

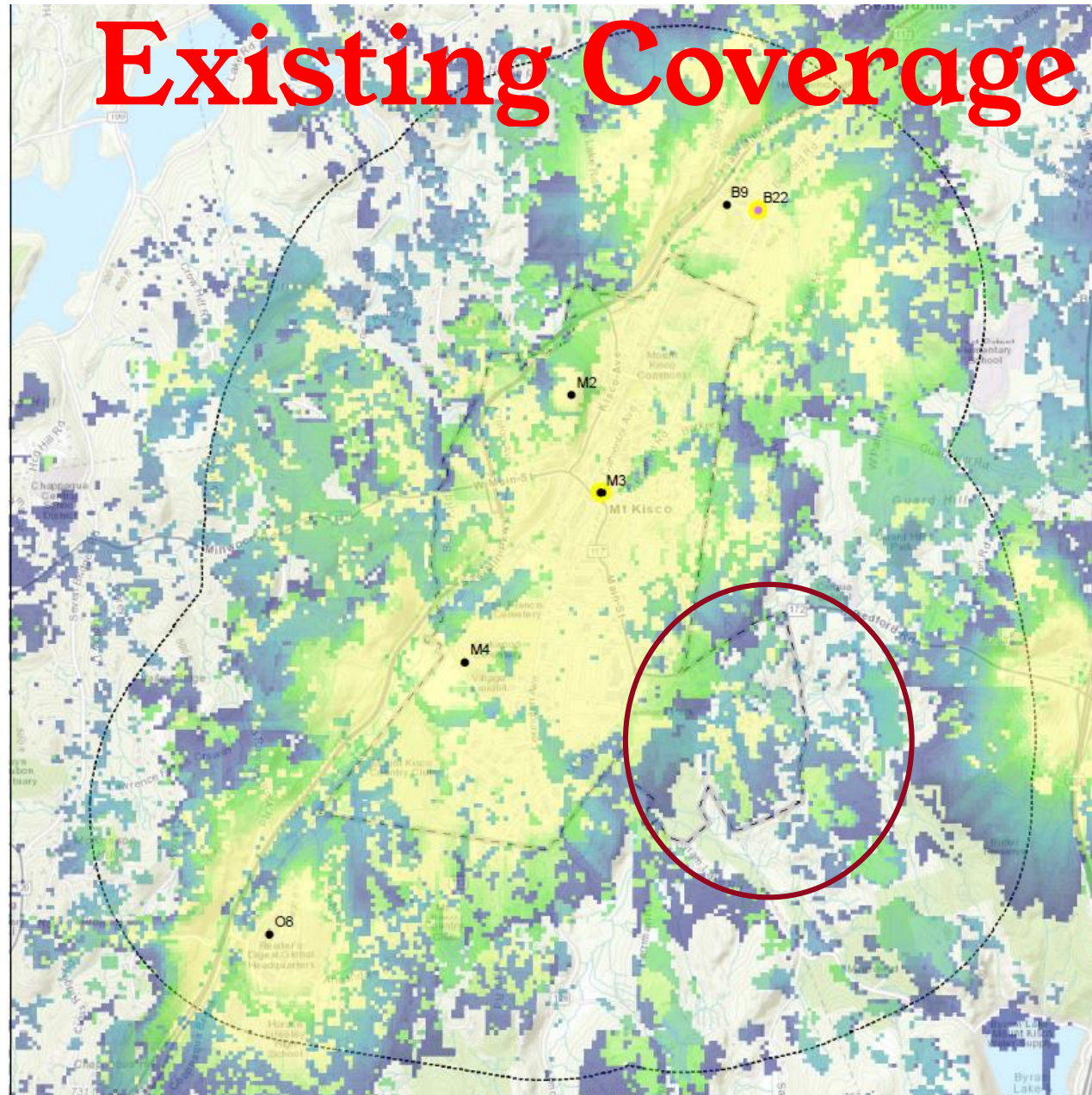


Mount Kisco
The Big Little Village

Challenge

- 3 ± years, third BOT, same problem
- Gap in cellular service
- Cellular tower application at 180 South Bedford Rd
- Compelled by Federal Regulation to site a tower
- Identify possible alternate locations

Existing Coverage

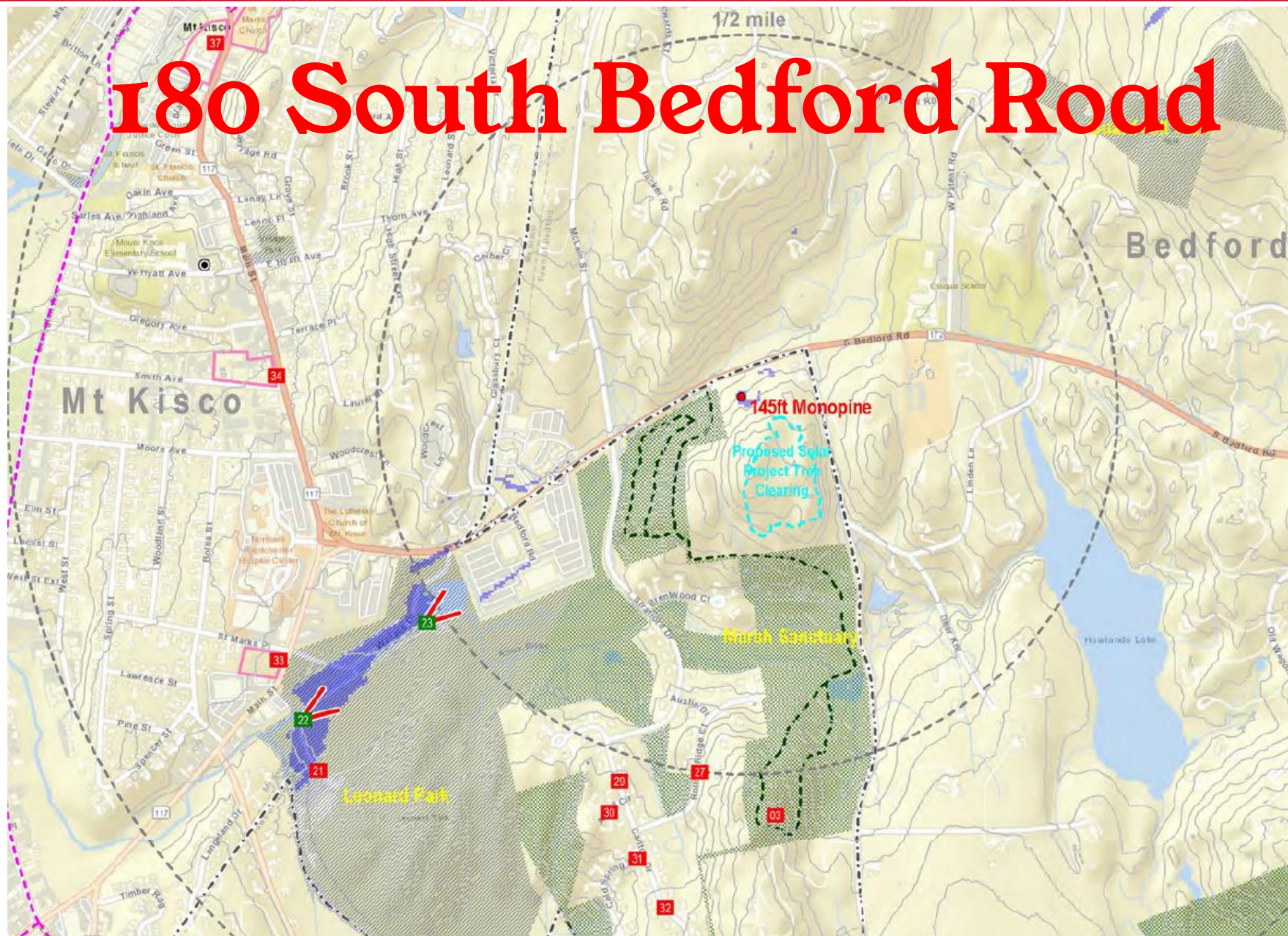


- Yellow in building coverage
- Green in car coverage
- Blue outdoor coverage
- No color no coverage

Alternate Locations

- Northern Westchester Hospital - Does not provide adequate coverage
- Linden Lane – Does not provide adequate coverage
- Guard Hill – Not permitted by Bedford Historical Society
- Mount Kisco Chase water tower – Within 300 feet of residence
- Leonard Park - Evaluating

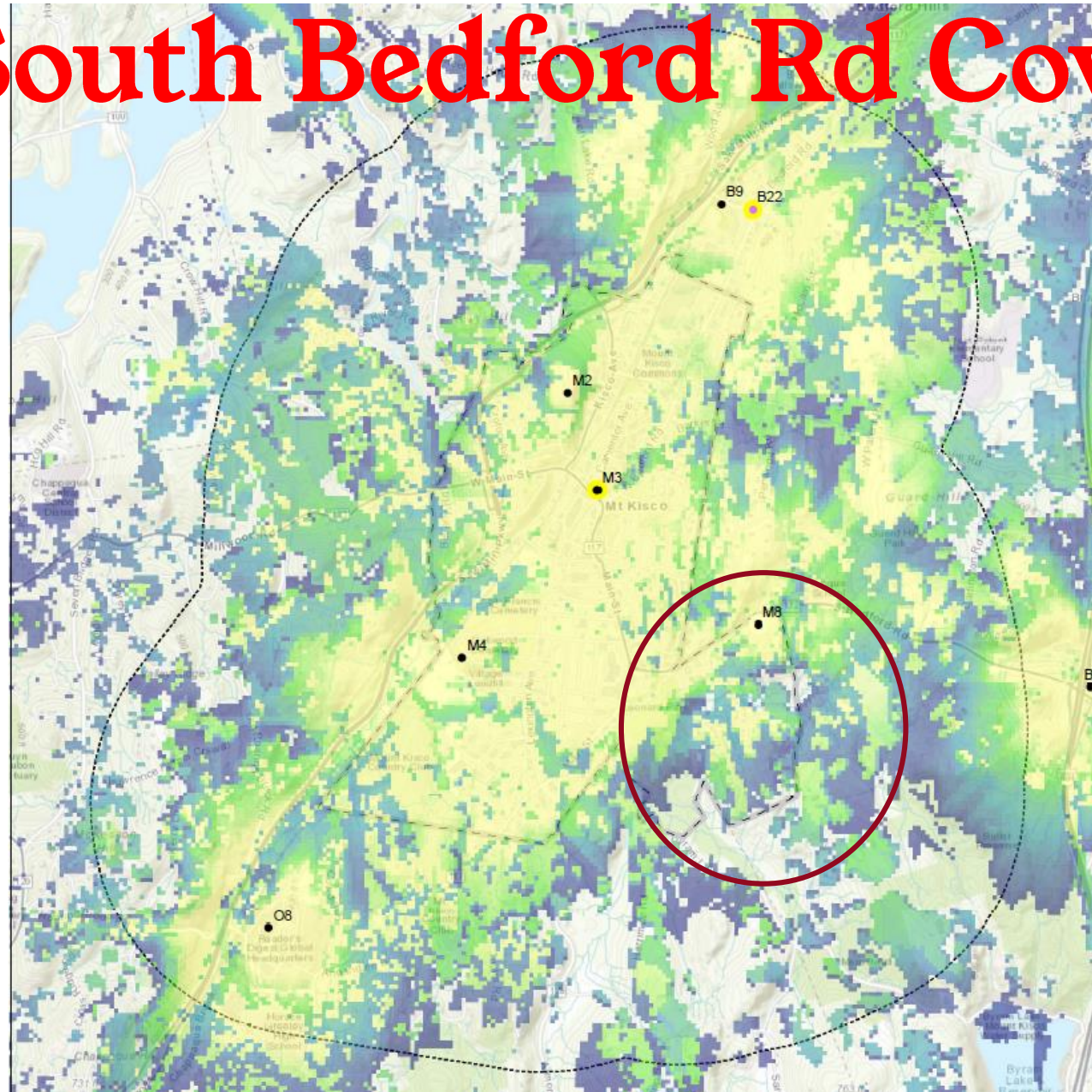
180 South Bedford Road



Mount Kisco

The Big Little Village

i80 South Bedford Rd Coverage



- Yellow in building coverage
- Green in car coverage
- Blue outdoor coverage
- No color no coverage

Mount Kisco

The Big Little Village

180 South Bedford Road

- 25 acre parcel
- 3200 square foot
- 100± foot long 12-foot-wide gravel access drive
- Steep slope disturbance
- 280± feet from nearest residence
- 50 trees removed
- Lease revenue goes to private property owner
- No action required by Board of Trustees to move forward



VP40 - 2 Series Street
SIMULATED CONDITION - ALTERNATIVE TOWER HEIGHT: 135FT (TOP OF BRANCHING) STEALTH MONOPINE

SARATOGA
ASSOCIATES

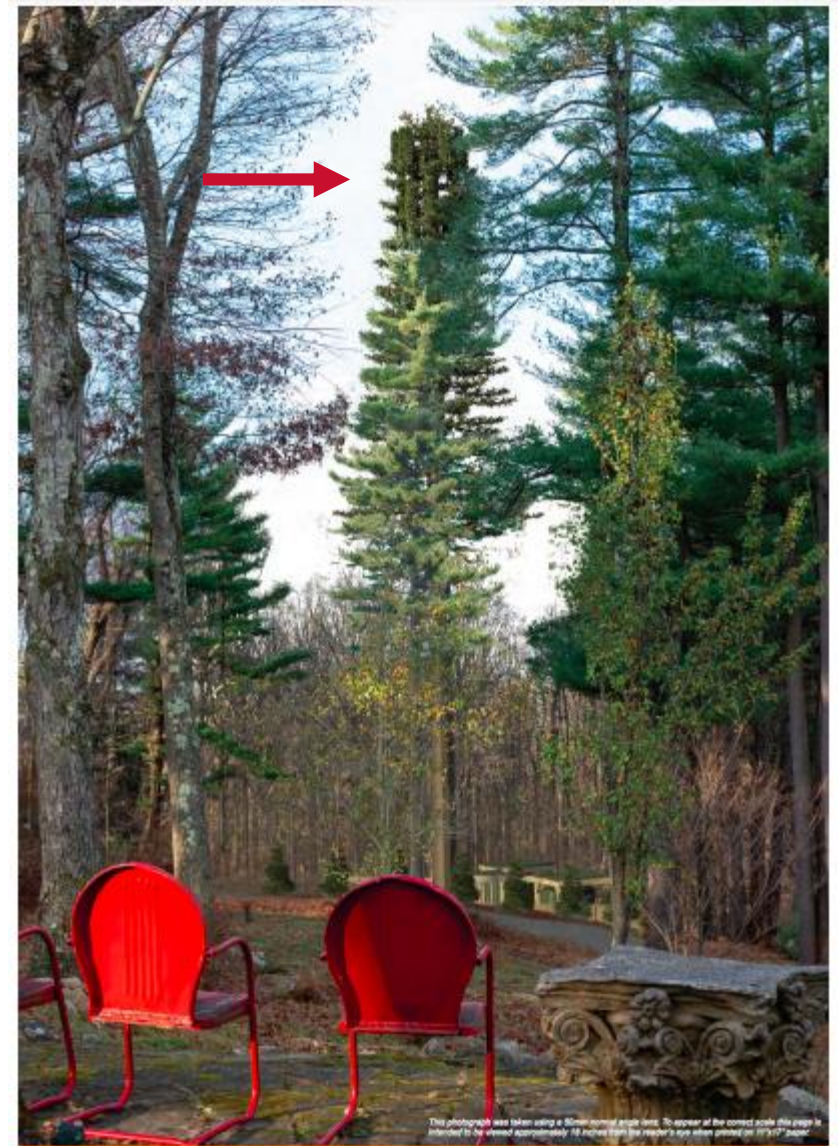
This photograph was taken using a 35mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	November 21, 2020	Photo Location:	42° 11' 58.9800" N
Time:	9:26 PM		73° 42' 42.2363" W
Focal Length:	25 mm	Distance to Tower:	490 Feet
Camera:	Canon EOS 6D Mark II		

PHOTO SIMULATIONS
180 SOUTH BEDFORD ROAD
MT. KISCO, NEW YORK

FIGURE C-120



VP39 - 2 Series Street
SIMULATED CONDITION - PROPOSED TOWER: 145FT (TOP OF BRANCHING) STEALTH MONOPINE

SARATOGA
ASSOCIATES

Photograph Information	November 21, 2020	Photo Location:	42° 11' 58.9800" N
Date:	9:26 PM		73° 42' 48.6365" W
Focal Length:	25 mm	Distance to Tower:	280 Feet
Camera:	Canon EOS 6D Mark II		

PHOTO SIMULATIONS
180 SOUTH BEDFORD ROAD
MT. KISCO, NEW YORK

FIGURE C-118



VP25- Rolling Ridge Court at Austin Drive
SIMULATED CONDITION - PROPOSED TOWER: 145FT (TOP OF BRANCHING) STEALTH MONOPINE

SARATOGA
ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information
Date: November 21, 2020
Time: 11:45 AM
Focal Length: 50 mm
Camera: Canon EOS 6D Mark II

Photo Location: 41° 11' 36.4128" N
73° 42' 51.7932" W
Distance to Tower: 2,260 Feet

FIGURE C-10B

PHOTO SIMULATIONS
180 SOUTH BEDFORD ROAD
MT. KISCO, NEW YORK



VP22 - Leonard Park Near Ball Fields

SIMULATED CONDITION - PROPOSED TOWER: 145FT (TOP OF BRANCHING) STEALTH MONOPINE

SARATOGA
ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date: November 21, 2020 Photo Location: 41° 11' 36.1687" N
Time: 11:25 AM 73° 43' 29.9038" W
Focal Length: 50 mm Distance to Tower: 3,890 Feet
Camera: Canon EOS 6D Mark II

180 S



VP23- Leonard Park near Tea House

SIMULATED CONDITION - PROPOSED TOWER: 145FT (TOP OF BRANCHING) STEALTH MONOPINE

SARATOGA
ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date: November 21, 2020 Photo Location: 41° 11' 42.9148" N
Time: 11:33 AM 73° 43' 18.3040" W
Focal Length: 50 mm Distance to Tower: 2,760 Feet
Camera: Canon EOS 6D Mark II

FIGURE C-9B

PHOTO SIMULATIONS
180 SOUTH BEDFORD ROAD
MT. KISCO, NEW YORK

Mount Kisco
The Big Little Village



VP16 - Rte 172 at McLain Street/Stratford Drive (entrance to Mt. Kisco Chase Kisco)
 SSIMULATED CONDITION - ALTERNATIVE TOWER HEIGHT: 135FT (TOP OF BRANCHING) STEALTH MONOPINE

SARATOGA
 ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information
 Date: November 23, 2020
 Time: 11:14 AM
 Photo Location: 41° 11' 55.8672" N
 73° 43' 00.7867" W
 Focal Length: 50 mm
 Camera: Canon EOS 6D Mark II
 Distance to Tower: 960 Feet

PHOTO
 180 SOUTH
 MT. KISCO



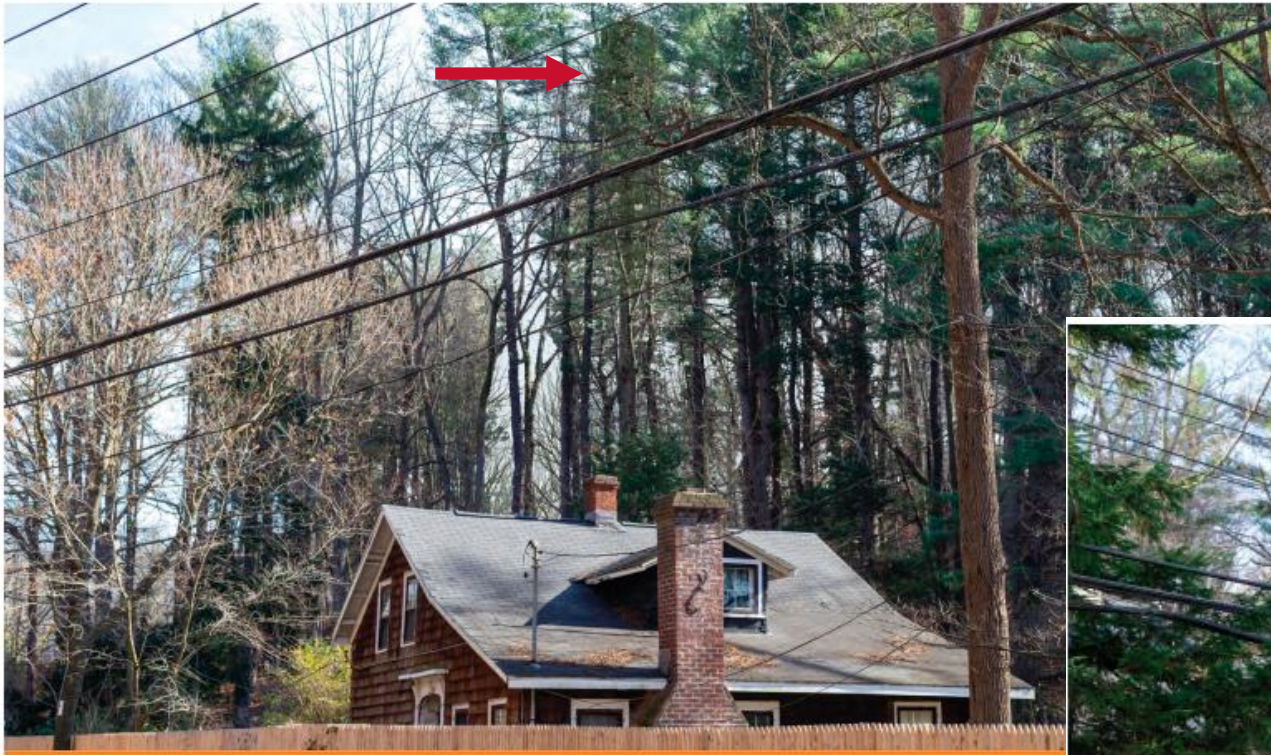
VP16 - Rte 172 at McLain Street/Stratford Drive (entrance to Mt. Kisco Chase Kisco)
 SIMULATED CONDITION - PROPOSED TOWER: 145FT (TOP OF BRANCHING) STEALTH MONOPINE

SARATOGA
 ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information
 Date: November 23, 2020
 Time: 11:14 AM
 Photo Location: 41° 11' 55.8672" N
 73° 43' 00.7867" W
 Focal Length: 50 mm
 Camera: Canon EOS 6D Mark II
 Distance to Tower: 960 Feet

FIGURE C-6B
 PHOTO SIMULATIONS
 180 SOUTH BEDFORD ROAD
 MT. KISCO, NEW YORK



VP15 - RTE 172 at Marsh Sanctuary Caretakers Cottage
SIMULATED CONDITION - PROPOSED TOWER: 145FT (TOP OF BRANCHING) STEALTH MONOPINE

SARATOGA
ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date: November 21, 2020
Time: 10:51 AM
Focal Length: 50 mm
Camera: Canon EOS 6D Mark II

Photo Location: 41° 11' 58.7184" N
73° 42' 53.9784" W
Distance to Tower: 420 Feet



VP08 - Rte 172 at Sarkes Street
SIMULATED CONDITION - PROPOSED TOWER: 145FT (TOP OF BRANCHING) STEALTH MONOPINE

SARATOGA
ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date: November 21, 2020
Time: 9:29 AM
Focal Length: 50 mm
Camera: Canon EOS 6D Mark II

Photo Location: 41° 12' 02.1600" N
73° 42' 42.4908" W
Distance to Tower: 580 Feet

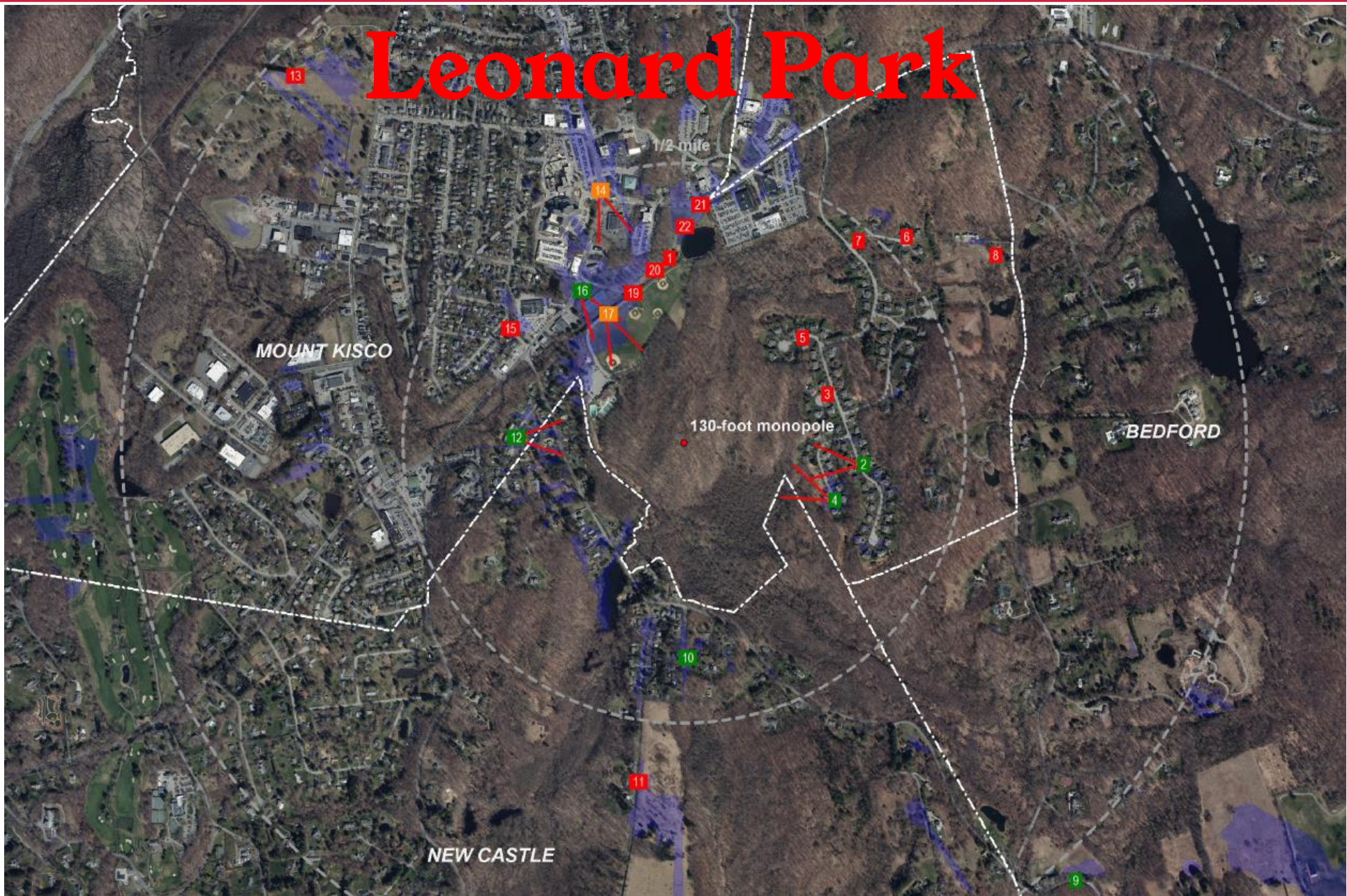
FIGURE C-3B

PHOTO SIMULATIONS
180 SOUTH BEDFORD ROAD
MT. KISCO, NEW YORK

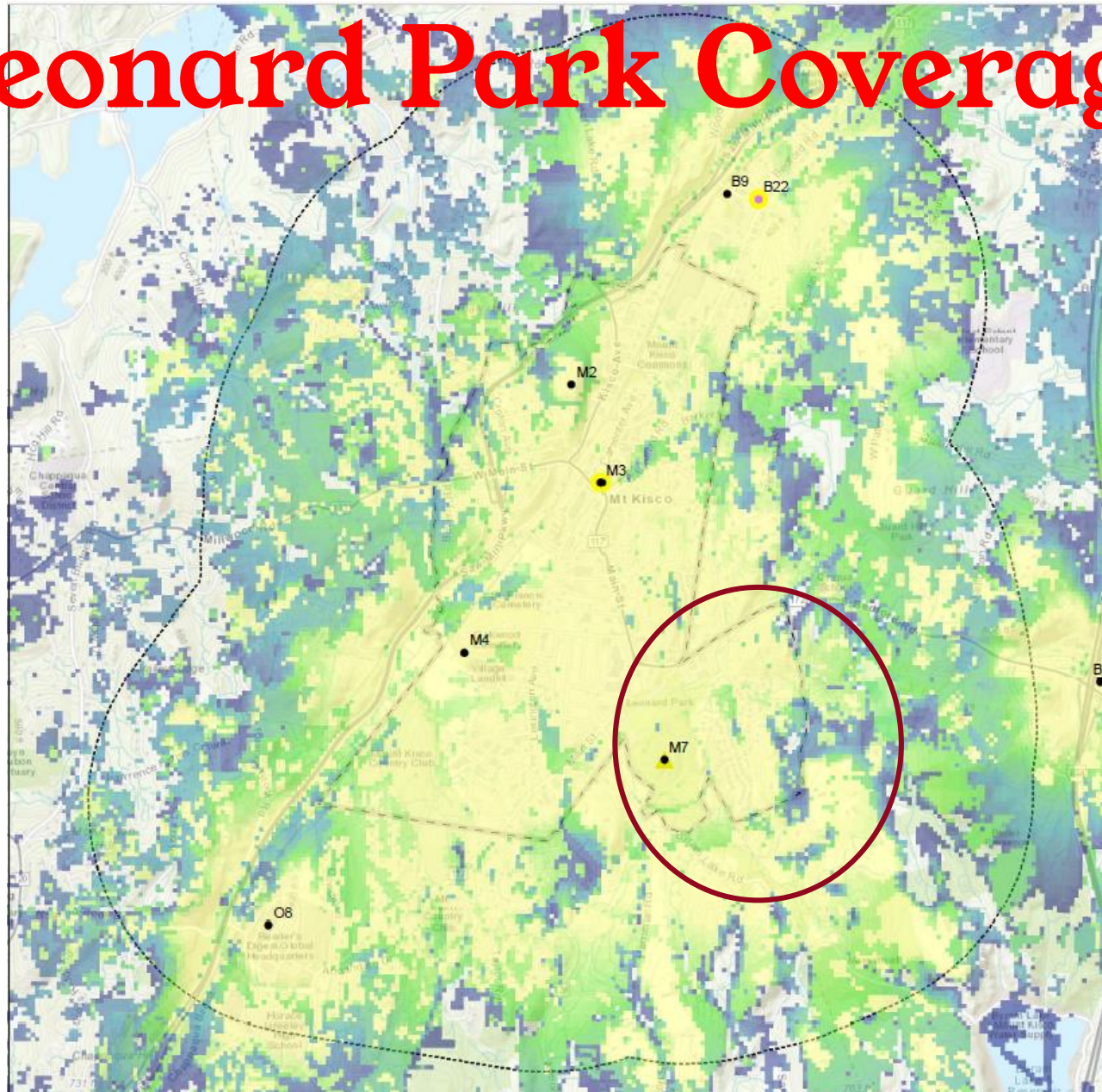
Mount Kisco

The Big Little Village

Leonard Park



Leonard Park Coverage



- Yellow in building coverage
- Green in car coverage
- Blue outdoor coverage
- No color no coverage

Leonard Park

- 116 acres
- 4,550 square feet
- 550± foot long 12 foot wide gravel access drive
- Steep slope disturbance
- 1000 ± feet from nearest residence
- 30 trees removed
- Lease revenue goes to Leonard Park
- Board of Trustees action required
 - Alienate other space to dedicate as park land
 - Approval of NYS Legislature



Photograph information
 Date: December 1, 2018
 Time: 12:44 pm
 Focal Length: 50mm
 Camera: Canon 6D Mark II
 Photo: 41° 11' 57.3664" N
 Location: 73° 43' 27.7698" W
 Distance: 1,420 Feet

Simulated Condition
 VP17 - Leonard Park

SARATOGA ASSOCIATES

PROPOSED TELECOMMUNICATIONS TOWER
 HOMELAND TOWERS



VP22 - Leonard Park Distance: 2,040 Feet

PHOTO LOG

Figure 12

Visual Resource Assessment
 Proposed Telecommunications Tower

SARATOGA ASSOCIATES

HOMELAND TOWERS

Mount Kisco Site (NY172)
 Main Street (Leonard Park)
 Site
 Mount Kisco, NY



Photograph Information

Date:	December 1, 2018
Time:	12:41 pm
Focal Length:	50mm
Camera:	Canon EOS Mark II
Photo:	41° 11' 39.5480" N
Location:	72° 42' 30.9628" W
Distance:	1,740 Feet

Simulated Condition
VP16 - Main Street and Wallace Street

SARATOGA
ASSOCIATES

Visual Resource Assessment
PROPOSED TELECOMMUNICATIONS TOWER



Balloon screened by trees
in this area

VP20- Leonard Park

Distance: 1,660 Feet

PHOTO LOG

Figure 11

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Mount Kisco Site (NY172)
Main Street (Leonard Park)
Site
Mount Kisco, NY

Mount Kisco
The Big Little Village



Photograph Information

Date:	December 1, 2018
Time:	11:00 am
Focal Length:	50mm
Camera:	Canon EOS Rebel SL
Photo:	41° 11' 26.5407" N
Location:	72° 43' 33.1908" W
Distance:	1,600 Feet



Photograph Information

Date:	December 1, 2018
Time:	11:59 am
Focal Length:	50mm
Camera:	Canon EOS Rebel SL
Photo:	41° 11' 49.2928" N
Location:	72° 43' 28.5516" W
Distance:	2,520 Feet

To appear at the correct scale this photograph is intended to be viewed 18 inches from the reader's eye when printed on 11"x17" paper.

Figure 15B
Visual Resource Assessment
PROPOSED TELECOMMUNICATIONS TOWER

Mount Kisco Site (NY 172)
Main Street (Lehman Park) Site
Mount Kisco, NY



Park Land Alienation Options

- 180 South Bedford Road – Eminent Domain process
 - Public Hearing
 - Notify Property Owner
 - Assess market value
 - Submit to courts
 - Purchase at fair market value (Open Space Fund +)
 - Dedicate as park land
- Space on Kisco Mountain – Village Owned
 - Dedicate as park land

Seeking Public Comment

- Preferred location
 - 180 South Bedford Road or Leonard Park
- Preferred park land
 - 180 South Bedford Road or Kisco Mountain
- Mount Kisco residents & property owners
- One representative from MK based business & non-profit