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Our File No.
31269-109

May 4, 2026

BY FEDERAL EXPRESS

Julie Hargrave
Interim Executive Director/Pine Barrens Manager
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: Elite LI Towers, LP
1 Connecticut Avenue, Manorville, NY 11949
SCTM No.: 0200-298.00-01.00-001.000

Dear Ms. Hargrave:

We are submitting this letter in furtherance of the meeting held on April 8, 2026. As you are aware, our office represents the Peconic River Sportsman's Club, Inc. ("PRSC"), the owner of the property located at 1 Connecticut Avenue, Manorville, also designated on the Suffolk County Tax Map as District 0200, Section 298.00, Block 01.00, and Lot 001.000 (the "Property"). For the reasons discussed further herein, we respectfully submit that the proposed installation of a new emergency services communications facility at the Property (the "Project") is permitted as a reserved right under the terms of the recorded Conservation Easement dated March 10, 2005 (the "Easement"). Alternatively, we respectfully request that the Easement be amended to allow the PRSC to proceed with an application for a hardship exemption.

I. The Project Does Not Constitute Development under the ECL

Annexed hereto as **Exhibit 1** is a copy of the site plan drawings prepared by WFC Architects dated May 2, 2025, which depict the details of the Project.

Pursuant to the terms of the Easement, a copy of which is annexed hereto as **Exhibit 2**, the PRSC is prohibited from "taking any of those actions constituting **development** pursuant to ECL Section 57-0107(13)" as well as "operations or uses pursuant to ECL Section 57-0107(13) (i-xiv) **unless such operations or uses are otherwise expressly reserved herein (emphasis added).**"

Among the enumerated list of reserved rights retained by the PRSC under the Easement, paragraph 5 provides that the "right to use the Property for operations or uses described in ECL Section 57-0107(13)(i, ii and vi)..." is reserved for the PRSC, its successors and assigns. In accordance with ECL § 57-0107(13)(i), "public improvements undertaken for the health, safety or welfare of the public" are an operation or use that does **not** constitute development.

The primary goal of the Project is to address a deficiency of emergency services and wireless coverage in the area surrounding the Property. Annexed as **Exhibit 3** is a copy of a Gradient Map, which uses colored shading to depict the various levels of coverage. The areas shaded in yellow/orange/red indicate where coverage is unreliable along the roadways. The Property is indicated by a blue pin with the approximate location of the proposed tower indicated with a blue "X".

Based on the Gradient Map, there are large sections of the surrounding areas with unreliable coverage, including a large section that runs along the Long Island Expressway. For motorists travelling in this area, adequate wireless service is a critical to public health and safety in the event of an emergency. Similarly, strong and reliable coverage is a vital necessity for first responders, including police and fire departments.

To evidence the need for the Project, we have received several letters of support from emergency responders including the Manorville Fire District, the Riverhead Fire District, and the Suffolk County Detectives Association. Copies of the letters of support have been annexed as **Exhibit 4**. Further, a letter from Integrated Wireless Technologies, LLC notes that a tower "at 150' is required to provide coverage at levels acceptable for Public Safety communications systems and ensure the ability for fire and emergency medical personnel to communicate during critical calls."

In addition, it should be noted that the Manorville Fire District has already entered into a sublease agreement dated August 19, 2025 to install and maintain utilities, cables, and conduits for the providing of necessary utility service to the Fire District. Accordingly, the Manorville Fire District has already entered into an agreement to utilize the proposed facilities for the public benefit of enhancing the radio capabilities of the Fire District.

Therefore, we submit that the Project represents a public improvement undertaken for the health, safety, and welfare of the public in the surrounding area pursuant to ECL § 57-0107(13)(i), and, as such, the Project does not constitute development as defined under the ECL. Thus, we respectfully request a determination that the Project falls within the reserved rights under the Easement.

II. The Easement Should be Amended to Permit a Hardship Application

Paragraph 9 on page 6 of the Easement notes that the PRSC is prohibited from applying to the Central Pine Barrens Joint Planning and Policy Commission (the "Commission") for a hardship exemption.

Paragraph 5 on pages 6-7 of the Easement states, in relevant part:

"This Conservation Easement may be modified only upon the written consent of both Grantor and Grantee, or their successors, heirs, representatives or assigns. Grantor and Grantee recognize that **circumstances could arise which would justify the modification of certain of the restrictions contained herein** (emphasis added)."

In the event the Commission determines that the Project does constitute development under the

ECL, we respectfully request the Commission's consent to modify the Easement's prohibition on seeking a hardship exemption, so that such an application may be filed.

Pursuant to ECL § 57-0121(10), a hardship exemption requires that an applicant demonstrate either an extraordinary hardship or that a compelling public need exists. As noted above, we believe that the Project directly addresses a significant public need to enhance radio frequency coverage for emergency responders and the public at large. If the present condition continues to exist, there is a viable concern that a lack of adequate coverage could pose a threat to the health, safety, and welfare of both residents and travelers alike. Modifying the applicable provision of the Easement will provide the PRSC with an opportunity to make the required evidentiary showing to establish the existence of a compelling public need.

Accordingly, as an alternative to the requested relief discussed above, we respectfully request that the Commission consent to modifying the terms of the Easement to allow for the submission of a hardship application.

Conclusion

Based on the foregoing, we submit that the Project does not constitute development under the applicable provisions of the ECL. Pursuant to ECL § 57-0107(13)(i), the Project should be considered a public improvement that benefits the health, safety, and welfare of the public in the Manorville area. Under the express terms of the Easement, the right to use the Property for such a use or operation is reserved and retained by the PRSC.

In the alternative, we request the opportunity to further demonstrate that a compelling public need exists and that the Project will address the same. Under the terms of the Easement, this can only be accomplished with the Commission's consent to amend specific provisions of the Easement.

Thank you very much for your time and consideration. We kindly request that this matter be placed on the Commission's agenda for the upcoming meeting on May 20, 2026.

Please contact our office if you have any questions or require additional information.

Respectfully submitted,



John C. Armentano

HAM
Enclosures

cc: John C. Milazzo, Special Counsel to the Central Pine Barrens Commission
Robert D. Gaudioso, Esq.

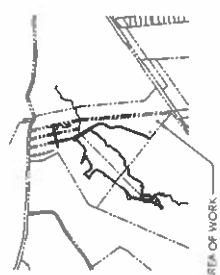


A R C H I T E C T S
 124 TECHNOLOGY DRIVE, SETAUKET, NY 11711
 P. 631.689.8450 | F. 631.689.8459 | www.wfca.com

CONSULTANT:

NO.	DATE	SUBMISSION
0	06/02/25	ISSUED FOR PRELIMINARY REVIEW
1	06/25/25	REVISED PER TOWNSHIP LOCATION
2	06/27/25	REVISED PER COMMENTS
3	10/09/25	REVISED PER COMMENTS

NO.	DATE	REVISION



AREA OF WORK



PECONIC RIVER
 NEW BUILD (RAWLAND)
 ZONING DRAWINGS

1 CONNECTICUT AVE
 MANORVILLE, NY 11949

SITE PLAN - PARCEL IDENTIFICATION

DATE:	06/02/25
PROJECT NO.:	25-1603
DRAWN BY:	IC
CHECKED BY:	BS
SCALE:	AS NOTED
DRAWING NO.:	SP-100.00

SP-100.00



D: 0200
 B: 298.00
 S: 01.00
 L: 002.002
 ZD: A10

EXISTING
 PROPERTY LINE

SEE SP-102
 FOR ENLARGED
 COMPOUND PLAN

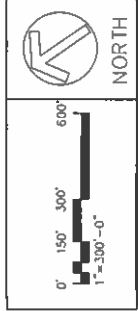
PROPOSED ACCESS AND UTILITY
 EASEMENT FOR TELCO AND
 ELECTRIC CONDUITS TRENCHED
 UNDERGROUND FROM EXISTING
 UTILITY POLE ALONG EXISTING
 DIRT ACCESS ROAD TO
 PROPOSED UTILITY UTILITY
 BANK WITHIN LEASED AREA.
 UTILITY POLE TO BE
 CONFIRMED ON UTILITY WALK

EXISTING DIRT ACCESS ROAD
 TO BE USED FOR ACCESS
 AND UTILITY EASEMENT.
 DIMENSIONS OF ROAD TO BE
 CONFIRMED ON UTILITY WALK

D: 0600
 B: 142.00
 S: 02.00
 L: 001.001
 ZD: OSC (OPEN
 SPACE
 CONSERVATION)

D: 0200
 B: 298.00
 S: 01.00
 L: 001.000
 ZD: A5

D: 0200
 B: 355.00
 S: 01.00
 L: 001.000
 ZD: A10



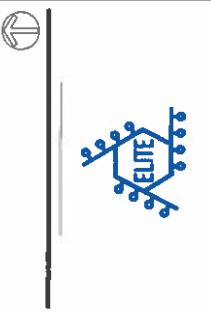
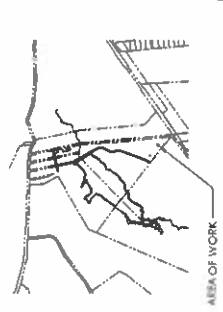
1 SITE PLAN - PARCEL IDENTIFICATION
 SCALE = 1"=300'-0"



ARCHITECTS
12-1 TECHNOLOGY DRIVE, SETAUKET, NY 11713
P. 631.689.8450 | F. 631.689.8459 | www.wfcna.com

CONSULTANT:

NO.	DATE	SUBMISSION
0	06/07/25	ISSUED FOR PRELIMINARY REVIEW
1	06/25/25	REVISED FOR TOWER LOCATION
2	08/27/25	REVISED PER COMMENTS
3	10/08/25	REVISED PER COMMENTS

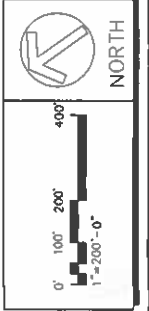
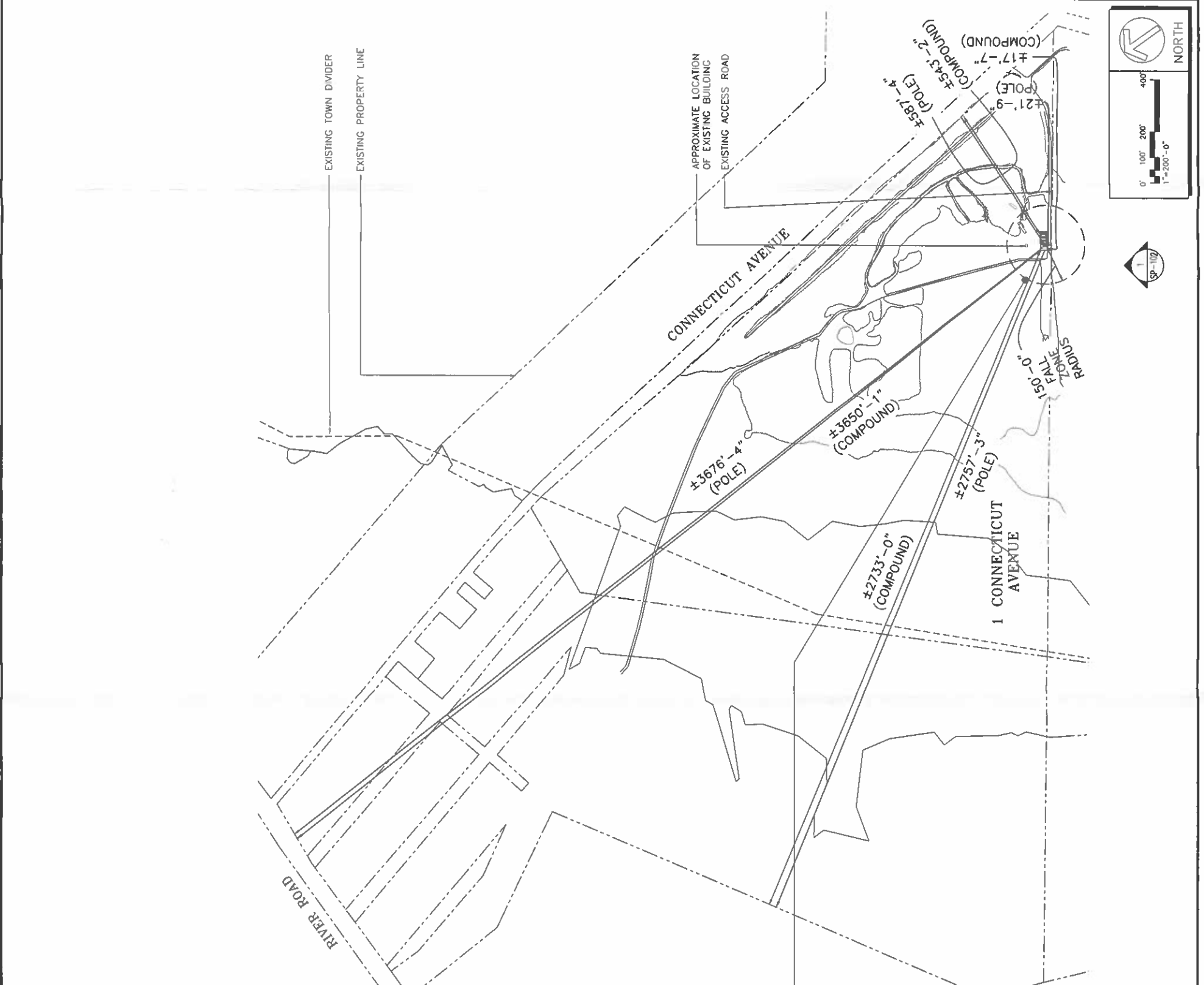


PECONIC RIVER
NEW BUILD (RAWLAND)
ZONING DRAWINGS
1 CONNECTICUT AVE
MAKORVILLE, NY 11949

TITLE:
SITE PLAN - SUBJECT LOT

DATE	05/07/25
PROJECT NO.	25-603
DRAWN BY:	TC
CHECKED BY:	BS
SCALE	AS NOTED
DRAWING NO.	SP-100.00

SP-100.00



ZONING TABLE: TOWN OF BROOKHAVEN (RESIDENCE "A5" ZONE)

ITEM:	REQUIRED PER LOCAL BUILDING CODE	EXISTING (LOT)	PROPOSED (LOT)	PROPOSED (POLE)	PROPOSED (COMPOUND)	VARIANCE REQUIRED PER LOCAL BUILDING CODE	VARIANCE REQUIRED PER LOCAL WIRELESS CODE
MINIMUM LOT AREA (SQ FEET) (ACRES)	200,000/4.5	5,922,378.376 / 135.9591	NO CHANGE	-	-	-	-
MINIMUM ROAD FRONTAGE (FEET)	300' AT 70' / 350' AT 85' / 2.5 STORIES	903'-11"	NO CHANGE	150'-0"	8'-0" (COMPOUND) / FENCE	YES (COMPOUND) (POLE)	NO
MINIMUM FRONT YARD (CONNECTICUT AVENUE) (FEET)	70'	225' (150% OF TOWER) / 135' (75% OF TOWER)	-	587'-4"	343'-2"	NO	NO
MINIMUM FRONT YARD (RIVER ROAD) (FEET)	70'	225' (150% OF TOWER) / 135' (75% OF TOWER)	-	3678'-4"	3650'-1"	NO	NO
MINIMUM TOTAL SIDE YARD (FEET)	85'	225' (150% OF TOWER) / 135' (75% OF TOWER)	-	21'-9"	17'-7"	YES (COMPOUND AND POLE)	YES (COMPOUND AND POLE)
MINIMUM REAR YARD (FEET)	80'	225' (150% OF TOWER) / 135' (75% OF TOWER)	-	2757'-3"	2733'-0"	NO	NO
MAXIMUM TOTAL BUILDING AREA (PERCENTAGE OF LOT AREA)	65% / 355,342.704 SF	-	-	28.3F / 10,000,004.7% (LOT AREA)	1,525.5F / 10,000,004.7% (LOT AREA)	NO	NO

NOTE:
-THE FEATURES DEPICTED HEREON ARE THE RESULT OF A FIELD SURVEY COMPLETED ON JUNE 17, 2025.
-THE INFORMATION ON HEREIN WAS TAKEN FROM SURVEY PREPARED BY HOWARD W. YOUNG, DATED 02/14/2018.
-THE SUBJECT PARCEL RESIDES IN THE TOWN OF BROOKHAVEN.
-THE SUBJECT PARCEL RESIDES IN THE GENERAL PINE BARRENS CORE PRESERVATION AREA.

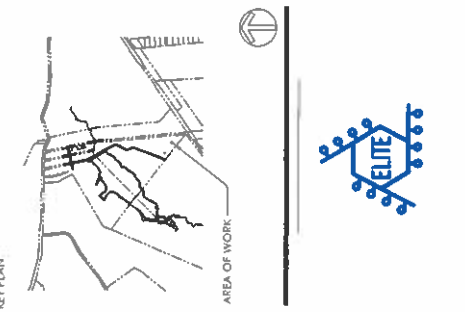
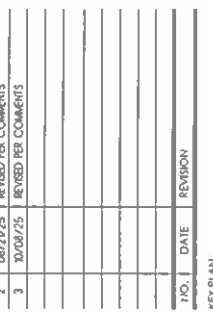
THE LOCAL BUILDING CODE REFERENCES: § 85-177, ATTACHMENT 1 - "RESIDENTIAL DISTRICTS: TABLES OF DIMENSIONAL REGULATIONS"
-THE LOCAL WIRELESS CODE REFERENCES: § 85-284 TO § 85-295.
-PER LOCAL WIRELESS CODE § 85-288. (A) A TOWER BASE SHALL BE LOCATED AT THE CENTER OF THE TOWER. THE HEIGHT OF THE TOWER, THE BOARD OF ZONING APPEALS MAY REDUCE THE STANDARD SETBACK TO NO LESS THAN 75% OF THE HEIGHT OF THE TOWER.

SEE 3/SP-102 FOR PROPOSED ENLARGED COMPOUND PLAN

1 SITE PLAN - SUBJECT LOT
SCALE = 1" = 200'-0"

NO.	DATE	REVISION
0	06/07/25	ISSUED FOR PRELIMINARY REVIEW
1	06/25/25	REVISED PER TOWER LOCATION
2	08/27/25	REVISED PER COMMENTS
3	10/07/25	REVISED PER COMMENTS

NO.	DATE	REVISION
1	06/07/25	ISSUED FOR PRELIMINARY REVIEW
2	08/27/25	REVISED PER COMMENTS
3	10/07/25	REVISED PER COMMENTS



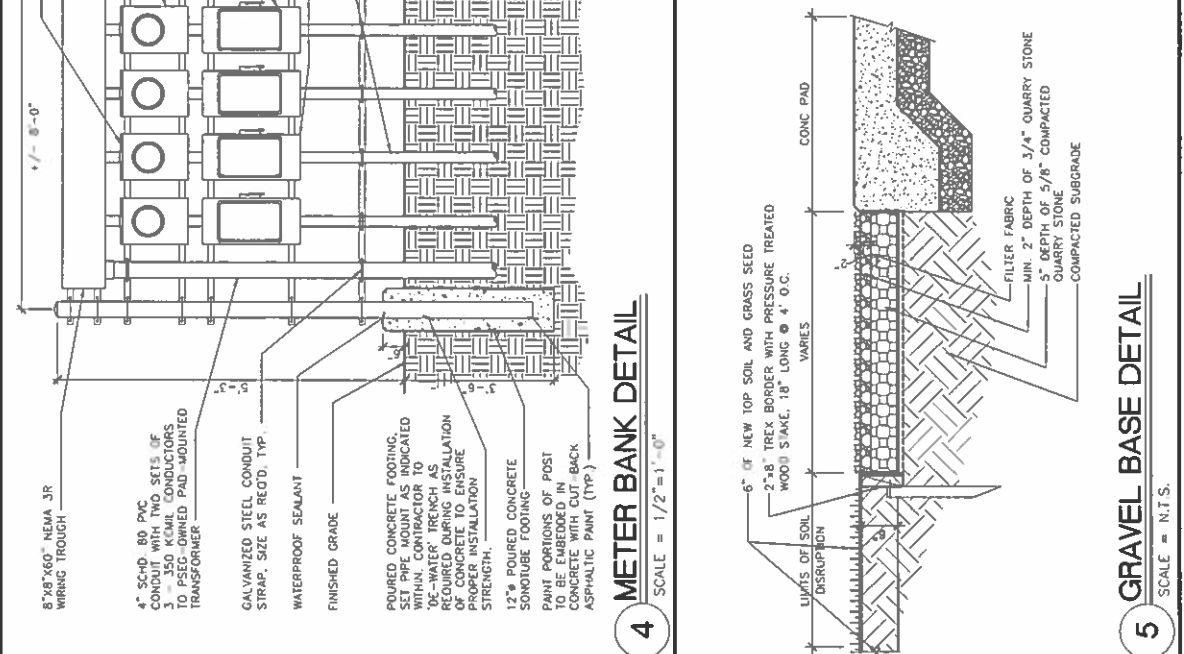
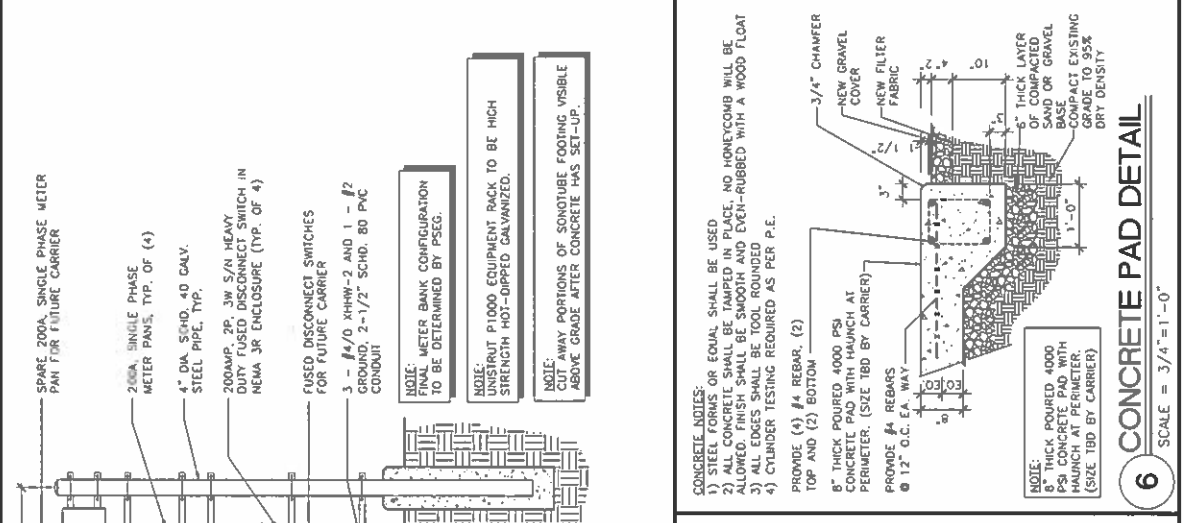
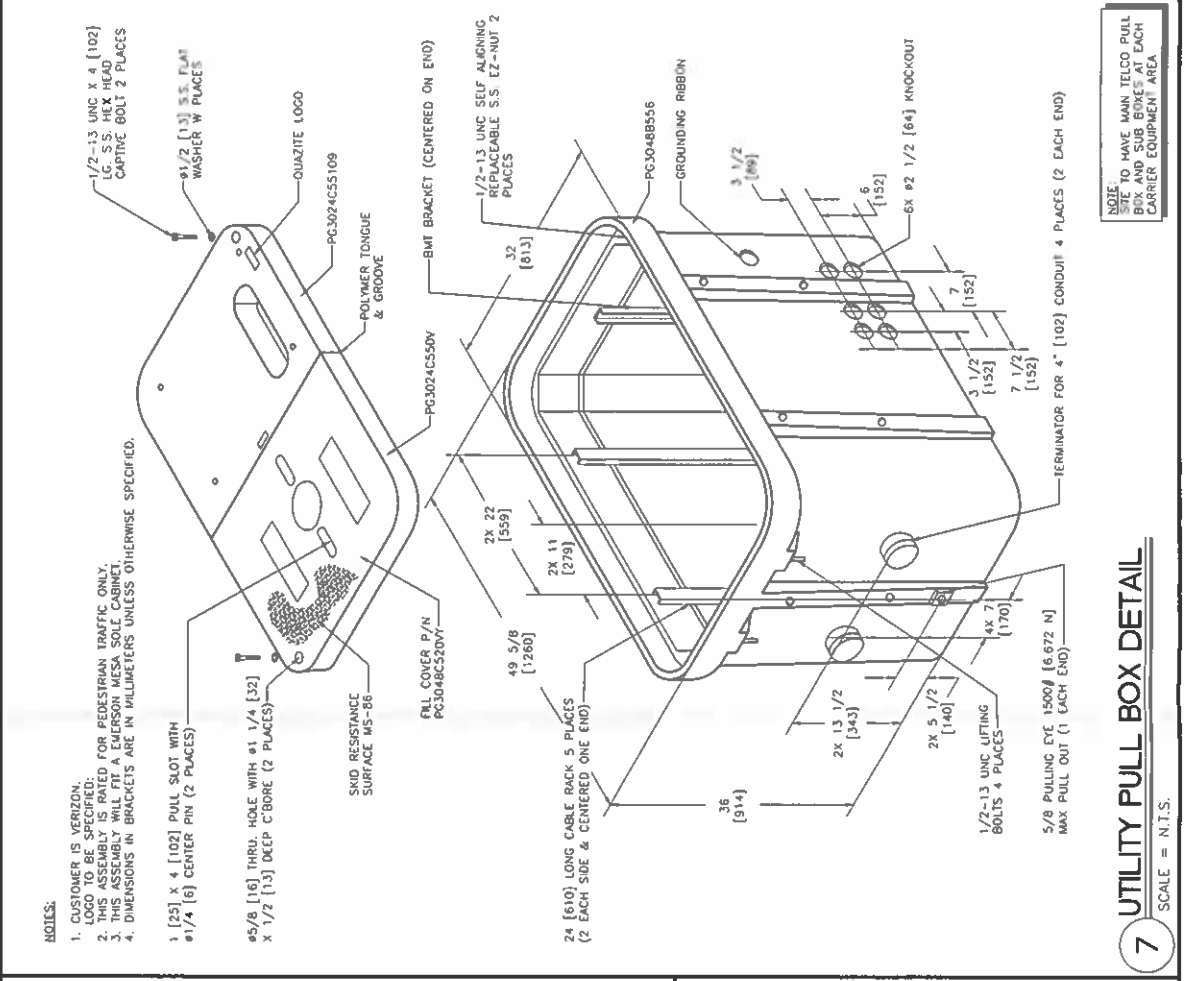
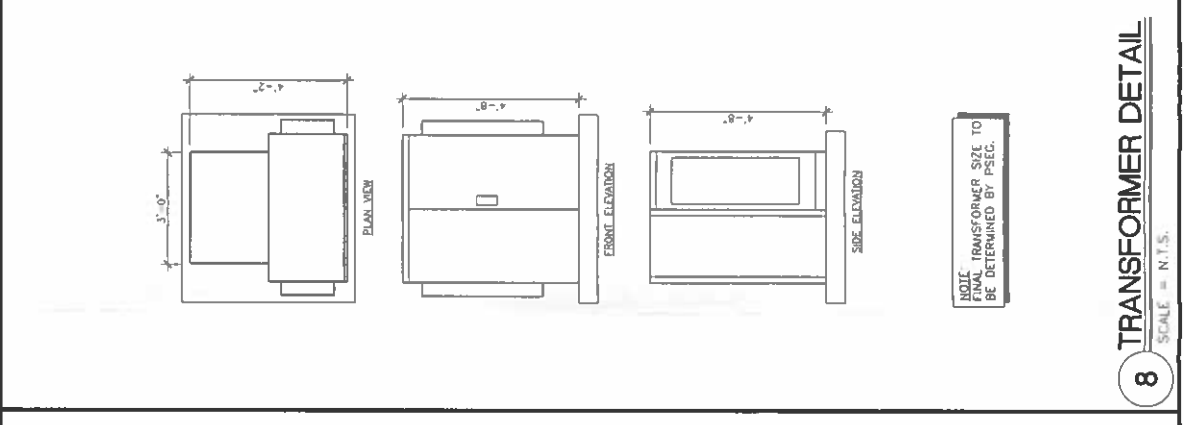
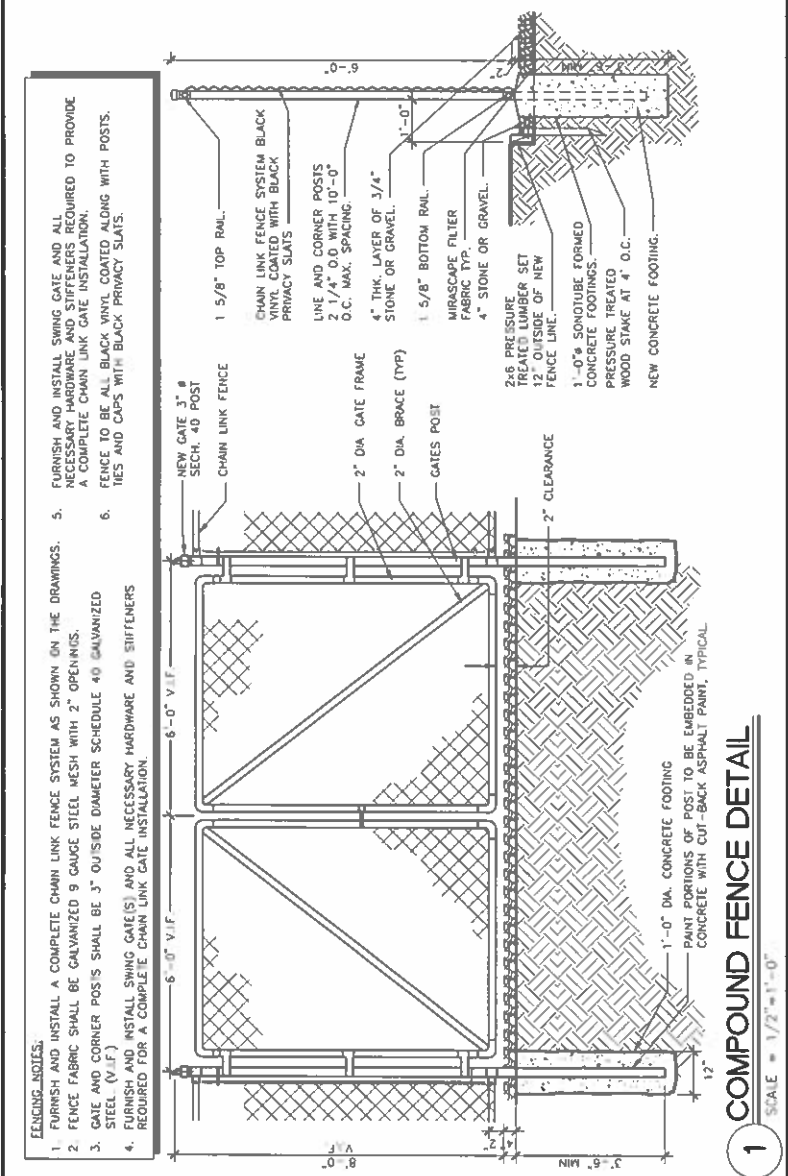
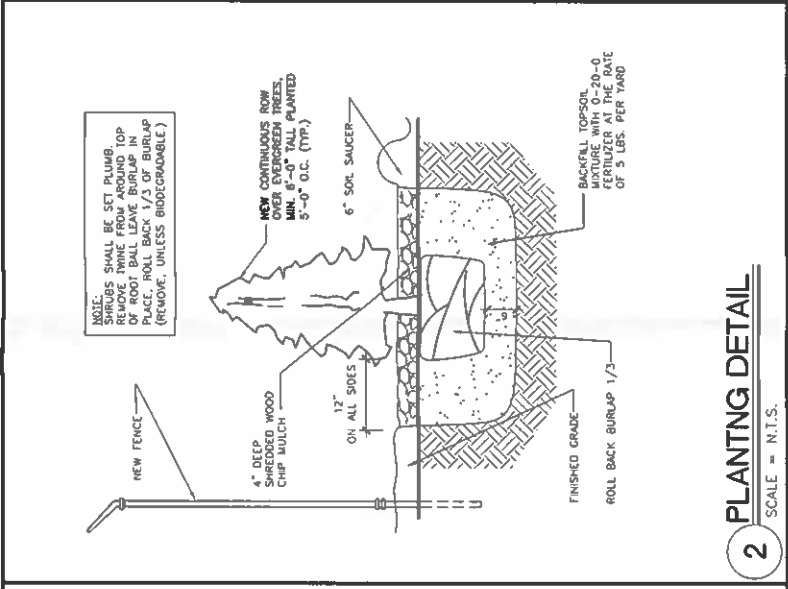
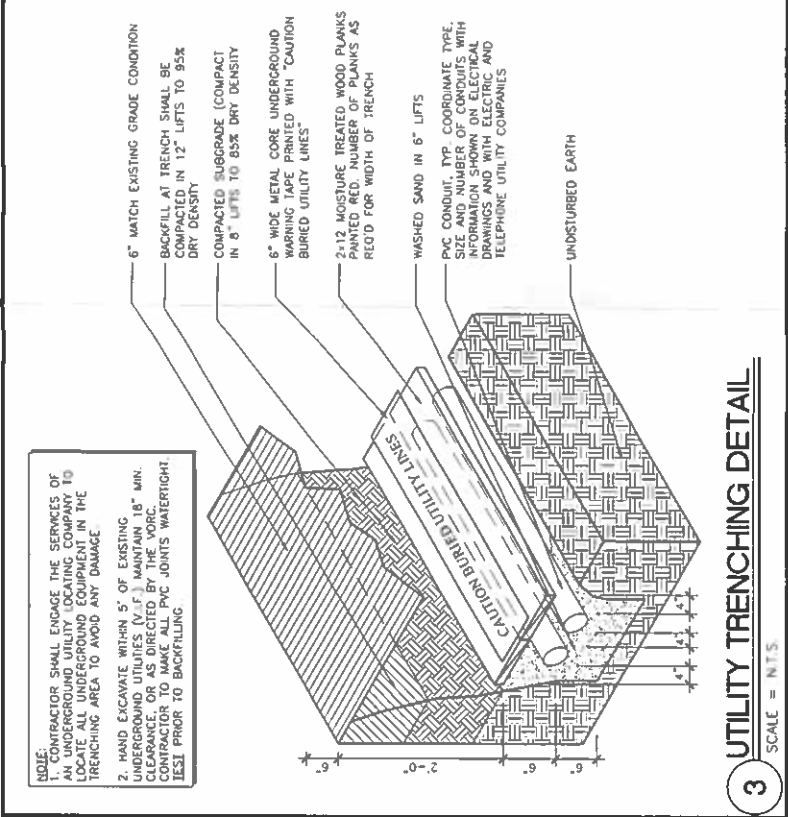
PECONIC RIVER
NEW BUILD (RAWLAND)
ZONING DRAWINGS

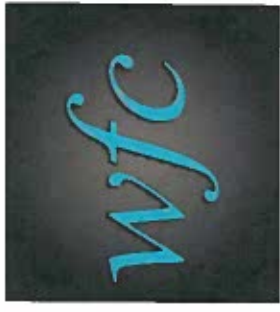
1 CONNEDICT AVE
MANORVILLE, NY 10949

SP-103.00

DATE: 06/07/25
PROJECT NO: 25-103
DRAWN BY: TC
CHECKED BY: AS NOTED
SCALE: AS NOTED
DRAWING NO:

8 TRANSFORMER DETAIL
SCALE = N.T.S.

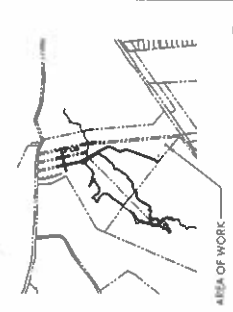




ARCHITECTS
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CONSULTANT:

NO.	DATE	DESCRIPTION
0	05/07/25	ISSUED FOR PRELIMINARY REVIEW
1	06/25/25	REVISED FOR TOWER LOCATION
2	08/21/25	REVISED PER COMMENTS
3	10/08/25	REVISED PER COMMENTS



PECONIC RIVER
 NEW BUILD (RAWLAND)
 ZONING DRAWINGS

1 CONNECTICUT AVE
 MANORVILLE, NY 11949

EQUIPMENT DETAILS

DATE:	05/07/25
PROJECT NO.:	25-063
DRAWN BY:	TC
CHECKED BY:	BS
SCALE:	AS NOTED

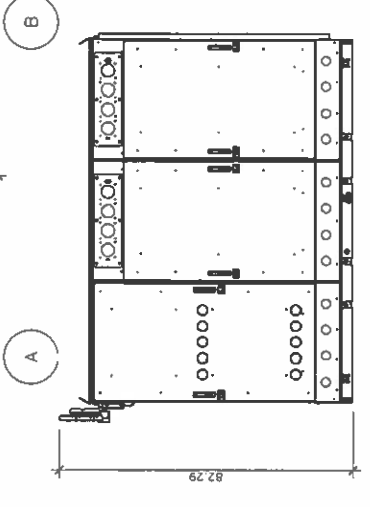
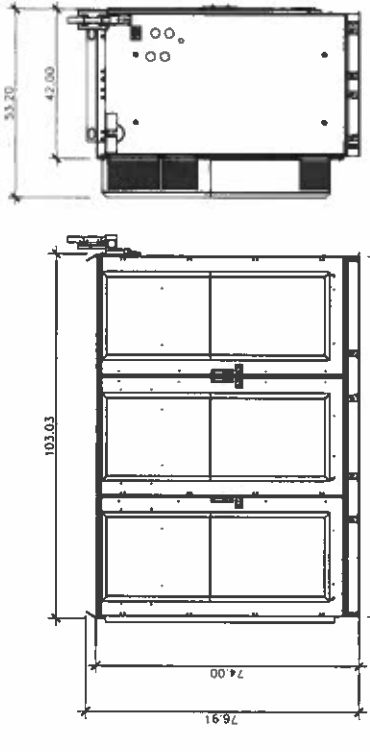
SP-104.00



NOTE: SIGNAGE TO BE INSTALLED ON W/C ENTRY DOOR, ALL ACCESS AND CLIMB POINTS.

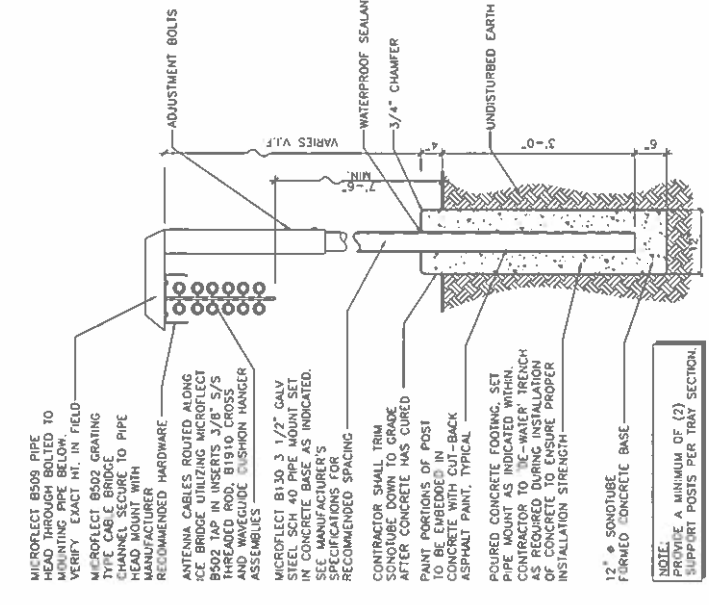
- NOTES:**
- 7'x10" RIGID PLASTIC SIGN TO BE BY "M" SAFETY SIGN, OR EQUAL.
 - ADDRESS: A SMARTSIGN STORE, 32 COURT STREET, SUITE 2200, BROOKLYN, NY 11201, MYSAFETYSIGN.COM
 - TELEPHONE: (800) 952-1457 OR (718) 989-3700
 - AVAILABILITY: MON. TO THU.: 8:00 AM TO 7:00 PM EST, FRI-SAT: 8:00 AM TO 6:00 PM EST
 2. SIGN TO BE MADE OF TEAR RESISTANT 55 MIL THICK SEMI FLEXIBLE RIGID PLASTIC MATERIAL FOR OUTDOOR USE.
 3. SIGN TO HAVE BLACK LETTERING ON YELLOW BACKGROUND.
 4. SIGN TO BE RESISTANT TO CHEMICALS AND WATER.
 5. SIGN TO BE ATTACHED TO EXTERIOR SIDE OF SHELTER ENTRY DOOR WITH 3M SPRAY ADHESIVE 90-24, OR EQUAL. SEE 2/A-102 FOR MORE INFORMATION.

VEHICLE-RESISTANT WALK-UP CABINET (WUC)
TECHNICAL SPECIFICATIONS
 WEIGHT: 4442 LBS (INCLUDES 1200 LBS. CUSTOMER EQUIPMENT)
 DIMENSIONS: 102"X53.41"X76" (H)
 COLOR: COOL WHITE
 CABINET ACCESS: FRONT DOOR AND REAR PANELS
 SECURITY: ALL HANDLES CAN ACCOMMODATE A PADLOCK
 MOUNTING
 MOUNTING OPTIONS: PAD OR PLATFORM
 BACKS: ADJUSTABLE 19" TO 23" BACKS IN EACH EQUIPMENT CHAMBER
ELECTRICAL
 INPUT/OUTPUT VOLTAGE: 208/240VAC SINGLE PHASE INPUT;
 -48VDC PRIMARY/-50VDC SECONDARY OUTPUT
 MAXIMUM INPUT CURRENT: N/A (GENERALLY USED WITH CUSTOMER-PROVIDED SERVICE ENTRANCE TRANSFER SWITCH)
ENVIRONMENTAL
 OPERATING TEMPERATURE: -40°C TO 45°C
 RELATIVE HUMIDITY: 10% TO 95% NON-CONDENSING
THERMAL SOLUTIONS
 HEAT EXCHANGER: 6000 WATTS IN EACH EQUIPMENT CHAMBER, 2800 WATTS IN POWER CHAMBER
EQUIPMENT CHAMBERS
 DC POWER: FACTORY-INTEGRATED METSURE 512 SYSTEM
 GROUNDING: GROUND BAR IN EACH CHAMBER
STANDARDS COMPLIANCE:
 SAFETY: UL 2416
 ENVIRONMENT: DESIGNED FOR TELECORDIA GR-487



1 3 BAY WUC SPECIFICATIONS

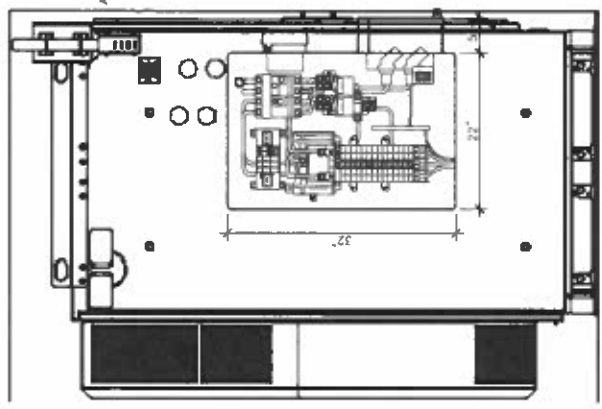
SCALE = N.T.S.



NOTE: PROVIDE A MINIMUM OF (2) SUPPORT POSTS PER TRAY SECTION.

3 ICE BRIDGE DETAIL

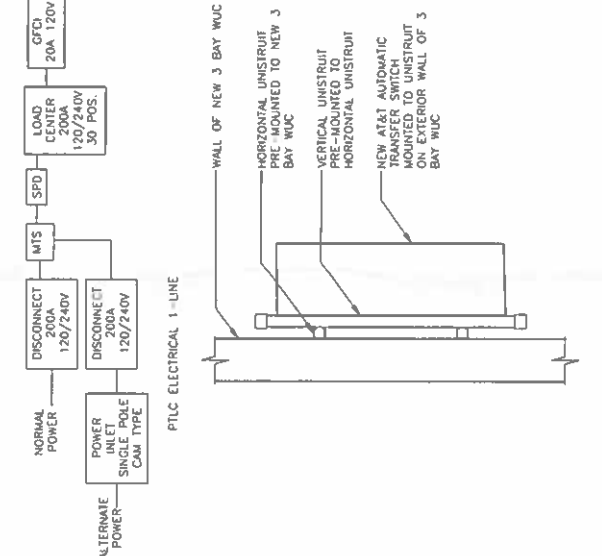
SCALE = 3/4" = 1'-0"



4 ATS DETAILS (ON 3 BAY WUC)

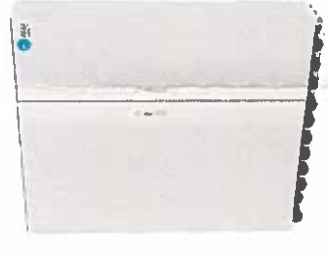
SCALE = 1" = 1'-0"

PTLC-WFS012200-CL - HE019706
 UL 891 LISTED, 32x22x10 ("27 WITH CAMLOCK CONNECTOR PANEL), 240/120, 200A POWER TRANSFER LOAD CENTER
 MECHANICALLY INTERLOCKED "MANUAL" EMERGENCY MANUAL TRANSFER BETWEEN UTILITY AND AN ALTERNATIVE POWER SOURCE CONNECTED VIA CAULKER STYLE CONNECTIONS
 PTLC INCLUDES STRIKESORB SURGE PROTECTION; 30-POSITION SQUARE D ODO PANEL AND ALARM MONITOR FOR UTILITY POWER LOSS
 EXTERIOR AC RECEPTACLE, NEMA 3R ENCLOSURE



2 'VRLA' BATTERY SIGNAGE AND SITE ID SIGNAGE

SCALE = N.T.S.



DC SPECIFICATIONS
 -MANUFACTURER: RAYCAP
 -PRODUCT #: DC50-48-60-96-50F
 -CABLE FITTINGS: (3) 2" FITTINGS, (2) 2-1/2" FITTINGS, (1) 1" FITTING
 -NUMBER OF CIRCUITS PROTECTED: 50
 -DIMENSIONS: (HxWxD) 52.24"x40"x9"
 -WEIGHT: 165.0 LBS

5 DC50 MOUNTING DETAIL (ON 3 BAY WUC)

SCALE = 11/16"

CONSULTANT:

NO.	DATE	REVISION
0	06/07/25	ISSUED FOR RELIABILITY REVIEW
1	06/29/25	REVISED FOR LOWER LOCATION
2	08/27/25	REVISED PER COMMENTS
3	09/08/25	REVISED PER COMMENTS

ISSUED	DATE	REVISION

KEY PLAN:

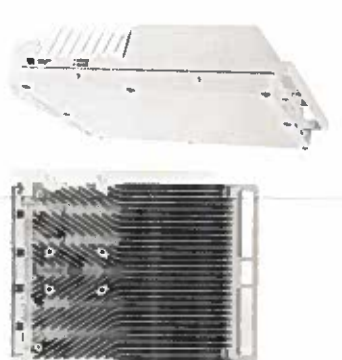


PECONIC RIVER
NEW BUILD (RAWLAND)
ZONING DRAWINGS

1 CONNECTICUT AVE
MANORVILLE, NY 11949

EQUIPMENT DETAILS

DATE	05/07/25
PROJECT NO.	25-803
DRAWN BY	TC
CHECKED BY	SS
SCALE	AS NOTED
DRAWING NO.	SP-105.00



RRH SPECIFICATIONS
-MANUFACTURER: ERICSSON
-PRODUCT #: 4490 B5 B12
-COLOR: LIGHT GRAY
-DIMENSIONS: (HxWxD) 20.5" x 15.6" x 7.0"
-WEIGHT: 65 LBS (WITHOUT MOUNTING BRACKET)

4 B5/B12 DUAL BAND RRH DETAIL

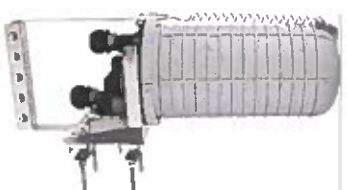
SCALE = N.T.S.

NEW ANTENNA SCHEDULE, TYPICAL FOR ALL SECTORS

POSITION	(EQ.) & ANTENNA MODEL	EXISTING/NEW
1:	(1) NNH4-65A-R6R4	(NEW)
2:	(1) AIR6472 B77G B77M	(NEW)
3:	(1) NNH4-65A-R6R4	(NEW)
4:	(1) EMPTY MAST-PIPE	(NEW)

3 ANTENNA SCHEDULE

SCALE = N.T.S.



ANTENNA SPECIFICATIONS
-ANTENNA TYPE: SQUID
-PRODUCT #: 60-24-8C-0Y
-FIBER CONNECTIONS: UP TO 24 FIBER PAIR
-NUMBER OF CIRCUITS PROTECTED: 9
-DIMENSIONS: (HxWxD) 17.91" x 10.24" x 10.24"
-WEIGHT: 18.5 LBS (WITHOUT MOUNTING BRACKET)

7 DC9 SQUID DETAIL

SCALE = N.T.S.



ANTENNA SPECIFICATIONS
-PRODUCT #: AIR 6472 B77G B77M
-DIMENSIONS: (HxWxD) 35.3" x 15.8" x 9.3"
-WEIGHT: 67.2 LBS (WITHOUT MOUNTING BRACKET)

2 ANTENNA AIR6472 B77G B77M DETAIL

SCALE = N.T.S.



ANTENNA SPECIFICATIONS
-MANUFACTURER: ERICSSON
-PRODUCT #: NNH4-65A-R6R4
-DIMENSIONS: (HxWxD) 59.015" x 19.606" x 7.756"
-WEIGHT: 73.855 LBS (WITHOUT MOUNTING BRACKET)

1 ANTENNA NNH4-65A-R6R4 DETAIL

SCALE = N.T.S.

RRH SPECIFICATIONS
-MANUFACTURER: ERICSSON
-PRODUCT #: 4890 B25/B66 RRU
-COLOR: LIGHT GRAY
-DIMENSIONS: (HxWxD) 20.59" x 15.67" x 7.05" (WITH SOLAR SHIELD)
-WEIGHT: 67.24 LBS (WITHOUT MOUNTING BRACKET)

5 B25/66 DUAL BAND RRU DETAIL

SCALE = N.T.S.

RRU SPECIFICATIONS
-MANUFACTURER: ERICSSON
-PRODUCT #: 4494 B14/B29
-DIMENSIONS: (HxWxD) 17.4803" x 5.1181" x 5.62992"
-WEIGHT: 57.3202 LBS (WITHOUT MOUNTING BRACKET)

6 4494 B14/B29 RRU DETAIL

SCALE = N.T.S.

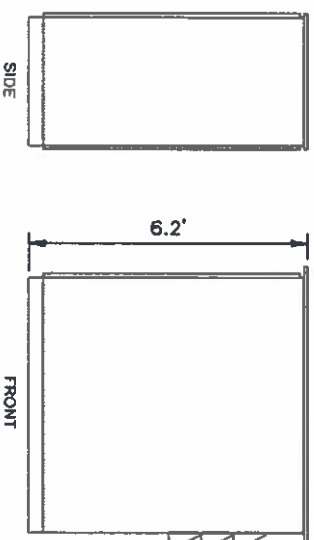
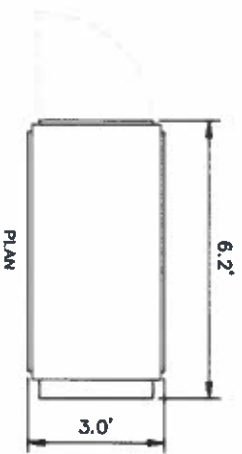
8 EQUIPMENT CARD DETAIL

SCALE = N.T.S.



EQUIPMENT CARD SPECIFICATIONS
-MANUFACTURER: ERICSSON
-PRODUCT #: 6691 RRU (PRE-INSTALLED IN 3-BAY RUC)

MANUFACTURER: POLAR POWER
 MODEL: DIESEL GENERATOR
 5027D500TE005
 WEIGHT: 1722 LBS



1 GENERATOR DETAIL
 SCALE = N.T.S.

DOB
 DIESEL OIL BURNER
 5G-LTE Enclosure
 75 Year History
 ISO 9001:2015
 ISO 14001:2015

Why Choose the 5G-LTE Series?

The 5G-LTE series enclosure is the new evolution and standard for outdoor equipment rack applications. Built constructed of our Aluminum material, you'll find it noticeably lighter than steel, yet strong enough to rack even the heaviest equipment. We have taken everything that was great about the LTEE and made it better. With the 5G-LTE, you will continue to find all the standard features you need including, HVAC climate control, electrical load panel, and spool-up, side-box, but we didn't stop there. We have added extra battery tray support for the increasing needs of battery backup, reversible 18" or 23" rack rails, adding our variable "R-Start System" improved the security and sealing ability of the 3-point locking system to give greater security and weather protection, making this a superb battery enclosure. Again, and again, DOB leads the way with advanced design and features that just work. All while being the most competitively priced and readily available enclosure on the market. Put DOB's substantial stock to work for you today. Contact our professional staff to assist you with your made-to-order solution.

Application Types

- Telecommunications
- Wireless/Broadband
- Fiber Optics
- Back Haul
- Public Safety
- Liberty
- Base Station
- Military
- Wi-Fi
- LTE4G/5G

2301 S. HWY 77 Pauls Valley, OK 73075
 T: (800) 753-8459 - F: (877) 220-7236
www.dobenclosure.com

Environmental & Safety Ratings:

- ✓ NEMA 3R, IP 24 (Battery compartment)
- ✓ NEMA 4, IP 66 (top compartment)
- ✓ ETL listed, Safety Requirements, UL 62368-1:2019
- ED3, CSA C222



Features

- 0.125" Aluminum Construction
- Stainless Steel External Hardware/Type
- 3 Point Lock System
- Heavy Duty Out-Door Construction
- Front and Rear Access
- Flexible and Scalable
- 15 Year Warranty
- Quick Shipping

Weight and Dimensions

- Approximate Enclosure Dimensions:
- 81" H x 30" W x 34"D
- Shipping Dimensions:
- 60" W x 60" L - Decked Pallet
- Approximate Shipping Weight:
- 644 lbs.

2 5G-LTE ENCLOSURE DETAIL
 SCALE = N.T.S.

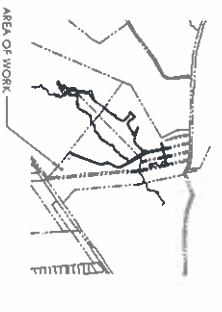


ARCHITECTS
 121 TECHNOLOGY DRIVE, SETAUNET, NY 11711
 P: 617.689.9450 | F: 617.689.9599 | www.wfc.com

CONSTRUCTION:

NO.	DATE	DESCRIPTION
0	06/07/25	ISSUED FOR REGULATION REVIEW
1	06/17/25	REVISED PER TOWER CONSULTANT
2	08/17/25	REVISED PER COMMENTS
3	10/09/25	REVISED PER COMMENTS

NO.	DATE	REASON

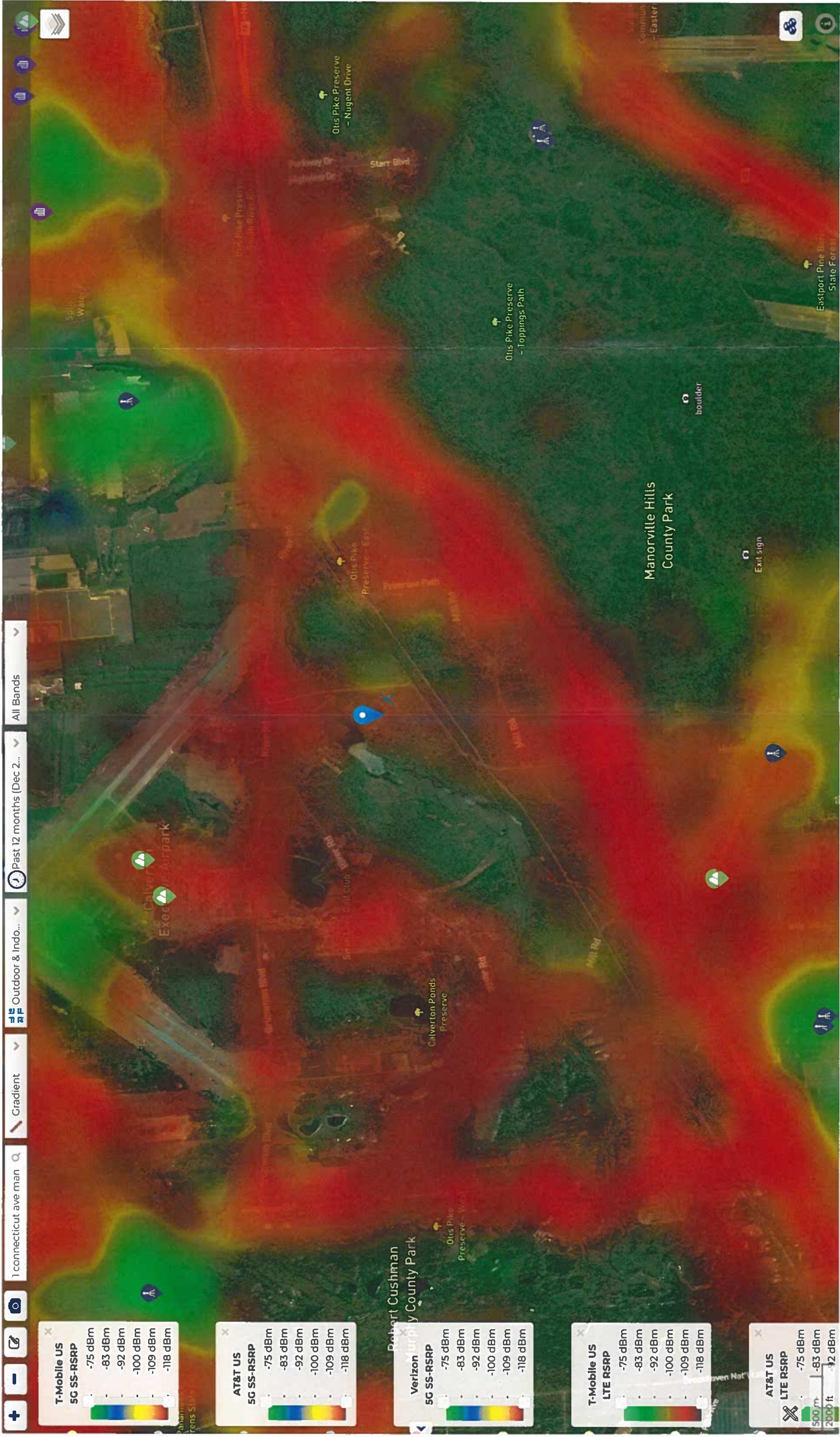


PECONIC RIVER
 NEW BUILD (RAWLANDS)
 ZONING DRAWINGS

1 CONNECTICUT AVE
 MANORVILLE, NY 11949

EQUIPMENT DETAILS

DATE	06/07/25
PROJECT NO.	25-6103
DRAWN BY	TC
CHECKED BY	ES
SCALE	AS NOTED
DRAWING NO.	SP-106.00



1 connecticut ave man

T-Mobile US
5G SS-RSRP

- 75 dBm
- 83 dBm
- 92 dBm
- 100 dBm
- 109 dBm
- 118 dBm

AT&T US
5G SS-RSRP

- 75 dBm
- 83 dBm
- 92 dBm
- 100 dBm
- 109 dBm
- 118 dBm

Verizon
Murphy County Park
5G SS-RSRP

- 75 dBm
- 83 dBm
- 92 dBm
- 100 dBm
- 109 dBm
- 118 dBm

T-Mobile US
LTE RSRP

- 75 dBm
- 83 dBm
- 92 dBm
- 100 dBm
- 109 dBm
- 118 dBm

AT&T US
LTE RSRP

- 75 dBm
- 83 dBm
- 112 dBm

500 m | 2000 ft

BOARD OF COMMISSIONERS

JOHN TRADESKI JR., Chairman
TIMOTHY MURPHY, Vice-Chairman
EDWARD CAREY JR.
MARK CONKLIN
KYLE WATTS



RIVERHEAD FIRE DISTRICT

540 Roanoke Avenue
Riverhead, New York 11901

631-603-3671
Fax: 631-727-7046

DEC 22 2025

FRANK DARROW
District Manager

Central Pine Barrens Joint Planning & Policy Commission
CAITLIN M. BUTHMANN
Secretary / Treasurer

December 4, 2025

Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

REF: Elite LI Towers, LP
1 Connecticut Avenue, Manorville, NY 11949
SCTM No.: 0200-298.00-01.00-001.000

Dear Members of the Pine Barrens Joint Planning and Policy Commission:

We are writing this letter to express our support for the proposed installation of a new radio transmitting and receiving tower on the above-mentioned property.

We fully support the proposed development; we will always support any project that can enhance communications for public safety in the surrounding areas. The height of the proposed tower will enable it to provide additional service coverage at levels acceptable to public safety communications systems, which will provide a direct public benefit as it can enhance the ability for police, fire and emergency medical personnel to communicate during critical calls.

Accordingly, we submit that the project is a substantial public improvement that will enhance the health, safety, and welfare of the public.

Please feel free to contact me if you have any questions or comments regarding the above.

Sincerely,

John Tradeski Jr.
Chairman, Board of Fire Commissioner

MANORVILLE



FIRE DISTRICT

14 Silas Carter Road • Manorville, New York 11949

January 12, 2026

(631) 878 6611
Fax: (631) 878 6620

Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

COPY

Re: Elite Towers, LP
1 Connecticut Avenue, Manorville, NY 11949
SCTM No.: 0200-298.00-01.00-001.000

Dear Members of the Pine Barrens Joint Planning and Policy Commission,

We are writing this letter to express support for the proposed installation of a new radio transmitting and receiving tower at the above – referenced property.

We fully support the proposed development as we firmly believe that there is a need to install such a tower to provide a public safety quality of communications service in the area surrounding the property. The height of the proposed tower will enable it to provide additional service coverage at levels acceptable for public safety communications systems, which will provide a direct public benefit as it will ensure the ability for police, fire and emergency medical personnel to communicate during critical calls.

Accordingly, we submit that the project is a substantial public improvement that will enhance the health, safety and welfare of the public.

Please feel free to contact me if you have any questions or comments regarding the above.

Respectfully,

Melanie Austin
District Secretary

BOARD OF FIRE COMMISSIONERS
WILLIAM COSTELLO, Chairman • CHARLES STEUERWALD, Vice-Chairman
KENNETH MCFAN, Commissioner • JASON NAUREK, Commissioner • GERALDIANNONE, Commissioner
MELANIE AUSTIN, District Secretary



Suffolk County Detectives Association Inc.

465 MONTAUK HIGHWAY
WEST SAYVILLE, NY 11796-1809

PHONE (631) 563-4408
FAX (631) 563-4469

February 27, 2026

GEORGE MICHELS
PRESIDENT

PAUL ALLICINO
1ST VICE PRESIDENT

THOMAS MACALUSO
2ND VICE PRESIDENT

JOSEPH FABY
SECRETARY/TREASURER

JAMES PASE
RECORDING SECRETARY

STEVEN ZIEGLER
SERGEANT AT ARMS

MICHAEL VOLPICELLI
SERGEANT AT ARMS

JOHN CARACCIA
PCT. TRUSTEE
DET. BUREAU SOUTH

ANTHONY IADEVAIO
PCT. TRUSTEE
DET. BUREAU NORTH

GUIDO CIRENZA
TRUSTEE
MAIN OFFICE A

GLENN PERIGAUT
TRUSTEE
MAIN OFFICE B

CRAIG KNUDSEN
TRUSTEE
MAIN OFFICE C

ALLEN M. KRANZ
LABOR COUNSEL

Central Pine Barrens Joint Planning & Policy Commission
642 Old Riverhead Road
Westhampton Beach, NY 11978
Attn. Joe Hocker

Re: Elite LI Towers, LP
1 Connecticut Avenue, Manorville, NY 11949
SCTM No.: 0200-298.00-01.00-001.000

Dear Members of the Pine Barrens Joint Planning and Policy Commission:

We are writing this letter to express our support for the proposed installation of a new radio transmitting and receiving tower at the above-referenced property.

We fully support the proposed development as we firmly believe that there is a need to install such a tower to provide a public safety quality of communications service in the area surrounding the property. The height of the proposed tower will enable it to provide additional service coverage at levels acceptable for public safety communications systems, which will provide a direct public benefit as it will ensure the ability for police, fire and emergency medical personnel to communicate during critical calls.

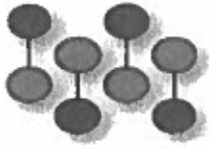
Accordingly, we submit that the project is a substantial public improvement that will enhance the health, safety and welfare of the public.

Please feel free to contact me if you have any questions or concerns regarding the above.

Respectfully,

George A. Michels Jr.
President

*Affiliated with
National Association of Police Organizations
Police Conference of New York*



IWT

Integrated Wireless Technologies, LLC
Connecting Systems ●● Connecting People

101-1 Colin Drive
Holbrook, NY 11741
631-653-6650

To: Whom it may concern

From: Andrew T Hintze

Date: 26 August 2025

Subj: Manorville Fire District Radio Communications

1. The Manorville Fire District has a need to install an additional tower for their current communications network. The new tower is required to provide a public safety quality of communications service in the areas frequented by the Fire District. These areas include the Fire District's northern area of operation. A tower at 150' is required to provide coverage at levels acceptable for Public Safety communications systems and ensure the ability for fire and emergency medical personnel to communicate during critical calls. Typical coverage goals for Public Safety communications systems are 90% coverage across the geography that represents the entities primary operations area, in this case the Fire District boundaries.
2. Currently, the fire district utilizes a channel that experiences co-channel interference making the primary site problematic, specifically during high tropospheric ducting times. Additionally, Manorville Fire District serves one of the largest districts on Long Island. Antennas and PTP Link Panels are planned on the new tower to ensure communications for both traditional voice and data notifications across the district on existing towers.



3. The fire districts' immediate mutual aid area communications are also enhanced by the planned communications system. This is significant as each fire district relies heavily on its neighbors for backup resources and specialized response teams. Often these backup resources are kept on standby on their own channel until needed. Changes in mutual aid procedures in Suffolk County also increase the likelihood that resources will travel out of the district.

4. Please feel free to contact me at 631-653-6650 if you have any questions regarding the above information.

Respectfully

Andrew T Hintze Sr

Andrew Hintze
Account Manager, Eastern Suffolk

31269-100

'ORIGINAL
Conservation
Easement
-2005"

Conservation Easement

THIS INDENTURE, made this 10th day of March, ~~2003~~ 2005.

Witnesseth:

WHEREAS, Peconic River Sportsman's Club, Inc., formerly known as Babylon Rod and Gun Club, Inc., with offices at EFD 359 River Road, Manorville, New York 11949, hereinafter called the Grantor is the owner in fee simple of certain real property, hereinafter called the "Property," which has ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value (the "Natural Values") in its present state as a natural area which property is partly located in the Town of Brookhaven and partly located in the Town of Riverhead in the County of Suffolk, State of New York, which property is more particularly described as follows:

See Schedule A annexed hereto

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (the "Commission"), with offices at P.O. Box 587, 3525 Sunrise Highway, 2nd Floor, Great River, New York 11739-0587, was created pursuant to the Long Island Pine Barrens Protection Act of 1993 (the "Act") codified in New York Environmental Conservation Law Article 57 ("Article 57"), is hereinafter described as the "Grantee;" and

WHEREAS, the Central Pine Barrens is a 100,000 acre area within the central and eastern portions of New York's Suffolk County which includes parts of the towns of Brookhaven, Riverhead and Southampton, and which is divided into two areas, the Core Preservation Area (the "Core") and the Compatible Growth Area (the "CGA"), as delineated in Article 57, and

WHEREAS, the Commission adopted the Central Pine Barrens Comprehensive Land Use Plan (the "Plan") which is designed to protect, preserve and enhance the functional integrity of the Pine Barrens ecosystem and its significant natural resources, including plant and animal populations and communities, to protect the quality of surface water and groundwater, discourage piecemeal and scattered development, promote recreational and environmental educational uses that are consistent with the Plan, to accommodate development in a manner consistent with the long term integrity of the Pine Barrens ecosystem, and to ensure that the pattern of development is compact, orderly and efficient; and

WHEREAS, the Plan's goals for the Core include protecting and preserving the ecologic and hydrologic functions of the Central Pine Barrens by preserving the Central Pine Barrens area in its natural state, promoting compatible agricultural, horticultural and open space and certain recreational uses within the framework of maintaining a Pine Barrens environment and minimizing the impact of such activities thereon, prohibiting or redirecting new construction or development, accommodating specific Pine Barrens management practices, and protecting and preserving the

quality of surface and groundwaters; and

WHEREAS, this grant of Conservation Easement is made pursuant to Environmental Conservation Law ("ECL"), Title 3, Article 49 or its similar successor statute, and this Conservation Easement is intended to comply with said statute; and

WHEREAS, Grantor and Grantee recognize the ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value of the Property and have the common purpose of conserving the Natural Values of the Property by the conveyance to the Grantee of a Conservation Easement on, over and across the Property which shall conserve the Natural Values of the Property and advance the goals of the Commission pursuant to the Act and the Plan;

NOW, THEREFORE Grantor, for and in consideration of the facts above and hereinafter recited including, but not limited to, entitlement to receipt of the Pine Barrens Credits pursuant to Grantor's Letters of Interpretation dated February 7, 2005 in the amount of 7.99 Brookhaven and 9.26 Riverhead Pine Barrens Credits and of the mutual covenants, terms, conditions and restrictions herein contained, does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns forever a Conservation Easement in perpetuity over the Property consisting of the following:

1. The right of visual access to and view of the Property in its natural, scenic and open condition.
2. The Grantor's forbearance from taking any of those actions constituting development pursuant to ECL Section 57-0107(13), and the Grantor's forbearance from operations or uses pursuant to ECL Section 57-0107(13)(i-xiv) unless such operations or uses are otherwise expressly reserved herein.
3.
 - a. The right of the Grantee, its respective agents, employees or other representatives, to enforce this Conservation Easement in an action at law or in equity or both.
 - b. The right of the State of New York, the County of Suffolk, the Township in which the Property is situated or their respective agents, employees or other representatives, exercising a third party enforcement right, to enforce this Conservation Easement in an action at law or in equity or both.

Enforcement pursuant to (a) and (b) hereinabove shall not be defeated because of any subsequent adverse possession, laches, estoppel or waiver. Grantee or any party with a third party enforcement right or their respective agents, employees or other representatives shall be permitted access, if necessary, to cross other lands retained by the Grantor, and to enter upon the Property at all reasonable times but

solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions herein contained. Grantee, its agents, employees or other representatives, agree to give Grantor reasonable advance notice of its intention to enter and inspect the Property, and further such entrance and inspection shall be in a reasonable manner and at reasonable times. Furthermore, Grantor shall provide any third party with enforcement rights, or its agents, representatives or employees, access to cross other lands retained by Grantor, and permission to enter upon the Property, upon receipt of advance notice of such third party's intention to enter and inspect. Such entrance and inspection shall be in a reasonable manner and at reasonable times and accompanied by a representative of the Grantor.

Covenants

In furtherance of the foregoing affirmative rights, the Grantor makes the following covenants, on behalf of himself, his successors, heirs and assigns, lessees, personal representatives and other successors in interest, which covenants shall run with and bind the Property in perpetuity:

1. There shall be no alteration of vegetation or change in topography, no development as defined by ECL Section 57-0107(13) and no operations or uses not constituting development pursuant to ECL Section 57-0107(13)(i-xiv), unless otherwise expressly reserved herein.
2. There shall be no storing, dumping, discharging or placing of any substance in or on the Property in contravention of any applicable federal, state or local law or ordinance.

Reserved Rights

NEVERTHELESS, and notwithstanding any of the foregoing provisions to the contrary and as expressly limited herein, the Grantor reserves for himself, his heirs, successors and assigns the following reserved rights in addition to all those rights previously retained, reserved and defined herein, which may be exercised without written notice to the Grantee:

1. The right of exclusive possession of the Property.
2. The right to use the Property for passive recreational activities such as, but not limited to, hunting, fishing, camping, and hiking so long as such activities conform to local zoning regulations and do not constitute development as defined in ECL Section 57-0107(13) and do not involve the material alteration of vegetation.

3. The right to use the Property for any existing, expanded, or new activity involving agriculture or horticulture, the erection of agricultural buildings, required for the production of plants or animals, including but not limited to barns, greenhouses, farm stands and bird pens, provided such activities are within a cleared area as shown on the aerial photograph taken by AeroGraphics Corp. dated March 7, 2000 and depicted as such on the survey by Young and Young entitled "Map of Property Peconic River Sportsman Club, Inc.," dated December 12, 2003 and further provided such activities do not have the potential to generate sanitary waste. The continued use of the property as a shooting ground as reflected under ECL Section 57-0107(14) provided such activity does not involve material alteration of native vegetation.
4. The right to use and maintain, by mowing or cutting, the existing fields including maintaining the existing cleared areas used for hunting game birds and shooting clay targets and to maintain and replace in kind (without increasing the foot print or generating any additional sanitary waste) existing buildings and equipment. The areas that may be maintained are the areas which are cleared as shown on the aerial photograph taken by AeroGraphics Corp. dated March 7, 2000 and depicted as such on the survey by Young and Young entitled "Map of Property Peconic River Sportsman Club, Inc.," dated December 12, 2003.
5. The right to use the Property for operations or uses described in ECL Section 57-0107(13) (i, ii and vi), or environmental restoration projects commenced by the Grantor or his heirs, successors or assigns upon approval of any applicable Federal, State or local agency, or any activity authorized under the federal natural gas act (15 U.S.C. Sections 717- 717w), as same may be amended from time to time.
6. The right to sell, give or otherwise convey the Property or, consistent with the Covenants herein, any portion or portions of the Property, subject to the terms of this Conservation Easement. The Grantor, upon the sale, gift or other conveyance of his fee interest in the Property, shall have no further obligations or liabilities under this Conservation Easement. Grantor shall promptly notify Grantee of any conveyance of any interest in the Property, including the full names and mailing addresses of all Grantees, and the individual principals thereof, under any such conveyance. The instrument of any such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Conservation Easement, without modification or amendment of the terms of this Conservation Easement, and shall incorporate this Conservation Easement by reference, specifically setting forth the date, office, liber and page of the recording thereof. The failure of any such instrument to comply with the provisions hereof shall not affect Grantee's rights hereunder.

Rights of the Public

Nothing contained in this Conservation Easement shall give or grant to the public a right to enter upon or to use the Property or any portion thereof where no such right existed in the public immediately prior to the execution of this Conservation Easement except as may be granted by the Grantor herein or his successors.

Miscellaneous

1. The parties hereto understand and agree that all the terms and provisions of ECL, Title 3, Article 49, as the same may be hereafter amended, entitled Conservation Easements shall apply to this Conservation Easement.
2. This Conservation Easement contains the entire understanding between its parties concerning its subject matter. Any prior agreement between the parties concerning its subject matter shall be merged into this Conservation Easement and superseded by it.
3. Any provision of this Conservation Easement restricting Grantor's activities, which is determined to be invalid or unenforceable by a court, shall not be rendered a nullity. Instead, that provision shall be reduced or limited to whatever extent that the court determines will make it enforceable and effective. Any other provision of this Conservation Easement which is determined to be invalid or unenforceable by a court shall be severed from the other provisions, which shall remain enforceable and effective.
4. Regardless of any contrary rule of construction, no provision or alleged ambiguity of this Conservation Easement shall be construed in favor of one of the parties because it was drafted by the other party's attorney. If any provision of this Conservation Easement is ambiguous or shall be subject to two or more interpretations, one of which would render that provision invalid, then that provision shall be given such interpretation as would render it valid and consistent with the purposes of this Conservation Easement as intended by Grantor. Any rule of strict construction designed to limit the breadth of the restrictions on use of the Property shall not apply in the construction or interpretation of this Conservation Easement, and, this Conservation Easement shall be interpreted broadly to effect the purposes of this Conservation Easement as intended by Grantor. The parties intend that this Conservation Easement, which is by nature and character primarily negative in that Grantor has restricted and limited Grantor's right to use the Property, except as otherwise recited herein, be construed at all times and by all parties to effectuate its purposes.
5. This Conservation Easement can be terminated only in accordance with the law of the State of New York applicable to the termination of easements and covenants running with

the land. This Conservation Easement may be modified only upon the written consent of both Grantor and Grantee, or their successors, heirs, representatives or assigns. Grantor and Grantee recognize that circumstances could arise which would justify the modification of certain of the restrictions contained herein. To this end, Grantee and Grantor shall mutually have the right, in their sole discretion, to agree to amendments to this Conservation Easement which are not inconsistent with the basic purpose of this Conservation Easement, provided, however, that the Grantee shall have no right or power to agree to any amendments hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under ECL, Title 3, Article 49 as the same may be hereafter amended.

6. The Grantor agrees that the terms, conditions, restrictions and purposes of this Conservation Easement shall continue as a servitude running in perpetuity with the Property and will be incorporated by reference in any subsequent deed or other legal instrument by which the Grantor divests himself of either the fee simple title to or its possessory interest in the Property or any portion thereof specifically setting forth the date, and the liber and page of the Suffolk County Clerk's records of the recording hereof.
7. Any notices required in this Conservation Easement shall be written. Notices shall be given either by manual delivery or by mailing in a mail receptacle maintained by the United States Postal Service. Mailed notices must be contained in an accurately addressed, sealed envelope, marked for delivery by first class registered or certified mail, with sufficient prepaid postage affixed and with return receipt requested. Mailed notice to the Grantor shall be addressed to Grantor's address as recited herein or to any such other address as the Grantor may designate by notice in accordance with this section. Mailed notice to the Grantee shall be addressed to Grantee's address as recited herein or to any such other address as the Grantee may designate by notice in accordance with this section.
8. It is understood and agreed by the Parties hereto that the Grantor, its successors, heirs and assigns, shall not be liable for any changes to the Property caused by any natural disaster or Act of God. Grantor reserves the right to restore the Property to substantially same condition as existed before the occurrence of such natural disaster or Act of God, but in restoring the Property, Grantor, shall not be permitted to restore the Property in a manner that has the potential to increase the sanitary waste generated by the improvements on the Property or materially alter the vegetation of the Property. Prior to commencing any restoration effort, Grantor shall submit a restoration plan to the Commission for its review and approval.
9. The Grantor and Grantor's lessees, representatives, successors, heirs and assigns, shall not apply to the Commission or the Pine Barrens Credit Clearinghouse for a hardship, other permit or Pine Barrens Credits under the Plan or under ECL Article 57 pertaining to the "Schedule A" premises. Notwithstanding the foregoing, the Grantor shall have the right to construct a pump house pursuant to a resolution passed by the Commission on August

19, 2004, a copy of which is annexed hereto and made a part hereof.

10. The Grantor does further covenant and represent that the Grantor is seized of the Property in fee simple and has good right to grant and convey the aforesaid Conservation Easement, that the Property is free and clear of any and all encumbrances, other than those of record, and that the Grantee shall have the use of, and enjoy all of the benefits derived from and arising out of, the aforesaid Conservation Easement
11. The parties hereto recognize and agree that the benefits of this Conservation Easement are in gross and assignable, and the Grantee hereby covenants and agrees that any transferee or assignee will be an organization or public body qualified to hold a Conservation Easement pursuant to E.C.L. Title 3, Article 49 as the same may be hereafter amended, and the regulations promulgated thereunder
12. All references to statutory provisions of Article 27 shall be as such provisions were in effect on the date of execution of this Conservation Easement

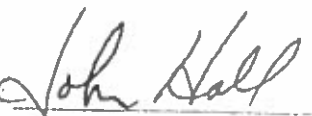
IN WITNESS WHEREOF, Grantor has executed and delivered and Grantee has accepted and received this Grant of Conservation Easement on the day and year set forth above


GRANTOR:

GRANTEE:

Peconic River Sportsman Club, Inc.

Central Pine Barrens Joint Planning and Policy Commission

By: 
Name: John Hall
Title: President

By: 
Name: Peter A. Scully
Title: Chairman

By: 
Name: Darius Perry
Title: Secretary