

## SUMMARY OF MODIFICATIONS TO CODE OF ORDINANCES

### Chapter 133: Noise

#### § 133-1 Unnecessary noise prohibited.

Subject to the provisions of this chapter, the creation of any unreasonably loud, disturbing and unnecessary noise is prohibited. Noise of such character, intensity and duration as to be detrimental to the life or health of any individual is prohibited.

#### § 133-2 Prohibited acts. \*\*\*

#### § 133-3 Permissible intensity of noise.

[Amended 8-21-1991 by L.L. No. 19-1991]

Except for noise emanating from the operation of motor vehicles, the permissible intensity of noise from any of the foregoing acts, whether such noise is intermittent, impulsive, sporadic or continuous, shall be limited as follows:

A. Maximum sound pressure [db(A)] shall be as follows:

- (1) Fifty-five db(A) for stationary sources and 70 db(A) for outdoor power tools.
- (2) Portable air compressors and their related equipment are limited to 76 db(A).
- (3) Lawn mowers, leaf blowers, and outdoor vacuum cleaners shall have a permitted intensity of 85 db(A); use of this equipment is prohibited between the hours of 8:00 p.m. and 8:00 a.m. on weekdays and between the hours of 6:00 p.m. and 10:00 a.m. on weekends and holidays. The permitted intensity and hours described in this subsection will apply to leaf blowers during months when the use of leaf blowers is permitted.
- (4) Air-conditioning units and pool filters are limited to 60 db(A).

#### § 133-4 Points and method for measuring intensity of sound.

A. Except for noise emanating from the operation of motor vehicles, the point at which the intensity of sound is to be measured shall be at a distance of 50 feet, except that noise from

(1) -air-conditioning units and pool filters at a distance of 10 feet.

(2) -stationary utility or communications facilities located on public property shall be measured at a distance of 50 feet, or, if less, the distance from the facility or its supporting structure to a sidewalk or the nearest private residential property line, but no less than 10 feet. For any such facilities, the measurements should include noise from that facility and all other stationary facilities located on or within 10 feet of the stationary facility or its supporting structure.

B. Measurement shall be made using a meter capable of measuring decibels and of a type meeting ANSI S1.4-1971, Type 2 standard. The measurement is to be made using a free-field microphone directed at the noise source.

PURPOSE: CURRENT LAW REQUIRES MEASUREMENT OF NOISE AT A SHORTER DISTANCE WHERE THE DEVICES IS LIKELY TO BE LOCATED IN A WAY THAT NOISE LEVELS WILL REACH PASSERBYS OR NEIGHBORS, AS OPPOSED TO THE RESIDENTS OR OCCUPANTS OF A BUILDING. THIS PROVISION RECOGNIZES THAT SOME UTILITY FACILITIES ARE LIKELY TO LOCATED IN A WAY THAT RAISES THE

Formatted: Indent: First line: 0.5"

Formatted: No bullets or numbering

Formatted: Indent: First line: 0.5"

CONCERNS THAT LED TO THE “10 FOOT” STANDARD UNDER CURRENT LAW, AND SOME WILL NOT. THE AMENDMENTS WOULD ADOPT A SHORTER DISTANCE WHERE THE FACILITY IS NEAR RESIDENTIAL PROPERTIES OR PUBLIC WALKWAYS, AND USES THE LONGER DISTANCE FOR MORE REMOTE FACILITIES.

## Chapter 167 – Street and Sidewalks

### ADD A NEW ARTICLE VI - PLACEMENT OF PERMANENT FACILITIES IN THE RIGHTS OF WAY

**167-66. Consent required for placement of permanent facilities.** Except as specifically provided in this Code, or where a consent has been granted by the State, and no consent may be required by the City, any person that wishes to place permanent facilities in the rights of way must have a consent from the City, which consent, if issued after the date of the ordinance, must take the form of a franchise or license. Persons who own or control facilities in the rights of way used to provide cable services to end users must obtain a video franchise from the City as provided in Section 185, but a video franchise under Chapter 185 is not in lieu of the franchise or license described herein if facilities are placed in the rights of way to provide other services.

**167.67. No waiver of police powers.** No franchise or license may waive or restrict the City's exercise of its police powers. The grant of a right to use or occupy rights of way is not a waiver of the City's authority to control the time, place or manner of placement of the facilities or equipment of a licensee or franchisee, or the right to prohibit the placement of certain types of equipment that present a hazard to persons or property, or that may incommode the public or unduly interfere with use of the rights of way. Placement of wireless facilities in the rights of way will be subject to Chapter 196.

**167.68. Effect of loss of utility status.** A person that claims the right to use the rights of way as a utility pursuant to New York law loses its franchise if the status of the company changes, or the particular facility installed is not covered by the relevant provision of New York law.

**167.69. Consent indivisible.** No person may subdivide, sublease or grant any other person the right to install facilities in the rights of way, including, without limitation, where the other person's facilities are enclosed entirely within the facilities of a person authorized to occupy the rights of way

**167.70. Exceptions to requirement for franchise or license.** Notwithstanding the foregoing, City may permit a person holding a license or franchise issued by the City under this Section to allow another person to place facilities in the rights of way within a base station (as defined in Chapter 196) after the effective date of this provision where:

(1) The base station is as approved by the City as part of the initial authorization under Chapter 196, and the placement does not involve an increase in the size or total volume of the base station;

(2) The base station is wholly under the control and management of person holding the license or franchise, and that person is liable for all acts or omissions, and all harms associated with the base stations and all its components whether the same are its acts or omissions, or the acts or omissions of an owner of any component of the base station;

(3) The person holding the franchise or license must warrant and agree that it will not permit the other person to take any action in the rights of way with respect to the base station or

its components, including but not limited to, installing, physically modifying, maintaining the facilities such person owns; all such activities shall be the sole responsibility of the person holding the franchise or license.

(4) The person for on whose behalf equipment has been installed must acknowledge and agree, in a form acceptable to the City Attorney

(i) that the City has not granted it a franchise or consent to be in the Rights of Way for any purpose;

(ii) that it understand and is bound by Franchisee's representations in the Sections (1)-(3);

(iii) that it shall have no rights or claims against the City of any sort related to its facilities, but shall be jointly and severally liable for any acts or omission of the holder of the license or franchise, or its own acts and omissions that result in any harms to the City or to the public;

(iii) that City may treat any equipment owned by such entity as if it were owned by the person holding the franchise or license for all purposes (including but not limited to removal and relocation).

(iv). that as long as its equipment is in the rights of way, in lieu of a franchise or consent fee, it will pay the fee required by Section 167.71, or cause the person holding the franchise or license to pay on its behalf.

**167.71. Compensation for use of the rights of way.** Unless a franchise or license provides otherwise:

(1) For an person that has facilities in the rights of way and does not itself hold a franchise or license authorizing placement of facilities in the rights of way to provide those services: 5% of gross revenues derived from the operation of its facilities within the City.

(2) For an entity that operates as a provider of service to end users or entities other than end users and which holds a franchise or license authorizing the use of the rights of way to provide that service, the amount specified in the franchise or license, or if no amount is specified, and a fee may be imposed, the amount specified in Section 3.6.1

(3) An applicant may be required to bear costs associated with negotiating and issuing a franchise or license.

(4) City may waive the fee or impose a different fee where the fee provided under subsection (1) cannot reasonably be applied or is not reasonable in light of the right of way use.

**Chapter 196**  
**WIRELESS TELECOMMUNICATIONS FACILITIES**  
**GENERAL REFERENCES**

**§ 196-1. Purpose and legislative intent.**

The Telecommunications Act of 1996 affirmed the City of Rye’s authority concerning the placement, construction and modification of wireless telecommunications facilities. The City Council finds that wireless telecommunications facilities and related equipment may pose a unique hazard to the health, safety, public welfare and environment of the City and its inhabitants, and may also have an adverse visual impact on the community, its character and thus the quality of life in the City. The intent of this chapter is to ensure that the placement, construction or modification of wireless telecommunications facilities and related equipment is consistent with the City’s land use policies and Zoning Code<sup>1</sup>; to minimize the negative and adverse visual impact of wireless telecommunications facilities; to assure a comprehensive review of environmental impacts of such facilities; to protect the health, safety and welfare of the City of Rye; and to encourage shared use of wireless telecommunication facilities.

**§ 196-2. Title.**

This chapter may be known and cited as the “Wireless Telecommunications Facilities Siting and Special Use Permit Law for the City of Rye,” or may otherwise be known as the “Wireless Facilities Law.”

**§ 196-3. Definitions; word usage.**

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 meanings 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.

OVERALL GOAL FOR AMENDMENTS: CONFORM TO FEDERAL DEFINITIONS SO THAT WHEN YOU USE A TERM, YOU ARE USING IT IN THE SAME WAY AS IT IS

---

<sup>1</sup> 1. Editor’s Note: See Ch. 197, Zoning.

COMMONLY USED – THE GOAL IS TO ENSURE THAT AS FAR AS POSSIBLE, YOU ARE USING TERMINOLOGY CONSISTENT WITH FEDERAL REQUIREMENTS

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

**APPLICANT** — Includes any individual, corporation, estate, trust partnership, joint-stock company, association of two or more persons, limited liability company or entity submitting an application to the City of Rye for a special use permit for a telecommunications facility.

**APPLICATION** — The form approved by the Council, together with all necessary and appropriate documentation that an applicant submits in order to receive a special use permit for a telecommunications facility.

**ANTENNA** — A system of electrical conductors that transmit or receive electromagnetic waves or radio frequency signals. Such waves shall include, but not be limited, to radio, television, cellular, paging, personal telecommunications services (PCS) and microwave telecommunications.

[REDEFINE TO FOLLOW FED DEFINITIONS: ADD FED DEFINITIONS FOR TOWER (A SUPPORTING STRUCTURE PRIMARILY DESIGNED FOR WIRELESS FACILITIES) and BASE STATION (ALL THE OTHER EQUIPMENT ASSOCIATED WITH A WIRELESS FACILITY, AND THE STRUCTURE TO WHICH EQUIPMENT IS ATTACHED)]

**BREAK POINT** — The location on a telecommunications tower (tower) which, in the event of a failure of the tower, would result in the tower falling or collapsing within the boundaries of the property on which the tower is placed.

**CITY** — The City of Rye, New York.

**COLLOCATION** — The use of the same telecommunications tower or structure to carry two or more antennas for the provision of wireless services by two or more persons or entities.

[REDEFINE TO FOLLOW FEDERAL DEFINITIONS]

**COMMERCIAL IMPRACTICABILITY or COMMERCIALLY IMPRACTICABLE** — The meaning in this chapter and any special use permit granted hereunder as is defined and applied under the United States Uniform Commercial Code (UCC).

**COMPLETED APPLICATION** — An application that contains all information and/or data necessary to enable the Council to evaluate the merits of the application and to make an informed decision with respect to the effect and impact of the telecommunications tower on the City in the context of the permitted land use for the particular location requested. [REDEFINE TO FOLLOW FEDERAL RULES – IT IS AN APPLICATION THAT INCLUDES ALL INFORMATION THAT IS REQUIRED BY THE CITY ON AN APPLICATION FORM OR BY ORDINANCE]

COUNCIL — The City Council of the City of Rye, which is the officially designated agency or body of the community to whom applications for a special use permit for a telecommunications facility must be made, and that is authorized to review, analyze, evaluate and make decisions with respect to granting or revoking special use permits for telecommunications facilities. The Council may, at its discretion, delegate or designate other official agencies of the City to accept, review, analyze, evaluate and make recommendations to the Council with respect to the granting or not granting, recertifying or not recertifying or revoking special use permits for telecommunications facilities.

EAF — The Environmental Assessment Form approved by the New York Department of Environmental Conservation.

[ADD DEFINITION OF ELIGIBLE FACILITIES REQUEST, TO INCORPORATE CHANGES THAT YOU MUST APPROVE UNDER FEDERAL LAW]

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.

FREESTANDING TOWER — A tower that is not supported by guy wires and ground anchors or other means of attached or external support. [REPLACE THIS WITH THE FEDERAL DEFINITION OF TOWER; ADD A DEFINITION OF UTILITY POLE. YOU MAY WISH TO ALLOW PLACEMENT OF FACILITIES ON EXISTING UTILITY POLES; YOU MAY NOT WANT TO ALLOW TOWERS IN THE ROW. A TOWER IS DESIGNED TO SUPPORT WIRELESS FACILITIES. A UTILITY POLE IS DESIGNED FOR MULTIPLE USES AND IS AVAILABLE TO ANY UTILITY AT STATE REGULATED RATES]

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.

NIER — Nonionizing electromagnetic radiation.

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

PERSONAL WIRELESS FACILITY — See definition for “telecommunications tower.” [STRIKE]

PERSONAL WIRELESS SERVICES or PWS or PERSONAL TELECOMMUNICATIONS SERVICE or PCS (or any functionally equivalent service or technology that may be developed in the future) — Shall have the same meaning as defined and used in the 1996 Federal Telecommunications Act. [WE WOULD PROPOSE REGULATING ALL WIRELESS FACILITIES ABOVE A CERTAIN SIZE INCLUDING ALL PERSONAL WIRELESS FACILITIES]

SITE — See definition for “telecommunications tower.”

SPECIAL USE PERMIT — The official document or permit by which an applicant is allowed to construct and use a telecommunications tower as granted or issued by the City.

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

WIRELESS TELECOMMUNICATIONS FACILITY or TOWER or SITE or PERSONAL WIRELESS FACILITY (or any functionally equivalent service or technology that may be developed in the future) — A structure or location designed or intended to be used or used to support antennas. It includes without limit antennas applied to the facade of a building or roof-mounted antennas, freestanding towers, guyed towers, monopoles and similar structures that employ camouflage technology, and including, but not limited to, structures such as a church steeple, water tower, sign or other similar structures intended to mitigate the visual impact of an antenna or the functional equivalent of such. It is a facility or structure intended for transmitting and/or receiving radio, television, cellular, paging, personal telecommunications services or microwave telecommunications, but excluding those used exclusively for fire, police and other dispatch telecommunications, or exclusively for private radio and television reception and private citizens' bands, amateur radio and other similar telecommunications. [THIS SHOULD BE ALTERED SO THAT IT IS CONSISTENT WITH FEDERAL DEFINITIONS. IT IS MEANT TO BE A COLLECTIVE WAY OF REFERRING TO ALL THE COMPONENTS THAT MAKE UP A WIRELESS FACILITY: THE BASE STATION, THE ASSOCIATED POWER SUPPLIES AND CABINETS AS WELL AS A SUPPORTING STRUCTURE DESIGNED OT APPROVED FOR PLACEMENT OF WIRELESS]

TELECOMMUNICATIONS STRUCTURE — Any structure used in, associated with or necessary for the provision of wireless services and as described in the definition of wireless telecommunications facility. [THIS WILL NOT BE NEEDED]

TEMPORARY — In relation to all aspects and components of this chapter fewer than 90 days.

ADD A DEFINITION FOR CARRIERS ON WHEELS [these are temporary wireless facilities that are brought in on trucks to provide additional coverage that may be required for major events. They are removed immediately after the event, by definition, and are subject to special treatment under federal law.]

**§ 196-4. Policy and goals for special use permits.** [NOTE: TERMS WILL NEED TO BE ALTERED TO CONFORM TO DEFINITIONS]

In order to ensure that the placement, construction and modification of wireless telecommunications facilities conforms to the City's purpose and intent of this chapter, the Council creates a special use permit for ~~a telecommunications facility. As such, the Council adopts a policy with respect to a special use permit for a~~ wireless telecommunications facility~~s~~ for the purpose of achieving the following goals:

- A. Implementing an application process for person(s) seeking a special use permit for a wireless telecommunications facility.

Formatted: Indent: First line: 0"

B. Establishing a policy for examining an application for and issuing a special use permit for a wireless telecommunications facility that is both fair and consistent.

C. Establishing reasonable time frames for granting or not granting a special use permit for a wireless telecommunications facility, or recertifying or revoking the special use permit granted under this chapter.

D. Promoting and encouraging, wherever possible, and where it will result in the least overall visual impact for residential dwelling units, the sharing and/or collocation of a wireless telecommunications facility among service providers.

E. Promoting and encouraging, wherever possible, the placement of a wireless telecommunications facility in such a manner as to cause minimal disruption to the land, property, buildings and other facilities adjacent to, surrounding and in generally the same area as the requested location of such a wireless telecommunications facility and to minimize adverse aesthetic impacts to the community.

**§ 196-5. Special use permit application and other requirements. [OLD PROVISIONS MOVED DOWN SO THAT THIS SECTION ADDRESSES THE STANDARDS AND SHOWINGS FOR PLACEMENT – AND WHEN A PERMIT IS OR IS NOT REQUIRED]**

A. A person who installs facilities pursuant to this section must comply with all safety codes; comply with requirements for RF emissions; and must paint and maintain facilities to minimize visibility of the wireless facilities.

Formatted: Indent: First line: 0"

B. The following do not require zoning approvals, except where the same are on or affect a historic property, or an environmentally sensitive area. Requirements that may apply to the underlying structure to which a facility is to be attached continue to apply.

1. Ham radio/television/wireless Internet antennas installed by end users that meet federal size standards.

Formatted: Indent: First line: 0.5"

2. Wireless facilities that are less than 1 cu ft. in size, placed on existing structures without increasing the physical dimensions of the existing structures. The "cubic footage" takes into account all the elements of the wireless facility (including meters and power supplies required, if any).

Commented [1]: Note: wireless facilities installed by Cablevision are about 1/2 cu. ft in size

3. Wireless facilities placed on existing, approved towers on private property, or public property off the right of way where the installation does not result in a substantial change in the physical dimensions of the tower.

Commented [2]: This exemption goes beyond what is required by federal law. It only applied to towers and not to other property.

4. Wireless facilities placed on the rooftop of non-residential structures; that are at least 25 feet from any residential unit; and that are not visible from the street.

5. Wireless facilities within existing structures (other than historical properties) that are not visible from outside the structure and do not change the physical dimensions or appearance of the structure within which they are placed.

6. Wireless facilities placed on property owned or controlled by the City, other than Rights of Way.

7. Carriers on wheels.

8. Routine maintenance, or replacement of elements of a facility that do not change the dimensions or visibility of a facility.

C. For eligible facilities requests subject to 47 USC 1455, a conditional special use permit will be issued.

(1) A conditional special use permit may be issued administratively by the Zoning Administrator. The conditional use permit shall specifically provide that it is not being issued at the direction of the federal government and without the consent of the City, and shall be of no further force and effect when the permit for the underlying facility expires, or the federal law changes so that the permit as issued is no longer required.

(2) An application must be submitted containing such information as the Zoning Administrator may require. The application must contain at least the information required to permit the Zoning Administrator to determine whether the application is an eligible facilities request, including the underlying approval for the existing tower and base station and any approved modifications to the same where the modifications were approved prior to February 22, 2012, and detailed information about the tower and base station as the same exist on the date of the application.

(3) The application shall be denied if it is not an eligible facilities request. If an application is denied because it is determined that it is not eligible for a permit under Section 6409, the applicant may request that the application be treated as a request for special permit by submitting all the information required for a special permit within ten (10) days of the denial of application submitted under Section 6409.

D. All other wireless facility installations (including modifications) require a special use permit.

(1) Special use permits may be granted where applicant shows:

a. The facility proposed is not being built speculatively (that is, there is a customer for the facility)

b. The applicant and any entity whose facilities would be included in the installations has all the authorizations required to place the facilities from the state, or the City, or the owner of the property.

c. The facility is designed and placed to minimize the visual impact on the community.

Formatted: Indent: First line: 0"

Formatted: Indent: First line: 0.5"

Formatted: Body Text, Indent: Left: 0.5", Add space between paragraphs of the same style, No bullets or numbering

Formatted: Body Text, Indent: Left: 0", Hanging: 0.5", Add space between paragraphs of the same style, No bullets or numbering

Formatted: Indent: First line: 0.5", No bullets or

Formatted: Body Text, Indent: Left: 0.5", First line: 0.5", No bullets or numbering

d. if Applicant claims the status of a utility under New York law, it must show that the facility is necessary for the provision of services, which showing must include a showing that it is the least intrusive alternative for providing service. If applicant claims a right as a provider of wireless services or facilities under Section 332, it must show that absent approval, there will be a prohibition in the provision of wireless services within the meaning of federal law.

(2) City may approve a special use permit without the showing required by Section D.1 where the facility is not located in or does not affect historic properties or environmentally sensitive areas and the facility is:

a. A concealed facility whose size, proportions and dimensions are such that it would not be apparent to a casual observer that the facility is a wireless facility; or the facility is

b. Placed or shielded in such a way that the facility is not visible to surrounding properties

c. Notwithstanding the foregoing, City may require the showing under Section D.1.d if the proposal for the wireless facility requires a change in an existing building that the City determines substantially changes the size, proportions and dimensions of the building within which it is located

E. Demonstration of least intrusive alternative.

(1) As part of showing that it has proposed the least intrusive alternative for placement, an applicant is required to show that

a. It is installing concealed facilities to the extent possible; and

b. It is otherwise installing facilities in the highest priority locations that are available and necessary to the provision of service or to avoid a prohibition.

(2) The highest priority locations are:

a. Existing towers serving Rye.

b. Structures off the rights of way that have existing wireless facilities on rooftops or on building exteriors, including municipally-owned structures. (not including structures listed in Section 196-5.B(1)-(2)).

(3) Other municipally-owned property (other than the rights of way) where service can be provided using an existing structure or a replacement structure of similar height and design; or a new structure whose height does not exceed 40 feet.

Formatted: Indent: Left: 0.85", No bullets or numbering

Formatted: Indent: Left: 1.2", No bullets or numbering

Formatted: Indent: Left: 1.2", Hanging: 0.3", No bullets or numbering

Commented [3]: Note: this may allow those facilities to become more visible.

Formatted: Indent: Left: 1.2", No bullets or numbering

Formatted: Indent: Left: 0.5", Hanging: 0.5", No bullets or numbering

Commented [4]: Note that this height limitation is significant, and limits the utility of this requirement.

(4) An applicant is further required to show, that, as to other facilities that are necessary to the provision of service, or that are necessary to avoid a prohibition, to the extent feasible:

a. It has devised a solution that will minimize visibility of the facilities particularly from residential units, and under any modification that could be made to that installation as of right if granted; and

b. It has proposed facilities that are designed to be consistent with the overall characteristics of the area where the facilities are located; and

c. It has minimized the new structures proposed.

d. In considering the visibility of facilities, City may consider the mass and size of the facilities, the scale of the facilities (or the effect of the placement on the mass, size and scale of structures to which or within which the facilities may be attached or concealed) , and any other factor that may affect the impact on the community. It may consider the elements of a wireless facility separately, or collectively, and may require a showing the visibility of each element of the wireless facility has been minimized.

(5) The City may approve or require placement in a location that is not the highest priority where the record shows a proposed installation at a different location will result in less impact on the community.

(6) In considering whether a proposal represents the least restrictive alternative, the City will consider the impact of a planned project as a whole, and may consider the impact if it is likely that others providers of wireless facilities or services may require similar facilities.

§ 196-6. Special use permit, and Special Conditional Use Permit Application Requirements

Formatted: Indent: Left: 0", First line: 0"

- A. All applicants for a special use permit for a wireless telecommunications facility or any modification of such facility shall comply with the requirements set forth in this section. In addition to the information required by Section 196-5.C., an applicant for a special conditional use permit must comply with the requirements of subsections 196-6.B-D; E (2)-(6),(10), (14)-(18) and (22); G; H; and where the facilities that are being modified are subject to concealment elements, the visual impact analysis required by subsections I-J so that the City may determine whether the concealment elements are defeated.
- B. An application for a special use permit for a wireless telecommunications facility 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. The landowner, if different than the applicant, shall also sign the application. At the discretion of the Council, any false or misleading statement in the

application may subject the applicant to denial of the application without further consideration or opportunity for correction.

C. Applications not meeting the requirements stated herein or which are otherwise incomplete may be rejected by the Council.

D. The applicant shall include a statement in writing that:

(1) The applicant's proposed wireless telecommunications facility will be maintained in a safe manner and in compliance with all conditions of the special use permit, without exception, unless specifically granted relief by the Council in writing, as well as all applicable and permissible local codes, ordinances and regulations, including any and all applicable county, state and federal laws, rules and regulations.

Formatted: Indent: First line: 0"

(2) The construction of the wireless telecommunications facility is legally permissible, including but not limited to the fact that the applicant is authorized to do business in New York State.

E. No wireless telecommunications facility ~~or tower or other tall structure~~ shall be installed or constructed ~~for the purpose of providing wireless telecommunications service~~ until a plan of the site is reviewed and approved by the Council and, in situations involving towers, until the site plan is reviewed and approved by the Planning Commission. All applications for the construction or installation of a new wireless telecommunications facility shall be accompanied by a report containing the information hereinafter set forth. The report shall be signed by a licensed professional engineer registered in the state and shall contain the following information. Where this section calls for certification, such certification shall be by a qualified New York State licensed professional engineer acceptable to the City, unless otherwise noted. The application shall include, in addition to the other requirements for the special use permit, the following information:

Commented [5]: Definitions should make this unnecessary

(1) Documentation that shows applicant satisfies the requirements of Section 196-5.D-E. ~~demonstrates the need for the wireless telecommunications facility to provide service primarily within the City.~~

(2) Name and address of the person preparing the report.

(3) Name and address of the property owner, operator and applicant, to include the legal form of the applicant. Name and address of any person who will own equipment associated with the wireless facility.

Formatted: Indent: First line: 0"

(4) Postal address and Tax Map parcel number of the property.

(5) Zoning district or designation in which the property is situated.

(6) Size of the property stated both in square feet and lot line dimensions and a diagram showing the location of all lot lines where the facility is proposed to be located outside of the right of way, and within the rights of way, the location of the proposed facility in relation to the right of way, pedestrian and non-motorized vehicle pathways and cross-

walks, and the location in relation to driveways and residential structures on the same right of way and within 750 feet.

- (7) Location of all residential structures within 750 feet.
- (8) Location of all habitable structures within 750 feet.
- (9) Location of all structures on the property which is the subject of the application, or for the right of way, within 250 feet of the proposed facility.
- (10) Location, size and height of all proposed and existing ~~antennas~~ wireless facilities and all appurtenant structures.
- (11) Type, size and location of all proposed and existing landscaping.
- (12) The number, type and design of the wireless telecommunications facility(s) antenna(s) proposed and the basis for the calculations of the wireless telecommunications facility's capacity to accommodate multiple users.
- (13) The make, model and manufacturer of the wireless facility and antenna(s).
- (14) A description of the proposed wireless facility and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above preexisting grade, materials, color and lighting. For a modification to a facility, applicant must describe precisely any change in physical dimensions to any portion of the facility and describe in detail any additional equipment installed as part of the modification (including, but not limited to, meters, powers supplies, cabling and other structures).
- (15) The frequency, modulation and class of service of radio or other transmitting equipment.
- (16) Transmission and maximum effective radiated power of the antenna(s).
- (17) Direction of maximum lobes and associated radiation of the antenna(s).
- ~~(18) —The applicant's proposed wireless facility maintenance and inspection procedures and related system of records.~~
- (18) Certification that NIER levels at the proposed site are within the threshold levels adopted by the FCC. The certifying engineer need not be approved by the City.
- ~~(20) —Certification that the proposed antenna(s) will not cause interference with existing telecommunications devices. The certifying engineer need not be approved by the City.~~
- (21) A copy of the FCC license applicable for the use of the wireless telecommunications facility, if any, and a copy of any certificate issued by the State of New York for the facility; and proof that applicant and any person who will own facilities

Formatted: Indent: First line: 0"

associated with the proposed wireless facility are authorized to place the facilities at the location proposed.

(22) Certification that a topographic and geomorphologic study and analysis has been conducted and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed wireless telecommunications tower on the proposed site. The certifying engineer need not be approved by the City.

(23) Propagation studies of the proposed site and all adjoining proposed or in-service or existing sites.

(24) The applicant shall disclose, in writing, any agreement in existence prior to submission of the application that would limit or preclude the ability of the applicant to share any new wireless telecommunications facility that it constructs.

(25) The applicant shall provide a notarized affidavit that either the proposed installation meets all laws, codes and ordinances or that it meets the same except as specifically listed on said affidavit.

- F. In the case of a new wireless telecommunications facility, the applicant shall be required to submit a report demonstrating its efforts to secure shared use of existing wireless telecommunications facility(s). Copies of written requests and responses for shared use shall be provided to the Council.
- G. Certification that the wireless telecommunications facility and attachments both are designed and constructed (“as built”) to meet all county, state and federal structural requirements for loads, including wind and ice loads.
- H. After construction and prior to receiving a certificate of compliance, certification that the wireless telecommunications facility and related facilities are grounded and bonded so as to protect persons and property and installed with appropriate surge protectors.
- I. The applicant shall submit a completed long form EAF and a completed Visual EAF addendum. The Council may require submission of a more detailed visual analysis based on the results of the Visual EAF addendum. Applicants are encouraged to seek preapplication meetings with the City Council to address the scope of the required visual assessment.
- J. A visual impact assessment shall be provided with each application which shall include:
  - (1) A Zone of Visibility Map, which shall be provided in order to determine locations where the facility may be seen.
  - (2) Pictorial representations of before and after views from key viewpoints to be determined by Council or the City’s Board of Architectural Review, 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 or travelers. The City will provide guidance concerning the appropriate key sites at a preapplication meeting.

(3) An assessment of the visual impact of the facility base, guy wires and accessory buildings from abutting and adjacent properties and streets.

Formatted: Indent: First line: 0"

- K. The applicant shall identify any concealment elements proposed for the wireless facility, in a manner approved by the Council, ~~demonstrate and provide, in writing and/or by drawing, how it shall effectively screen from view its proposed wireless telecommunications facility base and all related facilities and structures, subject to Council approval.~~
- L. ~~All utilities serving any wireless telecommunications facility shall be installed underground, embedded in existing construction or otherwise shielded from view and in compliance with all laws, rules and regulations of the City, including specifically, but not limited to, the National Electrical Safety Code and the National Electrical Code, where appropriate. The Council may waive or vary the requirements of undergrounding installation of utilities whenever, in the opinion of the Council, such variance or waiver shall not be detrimental to the health, safety, general welfare or environment, including the visual and scenic characteristics of the area.~~
- M. ~~All wireless telecommunications facilities and accessory facilities applications shall contain a demonstration that the facility shall be sited so as to have the least adverse visual impact on the environment and its character, and the residences in the area of the wireless telecommunications facility site. The application shall also include appropriate information addressing the cumulative visual impact of future collocations by the applicant or other telecommunication service providers.~~
- N. Where possible, for wireless facilities located outside of the rights of way wiring and other components shall be located within buildings. Wireless telecommunications facilities installed on the exterior of existing buildings/structures shall be integrated into the design of such buildings/structures. The intent of this provision is to make the installation invisible or indistinguishable from other existing architectural features. Both 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 with the natural surroundings. Where possible, for facilities in the rights of way, when existing utility poles are replaced, the wireless facility will be placed within a pole approved by the City and the utility.
- O. An access road and parking to assure adequate emergency and service access shall be provided, should such be deemed necessary by the Council. 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 vegetation cutting. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion potential.

P. ~~Every wireless~~ ~~A person who holds a special use permit for a wireless telecommunications facility shall be constructed, operated, maintained, repaired, modify modified or restored the permitted wireless telecommunications facility~~ in strict compliance with ~~the then-current version of~~ all ~~current~~ technical, safety and safety-related codes adopted by the City, county, state or United States, including but not limited to the most recent editions of the National Electrical Safety Code and the National Electrical Code, as well as accepted and responsibly 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 shall apply.

Commented [6]: This should probably go within a separate section, along with Q and R

Q. ~~Every person constructing or owning a wireless facility~~ ~~A holder of a special use permit granted under this chapter~~ shall obtain, at its own expense, all permits and licenses required by applicable law, rule, regulation or law and must maintain the same, in full force and effect, for as long as required by the City or other governmental entity or agency having jurisdiction over the applicant.

R. The Council intends to be the lead agency, pursuant to SEQRA. The Council shall conduct a review of the proposed project in combination with its review of the application under this chapter.

S. An applicant shall submit to the Building Inspector the number of completed applications determined to be needed at the preapplication meeting. A copy of the notification of application shall be provided to the legislative body of all adjacent municipalities and to the Westchester County Planning Board.

T. If the applicant is proposing the construction of a tower or installation on an ~~existing~~ building/structure, the applicant shall examine the feasibility of designing the installation to accommodate future demand for at least two additional commercial applications, e.g., future collocations. The scope of this examination shall be determined by the Council. The wireless telecommunications facility shall be structurally designed to accommodate at least two 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 wireless telecommunications facility is not technologically feasible, or is commercially impracticable and creates an unnecessary and unreasonable burden, based upon:

Commented [7]: Consider whether you still want this, or if you want to limit it to locations off the rights of way. This does add to cost of off the right of way, as opposed to being on the rights of way.

- (1) The number of FCC licenses foreseeably available for the area.
- (2) The kind of wireless telecommunications facility site and structure proposed.
- (3) The number of existing and potential licenses without wireless telecommunications facility spaces/sites.
- (4) Available space on existing and approved telecommunications towers.

U. Unless waived by the Council, there shall be a preapplication meeting required for every special use permit. The purpose of the preapplication meeting will be to address issues which will help to expedite the review and permitting process. Where the application is for the shared use of an existing ~~telecommunications tower(s) or other high structure~~support structure, the applicant can seek to waive any application requirements that may not be applicable. At the preapplication meeting, the waiver requests, if appropriate, will be decided by the City. Costs of the City's consultants to prepare for and attend the preapplication meeting will be borne by the applicant.

~~V. The holder of a special use permit shall notify the City of any intended modification of a wireless telecommunications facility and shall apply to the City to modify, relocate or rebuild a wireless telecommunications facility.~~

Commented [8]: Redundant

V. Without limiting the foregoing, in the rights of way, except where it is demonstrated that denial would result in a prohibition of the provision of wireless services within the meaning of federal law:

1. No towers are permitted except as part of a concealed facility. .

Formatted: Indent: First line: 0"

2. No wireless facilities are permitted within underground areas except concealed facilities.

3. A new or replacement supporting structure, other than a concealed facility, street lighting or traffic control structure may not be approved that is greater in height from ground level than the average height of existing distribution utility poles in the same area. No extension of an existing structure (other than street lighting or traffic control structures) to permit installation of a wireless facility may be approved that unless the addition complies with subsection 5 and increases the height of the supporting structure by the lesser of 20% or six feet.

4. All structures associated with a wireless facility (including meters) must be placed on a pole with the lowest edge at 8 feet.

5. All structures mounted to the side of a structure in the right of way, other than in the communications space, must be flush-mounted, sized and painted so that the facility to the extent possible the facility is concealed;

6. All facilities mounted to the top of a pole must be designed so that the facilities form a continuous line with the pole, and for concealment purposes, are no more than 10% greater in diameter than the pole itself.

7. In placing facilities, following rules apply:

a. Facilities should be at least 25 feet from any residential structure, and located so that the facilities are not directly in front of any front window or door of a residential structure.

Formatted: Indent: First line: 0.5"

b. Locations that are less visible from a residential structure are preferred over locations that are more visible.

Commented [9]: This section is replaced

**§ 196-6. Location of wireless telecommunications facilities.**

~~(1) — Priority of location. Applicants for wireless telecommunications facilities shall locate, site and erect said wireless telecommunications facilities, including towers or other tall structures, in accordance with the following priorities, Subsection being the highest priority and Subsection A(1)(c) being the lowest priority:~~

~~(a) — On existing tall structures or telecommunications towers.~~

~~(b) — Collocation on a site with existing telecommunications towers or structures.~~

~~(c) — In commercially zoned areas along Interstate 95, Interstate 287 or railroad tracks.~~

~~(d) — In nonresidential areas.~~

~~(e) — On other property in the City.~~

~~1. — (2) If the proposed property site is not 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. (3) — An applicant may not bypass sites of higher priority by stating the site presented is the only site leased or selected. An application shall address collocation as an option, and, if such option is not proposed, the applicant must explain why collocation is commercially or otherwise impracticable. Agreements between providers limiting or prohibiting collocation shall not be a valid basis for any claim of commercial impracticability or hardship. (4) — Notwithstanding the above, the Council may approve any site located within an area in the above list of priorities, provided that the Council finds that the proposed site is in the best interest of the health, safety and welfare of the City and its inhabitants.~~

~~2. —~~

~~B. — 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 the site selected is not the highest priority, then a detailed written explanation as to why sites of a higher priority were not selected shall be included with the application.~~

~~C. — The applicant shall, in writing, identify and disclose the number and locations of any additional sites that the applicant has, is or will be considering, reviewing or planning for wireless telecommunications facilities in the City, and all municipalities adjoining the City, for a two-year period following the date of the application.~~

~~D.—Notwithstanding that a potential site may be situated in an area of highest priority or highest available priority, the Council may disapprove an application for any of the following reasons:~~

- ~~(1)—Conflict with safety and safety-related codes and requirements.~~
- ~~(2)—Conflict with traffic needs or traffic laws or definitive plans for changes in traffic flow or traffic laws.~~
- ~~(3)—Conflict with the historic nature of a neighborhood or historical district.~~
- ~~(4)—The use or construction of a wireless telecommunications facility which is contrary to an already stated purpose of a specific zoning or land use designation.~~
- ~~(5)—The placement and location of a wireless telecommunications facility which would create an unacceptable risk, or the probability of such, to residents, the public, employees and agents of the City or employees of the service provider or other service providers.~~

**§ 196-7. Shared use of towers.**

- ~~A.—Location of antennas on preexisting structures shall be considered and preferred. Shared use of existing telecommunications towers or other existing structures shall be preferred by the City, as opposed to the proposed construction of new telecommunications towers. Where such shared use is unavailable, the applicant shall submit a comprehensive report inventorying existing towers and other appropriate structures within four miles of any proposed new tower site, unless the applicant can show that some other distance is more reasonable, and outlining opportunities for shared use of existing facilities and the use of other preexisting structures as a preferred alternative to new construction.~~
- ~~B.—An applicant intending to share use of an existing telecommunications tower or other tall structure shall be required to document the intent of the existing owner to share use.~~
- ~~C.—In the event that an application to share the use of an existing telecommunications tower does not increase the height of the telecommunications tower, the Council shall waive such requirements of the application required by this chapter as may be for good cause shown.~~
- ~~D.—Such shared use shall consist only of the minimum antenna array technologically required to provide service within the City unless good cause is shown.~~

Commented [10]: This appears redundant

**§ 196-8. Height of wireless telecommunications facilities.**

- A.** The applicant must submit documentation justifying to the Council the total height of any wireless telecommunications facility and/or antenna and the basis therefor. Such justification shall be to provide service within the City, to the extent practicable, unless good cause is shown.
- B.** Wireless telecommunications facilities shall be no higher than the minimum height necessary. Unless waived by the Council upon good cause shown, the maximum height of facilities located outside the rights of way shall be 100-90 feet, based on three collocated antenna arrays and ambient tree height of 70 feet.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

C. The maximum height of any wireless telecommunications facility and attached antennas constructed after the effective date of this chapter shall not exceed that which shall permit operation without artificial lighting of any kind in accordance with municipal, county, state and/or any federal law and/or regulation.

§ 196-9. Visibility of facilities.

A. Wireless telecommunications facilities shall not be artificially lighted or marked, except as required by law.

B. ~~Telecommunications towers and facilities~~ Except where inconsistent with concealment elements, wireless facilities shall be of a galvanized finish, or painted with a rust-preventive paint of an appropriate color to harmonize with the surroundings as approved by the Council and the Board of Architectural Review, and shall be maintained in accordance with the requirements of this chapter.

Formatted: Font: Not Bold

C. If lighting is required, the applicant shall provide a detailed plan for sufficient lighting of as unobtrusive and inoffensive an effect as is permissible under state and federal regulations, and an artist's rendering or other visual representation showing the effect of light emanating from the site on neighboring habitable structures within 1,500 feet of all property lines of the parcel on which the wireless telecommunications facility is located.

§ 196-10. Security of facilities.

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

A. Where possible, all wireless facilities antennas, towers and other supporting structures, including guy wires, shall be made inaccessible to individuals and constructed or shielded in such a manner that they cannot be climbed or run into; and

Formatted: Font: Not Bold

Formatted: Font: Not Bold

B. To the extent possible, wireless facilities shall be installed so that powered elements ~~Transmitters and telecommunications control points must be installed such that they~~ are readily accessible only to persons authorized to operate or service them.

Formatted: Font: Not Bold

§ 196-11. Signage.

Unless the City determines that the signage required under this section would be inconsistent with minimizing visual impact, ~~W~~ wireless telecommunications facilities shall contain a sign no larger than four square feet to provide adequate notification to persons in the immediate area of the presence of an antenna that has transmission capabilities. The sign shall 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 located so as to be visible from the access point of the site. No other signage, including advertising, shall be permitted on any wireless telecommunications facilities, antennas, antenna supporting structures or antenna towers, unless required by law, or unless the signage is part of a concealment element. Signs shall be approved by the Board of Architectural Review.

§ 196-12. Lot size and setbacks. [Amended 10-1-2003 by L.L. No. 7-2003]

Formatted: Font: Not Bold

A. All proposed ~~telecommunications towers and associated equipment towers~~ shall be set back from abutting parcels, recorded rights-of-way and road and street lines a distance sufficient to substantially contain on site all ice-fall or debris from a tower or tower failure and to preserve the privacy and sanctity of any adjoining properties.

Formatted: Font: Not Bold

B. ~~Freestanding wireless telecommunications towers, other than towers placed on an existing structure~~ shall be setback from any property line at least a distance equal to the height of the facility plus 10 feet, or the existing setback requirement of the underlying zoning district, whichever is greater. Further, any accessory structure shall be located so as to comply with the minimum zoning setback requirements for the principal building on the property on which it is situated.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

C. Where ~~a wireless facility~~ ~~the facility~~ involves an ~~collocation or attachment~~ to an existing building or structure ~~other than a structure in the rights of way~~, the facility, including but not limited to antennas, accessory structures, and/or other appurtenances, shall be setback from any property line the distance of the setback requirement of the underlying zoning district plus 10 feet.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Commented [11]: You may wish to consider whether this makes sense for rooftops. We observed several facilities on roofs that may not comply.

§ 196-13. Retention of expert assistance and reimbursement by applicant.

Formatted: Font: Not Bold

A. The Council may hire any consultant and/or expert necessary to assist the Council in reviewing and evaluating the application and any requests for recertification.

B. An applicant shall deposit with the City funds sufficient to reimburse the City for all reasonable costs of consultant and expert evaluation and consultation to the Council in connection with the review of any application. The initial deposit shall be \$7,500 for a facility application and \$5,000 in the case of collocation. These funds shall accompany the filing of an application, and the City will maintain a separate escrow account for all such funds. The City's consultants/experts shall bill or invoice the City no less frequently than monthly for its services in reviewing the application and performing its duties. If at any time during the review process the balance of this account falls below \$2,500, additional funds must be submitted to the City to bring the balance of the account to \$5,000, or in the case of collocation, \$5,000, or upon request from the applicant, a lesser amount to be set by the City Council, before any further action or consideration is taken on the application. In the event that the amount held in escrow by the City is more than the amount of the actual billing or invoicing, the difference shall be promptly refunded to the applicant.

C. The total amount of the funds set forth in Subsection B of this section may vary with the scope and complexity of the project, the completeness of the application and other information as may be needed by the Council or its consultant/expert to complete the necessary review and analysis. Additional funds, as required, shall be paid by the applicant. The initial amount of the escrow deposit shall be established at a preapplication meeting with the City. Notice of the hiring of a consultant/expert shall be given to the applicant at or before this meeting.

**§ 196-14. Existing Facilities ~~ceptions from special use permit.~~**

- ~~A. No person shall be permitted to site, place, build, construct or modify or prepare any site for the placement or use of a wireless telecommunications facility as of the effective date of this chapter without having first obtained a special use permit for a wireless telecommunications facility. Notwithstanding anything to the contrary in this section, no special use permit shall be required for those exceptions noted in the definition of wireless telecommunications facility, such as those used exclusively for fire, police and other dispatch telecommunications, or exclusively for private radio and television reception and private citizen's bands, amateur radio and other similar telecommunications.~~
- ~~B. New construction, including routine maintenance on an existing wireless telecommunications facility, shall comply with the requirements of this chapter.~~
- ~~C.A. All wireless telecommunications facilities existing on or before the effective date of this chapter shall be allowed to continue as they presently exist; provided, however, that any modification to existing facilities must comply with this chapter.~~

Commented [12]: Redundant

Formatted: Space Before: 8.85 pt

Commented [13]: Note that this provision may no longer be enforceable for changes under Section 6409 – is grandfathering required?

**§ 196-15. Public hearing required for special use permit.**

A. Public hearing and public notification by applicant. Before the City Council acts on any application for a special use permit, it shall hold a public hearing thereon in accordance with the General City Law. To facilitate notification of the public, a public notification list shall be prepared by the applicant, using the most current City of Rye Tax Maps and Tax Assessment Roll, showing the Tax Map sheet, block and lot number, the owners name and owner's mailing address for each property located wholly or partially within 750 feet of the perimeter of the property that is the subject of the application. If a property on the public notification list is also listed as a cooperative or an apartment on a list entitled "Apartment List City of Rye," maintained by the City Assessor's office, the notice shall only be mailed to the property owner of record. When the public hearing is required by the City Council, the applicant shall deliver a copy of the public notice provided by the City Planner to all of the property owners contained on the public notification list by certified mail with certificate of mailing.

The above mailing and posting notice requirements must be performed in accordance with the following requirements:

1. The delivery of mailing shall be limited solely to the public notice provided by the City Planner.
2. The public notice shall be mailed to all property owners by certified mail with certificate of mailing (no return receipt necessary) at a post office or official depository of the Postal Service, at least 10 days prior to the date of the public hearing.
3. At least five business days prior to the public hearing, the applicant shall provide to the City Planner all certificates of mailing.
4. At least one week preceding the date of the public hearing, at least one sign, a minimum of two feet by three feet in size and carrying a legend prescribed by the City Council announcing the public hearing, shall be posted on the property. The height of the

lettering on the sign shall be no less than two inches, except that the words “PUBLIC NOTICE” appearing at the top of the sign shall have no less than five-inch-high lettering. The sign shall be in full public view from the street and not more than 30 feet therefrom. The sign shall be removed from the property within two days after the public hearing.

**B.** In cases of review by the Board of Architectural Review or the Planning Commission, the notice rules for these bodies shall apply for the properties within the seven-hundred-fifty-foot perimeter as previously set forth.

**C.** The Council shall schedule the public hearing referred to in Subsection A of this section once it finds the application is complete. The Council, at any stage prior to issuing a special use permit, may require such additional information as it deems necessary.

**D.** Council may waive any requirement hereof and of Section 196-16 as required to comply with state or federal law.

§ 196-16. Action on application for special use permit.

**A.** The Council will undertake a review of an application pursuant to this chapter in a timely fashion 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 Council shall refer any application or part thereof to the Board of Architectural Review (BAR) and may refer any application or part thereof to the Planning Commission for their advisory review and comment prior to the public hearing. This referral shall not preclude any final approvals of these or other City boards or departments required by this chapter or other law.

**C.** After the public hearing and after formally considering the application, the Council may approve and issue or deny a special use permit. Its decision shall be in writing and shall be based on substantial evidence in the record. The burden of proof for the grant of the permit shall always be upon the applicant.

**D.** If the Council approves the special use permit for a wireless telecommunications facility, then the applicant shall be notified of such approval, in writing, within 10 calendar days of the Council’s action, and the special use permit shall be issued within 30 days after such approval.

**E.** If the Council denies the special use permit for a wireless telecommunications facility, then the applicant shall be notified of such denial, in writing, within 10 calendar days of the Council’s action.

**F.** The City’s decision on an application for a special use permit for a wireless telecommunications facility shall be supported by substantial evidence contained in a written record.

§ 196-17. Recertification of special use permit.

**A.** At any time between 12 months and six months prior to the five-year anniversary date after the effective date of the permit and all subsequent fifth anniversaries of the original special use permit for a wireless telecommunications facility, the holder of a special use permit for such tower shall submit a written request for recertification. In the written request for recertification, the holder of such special use permit shall note the following:

1. The name of the holder of the special use permit for the wireless telecommunications facility.
2. If applicable, the number or title of the special use permit.
3. The date of the original granting of the special use permit.
4. Whether the wireless telecommunications facility has been moved, relocated, rebuilt, repaired or otherwise modified since the issuance of the special use permit.
5. If the wireless telecommunications facility has been moved, relocated, rebuilt, repaired or otherwise modified, then whether the Council approved such action, and under what terms and conditions, and whether those terms and conditions were complied with and abided by.
6. Any requests for waivers or relief of any kind whatsoever from the requirements of this chapter and any requirements for a special use permit.
7. That the wireless telecommunications facility is in compliance with the special use permit and compliance with all applicable codes, laws, rules and regulations.
- ~~8.~~ Whether the facility is still being used; and whether it can be reduced in sized, combined with or replaced by other facilities or otherwise altered to make it less visible.
- ~~9.~~ Whether it complies with then applicable requirements of the City Code for placement of wireless facilities.
- ~~8-10.~~ Whether there have been any changes in the legal status of the applicant or any entity whose facilities are part of the wireless facility; and whether all required authorizations and consents are still in full force and effect.

**B.** If, after such review, the Council determines that the permitted wireless telecommunications facility is in compliance with the special use permit and all applicable codes, laws and rules; that it continues to be used in the provision of wireless services; that all relevant entities continue to have all necessary authorizations; and that the facility cannot be modified or replaced so that it is less visible, then the Council shall issue a recertification special use permit for the wireless telecommunications facility, which may include any new provisions or conditions that are mutually agreed upon, or required by codes, law or regulation. .

C. If the Council does not complete its review, as noted in Subsection B of this section, prior to the five-year anniversary date of the special use permit, or subsequent fifth anniversaries, then the applicant for the permitted wireless telecommunications facility shall receive an extension of the special use permit for up to six months, in order for the Council to complete its review.

D. If the holder of a special use permit for a wireless telecommunications facility does not submit a request for recertification of such special use permit within the time frame noted in Subsection A of this section, or if the Council finds that the wireless telecommunications facility has been moved, relocated, rebuilt, or otherwise modified without approval of such having been granted by the Council under this chapter, or that the conditions for recertification have not been met, then such special use permit and any authorizations granted thereunder shall cease to exist on the date of the fifth anniversary of the original granting of the special use permit, or subsequent fifth anniversaries, unless the holder of the special use permit adequately demonstrates to the Council that extenuating circumstances prevented a timely recertification request. If the Council agrees that there were legitimately extenuating circumstances, then the holder of the special use permit may submit a late recertification request. Council may also recertify subject to conditions that it establishes, and contingent on satisfaction of those conditions.

§ 196-18. Extent and parameters of special use permit. [ALL REMAINING PROVISIONS SHOULD APPLY TO SPECIAL USE PERMITS AND CONDITIONAL SPECIAL USE PERMITS]

The extent and parameters of a special use permit for a wireless telecommunications facility shall be as follows:

- A. Such special use permit shall be nonexclusive.
- B. Such special use permit shall not be assignable or transferable without the express written consent of the Council.
- C. Such special use permit may be revoked, canceled or terminated for a violation of the conditions and provisions of the special use permit for a wireless telecommunications facility, or for a material violation of this chapter or applicable law.

§ 196-19. Application fee.

- A. At the time that a person submits an application for a special use permit for a new wireless telecommunications facility, such person shall pay an application fee to the City of Rye of \$5,000. If the application is for a special use permit for collocating on an existing wireless telecommunications facility, the fee shall be \$3,000.
- B. No application fee is required in order to recertify a special use permit for a wireless telecommunications facility, unless there has been a modification of the wireless telecommunications facility since the date of the issuance of the existing special use permit for which the conditions of the special use permit have not previously been modified. In the case of any modification, the fees provided in Subsection A shall apply.

Formatted: Font: Not Bold

Commented [14]: This is up to you.

Formatted: Font: Not Bold

**§ 196-20. Performance security.**

The applicant and the owner of record of any proposed wireless telecommunications facility property site shall be jointly required to execute and file with the City a bond, or other form of security acceptable to the City as to type of security and the form and manner of execution, in an amount and with such sureties as are deemed sufficient by the Council to assure the faithful performance of the terms and conditions of this chapter and conditions of any special use 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 special use permit and/or until the removal of the wireless telecommunications facility and any necessary site restoration is completed. The failure to pay any annual premium for the renewal of any such security shall be a violation of the provisions of the special use permit and shall entitle the Council to revoke the special use permit after prior written notice to the applicant and holder of the permit.

**§ 196-21. Reservation of authority to inspect wireless telecommunications facilities.**

**A.** In order to verify that the holder of a special use permit for a wireless telecommunications facility and any and all lessees, renters and/or licensees of a wireless telecommunications facility 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 City 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.

**B.** The City shall pay for costs associated with such an inspection, except for those circumstances occasioned by said holder's, lessee's or licensee's refusal to provide necessary information, or necessary access to such facilities, including towers, antennas and appurtenant or associated facilities, or refusal to otherwise cooperate with the City with respect to an inspection, or if violations of this chapter are found to exist, in which case the holder, lessee or licensee shall reimburse the City for the cost of the inspection.

**C.** Payment of such costs shall be made to the City within 30 days from the date of the invoice or other demand for reimbursement. In the event that the finding(s) of violation is (are) appealed in accordance with the procedures set forth in this chapter, said reimbursement payment must still be paid to the City, and the reimbursement shall be placed in an escrow account established by the City specifically for this purpose, pending the final decision on appeal.

**§ 196-22. ~~Annual~~ NIER certification.**

Every wireless facility must meet FCC RF emission standards as the same may be amended from time to time.

In addition to the certifications and information required as part of an application, the City shall require any person installing wireless facilities to provide: field test measurements sufficient to show compliance with FCC RF standards at full operational power. Measurements should be cumulative, and not just based on facilities that a particular person may own or install at a location.  
~~The holder of the special use permit shall, annually, certify to the City that NIER levels at the site~~

Formatted: Font: Not Bold

~~are within the threshold levels adopted by the FCC. The certifying engineer need not be approved by the City.~~

§ 196-23. Liability insurance.

A. A holder of a special use permit for a wireless telecommunications facility shall secure and at all times maintain public liability insurance, property damage insurance and umbrella insurance coverage for the duration of the special use permit in amounts as set forth below:

- (1) Commercial general liability: \$1,000,000 per occurrence, \$2,000,000 aggregate.
- (2) Automobile coverage: \$1,000,000 per occurrence, \$2,000,000 aggregate.

B. The commercial general liability insurance policy shall specifically include the City and its officials, employees and agents 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.

D. The insurance policies shall contain an endorsement obligating the insurance company to furnish the City with at least 30 days' written notice in advance of the cancellation of the insurance.

E. Renewal or replacement policies or certificates shall be delivered to the City at least 15 days before the expiration of the insurance which such policies are to renew or replace.

F. Before construction of a permitted wireless telecommunications facility is initiated, but in no case later than 15 days after the grant of the special use permit, the holder of the special use permit shall deliver to the City a copy of each of the policies or certificates representing the insurance in the required amounts.

§ 196-24. Indemnification.

Any special use permit issued pursuant to this chapter shall contain a provision with respect to indemnification. Such provision shall require the holder of the special use permit, to the extent permitted by the law, to at all times defend, indemnify, protect, save, hold harmless and exempt the City, officials of the City, its officers, agents, servants, and employees from any and all penalties, damage 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 construction, erection, modification, location, products performance, operation, maintenance, repair, installation, replacement, removal or restoration of a wireless telecommunications facility within the City. 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 City.

§ 196-25. Penalties for offenses.

A. Civil sanctions. Any person who violates any of the provisions of this chapter shall be liable for a civil penalty of not more than \$3,000 for every such violation. Each consecutive day

Formatted: Normal, Justified, Space Before: 9 pt, Line spacing: Exactly 12.95 pt, Font Alignment: Baseline

Formatted: Font: Not Bold

Formatted: Font: Not Bold

of violation will be considered a separate offense. Such civil penalty may be released or compromised by the City Council. In addition, the City Council shall have power, following a hearing, to direct the violator to comply with the provisions of this chapter.

**B.** Criminal sanctions. Any person, firm or corporation who or which willfully violates any of the provisions of this chapter or permits promulgated thereunder, excluding provisions set forth in the rules and regulations promulgated thereunder, upon conviction thereof of the first offense, shall be guilty of a violation punishable by a fine of not less than \$500 and not more than \$1,000 and, for a second offense and each subsequent offense, shall be guilty of a violation punishable by a fine of not less than \$1,000 nor more than \$2,000 or a term of imprisonment of not more than 15 days, or both. Each consecutive day of violation will be considered a separate offense.

Formatted: Font: Not Bold

**C.** Notwithstanding anything in this chapter, the holder of the special use permit for a wireless telecommunications facility 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 special use permit to termination and revocation of the special use permit. The City may also seek injunctive relief to prevent the continued violation of this chapter.

§ 196-26. Default and/or revocation.

**A.** 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 special use permit, then the Council shall notify the holder of the special use permit, in writing, of such violation. Such notice shall specify the nature of the violation or noncompliance and that the violations must be corrected within seven days of the date of the postmark of the notice, or of the date of personal service of the notice, whichever is earlier. Notwithstanding anything to the contrary in this subsection or any other section of this chapter, if the violation causes, creates or presents an imminent danger or threat to the health or safety of lives or property, the Council may, at its sole discretion, order the violation remedied within 24 hours.

**B.** If within the period set forth in Subsection A above the wireless telecommunications facility is not brought into compliance with the provisions of this chapter, or of the special use permit, or substantial steps are not taken in order to bring the affected wireless telecommunications facility into compliance, then the Council may revoke such special use permit for a wireless telecommunications facility and shall notify the holder of the special use permit within 48 hours of such action.

§ 196-27. Removal of wireless telecommunications facilities.

**A.** Under the following circumstances, the Council may determine that the health, safety and welfare interests of the City warrant and require the removal of a wireless telecommunications facility:

1. A wireless telecommunications facility with a permit has been abandoned (i.e., not used as a wireless telecommunications facility) for a period exceeding 90 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.
2. A permitted wireless telecommunications facility falls into such a state of disrepair that it creates a health or safety hazard.
3. A wireless telecommunications facility has been located, constructed or modified without first obtaining the required special use permit, or any other necessary authorization.

**B.** If the Council makes such a determination as noted in Subsection A of this section, then the Council shall notify the holder of the special use permit for the wireless telecommunications facility within 48 hours that said wireless telecommunications facility is to be removed. The Council may approve an interim temporary use agreement/permit, such as to enable the sale of the wireless telecommunications facility.

Formatted: Font: Not Bold

**C.** The holder of the special use permit, or its successors or assigns, shall dismantle and remove such wireless telecommunications facility, 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 Council. However, if the owner of the property upon which the wireless telecommunications facility is located wishes to retain any access roadway to the wireless telecommunications facility, the owner may do so with the approval of the Council.

**D.** If a wireless telecommunications facility is not removed or substantial progress has not been made to remove the wireless telecommunications facility within 90 days after the permit holder has received notice, then the Council may order officials or representatives of the City to remove the wireless telecommunications facility at the sole expense of the owner or permit holder.

**E.** If the City removes, or causes to be removed, a wireless telecommunications facility, and the owner of the wireless telecommunications facility does not claim the property and remove the facility from the site to a lawful location within 10 days, then the City may take steps to declare the facility abandoned and sell it and its components.

**F.** Notwithstanding anything in this section to the contrary, the Council may approve a temporary use agreement/permit for the wireless telecommunications facility, for no more 90 days, during which time a suitable plan for removal, conversion or relocation of the affected wireless telecommunications facility shall be developed by the holder of the permit, subject to the approval of the Council, and an agreement to such plan shall be executed by the holder of the permit and the City. If such a plan is not developed, approved and executed within the ninety-day time period, then the City may take possession of and dispose of the affected wireless telecommunications facility in the manner provided in this section.

§ 196-28. Applicability of application requirements and permit conditions.

**A.** Any applicant can request the waiver of application requirements that are inapplicable to their permit application. Such request shall be in writing. Requests should be discussed at the preapplication meeting. The applicant shall have the burden of supporting such requests. Determinations as to applicability of application requirements shall be made by the City.

**B.** In determining permit conditions, the City Council can waive inapplicable permit requirements, consistent with the policy goals and priorities of this chapter. The applicant shall have the burden of supporting such requests. Determinations as to applicability of permit condition requirements shall be made by the City Council.

**§ 196-29. Adherence to state and/or federal rules and regulations.**

**A.** To the extent that the holder of a special use permit for a wireless telecommunications facility has not received relief, or is otherwise exempt, from appropriate state and/or federal agency rules or regulations, then the holder of such a special use 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 special use permit for a wireless telecommunications facility, then the holder of such a special use permit shall conform the permitted wireless telecommunications facility 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.

**§ 196-30. 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 county, state or federal government, the more restrictive or protective of the City and the public shall apply.

**§ 196-31. Severability.**

If any 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.

**§ 196-32. Enforcement.**

This chapter shall be enforced by the Building Inspector in the same manner as provided in Chapter 197, Zoning, and subject to the same penalties as set forth therein.

**§ 196-33. Authority.**

This chapter is enacted pursuant to the Municipal Home Rule Law. This chapter shall supersede the provisions of City law to the extent it is inconsistent with the same, and to the extent permitted by the New York State Constitution, the Municipal Home Rule Law or any other applicable statute.

**167.72.** In addition to complying with generally applicable safety codes 4. RF [this may be part of Chapter 196 or a separate section of the Code]

4.1. Every wireless facility must meet FCC RF emission standards as the same may be amended from time to time.

4.2. City shall require any person installing wireless facilities to provide:

4.2.1. At the time of an application for installation, information sufficient to show that the facility will comply with FCC RF standards and;

4.2.2. After installation, field test measurements sufficient to show compliance with FCC RF standards at full operational power; and

4.2.3. Measurements should be cumulative, and not just based on facilities that a particular person may own or install at a location.