

Tower Special Permit Checklist

- > Tower Special Use Application Fee \$4,000.00
- > Completed Tower Special Use Permit Application form.
- > Completed EAF Long Form- Part I
- > Tower specific site plan to include the following:
 1. Exact location of proposed tower and antenna, showing guy wires and ground anchors and any accessory structures.
 2. The maximum height of the proposed tower and antenna.
 3. A detail of tower type (monopole, guyed, freestanding, or other
 4. The color or colors of the tower
 5. The location, type, and intensity of any lighting on the tower.
 6. A survey showing the boundary of the property and a topographical map of the property and contour lines not exceeding five (5) foot intervals.
 7. Proof of ownership of the land by the applicant or the landowner's consent if the applicant will not own the property. A copy of the final lease agreement must also be provided if the applicant will not own the property.
 8. The location of all current and proposed structures on the property within fifty (50) feet of the property lines, together with the distance of these structures to the tower, and location of any adjacent residential dwellings, schools and historic structures within five-hundred (500) feet.
 9. The location, nature, and extent of any proposed fencing, landscaping, or screening. Existing on-site vegetation shall be preserved to the maximum extent possible.
 10. The location and nature of proposed utility easements and access road, if applicable. The applicant must demonstrate that all private access roads will be maintained in order to insure access by emergency vehicles on a year-round basis.
 11. Building elevations of accessory structures or immediately adjacent buildings.

12. "Before" and "after" propagation studies prepared by a qualified Radio Frequency Engineer (signed and sealed by a professional engineer registered in the State of New York) demonstrating existing signal coverage, contrasted with the proposed signal coverage resulting from the proposed telecommunications facility.
13. A "search ring" analysis prepared by a qualified Radio Frequency Engineer (signed and sealed by a professional engineer registered in the State of New York) and overlaid on an appropriate background map demonstrating the area within which the telecommunication facility needs to be located in order to provide proper signal strength and coverage to the target cell.
14. Explain how and why the proposed site was selected, discuss the availability (or lack) of a suitable structure within the search ring which would have allowed for co-located antenna(s) and to what extent the applicant explored locating the proposed tower in a more desirable use district. Proof of correspondence with other telecommunications companies concerning co-location may be part of this requirement.
15. A copy of the applicants policy regarding co-location on the tower with future applicants.
16. Provide an agreement to remove the tower should it become obsolete or cease to be used for its intended purpose.
17. Provide an appropriate and adequate demolition bond to cover removal of the tower and restoration of the property should the applicant fail to remove the tower if it became obsolete.

I understand that the purposes of this checklist is to provide all information to the Town of Nichols to act on this application and further to be responsible for all reasonable costs incurred by the Town in reviewing and analyzing any engineering or technical reports or studies submitted by the applicant relative to its application.

Signed

Title

Date