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May 4, 2018

Via Hand Delivery and E-mail
Lauren Alpert
Planning & Development
200 Henry Johnson Blvd.
First Floor, Suite #3
Albany, New York 12210

RE: Cellco Partnership d/b/a Verizon Wireless – Application for Area Variance and Building Permit – 151 Henry Johnson Boulevard (Verizon Wireless "Arbor Hill" Communications Facility) (SBL 65.64-6-31)

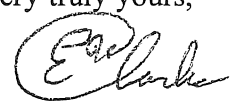
Dear Ms. Alpert:

This office serves as Regional Local Counsel to Cellco Partnership, which owns and operates the Verizon Wireless network in Albany County, New York. On April 19, 2018, we submitted an application for an area variance to permit the facility to be mounted to the rooftop, which will ultimately result in a slight increase in total height of the existing structure.

Your office requested additional support as to why the facility requires an area variance. Please find attached a detailed letter from the applicant's engineer regarding the site location and need for the facility to be roof mounted.

Thank you for placing this application on the next BZA agenda. If you should have any questions or require any further information concerning this project, I can be reached at (518) 438-9907 ext. 264. Thank you for your consideration.

Very truly yours,



David C. Brennan
E. Hyde Clarke

Encl.

cc: Kathy Pomponio, Verizon Wireless (w. encl. – via e-mail)
Nick Smith, Airosmith Development (w. encl. – via e-mail)

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PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

City of Albany Planning and Development Department
Attn: Lauren Alpert
200 Henry Johnson Boulevard
First Floor, Suite #3
Albany, NY 12210

May 4, 2018

RE: AREA VARIANCE REQUEST
VERIZON WIRELESS SITE NAME: ARBOR HILL
SITE ADDRESS: 151 HENRY JOHNSON BOULEVARD, ALBANY, NY 12210
TECTONIC W.O.: 8668.12

Dear Ms. Alpert:

Verizon Wireless ("Verizon Wireless" or "VZW") proposes the construction of an unmanned public utility/personal wireless service facility (a "communications facility"), located on the rooftop of an existing building owned by 151 HJB LLC. The premises is located at 151 Henry Johnson Boulevard in the City of Albany, Albany County, New York (Tax Map Parcel No. 65.64-6-31) and is located in the MU-CU (Mixed-Use Community Urban) Zoning District (the project is referred to by Verizon Wireless as the "Arbor Hill Communications Facility").

By submission dated April 18, 2018, Verizon Wireless submitted an application for a variance request from USDO section 275-3(C)(6)(o) ("Telecommunications Antenna or Satellite Dish as an Accessory Use). That code section provides that the following uses shall be permitted in any zoning district subject to the issuance of a building permit:

iii. The mounting of antennas that are covered or colored to match the color and texture of the background surface on any existing building or antenna support structure, provided that any antenna mounted on the exterior wall of a structure does not exceed the height of the wall. This shall not include the mounting of antennas on signs.

iv. The construction of an enclosed support structure designed to match the color and texture of an existing adjacent accessory structure, provided that any support structure does not exceed the height of the adjacent support structure.

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In the April 18, 2018 submission Verizon Wireless documented why the building located at 151 Henry Johnson Boulevard was selected for the telecommunications facility site. Without repeating that presentation here, VZW provided a detailed Site Selection Analysis detailing the need for a new facility and that the facility needed to be located in this area of the City of Albany to provide coverage and capacity relief to the Arbor Hill neighborhood. In addition, VZW documented its efforts to utilize other buildings in this area, particularly buildings owned by the City of Albany and that areas of those rooftops were not made available for lease by the City. VZW also sought to collocate on the short lattice tower on the corner of 2nd Street and Henry Johnson Boulevard and the Albany Public Library. The lattice tower was determined to be too low and the Library roof is also too low and surrounded by taller vegetation. In addition, the proposed location, at three stories tall, offers additional needed elevation for the antennas which allows the propagation of RF signal to the intended coverage area. As a result, the rooftop at 151 Henry Johnson Boulevard was selected as the appropriate candidate (as well as the location that would actually agree to lease space to VZW).

As noted in the RF Site Selection Analysis, the height of the antennas as proposed (mounted on the rooftop) is required to see above nearby obstructions including the power lines immediately adjacent to the building and provide the required RF coverage. There is no penthouse on the roof of this structure upon which to flushmount the antennas. Please note that there are four sectors of antennas (one for each face of the building – each sector has two antennas) to provide coverage in each direction from the site.

Notably, in addition to the negative impact on the RF performance, it is not possible to mount the antennas to the sides of the building as allowed by 275-3(C)(6)(o)(iii). On the main (street side) faces of the building, attaching antennas on the building walls would require antennas to be located between existing windows and cabling to come over the decorative cornice or parapet. On a nearby site in the City of Albany, Verizon Wireless recently was directed by the Historic Resources Commission to reconfigure a site to avoid this exact type of installation.

Because the building is flush to the property line, antennas mounted to the two sides of the building would project into the City right of way and require an easement. Finally, during the design phase for the project mounting the antennas to the walls was discussed with the property owner and rejected due to the aesthetic impact to the facades. For these reasons, relief is required from 275-3(C)(6)(o)(iii).

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With respect to subsection "iv" there is no existing adjacent support structure on the roof for a new structure to match in texture, color and height. To provide "an enclosed support structure" for the antennas would actually require four structures (one for each sector). The structures would need to be taller than the proposed antennas and would add significant bulk and mass to the building where the antennas, as proposed, (and as shown in the simulations) do not overpower the building's architecture. When the antennas are mounted on ballast weighted sled mounts (as proposed) the roof is more than adequate to carry the load and no roof penetration or structural reinforcement is required. The addition of four enclosed structures for the purpose of mounting antennas will detract visually from the building and will likely overstress the roof structure. Based on our experience with buildings of similar type and age, the roof structure is likely wood joists supported by wood framed bearing walls. The wood joists have capacity to support general roof live and dead loads. Installing a large enclosed structure on top of this roof will impart loads on the existing framing that will exceed their structural capacity. The structure will need to be substantially reinforced, and this work will likely need to be done from the top floor of the building (below the roof level). The top floor of the building features a few apartment units, all of which are currently occupied.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,
TECTONIC

STATE OF NEW YORK
STEVEN M. MATTHEWS
087507
PROFESSIONAL ENGINEER

5/4/18

Steven M. Matthews, PE
Manager of Engineering