

(Use this form to file a local law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County
City
Town of
Village Incorporated Village of Plandome

Local Law # 3 of the Year 2023.

(Insert Title)

A local law amending Chapter 152 of the Village Code of the Incorporated Village of Plandome (Telecommunications Facilities, Wireless).

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

County
City
Town of
Village Incorporated Village of Plandome

Section 1: Chapter 152 of the Village Code of the Incorporated Village of Plandome

is hereby amended to read as follows:

Chapter 152 TELECOMMUNICATIONS FACILITIES, WIRELESS

§ 152-1. Purpose and legislative intent.

The Telecommunications Act of 1996 affirmed the Village of Plandome's authority concerning the placement, construction and modification of wireless telecommunications facilities. In recognition of advancing technology and the increased demand and need for wireless communications and facilities, the Board of Trustees hereby determines that it is in the public interest to regulate the siting and installation of such facilities within the Village in order to protect public interests while balancing any demonstrated and genuine need to fill actual gaps in wireless coverage.

The Village is a small approximately 0.5 square mile enclave of Long Island. Bordering the picturesque Manhasset Bay, the Village is comprised of extremely well-maintained residential streets, a Village Green, and the Plandome Country Club. So as to avoid encroachments onto its bucolic visual aesthetic, throughout essentially the entire Village no overhead electrical utilities are in the street rights-of-way. Instead, overhead electrical utilities in most of its geographic areas are located among private utility easements parallel to rear property lines. In addition, the Village's idyllic interior residential streets

have typically winding roads, with no street lights. In connection with all land use applications, the Village's Board of Trustees and its Architectural Review Board work hard to ensure that this charm is maintained.

The Board of Trustees finds that wireless telecommunications facilities can pose significant concerns regarding existing land uses and development, preserving the character of the area, visual impacts and other aesthetics, impacts on property values, other impacts, the existence or absence of a gap in wireless coverage, actual need, availability and feasibility of less impactful alternatives, and other appropriate land use factors for approving sites for the location of facilities. In order to ensure that the placement, construction or modification of wireless telecommunications facilities is consistent with the Village's land use policies, the Village is adopting a single, comprehensive, wireless telecommunications facilities application and permit process. The intent of this chapter is to minimize the impact of wireless telecommunications facilities, to provide a means of meaningfully reviewing assertions that the applicant has a genuine need for the facilities, and to establish a fair and efficient process for review and determination of applications in light of the policies and factors identified in this Chapter.

These regulations are not intended to prohibit or have the effect of prohibiting the provision of personal wireless services.

These regulations are an exercise of state zoning authority permitted under 47 U.S.C. § 332(c)(7) (§ 704 of the Telecommunications Act of 1996) and are intended to strike a balance between the need for new or upgraded wireless facilities and protection of aesthetics, open space and residential environments from redundant and unsightly antennas, structures, and other wireless equipment, and to avoid other legitimate adverse impacts. In so doing and absent any legal mandate to the contrary, the Village intends to apply the interpretation of the applicable legal standards specified by federal courts reviewing permitting decisions. In *ExteNet Sys., Inc. v. Vill. of Flower Hill*, No. 19-CV-5588-FB-VMS, 2022 WL 3019650 (E.D.N.Y. July 29, 2022), the United States District Court ruled that the Village there was within its rights to rely on federal court, including the Second Circuit Court of Appeals, interpretation of whether a proposed wireless telecommunications facility is needed to fill a genuine gap in coverage insofar as a user's ability to make a wireless telephone call to reach a landline telephone.

The enactment of these regulations in compliance with federal and state law, and requirement of Village approvals and wireless facilities permits, is not a finding by the Village Board that wireless telecommunication facilities are appropriate for the zoning district, are in harmony with the Village's general zoning plan, or will not adversely affect the neighborhoods. Such considerations are to be made on a case-by-case basis upon each application.

§ 152-2. Severability.

- A. If any word, phrase, sentence, part, section, subsection, or other portion of this chapter or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the proscribed application thereof, shall be severable, and the remaining provisions of this chapter, and all applications thereof, not having been declared void, unconstitutional, or invalid, shall remain in full, force and effect.
- B. Any wireless facilities permit issued under this chapter shall be comprehensive and not severable. If part of a permit is deemed or ruled to be invalid or unenforceable in any material respect, by a competent authority, or is overturned by a competent

authority, the permit shall be void in total, upon determination by the Village.

§ 152-3. Definitions.

For purposes of this chapter and where not inconsistent with the context of a particular section, the defined terms, phrases, words, abbreviations, and their derivations shall have the meaning given in this section. When not inconsistent with the context, words in the present tense include the future tense, words used in the plural number include words in the singular number and words in the singular number include the plural number. The word "shall" is always mandatory, and not merely directory.

ACCESSORY FACILITY or STRUCTURE — An accessory facility or structure serving or being used in conjunction with wireless telecommunications facilities, and located on the same property or lot as the wireless telecommunications facilities, including, but not limited to, utility or transmission equipment storage sheds or cabinets.

ANTENNA — A system of electrical conductors that transmit or receive electromagnetic waves or radio frequency or other wireless signals.

APPLICANT — Any wireless service provider submitting an application for a wireless facilities permit for wireless telecommunications facilities.

APPLICATION — All necessary and appropriate documentation that an applicant submits in order to receive a wireless facilities permit for wireless telecommunications facilities.

BOARD — The Village Board of Trustees of the Incorporated Village of Plandome.

CO-LOCATION — The use of an existing tower or structure already containing a wireless telecommunications facility to support antennas for the provision of wireless services. A replacement tower that is constructed on the same site as an existing tower will be considered a co-location as long as the new tower is no taller than the old tower and that the old tower is removed in a reasonable short time frame after the new tower is constructed.

COMMERCIAL IMPRACTICABILITY or COMMERCIALLY IMPRACTICABLE — The inability to perform an act on terms that are reasonable in commerce; the cause or occurrence of which could not have been reasonably anticipated or foreseen and that jeopardizes the financial efficacy of the project. The inability to achieve a satisfactory financial return on investment or profit, standing alone, shall not deem a situation to be "commercially impracticable" and shall not render an act or the terms of an agreement "commercially impracticable."

COMPLETED APPLICATION — An application that contains all necessary and required information and/or data necessary to enable an informed decision to be made with respect to an application. Where any information is provided pursuant to the terms of this chapter and the Village's expert or consultant or the Board determines, based upon information provided, that further or clarifying information is needed as to one or more aspects, then the application will not be deemed complete until that further or clarifying information is provided to the satisfaction of the Village's expert or consultant or the Board.

FAA — The Federal Aviation Administration, or its duly designated and authorized successor agency.

FCC — The Federal Communications Commission, or its duly designated and authorized successor agency.

HEIGHT — When referring to a tower or structure, the distance measured from the preexisting grade level to the highest point on the tower or structure, even if said highest point is an antenna or lightning protection device.

MODIFICATION or MODIFY — The addition, removal or change of any of the physical and visually discernable components or aspects of a wireless facility, such as antennas, cabling, equipment shelters, landscaping, fencing, utility feeds, changing the color or materials of any visually discernable components, vehicular access, parking and/or an upgrade or changeout of equipment for better or more modern equipment. Adding a new wireless carrier or service provider to a telecommunications tower or telecommunications site as a co-location is a modification. A modification shall not include the replacement of any components of a wireless facility where the replacement is identical to the component being replaced or for any matters that involve the normal repair and maintenance of a wireless facility without adding, removing or changing anything.

MUNICIPAL FACILITIES — Village-owned street lamps, streetlight poles, lighting fixtures, electroliers, flagpoles, and other similar Village-owned structures.

MUNICIPAL PROPERTY — Village-owned buildings, and the space in, upon, above, along, across, and over real property that is under the sole ownership, jurisdiction, possession and control of the Village (except property leased or licensed to or by the Village); any property where the Village holds an easement or other beneficial interest; public right-of-way; and underwater lands.

PERSON — Any individual, corporation, estate, trust, partnership, joint stock company, association of two or more persons having a joint common interest, or any other entity.

REPAIRS AND MAINTENANCE — The replacement of any components of a wireless facility where the replacement is identical to the component being replaced or for any matters that involve the normal repair and maintenance of a wireless facility without the addition, removal or change of any of the physical or visually discernable components or aspects of a wireless facility that will add to the visible appearance of the facility as originally permitted.

STATE — The State of New York.

STEALTH or STEALTH TECHNOLOGY — To minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless telecommunications facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.

TELECOMMUNICATION SITE — The location of a wireless telecommunications facility.

TELECOMMUNICATIONS — The transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light, and other electronic or electromagnetic systems.

TEMPORARY — Temporary in relation to all aspects and components of this chapter, something intended to, or that does not exist for more than 90 days.

TOWER — Any structure designed primarily to support an antenna for receiving and/or transmitting a wireless signal.

VILLAGE — The Incorporated Village of Plandome.

WIRELESS FACILITIES PERMIT — The official document or permit by which an applicant is allowed to file for a building permit to construct and/or use wireless telecommunications facilities as granted or issued by the Village. It includes what was previously terms a special use permit for wireless facilities.

WIRELESS TELECOMMUNICATIONS FACILITIES — Any facilities for the provision of “personal wireless services” as that term is used in 47 U.S.C. § 332, cellular service, personal communication service, and/or data radio telecommunications. It includes a structure, facility or location designed, or intended to be used as, or used to support antennas or other transmitting or receiving devices for such services and telecommunications. This includes without limit, towers and structures of all types and kinds, including, but not limited to buildings, church steeples, silos, water towers, signs, utility poles, street lights, poles, or other structures that can be used as a support structure for antennas or the functional equivalent of such. It further includes all related facilities and equipment such as cabling, equipment shelters and other structures associated with the site. It does not include facilities exempted from this code by federal law or state law.

§ 152-4. Overall policy and desired goals for wireless facilities permits for wireless telecommunications facilities.

When deliberating over granting or denying a wireless facilities permit and the location of wireless telecommunications facilities, due consideration shall be given to generally appropriate land use factors, as well as:

- A. Existing land uses and development;
- B. The character of the area;
- C. Visual impacts and other aesthetics;
- D. Impacts on property values;
- E. The existence or absence of a genuine gap in wireless coverage in light of the applicable legal standards as specified by federal courts reviewing permitting decisions;
- F. Actual need for the facility in light of the applicable legal standards specified by federal courts reviewing permitting decisions availability;
- G. Feasibility of less impactful alternatives;
- H. That the facility is the least visually intrusive among those sites available in the Village;
- I. Promoting and encouraging, wherever possible, the sharing and/or co-location of wireless telecommunications facilities among service providers;
- J. Promoting and encouraging, wherever possible, the placement, height and quantity of wireless telecommunications facilities in such a manner, including but not limited to the use of stealth technology, to minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless telecommunications facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.

§ 152-5. Wireless facilities permit required for wireless telecommunications facilities.

- A. Except as otherwise provided by this chapter no person shall be permitted to site, place, build, construct, modify or prepare any site for the placement or use of, wireless telecommunications facilities as of the effective date of this chapter without having first obtained a wireless facilities permit for wireless telecommunications facilities. Notwithstanding anything to the contrary in this section, no wireless facilities permit shall be required for those non-commercial exclusions noted in § 152-7.
- B. Any legally permitted wireless telecommunications facilities, constructed as permitted, existing on or before the effective date of this chapter shall be allowed to continue as they presently exist, provided however, that any visible modification of an existing wireless telecommunications facility will require the complete facility and any new installation to comply with this chapter.
- C. Any repair and/or maintenance of a wireless facility does not require an application for a wireless facilities permit.

§ 152-6. Exclusions.

The following shall be exempt from this chapter:

- A. The Village's fire, police, department of transportation or other public service facilities owned and operated by the local government.
- B. Any facilities expressly exempt from the Village's siting, building and permitting authority.
- C. Over-the-air reception devices, including the reception antennas for direct broadcast satellites (DBS), multichannel multipoint distribution (wireless cable) providers (MMDS), television broadcast stations (TVBS) and other customer-end antennas that receive and transmit fixed wireless signals that are primarily used for reception.
- D. Facilities exclusively for private, noncommercial radio and television reception and private citizen's bands, licensed amateur radio and other similar noncommercial telecommunications.
- E. Facilities used exclusively for providing unlicensed spread spectrum technology i.e., Bluetooth or a "hot spot," where the facility does not require a new tower, where the service is not to be used for commercial purposes, where there is no fee or charge for the use of the service and where the service is intended to be useable for less than 200 feet.

§ 152-7. Wireless facilities permit application and other requirements.

- A. Requests for approvals under this chapter shall be made by application. The Village Board of Trustees is the officially designated agency or body of the Village to whom applications for a wireless facilities permit for wireless telecommunications facilities must be made, and that is authorized to review, analyze, evaluate and make decisions with respect to granting or not granting or revoking wireless facilities permits for wireless telecommunications facilities. Upon submittal, the application is reviewed only by Village staff and not by the Village Board of Trustees to determine whether it is deficient on its surface or sufficiently complete on its surface to warrant a Village Board review. The Village Board does not have opportunity to review the application until a later stage, and the Board has the ultimate responsibility for determining whether the application complies with the Village Code, state laws, and federal laws, and whether the application should be granted or denied.
- B. The Village Board of Trustees delegates its authority to the Village Building Inspector, or his/her designee, to accept, review, analyze and make "administrative approvals" with

respect to the granting or not granting, or revoking wireless facilities permits for those facilities that meet requirements of the chapter and that do not require a public hearing as defined by § 152-17.

- C. The Village may reject applications not meeting the requirements stated herein or which are otherwise incomplete.
- D. The Village shall require a license and/or right of way agreement for any new wireless telecommunications facilities in, upon, above, along, across and over municipal facilities, municipal property and public rights-of-way. An application shall not be deemed complete unless and until said license and/or right-of-way agreement is in place.
- E. No wireless telecommunications facilities shall be installed, constructed or modified until the application is reviewed and approved by the Village, and the wireless facilities permit has been issued.
- F. Any and all representations made by the applicant to the Village on the record during the application process, whether written or verbal, shall be deemed a part of the application and shall be considered agreed upon conditions of approval that may be relied upon in good faith by the Village.
- G. An application for a wireless facilities permit for wireless telecommunications facilities shall be signed on behalf of the applicant by the person preparing the same and with knowledge of the contents and representations made therein and attesting to the truth and completeness of the information.
- H. The applicant must provide documentation to verify it has the right to proceed as proposed on the site. This would require an executed copy of the lease with the landowner or landlord or a signed letter acknowledging authorization. If the applicant owns the site, a copy of the ownership record is required.
- I. The applicant shall include a statement in writing:
 - (1) That the applicant's proposed wireless telecommunications facilities shall be maintained in a safe manner, and in compliance with all conditions of the wireless facilities permit, without exception, unless specifically granted relief by the Village in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable Village, state and federal laws, rules, and regulations;
 - (2) That the construction of the wireless telecommunications facilities is legally permissible, including, but not limited to, the fact that the applicant is authorized to do business in the State of New York.
- J. Where a certification is called for in this chapter, such certification shall bear the signature and seal of a registered professional licensed in the State of New York.
- K. In addition to all other required information as stated in this chapter, all applications for the construction or installation of new wireless telecommunications facilities or modification of an existing facility shall contain the information hereinafter set forth.
 - (1) A descriptive statement of the objective(s) for the new facility or modification of an existing facility, including and expanding on a need such as coverage and/or capacity;
 - (2) Documentation that demonstrates and proves the existence of a genuine coverage gap, need for the wireless telecommunications facility, and that less impactful

reasonably feasible alternatives do not exist. Such documentation shall include propagation studies of the proposed site and all adjoining planned, proposed, in-service or existing sites that demonstrate a significant gap in coverage and/or if a capacity need, including an analysis of current and projected usage. This shall include coverage maps, certified radiofrequency engineer report, data.

- a. Coverage maps depicting existing and proposed coverage in -dBm levels for each proposed carrier and location. Said maps shall be submitted in both paper and electronic form. Paper maps shall be at least 11 inches by 17 inches in size and shall contain coverage areas superimposed over current aerial photography. Electronic formats shall be submitted in any industry-standard geographic information system (GIS) format.
 - b. Said maps shall be accompanied by a certified report by a radio frequency engineer and shall depict any existing and proposed -dBm signal strength levels, as well as identify the minimum -dBm level each proposed carrier needs in order for a wireless telephone to be able to make a telephone call from the subject area.
 - c. The radio frequency engineer's certified report shall identify the source of the coverage data contained in the coverage maps.
 - d. In the report, the certifying engineer must demonstrate his or her first-hand knowledge of the underlying data for the reception levels shown in the coverage maps, or that they otherwise have sufficient knowledge of the underlying data and how it was secured that they personally can reliably certify the data's accuracy.
 - e. The report must include the actual reception data, and identify whether it is drive-by, in-building, missed calls, reception-level canvassing, or some other identified generally accepted reception testing method,
 - f. The report must identify who conducted the testing and when it was conducted,
 - g. The report must certify that the testing was conducted using generally accepted reliable methods and indicate the basis of that certification.
- (3) The name, address and phone number of the person preparing the report;
 - (4) The name, address, and phone number of the property owner and the applicant, including the legal name of the applicant. If the site is a tower and the owner is different than the applicant, provide name and address of the tower owner;
 - (5) The postal address and tax map parcel number of the property;
 - (6) The zoning district or designation in which the property is situated;
 - (7) Size of the property stated both in square feet and lot line dimensions, and a survey showing the location of all lot lines;
 - (8) The location of, and distance to, the nearest residential structure;
 - (9) The location, size and height of all existing and proposed structures on the property which is the subject of the application;
 - (10) The type, location(s) and dimension(s) of all proposed and existing landscaping, and

fencing;

- (11) The azimuth, size and center-line height location of all proposed and existing antennae on the supporting structure;
 - (12) The number, type and model of the antenna(s) proposed with a copy of the specification sheet;
 - (13) The make, model, type and manufacturer of the tower and design plan stating the tower's capacity to accommodate multiple users;
 - (14) A site plan describing the proposed tower and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above preexisting grade, dimensions, materials, color and lighting;
 - (15) The frequency, modulation and class of service of radio or other transmitting equipment;
 - (16) The actual intended transmission power stated as the maximum effective radiated power (ERP) in watts;
 - (17) Signed documentation such as the "checklist to determine whether a facility is categorically excluded" to verify that the Wireless Telecommunication Facility with the proposed installation will be in full compliance with the current FCC RF Emissions guidelines. If not categorically excluded, a complete RF emissions study is required to provide verification;
 - (18) A signed statement that the proposed installation will not cause physical or RF interference with other telecommunications devices;
 - (19) A copy of the FCC license applicable for the intended use of the wireless telecommunications facilities;
 - (20) A copy of the geotechnical sub-surface soils investigation, evaluation report and foundation recommendation for a proposed or existing tower site and if existing tower or water tank site, a copy of the installed foundation design.
- L. The applicant will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the proposed new tower or the proposed or existing structure intended to support wireless facilities complies with Federal Aviation Administration Regulation Part 77 and if it requires lighting. This requirement shall also be for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that an FAA determination is required, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided to the Village in connection with the application.
- M. Application for new tower.
- (1) In the case of a new tower, the applicant shall be required to submit a written report demonstrating its meaningful efforts to secure shared use of existing tower(s) or the use of alternative buildings or other structures within the Village. Copies of written requests and responses for shared use shall be provided to the Village in the application, along with any letters of rejection stating the reason for rejection.
 - (2) In order to better inform the public, in the case of a new telecommunication

tower, the applicant shall, prior to the public hearing on the application, hold a "balloon test." The applicant shall arrange to fly, or raise upon a temporary mast, at a size and length replicating the length and size of the proposed antennae and platform, but in no case less than a minimum of a three-foot in diameter brightly colored balloon at the maximum height of the proposed new tower. The dates, (including a second date, in case of poor visibility on the initial date) times and location of this balloon test shall be advertised by the applicant seven and 14 days in advance of the first test date in a newspaper with a general circulation in the Village. At least 14 days prior to the conduct of the balloon test, a sign shall be erected so as to be clearly visible from the road nearest the proposed site and shall be removed no later than 14 days after the conduct of the balloon test. The sign shall be at least four feet by eight feet in size and shall be readable from the road by a person with 20/20 vision. Such sign shall be placed off, but as near to, the public right-of-way as is possible and shall contain the times and date(s) of the balloon test and contact information. The applicant shall inform the Village, in writing, of the dates and times of the test, at least 14 days in advance. The balloon shall be flown for at least four consecutive hours sometime between 7:00 a.m. and 4:00 p.m. on the dates chosen. The primary date shall be on a weekend, but in case of poor weather on the initial date, the secondary date may be on a weekday. A report with pictures from various locations of the balloon shall be provided with the application.

- (3) The applicant shall examine the feasibility of designing the proposed tower to accommodate future demand for at least four additional commercial applications, for example, future co-locations. The tower shall be structurally designed to accommodate at least four additional antenna arrays equal to those of the applicant, and located as close to the applicant's antenna as possible without causing interference. This requirement may be waived, provided that the applicant, in writing, demonstrates that the provisions of future shared usage of the tower is not technologically feasible, is commercially impracticable or creates an unnecessary and unreasonable burden, based upon:
 - (a) The foreseeable number of FCC licenses available for the area;
 - (b) The kind of wireless telecommunications facilities site and structure proposed;
 - (c) The number of existing and potential licenses without wireless telecommunications facilities spaces/sites;
 - (d) Available space on existing and approved towers.
- (4) The owner of a proposed new tower, and his/her successors in interest, shall negotiate in good faith for the shared use of the proposed tower by other wireless service providers in the future, and shall:
 - (a) Respond within 60 days to a request for information from a potential shared-use applicant;
 - (b) Negotiate in good faith concerning future requests for shared use of the new tower by other telecommunications providers;
 - (c) Allow shared use of the new tower if another telecommunications provider agrees in writing to pay reasonable charges. The charges may include, but are not limited to, a pro rata share of the cost of site selection,

planning, project administration, land costs, site design, construction and maintenance financing, return on equity, less depreciation, and all of the costs of adapting the tower or equipment to accommodate a shared user without causing electromagnetic interference.

- (d) Failure to abide by the conditions outlined above may be grounds for revocation of the wireless facilities permit.
- N. The applicant shall provide certification with documentation (structural analysis) including calculations that the telecommunication facility tower and foundation and attachments, rooftop support structure, water tank structure, and any other supporting structure as proposed to be utilized are designed and will be constructed to meet all local, city, state and federal structural requirements for loads, including wind and ice loads. All new or modified towers or other vertical support structures containing wireless antennas shall be designed to an EIA-TIA 222 G Class III standard or any subsequently adopted more stringent standard.
- O. If proposal is for a co-location or modification on an existing tower, the applicant is to provide signed documentation of the tower's condition, such as an ANSI report as per Annex E, Tower Maintenance and Inspection Procedures, ANSI/TIA/ EIA-222F or most recent version. The inspection report must be performed every three years for a guyed tower and five years for monopoles and self-supporting towers. Copies of such inspection reports shall be provided to the Village.
- P. All proposed wireless telecommunications facilities shall contain a demonstration that the facility will be sited so as to minimize visual intrusion as much as possible, given the facts and circumstances involved and will thereby have the least adverse visual effect on the environment and its character and on the residences in the area of the wireless telecommunications facility.
- Q. If a new tower, proposal for a new antenna attachment to an existing structure, or modification adding to a visual impact, the applicant shall furnish a visual impact assessment, which shall include:
- (1) If a new tower or increasing the height of an existing structure is proposed, a computer generated "zone of visibility map" at a minimum of one-mile radius from the proposed structure, with and without foliage shall be provided to illustrate locations from which the proposed installation may be seen.
 - (2) Pictorial representations of "before, and after" (photo simulations) views from key viewpoints both inside and outside of the Village as may be appropriate, including but not limited to State highways and other major roads; state and local parks; other public lands; historic districts; preserves and historic sites normally open to the public; and from any other location where the site is visible to a large number of visitors, travelers or residents. Guidance will be provided, concerning the appropriate key sites during application review. Provide a map showing the locations of where the pictures were taken and distance from the proposed structure.
 - (3) A written description of the visual impact of the proposed facility, including, and as applicable the tower base, guy wires, fencing and accessory buildings from abutting and adjacent properties and streets as relates to the need or appropriateness of screening.
 - (4) The applicant shall demonstrate and provide in writing and/or by drawing how it shall effectively screen from view the base and all related equipment and

structures of the proposed wireless telecommunications facility.

- R. The wireless telecommunications facility and any and all accessory or associated facilities shall maximize the use of building materials, colors and textures designed to blend with the structure to which it may be affixed and/or to harmonize with the natural surroundings, this shall include the utilization of stealth or concealment technology as may be required by the Village.
- S. All utilities at a wireless telecommunications facilities site shall be installed underground and in compliance with all laws, ordinances, rules and regulations of the Village, including specifically, but not limited to, the National Electrical Safety Code and the National Electrical Code where appropriate.
- T. At a telecommunications site, an access road, turn-around space and parking shall be provided to assure adequate emergency and service access. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road construction shall at all times minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion.
- U. All wireless telecommunications facilities shall be constructed, operated, maintained, repaired, provided for removal of, modified or restored in strict compliance with all current applicable technical, safety and safety-related codes adopted by the Village, state, or United States, including but not limited to the most recent editions of the ANSI Code, National Electrical Safety Code and the National Electrical Code, as well as accepted and responsible workmanlike industry practices and recommended practices of the National Association of Tower Erectors. The codes referred to are codes that include, but are not limited to, construction, building, electrical, fire, safety, health, and land use codes. In the event of a conflict between or among any of the preceding, the more stringent provision(s) shall apply.
- V. A holder of a wireless facilities permit granted under this chapter shall obtain, at its own expense, all permits and licenses required by applicable law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the Village or other governmental entity or agency having jurisdiction over the applicant.
- W. The holder of a wireless facilities permit shall notify the Village of any intended modification of a Wireless Telecommunication Facility and shall apply to the Village to modify, relocate or rebuild a wireless telecommunications facility.
- X. With respect to this application process, the Board of Trustees will normally seek to have lead agency status pursuant to SEQRA. The Board of Trustees shall conduct an environmental review of the proposed project pursuant to SEQRA in combination with its review of the application.

§ 152-8. Location of wireless telecommunications facilities.

- A. Applicants for wireless telecommunications facilities shall locate, site and erect said wireless telecommunications facilities in accordance with the following priorities, one being the highest priority and four being the lowest priority.
 - (1) On existing towers or other structures on Village-owned properties that already have an existing wireless telecommunications facility.

- (2) On existing towers or other structures on other property in the Village that already have an existing wireless telecommunications facility.
 - (3) On existing towers or other structures on Village-owned properties not located within 250 feet of a residential property.
 - (4) A new tower or any other structure on Village-owned properties not located within 250 feet of a residential property.
 - (5) A new tower or any other structure on properties in areas not zoned for residential use.
 - (6) A new tower or any other structure on properties in areas zoned for residential use and located off-street and not visible from the roadway.
 - (7) A new tower or any other structure on properties in areas zoned for residential use.
- B. If the proposed site is not proposed for the highest priority listed above, then a detailed explanation must be provided as to why a site of a higher priority was not selected. The person seeking such an exception must satisfactorily demonstrate the reason or reasons why such a permit should be granted for the proposed site, and the hardship that would be incurred by the applicant if the permit were not granted for the proposed site.
 - C. An applicant may not by-pass sites of higher priority by stating the site proposed is the only site leased or selected. An application shall address co-location as an option. If such option is not proposed, the applicant must explain to the reasonable satisfaction of the Village why co-location is commercially or otherwise impracticable. Agreements between providers limiting or prohibiting co-location shall not be a valid basis for any claim of commercial impracticability or hardship.
 - D. Notwithstanding the above, the Village may approve any site located within an area in the above list of priorities, provided that the Village finds that the proposed site is in the best interest of the Village and its inhabitants as set forth in this chapter and will not have a deleterious effect or impact on the nature and character of the community and neighborhood.
 - E. The applicant shall submit a written report demonstrating the applicant's review of the above locations in order of priority, demonstrating the technological reason for the site selection. If appropriate, based on selecting a site of lower priority, a detailed written explanation as to why sites of a higher priority were not selected shall be included with the application.
 - F. Nothing in this section shall be deemed to prevent the Village from denying an application based on other criteria and considerations of this chapter and/or based upon any other lawfully considered land use basis or ground.
 - G. As used in this section, an existing structure does not include a replacement structure. By way of example, if an existing utility pole is proposed to be replaced with a new pole, it does not constitute an existing structure.

§ 152-9. Shared use of wireless telecommunications facilities and other structures.

- A. The Village, as opposed to the construction of a new tower, shall prefer locating on existing towers or other existing structures without increasing the height of same.

The applicant shall submit a comprehensive report inventorying existing towers and other suitable structures within two miles of the location of any proposed new tower, unless the applicant can show that some other distance is more reasonable and can demonstrate conclusively why an existing tower or other suitable structure cannot be used.

- B. An applicant intending to locate on an existing tower or other suitable structure shall be required to document the intent of the existing owner to permit its use by the applicant as a prerequisite to filing an application.
- C. Such shared use shall consist only of the minimum antenna array technologically required to provide service primarily and essentially within the Village, to the extent practicable, unless good cause is shown.

§ 152-10. Height of telecommunications towers, facilities and antennas.

- A. The applicant shall submit documentation justifying the total height of any tower, facility and/or antenna requested and the basis therefore. Documentation in the form of propagation studies must include all backup data used to perform at requested height and a minimum of 10 feet lower height to allow verification of this height need. Such documentation will be analyzed in the context of the justification of the height needed to provide service primarily and essentially within the Village, to the extent practicable, unless good cause is shown.
- B. No tower, facility or antenna constructed after the effective date of this chapter, including allowing for all attachments, shall exceed that height which shall permit operation without required artificial lighting of any kind in accordance with Village, state, and/or any federal statute, law, local law, Village Ordinance, code, rule or regulation.

§ 152-11. Visibility of wireless telecommunications facilities.

- A. Wireless telecommunications facilities shall not be artificially lighted or marked, except as required by law.
- B. Towers shall be galvanized and/or painted with a rust-preventive paint of an appropriate color to harmonize with the surrounding environment and shall be maintained in accordance with the requirements of this chapter.
- C. If lighting is required, the applicant shall provide a plan for sufficient lighting that is also as unobtrusive and inoffensive as permissible under state and federal regulations.

§ 152-12. Security of wireless telecommunications facilities.

All wireless telecommunications facilities and antennas shall be located, fenced or otherwise secured in a manner that prevents unauthorized access. Specifically:

- A. All antennas, towers and other supporting structures, including guy anchor points and wires, shall be made inaccessible to individuals and constructed or shielded in such a manner that they cannot be climbed or collided with; and
- B. Transmitters and telecommunications control points shall be installed in such a manner that they are readily accessible only to persons authorized to operate or service them.

§ 152-13. Signage.

Unless waived by the Village Board in its discretion, Wireless telecommunications facilities shall contain a sign no larger than four square feet in order to provide adequate notification to persons in the immediate area of the presence of RF radiation or to control exposure to RF radiation within a given area. A sign of the same size is also to be installed to contain the name(s) of the owner(s) and operator(s) of the antenna(s) as well as emergency phone number(s). The sign shall be on the equipment shelter or cabinet of the applicant and be visible from the access point of the site and must identify the equipment owner of the shelter or cabinet. On tower sites, an FCC registration site as applicable is also to be present. The signs shall not be lighted, unless applicable law, rule or regulation requires lighting. No other signage, including but not limited to advertising, shall be permitted.

§ 152-14. Lot size and setbacks.

All proposed towers and any other proposed wireless telecommunications facility structures shall be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following distances: A distance equal to the height of the proposed tower or wireless telecommunications facility structure plus 10% of the height of the tower or structure, or the existing setback requirement of the underlying zoning district, whichever is greater. Any accessory structure(s) shall be located so as to comply with the applicable minimum setback requirements for the property on which it is situated.

§ 152-15. Retention of expert assistance and reimbursement by applicant.

- A. The Village may hire any consultant, including but not limited to attorneys and/or experts deemed advisable by the Village to assist the Village in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any site inspections.
- B. An applicant shall deposit with the Village escrow funds sufficient to reimburse the Village for all costs of the Village's consultant in providing expert evaluation and consultation to any agency of the Village in connection with the review of any application, including where applicable, the lease negotiation, the preapproval evaluation, and the construction and modification of the site, once permitted. The initial deposit shall be \$8,500. The placement of the \$8,500 with the Village shall precede or accompany filing of the application. The Village will maintain a separate escrow account for all such funds. The Village's consultants/experts shall invoice the Village for its services related to the application. If at any time during the process this escrow account has a balance less than \$2,500, the applicant shall immediately, upon notification by the Village, replenish said escrow account so that it has a balance of at least \$5,000. Such additional escrow funds shall be deposited with the Village before any further action or consideration is taken on the application. In the event that the amount held in escrow by the Village is more than the amount of the actual invoicing at the conclusion of the project, the remaining balance shall, upon request of the applicant, be promptly refunded to the applicant. If notified by the Village that additional escrow is required, the applicant may request copies of consultants' and/or experts' invoices. If the applicant finds errors in those invoices, the applicant may ask the Town to audit those specific items for reasonableness, and may request relief therefrom if not deemed reasonable by the Village.
- C. Notwithstanding the above, there shall be a fee cap as to the total consultant fees to be charged to applicant per application and/or per location to the extent as may be required by the Telecommunications Act or other law.
- D. The total amount of the funds needed as set forth in Subsection B of this section may vary with the scope (lease negotiations and/or review) and complexity of the project, the completeness of the application and other information as may be needed to complete the

necessary review, analysis and inspection of any construction or modification.

§ 152-16. Public hearing and notification requirements.

- A. Prior to the approval of any application for a wireless facilities permit for wireless telecommunications facilities, a public hearing shall be held by the Village Board of Trustees, notice of which shall be published in the Village's official newspaper designated for publishing such notices and in a newspaper of general circulation in the Village no less than 10 calendar days prior to the scheduled date of the public hearing. In order that the Village may notify nearby landowners, the application shall contain the names and address of all landowners whose property is located within 1,500 feet of any property line of the lot or parcel on which the new wireless telecommunications facilities are proposed to be located.
- B. There shall be no public hearing required for an application to co-locate on an existing tower or other structure or a modification at an existing site already containing a wireless telecommunications facility, as long as there is no proposed increase in the height of the tower or structure, including attachments thereto.
- C. The Village shall schedule the public hearing referred to in Subsection A of this section once Village staff, with the aid of any consultants, determine the application on its surface is sufficiently complete to allow the application to proceed to review by the Village Board. Such determination is not a determination of the merits. The Village Board, at any stage prior to issuing a wireless facilities permit, may require such additional information as it deems necessary and may deny an application that does not meet the requirements or considerations of this chapter.

§ 152-17. Action on an application for a wireless facilities permit for wireless telecommunications facilities.

- A. The Village will undertake a review of an application pursuant to this chapter in a timely fashion, consistent with its responsibilities, and shall act within a reasonable period of time given the relative complexity of the application and the circumstances, with due regard for the public's interest and need to be involved, and the applicant's desire for a timely resolution.
- B. The Village may refer any application or part thereof to any advisory board, committee or commission, for a nonbinding recommendation.
- C. After the public hearing and after formally considering the application, the Village may approve, approve with conditions, or deny a wireless facilities permit. Its decision shall be in writing and shall be supported by substantial evidence contained in a written record. The burden of proof for the granting of the permit shall at all times be upon the applicant.
- D. If the Village approves the wireless facilities permit for wireless telecommunications facilities, then the applicant shall be notified of such approval in writing of the Village's action, and the wireless facilities permit shall be issued within 30 days after such approval, provided that the applicant has satisfied all requirements of this Code, and any and all conditions of approval. Except for necessary building permits, and subsequent certificates of compliance, once a wireless facilities permit has been granted hereunder, no additional permits or approvals from the Village, such as site plan or zoning approvals, shall be required by the Village for the wireless telecommunications facilities covered by the wireless facilities permit.

- E. If the Village denies the wireless facilities permit for wireless telecommunications facilities, then the applicant shall be notified of such denial in writing within 10 calendar days of the Village's action.

§ 152-18. Recertification of special permit.

- A. All wireless facilities permits approved pursuant to this chapter shall expire five years from the date of issuance, unless between 12 months and six months prior to the five-year anniversary date of the wireless facilities permit being issued, and all subsequent five-year anniversaries of the issuance of the original wireless facilities permit for wireless telecommunications facilities, the holder of a wireless facilities permit for such facility shall submit a signed, written request to the Board for recertification. In the written request for recertification, the holder of such wireless facilities permit shall include the following:
 - (1) The name of the holder of the wireless facilities permit for the wireless telecommunications facility;
 - (2) If applicable, the number or title of the wireless facilities permit;
 - (3) The date of the original granting of the wireless facilities permit;
 - (4) Whether the wireless telecommunications facility has been moved, relocated, rebuilt, or otherwise modified since the issuance of the wireless facilities permit and if so, in what manner;
 - (5) A representation that the wireless telecommunications facility is in compliance with the wireless facilities permit and compliance with all applicable codes, laws, rules and regulations;
 - (6) Recertification that the wireless telecommunications facility and attachments are designed and constructed and continue to meet all local, Village, state and federal structural requirements for loads, including wind and ice loads. Such recertification shall be made by a professional engineer, licensed in the State, the cost of which shall be borne by the applicant.
 - (7) A representation that the existing wireless telecommunications facility cannot be replaced by a wireless telecommunications facility of improved stealth technology which will reduce the visual impact of such existing facility.
- B. After such review, the Board determines that the permitted wireless telecommunications facility is in compliance with the wireless facilities permit and all applicable statutes, laws, local laws, ordinances, codes, rules and regulations currently in effect, then the Board shall issue a recertification of the wireless facilities permit for the wireless telecommunications facility, which may include any new provisions or conditions that are required by applicable statutes, laws, ordinances, codes, rules or regulations. If, after such review, it is determined that the permitted wireless telecommunications facility is not in compliance with the wireless facilities permit and all applicable statutes, laws, ordinances, codes, rules and regulations then the Board may refuse to issue a recertification of the wireless facilities permit for the wireless telecommunications facility. The applicant for recertification shall be notified of the Board's refusal to recertify in writing. The wireless telecommunications facility shall thereafter be brought into compliance within 30 days. In the event the wireless communications facility is not brought into compliance within 30 days from the date of the decision of the Board, the facility

shall be subject to a new wireless facilities permit application, which shall be promptly filed, or the structure and/or facility shall be removed by the permittee in accordance with the provisions of this chapter.

- C. If the applicant represents that the wireless communications facility can be replaced by a facility of improved visual appearance through the use of stealth technology pursuant to Subsection A(7) of this section, the wireless facilities permit shall be renewed on the condition that the wireless telecommunications facility shall be replaced by a wireless communications facility of improved stealth technology as approved by the Board prior to the expiration of the conditional renewal.
- D. If the applicant has submitted all of the information requested and required by this chapter, and if the review is not completed, as noted in Subsection B of this section, prior to the five-year anniversary date of the wireless facilities permit, or subsequent five-year anniversaries, then the applicant for the permitted wireless telecommunications facility shall receive an extension of the wireless facilities permit for up to six months, in order to complete the recertification review.
- E. If the holder of a wireless facilities permit for a wireless telecommunications facility does not submit a request for recertification of such wireless facilities permit within the time frame noted in Subsection A of this section, then such wireless facilities permit and any authorizations granted thereunder shall cease to exist on the date of the fifth anniversary of the original granting of the wireless facilities permit, or subsequent five- year anniversaries.

§ 152-19. Extent and parameters of wireless facilities permit for wireless telecommunications facilities.

The extent and parameters of a wireless facilities permit for wireless telecommunications facilities shall be as follows:

- A. Such wireless facilities permit shall not be assigned, transferred or conveyed without the express prior written notification to the Village.
- B. Such wireless facilities permit may, following a hearing upon due prior notice to the applicant, be revoked, canceled, or terminated for a violation of the conditions and provisions of the wireless facilities permit, or for a material violation of this chapter after prior written notice to the holder of the wireless facilities permit.

§ 152-20. Application fee.

At the time that a person submits an application for a wireless facilities permit for a new tower, facility or antenna, or for modifying or co-locating on an existing tower or other suitable structure, where no increase in height of the tower or structure is required, or for a temporary facility, there shall be submitted with said application a nonrefundable application fee per application and/or per location, in an amount to be determined by the Village Board of Trustees and set forth in the Village's Fee Schedule.

§ 152-21. Performance security.

The applicant and the owner of record of any proposed wireless telecommunications facilities property site shall, at its cost and expense, be jointly required to execute and file with the Village a bond, or other form of security acceptable to the Village as to type of security and the form and manner of execution, in an amount of at least \$75,000 for a tower facility and \$25,000 for a co-location on an existing tower or other structure and

with such sureties as are deemed sufficient by the Village to assure the faithful performance of the terms and conditions of this chapter and conditions of any wireless facilities permit issued pursuant to this chapter. The full amount of the bond or security shall remain in full force and effect throughout the term of the wireless facilities permit and/or until any necessary site restoration is completed to restore the site to a condition comparable to that, which existed prior to the issuance of the original wireless facilities permit.

§ 152-22. Reservation of authority to inspect wireless telecommunications facilities.

In order to verify that the holder of a wireless facilities permit for wireless telecommunications facilities and any and all lessees, renters, and/or licensees of wireless telecommunications facilities, place and construct such facilities, including towers and antennas, in accordance with all applicable technical, safety, fire, building, and zoning codes, laws, ordinances and regulations and other applicable requirements, the Village may inspect all facets of said permit holder's, renter's, lessee's or licensee's placement, construction, modification and maintenance of such facilities, including, but not limited to, towers, antennas and buildings or other structures constructed or located on the permitted site.

§ 152-23. Liability insurance.

- A. A holder of a wireless facilities permit for wireless telecommunications facilities shall secure and at all times maintain public liability insurance for personal injuries, death and property damage, and umbrella insurance coverage, for the duration of the wireless facilities permit in amounts as set forth below.
 - (1) Commercial general liability covering personal injuries, death and property damage: \$1,000,000 per occurrence/\$2,000,000 aggregate;
 - (2) Automobile coverage: \$1,000,000 per occurrence/\$2,000,000 aggregate;
 - (3) Workers compensation and disability: Statutory amounts.
- B. For a wireless telecommunications facility on Village property, the commercial general liability insurance policy shall specifically include the Village and its officers, board members, employees, committee members, attorneys, agents and consultants as additional insureds.
- C. The insurance policies shall be issued by an agent or representative of an insurance company licensed to do business in the state and with a Best's rating of at least A.
- D. The insurance policies shall contain an endorsement obligating the insurance company to furnish the Village with at least 30 days' prior written notice in advance of the cancellation of the insurance.
- E. Renewal or replacement policies or certificates shall be delivered to the Village at least 15 days before the expiration of the insurance that such policies are to renew or replace.
- F. Before construction of a permitted wireless telecommunications facilities is initiated, but in no case later than 15 days after the granting of the wireless facilities permit, the holder of the wireless facilities permit shall deliver to the Village a copy of each of the policies or certificates representing the insurance in the required amounts.

§ 152-24. Indemnification.

- A. Any application for wireless telecommunication facilities that is proposed for Village

property, pursuant to this chapter, shall contain a provision with respect to by the law, to at all times defend, indemnify, protect, save, hold harmless, and exempt the Village, and its officers, councils, employees, committee members, attorneys, agents, and consultants from any and all penalties, damages, costs, or charges arising out of any and all claims, suits, demands, causes of action, or award of damages, whether compensatory or punitive, or expenses arising therefrom, either at law or in equity, which might arise out of, or are caused by, the placement, construction, erection, modification, location, products performance, use, operation, maintenance, repair, installation, replacement, removal, or restoration of said facility, excepting, however, any portion of such claims, suits, demands, causes of action or award of damages as may be attributable to the negligent or intentional acts or omissions of the Village, or its servants or agents. With respect to the penalties, damages or charges referenced herein, reasonable attorneys' fees, consultants' fees, and expert witness fees are included in those costs that are recoverable by the Village.

- B. Notwithstanding the requirements noted in Subsection A of this section, an indemnification provision will not be required in those instances where the Village itself applies for and secures a wireless facilities permit for wireless telecommunications facilities.

§ 152-25. Fines.

- A. In the event of a violation of this chapter or any wireless facilities permit issued pursuant to this chapter, the Village may impose and collect, and the holder of the wireless facilities permit for wireless telecommunications facilities shall pay to the Village, fines or penalties as set forth below.
- B. In the event of a violation of this chapter or any wireless facilities permit issued pursuant to this chapter, the Village may impose and collect, from the property owner and/or holder of a wireless facilities permit for wireless telecommunications facilities the fines or penalties as set forth below.
- C. The failure to comply with the provisions of this chapter shall subject the applicant, property owner, or lessee to the code enforcement provisions and procedures set forth in Chapter 1, General Provisions, Article III, § 1-15 of the Village Code of the Incorporated Village of Plandome.
- D. Notwithstanding anything in this chapter, the holder of the wireless facilities permit for wireless telecommunications facilities may not use the payment of fines, liquidated damages or other penalties, to evade or avoid compliance with this chapter or any section of this chapter. An attempt to do so shall subject the holder of the wireless facilities permit to termination and revocation of the wireless facilities permit. The Village may also seek injunctive relief to prevent the continued violation of this chapter, without limiting other remedies available to the Village.

§ 152-26. Default and/or revocation.

If a wireless telecommunications facility is repaired, rebuilt, placed, moved, relocated, modified or maintained in a way that is inconsistent or not in compliance with the provisions of this chapter or of the wireless facilities permit, then the Village shall notify the holder of the wireless facilities permit in writing of such violation. A holder of a wireless facilities permit in violation may be considered in default and subject to fines as in § 152-25 and if a violation is not corrected to the satisfaction of the Village in a reasonable period of time the wireless facilities permit is subject to revocation.

§ 152-27. Removal of wireless telecommunications facilities.

- A. Under the following circumstances, the Village may determine that the health, safety, and

welfare interests of the Village warrant and require the removal of wireless telecommunications facilities.

- (1) Wireless telecommunications facilities with a permit have been abandoned (i.e., not used as wireless telecommunications facilities) for a period exceeding 90 consecutive days or a total of 180 days in any three-hundred-sixty-five-day period, except for periods caused by force majeure or acts of God, in which case, repair or removal shall commence within 90 days;
 - (2) Permitted wireless telecommunications facilities fall into such a state of disrepair that it creates a health or safety hazard; and/or
 - (3) Wireless telecommunications facilities have been located, constructed, or modified without first obtaining, or in a manner not authorized by, the required wireless facilities permit, or any other necessary authorization and the special permit may be revoked.
- B. If the Village makes such a determination as noted in Subsection A of this section, then the Village shall notify the holder of the wireless facilities permit for the wireless telecommunications facilities within 48 hours that said wireless telecommunications facilities are to be removed, the Village may approve an interim temporary use agreement/permit, such as to enable the sale of the wireless telecommunications facilities.
- C. The holder of the wireless facilities permit, or its successors or assigns, shall dismantle and remove such wireless telecommunications facilities, and all associated structures and facilities, from the site and restore the site to as close to its original condition as is possible, such restoration being limited only by physical or commercial impracticability, within 90 days of receipt of written notice from the Village. However, if the owner of the property upon which the wireless telecommunications facilities are located wishes to retain any access roadway to the wireless telecommunications facilities, the owner may do so with the approval of the Village.
- D. If wireless telecommunications facilities are not removed or substantial progress has not been made to remove the wireless telecommunications facilities within 90 days after the permit holder has received notice, then the Village may order officials or representatives of the Village to remove the wireless telecommunications facilities at the sole expense of the owner or wireless facilities permit holder.
- E. If, the Village removes, or causes to be removed, wireless telecommunications facilities, and the owner of the wireless telecommunications facilities does not claim and remove it from the site to a lawful location within 10 days, then the Village may take steps to declare the wireless telecommunications facilities abandoned, and sell them and their components.
- F. Notwithstanding anything in this section to the contrary, the Village may approve a temporary use permit/agreement for the wireless telecommunications facilities, for no more than 90 days, during which time a suitable plan for removal, conversion, or relocation of the affected wireless telecommunications facilities shall be developed by the holder of the wireless facilities permit, subject to the approval of the Village, and an agreement to such plan shall be executed by the holder of the wireless facilities permit and the Village. If such a plan is not developed, approved and executed within the ninety-day time period, then the Village may take possession of and dispose of the affected wireless telecommunications facilities in the manner provided in this section.

Any applicant desiring relief, waiver or exemption from any aspect or requirement of this chapter may request such, provided that the relief or exemption is contained in the submitted application for either a wireless facilities permit, or in the case of an existing or previously granted wireless facilities permit a request for modification of its tower and/or facilities. Such relief may be temporary or permanent, partial or complete. However, the burden of proving the need for the requested relief, waiver or exemption is solely on the applicant to prove. The applicant shall bear all costs of the Village in considering the request and the relief, waiver or exemption. No such relief or exemption shall be approved unless the applicant demonstrates by clear and convincing evidence that, if granted the relief, waiver or exemption will have no significant affect on the health, safety and welfare of the Village, its residents and other service providers.

§ 152-29. Periodic regulatory review by the Village.

- A. The Village may at any time conduct a review and examination of this entire chapter.
- B. If after such a periodic review and examination of this chapter, the Village determines that one or more provisions of this chapter should be amended, repealed, revised, clarified, or deleted, then the Village may take whatever measures are necessary in accordance with applicable law in order to accomplish the same.
- C. Notwithstanding the provisions of Subsections A and B of this section, the Village may at any time and in any manner (to the extent permitted by federal, state, or local law), amend, add, repeal, and/or delete one or more provisions of this chapter.

§ 152-30. Ongoing notice requirement by the holder of wireless facilities permit.

If technology develops so as to significantly reduce the size of any existing wireless telecommunications facilities that were previously approved by the Village and/or to improve the aesthetics of existing approved structures, the Village must be notified in writing of same.

§ 152-31. Adherence to state and/or federal rules and regulations.

- A. To the extent that the holder of a wireless facilities permit for wireless telecommunications facilities has not received relief, or is otherwise exempt, from appropriate state and/or federal agency rules or regulations, then the holder of such a wireless facilities permit shall adhere to, and comply with, all applicable rules, regulations, standards, and provisions of any state or federal agency, including, but not limited to, the FAA and the FCC. Specifically included in this requirement are any rules and regulations regarding height, lighting, security, electrical and RF emission standards.
- B. To the extent that applicable rules, regulations, standards, and provisions of any state or federal agency, including but not limited to, the FAA and the FCC, and specifically including any rules and regulations regarding height, lighting, and security are changed and/or are modified during the duration of a wireless facilities permit for wireless telecommunications facilities, then the holder of such a wireless facilities permit shall conform the permitted wireless telecommunications facilities to the applicable changed and/or modified rule, regulation, standard, or provision within a maximum of 24 months of the effective date of the applicable changed and/or modified rule, regulation, standard, or provision, or sooner as may be required by the issuing entity.

§ 152-32. Conflict with other laws.

Where this chapter differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the Village, state or federal government, this chapter shall apply.

§ 152-33. When effective.

This chapter shall be effective upon the filing with the Department of State.

§ 152-34. Authority.

This chapter is enacted pursuant to applicable authority granted by the state and federal government.

Section 2: Severability. If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstances is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 3: This local law shall take effect immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 3 of 2023 of the (County)(City)(Town)(Village) of Inc. Village of Plandome was duly passed by the Board of Trustees on July 10, 2023, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

Barbara Reebles
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: July 12, 2023

(Seal)