

**Town of Nichols Telecommunications Facilities
Special Use Permit Checklist**

1. Telecommunications Facilities Special Use Permit Application Fee \$4,000, Co-location Fee \$1,000
2. Completed Telecommunication Facilities Special Use Permit Application form.
3. Completed SEQR Full Environmental Assessment Form (FEAF) Part I
4. Telecommunications Facilities Specific Site Plan to include the following:
 - a. Exact location of proposed tower and antenna, showing guy wires, ground anchors and any accessory structures.
 - b. The maximum height of the proposed tower and antenna.
 - c. Detail of tower type (monopole, guyed, freestanding, or other).
 - d. Color or colors of the tower.
 - e. The location, type and intensity of any lighting on the tower.
 - f. A survey showing the property boundary and a topographical map of the property with contour lines not exceeding five (5) foot intervals.
 - g. Identification of adjacent landowners.
 - h. Proof of ownership of the property by the applicant or the landowner/property owner'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.
 - i. The location of all current and proposed structures on the property within fifty (50) feet of the property boundaries, together with the distance of these structure to the tower, and location of any adjacent residential dwellings, schools and historic structures with five hundred (500) feet of the property boundaries.
 - j. The location, nature and extent of any proposed fencing, landscaping or screening. Existing on-site vegetation shall be preserved to the maximum extent practicable.
 - k. The location and nature of proposed utility easements and access road(s), if applicable. The applicant must demonstrate that all private access roads will be maintained in order to ensure access by emergency vehicles on a year-round basis.
 - l. Building elevations of accessory structures or immediately adjacent buildings.
5. "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.
6. 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 base map demonstrating the area within which the proposed telecommunications facility needs to be located in order to provide proper signal strength and coverage to the target cell.
7. Explanation of how and why the proposed site was selected. Discuss the availability (or lack) of a suitable existing 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 zoning district. Proof of correspondence with other telecommunications companies concerning co-location may be part of this requirement.
8. The Town of Nichols Planning Board, upon reviewing the application, may request reasonable additional visual, aesthetic and site information as it deems necessary on a case-by-case basis. Such additional information may include, among other items, visual impact statements, enhanced

landscaping plans, line-of-sight drawings, and/or visual simulations from viewpoints selected by Town staff.

9. The Town of Nichols Planning Board may request additional site plans and tower special use permit requirements for proposed telecommunications facilities sites that are in close proximity to significant historical sites or important preservation/conservation areas. These requirements may include specially designed towers, additional screening, greater setbacks and improved landscaping. Siting in these areas should be avoided to the maximum extent possible.
10. A copy of the applicant's policy regarding co-location on the proposed tower with future applicants.
11. Provide a written agreement to remove the telecommunications facility should it become obsolete or cease to be used for its intended purpose.
12. Provide an appropriate and adequate decommissioning or demolition bond to the Town to cover removal of the tower/facility and restoration of the property to pre-development condition should the applicant fail to remove the tower if it became obsolete.
13. During the application process and after construction of the telecommunications facilities, the applicant shall provide certification from a qualified New York State licensed professional engineer certifying that the tower and antennas meet applicable New York State and ANSI structural safety standards.

I understand that the purpose 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 relating to its application.

Signature

Title

Date