

**DRAFT SCOPE  
FOR DRAFT ENVIRONMENTAL IMPACT STATEMENT  
SPECIAL PERMIT OF PROPOSED PUBLIC UTILITY COMMUNICATIONS  
FACILITY  
BEACON WIRELESS MANAGEMENT, LLC AND  
NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS  
2450 NORTH WADING RIVER ROAD, HAMLET OF WADING RIVER  
TOWN OF RIVERHEAD, SUFFOLK COUNTY**

**Overview**

This document is a Draft Scope for the Draft Environmental Impact Statement (“DEIS”) for a special permit application for the proposed Beacon Wireless Management, LLC (hereinafter “Beacon”) and New York SMSA Limited Partnership d/b/a Verizon Wireless (hereinafter “Verizon Wireless”) public utility communications facility (consisting of a 150±-foot above grade level [“agl”] monopole and associated equipment) to be situated on the Little Flower Children and Family Services campus, northeast corner of North Side Road and North Wading River Road, in the hamlet of Wading River, Town of Riverhead, Suffolk County, New York. The subject property is designated on the Suffolk County Tax Map as District 600 – Section 36 – Block 1 – Lot 2. The Little Flower Children and Family Service facility, located on 98.5±-acres, is a not-for-profit charity organization, which has a mix of uses on its campus, including administrative buildings, residential uses, recreational areas, educational uses and religious uses. The property on which the proposed facility would be situated consists of 0.10±-acre within the overall Little Flower Children and Family Services campus. The overall campus is developed with numerous buildings associated with the Little Flower Children’s Services campus, recreational areas and associated parking and landscaped areas. The 0.10±-acre property that would accommodate the public utility communications facility is currently paved and accommodates a basketball court.

To ensure that the DEIS will address all significant issues, the Town of Riverhead Town Board (“Town Board”), as lead agency, has elected to conduct formal scoping pursuant to 6 NYCRR §617.8. As such, the applicant has prepared this Draft Scope which includes a description of the

proposed action and the applicant's proposed content for the DEIS. This Draft Scope has been prepared in accordance with 6 NYCRR §617.8 and sets forth the following:

- Brief description of the proposed action;
- Potentially significant adverse impacts;
- Extent and quality of information needed to adequately address potentially significant adverse impacts;
- Initial identification of mitigation measures; and
- Reasonable alternatives to be considered.

### **Description of the Proposed Action**

The proposed action consists of a special permit application to allow the construction of a public utility communications facility within a 4,200±-square-foot communications compound, surrounded by a chain link fence, on property developed with the Little Flower Children and Family Services facility at 2450 North Wading River Road. The facility is being proposed to address a service deficiency experienced by Verizon Wireless in the hamlet of Wading River.

The proposed facility would consist of a 150±-foot agl monopole with Verizon Wireless panel antennas affixed thereto. Twelve Verizon Wireless antennas would be affixed to the proposed monopole at a centerline height of 120±-feet agl, and would extend to a height of approximately 122±-feet agl. The antennas would be secured to the monopole on an antenna platform in three sectors, with four antennas per sector. Additionally, two Global Positioning System ("GPS") units would be mounted to the proposed antenna platform. The associated equipment of Verizon Wireless would be housed within a proposed 12-foot-by-30-foot equipment shelter with an internal emergency back-up propane generator. The equipment shelter would be situated within the proposed 4,200±-square-foot communications compound, proximate to the proposed monopole. Verizon Wireless also plans to install a nine-foot-by-nine-foot concrete pad within the proposed communications compound, upon which propane tanks would be situated. The proposed communications compound would be enclosed by an eight-foot-high, galvanized chain-

linked fence. It is important to note that the proposed monopole and equipment compound would be able to accommodate the antennas and associated equipment of up to four additional wireless service providers, providing the opportunity for collocation within the area. Such collocation would assist in minimizing the proliferation of towers in the area. This facility would be unmanned, thus no water supply or sanitary services are required. Minimal electricity and land-line telephone service will be needed for the operation of the equipment.

The *Description of the Proposed Action* section of the DEIS would provide a complete description of the proposed public utility communications facility, including, but not limited to: area of service deficiency, detailed site data, equipment to be located on-site, and the required approval process for the action. In addition, the site selection process will be summarized along with the methods of determining the height of the monopole. The potential for collocation of other providers at this site will also be discussed.

The purpose and need for the project will be emphasized in this section of the DEIS. Items to be addressed will include a description of the existing Verizon Wireless public utility network, the need for this facility at this location based upon service deficiency experienced by Verizon Wireless customers and the benefits to the community.

### **Potentially Significant Adverse Impacts**

The Positive Declaration issued by the Town Board on January 21, 2009 identified the following as issues warranting evaluation in the DEIS: conflict with adopted plans or goals (land use), area character and aesthetics. These potential adverse impacts will be fully addressed in various DEIS sections, as briefly outlined below:

#### **Land Use, Zoning and Area Character**

Land use on the site and in the surrounding area will be described. A physical description of the site (i.e., size, boundaries, etc.) will be provided. The potential impacts of the

proposed facility and development thereof on land use and community character, including, but not limited to, the not-for-profit residential use on-site, surrounding residential development, the DeWolfe Center (Camp DeWolfe), and Saint Luke Episcopal Chapel to the west, (all of which are situated within the Residence B-80 (hereinafter "RB-80") zoning district) will be evaluated. As part of this effort, relevant land use plans and policies will be reviewed, including the Town of Riverhead Comprehensive Plan. In addition, a description of zoning regulations for the project site and the surrounding area will be provided.

This section will also describe the proposed action in detail. The DEIS will present a site plan that will clearly identify the areas to be developed.

The DEIS will analyze the proposed action and potential impacts on land use, zoning and area character. In addition, an evaluation of the proposed action's consistency with relevant special permit criteria will be included. The potential for the proposed action to set a precedent will be evaluated.

#### Aesthetic Resources

Evaluation of the area surrounding the subject property indicates that the proposed monopole would be visible from various vantage points. In order to assess the magnitude and significance of the potential aesthetic impacts, a visual assessment will be presented in the DEIS that will include a review of the existing aesthetic quality and resources of the area proximate to the proposed public utility communications facility. In addition, spatial relationship and heights of existing structures, including, but not limited to, utility poles and trees, will be provided. Photographic simulations will be prepared to scale and taken from publicly-accessible areas surrounding the proposed facility, to depict the expected view of the monopole from areas of visibility. In addition, the potential impacts from any required lighting will be assessed.

**Extent and Quality of Information Needed to Adequately Address Potentially Significant Adverse Impacts**

In order to conduct the analyses of potential adverse impacts, empirical information will be developed and publicly-available information will be reviewed, including, but not limited to, the Code of the Town of Riverhead and the Town of Riverhead Comprehensive Plan.

For the evaluation of impacts to aesthetic resources, site and area inspections will be conducted and photographs will be taken. Photographic simulations, prepared using commercially-available software, will be created to simulate the views of the proposed monopole from various vantage points in the surrounding community.

**Initial Identification of Mitigation Measures**

The following mitigation measures have been preliminarily identified by Beacon and Verizon Wireless to minimize potential adverse impacts:

1. The proposed location of the monopole is such that it will take advantage of the existing substantial vegetative buffer from the surrounding community and have limited visibility therefrom, which would minimize visual and land use impacts.
2. Design of the facility is such that it could accommodate the equipment of multiple public utility wireless communications providers, obviating the potential need for other future tall structures in this area.

Where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, this section of the DEIS will set forth measures to mitigate those impacts.

## Reasonable Alternatives to Be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of the “No Action” alternative, along with other feasible alternatives. Thus, this section of the DEIS will present the “No Action” alternative along with discussion of alternative locations and alternative designs, as follows:

### Alternative Locations

1. Camp DeWolfe

### Alternative Design

1. “Stealth”-design monopole (e.g., brown canister)