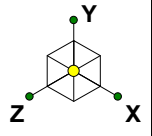
PROPOSED PLATFORM CONNECTION REINFORCEMENT

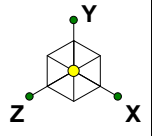
Section Sets
■ L6x4x7/16"

MODEL USED TO CHECK ANGEL CAPACITY

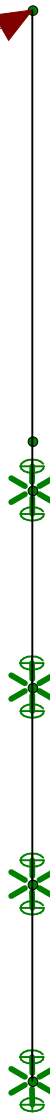
MODEL USED TO CHECK ANCHOR CAPACITY



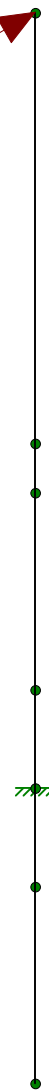


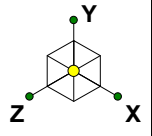


-0.834k



-0.834k





Code Check (Env)	
Black	No Calc
Red	> 1.0
Magenta	.90-1.0
Green	.75-.90
Cyan	.50-.75
Blue	0.-.50



Member Code Checks Displayed (Enveloped)
Envelope Only Solution

Job No. 10710.NJJER01023C
Sheet No. 2 of 3
Calculated By RTK Date : 12/21/21
Checked By Date :



Existing Connection Anchor Check - Platform

Proposed anchors are **5/8** diameter **HY20** with **6** inch embedment

Tallow = **815** lbs

Vallow = **1355** lbs

Max Loads Per Risa Output: Node **N15** LC **17**

Tmax = **0.0** lbs

Vmax = **6860.0** lbs

Interaction:

of Anchors = **8**

Reduction due to existing conditions? **No**

$$\frac{0.0}{6520.0} + \frac{6860.0}{10840.0} = \mathbf{0.63} \leq 1.0, \text{ OK}$$

Comments: The existing connection are 3/4" dia. Hilti HIT HY-20 w/ 8" embed. according to construction drawing by APT Engineering dated 08/18/09.

Job No. 10710.NJJER01023C
 Sheet No. 3 of 3
 Calculated By RTK Date : 12/21/21
 Checked By Date :



Proposed Connection Anchor Check - Vertical Straps

Proposed anchors are 5/8 diameter HY270 with 6 inch embedment

Tallow = 1025 lbs

Vallow = 1405 lbs

Max Loads Per Risa Output: Node PVT LC 1

Tmax = 713.9 lbs

Vmax = 0.0 lbs

Interaction:

of Anchors = 1 (Total of 4)

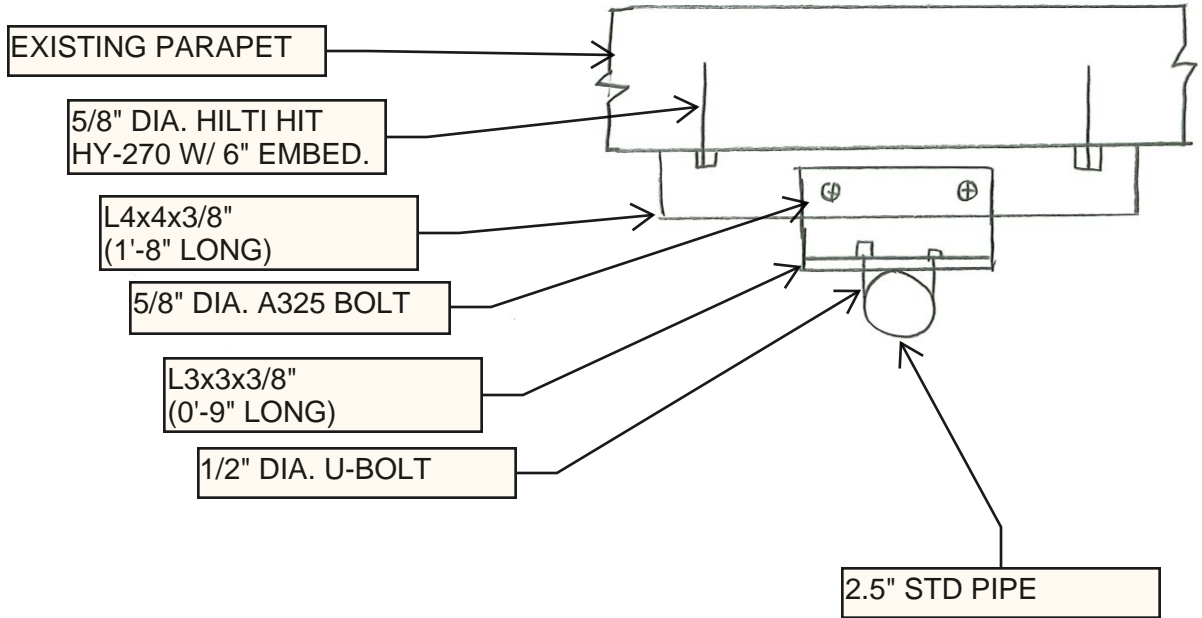
Reduction due to existing conditions? No

$$\frac{713.9}{1025.0} + \frac{0.0}{1405.0} = 0.70 \leq 1.0, \text{ OK}$$

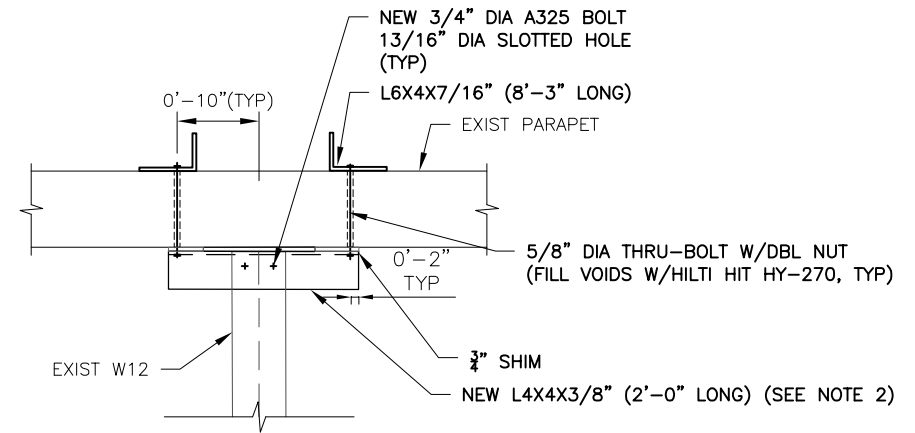
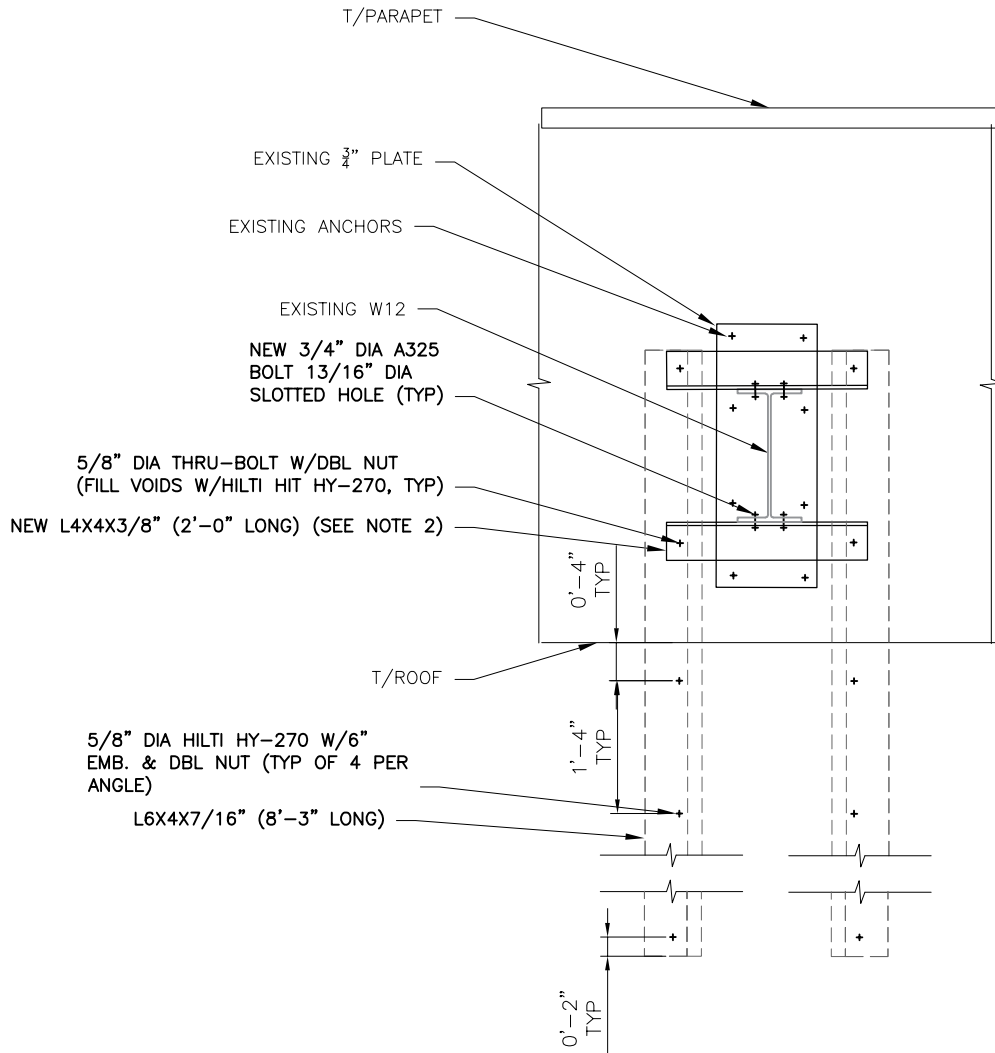
Comments: Connections are (4) 5/8" dia. Hilti HY-270 with 6" embedment spaced at 16" OC.
 $T_{max} = (834 \text{ lbs}/4 \text{ anchors}) + ((3543 \text{ lbs-ft}/4.334 \text{ ft})/2 \text{ anchors in tension}) = 714 \text{ lbs per anchor}$

APPENDIX I
REFERENCES AND STRUCTURAL DETAILS

DETAIL S-1: PROPOSED MOUNT CONNECTION



DETAIL S-2: PROPOSED PLATFORM CONNECTION REINFORCEMENT



NOTES:

1. CONTRACTOR SHALL VERIFY IF OBSTRUCTIONS ARE PRESENT PRIOR TO FABRICATION OF STEEL AND RELOCATE EXIST OBSTRUCTIONS AS REQUIRED TO ACCOMMODATE INSTALLATION.
2. CONTRACTOR SHALL OFFSET ANGLE TO ACCOMMODATE EXISTING CONDITIONS.
3. CONTRACTOR SHALL COAT THRU-BOLTS W/SILICONE AND SEAL ALL CRACKS WEATHER TIGHT.
4. CONTRACTOR TO APPLY BEAD OF SILICONE AROUND TOP 3 SIDES OF NEW ANGLE AND SHIMS.
5. CONTRACTOR TO FIELD DRILL HOLES IN EXIST PLATFORM BEAMS FOR PROPOSED ANCHORS ($\frac{13}{16}$ " HOLES FOR $\frac{3}{4}$ DIA ANCHORS).



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: August 10, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Open the public hearing for consideration of an application from Verizon Wireless for antenna work at the existing public utility wireless communications services facility at 66 Milton Rd.

FOR THE MEETING OF:

August 10, 2022

RECOMMENDATION: That the Council open the public hearing.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

All wireless telecommunications facilities within the City must comply with Chapter 196 "Wireless Telecommunications Facilities" of the City Code and all other applicable law and regulations. All wireless telecommunications facilities (including modifications), or construction, modification or replacement of support structures in connection with the installation of wireless telecommunications facilities must be permitted by a special use permit, special exception permit or eligible facility permit. The Board of Architectural Review has approved the application without modification.

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FAX (914) 333-0743

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

WRITER'S E-MAIL ADDRESS

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

REPLY TO:

DAVID L. SNYDER
(1956-2012)

Msheridan@snyderlaw.net

Tarrytown Office

May 13, 2022

Kerry Lenihan, Building Inspector
City of Rye
1051 Boston Post Road
Rye, New York 10580

Re: NY-Rye Playland
New York SMSA Limited Partnership d/b/a Verizon Wireless
Building Permit Application for Antenna Work at the Existing
Public Utility Wireless Telecommunications Services Facility
at the Property Known as 66 Milton Road, City of Rye, NY

Dear Mr. Lenihan:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its request to perform certain work on its existing wireless telecommunication services facility at the captioned site ("Antenna Work"). The Antenna Work consist of replacing and installing antennas on the existing building and replacing and installing ancillary equipment in connection with the antennas, within the building and within Verizon Wireless' existing equipment shelter.

As indicated on the plans submitted herewith, the antennas will be located on the tower, painted to match the tower and the ancillary equipment will be located within the tower and within Verizon Wireless existing equipment shelter on the roof of the building. In connection with the building department's request for additional information, I have enclosed the following:

1. An updated Building Permit Application along with a Board of Architectural Review Application, and an Engineering Review Application;
2. Affidavit of mailing together with Proof of mailing;
3. A set of drawings with respect to the Antenna Work, prepared by APT Engineering ("APT"), which have been signed and sealed by a New York State licensed professional engineer; and

4. Sets of photos of the front, rear, and side view where the work is to be done.

Please advise when the building permit is ready or, if deemed necessary, when this matter will be before the Board of Architectural Review. If you have any questions or require any additional documentation, please do not hesitate to call me or Leslie Snyder at (914) 333- 0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Michael P. Sheridan, Esq.

MS/gm

cc: Verizon Wireless

Z:\SSDATA\WPDATA\SS4\WP\NEWBAN\MJOE ROLLINS\LTE ZONING ANALYSES\RYE PLAYLAND (CITY OF RYE)\LSUB6\ADDTL MATERIALS
FILING\BP.RESPONSE.LTR.FIN.DOCX

AFFIDAVIT OF MAILING

State of New York)
) ss:
County of Westchester)

Gina Magliocco being duly sworn, deposes and says that she is over twenty-one years of age and works at 94 White Plains Road, Tarrytown, in the State of New York; that she is a paralegal at Snyder & Snyder, LLP, the attorney for New York SMSA Limited Partnership d/b/a Verizon Wireless, regarding an application of the modification of its existing public utility wireless communications facility known as 66 Milton Road, Rye, New York. On May 13, 2022, she served notice, a copy of which is attached hereto upon the following named persons at the address set forth for each person, as shown on the attached list, by depositing said notice by certified mail, at the United States Post Office in Tarrytown, New York, a true copy of the said notices, addressed to each one of the persons named.



Gina Magliocco

Sworn to and subscribed before me
this 13th day of May 2022



NOTARY PUBLIC

David James Kenny
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02KE6343903
Qualified in Westchester County
Commission Expires June 20, 2020 ✓

24



Building Permit Application

City of Rye, New York Building Department
 1051 Boston Post Road, Rye, New York 10580
 Building@ryeny.gov (914) 967-7372

www.ryeny.gov

Permit Type (Check Applicable Box):

One- and Two-Family:	Other:
<input type="checkbox"/> New Construction	<input type="checkbox"/> Interior Building*
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Modification of Approved Permit/Plans
Multi-Family and Commercial:	<input type="checkbox"/> Extension of Approved Building Permit*
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-roofing**
<input checked="" type="checkbox"/> Addition/Alteration	Value of Improvement: \$ 30,000
<input type="checkbox"/> Change of Tenant Occupancy**	
<input type="checkbox"/> Temporary Tent**	

* Complete Sections A thru H only., **Complete Sections A, B, C, D, E and H only

A. Property Information:

Street Address: 66 Milton Road

Property Area (Acres): N/A

Tax Map Designation: Sheet: 146 Block: 11 Lot(s): 73
 Sheet: _____ Block: _____ Lot(s): _____

Zoning District: RA-3

Current Use: Public Utility Wireless Telecommunications Facility

Proposed Use: No Change

Flood Insurance Zone: NONE Elevation: 30

Prior Bldg. Permit No. _____ *Required for Modifications and Extensions only*

B. Architect/Engineer/Applicant Representative:

Name: New York SMSA Limited Partnership d/b/a Verizon Wireless

Address: c/o Snyder & Snyder LLP, 94 White Plains Road

City: Tarrytown State: NY Zip: 10591

Phone: 914-333-0700 Email: msheridan@snyderlaw.net

C. Contractor:

Name: Squan Construction Services LLC West. Co. Lic. #: _____

Address: 193 Veterans Boulevard

City: Carlstadt State: NJ Zip: 07072

Phone: 201-463-0006 Email: _____

NOTE: Please attach hereto, contractors insurance, (naming the City of Rye as certificate holder and additionally insured) including liability and Form NYS C105 workers compensation (NYS 105) (or a signed New York State compensation waiver).

For Building Department Use Only:

Application Receipt Date: _____



Building Permit Application

City of Rye, New York Building Department

D. Property Owner/Applicant:

Name*: Blind Brook Lodge Owners, Inc.
 Address: c/o RMR Residential Realty LLC, 76 Lexington Ave
 City: White Plains State: NY Zip: 10606
 Phone: _____ Email: _____

* If owner or applicant is an LLC, please provide name of principal and contact information.

E. Project Description: (Please describe the proposed project).

The proposed work consist of replacing and installing antennas on the existing building and replacing and installing ancillary equipment in connection with the antennas, within the building and within Verizon Wireless' existing equipment shelter.

F. Regulatory Compliance:

1. Is the project located in a flood zone or floodway?
(If yes, Chapter 100, Floodplain Management, may apply) Yes No N/A
2. Is the project a Protected Structure or within a Preservation District?
(If yes, Chapter 117, Landmarks Preservation, may apply) Yes No N/A
3. Is a fence or wall proposed as part of the application?
(If yes, Chapter 90, Fences and Walls, may apply) Yes No
4. Is the property located within a designated coastal area boundary?
(If yes, Chapter 73, Coastal Zone Management, may apply) Yes No N/A
5. Is the property located within 100 feet of a wetland?
(If yes, Chapter 195, Wetlands and Watercourses, may apply) Yes No N/A
6. Is any land disturbing activity proposed greater than 300 square feet?
(If yes, Please complete an Engineering Review Form as required by Chapter 174, Stormwater Management, of the Rye City Code) Yes No
7. Is any tree removal proposed?
(If yes, Chapter 187, Trees may apply) Yes No
8. Is any signage proposed?
(If yes, Chapter 165, Signs may apply) Yes No
9. Would the project change the exterior appearance of the structure?
(If yes, Chapter 153, Architectural Review applies. Please complete the Board of Architectural Review Application attached hereto.) Yes No N/A*

* As noted on the plans submitted simultaneously herewith, all mounts, antennas, equipment and cabling will be painted to match the exterior building facade. As such, the project will not change the exterior appearance of the structure.



Building Permit Application

City of Rye, New York Building Department

G. Zoning Compliance:

Applicants are responsible for their applications to be compliant with all requirements of Chapter 197, Zoning, of the Rye City Code. To assist the City in assessing compliance, please complete the table below and include on the first page of the plan submission. This table includes many, but not all of the bulk and dimensional requirements of the City Zoning Code. Please visit www.ryeny.gov for entire Code.

RA-3 Zoning District:	Allowed/Required ¹	Existing	Proposed ²
Principal Building(s):			
Lot Area (in square feet)			
Floor Area Ratio³			
First Floor Area	n/a		
Second Floor Area	n/a		
Attic Floor Area	n/a		
Other Area ⁴	n/a		
Total Floor Area			
F.A.R. ⁵			
Yard Setbacks			
Front Yard			
Shortest Side Yard			
Total of Two Side Yards			
Rear Yard			
Lot Width			
Height/Stories			
Number of Stories			
Building Height			
First Floor Elevation ⁶			
Parking			
Number of Spaces			
Closest Side Yard Setback			
Accessory Building(s):			
Floor Area			
Front Yard Setback			
Closest Side Yard Setback			
Rear Yard Setback			
Max. Rear Yard Coverage	0.0%	0.0%	0.0%
Number of Stories			
Building Height			

¹ Carefully review all sections of Article V of the City Zoning Code **AND** footnotes included in Tables A, B and C.
² Provide copies, if any, of all variances issued for the property regardless of whether they are related to the project.
³ Floor area diagram of every floor (and accessory building(s)) is required for all new construction and additions.
⁴ Shall include other floors (if applicable) and all existing and proposed accessory building(s) on the property.
⁵ F.A.R. shall be rounded to not more than three (3) decimal places (e.g. 0.256)
⁶ For single-family residential buildings see Section 197-46.1.



Board of Architectural Review Application
City of Rye, New York Building Department
 1051 Boston Post Road, Rye, New York 10580
Building@ryeny.gov (914) 967-7372

www.ryeny.gov

A. Address: 66 Milton Road

B. Architect/Engineer/Applicant Representative:

Name: New York SMSA Limited Partnership d/b/a Verizon Wireless
 Address: c/o Snyder & Snyder LLP, 94 White Plains Road
 City: Tarrytown State: NY Zip: 10591
 Phone: 914-333-0700
 Email: msheridan@snyderlaw.net

C. Property Owner:

Name*: Blind Brook Lodge Owners, Inc.
 Address: c/o RMR Residential Realty LLC, 76 Lexington Ave
 City: White Plains State: NY Zip: 10606
 Phone: _____
 Email: _____

** If owner is an LLC, please provide name of principal and contact information.*

D. Project Description (please specify the following):

	Material	Color
Exterior Walls:	<u>N/A</u>	<u>N/A</u>
Roof:	<u>N/A</u>	<u>N/A</u>
Trim:	<u>N/A</u>	<u>N/A</u>
Shutters:	<u>N/A</u>	<u>N/A</u>
Chimney:	<u>N/A</u>	<u>N/A</u>

The following have been provided:

	Yes	No
Photographs:	<input type="checkbox"/>	<input type="checkbox"/>
Elevation:	<input type="checkbox"/>	<input type="checkbox"/>
Plot Plan:	<input type="checkbox"/>	<input type="checkbox"/>



Board of Architectural Review Application

City of Rye, New York Building Department

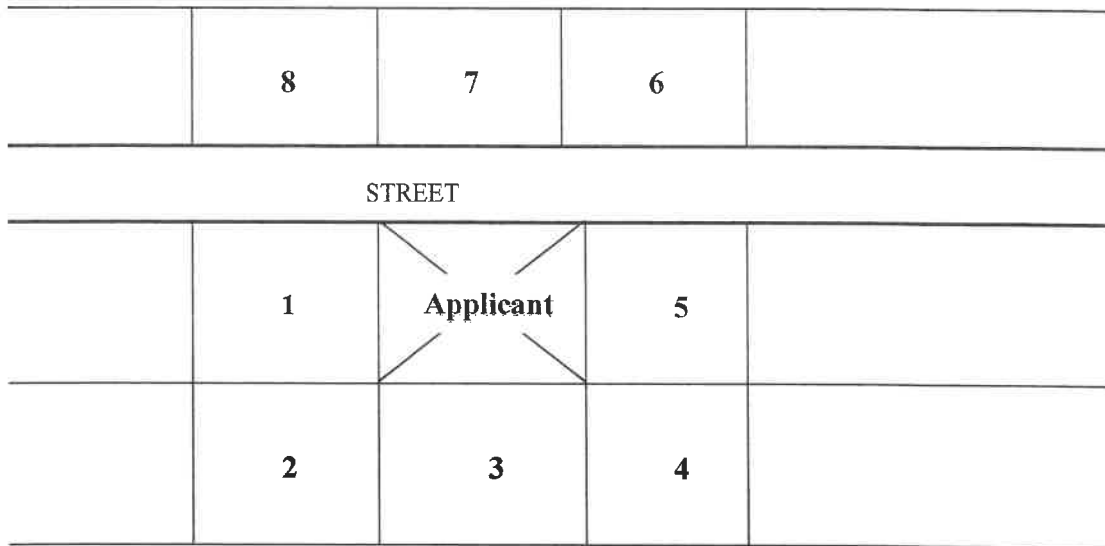
1051 Boston Post Road, Rye, New York 10580

Building@ryeny.gov

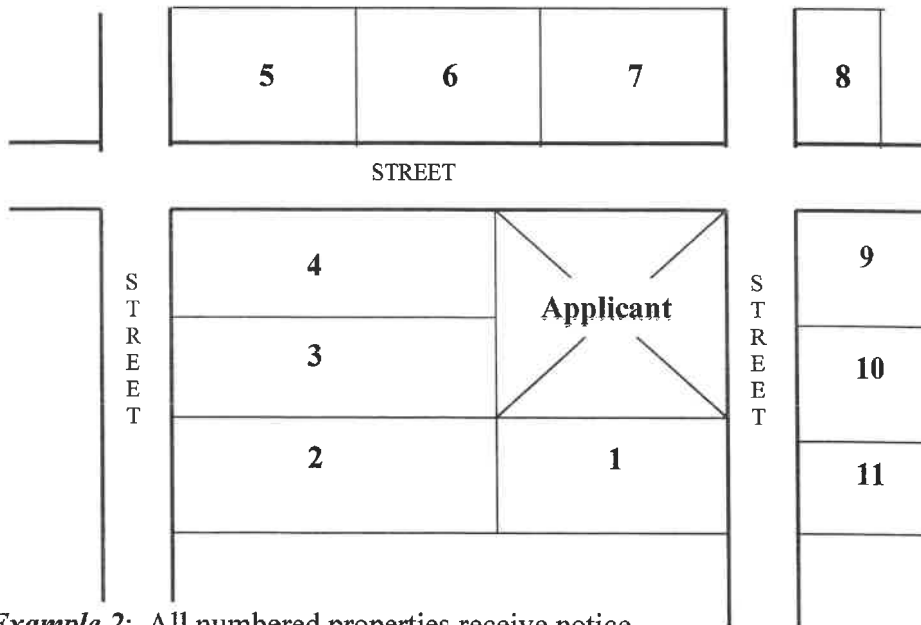
(914) 967-7372

www.ryeny.gov

At least **fourteen (14) days** prior to the Board of Architectural Review meeting date, the applicant must circulate the public notice to all property owners *abutting and located across the street* from the subject property. Notice shall be sent via certified mail (no return receipt). A copy of the certificate of mailing shall be included with the submission of a building permit to the City Building Department. Names and addresses of neighbors can be found by using the “abutters” tab from the mapping section of the City’s website at www.ryeny.gov.



Example 1: All numbered properties receive notice.



Example 2: All numbered properties receive notice.



Board of Architectural Review Application
City of Rye, New York Building Department
 1051 Boston Post Road, Rye, New York 10580
Building@ryeny.gov (914) 967-7372

www.ryeny.gov

NOTICE

An application is being made for a building permit to the City of Rye, New York Building Department for the following:

- Addition
- Alteration
- New structure

For a property located at: 66 Milton Road

(Check only one of the following paragraphs)

This application will be referred to the Board of Architectural Review for aesthetic consideration pursuant to Chapter 53 of the Rye City Code, and will be reviewed by the Board at a future public meeting. To determine when this application will be reviewed, please visit the City of Rye website at www.ryeny.gov and click on *Board of Architectural Review Agenda*.

This application is being submitted for a Building Permit as a "Small Project" pursuant to Section 53-1 (B) of the Rye City Code. "Small Projects" are exempt from review by the Board of Architectural Review unless referred by the Building Inspector upon finding that the project may have a substantial aesthetic impact upon immediate neighboring properties. The Board of Architectural Review has prepared guidelines for such referral of "Small Projects", including the receipt of comments from neighbors regarding aesthetic impact. **If you wish to review and comment on this application, you must contact the Building Department within fourteen (14) days of the date indicated on this form.**

This notice is being submitted to you by New York SMSA Limited Partnership d/b/a Verizon Wireless
 (please print)

May 13, 2022
 Date



Engineering Review Application

City of Rye, New York Building Department

1051 Boston Post Road, Rye, New York 10580
 Phone 914.967.7372 Email: Building@ryeny.gov www.ryeny.gov

Section I. Applicant Information

Property Address: 66 Milton Road, Rye, New York

Description of work: The proposed work consist of replacing and installing antennas on the existing building and replacing and installing ancillary equipment in connection with the antennas, within the building and within Verizon Wireless' existing equipment shelter.

Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless Owner: Blind Brook Lodge Owners, Inc.

Address: c/o Snyder & Snyder, 94 White Plains Road Address: c/o RMR Residential Realty LLC, 76 Lexington Avenue

City/State/Zip: Tarrytown, NY 10591 City/State/Zip: White Plains, NY 10606

Phone: 914-333-0700 Phone: _____

Email: msheridan@snyderlaw.net Email: _____

Section II. Application Requirements and Conditions

- A. Drawings must be submitted for all applications (2 COPIES)
- B. Drawing scale must be at least 1" = 30'
- C. Street name and house number must be clearly identified.
- D. If applicable, location, size, and type of trees on property shall be shown on drawing.
- E. Location of any trees in the Right-of-Way, AND any trees to be removed must be shown.
- F. All work must be in accordance with [Chapter 174, Stormwater Management, of the Rye City Code](#).
- G. All driveway work must comply with the City of Rye Code section 197-30.
- H. Existing and Proposed Contours shall be provided for any proposed change in grade.

Section III. Construction Requirements and Conditions

- A. Erosion control measures must be properly installed, maintained and inspected around the work site.
- B. Construction entrances must be properly maintained so that dirt and debris is not deposited on street.
- C. Exposed areas must be stabilized as soon as land alterations are completed.
- D. Any underground piping or structures must be inspected prior to backfilling.
- E. 24 hour notice is required for any inspection.

Section IV. Storm Drain Connection

Will a connection to the Storm Drain be made?
If YES, Right of Way Permit must be filed with Public Works. IF NO Proceed to Section V.

Section V. Signature

I hereby certify that I am duly authorized to file this application, that all statements contained in this application are true to the best of my knowledge and belief and that the work will be performed in the manner set forth in the application, plans and specifications filed herewith in compliance with the applicable laws, ordinances, codes, rules, regulations and directives of the City of Rye. The plans and specifications have been prepared so as to include all necessary data to show compliance with the State, County and City of Rye regulations. The undersigned understands that the filing of this application amounts to the written consent to all necessary inspection by the Building or Engineering Departments in connection with this application.

Applicant Ashley Cataldi on behalf of New York SMSA Limited Partnership Date 5/13/22
d/b/a Verizon Wireless

Applicant (print) Ashley Cataldi Title _____

Location
 Permit number
 Fee \$ 500.00
 Date

For Office use only



Board of Architectural Review Application
City of Rye, New York Building Department
 1051 Boston Post Road, Rye, New York 10580
Building@ryeny.gov (914) 967-7372

www.ryeny.gov

NOTICE

An application is being made for a building permit to the City of Rye, New York Building Department for the following:

- Addition
- Alteration
- New structure

For a property located at: 66 Milton Road

(Check only one of the following paragraphs)

This application will be referred to the Board of Architectural Review for aesthetic consideration pursuant to Chapter 53 of the Rye City Code, and will be reviewed by the Board at a future public meeting. To determine when this application will be reviewed, please visit the City of Rye website at www.ryeny.gov and click on *Board of Architectural Review Agenda*.

This application is being submitted for a Building Permit as a "Small Project" pursuant to Section 53-1 (B) of the Rye City Code. "Small Projects" are exempt from review by the Board of Architectural Review unless referred by the Building Inspector upon finding that the project may have a substantial aesthetic impact upon immediate neighboring properties. The Board of Architectural Review has prepared guidelines for such referral of "Small Projects", including the receipt of comments from neighbors regarding aesthetic impact. **If you wish to review and comment on this application, you must contact the Building Department within fourteen (14) days of the date indicated on this form.**

This notice is being submitted to you by

New York SMSA Limited Partnership d/b/a Verizon Wireless

(please print)

May 13, 2022

Date




Certificate of Mailing — Firm

Name and Address of Sender SNYDER & SNYDER LLP 94 WHITE PLAINS ROAD TARRYTOWN NY 10591	TOTAL NO. of Pieces Listed by Sender <h1 style="font-size: 2em;">13</h1>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: center;"> </div> <p style="text-align: center; font-weight: bold;">CERTIFICATE OF MAILING POSTAGE DUE: \$ 6.11</p>
		Postmaster, per (name of receiving employee)	

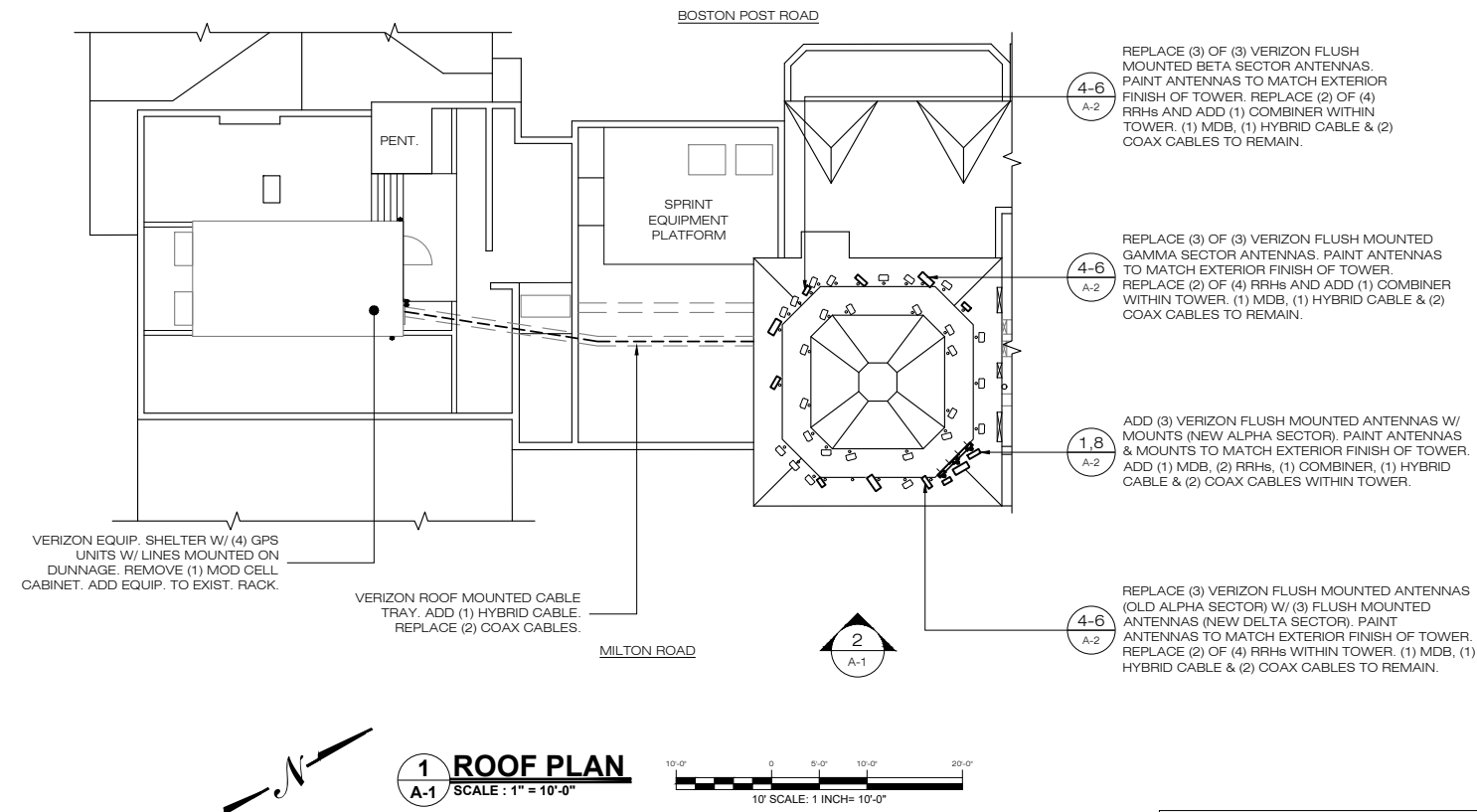
Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. 9200 1901 9403 8376 4055 60	JERMAR PROPERTIES LLC	0.53	0.47		
	1000 BOSTON POST RD				
	RYE NY 10580-2830				
2. 9200 1901 9403 8376 4056 45	1004 BPR RYE LLC	0.53	0.47		
	1004 BOSTON POST RD				
	RYE NY 10580-2830				
3. 9200 1901 9403 8376 4056 76	CHRIST EPISCOPAL CHURCH	0.53	0.47		
	2 RECTORY ST				
	RYE NY 10580-3818				
4. 9200 1901 9403 8376 4057 20	25 MILTON ROAD LLC	0.53	0.47		
	25 MILTON RD				
	RYE NY 10580-3854				
5. 9200 1901 9403 8376 4057 68	CITY OF RYE	0.53	0.47		
	PARKLAND				
	3 CENTRAL AVE RYE NY 10580				
6. 9200 1901 9403 8376 4058 36	BURKE T PATRICK AND CARRIE BURKE	0.53	0.47		
	40 MILTON RD				
	RYE NY 10580-3814				



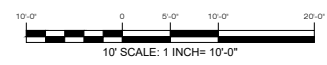
Certificate of Mailing — Firm

Name and Address of Sender SNYDER & SNYDER LLP 94 WHITE PLAINS ROAD TARRYTOWN NY 10591	TOTAL NO. of Pieces Listed by Sender <div style="text-align: center; font-size: 24pt;">13</div>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: center;">  </div>
Postmaster, per (name of receiving employee)			CERTIFICATE OF MAILING POSTAGE DUE: \$ 6.11

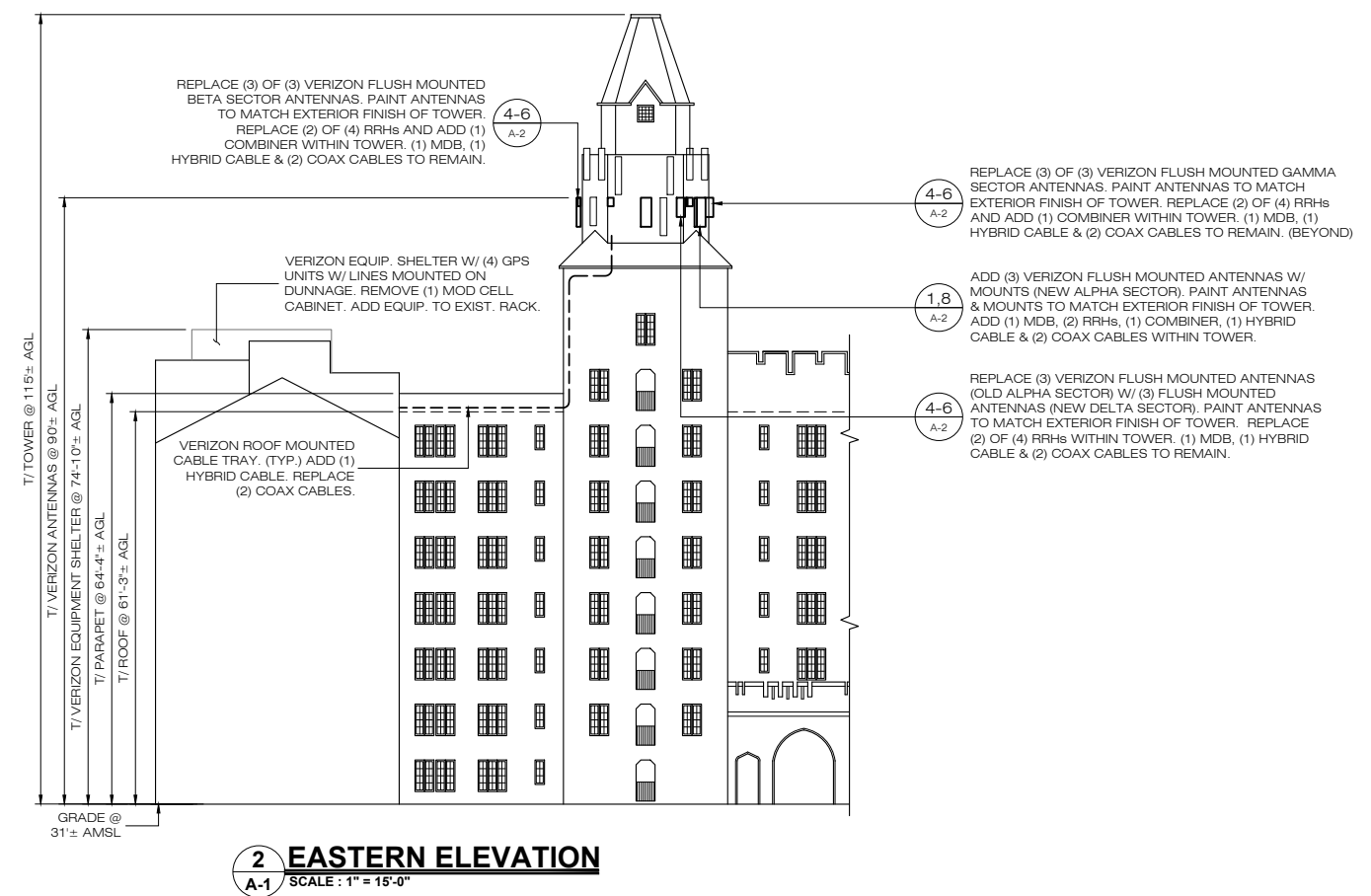
Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
7. 9200 1901 9403 8376 4059 04	CITY OF RYE RYE ART CENTER 51 MILTON RD RYE NY 10580-3854	0.53	0.47		
8. 9200 1901 9403 8376 4062 46	BLIND BROOK LODGE OWNERS C/O: RMR RESIDENTIAL 66 MILTON RD RYE NY 10580-3850	0.53	0.47		
9. 9200 1901 9403 8376 4062 77	BLIND BROOK LODGE OWNERS C/O: RMR RESIDENTIAL 75 MILTON RD RYE NY 10580	0.53	0.47		
10. 9200 1901 9403 8376 4063 21	IMAM FAIZA 78 MILTON RD RYE NY 10580-3814	0.53	0.47		
11. 9200 1901 9403 8376 4063 52	ROMAN CATHOLIC CHURCH OF THE RESURRECTION 964 BOSTON POST RD RYE NY 10580-2800	0.53	0.47		
12. 9200 1901 9403 8376 4063 90	JOCO PROPERTIES INC 979 BOSTON POST RD CITY OF RYE 10580	0.53	0.47		



1 ROOF PLAN
A-1 SCALE: 1" = 10'-0"



NOTE:
PAINT ALL MOUNTS, ANTENNAS, EQUIPMENT & CABLING TO MATCH EXTERIOR BUILDING FACADE.



2 EASTERN ELEVATION
A-1 SCALE: 1" = 15'-0"

SUBJECT SITE:
66 MILTON ROAD
RYE, NY 10580
SECTION: 146; BLOCK: 11; LOT: 73

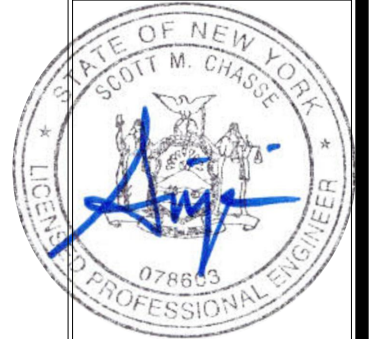
verizon
4 CENTEROCK ROAD
WEST NYACK, NY 10994



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PH: (860)-663-1697
WWW.ALLPOINTS TECH.COM FAX: (860)-663-0635

PERMIT DOCUMENTS

NO	DATE	REVISION
0	01/14/22	FOR PERMIT: THK
1	01/20/22	FOR PERMIT: THK
2	03/30/22	CITY COMMENTS: THK
3		
4		
5		
6		



DESIGN PROFESSIONALS OF RECORD
PROF: SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

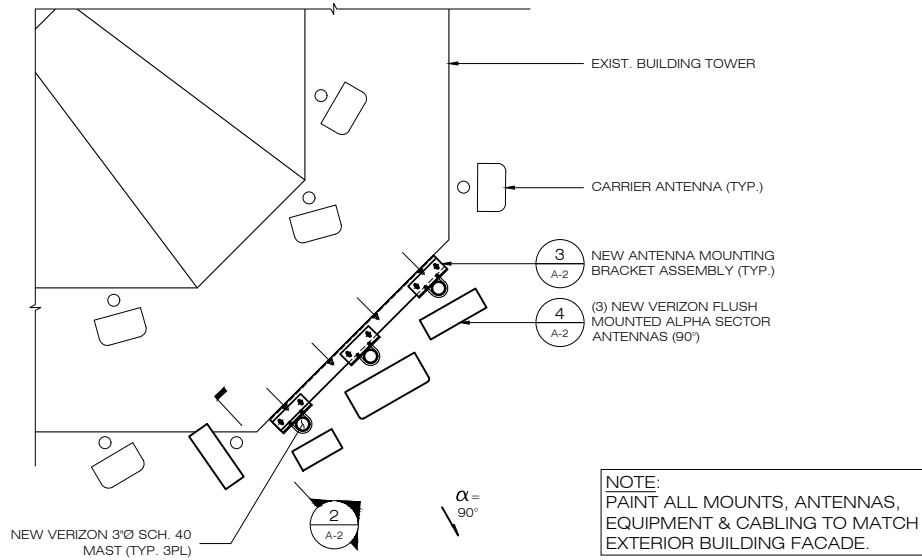
OWNER: BLIND BROOK LODGE
ADDRESS: OWNERS, INC
66 MILTON ROAD
RYE, NY 10580

NOTE:
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

VERIZON AT "RYE PLAYLAND"
SITE: 66 MILTON ROAD
ADDRESS: RYE, NY 10580
APT FILING NUMBER: NY141LS62390
VZ FUZE ID: 16232198
VZ LOCATION CODE: 145305
DRAWN BY: ELZ
DATE: 01/14/22
CHECKED BY: THK

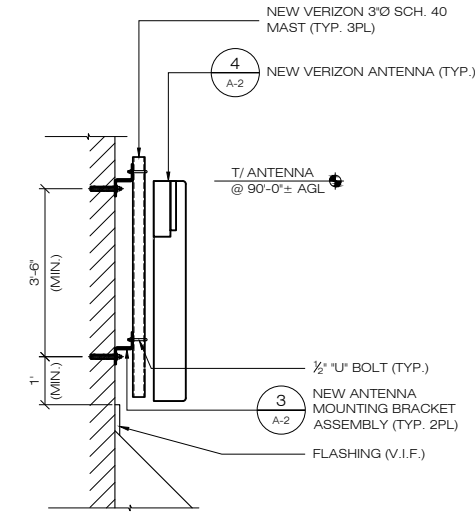
SHEET TITLE:
PLAN & ELEVATION

SHEET NUMBER:
A-1



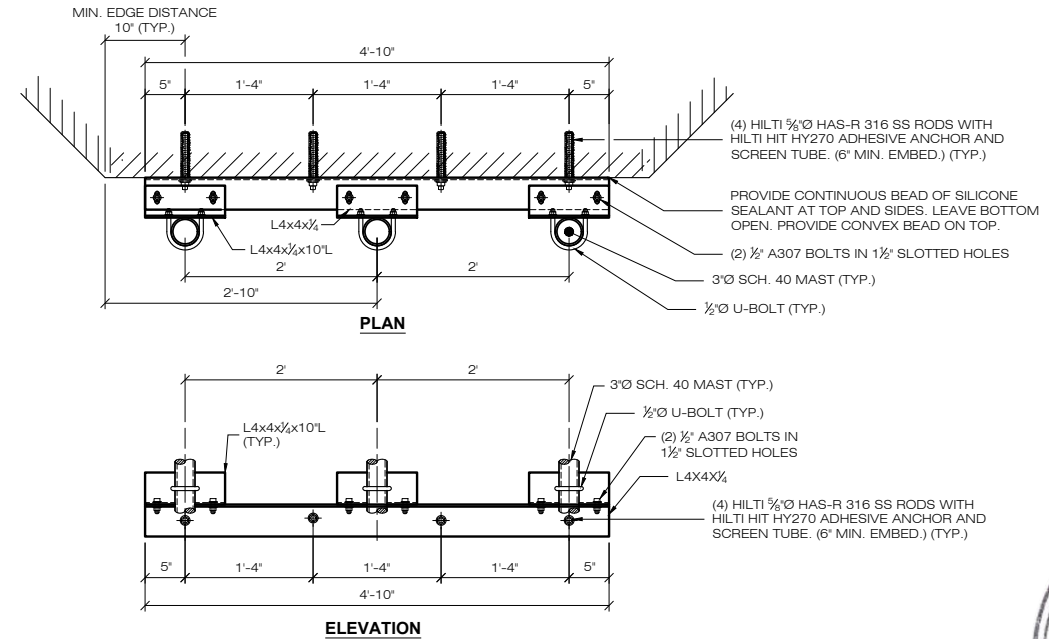
1 ALPHA ANTENNA MOUNT

A-2 SCALE: 1/4" = 1'-0"



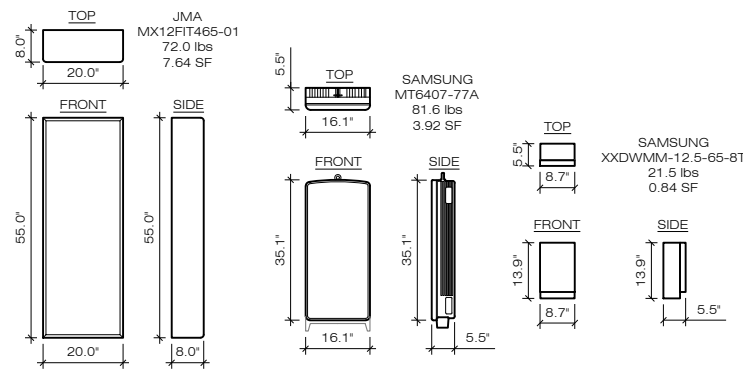
2 ANTENNA MOUNTING DETAIL

A-2 SCALE: 1/2" = 1'-0"



3 BRACKET DETAIL

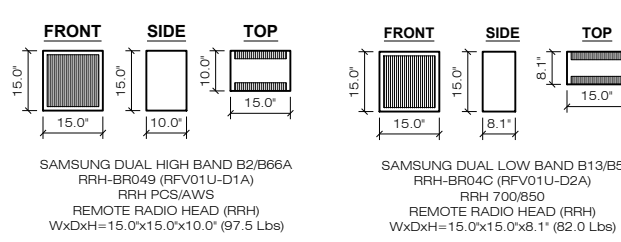
A-2 SCALE: 1" = 1'-0"



PANEL ANTENNAS

4 ANTENNA DETAILS

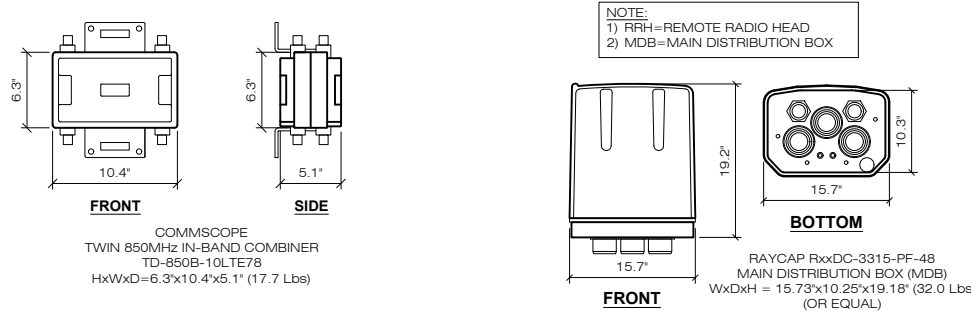
A-2 SCALE: 1/2" = 1'-0"



NOTE: WEIGHTS INCLUDE SOLAR SHIELD & MOUNTING BRACKET

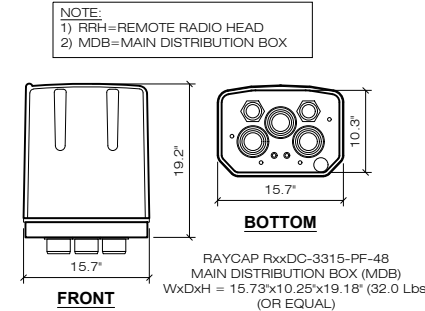
5 RRH EQUIPMENT

A-2 SCALE: 1/2" = 1'-0"



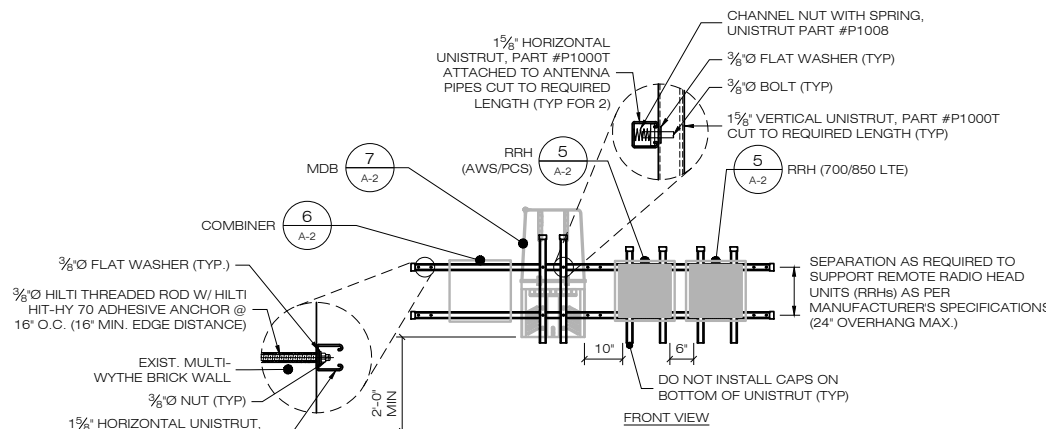
6 COMBINER DETAIL

A-2 SCALE: 1" = 1'-0"



7 MAIN DISTRIBUTION BOX

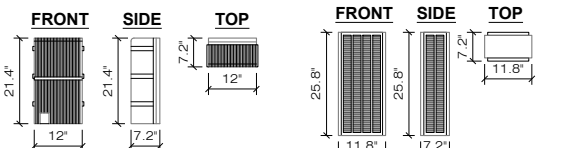
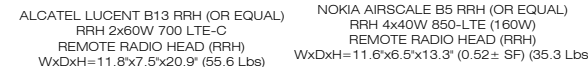
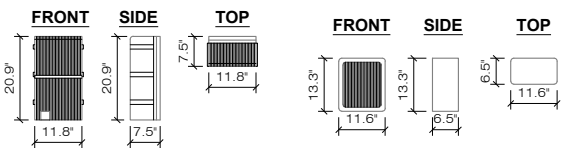
A-2 SCALE: 1" = 1'-0"



- NOTES:
- ALL EXPOSED UNISTRUT ENDS TO BE CAPPED WITH UNISTRUT CAP (MODEL #P2860-10).
 - ONLY 1-5/8\" UNISTRUT TO BE USED FOR RACK CONSTRUCTION.
 - EXTEND UNISTRUT AS NEEDED BASED ON LENGTH OF ANTENNA SECTOR. DO NOT CANTILEVER UNISTRUT FOR MORE THAN 24\" BEYOND ANTENNA MAST.
 - FOR HORIZONTAL SPANS GREATER THAN 5'-0\" USE UNISTRUT PART #P1001T.

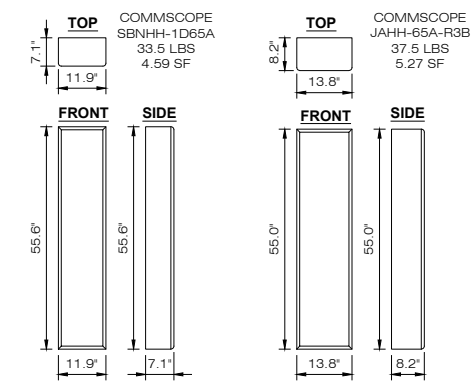
8 MDB/RRH EQUIPMENT MOUNT

A-2 SCALE: N.T.S.



9 EXISTING RRH DETAILS

A-2 SCALE: 1/2" = 1'-0"



10 EXISTING ANTENNA DETAILS

A-2 SCALE: 1/2" = 1'-0"

verizon
4 CENTEROCK ROAD
WEST NYACK, NY 10994

APT ENGINEERING

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PH: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0635

PERMIT DOCUMENTS

NO	DATE	REVISION
0	01/14/22	FOR PERMIT: THK
1	01/20/22	FOR PERMIT: THK
2	03/30/22	CITY COMMENTS: THK
3		
4		
5		
6		



DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: BLIND BROOK LODGE
ADDRESS: OWNERS, INC
66 MILTON ROAD
RYE, NY 10580

NOTE:
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

VERIZON AT "RYE PLAYLAND"

SITE: 66 MILTON ROAD
ADDRESS: RYE, NY 10580

APT FILING NUMBER: NY141LS62390

VZ FUZE ID: 16232198

VZ LOCATION CODE: 145305

DRAWN BY: ELZ

DATE: 01/14/22 CHECKED BY: THK

SHEET TITLE:
ANTENNA & EQUIPMENT DETAILS

SHEET NUMBER:
A-2

LAW OFFICES OF
SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

(914) 333-0700
FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

Msheridan@snyderlaw.net

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

Tarrytown Office

February 18, 2022

Kerry Lenihan, Building Inspector
City of Rye
1051 Boston Post Road
Rye, New York 10580

Re: NY-Rye Playland
New York SMSA Limited Partnership d/b/a Verizon Wireless
Building Permit Application for Antenna Work at the Existing
Public Utility Wireless Telecommunications Services Facility
at the Property Known as 66 Milton Road, City of Rye, NY

Dear Mr. Lenihan:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its request to perform certain antenna work on the existing wireless telecommunication services facility at the captioned site, as indicated on the enclosed drawings ("Antenna Work").

In connection with the foregoing, I have enclosed the following documents:

1. Building Permit Application, signed by Verizon Wireless;
2. Signed and sealed set of plans depicting the Antenna Work, prepared by All-Points Technology ("APT"), Verizon Wireless' engineer in connection with this matter, and;
3. Certificates of insurance from Verizon Wireless' construction contractor.

Please note that Section 6409 of the Federal Middle Class Tax Relief and Job Creation Act of 2012 ("TRA"), states that a local government "may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." Furthermore, the Federal Communications Commission adopted rules ("FCC Rules") implementing Section 6409 of TRA. See Title 47 C.F.R Section 1.6100. Under the FCC Rules, if a wireless facility is an eligible facilities

request, review is limited in scope and the facility must be approved within 60 days of the filing of the application. *The proposed Antenna Work at the Property is eligible facilities request pursuant to the TRA and FCC Rules since it involves the collocation/replacement of transmission equipment that does not constitute a "substantial change."* Accordingly, Verizon Wireless' application should be approved forthwith.

We thank you for your consideration. Please let me know when the building permit will be ready. If you have any questions or require any additional documentation, please do not hesitate to contact me at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Michael P. Sheridan, Esq.

MS/gm

cc: Verizon Wireless



Building Permit Application

City of Rye, New York Building Department

1051 Boston Post Road, Rye, New York 10580

Building@ryeny.gov

(914) 967-7372

www.ryeny.gov

Permit Type (Check Applicable Box):

One- and Two-Family:		Other:	
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Interior Building*
<input type="checkbox"/>	Addition/Alteration	<input type="checkbox"/>	Modification of Approved Permit/Plans
Multi-Family and Commercial:		<input type="checkbox"/>	Extension of Approved Building Permit*
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Re-roofing**
<input checked="" type="checkbox"/>	Addition/Alteration	Value of Improvement:	
<input type="checkbox"/>	Change of Tenant Occupancy**	\$	30,000
<input type="checkbox"/>	Temporary Tent**		

* Complete Sections A thru H only., **Complete Sections A, B, C, D, E and H only

A. Property Information:

Street Address: 66 Milton Road

Property Area (Acres): N/A

Tax Map Designation: Sheet: 146 Block: 11 Lot(s): 73
 Sheet: _____ Block: _____ Lot(s): _____

Zoning District: RA-3

Current Use: Public Utility Wireless Telecommunications Facility

Proposed Use: No Change

Flood Insurance Zone: NONE Elevation: 30

Prior Bldg. Permit No. _____
Required for Modifications and Extensions only

B. Architect/Engineer/Applicant Representative:

Name: New York SMSA Limited Partnership d/b/a Verizon Wireless

Address: c/o Snyder & Snyder LLP, 94 White Plains Road

City: Tarrytown State: NY Zip: 10591

Phone: 914-333-0700 Email: msheridan@snyderlaw.net

C. Contractor:

Name: Squan Construction Services LLC West. Co. Lic. #: _____

Address: 193 Veterans Boulevard

City: Carlstadt State: NJ Zip: 07072

Phone: 201-463-0006 Email: _____

NOTE: Please attach hereto, contractors insurance, (naming the City of Rye as certificate holder and additionally insured) including liability and Form NYS C105 workers compensation (NYS 105) (or a signed New York State compensation waiver).

For Building Department Use Only:

Application Receipt Date:

--



Building Permit Application

City of Rye, New York Building Department

D. Property Owner/Applicant:

Name*: Blind Brook Lodge Owners, Inc.
Address: c/o RMR Residential Realty LLC, 76 Lexington Ave
City: White Plains State: NY Zip: 10606
Phone: _____ Email: _____

* If owner or applicant is an LLC, please provide name of principal and contact information.

E. Project Description: (Please describe the proposed project).

Antenna replacement and installation and related improvements.

F. Regulatory Compliance:

1. Is the project located in a flood zone or floodway?
(If yes, Chapter 100. Floodplain Management, may apply) Yes No N/A
2. Is the project a Protected Structure or within a Preservation District?
(If yes, Chapter 117. Landmarks Preservation, may apply) Yes No N/A
3. Is a fence or wall proposed as part of the application?
(If yes, Chapter 90. Fences and Walls, may apply) Yes No
4. Is the property located within a designated coastal area boundary?
(If yes, Chapter 73. Coastal Zone Management, may apply) Yes No N/A
5. Is the property located within 100 feet of a wetland?
(If yes, Chapter 195. Wetlands and Watercourses, may apply) Yes No N/A
6. Is any land disturbing activity proposed greater than 300 square feet?
(If yes, Please complete an Engineering Review Form as required by Chapter 174. Stormwater Management, of the Rye City Code) Yes No
7. Is any tree removal proposed?
(If yes, Chapter 187. Trees may apply) Yes No
8. Is any signage proposed?
(If yes, Chapter 165. Signs may apply) Yes No
9. Would the project change the exterior appearance of the structure?
(If yes, Chapter 153. Architectural Review applies. Please complete the Board of Architectural Review Application attached hereto.) Yes No N/A*

* As noted on the plans submitted simultaneously herewith, all mounts, antennas, equipment and cabling will be painted to match the exterior building facade. As such, the project will not change the exterior appearance of the structure.



Building Permit Application

City of Rye, New York Building Department

G. Zoning Compliance:

Applicants are responsible for their applications to be compliant with all requirements of Chapter 197, Zoning, of the Rye City Code. To assist the City in assessing compliance, please complete the table below and include on the first page of the plan submission. This table includes many, but not all of the bulk and dimensional requirements of the City Zoning Code. Please visit www.ryeny.gov for entire Code.

RA-3 Zoning District:	Allowed/Required ¹	Existing	Proposed ²
Principal Building(s):			
Lot Area (in square feet)			
Floor Area Ratio³			
First Floor Area	n/a		
Second Floor Area	n/a		
Attic Floor Area	n/a		
Other Area ⁴	n/a		
Total Floor Area			
F.A.R. ⁵			
Yard Setbacks			
Front Yard			
Shortest Side Yard			
Total of Two Side Yards			
Rear Yard			
Lot Width			
Height/Stories			
Number of Stories			
Building Height			
First Floor Elevation ⁶			
Parking			
Number of Spaces			
Closest Side Yard Setback			
Accessory Building(s):			
Floor Area			
Front Yard Setback			
Closest Side Yard Setback			
Rear Yard Setback			
Max. Rear Yard Coverage	0.0%	0.0%	0.0%
Number of Stories			
Building Height			

¹ Carefully review all sections of Article V of the City Zoning Code **AND** footnotes included in Tables A, B and C.
² Provide copies, if any, of all variances issued for the property regardless of whether they are related to the project.
³ Floor area diagram of every floor (and accessory building(s)) is required for all new construction and additions.
⁴ Shall include other floors (if applicable) and all existing and proposed accessory building(s) on the property.
⁵ F.A.R. shall be rounded to not more than three (3) decimal places (e.g. 0.256)
⁶ For single-family residential buildings see Section 197-46.1.



Building Permit Application

City of Rye, New York Building Department

H. Affidavit

State of New York
County of Westchester

Ashley Cataldi on behalf of New York SMSA Limited Partnership d/b/a Verizon Wireless
I, _____ (please print), being duly sworn, depose and say that I am the owner (lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that I (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his knowledge and belief, and that the work will be performed in the manner of set forth in the application and in the plans and specification filed therewith, and in accordance with State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality.

The signature of the applicant also grants consent to having relevant City Staff or City Board or Commission members responsible for of the review or approval of this application(s) to enter the property of the subject application.
NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS

By: Ashley Cataldi
Signature of Applicant

SWORN to before me this 17th day of February, 2022.

[Signature]
Notary Public



Note: For additional information and a complete description of the Department's building permit process and submission requirements please visit the Building Department page of the City's website at www.ryenyc.gov/government/building-department.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hub International Northeast 180 River Road, 2nd Floor Summit NJ 07901	CONTACT NAME: Lilian Martinez PHONE (A/C, No, Ext): 908-790-6879 E-MAIL ADDRESS: Lilian.Martinez@hubinternational.com		FAX (A/C, No): 908-934-9222
	INSURER(S) AFFORDING COVERAGE		
INSURED Squan Construction Services LLC Communications Specialists, Inc. 193 Veterans Boulevard Carlstadt NJ 07072	SQUACON-02		INSURER A: Travelers Property Casualty Company of America NAIC # 25674
			INSURER B: The Phoenix Insurance Company NAIC # 25623
			INSURER C: GuideOne National Insurance Company NAIC # 14167
			INSURER D: Charter Oak Fire Insurance Company NAIC # 25615
			INSURER E: Starr Indemnity and Liability NAIC # 38318
			INSURER F: Navigators Insurance Company NAIC # 42307

COVERAGES

CERTIFICATE NUMBER: 1028469437

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y Y	DT-CO-8S546357-TIL-22	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP-AGG \$ 4,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y Y	8108S4655942226G	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C A E F E	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y Y	099002338 EX-0T843366-22-NF 1000587543221 NY22EXCZ06Y1DIV	1/1/2022 1/1/2022 1/1/2022 1/1/2022	1/1/2023 1/1/2023 1/1/2023 1/1/2023	EACH OCCURRENCE \$ 20,000,000 AGGREGATE \$ 20,000,000 \$
D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y N/A	UB-8S551620-22-26-G	1/1/2022	1/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage Continued:

Professional Liability
 Insurer: Colony Insurance Company - NAIC #39993
 Policy No. CPLUS4266827
 Policy Term: 12/21/21 - 1/1/23
 Each Claim Limit: \$2,000,000
 Aggregate Limit: \$10,000,000
 See Attached...

CERTIFICATE HOLDER**CANCELLATION**

City of Rye
 1051 Boston Post Road
 Rye NY 10580

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ADDITIONAL REMARKS SCHEDULE

AGENCY Hub International Northeast		NAMED INSURED Squan Construction Services LLC Communications Specialists, Inc. 193 Veterans Boulevard Carlstadt NJ 07072	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Pollution Liability
 Insurer: Colony Insurance Company - NAIC #39993
 Policy No. CPLUS4266827
 Policy Term: 12/21/21 - 1/1/23
 Each Pollution Condition Limit: \$5,000,000

Installation Floater
 Insurer: Hanover Insurance Company - NAIC #22292
 Policy No. RHYH360481-01
 Policy Term: 01/01/22 - 01/01/23
 Limit: \$1,000,000

Re: LS6 - 16232198 - Rye Playland

Certificate Holder is included as additional insured as required by written contract or agreement.



Workers' Compensation Board

**CERTIFICATE OF
NYS WORKERS' COMPENSATION INSURANCE COVERAGE**

<p>1a. Legal Name & Address of Insured (use street address only) Squan Construction Services LLC 193 Veterans Boulevard Carlstadt, NJ 07072</p> <p>Work Location of Insured <i>(Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)</i></p>	<p>1b. Business Telephone Number of Insured 201-408-5111</p> <p>1c. NYS Unemployment Insurance Employer Registration Number of Insured</p> <p>1d. Federal Employer Identification Number of Insured or Social Security Number 20-4224437</p>
<p>2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)</p> <p>City of Rye 1051 Boston Post Road Rye, NY 10580</p>	<p>3a. Name of Insurance Carrier Charter Oak Fire Insurance Co.</p> <p>3b. Policy Number of entity listed in box "1a" UB-8S551620-22-26-G</p> <p>3c. Policy effective period 1/1/2022 to 1/1/2023</p> <p>3d. The Proprietor, Partners or Executive Officers are <input checked="" type="checkbox"/> included. (Only check box if all partners/officers included) <input type="checkbox"/> all excluded or certain partners/officers excluded.</p>

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. **(To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy).** The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

Will the carrier notify the certificate holder within 10 days of a policy being cancelled for non-payment of premium or within 30 days if cancelled for any other reason or if the insured is otherwise eliminated from the coverage indicated on this certificate prior to the end of the policy effective period? YES NO

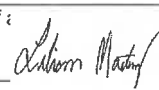
This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Workers' Compensation contract of insurance only while the underlying policy is in effect.

Please Note: Upon cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Lilian Martinez
(Print name of: _____) _____
representative or licensed agent of insurance carrier)

Approved by:  1.21.2022
(Signature) _____ (Date)

Title: HUB International - Assistant Vice President

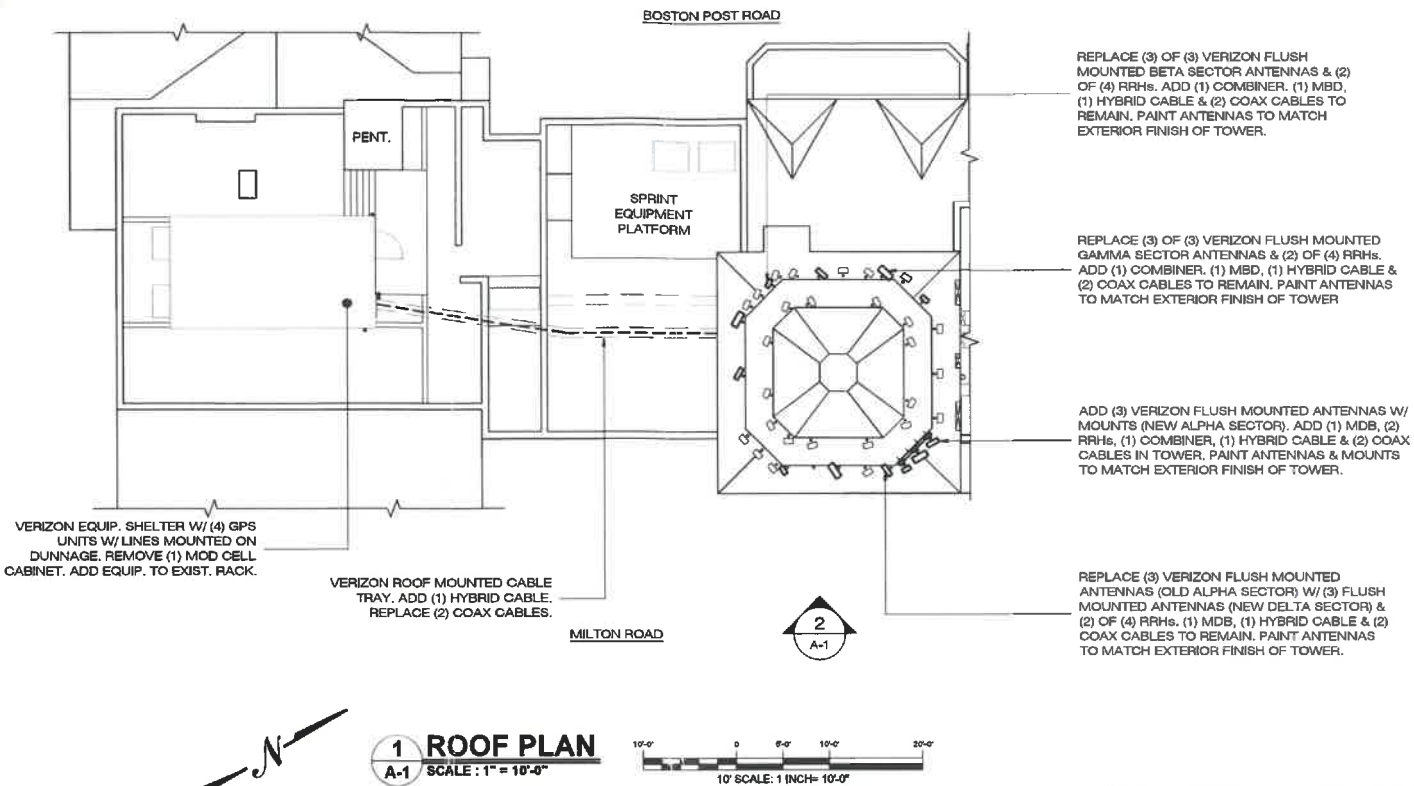
Telephone Number of authorized representative or licensed agent of insurance carrier: 908-790-6879

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.

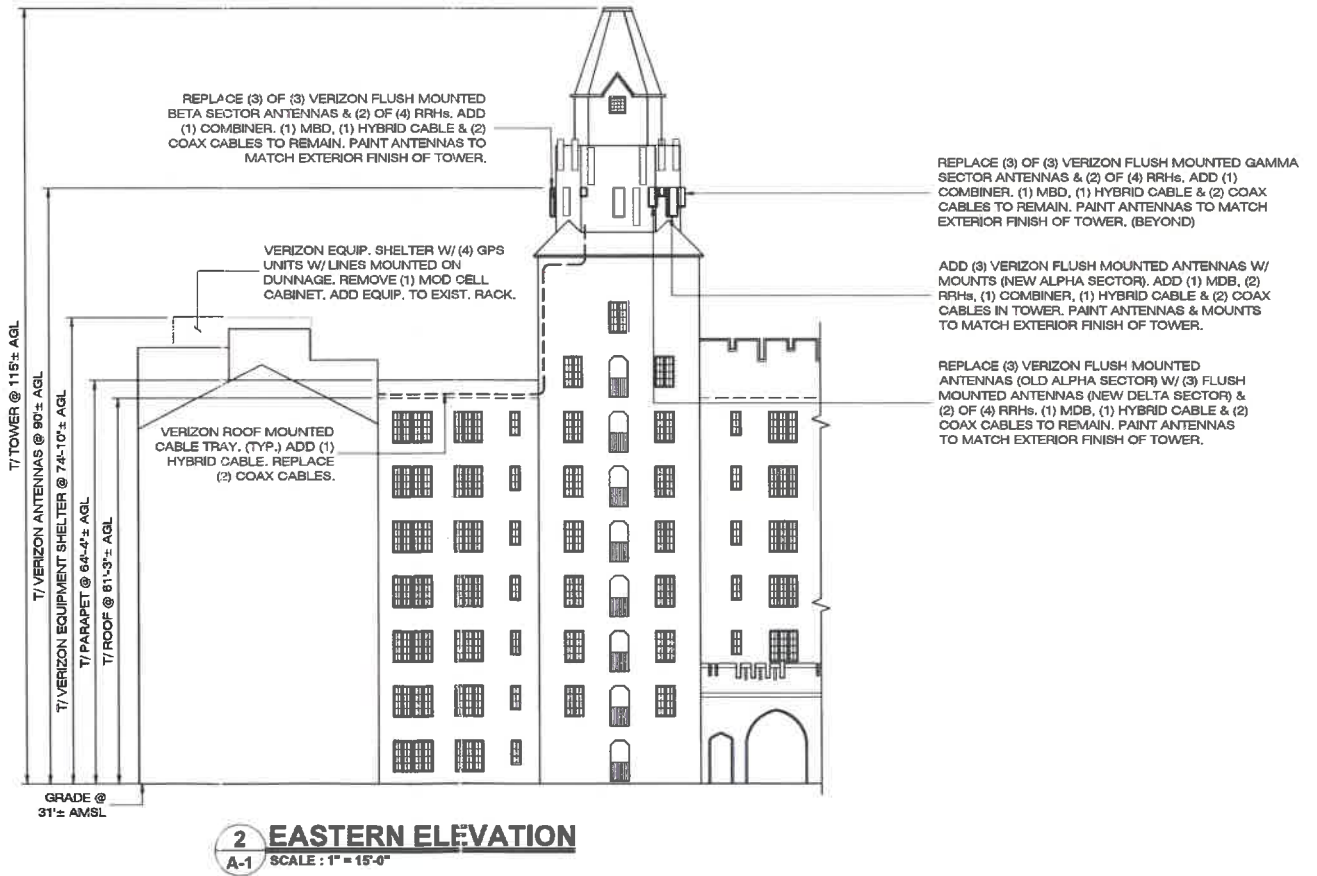
Workers' Compensation Law

Section 57. Restriction on issue of permits and the entering into contracts unless compensation is secured.

1. The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any compensation to any such employee if so employed.
2. The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter.



NOTE:
PAINT ALL MOUNTS, ANTENNAS, EQUIPMENT & CABLING TO MATCH EXTERIOR BUILDING FACADE.



SUBJECT SITE:
66 MILTON ROAD
RYE, NY 10580
SECTION: 146; BLOCK: 11; LOT: 73

verizon
4 CENTEROCK ROAD
WEST NYACK, NY 10994

APT ENGINEERING

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PH: (860)-553-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-553-0835

PERMIT DOCUMENTS

NO	DATE	REVISION
0	01/14/22	FOR PERMIT: THK
1	01/20/22	FOR PERMIT: THK
2		
3		
4		
5		
6		



DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: BLIND BROOK LODGE
ADDRESS: OWNERS, INC.
66 MILTON ROAD
RYE, NY 10580

NOTE:
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

VERIZON AT "RYE PLAYLAND"

SITE: 66 MILTON ROAD
ADDRESS: RYE, NY 10580

APT FILING NUMBER: NY141LS62390

VZ FUZE ID: 16232198

VZ LOCATION CODE: 145305

DATE: 01/14/22
DRAWN BY: ELZ
CHECKED BY: THK

SHEET TITLE:
PLAN & ELEVATION

SHEET NUMBER:
A-1









CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: August 2, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Resolution to transfer \$200,000 from the General Fund contingency balance to the Building and Vehicle Fund to cover rising fuel costs.

FOR THE MEETING OF:

August 10, 2022

RECOMMENDATION: That the Council authorize the transfer.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: The City needs to transfer the funds due to unexpectedly high costs of fuel.



CITY OF RYE
Department of Public Works

Interoffice Memorandum

To: Greg Usry, City Manager
From: Ryan Coyne, City Engineer
Date: August 5, 2022
Subject: Request for increase in vehicle fuel budget

Gasoline and Diesel fuel prices have skyrocketed in 2022. We are approaching our 2022 budgetary numbers and we have only received invoices through the middle of July. The fueling station at DPW serves all City vehicles (DPW, Police, Fire, staff) as well as the Rye City School District and Rye Town Park. Those outside entities reimburse the City for the cost of fuel they use.

In 2021, the average price per gallon of gasoline was \$2.26 with a low price of \$1.54 and a high price of \$2.75.

So far in 2022, the average price per gallon was \$3.68 with a low price of \$2.59 and a high of \$5.93.

Diesel prices are similar. In 2021, the average price was \$2.33 with a low of \$1.75 and a high of \$2.80. In 2022, those prices rose to an average of \$3.94 with a low of \$2.71 and a high of \$5.43.

Not only have the prices increased, their volatility has also increased. As shown above, 2021 pricing was relatively steady year round with about a \$1 difference between the high and low prices. In 2022, we have seen swings of over \$3 per gallon.

Looking back at our usage numbers for the past few years (dating back to pre-covid 2019), we can expect to use an additional 27,000 gallons of gasoline and 25,000 gallons of diesel fuel this year. Assuming an average price of \$4.50 per gallon, we are requesting an additional \$234,000 be added to the 2022 fuel budget.



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: August 2, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Resolution to plant a tree at Fireman's Circle in honor of former Deputy Mayor Richard Mecca.

FOR THE MEETING OF:

August 10, 2022

RECOMMENDATION:

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:



CITY COUNCIL AGENDA

DEPT.: FINANCE

DATE: August 3, 2022

CONTACT: Joseph S. Fazzino, Deputy City Comptroller

ACTION: Adoption of the 2022/2023 tax levy and tax rate for the Rye Neck Union Free School District.

FOR THE MEETING OF:

August 10, 2022

RYE CITY CODE,

§C22-9(A)

RECOMMENDATION: That the City Council adopt the following resolution:

WHEREAS, the Rye Neck Union Free School District (District) has certified to the City of Rye Comptroller taxes in the amount of \$11,430,188 to be raised on property within the District located in the City of Rye, with established tax rates of \$968.366065 per \$1,000 of taxable assessed value on homestead property and \$1,208.197250 per \$1,000 taxable assessed value on non-homestead property, for the fiscal year beginning July 1, 2022 and ending June 30, 2023, now, therefore, be it **RESOLVED**, that in accordance with the provisions of the City Charter, the City Comptroller is commanded to levy and collect said taxes, subject to any further amendments or approvals required by the Rye Neck Union Free School District.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

The Rye Neck Union Free School District has provided the City with the allocation of the tax levy and tax rates for the Town of Rye and City of Rye. A portion of the City's share of the tax levy is attributable to STAR exemptions, which will be paid by the State to the district. The above amounts and rates are subject to adjustments and adoption by the District at their next Board of Education meeting, August 24, 2022.



CITY COUNCIL AGENDA

DEPT.: City Departments

DATE: August 4, 2022

CONTACT: Greg Usry, City Manager

AGNDA ITEM: Resolution to declare certain City equipment as surplus.

FOR THE MEETING OF:

August 10, 2022

RYE CITY CODE,

CHAPTER

SECTION

RECOMMENDATION: That the City Council adopt the following resolution:

WHEREAS, the City has been provided with a list of City equipment identified as being obsolete or has become obsolete during 2022, and,

WHEREAS, the City has recommended that said equipment be declared surplus, now, therefore, be it

RESOLVED, that said equipment is declared surplus, and, be it further

RESOLVED, that authorization is given to the City Comptroller to sell or dispose of said equipment in a manner that will serve in the best interests of the City.

IMPACT: Environmental Fiscal Neighborhood Other

BACKGROUND: The City Clerk has provided the attached memo regarding equipment that has become obsolete to the City. The City Clerk is recommending the City Council declare the items as surplus so the items can be disposed of in accordance with City Policy.



CITY OF RYE

MEMORANDUM

TO: Greg Usry, City Manager

FROM: Carolyn D'Andrea, City Clerk

DATE: August 4, 2022

RE: **Surplus Equipment**

The City would like to surplus 72 pieces of equipment from various storage areas inside City Hall. The items are no longer needed or utilized.

The surplus items are as follows:

- 1 Broken Book Case
- 10 Desk Chairs
- 1 Broken Water Cooler
- 6 Blue Meeting Chairs
- 5 Office Desks
- 1 Metal Projector Table
- 1 Half Desk Table
- 1 Printer Stand
- 20 Desktop Towers
- 4 External Hard drives
- 3 Computer Servers
- 5 Desktop Monitors
- 1 Receipt Printer
- 11 Miscellaneous scanners and printers
- 2 Firewalls -
- 2 Switchers
- 1 Fax Machine
- 1 Power Supply

Please let me know if you need any additional information.



CITY COUNCIL AGENDA

DEPT.: City Manager's Office

DATE: August 1, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of request to close a section of Purchase Street on Sunday, Sunday, October 23, 2022 (rain date October 30, 2022), for events to be held in conjunction with the 70th Annual Halloween Window Painting Contest.

FOR THE MEETING OF:

August 10, 2022

RYE CITY CODE,

CHAPTER

SECTION

RECOMMENDATION: That the City Council approve the request.

IMPACT: Environmental Fiscal Neighborhood Other:

Closing a section of Purchase Street for activities related to the Halloween Window Painting Contest will have minimal effect on the area.

BACKGROUND: The City Manager's Office received a request from the Recreation Department asking that Purchase Street, from the Square House (Boston Post Road) to Purdy Avenue, be closed from 8:00 am to 3:00 pm and 2nd Street between Hand Rolled Bagels and the Town Dock on Sunday, October 23, 2022 for the Annual Halloween Window Painting Contest. Special activities, including street entertainment from 10:00 am to 2:30 pm have been planned on Purchase Street during the day. The rain date will be Sunday, October 30, 2022.

See attached.



CITY OF RYE

Recreation Department

Memorandum

To: Greg Usry, City Manager; Rye City Council
From: Sally Rogol, Recreation Superintendent
Date: 7/25/2022
Re: Recreation Special Events

FOOD TRUCK FESTIVAL

Host annual Food Truck Festival at Rye Recreation Park on Saturday, September 10th from 10 – 6pm (time includes set-up and breakdown). Up to 15 food trucks and additional vendors will be on site as well as 2 performing bands, children fun zone and more!!! Fun for the entire community. All food trucks will follow license, insurance and Department of Health regulations as required. Police support will be requested.

HALLOWEEN WINDOW PAINTING-

Rye Recreation would like to request closing of Purchase Street for the 70th Annual Celebration of the Halloween Window Painting Event. This year's event will take place on Sunday, October 22, 2022 with a rain date of Sunday, October 30, 2022.

- Closing of Purchase Street from the Square House (Boston Post Road) to Purdy Ave from 8:00 – 3:15 p.m. This will provide a safe place for the more than 1,200 youngsters and their families who participate in this event throughout the day.
- The closing of the street will be coordinated with the Rye Police Department so that all safety issues are taken into account. Rye/Port Chester EMS will be on stand-by during the day as well.
- On street entertainment will be performed between 10:00 – 2:30 p.m.

TURKEY RUN-

Rye Recreation would like to request permission for the 45th Annual Turkey Run Road Race on Saturday, November 27, 2021. The race is scheduled to run from 9-11:30 AM, and will both start and end at Rye Recreation Park on Midland Avenue.

Rye Recreation plans on working with Rye Police and Westchester County Police in regards to any assistance we may need in regards to traffic and safety during the event. Rye/Port Chester EMS will be on stand-by during the day as well.





CITY COUNCIL AGENDA

DEPT.: City Manager's Office

DATE: August 1, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of request to hold the Annual Food Truck Festival Saturday, September 10, 2022.

FOR THE MEETING OF:

August 10, 2022

RYE CITY CODE,

CHAPTER

SECTION

RECOMMENDATION: That the City Council approve the request.

IMPACT: Environmental Fiscal Neighborhood Other:

Waive § 144-8D and G of the City Code.

BACKGROUND: The City Manager's Office received a request from the Recreation Department asking for the Recreation Department to hold their 4th Annual Food Truck Festival on Saturday, September 10, 2022. The Council will have to waive § 144-8D and G which states;

§144-8 Restrictions states that licensed hawker, peddler or solicitor shall:

D. Not stand nor permit the vehicle used by him or her to stand in one place in any public place or street for more than 10 minutes or in front of any premises for any time if the owner or lessee of the ground floor thereof objects.

G. Not create or maintain any booth or stand, or place any barrels, boxes, crates or other obstructions, upon any street or public place for the purpose of selling or exposing for sale any goods, wares or merchandise.

See attached.



CITY OF RYE

Recreation Department

Memorandum

To: Greg Usry, City Manager; Rye City Council
From: Sally Rogol, Recreation Superintendent
Date: 7/25/2022
Re: Recreation Special Events

FOOD TRUCK FESTIVAL

Host annual Food Truck Festival at Rye Recreation Park on Saturday, September 10th from 10 – 6pm (time includes set-up and breakdown). Up to 15 food trucks and additional vendors will be on site as well as 2 performing bands, children fun zone and more!!! Fun for the entire community. All food trucks will follow license, insurance and Department of Health regulations as required. Police support will be requested.

HALLOWEEN WINDOW PAINTING-

Rye Recreation would like to request closing of Purchase Street for the 70th Annual Celebration of the Halloween Window Painting Event. This year's event will take place on Sunday, October 22, 2022 with a rain date of Sunday, October 30, 2022.

- Closing of Purchase Street from the Square House (Boston Post Road) to Purdy Ave from 8:00 – 3:15 p.m. This will provide a safe place for the more than 1,200 youngsters and their families who participate in this event throughout the day.
- The closing of the street will be coordinated with the Rye Police Department so that all safety issues are taken into account. Rye/Port Chester EMS will be on stand-by during the day as well.
- On street entertainment will be performed between 10:00 – 2:30 p.m.

TURKEY RUN-

Rye Recreation would like to request permission for the 45th Annual Turkey Run Road Race on Saturday, November 27, 2021. The race is scheduled to run from 9-11:30 AM, and will both start and end at Rye Recreation Park on Midland Avenue.

Rye Recreation plans on working with Rye Police and Westchester County Police in regards to any assistance we may need in regards to traffic and safety during the event. Rye/Port Chester EMS will be on stand-by during the day as well.





CITY COUNCIL AGENDA

DEPT.: City Manager's Office

DATE: August 1, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of request to hold the annual Turkey run road race on Saturday, November 26, 2022

FOR THE MEETING OF:

August 10, 2022

RYE CITY CODE,

CHAPTER

SECTION

RECOMMENDATION: That the City Council approve the request.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: The City Manager's Office received a request from the Recreation Department asking for the Recreation Department to hold their 46th Annual Turkey Run Road Race on Saturday, November 26, 2022 from 9:00am to 11:30am.

See attached.



CITY OF RYE

Recreation Department

Memorandum

To: Greg Usry, City Manager; Rye City Council
From: Sally Rogol, Recreation Superintendent
Date: 7/25/2022
Re: Recreation Special Events

FOOD TRUCK FESTIVAL

Host annual Food Truck Festival at Rye Recreation Park on Saturday, September 10th from 10 – 6pm (time includes set-up and breakdown). Up to 15 food trucks and additional vendors will be on site as well as 2 performing bands, children fun zone and more!!! Fun for the entire community. All food trucks will follow license, insurance and Department of Health regulations as required. Police support will be requested.

HALLOWEEN WINDOW PAINTING-

Rye Recreation would like to request closing of Purchase Street for the 70th Annual Celebration of the Halloween Window Painting Event. This year's event will take place on Sunday, October 22, 2022 with a rain date of Sunday, October 30, 2022.

- Closing of Purchase Street from the Square House (Boston Post Road) to Purdy Ave from 8:00 – 3:15 p.m. This will provide a safe place for the more than 1,200 youngsters and their families who participate in this event throughout the day.
- The closing of the street will be coordinated with the Rye Police Department so that all safety issues are taken into account. Rye/Port Chester EMS will be on stand-by during the day as well.
- On street entertainment will be performed between 10:00 – 2:30 p.m.

TURKEY RUN-

Rye Recreation would like to request permission for the 45th Annual Turkey Run Road Race on Saturday, November 27, 2021. The race is scheduled to run from 9-11:30 AM, and will both start and end at Rye Recreation Park on Midland Avenue.

Rye Recreation plans on working with Rye Police and Westchester County Police in regards to any assistance we may need in regards to traffic and safety during the event. Rye/Port Chester EMS will be on stand-by during the day as well.





CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: August 2, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of a request from SOUL RYEDERS for use of City streets on Sunday, May 21, 2023 from 7:30 am – 11:00 am for a half-marathon/5k fundraising event.

FOR THE MEETING OF:

August 10, 2022

RECOMMENDATION: That the Council consider the request.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: See attached.



SOUL RYEDERS Half Marathon / 5K Event

SOUL RYEDERS' Mission

SOUL RYEDERS in Our Community

Event Background

Event Details

Feasibility Study

Insurance and Liability Waivers

Schedule of Event

Next Steps

Submitted by:

Lesley Findlay

Director of Operations

lesley@soulryeders.org

Heidi Kitlas

Executive Director

heidi@soulryeders.org



SOUL RYEDERS Mission:

[SOUL RYEDERS](#) provides personalized resources, innovative programs and community support to anyone in the New York Tri-State area impacted by any type of cancer.

WHO IS SOUL RYEDERS IN OUR COMMUNITY:

- We serve anyone affected by any type of cancer from diagnosis, treatment, recovery and beyond.
- Small organization with wide reach.
- Annually we engage 400+ volunteers through our programs and events, including all ages and demographics.
- Started as a small Rye-centric, volunteer-led organization to one that serves New York, New Jersey and Connecticut.
- Over 250 SOUL RYEDERS walkers participated in the Avon39 Walk to End Breast Cancer 2007 - 2017. The SOUL RYEDERS team raised over \$1 million.
- Major participant in the Westchester Triathlon since 2014. Our Kids Tri team numbers 100+ annually.
- Our 10 Year Anniversary in 2017 was celebrated in Rye Town Park by over 400 people and included the unveiling of the SOUL RYEDERS' labyrinth, our gift back to our community.
- 2021 marked the 8th annual TieTheTownPink campaign which saw 2,000 pink ribbons tied by 200 volunteers throughout Westchester County and beyond.
- Long-standing, successful relationships with the City of Rye, Rye Police Department, Rye Town Park, Town of Rye.

EVENT BACKGROUND:

This Half Marathon/5K event aligns with SOUL RYEDERS' mission to educate our community on cancer and how fitness, not only being excellent for general health, is also a powerful tool to use during and after cancer treatment. This event is a direct reflection on the origin of our organization - our team participated in the Avon Walk in NYC for many years, raising funds to start SOUL RYEDERS. Each year, we encourage our community to participate in the Westchester Tri and similar events using peer-to-peer fundraising.

The idea of organizing our own walk or run has been discussed in the past, yet the timing was never right. Instead, we gathered our community to participate in events already in place. Two years ago, Adrian Deen, a local Rye father and member of SOUL RYEDERS' Board of Directors, created a half marathon called "April's Run" in memory of his wife April who was a client of SOUL RYEDERS. He raised not only funds for us, but garnered interest from many who



would like to join him in this run. Internally, we considered this a sign that the timing was perfect to explore an event that we would operate. We foresee the great potential this event has for increased growth and expansion year after year due to its powerful message, its connection to SOUL RYEDERS' beginnings through the Avon Walk, the ease of participation and the highlight of running along the Sound and by Playland. For the City of Rye, this event would attract participants from neighboring towns to the benefit of local business.

EVENT DETAILS:

Proposed date: Sunday, May 21, 2023 (and annually each third Sunday in May)

Distance: 13.1 mile run / 5k walk

Estimate Number of Participants: 1,000 participants comprised of adults, families, teams

Proposed course:

SOUL RYEDERS has been partnered with two officers from the Rye Police Department through Commander Michael Kopy, our Commissioner of Safety. Together we have a proposed route that optimizes the best of Playland, Rye and Rye Town Park. The route has been organized to utilize the pool parking lot for the start/finish, Playland at the beginning of the race and then vacate those grounds. The route has also been planned to be as safe, efficient and effective as possible with respect to Rye police, keeping both participants and spectators safe.

SOUL RYEDERS will work with the [USTAF](#) to have this route certified.

Community participation:

A core team of local Rye-based co-chairs working with the SOUL RYEDERS Leadership Team to support the event. We anticipate dozens of volunteers to work in tandem with the event production company on route marking, race packet pick-up, on-site registration and other responsibilities

End of run/walk celebration at the finish line or nearby location.

FEASIBILITY STUDY:

Throughout the fall 2021, SOUL RYEDERS conducted a thorough feasibility study weighing the value of holding a Half Marathon/5k event within Rye city limits. You will see that each party was enthusiastic and supportive of the event, and offered valuable advice and recommendations. We have continued to keep each entity updated with our progress since then.



Below is a detailed outline of the discussion we held with each entity:

- Met with City of Rye Manager, Greg Usry and Rye Police Commissioner of Safety, Michael Kopy
 - Both enthusiastic and emphasized the strength of SOUL RYEDERS in our community and that this would gain a lot of interest; both had confidence of our ability to put on this event
 - Detailed that the area we are looking at belongs under 4 separate jurisdictions/governing bodies (City of Rye, Town of Rye, Standard Amusements, Westchester County); this requires unique approvals, security, liability, general coordination
 - Commander Kopy created a liaison with their officers to plan a safe, efficient route for the event.
 - Made introductions with Standard Amusements

- Standard Amusements:
 - Met in fall of 2021 with Beau Berni and Andy Maniglia. Both were enthusiastic about the event; willing to work with us; gave verbal approval to run around Playland Park proper and also *potentially* through Playland Park (but not in 2022 due to construction)
 - Provided map of on-going massive construction projects in and around Playland property
 - Opening Day is in May; they anticipate being under construction/renovation up until Opening Day
 - Take-away: SA is managing the property, but the property remains under Westchester County jurisdiction. There are concurrent construction projects belonging to Westchester Cty and Standard Amusements.
 - Standard Amusements gave SOUL RYEDERS its approval of the date, route and use of their parking lot adjacent to the pool as of July 14, 2022.

- County Legislator/Catherine Parker:
 - Serves on the Parks and Recreation Committee for the County
 - Very enthusiastic about the event and SOUL RYEDERS' strength and ability to manage the event
 - Willing to support the event; recommended we push it to 2023 because of the massive construction projects with moving timelines and the approval process and coordination involved with this event due to multiple entities.

- Event Production Company: We have interviewed three distinct timing and event production companies to partner with for this event. Marathon/5k operations is not our



specialty and we want this event to be as successful as possible. These professionals will work with us to create an event to attract hundreds of runners and walkers to the Rye area for this event year after year. We have identified a company with experience working on the Boston Marathon, as well as the Westchester Triathlon.

- Proposed Route: This [proposed route](#) has been planned and approved by the Rye Police Department and they have agreed they have the manpower to safely and efficiently work the route. There are some portions of the route that will need Westchester County Police to review and oversee. You will note:
 - Start/finish would be in the parking lot next to the Playland pool. This area is also used during the Westchester Triathlon weekend and provides a safe area, large enough for the Start/Finish line, Registration/Packet pick-up, as well as spectator viewing. (See proposed Event Schedule for timing.)
 - The route takes off from the parking lot and immediately goes around (and potentially through) Playland. With the event beginning no later than 8am, this allows the participants to be through the Playland area well before the park would open to the public.

- Proposed date: Sunday May 21, 2023. And here on after, the 3rd weekend in May. This weekend was chosen as there are no other significant, similar events in the area. The Rye Y Derby, a local and established event, is in late April/early May and we do not want to compete with that event by planning ours too close to their date.

INSURANCE AND LIABILITY WAIVERS:

SOUL RYEDERS will work with our insurance carrier to include all entities (Standard Amusements, City of Rye, Rye Town Park, Westchester County and the contracted event production company) as co-insured for this event.

SOUL RYEDERS will work with our attorneys, ProBono Partnership, to create a solid liability waiver for all participants and volunteers to sign prior to participating and/or volunteering at the event.



DRAFT EVENT SCHEDULE:

Saturday, May 20, 2023:

9am - 3pm: Race packet pick-up at Playland pool parking lot
On-site registration at Playland pool parking lot
Start / Finish Line and finish chute barricade set-up at Playland pool parking lot
Route markers placed
Set up materials to be locked up overnight

Sunday, May 21, 2023:

5am - 7:45am: On-site registration at Playland pool parking lot
Route volunteers place water stations throughout course
8:00am: Start of Half Marathon in waves
5K to start after marathoners
10:00am: Last of 5K walkers are through Playland property
11:30am - 12:00pm: Last walker/runner crosses Finish Line
3:00pm: Playland pool parking lot is clear of all event materials

NEXT STEPS:

SOUL RYEDERS is seeking approval from the Rye City Council to gain their official permissions so we are able to move forward with the planning and promoting of this event.



CITY COUNCIL AGENDA

DEPT.: City Manager's Office

DATE: August 5, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of a request by Christ's Church to switch the date of its Annual Christmas Tree Sale from 8:00am-5:00pm on 11/26/22 to Saturday, 12/3/22 from 8:00am-5:00pm (for the associated road closure).

FOR THE MEETING OF:

August 10, 2022

RECOMMENDATION: That the City Council approve the request from Christ's Church.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: Christ's Church needs to change the date of the approved request to use Rectory Street for its Annual Christmas Tree Sale from 8:00am-5:00pm on 11/26/22 to Saturday, 12/3/22 from 8:00am-5:00pm