

# LANE APPRAISALS, INC.

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October 30, 2025

Honorable Mayor Lance N. Millman and  
Members of the Village Board  
Village of Montebello Planning Board  
1 Montebello Road  
Montebello, NY 10901

Re: Proposed Wireless Telecommunications Facility;  
350 Haverstraw Road, Village of Montebello,  
Rockland County, NY

Dear Mayor Millman and  
Members of the Village Board:

In accordance with the request of Homeland Towers, LLC ("Homeland"), I have inspected the above site and have completed an analysis of the potential impact of the proposed public utility wireless telecommunications facility including a 100 or 110 foot tower with related equipment at the base thereof ("Facility"), which is to be located on the property at 350 Haverstraw Road, in the Town of Ramapo, Village of Montebello, NY ("Property"). The facility has been designed to resemble a tree. Homeland Towers, LLC (the "Applicant"), is requesting permission to erect the Facility at the Property. This analysis is to be used in connection with the report being presented to the Village Board.

The Facility is proposed to be located at the Property known and designated as Section 48.10, Block 1, Lot 8 and access from Lot 7 on the Assessment Maps of Clarkstown, NY. The site is located in a "OSR - Open Space, Recreation" zone on Village owned land. This site has 1.34 +/- acres of land area to the west of Haverstraw Road, in the Village of Montebello, NY. The area where the facility is to be located is wooded. No changes in the lot size are contemplated.

The proposed Facility will be located on an undeveloped portion of the property, west of Haverstraw Road, in a wooded area west of the development portion of the site. I have reviewed the visual report prepared by On Air Engineering, LLC for the character of the project and views of the proposed Facility.

The proposed Facility will consist of a 100 or 110 foot high, "monopole" with panel antennae; mounted on the pole, and designed to resemble a

tree. All cables will be run within the monopole. The compound will have a protective fence and gate. Additionally the compound will contain wireless equipment on a concrete pad, with room reserved within the compound area for additional carriers and public safety equipment in the future. Notwithstanding, due to the fencing, wooded area and distance from the property line, the equipment will be mostly shielded from visible from the surrounding residential homes and public roads.

At the request of Homeland, the subject property was inspected on October 30, 2025 to consider the effect of the proposed Facility upon the value of the surrounding properties.

In connection with the proposed Facility on the Property, I have made use of several ongoing studies of sales of homes within a close proximity of similar communications facilities in Westchester, Putnam, Rockland, Ulster and Orange Counties. I offer the following comments regarding the locations and value trends noted in areas which have similar communications facilities. There are nineteen property reports in fifteen separate study areas, covering various time periods ranging from 2014 to the present.

I analyzed numerous properties both with and without a view of a cell tower. The large number of comparables and the average they provide negates the need to account for the smaller differences. Simply put, because the sample size is larger, the minor differences tend to average themselves out. Moreover, as noted above, the comparables for each of the existing cell towers reviewed in this Report are from a small geographical area, specifically, near an existing cell tower, which also limits the differences in amenities that are likely to exist. Homes within the same geographical area a/k/a neighborhood, tend to have similar characteristics/amenities, further negating the need to seek out and adjust for minor differences.

Our firm's method also negates the possibility that the samples were cherry picked to conveniently support a theory. The large sample size of homes that are within the same small geographic area (near an existing cell tower) and sold during a finite amount of time, limits the pool of comparables to choose from, negating any ability to "cherry pick" to support a theory. We included virtually all sales within an area during a certain time period, excepting only sales of non-typical dwellings such as uninhabited dwellings, tear downs or of estate quality property out of the area norm.

We have completed more than a dozen other such studies in additional, nearby counties in New York State. In every instance, the results have been consistent and similar. There is no diminution in the value of homes with a view of a wireless telecommunications facility.

The sales which were utilized in this analysis are summarized on the sixteen, attached exhibits. All of these studies involved communication

monopoles or towers, and in no instance did I find that views of such communication facilities had any detrimental effect on property values. There was a normal range of value with typical increases or decreases in value according to the market for homes regardless of whether or not they had views of communications facilities.

My qualifications and experience are detailed at the end of this report in an attachment titled "Qualification of Appraiser". In sum, I am designated as an MAI (Member of the Appraisal Institute); I am a certified general appraiser in the State of New York and an accredited New York State Department of Transportation, Right of Way Appraiser, and have been qualified as an expert by New York Courts in real estate valuation. I have been engaged exclusively in appraising real estate since 1984, including appraising values of residential and commercial properties in New York.

In conclusion, this Report uses actual data from known properties near cell towers sold on specific dates to demonstrate that sales within sight of a tower facility fall within similar average price per square foot ranges as other sales in the neighborhood, and that there has not been a diminution of the value due to the construction of similar facilities in the Rockland County area. This Report is based on accepted methodology and includes the underlying data. The Report provides substantial evidence to sustain its finding that "the installation, presence, and/or operation of the proposed Facility will not result in diminution of property values or reduce the marketability of properties in the immediate area."

As a result of this analysis and my inspection of the site in this case, it is my expert opinion that the installation, presence, and/or operation of the proposed Facility will not result in the diminution of property values or reduce the marketability of properties in the immediate area. If you have any questions, please contact me.

Sincerely,

A handwritten signature in dark ink, reading "Paul A. Alfieri III". The signature is fluid and cursive, with the last name "Alfieri" being more prominent.

Paul A. Alfieri III, MAI  
Certified General Appraiser  
State of New York #46-9780  
October 30, 2025

**Exhibit 1, 79 State Route 210, Stony Point, Rockland County, NY**

A 130' monopole tower located at the Stony Point Police Station, north of (#79) State Route 210, in the Town of Stony Point, NY visited in April 2019 and subsequently revisited. The following sales are located on the surrounding streets and are within sight of the tower:

**2023 - 2024 STUDY**

#	Address	Munic	Sale Date	Blng Area (sf)	Sale Price	Price/sf
91	Washburns Ln	Stony Pt	11/08/24	1,200	\$620,000	\$517
47	Minerick Dr	Stony Pt	10/05/23	1,890	\$475,000	\$251
12	Lewis Dr	Stony Pt	04/10/24	1,183	\$425,000	\$359
146	Central Hwy	Stony Pt	05/31/24	1,120	\$510,000	\$455

Average price/sf of dwellings that can see a cell tower

\$396

The following properties are in the same neighborhood but have no view of the tower:

#	Address	Munic	Sale Date	Blng Area (sf)	Sale Price	Price/sf
26	Heights Rd	Stony Pt	07/30/24	2,153	\$525,000	\$244
23	Ethan Allen Dr	Stony Pt	07/26/24	1,191	\$450,000	\$378
16	Crickettown Rd	Stony Pt	02/29/24	1,650	\$585,000	\$355
160	West Main St	Stony Pt	02/21/24	2,100	\$626,000	\$298
117	Route 210	Stony Pt	06/13/23	2,882	\$679,900	\$236
18	Sunrise Dr	Stony Pt	01/15/25	1,738	\$485,000	\$279
31	Sunrise Dr	Stony Pt	01/24/24	1,613	\$500,000	\$310
104	Washburns Ln	Stony Pt	04/11/24	1,314	\$372,000	\$283
129	Washburns Ln	Stony Pt	04/17/24	1,487	\$440,000	\$296
22	Brooks Dr	Stony Pt	07/19/23	1,710	\$463,500	\$271
11	Gurran Dr	Stony Pt	07/24/24	2,038	\$650,000	\$319
11	Garrison Ln	Stony Pt	02/12/24	1,896	\$547,000	\$289
29	Brooks Dr	Stony Pt	10/11/24	1,507	\$587,000	\$390
38	Brooks Dr	Stony Pt	06/21/23	981	\$475,000	\$484
7	Quelch Av	Stony Pt	09/10/24	1,638	\$629,000	\$384
5	Quelch Av	Stony Pt	01/20/23	975	\$390,000	\$400
26	Route 210	Stony Pt	05/05/23	1,092	\$370,000	\$339
2	Wenzel Ln	Stony Pt	08/19/24	1,323	\$539,000	\$407
12	Wenzel Ln	Stony Pt	08/02/23	1,361	\$515,000	\$378
22	Wenzel Ln	Stony Pt	04/16/24	2,016	\$617,100	\$306
24	Wenzel Ln	Stony Pt	08/28/24	911	\$390,000	\$428
16	Clark Rd	Stony Pt	08/30/24	1,560	\$512,000	\$328
11	Clark Rd	Stony Pt	01/19/24	1,811	\$530,000	\$293
3	Lt Funcheon Pl	Stony Pt	10/31/24	2,200	\$660,000	\$300
41	Fonda Dr	Stony Pt	09/21/23	2,635	\$680,000	\$258
7	Fonda Dr	Stony Pt	11/06/24	2,850	\$677,000	\$238
14	Fonda Dr	Stony Pt	12/13/24	1,772	\$645,000	\$364
1	Anderson Dr	Stony Pt	06/20/24	2,114	\$626,000	\$296
179	Route 210	Stony Pt	08/16/24	811	\$350,000	\$432
22	J F Kennedy Dr	Stony Pt	03/12/24	1,944	\$630,000	\$324
24	J F Kennedy Dr	Stony Pt	11/17/23	3,199	\$745,000	\$233
5	Ann Av	Stony Pt	07/27/23	1,991	\$585,000	\$294
6	Ann Av	Stony Pt	10/10/23	1,896	\$557,000	\$294
14	Ann Av	Stony Pt	12/18/24	1,993	\$660,000	\$331
69	Heights Rd	Stony Pt	06/17/24	2,620	\$755,000	\$288
21	Walter Dr	Stony Pt	11/03/23	988	\$575,000	\$582
33	Walter Dr	Stony Pt	06/15/23	975	\$439,000	\$450
10	Bender Ct	Stony Pt	02/15/23	1,260	\$315,000	\$250
17	Bender Ct	Stony Pt	08/08/23	1,176	\$390,000	\$332
78	Crickettown Rd	Stony Pt	02/17/23	2,632	\$367,000	\$139

Average price/sf of dwellings that can not see a cell tower

\$327

Study indicates that the properties with views of a communications tower have a higher average price per square foot than those without a view of a communications tower.

**Exhibit 1A, 79 State Route 210, Stony Point, Rockland County, NY**

A 130' monopole tower located at the Stony Point Police Station, north of (#79) State Route 210, in the Town of Stony Point, NY visited in April 2019. The following sales are located on the surrounding streets and are within sight of the tower:

**2016 - 2018 STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
31 Minerick Dr	\$ 263,000	6-01-2017	1,267	\$208
73 Rte 210	\$ 450,000	7-15-2016	3,190	\$141
71 Rte 210	\$ 400,000	7-06-2018	2,704	\$148
124 Rte 210	\$ 359,000	5-29-2018	2,442	\$147
4 Covati Ct	\$ 190,000	4-27-2018	832	\$228
2 Covati Ct	\$ 349,900	5-29-2018	936	\$374
2 Brooks Ct	\$ 199,900	2-24-2017	1,008	\$198
84 Washburns Ln	\$ 325,000	7-05-2018	1,450	\$224
80 Washburns Ln	\$ 273,936	4-19-2017	1,248	\$220
8 Anton Ct	\$ 515,000	8-31-2016	2,900	\$178
8 Anna Ct	\$ 335,000	10-14-2016	2,352	\$142
37 Sengstaken Dr	\$ 370,000	9-08-2017	1,876	\$197
39 Sengstaken Dr	\$ 455,000	9-24-2018	1,755	\$259
3 Lewis Dr	\$ 361,000	3-11-2016	2,767	\$130
14 Lewis Dr	\$ 325,000	11-30-2017	1,352	\$240
149 Central Hwy	\$ 295,000	3-18-2016	1,512	\$195
135 Central Hwy	\$ 380,000	9-07-2018	1,643	\$231
125 Central Hwy	\$ 334,000	11-14-2017	1,785	\$187
125 Central Hwy	\$ 360,000	6-15-2018	1,328	\$271
6 Garyann Ter	\$ 330,000	8-24-2017	1,624	\$203
8 Garyann Ter	\$ 320,650	11-9-2018	1,410	\$227
9 Garyann Ter	\$ 340,000	3-09-2017	1,700	\$200

Average Sales Price per Square Foot: \$207

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
113 Washburns Ln	\$ 239,000	8-09-2016	972	\$246
109 Washburns Ln	\$ 210,000	3-13-2018	1,362	\$154
127 Washburns Ln	\$ 184,000	11-29-2016	775	\$237
5 Gurran Dr	\$ 270,000	6-13-2018	2,763	\$ 98
3 Gurran Dr	\$ 412,000	8-17-2017	1,866	\$221
9 Garrison Ln	\$ 403,000	7-14-2016	2,039	\$198
11 Garrison Ln	\$ 339,000	6-16-2016	1,896	\$179
21 Brooks Dr	\$ 415,000	4-24-2017	1,995	\$208
27 Brooks Dr	\$ 250,000	5-31-2016	1,342	\$186
3 Ironwood Ct	\$ 400,000	10-29-2018	2,386	\$168
35 Sunrise Dr	\$ 350,000	11-14-2018	1,824	\$192
25 Sunrise Dr	\$ 350,000	10-11-2018	1,822	\$192
28 Sengstaken Dr	\$ 345,000	2-06-2019	1,782	\$194
21 Sullivan Dr	\$ 345,000	2-24-2016	1,879	\$184
115 Filors Ln	\$ 169,900	8-19-2016	720	\$236
92 Filors Ln	\$ 335,000	10-12-2017	1,682	\$199
24 Dogwood Ln	\$ 365,000	12-11-2018	1,092	\$334
15 Dogwood Ln	\$ 320,000	1-25-2018	1,092	\$293
12 De Halve Maen	\$ 352,000	3-30-2018	1,684	\$209
41 Fonda Dr	\$ 475,000	3-22-2018	2,635	\$180
39 Fonda Dr	\$ 340,000	6-19-2017	2,940	\$116
21 Fonda Dr	\$ 425,000	8-23-2016	2,600	\$163
3 Anderson Dr	\$ 409,000	1-31-2019	2,081	\$197
9 Anderson Dr	\$ 339,900	10-31-2016	2,114	\$161
14 Anderson Dr	\$ 260,000	6-21-2016	1,242	\$209
22 Clark Rd	\$ 231,000	3-02-2018	870	\$266

26 Rte 210	\$ 213,000	7-13-2016	1,100	\$194
4 Lisa Denise Ct	\$ 315,000	8-22-2016	1,344	\$234
6 Central Dr	\$ 296,000	10-30-2017	1,575	\$188
5 Wenzel Ln	\$ 370,000	5-07-2018	1,650	\$224
14 Clark Rd	\$ 352,000	2-06-2017	1,895	\$186
16 Clark Rd	\$ 340,000	8-13-2018	1,080	\$315
18 Clark Rd	\$ 350,000	9-08-2017	2,026	\$173
22 Clark Rd	\$ 231,000	3-02-2018	870	\$266
17 Clark Rd	\$ 205,513	10-25-2016	744	\$276
17 Clark Rd	\$ 220,000	7-27-2017	900	\$244
7 Clark Rd	\$ 120,000	10-26-2016	744	\$161
10 Stubbe Dr	\$ 325,000	8-25-2016	2,116	\$154
20 Stubbe Dr	\$ 400,000	11-20-2017	1,934	\$207
18 Stubbe Dr	\$ 417,000	11-14-2018	2,116	\$197
11 Waldron Dr	\$ 400,000	9-28-2017	1,822	\$220
5 Waldron Dr	\$ 375,000	7-23-2018	1,592	\$236
4 Waldron Dr	\$ 335,000	2-01-2019	2,320	\$144
20 Wiles Dr	\$ 337,000	6-07-2017	1,596	\$211
16 Wiles Dr	\$ 380,000	2-07-2017	1,880	\$202
8 Wiles Dr	\$ 315,000	10-14-2016	1,596	\$197
15 Wiles Dr	\$ 321,000	10-12-2016	1,800	\$178
9 Rochelle Ct	\$ 160,000	3-16-2018	900	\$178
2 Rochelle Ct	\$ 220,000	12-15-2016	1,156	\$190
12 Rochelle Ct	\$ 220,000	11-23-2016	972	\$226
8 Govan Dr	\$ 285,000	12-16-2016	2,125	\$134
17 Govan Dr	\$ 265,000	11-8-2018	1,220	\$217
146 W Main St	\$ 825,000	6-14-2017	5,100	\$162
154 W Main St	\$ 870,000	8-29-2018	3,000	\$290
129 W Main St	\$ 350,000	4-05-2017	2,060	\$170
9 Autumn Ln	\$ 435,000	3-29-2018	2,540	\$171
153 Rte 210	\$ 415,000	6-22-2018	2,598	\$160
12 Reservoir Rd	\$ 290,000	3-04-2019	1,300	\$223
31 JFK Dr	\$ 500,000	8-06-2018	2,688	\$186
31 JFK Dr	\$ 375,950	5-06-2016	2,688	\$140
38 JFK Dr	\$ 333,000	6-08-2016	1,545	\$216
41 Franklin Dr	\$ 219,950	10-30-2017	1,499	\$147
3 Franklin Dr	\$ 360,000	8-01-2018	1,088	\$331
23 Franklin Dr	\$ 300,000	9-27-2018	1,701	\$176
10 Ethan Allen Dr	\$ 255,000	5-10-2017	1,080	\$236
32 Ten Eyck St	\$ 284,000	1-11-2017	1,282	\$222
30 Ten Eyck St	\$ 359,000	7-10-2018	1,899	\$189
22 Ten Eyck St	\$ 300,000	8-22-2017	1,450	\$207
41 Jay St	\$ 293,000	10-15-2018	1,620	\$181
25 Jay St	\$ 319,000	10-31-2017	1,584	\$201
46 Jay St	\$ 265,000	8-03-2016	1,305	\$203
34 Orchard St	\$ 360,000	4-12-2018	2,454	\$147
33 Orchard St	\$ 382,650	1-23-2019	2,214	\$173
87 N Liberty Dr	\$ 304,500	10-31-2018	1,429	\$213
16 Bayview Dr	\$ 280,000	12-15-2017	1,605	\$174
104 Battalion Dr	\$ 289,000	12-18-2017	1,212	\$238

Average Sales Price per Square Foot:  
\$202

Study indicates that the properties with views of a communications tower have a slightly higher or very similar average price per square foot than those without a view of a communications tower.

**Exhibit 2, East View Road, Ramapo, Monsey P.O., Rockland County, NY**

A 100' tower located at East View Road, north of the NYS Thruway, in the Town of Ramapo, Monsey P.O., NY visited in May 2025. The following sales are located on the surrounding streets and are within sight of the tower:

**2023 - 2024 STUDY**

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
3	Pinewood Dr	Ramapo	08/22/23	4,761	\$1,550,000	\$326
4	Albert Dr	Ramapo	06/18/24	1,133	\$1,500,000	\$1,324
7	Sylvan Rd	Ramapo	06/18/24	2,476	\$999,000	\$403
17	Albert Dr	Ramapo	06/01/23	1,119	\$970,000	\$867

Average price/sf of dwellings that can see a cell tower \$730

The following properties are in the same neighborhood but have no view of the tower:

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
321	Remsen Av	Ramapo	12/17/24	2,476	\$1,200,000	\$485
40	Hilltop Pl	Ramapo	01/05/23	2,871	\$999,000	\$348
31	Highview Rd	Ramapo	04/18/23	2,812	\$1,700,000	\$605
44	Saddle River Rd	Ramapo	09/09/24	1,126	\$1,400,000	\$1,243
35	Hilltop Pl	Ramapo	03/23/23	2,170	\$1,250,000	\$576
1	Harvest Ct	Ramapo	07/02/24	2,901	\$1,200,000	\$414
36	Briarcliff Dr	Ramapo	01/30/24	2,153	\$1,200,000	\$557
6	Cameo Ridge Rd	Ramapo	12/23/24	2,120	\$1,350,000	\$637
4	Hilltop Ln	Ramapo	04/21/23	2,681	\$975,000	\$364
9	Briarcliff Dr	Ramapo	05/09/23	1,676	\$985,000	\$588
7	Briarcliff Dr	Ramapo	09/27/23	1,676	\$995,000	\$594
18	Hilltop La	Ramapo	07/31/23	2,619	\$1,120,000	\$428
7	Challenger Ct	Ramapo	07/10/24	3,481	\$1,425,000	\$409

Average price/sf of dwellings that can not see a cell tower \$557

Study indicates that the properties with views of a communications tower have a higher average price per square foot than those without a view of a communications tower.

**Exhibit 3, 430 New Hempstead Road, New City, Rockland County, NY**

A 125' +/- monopole tower, located north of New Hempstead Road and west of the Palisades Parkway, in the New City area of the Town of Ramapo, NY visited in April 2019. The following sales are located on the surrounding streets and are within sight of the tower:

**2016 - 2018 STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
9 Peachtree Ter	\$ 160,000	3-23-2018	1,610	\$ 99
6 Stoneham Ln	\$ 400,500	10-25-2016	2,150	\$186
14 Stoneham Ln	\$ 440,000	1-17-2017	2,150	\$205
16 Stoneham Ln	\$ 360,000	6-29-2016	2,069	\$174
9 Butternut Dr	\$ 380,000	9-30-2016	1,850	\$205
4 Butternut Dr	\$ 399,000	11-8-2016	1,610	\$248
8 Butternut Dr	\$ 429,000	9-07-2016	2,000	\$215
3 Hoover Ln	\$ 367,000	10-28-2016	1,620	\$227
Average Sales Price per Square Foot:				\$195

The following properties are in the same neighborhood but have no view of

the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
8 Summit Av	\$ 400,000	6-22-2018	1,427	\$280
11 Summit Av	\$ 350,000	8-30-2016	1,233	\$284
7 Highview Av	\$ 322,500	8-02-2016	1,607	\$201
3 Park Av	\$ 370,000	11-7-2016	1,824	\$203
1 Doolin Rd	\$ 665,000	9-27-2018	4,974	\$134
12 Doolin Rd	\$ 595,000	6-29-2018	2,673	\$223
24 Tempo Rd	\$ 535,000	7-28-2016	2,591	\$206
12 Wagon Wheel Dr	\$ 514,500	2-05-2018	3,024	\$170
3 Wagon Wheel Dr	\$ 400,000	7-19-2016	2,752	\$145
156 Trails End	\$ 669,000	7-09-2018	2,604	\$257
144 Trails End	\$ 480,000	11-4-2016	4,239	\$113
140 Trails End	\$ 529,000	4-03-2018	2,845	\$186
133 Trails End	\$ 468,000	7-27-2016	2,834	\$165
137 Trails End	\$ 430,000	6-23-2016	2,924	\$147
153 Trails End	\$ 387,000	1-14-2016	2,586	\$150
132 Trails End	\$ 410,000	8-04-2016	2,919	\$140
129 Trails End	\$ 492,500	6-12-2017	2,996	\$164
120 Trails End	\$ 572,100	11-29-2016	3,000	\$191
116 Trails End	\$ 562,240	3-30-2017	3,000	\$187
112 Trails End	\$ 712,840	12-12-2017	3,400	\$210
107 Trails End	\$ 540,078	3-09-2017	3,000	\$180
27 Trailside Pl	\$ 576,000	8-19-2016	2,560	\$225
8 Trailside Ct	\$ 595,000	5-04-2018	3,073	\$194
902 Rte 45	\$ 250,000	11-28-2016	1,575	\$159
126A Old Schoolhouse	\$ 550,000	10-12-2017	2,788	\$197
114 Old Schoolhouse	\$ 375,000	1-31-2018	1,493	\$251
5 Charles St	\$ 299,000	10-2-2017	962	\$311
4 Highview Av S	\$ 460,000	9-12-2016	2,259	\$204
3 Stoneham Ln	\$ 380,000	8-26-2016	1,610	\$236
7 Peachtree Ter	\$ 347,000	2-26-2016	2,165	\$160
10 Peachtree Rd	\$ 617,460	3-01-2017	3,000	\$206
7 Peachtree Rd	\$ 527,100	2-08-2017	3,200	\$165
5 Peachtree Rd	\$ 521,250	1-29-2016	3,000	\$174
25 Butternut Dr	\$ 495,000	10-15-2018	2,224	\$223
24 Butternut Dr	\$ 430,000	6-09-2017	1,850	\$232
3 Brooks Edge Dr	\$ 587,340	7-29-2016	2,955	\$199
451 New Hempstead Rd	\$ 395,000	3-29-2017	2,204	\$179
453 New Hempstead Rd	\$ 407,000	9-14-2017	2,204	\$185
120 Hempstead Rd	\$ 499,000	9-17-2018	3,330	\$150
120 Hempstead Rd	\$ 440,000	12-30-2016	3,330	\$132
114 Hempstead Rd	\$ 465,000	3-12-2018	2,112	\$220
1 Stark Ct	\$ 549,000	6-30-2016	3,199	\$172
3 Burrows Ct	\$ 286,000	5-31-2016	2,442	\$117
10 Hoover Ln	\$ 390,000	8-15-2018	1,548	\$252
40 Hoover Ln	\$ 600,000	12-14-2018	2,229	\$269
23 Hoover Ln	\$ 695,000	2-04-2016	4,780	\$145
19 Hoover Ln	\$ 450,000	12-29-2016	2,258	\$199
3 Gurnee Ct	\$ 395,000	8-04-2016	2,229	\$177
1 Gurnee Ct	\$ 300,000	8-02-2016	2,117	\$142
Average Sales Price per Square Foot:				\$192

Study indicates that the properties with views of a communications tower have a slightly higher or virtually equal average price per square foot as those without a view of a communications tower.



**Exhibit 4, Lewisboro, Westchester County, NY**

A 130' monopole located at the Lewisboro Town Park on Route 35, in Cross River, NY visited in November 2020. The following sales are located on the surrounding streets and are very close to the communications tower, within sight:

**2017 - 2020 STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
4 Buck Run	\$ 505,000	5-11-2017	2,250	\$224
1 Buck Run	\$ 500,000	12-18-2018	1,784	\$280
1074 Route 35	\$ 264,000	3-30-2017	1,750	\$151
1173 Route 35	\$ 490,000	4-27-2020	2,112	\$232
9 Hunts Ln	\$ 795,000	6-13-2018	5,195	\$153
10 Hunts Ln	\$ 750,000	10-3-2020	2,782	\$270
14 Hunts Ln	\$ 678,500	7-18-2018	3,380	\$201
9 Howland Dr	\$ 780,000	9-27-2018	4,081	\$191
10 Howland Dr	\$ 845,000	10-12-2018	4,140	\$204
1 Hunts Farm Rd	\$ 875,000	9-01-2020	2,903	\$301
2 Hunts Farm Rd	\$ 855,000	8-14-2020	2,809	\$304
4 Hunts Farm Rd	\$ 624,500	6-15-2018	2,550	\$245
8 Hunts Farm Rd	\$ 535,000	10-2-2018	2,161	\$248
25 Mead St	\$1,850,000	3-08-2018	4,972	\$372
72 Hunts Farm Rd	\$ 880,000	6-28-2017	4,286	\$205

Average Sales Price per Square Foot: \$239

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
3 Debbie Ln	\$410,000	2-03-2017	2,110	\$194
3 Debbie Ln	\$519,000	12-3-2018	2,000	\$260
7 Hunts Ln	\$ 436,740	12-16-2019	3,094	\$141
7 Hunts Ln	\$ 895,000	8-20-2020	3,094	\$289
4 Hunts Ln	\$ 665,000	10-23-2017	2,517	\$264
5 Hunts Ln	\$ 780,000	9-27-2017	5,820	\$134
4 Howland Dr	\$ 780,000	5-09-2019	3,088	\$253
6 Howland Dr	\$ 825,000	4-04-2018	3,312	\$249
7 Adams Hill Rd	\$ 537,500	3-25-2020	3,024	\$178
17 Adams Hill Rd	\$ 500,000	3-10-2020	2,600	\$192
10 Hunts Farm Rd	\$ 750,000	10-23-2017	3,712	\$202
13 Hunts Farm Rd	\$ 919,000	8-13-2019	2,369	\$388
14 Hunts Farm Rd	\$ 870,000	6-01-2018	2,590	\$336
16 Hunts Farm Rd	\$ 650,000	1-28-2019	3,104	\$209
17 Hunts Farm Rd	\$ 775,125	9-21-2017	3,431	\$226
18 Hunts Farm Rd	\$ 850,000	8-12-2020	3,441	\$247
22 Hunts Farm Rd	\$ 804,000	4-26-2017	3,444	\$233
27 Hunts Farm Rd	\$ 606,000	1-31-2020	2,923	\$207
34 Hunts Farm Rd	\$ 549,000	6-22-2018	2,570	\$214
35 Hunts Farm Rd	\$ 442,000	12-14-2017	2,124	\$208
36 Hunts Farm Rd	\$ 615,500	5-31-2019	2,118	\$290
37 Hunts Farm Rd	\$ 872,500	7-31-2017	4,004	\$218

Average Sales Price per Square Foot: \$233

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

**Exhibit 5, New Castle, Westchester County, NY**

A 130' monopole constructed in 2015 and located on a nursery property on Armonk Road, in the Town of New Castle, NY, visited in December 2016. The following sales are located on the surrounding streets and are very close to the communications tower:

**2015 - 2016 Study**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
768 Armonk Rd	\$ 470,000	9-15-2016	1,416	\$332
785 Armonk Rd	\$1,266,000	8-26-2016	5,910	\$214
20 Hollow Ridge Rd	\$1,625,000	5-01-2015	5,695	\$285
23 Hollow Ridge Rd	\$3,350,000	9-11-2015	8,976	\$373
77 Whippoorwill Lk	\$1,700,000	12-7-2015	5,000	\$340
72 Whippoorwill Lk	\$1,875,000	9-29-2015	6,167	\$304

Average Sales Price per Square Foot: \$308

These properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
66 Tripp St	\$ 870,500	1-11-2016	2,972	\$293
30 Roseholm Pl	\$ 764,000	5-21-2015	3,303	\$231
6 Whippoorwill Ct	\$1,260,000	9-21-2015	4,430	\$284
340 Whippoorwill Rd	\$ 885,000	3-30-2016	3,184	\$278
335 Whippoorwill Rd	\$1,500,000	5-02-2016	5,566	\$269
20 Bessel Ln	\$3,648,888	1-06-2015	8,200	\$445
82 Carolyn Pl	\$1,900,000	12-7-2015	6,662	\$285
50 Carolyn Pl	\$2,540,000	9-29-2015	7,675	\$331

Average Sales Price per Square Foot: \$302

Study indicates roughly equal value for properties, with and without a view of a communications tower.

**Exhibit 6, Pound Ridge, Westchester County, NY**

A 130' monopole located on a Town site at 89 Westchester Avenue in Pound Ridge, NY visited in November 2020. The following sales have a view of the communications tower:

**2017 - 2020 STUDY**

These properties have a view of the communications tower.

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
20 Trinity Pass Rd	\$850,000	11-14-2017	3,652	\$233
15 Trinity Pass Rd	\$1,169,000	10-21-2019	4,241	\$276
26 Trinity Ln	\$430,000	11-15-2019	1,657	\$260
32 Pine Dr	\$825,000	11-20-2017	3,456	\$239
32 Pine Dr	\$850,000	5-11-2020	3,456	\$246

Average Sales Price per Square Foot: \$251

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
10 Upper Shad Rd	\$534,100	12-5-2019	2,605	\$205
10 Trinity Ln	\$635,000	6-15-2017	2,152	\$249
10 Trinity Ln	\$710,000	12-30-2019	2,152	\$330
15 Lower Trinity Pass	\$610,000	6-12-2017	2,617	\$233
20 Lower Trinity Pass	\$917,000	7-19-2018	4,268	\$215
46 Lower Trinity Pass	\$410,000	9-17-2018	1,838	\$223
40 Lower Trinity Pass	\$927,900	2-12-2018	3,542	\$262
75 Fancher Rd	\$1,625,000	7-17-2018	7,648	\$212
57 Fancher Rd	\$1,800,000	10-10-2018	4,022	\$448
140 Westchester Av	\$985,000	5-08-2014	2,838	\$347
32 Hemlock Hill Dr	\$875,000	4-26-2019	4,465	\$196
3 Rolling Meadow Ln	\$565,000	11-6-2019	2,672	\$211
5 Rolling Meadow Ln	\$712,000	3-01-2017	2,574	\$277
9 Rolling Meadow Ln	\$500,000	5-10-2019	2,712	\$184
22 Rolling Meadow Ln	\$580,000	11-16-2018	2,912	\$199
35 Woodland Rd	\$559,500	1-03-2018	2,103	\$266
212 Barnegat Rd	\$430,000	5-29-2018	1,825	\$236
206 Barnegat Rd	\$474,000	9-11-2018	2,532	\$187
205 Barnegat Rd	\$999,000	6-30-2017	3,712	\$269

Average Sales Price per Square Foot: \$251

Study indicates that the properties with views of a communications tower have the same average price per square foot as those without a view of a communications tower.

**Exhibit 7, Pound Ridge, Westchester County, NY**

A 155' monopine tower, constructed in 2007 and located off Adams Lane in Pound Ridge, NY visited in April 2017. The following properties have a view of the communications tower:

**2014 - 2017 STUDY**

These properties have a view of the communications tower.

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
21 Donbrook Rd	\$799,900	7-28-2016	2,546	\$315
29 Donbrook Rd	\$1,030,000	9-14-2016	4,227	\$244
51 Salem Road	\$1,675,000	9-15-2015	5,993	\$279
65 Salem Road	\$527,000	1-13-2017	1,521	\$346
65 Salem Road	\$360,000	3-24-2014	1,521	\$237
Average Sales Price per Square Foot:				\$284

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
21 Salem Rd	\$407,062	3-14-2014	2,529	\$160
21 Salem Rd	\$715,000	3-21-2016	2,529	\$283
35 Salem Road	\$1,375,000	9-12-2014	5,114	\$269
54 Old Stone Hill Rd	\$4,050,000	4-23-2014	6,273	\$646
90 Old Stone Hill Rd	\$757,500	11-17-2015	2,876	\$263
147 Salem Rd	\$415,000	5-01-2016	1,749	\$237
157 Salem Rd	\$510,000	4-28-2015	3,222	\$158
36 Kitchawan Rd	\$485,000	1-19-2017	2,412	\$201
167 Salem Rd	\$1,327,500	11-22-2016	4,199	\$316
Average Sales Price per Square Foot:				\$282

Study indicates very similar prices on homes with no view of the communications tower and with a view of the communications tower.

**Exhibit 8, 94 Gleneida Avenue, Mahopac, Putnam County, NY**

A 121' flagpole type tower located at 94 Gleneida Avenue, at the corner of Vink Drive, in the Town of Carmel, Mahopac P.O., NY originally visited in February 2019 and subsequently revisited. The following sales are located on the surrounding streets and are within sight of the tower:

**2023 - 2024 STUDY**

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
10	North Dr	Carmel	08/04/23	2,003	\$500,000	\$250
8	Raymond Dr	Carmel	09/20/23	1,739	\$555,000	\$319
6	Raymond Dr	Carmel	02/14/24	1,859	\$525,000	\$282
112	Gleneida Av	Carmel	03/03/25	1,584	\$480,000	\$303
40	Fowler Av	Carmel	07/05/23	1,772	\$510,000	\$288
8	Garrett Pl	Carmel	11/06/24	1,168	\$530,000	\$454
13	Ridge Rd	Carmel	10/23/23	2,752	\$575,000	\$209

Average price/sf of dwellings that can see a cell tower \$301

The following properties are in the same neighborhood but have no view of the tower:

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
16	Collier Dr w	Carmel	03/20/24	1,714	\$549,900	\$321
122	Fair St	Carmel	02/25/25	2,088	\$565,000	\$271
11	Kelly Ridge Rd	Carmel	02/01/23	1,800	\$460,500	\$256
25	Kelly Ridge Rd	Carmel	12/02/24	2,528	\$705,000	\$279
3	Waring Dr	Carmel	02/18/25	2,460	\$525,000	\$213
11	Waring Dr	Carmel	06/05/24	2,490	\$715,000	\$287
38	Waring Dr	Carmel	01/27/23	2,539	\$580,000	\$228
65	Fair St	Carmel	11/04/24	1,473	\$415,000	\$282
16	Old Farm Rd	Carmel	08/15/23	2,527	\$735,000	\$291
30	Old Farm Rd	Carmel	08/01/23	3,044	\$688,888	\$226
10	Wyndham Ln	Carmel	08/23/23	2,703	\$757,000	\$280
16	Wyndham Ln	Carmel	02/06/23	3,265	\$670,000	\$205

Average price/sf of dwellings that can not see a cell tower \$262

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

**Exhibit 8A, 94 Gleneida Avenue, Mahopac, Putnam County, NY**

A 121' flagpole type tower located at 94 Gleneida Avenue, at the corner of Vink Drive, in the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

**2016 - 2018 STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
4 Kyle Ct	\$ 355,000	4-20-2017	2,500	\$142
11 Kyle Ct	\$ 355,000	6-20-2017	2,160	\$164
2 Collier Dr W	\$ 362,000	7-18-2017	2,024	\$179
2 Collier Dr	\$ 222,500	8-03-2018	1,300	\$171
7 North Dr	\$ 322,000	8-23-2018	1,542	\$209
3 Circle Dr	\$ 190,000	5-23-2016	1,344	\$141
1 Raymond Dr	\$ 210,750	5-26-2017	1,640	\$129
4 Raymond Dr	\$ 135,000	9-22-2017	600	\$225
2 East Dr	\$ 365,000	11-15-2018	2,376	\$154
10 Ridge Rd	\$ 335,000	9-15-2016	1,464	\$229
6 Ridge Rd	\$ 370,000	12-9-2016	1,715	\$178

Average Sales Price per Square Foot: \$178

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
16 Wyndham Ln	\$ 575,000	10-11-2016	4,198	\$137
44 Wyndham Ln	\$ 512,000	1-12-2017	3,013	\$170
33 Wyndham Ln	\$ 540,000	1-15-2016	4,333	\$125
41 Wyndham Ln	\$ 545,000	6-30-2016	3,867	\$141
29 Wyndham Ln	\$ 542,500	8-01-2017	2,718	\$200
48 Wyndham Ln	\$ 548,500	8-14-2018	3,744	\$147
29 Glenna Dr	\$ 340,000	5-15-2017	1,456	\$234
30 Glenna Dr	\$ 279,900	8-29-2016	1,800	\$156
24 Glenna Dr	\$ 315,000	1-06-2017	1,978	\$159
25 Hill & Dale Rd	\$ 430,000	9-14-2017	2,308	\$186
28 Wainwright Dr	\$ 369,500	5-31-2016	1,718	\$215
11 Fowler Av	\$ 264,050	3-03-2017	1,457	\$181
18 Collier Dr E	\$ 269,850	7-20-2018	2,004	\$135
1 Ridge Rd	\$ 295,000	6-26-2017	1,487	\$198
7 Sunset Ridge	\$ 530,000	12-29-2017	3,198	\$166
21 Sunset Ridge	\$ 368,000	11-5-2018	1,640	\$226
27 Sunset Ridge	\$ 460,000	9-01-2017	3,432	\$134
63 Fair St	\$ 267,000	7-24-2017	1,414	\$189
64 Fair St	\$ 349,900	7-31-2018	1,624	\$215
65 Fair St	\$ 196,000	1-30-2017	1,324	\$148
83 Fair St	\$ 349,000	11-7-2017	1,624	\$215
31 De Colores Dr	\$ 365,000	9-05-2018	2,184	\$167
24 De Colores Dr	\$ 210,000	9-29-2016	1,765	\$119
7 Waring Dr	\$ 482,500	6-23-2016	3,314	\$146
15 Waring Dr	\$ 474,000	6-17-2016	2,694	\$176
41 Waring Dr	\$ 385,000	12-20-2016	1,600	\$241
62 Waring Dr	\$ 440,000	1-22-2016	2,753	\$160
3667 Route 301	\$ 545,000	6-01-2018	3,392	\$161

Average Sales Price per Square Foot: \$173

Study indicates that the properties with views of a communications tower have a slightly greater average price per square foot than those without a view of a communications tower.

**Exhibit 9, 51 Crest Avenue, Mahopac, Putnam County, NY**

A 195' lattice tower located at 51 Crest Drive, south of Lake Mahopac, in the Town of Carmel, Mahopac P.O., NY visited in February 2019 and subsequently revisited. The following sales are located on the surrounding streets and are within sight of the tower:

**2023 - 2024 STUDY**

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
7	Mary Av	Carmel	01/13/25	2,648	\$445,000	\$168
233	Dahlia Dr	Carmel	04/26/23	1,796	\$530,000	\$295
25	Indian Av	Carmel	01/05/24	1,233	\$445,000	\$361
242	Hilltop St	Carmel	08/07/23	1,600	\$680,000	\$425
36	Mary Av	Carmel	06/08/23	1,710	\$425,000	\$249
45	Ellen Av	Carmel	11/19/24	2,776	\$735,000	\$265
44	Crest Dr	Carmel	02/18/25	2,518	\$645,000	\$256
25	High Indian Hill Rd	Carmel	03/13/23	1,831	\$429,000	\$234
65	Ellen Av	Carmel	09/12/24	1,678	\$585,000	\$349

Average price/sf of dwellings that can see a cell tower \$289

The following properties are in the same neighborhood but have no view of the tower:

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
67	Mount Hope Rd	Carmel	12/19/24	2,094	\$465,000	\$222
34	Mount Hope Rd	Carmel	04/22/24	1,351	\$365,000	\$270
19	Lakeview Dr	Carmel	01/23/23	1,508	\$455,000	\$302
11	Highridge Rd	Carmel	06/07/23	1,870	\$490,000	\$262
104	Lakeview Dr	Carmel	12/05/23	1,568	\$420,000	\$268
51	Putnam Dr	Carmel	07/30/24	2,401	\$665,000	\$277
36	Highridge Rd	Carmel	02/14/23	2,070	\$448,000	\$216
31	Highridge Rd	Carmel	09/05/24	1,879	\$662,000	\$352
54	Lakeview Dr	Carmel	10/10/23	1,824	\$545,000	\$299
4	Indian Hill Rd	Carmel	02/13/25	784	\$415,000	\$529
3	Indian Hill Rd	Carmel	11/17/23	2,257	\$442,500	\$196
16	Indian Hill Rd	Carmel	09/07/23	1,768	\$620,000	\$351
7	Clare Ln	Carmel	01/19/23	1,200	\$310,000	\$258
25	Pine Cone Rd	Carmel	05/31/23	1,758	\$550,000	\$313
434	Baldwin Place Rd	Carmel	11/15/24	2,619	\$549,000	\$210
15	Colonial Ter	Carmel	11/21/24	3,160	\$251,000	\$79

Average price/sf of dwellings that can not see a cell tower \$275

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

**Exhibit 9A, 51 Crest Avenue, Mahopac, Putnam County, NY**

A 195' lattice tower located at 51 Crest Drive, south of Lake Mahopac, in the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

**2016 - 2018 STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
718 Hill Dr	\$ 235,000	9-20-2017	1,128	\$208
722 Hill Dr	\$ 260,000	1-08-2018	1,124	\$231
29 Mary Av	\$ 321,000	10-22-2018	1,638	\$196
66 Ellen Av	\$ 97,500	10-31-2016	726	\$134
76 Ellen Av	\$ 160,000	5-24-2018	1,722	\$ 93
65 Ellen Av	\$ 306,000	12-27-2018	1,678	\$182
12 Crest Dr	\$ 200,000	6-15-2018	1,068	\$187
9 Crest Dr	\$ 330,350	12-30-2016	1,080	\$306
34 Indian Av	\$ 290,000	9-28-2016	1,900	\$153
4 Elm Ct	\$ 657,500	5-12-2017	5,016	\$131
5 Locust Ct	\$ 275,000	3-23-2017	989	\$278
30 Colonial Dr	\$ 630,000	2-18-2016	3,833	\$164
34 Colonial Dr	\$ 335,000	2-20-2018	1,381	\$243
25 Colonial Dr	\$ 255,000	3-17-2016	1,444	\$180
751 South Lake Blvd	\$ 490,000	2-15-2018	1,008	\$486
32 Middle Branch Rd	\$ 380,000	9-19-2018	1,852	\$205
288 Bucks Hollow Rd	\$ 230,000	10-3-2016	900	\$256
45 Lakeview Terr	\$ 250,000	5-24-2016	1,856	\$135
4 Olympus Dr	\$ 450,000	9-20-2016	2,602	\$173
535 Kennicut Hill Rd	\$ 312,000	12-19-2018	1,204	\$259
254 Dahlia Dr	\$ 295,000	3-08-2016	1,708	\$173
233 Dahlia Dr	\$ 352,000	3-30-2018	1,796	\$196
7 Astor Dr	\$ 565,000	8-07-2017	2,940	\$192
12 Astor Dr	\$ 450,000	3-16-2016	2,900	\$155
49 Tulip Rd	\$ 379,000	8-08-2018	1,720	\$220

Average Sales Price per Square Foot: \$205

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
15 Indian Av	\$ 355,000	6-23-2016	1,668	\$213
25 Senior Av	\$ 650,000	6-20-2016	3,575	\$182
866 South Lake Blvd	\$ 388,000	10-25-2018	1,932	\$201
14 Gleneida Blvd	\$ 462,000	9-25-2017	2,398	\$193
34 Gleneida Blvd	\$ 352,500	2-16-2017	1,342	\$263
12 Muscoot Rd	\$ 293,000	9-06-2018	1,488	\$197
10 Muscoot Rd	\$ 247,000	4-13-2017	1,400	\$176
17 Pine Cone Rd	\$ 389,900	5-31-2018	2,020	\$193
410 Baldwin Place Rd	\$ 200,000	2-05-2018	996	\$201
782 South Lake Blvd	\$ 610,000	1-24-2017	4,185	\$146
10 Veschi Ln N	\$ 344,500	6-28-2018	1,802	\$191
31 Ryan Ct	\$ 603,000	8-23-2018	3,632	\$166
26 Ryan Ct	\$ 557,800	8-31-2018	2,992	\$186
133 Dahlia Dr	\$ 380,000	8-22-2018	1,908	\$199
61 Astor Dr	\$ 430,000	8-15-2018	2,170	\$198
151 Dahlia Dr	\$ 350,000	1-18-2018	2,250	\$156
1 Tulip Rd	\$ 350,000	12-29-2017	2,296	\$152

Average Sales Price per Square Foot: \$189

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.



**Exhibit 10, 1181 Route 6, Mahopac, Putnam County, NY**

Two monopole towers approximately 120' each, located south of 1181 Route 6, in the Mahopac area of the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

**2016 - 2018 STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
44 Nicole Way	\$ 450,000	8-02-2017	2,488	\$181
51 Nicole Way	\$ 325,500	4-18-2018	2,236	\$146
129 Overlook Dr	\$ 460,000	9-19-2018	2,320	\$198
133 Overlook Dr	\$ 315,000	8-02-2018	1,064	\$296
130 Overlook Dr	\$ 325,000	2-17-2016	2,456	\$132
106 Overlook Dr	\$ 165,000	7-30-2018	1,100	\$150
68 Albion Oval	\$ 258,000	4-25-2016	1,177	\$219
110 Baldwin Ln	\$ 375,000	8-29-2017	2,175	\$172
282 Shear Hill Rd	\$ 375,000	9-12-2016	1,812	\$207
278 Shear Hill Rd	\$ 282,500	5-16-2018	1,521	\$186
244 Shear Hill Rd	\$ 370,000	7-19-2016	1,812	\$204
154 Lake Dr	\$ 450,000	9-15-2016	3,672	\$123
123 Lake Dr	\$ 355,000	7-31-2018	1,900	\$187
139 Lake Dr	\$ 475,000	2-23-2017	2,065	\$230

Average Sales Price per Square Foot: \$188

The following properties are in the same neighborhood but have no view of the

tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
529 N Lake Blvd	\$ 535,000	11-23-2016	3,876	\$138
390 E Lake Blvd	\$ 315,000	10-26-2017	1,096	\$287
73 Baldwin Ln	\$ 299,500	1-12-2017	1,056	\$284
32 Baldwin Ln	\$ 380,000	1-04-2016	2,936	\$129
26 Baldwin Ln	\$ 185,000	7-29-2016	1,000	\$185
19 Albion Oval	\$ 300,000	5-01-2018	1,482	\$202
41 Albion Oval	\$ 380,000	8-26-2016	2,060	\$184
45 Albion Oval	\$ 390,000	12-21-2018	2,220	\$176
30 Albion Oval	\$ 350,000	10-23-2018	1,858	\$188
59 Albion Oval	\$ 254,639	3-15-2016	1,122	\$120
205 Shear Hill Rd	\$ 259,000	2-08-2018	944	\$274
98 Shear Hill Rd	\$ 390,000	9-12-2016	1,836	\$212
4 Lacona Rd	\$ 415,000	1-18-2018	2,104	\$197
20 Lacona Rd	\$ 352,500	2-21-2017	1,904	\$185
24 Lacona Rd	\$ 265,000	7-29-2016	1,899	\$140
32 Lacona Rd	\$ 340,930	4-04-2017	1,648	\$207
13 Lacona Rd	\$ 425,000	1-10-2018	2,374	\$179
22 Sheryl Ln	\$ 573,000	1-04-2016	3,926	\$146
12 Sheryl Ln	\$ 410,000	11-9-2018	1,982	\$207
10 Sheryl Ln	\$ 490,000	1-27-2017	3,113	\$157
114 Lake Dr	\$ 410,000	3-09-2017	2,156	\$190
94 Lake Dr	\$ 385,000	2-17-2016	2,296	\$168
59 Stuart Rd	\$ 360,000	2-17-2016	2,118	\$170
54 Stuart Rd	\$ 375,000	6-17-2016	1,990	\$188
38 Tanya Ln	\$ 433,000	8-23-2018	2,070	\$209
34 Tanya Ln	\$ 347,000	8-30-2016	1,990	\$174
72 Cortlandt Rd	\$ 342,500	8-12-2016	2,008	\$171
61 Cortlandt Rd	\$ 435,000	8-10-2016	3,434	\$127
74 Longdale Rd	\$ 390,000	6-08-2016	2,230	\$175
63 Longdale Rd	\$ 412,900	12-7-2018	1,950	\$212
544 Crosshill Ln	\$ 380,000	4-11-2016	2,194	\$173
543 Crosshill Ln	\$ 363,000	3-28-2017	1,800	\$202
63 Overlook Dr	\$ 229,000	9-15-2016	2,000	\$115
83 Overlook Dr	\$ 281,915	12-15-2017	1,284	\$220
78 Overlook Dr	\$ 380,000	11-9-2017	1,560	\$244

Average Sales Price per Square Foot: \$187

Study indicates that the properties with views of a communications tower have a virtually equal average price per square foot as those without a view of a communications tower.

**Exhibit 11, 525 Cottekill Rd, Marbletown, Stone Ridge P.O., Ulster County, NY**

A 110' flagpole type tower located at 525 Cottekill Road, at the corner of Main Street, in the Town of Marbletown, Stone Ridge P.O., NY. The following sales are located on the surrounding streets and are within sight of the tower:

**2018 - 2019 STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
18 Jacobsen Ln	\$ 138,000	10-31-2019	1,420	\$ 97
3438 Main St	\$ 396,000	11-20-2018	2,242	\$177
3456 Main St	\$ 310,000	4-19-2019	1,632	\$190

Average Sales Price per Square Foot: \$155

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
304 Cottekill Rd	\$ 349,900	9-04-2019	1,494	\$234
352 Marcott Rd	\$ 192,500	8-20-2018	1,392	\$138
374 Marcott Rd	\$ 460,000	8-12-2019	2,702	\$170
55 Leggett Rd	\$ 900,000	9-16-2019	5,015	\$179
65 Leggett Rd	\$ 605,000	1-12-2018	4,152	\$146
449 Cottekill Rd	\$ 455,000	1-05-2018	2,692	\$169
1904 Lucas Av	\$ 338,000	2-26-2018	2,352	\$144
10 Hickory Hill Ln	\$ 350,000	4-18-2019	2,072	\$169
13 Corriedale Ln	\$ 425,000	8-09-2019	2,592	\$164
5 Corriedale Ln	\$ 342,500	6-22-2018	2,926	\$117
24 Duck Pond Rd	\$ 230,000	4-19-2019	1,864	\$123
30 Duck Pond Rd	\$ 299,000	7-20-2018	2,315	\$129
83 Duck Pond Rd	\$ 399,000	10-4-2019	2,970	\$134
2188 Lucas Av	\$ 195,000	12-20-2018	1,624	\$120
2013 Lucas Av	\$ 159,000	8-29-2018	1,152	\$138
8 Hobson Choice Rd	\$ 276,500	2-04-2019	1,543	\$179

Average Sales Price per Square Foot: \$153

Study indicates that the properties with views of a communications tower have a slightly higher average price per square foot than those without a view of a communications tower.

**Exhibit 12, 999 Route 32, Rosendale, Ulster County, NY**

A 103' monopole type tower located at 999 Route 32, in the Town of Rosendale, NY. The following sales are located on the surrounding streets and are within sight of the tower:

**2018 - 2019 STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
999 Rt 32	\$ 485,000	12-17-2019	2,401	\$202
32 Parkcrest Dr	\$ 205,000	12-17-2018	1,368	\$150
25 Woodland Dr	\$ 393,600	10-2-2019	2,236	\$176

Average Sales Price per Square Foot: \$176

The following properties are in the same neighborhood but have no

view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
59 Sawdust Av	\$ 402,000	1-30-2018	2,189	\$184
24 Parkcrest Dr	\$ 125,000	1-10-2018	1,008	\$124
33 Old Cty Rt 1	\$ 715,000	10-3-2018	2,180	\$328
1101 Route 32	\$ 146,000	10-25-2018	1,165	\$125
734 Binnewater Ln	\$ 380,000	3-29-2019	1,247	\$305
21 Kallop Rd	\$ 73,500	6-19-2018	725	\$101
253 Creek Locks Rd	\$ 62,000	9-20-2019	1,320	\$ 47
261 Creek Locks Rd	\$ 152,000	10-22-2018	1,364	\$111
263 Creek Locks Rd	\$ 148,000	5-23-2018	540	\$274
295 Creek Locks Rd	\$ 275,000	6-15-2018	2,100	\$131
703 Creek Locks Rd	\$ 530,000	6-22-2018	4,512	\$117
670 Creek Locks Rd	\$ 420,000	7-10-2018	2,989	\$141
338 Main St	\$ 259,000	3-15-2018	1,700	\$152
14 Lower James St	\$ 255,000	9-13-2019	1,800	\$142
11 James St	\$ 180,500	7-12-2018	1,214	\$149
51 Mountain Rd	\$ 345,000	9-17-2018	2,600	\$133
189 Hardenburgh Av	\$ 330,000	2-19-2020	1,924	\$172
189 Hardenburgh Av	\$ 330,000	10-1-2018	1,924	\$172
115 MountainView Rd	\$ 195,700	4-03-2019	1,440	\$136
154 Mountainview Rd	\$ 311,200	12-12-2018	3,220	\$ 97
33 James St	\$ 142,000	7-25-2018	907	\$157
167 Grove St	\$ 220,000	10-24-2018	1,960	\$112
952 Elting Rd	\$ 159,000	6-06-2019	1,332	\$119
976 Keator Av	\$ 259,000	12-10-2019	1,151	\$225
126 James St	\$ 221,000	12-23-2019	968	\$228
100 James St	\$ 275,000	7-02-2019	1,364	\$202
35 Bedford Av	\$ 273,000	2-06-2019	3,034	\$ 90
15 Longyear Av	\$ 284,500	8-06-2019	1,668	\$171
61 Tillson Rd	\$ 238,000	9-14-2018	1,488	\$160
19 Grist Mill Rd	\$ 315,000	3-19-2018	2,176	\$145
14 Quaker St	\$ 186,000	9-27-2018	1,280	\$145
28 Messmer Av	\$ 245,000	1-04-2018	2,200	\$111
28 Messmer Av	\$ 283,000	8-30-2019	2,200	\$129
23 Tillson Rd	\$ 255,000	6-26-2019	1,792	\$142
17 Tillson Rd	\$ 197,000	3-29-2018	1,520	\$129
15 Tillson Rd	\$ 157,700	12-7-2018	875	\$180
18 Deyo St	\$ 260,950	9-19-2019	1,608	\$162
241 Grist Mill Rd	\$ 272,950	3-25-2019	2,275	\$120
299 Grist Mill Rd	\$ 135,000	10-10-2019	1,944	\$ 69

Average Sales Price per Square Foot: \$152

Study indicates that the properties with views of a communications tower have a higher average price per square foot than those without a view of a communications tower.

**Exhibit 13, 30 Cliff Road, Plattekill, Ulster County, NY**

A 120' monopole type tower located at 30 Cliff Road, in the Town of Plattekill, Clintondale P.O., NY. The following sales are located on the surrounding streets and are within sight of the tower:

**2018 - 2019 STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
48 Cliff Rd	\$ 220,000	9-24-2018	1,631	\$135
22 Morse Heights	\$ 260,000	11-14-2018	1,924	\$135

Average Sales Price per Square Foot: \$135

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
7 Cliff Rd	\$ 160,000	5-25-2018	2,704	\$ 59
42 Poppas Ln	\$ 234,000	3-01-2018	2,016	\$116
11 Palazzo Ln	\$ 399,000	6-24-2019	2,880	\$139
10 Tuckers Path	\$ 495,000	2-14-2019	2,554	\$194
60 Hull Av	\$ 290,000	4-04-2018	2,778	\$104
14 Applewood Ct	\$ 310,000	1-08-2019	2,288	\$135
250 Hull Av	\$ 373,400	5-16-2018	2,518	\$148
1474 Route 44 55Rd	\$ 170,000	1-21-2018	1,833	\$ 93
12 Cipriano Rd	\$ 255,000	6-12-2019	2,744	\$ 93
1628 Route 44 55	\$ 259,900	7-09-2019	3,500	\$ 74
1110 Milton Tpke	\$ 262,000	3-06-2019	2,000	\$131
425 Crescent Av	\$ 215,000	10-18-2019	1,512	\$142
369 Crescent Av	\$ 199,000	10-3-2018	1,320	\$151
397 Crescent Av	\$ 285,000	10-9-2019	1,456	\$196
1098 Route 44 55	\$ 203,000	9-17-2018	1,236	\$164
57 Hull Av	\$ 168,000	7-25-2018	1,296	\$130
47 Hull Av	\$ 215,000	4-20-2018	1,090	\$197
15 Vaccaro Ln	\$ 150,000	8-15-2019	1,288	\$116
30 Jenkins Ln	\$ 320,000	8-30-2019	2,060	\$155
41 Jenkins Ln	\$ 295,000	12-4-2018	1,928	\$153
37 Jenkins Ln	\$ 304,900	7-27-2018	1,872	\$163
268 Tuckers Corner Rd	\$ 199,000	6-14-2019	1,900	\$105
284 Tuckers Corner Rd	\$ 240,000	9-10-2019	1,260	\$190
277 Tuckers Corner Rd	\$ 279,000	4-25-2018	1,200	\$233
2189 Route 32	\$ 235,000	4-15-2019	3,488	\$ 67
325 Crescent Av	\$ 133,000	5-28-2019	1,640	\$ 87
328 Crescent Av	\$ 260,000	2-21-2019	2,080	\$125

Average Sales Price per Square Foot: \$135

Study indicates that the properties with views of a communications tower have the same average price per square foot as those without a view of a communications tower.

**Exhibit 14, 117 Duell Ave, South Blooming Grove, Orange County, NY**

A 150' flagpole type tower located just west of Route 208, on Duell Avenue, in South Blooming Grove, in the Town of Monroe, NY visited in May 2017. The following sales are located on the surrounding streets and are very close to the communications tower, within sight:

**2014 - 2016+ STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
303 Lake Shore Dr	\$ 360,000	9-27-2016	2,147	\$168
316 Lake Shore Dr	\$ 235,000	9-26-2016	1,512	\$155
4 Red Bird Dr	\$ 267,000	10-13-2016	1,716	\$156
2 Beech Tree Rnd	\$ 210,000	7-07-2016	1,040	\$202
25 Merriewold Ln N	\$ 150,000	8-17-2015	1,552	\$ 97
4 Lone Oak Cir	\$ 225,000	10-31-2016	1,728	\$130
14 Old Town Rd	\$ 265,000	12-8-2014	1,778	\$149
11 Lee Av	\$ 319,000	11-8-2016	1,934	\$165
26 Duell Av	\$ 240,000	12-13-2016	960	\$250
19 Duell Av	\$ 160,000	3-31-2016	960	\$167
83 Duell Av	\$ 245,000	12-1-2016	1,092	\$224
25 Duell Av	\$ 275,000	11-14-2016	1,012	\$272
4 Laredo Ct	\$ 319,900	11-29-2016	1,504	\$213
4 Laredo Ct	\$ 237,900	3-27-2015	1,504	\$158
5 Laredo Ct	\$ 210,000	9-12-2016	960	\$219
23 Duell Av	\$ 260,000	1-23-2017	960	\$271
106 Duell Av	\$ 305,000	2-22-2017	1,772	\$172
2 Pecos Ct	\$ 230,000	7-21-2016	1,240	\$185
90 Duell Av	\$ 209,500	1-29-2016	1,184	\$177
86 Duell Av	\$ 230,000	11-12-2014	1,280	\$180

Average Sales Price per Square Foot: \$185

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
10 Hawks Nest Rd	\$ 242,300	1-14-2016	1,332	\$182
252 Lake Shore Dr	\$ 254,800	4-23-2014	1,852	\$138
374 Lake Shore Dr	\$ 307,500	12-8-2016	1,840	\$167
20 Hawthorne Dr	\$ 466,100	11-9-2016	1,993	\$234
22 Hawthorne Dr	\$ 346,000	11-23-2016	1,616	\$214
25 Hawthorne Dr	\$ 350,000	2-21-2017	1,796	\$195
19 Hawthorne Dr	\$ 315,000	1-13-2017	1,792	\$176
15 Hawthorne Dr	\$ 245,000	7-15-2015	1,104	\$222
10 Pine Hill Rd	\$ 250,000	10-10-2014	1,332	\$188
23 Pine Hill Rd	\$ 260,000	7-27-2016	1,340	\$194
37 Pine Hill Rd	\$ 240,000	8-15-2016	1,260	\$190
56 Duell Av	\$ 299,000	9-29-2016	1,176	\$254
56 Duell Av	\$ 255,000	5-11-2016	1,176	\$217
56 Duell Av	\$ 170,000	4-01-2015	1,176	\$145
54 Duell Av	\$ 240,000	2-23-2017	960	\$250
46 Duell Av	\$ 250,000	11-8-2016	960	\$260
40 Duell Av	\$ 190,000	10-1-2015	1,680	\$113
40 Duell Av	\$ 275,000	1-25-2017	1,680	\$164
65 Duell Av	\$ 243,000	3-10-2016	1,464	\$166
51 Duell Av	\$ 230,000	10-14-2016	1,344	\$171
12 San Antonio Cir	\$ 270,000	1-24-2017	1,410	\$191
11 San Antonio Cir	\$ 335,000	11-28-2016	2,124	\$158
1 San Antonio Cir	\$ 190,000	1-30-2017	960	\$198
76 Duell Av	\$ 220,000	4-04-2016	1,523	\$144
13 Dallas Dr	\$ 170,000	3-03-2016	994	\$171
34 Peddler Hill Rd	\$ 240,000	9-11-2015	1,390	\$173

Average Sales Price per Square Foot: \$187

Study indicates that the properties with views of a communications tower and properties without a view of a communications tower have virtually equal average price per square feet, in this specific neighborhood.

**Exhibit 15, 1 Ridge Rd, Hamptonburgh, Orange County, NY**

A 162' lattice tower located just south of Route 207, on Ridge Road, in Hamptonburgh, in the Town of Monroe, NY visited in May 2017. The following sales are located on the surrounding streets and are very close to the communications tower, within sight:

**2014 - 2016+ STUDY**

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
506 Ridge Rd	\$ 215,000	10-22-2015	1,528	\$141
4 Lincolndale Rd	\$ 315,000	6-12-2015	2,378	\$132
10 Shea Rd	\$ 380,000	12-3-2015	2,604	\$146
118 Sarah Wells Trl	\$ 200,000	3-22-2017	1,147	\$174
5 Arbor Rd	\$ 370,000	9-16-2016	2,604	\$143

Average Sales Price per Square Foot: \$147

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
43 Day Rd	\$ 405,000	3-09-2017	2,210	\$183
66 Day Rd	\$ 285,000	9-20-2016	2,222	\$128
58 Day Rd	\$ 425,000	6-22-2015	2,956	\$144
18 Kimberly Dr	\$ 390,000	8-22-2014	3,124	\$125
7 Darren Dr	\$ 245,900	8-16-2016	1,532	\$161
32 Day Rd	\$ 278,000	6-25-2014	2,044	\$136
27 Arbor Rd	\$ 450,000	8-25-2015	3,208	\$140
27 Arbor Rd	\$ 324,000	8-09-2016	1,993	\$163
27 Arbor Rd	\$ 365,000	2-01-2017	2,592	\$141
27 Arbor Rd	\$ 340,323	10-3-2014	2,400	\$142

Average Sales Price per Square Foot: \$146

Study indicates that the properties with views of a communications tower and properties without a view of a communications tower have virtually equal average price per square feet, in this specific neighborhood.