



May 31, 2022

Ref: 20967.00

Long Island Central Pine Barrens
Joint Planning & Policy Commission
Attn: Ms. Julie Hargrave, Policy and Planning Manager
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: Request for Jurisdictional Determination and Pre-Application Meeting
Proposed Public Utility Wireless Telecommunications Facility
2055 Flanders Road, Flanders
Town of Southampton, Suffolk County

Dear Ms. Hargrave:

On behalf of Homeland Towers, LLC (hereinafter, "Homeland Towers"), VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) is submitting a request to the Central Pine Barrens Joint Planning and Policy Commission ("Commission") for a jurisdictional determination and pre-application meeting.

This request for a jurisdictional determination and pre-application meeting is submitted in connection with a proposed public utility wireless telecommunications facility (the "proposed project") to be constructed by Homeland Towers at 2055 Flanders Road in the hamlet of Flanders, Town of Southampton, Suffolk County, New York (the "subject property").

Request for Jurisdictional Determination

The Applicant, Homeland Towers, respectfully requests a determination of the Commission's jurisdiction over the proposed project and the applicability of the Central Pine Barrens Comprehensive Land Use Plan. As part of this request, the Applicant respectfully requests a determination by the Commission as to whether the proposed project constitutes "development" as defined at Article 57 of the New York State Environmental Conservation Law, §57-0107.13, which definition excludes the following activities among others:

(vi) work by a utility performed for the purpose of public health, safety, or welfare and consistent with the goals and objectives of this title.

Relevant to the above, please be advised that the proposed facility will be designed to support the federally licensed wireless services of Verizon Wireless. Under the laws of the State of New York, Verizon Wireless is qualified as a public utility for zoning purposes. See *Cellular One v. Rosenberg*, 82 NY2d 362 (1993) (hereinafter referred to as "Rosenberg"), and *Cellular One v. Meyer*, 607 NYS 2d 81 (2nd Dept. 1994). In *Rosenberg*, the Court of Appeals, New York's highest court, held that federally licensed wireless carriers (such as Verizon Wireless) provide an essential public service and are public utilities in the State of New York.

Engineers | Scientists | Planners | Designers

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Central Pine Barrens Commission
c/o Julie Hargrave
May 31, 2022
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In support of this request, please find enclosed preliminary project plans (i.e., Lease Exhibits) depicting the location and extent of the proposed improvements.

Request for Pre-Application Meeting

Homeland Towers requests the opportunity to meet with Commission staff to discuss the subject property and associated proposed for a proposed wireless telecommunications facility. Homeland Towers and their counsel, Robert Gaudio, Esq., of Snyder & Snyder, LLP, would be pleased to come to Commission's office for a pre-application meeting. Alternately, the chance to meet over a virtual meeting platform would also be welcomed. Particularly in the instance that the proposed project is determined to be subject to the jurisdiction of the Commission, the Applicant and its counsel wish to have the opportunity to introduce the goals for the proposed project, and its details, and to discuss the procedures for the submission and processing of a hardship exemption application, including input on producing a complete application.

Thank you in advance for your consideration of the above requests. Should you have any comments or questions concerning these requests, please do not hesitate to contact the undersigned at your convenience.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

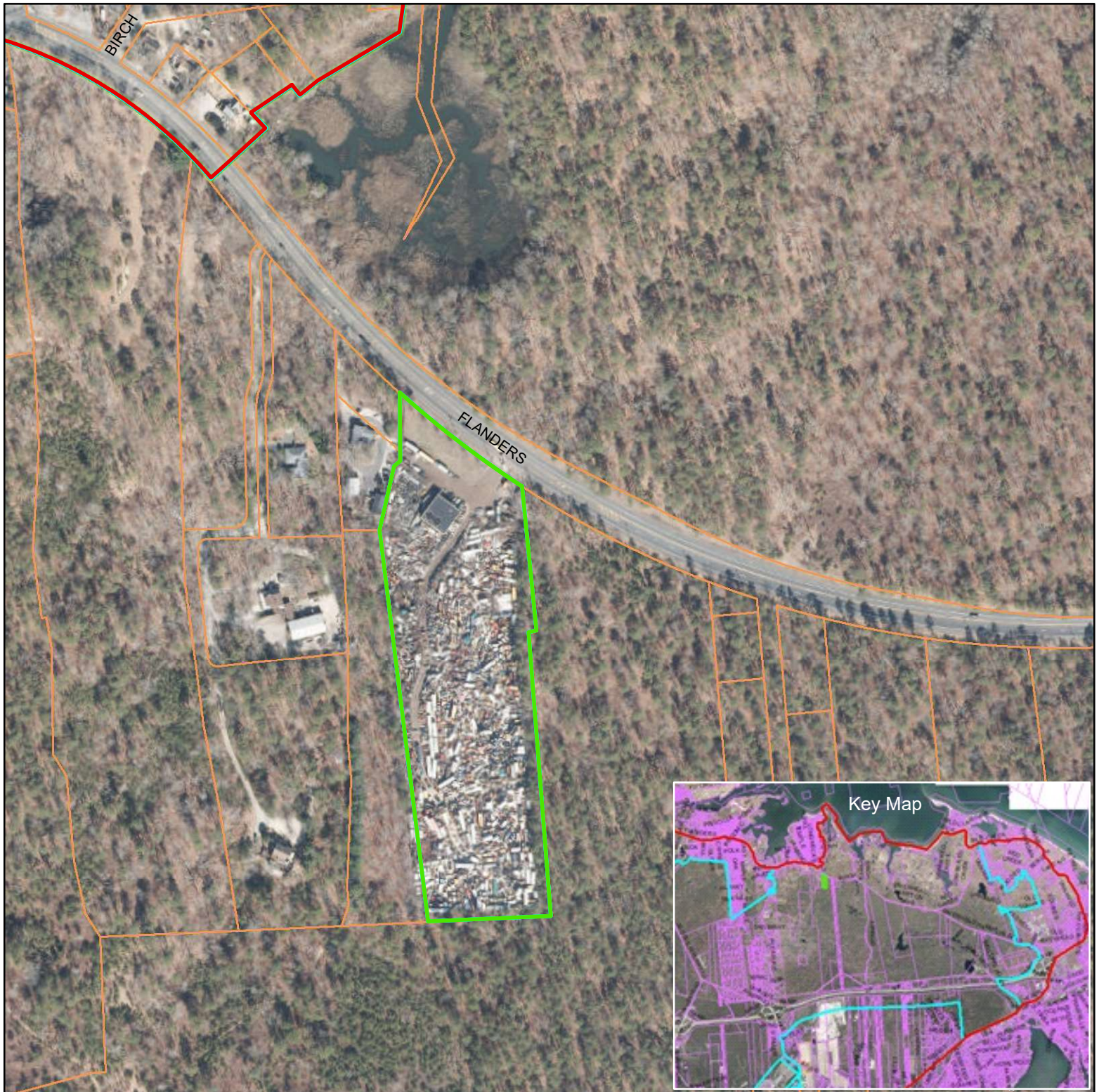
A handwritten signature in black ink, appearing to read "D. Wortman", with a long horizontal flourish extending to the right.

David M. Wortman
Senior Environmental Manager
dwortman@vhb.com

DMW/
enc.

cc: R. Gaudio, Esq., Snyder & Snyder, LLP
M. Vicente, Homeland Towers, LLC

Homeland Towers
2055 Flanders Road, Flanders, Town of Southampton
Core Preservation Area
900-170-1-41.1
June 15, 2022



0 100 200 400 600 800 Feet

2020 aerial



22 SHELTER ROCK LANE, DANBURY CT 06810

APPROVAL REVIEW FORM

PAUL SAENZ

PROJECT MANAGER (HOMELAND TOWERS)

N/A

PROJECT MANAGER (VERIZON WIRELESS)

N/A

PROJECT MANAGER (T-MOBILE)

HOMELAND TOWERS

REAL ESTATE MANAGER

COORDINATES:

LATITUDE: N 40° 53' 59.4" (NAD 83)
LONGITUDE: W 72° 36' 04.46" (NAD 83)

GROUND ELEVATION: 31' +/- AMSL (NAVD 88)

MULTIPLE CARRIER SITE: YES

ZONING JURISDICTION: TOWN OF SOUTHAMPTON
DISTRICT: 2
SECTION: -
BLOCK: -
LOT(S): --
ZONING CLASSIFICATION: - (-)



WILLIAM F. COLLINS, AIA
ARCHITECTS, LLP
12-1 TECHNOLOGY DRIVE SETAUKET, NY 11733
VOICE: 631-689-8450 DATA: 631-689-8459

WFC PROJECT NO:
17-12320

DRAWN BY:
KT

CHECKED BY:
GD

SCALE:
AS NOTED



DRAWING TITLE:

APPROVAL REVIEW FORM

PROJECT TITLE:
HAMPTON BAYS 4

PROJECT ADDRESS:
2055 FLANDERS ROAD
FLANDERS, NY 11901

| | | | |
|-------------|---------|--------|------|
| 3 | 3/16/18 | | |
| 2 | 2/7/18 | | |
| 1 | 1/24/18 | | |
| REV. | DATE | REV. | DATE |
| SITE ID # | | REV. # | |
| NY065 | | | |
| DRAWING NO: | | REV. # | |
| LE-1 | | 3 | |

NOTE:
PROPOSED ELEC/TELCO ROUTED TO NEAREST
VIALE SOURCE AS DETERMINED BY PSEG.

NOTE:
DRAWING IS FOR ILLUSTRATIVE PURPOSES
ONLY. EXISTING SITE APPURTENANCES SHOWN
ARE BASED UPON FIELD OBSERVATIONS AND
ARE SUBJECT TO ADJUSTMENT. ALL
INFORMATION IS SUBJECT TO VERIFICATION
AND PROPERTY SURVEY



SPINNEY ROAD

PROPOSED UTILITY ROUTE TO
NEAREST PSEG POLE AS
DETERMINED BY PSEG

FLANDERS ROAD
N.Y.S. ROUTE 24

PROPOSED 3000 SQ. FT. FENCED COMPOUND
(SEE LE-3 FOR MORE INFORMATION)

EXISTING LANDLORD STORAGE AREA TO REMAIN

PROPOSED 150'-0" MONOPOLE

EXISTING BUILDING

APPROXIMATE PROPERTY LINE



SITE PLAN

SCALE: 1"=150'-0"

NOTES:

1. LEASE EXHIBITS SUBMITTED ARE A CONCEPTUAL DESIGN OF THE LEASE AGREEMENT ONLY. ACTUAL ARCHITECTURAL/ENGINEERING CONSTRUCTION DOCUMENTS MAY VARY TO COMPLY WITH ALL BUILDING CODES AND ANY UNFORESEEN CONDITIONS.
2. THE INFORMATION SHOWN IS TAKEN FROM A TAPE SURVEY PERFORMED BY WILLIAM F. COLLINS, AIA ARCHITECTS, LLP DURING THE SITE VISIT.
3. LOCATION SHOWN IS APPROXIMATE. FINAL LOCATION SHALL BE DETERMINED IN THE DESIGN PHASE.
4. 24/7 ACCESS IS REQUIRED FOR SERVICE TECHNICIAN.
5. ELECTRIC AND TELEPHONE SERVICES SHALL BE CONFIRMED PRIOR TO CONSTRUCTION DOCUMENT PHASE.



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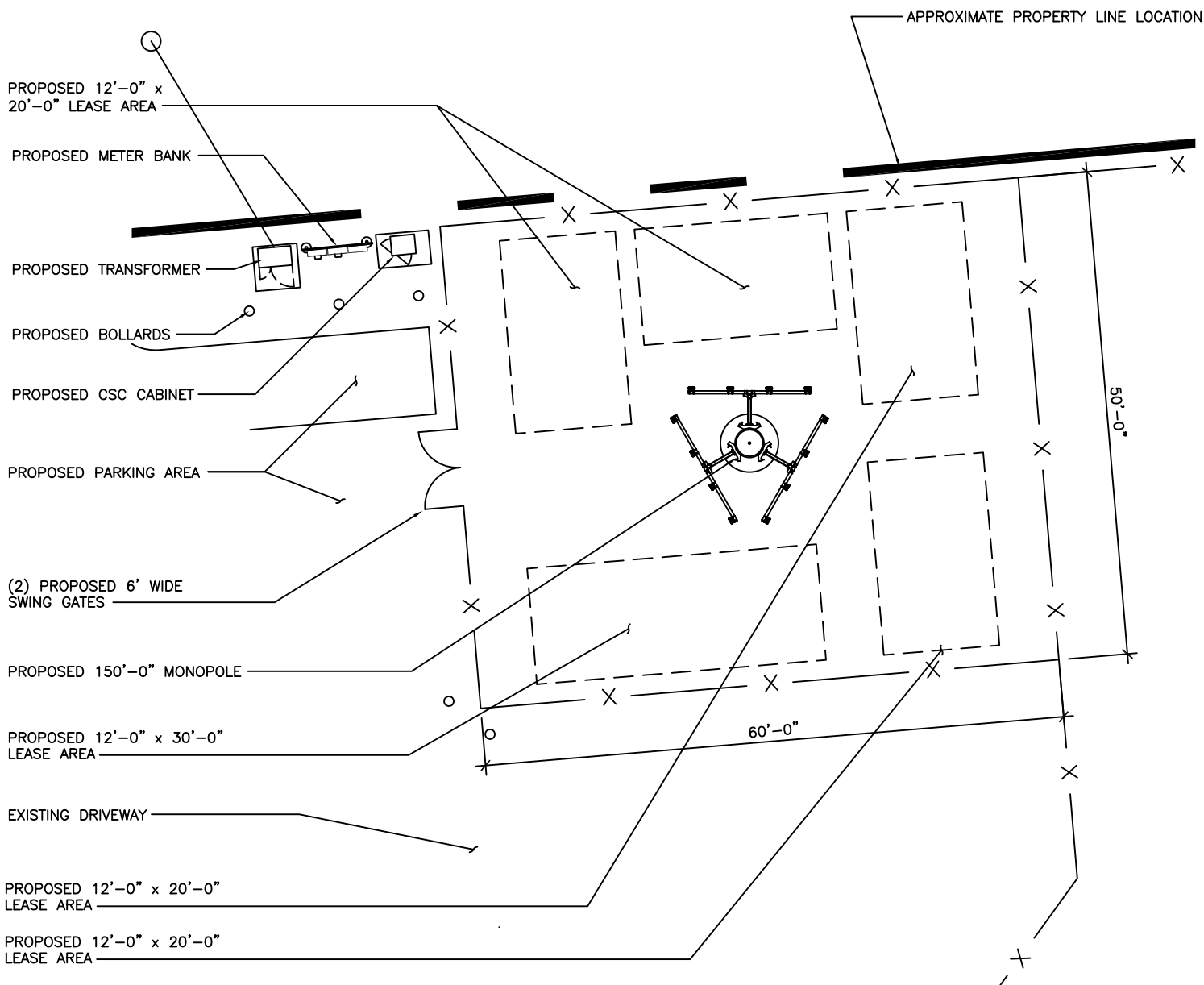
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SITE ID #
NY065

DRAWING NO: REV. #

LE-2

3



NOTE:
PROPOSED LEASE AREA APPROXIMATELY 5,000 SQ. FT.

NOTE:
LOCATION BASED SYSTEM (E-911 EQUIPMENT)
TO BE INSTALLED - NOT DEPICTED.

NOTE:
PROPOSED ELEC/TELCO ROUTED TO NEAREST
VIALE SOURCE AS DETERMINED BY LIPA.



ENLARGED COMPOUND PLAN

SCALE: 1/16"=1'-0"

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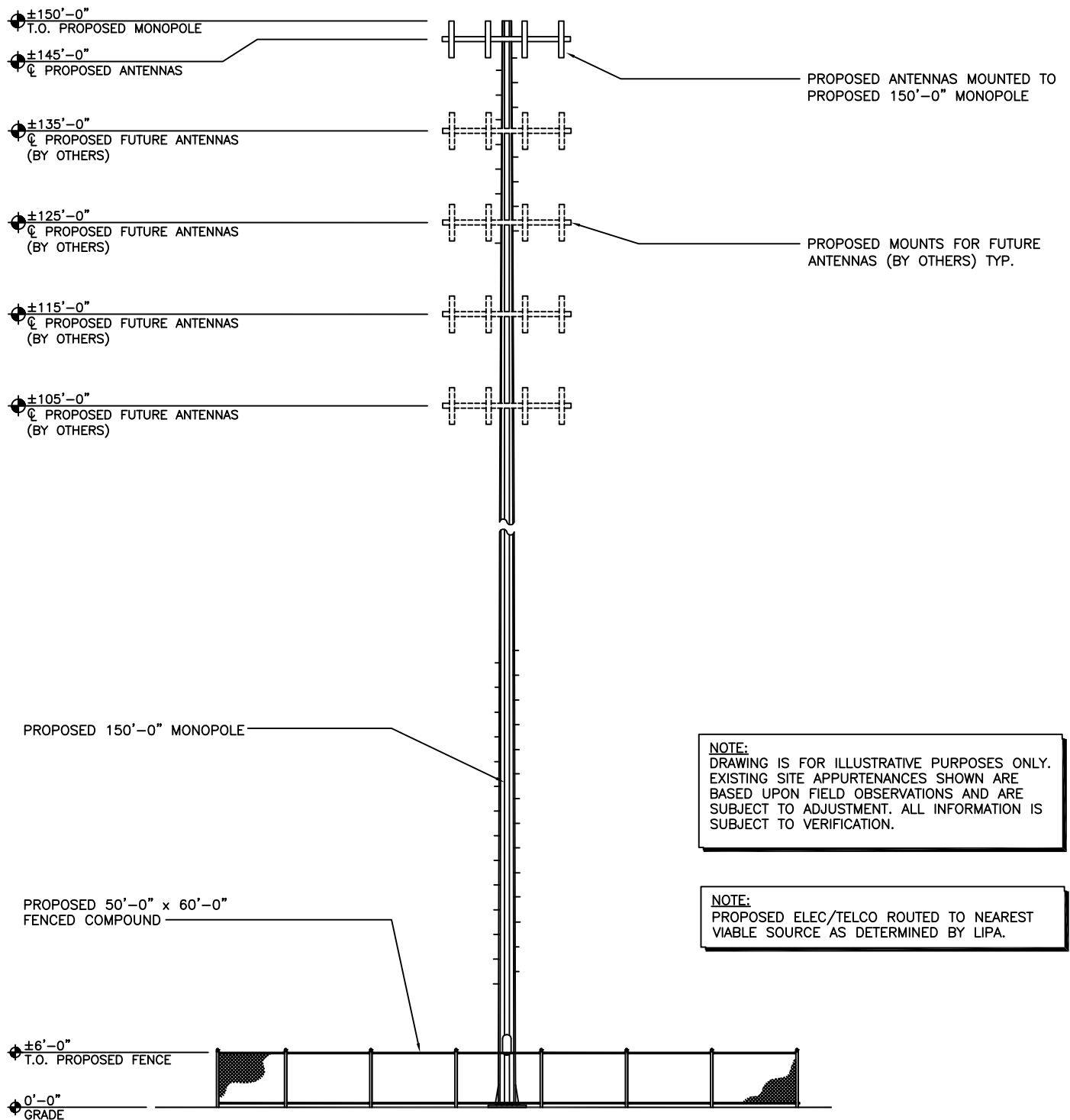
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| SITE ID # NY065 | | | |
| DRAWING NO: | | REV. # | |
| LE-3 | | 3 | |



EAST ELEVATION

SCALE: 1/16"=1'-0"

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