



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, February 24, 2025
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to www.lansingtown.com, click on the “YouTube” Icon (red square) located on the bottom left corner of our Home Page.

1. Call Meeting to Order

2. Roll Call

3. Action Items

a. Trails Committee Introduction (20 mins.)

b. **Applicant:** Jack Litzenberger, owner

Location: 2661 N. Triphammer Road Tax Parcel # 44.-1-25

Project Description: Request for extension on subdivision approval for Minor Subdivision of lands located at 2661 N. Triphammer. The locations zoning district (R2) has not changed since the time of the original subdivision approval, nor has any environmental, stormwater or any other relevant project review requirements

SEQR: N/A

Anticipated Action: Review Extension Request provided by applicant and memo from Planning Dept., sign and certify (3) updated Final Plats

c. **Project:** Site Plan Review - Cellular Communications Tower located at 1767 E. Shore Drive

Applicant: Jared Lusk, representing Verizon Wireless

Location: 1767 E. Shore Drive Tax Parcel # 37.1-6-9

Project Description: Site Plan Review of a proposed 149’ monopole cellular communication tower and associated facility located at 1767 E. Shore Drive. This project is located in the R2 zoning district, which does not permit the siting of a cellular communications tower, and will require the issuance of a Use Variance through the TOL ZBA

SEQR: This is an Unlisted action under SEQR 617.4 and will require further review

Anticipated Action: Finish Site Plan Review

4. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.



Parks, Recreation, and Trails Working Group Planning Board Memo

DATE: 24 February 2025

TO: Dean Shea, Town of Lansing Planning Board Chair

VIA: Mason Molesso, Town Planner

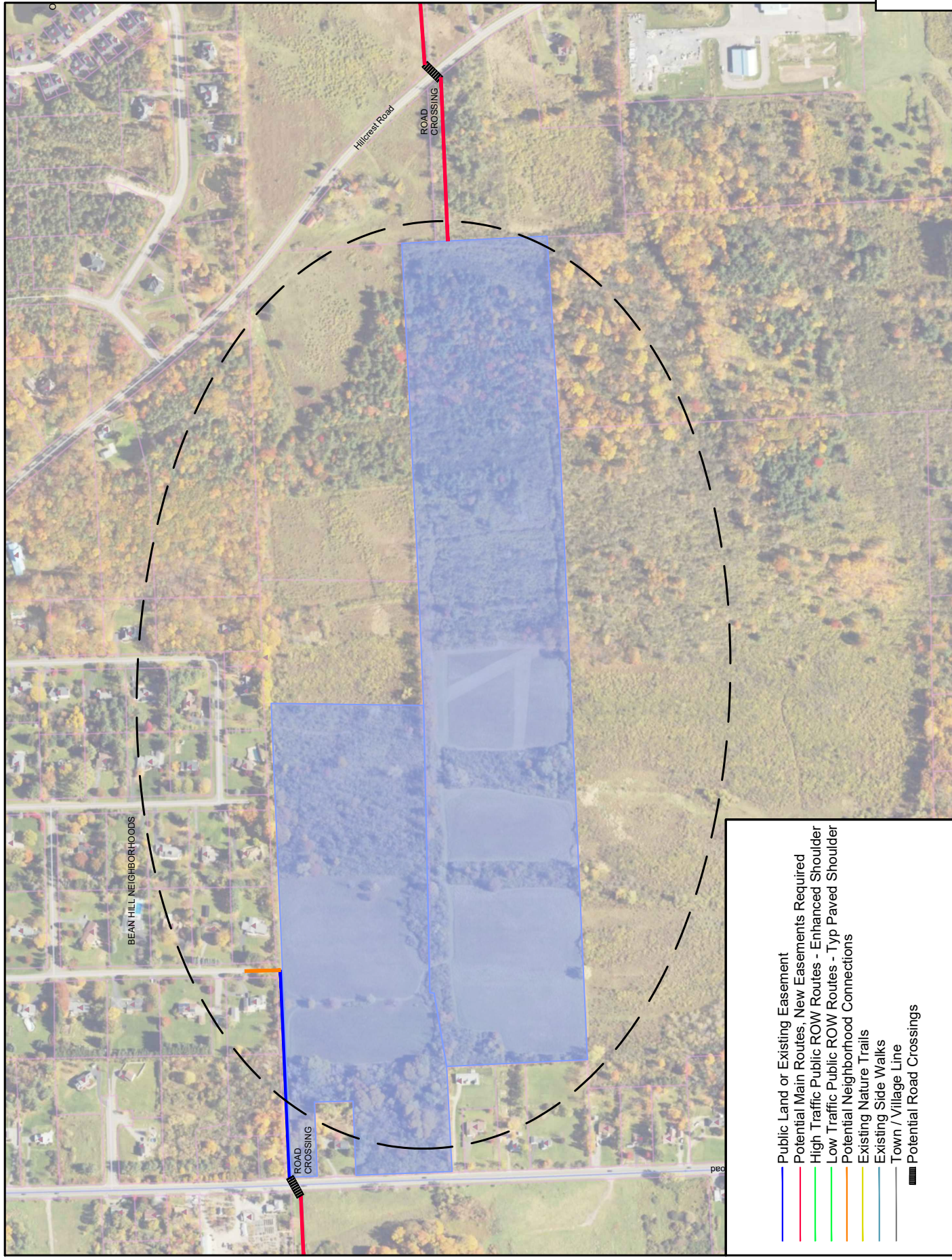
CC: John Licitra, Trails Group Liaison to the Planning Board

RE: **Delaware Solar**

The parcel coming before the Planning Board as Delaware Solar may propose a trails easement. The Trails Working Group does not intend to take a stance for or against this project, but we do want to go on record supporting the need for an easement.

The intent of the Lansing Greenway is to connect neighborhoods to the Town's parks, schools and other hubs of community life. The proposed main north-south artery of the Greenway would run from the town center to the Village of Lansing with spurs to create neighborhood connections along the way. One essential neighborhood connector trail being discussed would tie the Bean Hill community to the main trail network. This would also continue eastward, crossing Hillcrest Road and extending to Warren Road where neighborhoods off Farrell Road and Village Solar Apartment can gain access to the Greenway. An easement within this proposed project is essential to these goals.

Please see the attached schematic site plan for details.



Public Land or Existing Easement

- Potential Main Routes, New Easements Required
- High Traffic Public ROW Routes - Enhanced Shoulder
- Low Traffic Public ROW Routes - Typ Paved Shoulder
- Potential Neighborhood Connections
- Existing Nature Trails
- Existing Side Walks
- Town / Village Line
- Potential Road Crossings

Project: Delaware Solar
 Date: 2-24-2025
 Scale: None
 Prwm: Bl: 5TL

Proposed Greenway Easement - Delaware Solar

NORTH PER MAP REFERENCE NO. 2

44.-1-3.3
YOUNG & BARNETT (R.O.)
900/17

N 02°12'53" W 119.29'

PIN FOUND
IN BASE OF
TWIN LOCUS

LOCUS TREE
ON LINE
3.5' S. CORNER

S 02°12'53" E 126.71'

PIN FOUND

- LEGEND
- △ - COMPUTED CORNER
 - - UTILITY POLE
 - - UTILITY BOX
 - ⊠ - STORM CATCH BASIN

"Approved by Resolution 249 of the Planning Board of the Town of Lansing, New York, on the 26 day of Aug. 2024, subject to all requirements and conditions of said Resolution. Any change, erratum, modification, or revision of this plat, as approved, shall void this approval."

By *Alfonso P. ...*
Planning Board Chairperson

Date _____

PARCEL A
1.15 ACRES NET TO
ROAD RIGHT OF WAY

**TITLE INFORMATION FOR
PARCELS A & B**
JACOB LITZENBERGER
INSTRUMENT NO. 2023-00510
TAX MAP PARCEL 44.-1-25
TOTAL 2.36 ACRES NET TO
ROAD RIGHT OF WAY

PARCEL B
1.21 ACRES NET TO
ROAD RIGHT OF WAY

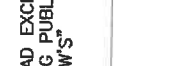
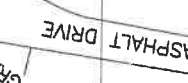
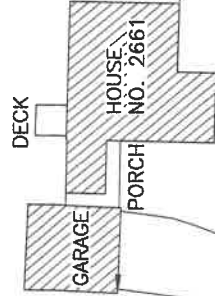
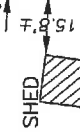
PROPOSED NEW DIVISION LINE
N 86°47'31" E 438.82'
(408.74' P TO P)

44.-1-24
CORNELL UNIVERSITY (R.O.)
439/452

S 85°03'25" W 104.23'

44.-1-26
KWIATKOWSKI MAYNARD (R.O.)
2019-14063

S 88°02'25" W 334.52'
(296.03' P TO P)



PIN SET (6.00')

PIN SET (30.08')

PIPE FOUND

S 02°16'04" E 123.07'

N 02°16'04" W 122.57'

PRESENT CENTERLINE

NORTH TRIPHAMMER ROAD

2055'± TO CENTERLINE
INT. OF CHERRY ROAD

CERTIFICATION

I hereby certify to JACOB LITZENBERGER that I am a licensed land surveyor, New York State License No. 050769, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; and that I found no visible encroachments either way across property lines except as shown hereon.

REFERENCE MAPS ENTITLED

1.) "SURVEY MAP SHOWING NO. 2661 NORTH TRIPHAMMER ROAD..." DATED 11/29/2022 BY SHEIVE LAND SURVEYING, FILED 2023-00510

SIGNED: *Jacob Litzenberger* DATED: 11/29/2022

**SHEIVE
LAND SURVEYING**
165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

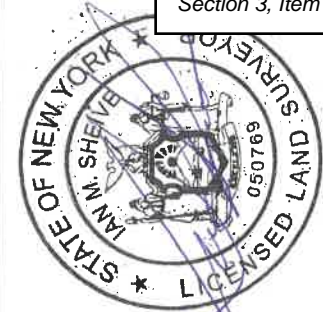
TITLE: SUBDIVISION PLAT
SHOWING LANDS OF
JACOB LITZENBERGER,

LOCATED AT NO. 2661 NORTH TRIPHAMMER ROAD,
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 6/13/2024

FILE NO. 24043

SCALE: 1"=50'



Section 3, Item b.

WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS AND CORRECTIONS TO THIS MAP AND COPIES BEAR THE IMPRESSION MAP OR COPIES BEAR THE IMPRESSION OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

JAMES J. BARANELLO LAW OFFICE

Attorneys at Law
39 Church Street
Cortland, New York 13045

James J. Baranello

Dante Armideo

Telephone (607) 758-8200
Fax (607) 758-8201

January 15, 2025

Town of Lansing
29 Auburn Road
Lansing, NY 14882

Attn: Hon. Alfonso Fiorille
Planning Board Chairperson

Re: Litzenberger Subdivision

Dear Chairperson Fiorille:

Our office represents Jacob (Jack) Litzenberger relative to the sale of property he owns in the Town of Lansing.

On August 27, 2024, our client was granted subdivision approval for his property located at 2661 North Triphammer Road (Tax Map No.44.-1-25). The subdivision was of a 2.36 acre parcel into two parcels of 1.15 and 1.21 acres. Mr. Litzenberger was not represented and as such did not know or understand that once the approval was granted that the map needed to be filed with the Tompkins County Clerk within 62 days of approval. When our client came to us a short time ago, I asked him whether the map had been filed and he was under the mistaken impression that the Town was filing the map.

In any event, I am requesting that pursuant to the Town of Lansing Code of Ordinances, Section 235-9, Subdivision E, the map approval be extended by the Board an additional 62 days.

Our client will suffer a substantial hardship in that both parcels are under contract for sale and the delay in having to re-apply may result in losing one or both sales.

There has not been any change in zoning, subdivision, engineering, stormwater, environmental or any other required review or standard since the initial approval was granted.

Based upon the foregoing, I respectfully request that our client's application for an extension of time to file the approved subdivision map be granted.

Very truly yours,

A handwritten signature in blue ink that reads "James J. Baranello". The signature is fluid and cursive, with the first name "James" being particularly prominent.

JAMES J. BARANELLO, ESQ.

JJB/rja

EXHIBIT A
PROJECT DESCRIPTION

Bell Atlantic Mobile Systems, LLC d/b/a Verizon (“**Verizon**”) is a public utility, and federally licensed wireless telecommunications provider. It currently has service inadequacies in the Town of Lansing (the “**Town**”). To remedy these service inadequacies, Verizon is proposing to construct and operate a new wireless telecommunications facility (the “**Project**”) near 1767 East Shore Drive on property owned by Community Rec Center Inc. and identified as Tax Parcel No. 37.1-6-9 (the “**Project Site**”). Verizon makes this application for a use variance from the Zoning Board of Appeals, as well as a special use permit and site plan approval from the Planning Board to permit the Project to provide adequate and reliable wireless telecommunications service to emergency services, businesses and individuals in and around the Town.

The Project consists of the construction and operation of a 145’ monopole tower (with additional 4’ lightning rod), exterior equipment cabinets and other associated improvements, all as shown on the enclosed site plan prepared by Costich Engineering D.P.C.

Essentially, wireless telecommunication devices operate by transmitting a very low power radio signal between the wireless telecommunication devices and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to electronic apparatus located near the antenna (the “**Base Station**”), where it is connected to traditional telephone systems, and is then routed anywhere in the world. The antennas and Base Station are known as a “cell site.”

Because of the low power, a cell site is capable of transmitting to and from wireless telecommunication devices only within a limited geographic area. This limited geographic area is called a “cell.” A cell site must be located within a prescribed area in order to provide coverage for the entire cell.

Wireless telecommunications technology requires that cells overlap somewhat in order to provide uninterrupted service. When the wireless telephone user moves into a new cell, the transmission is automatically transferred to the cell site in the new cell. If there is no cell site in the new cell, there is no wireless telecommunications service.

Because each cell site must be placed in such a manner as to provide service within a particular cell, and so as to provide overlapping (but not duplicate) coverage with the existing or planned cells around it, there is limited flexibility as to where a cell site can be placed. Wireless telecommunications providers conduct a thorough engineering study, including using an elaborate computer program known as a “propagation study.” A propagation study shows, based on cell boundaries, topography and other factors, where a cell site needs to be located in order to provide wireless telecommunications coverage in a particular cell. The wireless telecommunication companies and RF engineers identify technologically feasible locations for the cell site.

In this case, the proposed site was identified by Verizon as being an appropriate site to remedy the service deficiencies. The Project Site was located within that area and was available to Verizon to meet the technological requirements.

As set forth in this application, Verizon meets the legal standards necessary for the requested approval. Moreover, the Project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the Project will not create any detriment to adjoining properties or change the character of the neighborhood. Instead, the Project will enhance governmental facilities and promote the public welfare by providing a modern, more efficient system of communications for police, fire and other emergency services, as well as provide modern wireless telecommunication service to business, industry and individuals in and around the Reach Run cell.



01334

THIS INDENTURE

Made the 12th day of April, Nineteen Hundred and Ninety-five

BETWEEN

DEANCO, INC., a New York corporation, with offices at 2415 North Triphammer Road, Ithaca, New York,

party of the first part and

COMMUNITY RECREATIONAL CENTER, INC., a New York not-for-profit corporation, with offices at 200 East Buffalo Street, Ithaca, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, being a part of Military Lot No. 91 in said Town, and more particularly bounded and described as follows:

BEGINNING at an iron pipe set in the southerly line of East Shore Drive (N.Y.S. Route No. 34) at the southwest corner of premises now or formerly of Oaks (see Liber 605 of Deeds at page 1); running thence S 84 degrees 32' E, along an old hedgerow, a distance of 362.8 feet to a pipe; running thence S 31 degrees 29' W, along a hedgerow marking the former southeasterly line of the former railroad right of way, a distance of 819.8 feet to a pipe (the previous two courses having been incorrectly described in the deed to the grantor herein due to a computational error by the surveyor, which error is corrected as shown on the survey incorporated herein); running thence N 85 degrees 01' W, in part along a small hedgerow, a distance of 919.0 feet to a point; running thence N 19 degrees 24' E, passing through a pipe at 10.45 feet and 187.67 feet, a total distance of 368 feet to a pin set in the southerly line of the said East Shore Drive (N.Y.S. Route 34); running thence N 70 degrees 20' E, along said southerly line of the highway, a distance of 913.6 feet to the point or place of beginning, containing 13.84 acres of land, more or less.

TOGETHER WITH all the right, title and interest of the grantor in and to the parcel lying northerly of the premises above described to the center line of East Shore Drive (N.Y.S. Route 34); SUBJECT TO the rights of the public therein for street and highway purposes and EXCEPTING those premises appropriated by the People of the State of New York by notice of appropriation recorded in the Tompkins County Clerk's Office in Book 443 of Deeds at page 802.

SUBJECT TO a right of way granted to New York State Electric & Gas Corp. by instrument dated October 1, 1946 and recorded in said Clerk's Office on November 2, 1946 in Book 294 of Deeds at page 17, insofar as it may affect the premises herein conveyed.

THE PREMISES above described are shown on a survey map entitled "SURVEY MAP, LANDS OF EVAN H. AND ESTER A. SHELDON, LOCATED ON N.Y.S. ROUTE 34, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK", dated November 1, 1983 and last amended January 5, 1995, by T. G. Miller Associates, P.C., which map is to be filed in the Tompkins County Clerk's Office concurrently herewith and which map is incorporated herein by reference.

BEING the same premises conveyed by William R. Wilcox to the grantor herein by warranty deed dated January 8, 1993 and recorded in the Tompkins County Clerk's Office on January 13, 1993 in Book 692 of Deeds at page 124.

see Misc. B.K. 51/pg. 305

see Misc. B.K. 51/pg. 189

map

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST, that the party of the second part shall quietly enjoy the said premises;

SECOND, that said party of the first part will forever WARRANT the title to said premises;

THIRD, that, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its duly authorized officer this day of , Nineteen Hundred and Ninety-five.

DEANCO, INC.

IN PRESENCE OF

by Robert T. Dean, L.S.
Exec. Vice Pres

STATE OF NEW YORK)
) SS:
COUNTY OF TOMPKINS)

On this 12th day of April, 1995, before me, the subscriber, personally appeared Robert T. Dean, to me personally known, who, being by me duly sworn, did depose and say that he is the Vice-President of DEANCO, INC., the corporation described in and which executed the within instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

Notary Public

RECEIVED
\$...
REAL ESTATE
APR 12 1995
TRANSFER TAX
TOMPKINS
COUNTY

PHILIP S. WINN
Notary Public, State of New York
No. 4512021
Qualified in Tompkins County
Commission Expires December 31, 1995

Tompkins County, ss.
Recorded on the 12th Day
of April 1995 at 4:14
o'clock P.M. in Libor 748 of
at Page 4 and examined
Aurora R. Valente Clerk



Department of Planning & Sustainability

COMMISSIONER

Section 3, Item c.

Katherine Borgella

DEPUTY COMMISSIONER

M. Megan McDonald

121 E. Court St, Ithaca, N.Y. 14850 | Phone: (607) 274-5560 | tompskinscountyny.gov/planning

October 21, 2024

Mason Molesso, Planner
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of New York State General Municipal Law

Proposed Action: Use Variance and Site Plan for proposed Verizon Wireless Tower located at 1767 East Shore Drive, Tax Parcel # 37.1-6-9, Community Rec Center Inc, Owner; Jared Lusk (on Behalf of Verizon Wireless), Applicant.

Dear Mr. Molesso:

This letter acknowledges your referral of the proposed action identified above for review by the Tompkins County Department of Planning and Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law.

We have determined the proposed action will have no significant county-wide or inter-community impact.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Borgella".

Katherine Borgella, AICP
Commissioner of Planning and Sustainability

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless - Reach Run Telecommunications Facility		
Project Location (describe, and attach a general location map): 1767 E Shore Dr. Ithaca, NY 14850, Town of Lansing, Tompkins County (T.A.# 37.1-6-9, 13.36 acres per tax map)		
Brief Description of Proposed Action (include purpose or need): Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless is proposing the construction of a wireless telecommunications facility. The facility will consist of a 145' monopole (with proposed 4' lightning rod) that will support a Verizon Wireless antenna array at 140' AGL; ground based improvements include outdoor equipment cabinets on a 11'x12.5' concrete slab with an ice canopy over it, a cable bridge, a propane generator on a 4x8' concrete slab, and a 500 gallon propane tank, all enclosed by a 37'x76', 7' tall chain link fence with a 1' barbed wire top. The compound, generator proposed tower, wireless telecommunications equipment, and meter board are all to be located within a 100'x100' lease area. Access to the site will utilize an existing curb cut and parking lot within a proposed 20' wide access easement off of E. Shore Drive (NYS Route 34) to the proposed tower location.		
Name of Applicant/Sponsor: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless	Telephone: 585-474-2095	E-Mail: katie.jaeckel@verizonwireless.com
Address: 1275 John Street, Suite 100		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Project Contact (if not same as sponsor; give name and title/role): Nixon Peabody, LLC - Jared Lusk	Telephone: 585-263-1140	E-Mail: jlusk@nixonpeabody.com
Address: 1300 Clinton Square		
City/PO: Rochester	State: NY	Zip Code: 14604
Property Owner (if not same as sponsor): Community Rec Center, Inc.	Telephone:	E-Mail:
Address: 1767 East Shore Dr.		
City/PO: Ithaca	State: NY	Zip Code: 14850

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Planning Board - Site Plan Approval, Building Permit approval	May 2024
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Zoning Board of Appeals - Use Variance	May 2024
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part I 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <i>2018 Town of Lansing Comprehensive Plan -Proposed Future Land Use Map - labels site as Recreation</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
R-2 (Residential - Moderate Density)
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Lansing School District
- b. What police or other public protection forces serve the project site?
NYS Police, Tompkins County Sheriff Department
- c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Station 5, Tompkins County Fire and Rescue
- d. What parks serve the project site?
Emile Jonas Falls Nature Trail, Edwards Lake Cliffs

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Wireless Telecommunications Facility
- b. a. Total acreage of the site of the proposed action? _____ 13.36 acres
 b. Total acreage to be physically disturbed? _____ .19 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .42 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 3 months
 ii. If Yes:
 - Total number of phases anticipated _____
 - Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 - Anticipated completion date of final phase _____ month _____ year
 - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 145' height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ N/A square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structure, alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:
• acres of aquatic vegetation proposed to be removed: _____
• expected acreage of aquatic vegetation remaining after project completion: _____
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
• proposed method of plant removal: _____
• if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
 - Will a line extension within an existing district be necessary to serve the project? Yes No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
- If Yes:
- Applicant/sponsor for new district: _____
 - Date application submitted or anticipated: _____
 - What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

- If Yes:
- i. How much impervious surface will the project create in relation to total size of project parcel?
- _____ Square feet or _____ acres (impervious surface)
- _____ Square feet or _____ acres (parcel size)
- ii. Describe types of new point sources. _____

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
- _____
- If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? Yes No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

- If Yes, identify:
- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- Construction equipment
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- N/A
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
- Standby Propane Generator

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

- If Yes:
- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
 70,000 kwh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Local Utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	7am - 6pm	• Monday - Friday:	24 Hours
• Saturday:	7am - 6pm	• Saturday:	24 Hours
• Sunday:	N/A	• Sunday:	24 Hours
• Holidays:	N/A	• Holidays:	24 Hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

 (1) 25W flood light mounted on H-frame activated with spring wound timer, 8' +/- above grade

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility?

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): Recreation; Vacant

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.35	5.45	.10
• Forested	4.21	4.21	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.64	3.54	-.10
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	.16	.16	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: indoor ice skating rink; archery

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
Site No.: 7-600156, Petroleum Bulk Storage; Underground Tank; Site Closed-Removed

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____

 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6' feet

b. Are there bedrock outcroppings on the project site? Yes No

If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:	HsB-Hudson silty clay loam	16 %
	OaA-Ovid silt loam	69 %
	IcA-Illion silty clay loam	14 %

d. What is the average depth to the water table on the project site? Average: 0-2 feet

e. Drainage status of project site soils: Well Drained: _____ % of site

Moderately Well Drained: 17 % of site

Poorly Drained: 83 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site

10-15%: _____ % of site

15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No

If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Freshwater Pond PUBHh Approximate Size 0.73
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
small mammals _____ birds _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? 2.2 +/- acres

ii. Source(s) of soil rating(s): 2024 NEW YORK AGRICULTURAL LAND CLASSIFICATION - TOMPKINS - JANUARY 1, 2024

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: Cayuga Lake Scenic Byway (NYS Route 34)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Scenic Byway

iii. Distance between project and resource: _____ 0.01 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

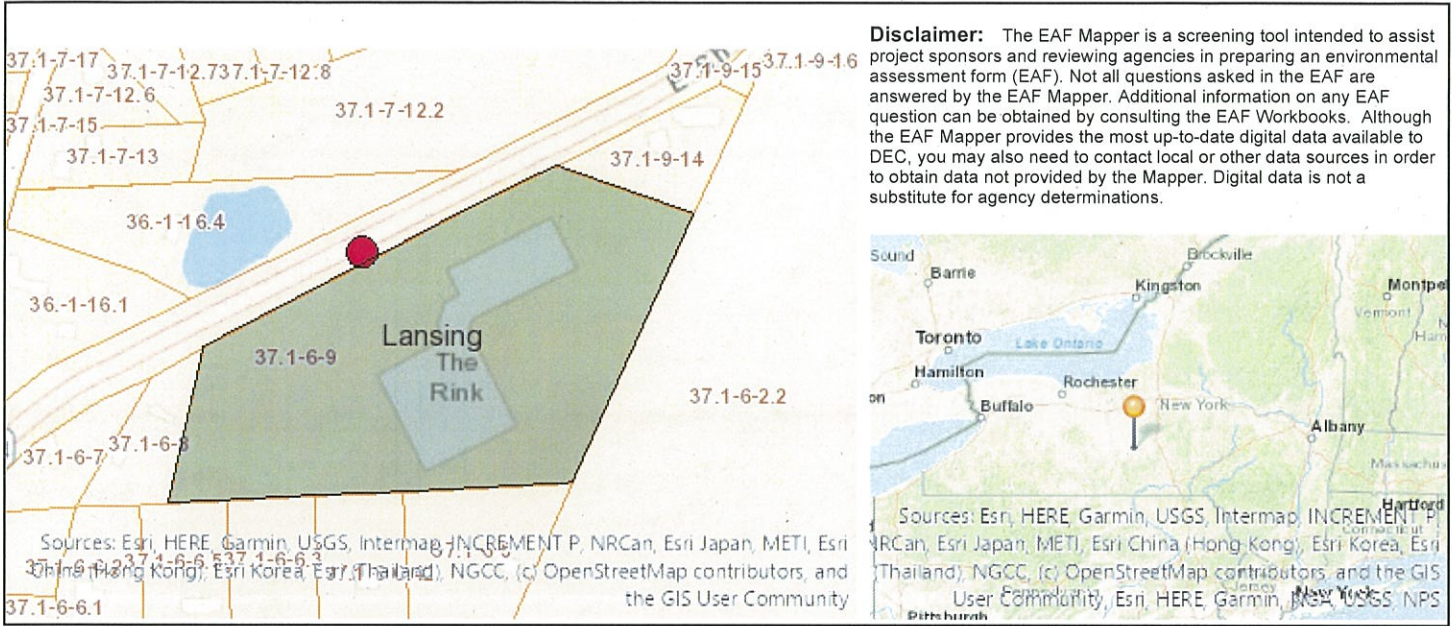
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Bell Atlantic Mobile Systems, LLC d/b/a Verizon Date April 7, 2024

Signature  Title Project Engineer-Costich Engineering, DPC



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No	<i>Section 3, Item c.</i>
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
E.3.f. [Archeological Sites]	No	
E.3.i. [Designated River Corridor]	No	



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Section 3, Item c.

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February 4, 2025

VIA EMAIL AND FEDERAL EXPRESS

Zoning Board of Appeals and Planning Board
Town of Lansing
29 Auburn Road
Ithaca, NY 14882
Attn: John Zepko, Director of Planning and Code Enforcement
jzepko@lansingtown.com

RE: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon "Reach Run" site)

Dear Mr. Zepko and Members of the Zoning Board of Appeals and Planning Board:

By application dated September 25, 2024 and supplemental application dated December 16, 2024, Bell Atlantic Mobile Systems LLC d/b/a Verizon ("**Verizon**") submitted the above-referenced Application (the "**Application**") to the Town of Lansing Zoning Board of Appeals and Planning Board (the "**Town**") for the above-referenced project.

Thereafter, at the Town Zoning Board of Appeals meeting on January 8, 2025, the Zoning Board of Appeals had comments and requested additional information (the "**ZBA Comments**"). The ZBA Comments are reproduced below in bold italicized type, with Verizon's response in regular type:

- 1. Can the proposed tower be designed with a fall radius outside of the contiguous parking lot?**

As noted in the letter from Sabre Industries enclosed as Exhibit T (the "**Sabre Letter**"), the proposed monopole will be designed and supplied for an ultimate wind speed of 110 mph with no ice, and 40 mph with 1 inch ice (with a 25% safety factor), in accordance with Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures."

In the unlikely event of a failure, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft, the result of which is that the portion of the monopole above the buckle will lean over but remain in a permanently deformed condition. As stated in the Sabre Letter, in the unlikely event of such tower failure, the design of the tower will allow it to fall within 42' of the base.

2. ***Can the propane tank be covered by a roof to protect the tank in the event of a failure?***

The propane generator has been replaced with a diesel generator with a tertiary containment tank. The propane tank has been removed in the revised site plan enclosed as Exhibit U (the "**Revised Plan**").

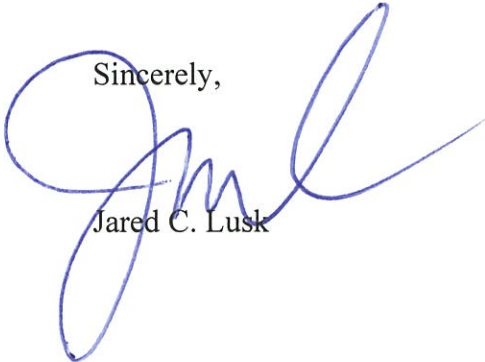
3. ***Can the site be moved further into the parking lot to permit more landscaping?***

As shown on the Revised Plan, a second row of evergreens will be planted to screen the site from the parking lot. A 15' x 30' landscape easement has also been proposed extending northwesterly off the northern corner of the lease parcel to allow the additional evergreen planting. Also note that in response to comments from the Planning Board, the blue spruce trees originally proposed as part of the buffer have been replaced with Norway spruces. A visual analysis, including simulated views of the proposed tower from representative locations, are enclosed as Exhibit V.

4. ***Note 5 on Sheet LA100 states that trees should be located a minimum of five (5) feet from utilities. However, the trees proposed to the north of the tower are shown less than five (5) feet from the utility. Please clarify.***

Note 5 on Sheet LA100, as shown on the Revised Plan enclosed as Exhibit U, has been clarified to read "THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES."

We look forward to appearing at the February 12, 2025 Zoning Board of Appeals meeting. In the meantime, should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Jared C. Lusk

JCL/mkv
Enclosures
cc: Brett Morgan

EXHIBIT T

January 28, 2025

Mr. Clinton Blinebry
Verizon Wireless
132 Creek Circle
East Syracuse, NY 13057

RE: Proposed 145' Sabre Monopole for Ithaca, NY

Dear Mr. Blinebry,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 110 mph with no ice and 40 mph with 1" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.** This would effectively result in a fall radius of 42 feet or less at ground level.

Sincerely,

Keith J. Tindall, P.E., S.E.
Vice President, Telecom Engineering

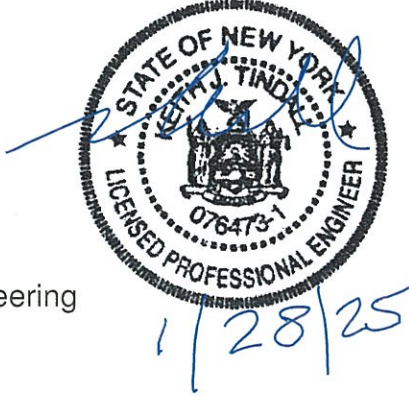


EXHIBIT U

BELL ATLANTIC MOBILE SYSTEMS LLC d/b/a



SITE NAME: REACH RUN ZONING DRAWINGS

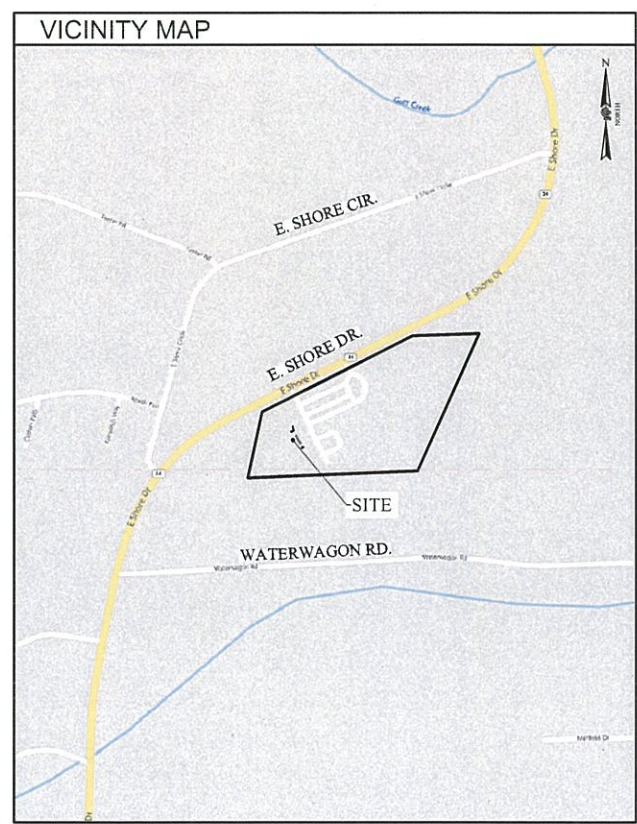
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

verizon
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDS
2	04/24/2024	AJK ISSUED FINAL
3	12/10/2024	TKW ADDED LANDSCAPING
4	01/29/2025	AJK REVISED LANDSCAPING, GRADING AND GENERATOR ADDED FALL LETTER
5	01/30/2025	AJK NORWAY SPRUCE



SITE INFORMATION	
SITE ADDRESS:	(NEAR) 1767 E SHORE DR ITHACA, NEW YORK 14850
MUNICIPALITY:	TOWN OF LANSING
COUNTY:	TOMPKINS
TAX MAP NUMBER:	37.1-6-9 (13.36 ACRES PER TAX MAP)
ZONING DISTRICT:	R2 (RESIDENTIAL - MODERATE DENSITY)
TOWER SETBACK REQ.:	189' (HEIGHT OF TOWER + 40'), 193' PROVIDED
LATITUDE:	42.517646° (42° 31' 03.53"N)
LONGITUDE:	-76.504810° (76° 30' 17.32"W)
BASE ELEVATION:	840± AMSL
STRUCTURE HEIGHT & TYPE:	145' MONOPOLE TOWER
PROPOSED ANT. CENTERLINE:	140' ± AGL
PROPOSED ANT. TIP HEIGHT:	144' ± AGL
HIGHEST APPURTENANCE:	149' ± AGL (PROPOSED LIGHTNING ROD)
PROPERTY OWNER:	COMMUNITY REC CENTER INC. 1767 E SHORE DR ITHACA, NEW YORK 14850
APPLICANT:	BELL ATLANTIC MOBILE SYSTEMS, LLC d/b/a VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586 CONTACT: MAGGIE HAYES PHONE: (585) 321-5390
LIMITS OF DISTURBANCE:	0.19± ACRES

SHEET INDEX			
SHEET #	DESCRIPTION	REV NO	REVISION DATE
GA001	TITLE SHEET	5	01/30/2025
GA002	GENERAL NOTES	5	01/30/2025
VA100	SCHEMATIC TOTAL HOLDINGS	5	01/30/2025
VA101	SURVEY PLAN	5	01/30/2025
VA110	SURVEY NOTES AND DESCRIPTIONS	5	01/30/2025
CA100	OVERALL SITE PLAN	5	01/30/2025
CA110	COMPOUND PLAN	5	01/30/2025
CA120	GRADING AND EROSION CONTROL PLAN	5	01/30/2025
LA100	LANDSCAPE PLAN AND DETAILS	5	01/30/2025
CA200	TOWER ELEVATION AND ANTENNA ORIENTATION PLAN	5	01/30/2025
CA500	EQUIPMENT ELEVATIONS	5	01/30/2025
CA501	SITE DETAILS	5	01/30/2025
CA502	GRADING AND EROSION CONTROL DETAILS	5	01/30/2025

UTILITY PROVIDERS	
ELECTRIC PROVIDER:	NYSEG
ESR #:	TBD
ACCOUNT #:	TBD
PLANNER:	TBD
PHONE:	TBD
FIBER PROVIDER:	TBD
PLANNER:	TBD
CONTACT:	TBD

DIG SAFELY - NEW YORK

Before You Dig, Drill Or Blast!

Dig Safely. New York

UNDERGROUND FACILITIES
PROTECTIVE ORGANIZATION
CALL US TOLL FREE 1-800-962-7962
NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS. EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SCOPE OF WORK

1. THE PROPOSED WORK CONSISTS OF THE CONSTRUCTION AND INSTALLATION OF AN UNMANNED WIRELESS FACILITY WITH ASSOCIATED UTILITIES.

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

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COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
TITLE SHEET

C.E. JOB NUMBER 7969	SHEET NUMBER GA001
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LEGEND

Legend detailing various symbols and line types for site boundaries, utilities, easements, and proposed features.

SITE NOTES

- 1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS. 2. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. 3. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE PROPOSED PLATFORM.

GENERAL NOTES

- 1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC), 2020 BUILDING CODE OF NEW YORK STATE, THE NATIONAL ELECTRIC SAFETY CODE AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES. 2. CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND MAKE PROVISIONS AS TO THE COST THEREOF.

SOIL AND EROSION CONTROL NOTES

- 1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. 2. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.

REFERENCES

- 10. ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY VERIZON WIRELESS; FUZE PROJECT ID: 17215090, DATED 04/16/2024. 11. FALL LETTER PREPARED BY SABRE INDUSTRIES INC., SUBJECT NAME: RE: PROPOSED 145' SABRE MONOPOLE FOR ITHACA, NY, DATED JANUARY 28, 2025.

EROSION AND SEDIMENT CONTROL MEASURES

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES
GENERAL MEASURES:
1. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED, FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.

PARTICULAR MEASURES:
1. DRAINAGE DITCH SEDIMENT FILTERS: DITCHES SHALL RECEIVE CHECK DAMS WITH 2-9 INCH STONE MEETING NYS-DOT LIGHT STONE FILL REQUIREMENTS SO AS TO EFFECTIVELY TRAP SEDIMENT AND MINIMIZE ITS RELEASE OFF-SITE.

2. SILT FENCES AND COMPOST FILTER SOCKS SHALL BE CONSTRUCTED AROUND ALL STOCKPILES OF FILL, TOPSOIL AND EXCAVATED OVERBURDEN THAT ARE TO REMAIN FOR PERIODS LESS THAN 30 DAYS. SILT FENCES AND COMPOST FILTER SOCKS SHALL BE ANCHORED AND MAINTAINED IN GOOD CONDITION UNTIL SUCH TIME AS STOCKPILES ARE REMOVED AND STOCKPILING AREAS ARE BROUGHT TO FINAL GRADE AND PERMANENTLY STABILIZED.

3. TOPSOIL AND FILL THAT IS TO REMAIN STOCKPILED ON-SITE FOR PERIODS GREATER THAN 30 DAYS SHALL BE STABILIZED BY SEEDING, PRIOR TO THE SEEDING OPERATION, THE STOCKPILED MATERIAL SHALL BE GRADED AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND MULCH ANCHORING.

4. IN NO CASE SHALL ERODIBLE MATERIALS BE STOCKPILED WITH 25 FEET OF ANY DITCH, STREAM, OR OTHER SURFACE WATER BODY.

PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

- 1. PERMANENT AND TEMPORARY VEGETATIVE COVER: IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITY OR WHERE WORK IS DELAYED AND WILL NOT BE DISTURBED FOR 21 DAYS OR MORE IN ANY PORTION OF THE SITE, PERMANENT OR TEMPORARY VEGETATION SHALL BE ESTABLISHED WITHIN 14 DAYS ON ALL EXPOSED SOILS. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION.

REFERENCES

- 1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 3/13/2024 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYS/DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT: CORTLAND CORS STATION -LATITUDE: 42-35-03.70726 (N) NAD 83 (CORS)



1275 JOHN STREET, SUITE #100 WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE ROCHESTER, NY 14609 (585) 458-3020

Table with columns: NO., DATE, COMMENTS. Contains revision history entries from 04/03/2024 to 01/30/2025.



PROJECT MANAGER: D.A.W.
DRAWN BY: T.K.W.

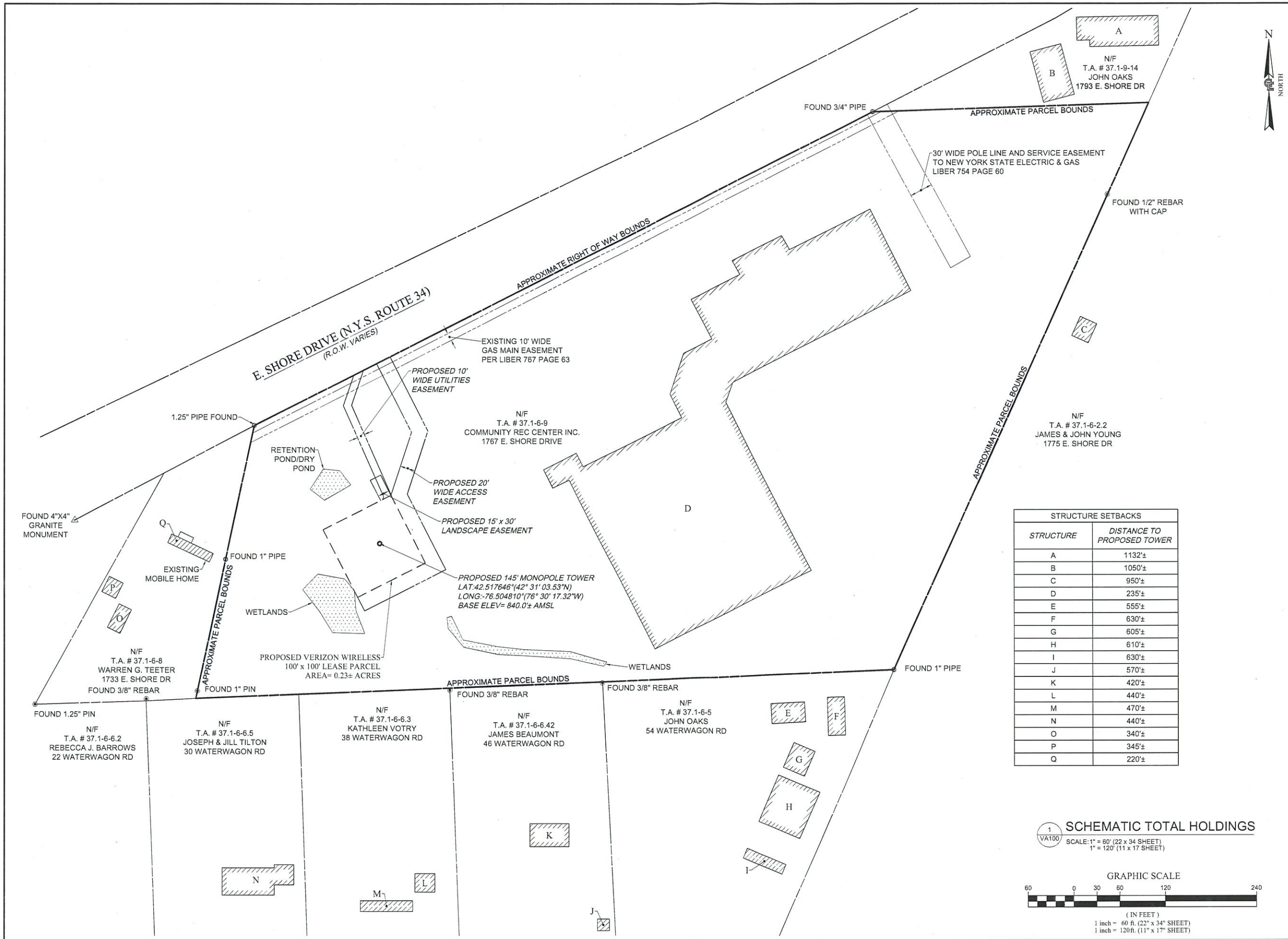
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REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK
SHEET TITLE

GENERAL NOTES

C.E. JOB NUMBER: 7969
SHEET NUMBER: GA002



verizon
 1275 JOHN STREET, SUITE #100
 WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 459-3020

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4	01/29/2025	AJK REVISED LANDSCAPING, GRADING AND GENERATOR ADDED FALL LETTER
5	01/30/2025	AJK NORWAY SPRUCE

STRUCTURE SETBACKS	
STRUCTURE	DISTANCE TO PROPOSED TOWER
A	1132'±
B	1050'±
C	950'±
D	235'±
E	555'±
F	630'±
G	605'±
H	610'±
I	630'±
J	570'±
K	420'±
L	440'±
M	470'±
N	440'±
O	340'±
P	345'±
Q	220'±

PROJECT MANAGER
D.A.W.
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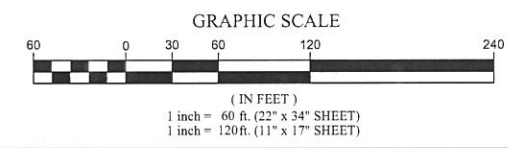
SITE INFORMATION
 REACH RUN
 PROJECT ID: 17215090
 MDG LOCATION ID: 500007341

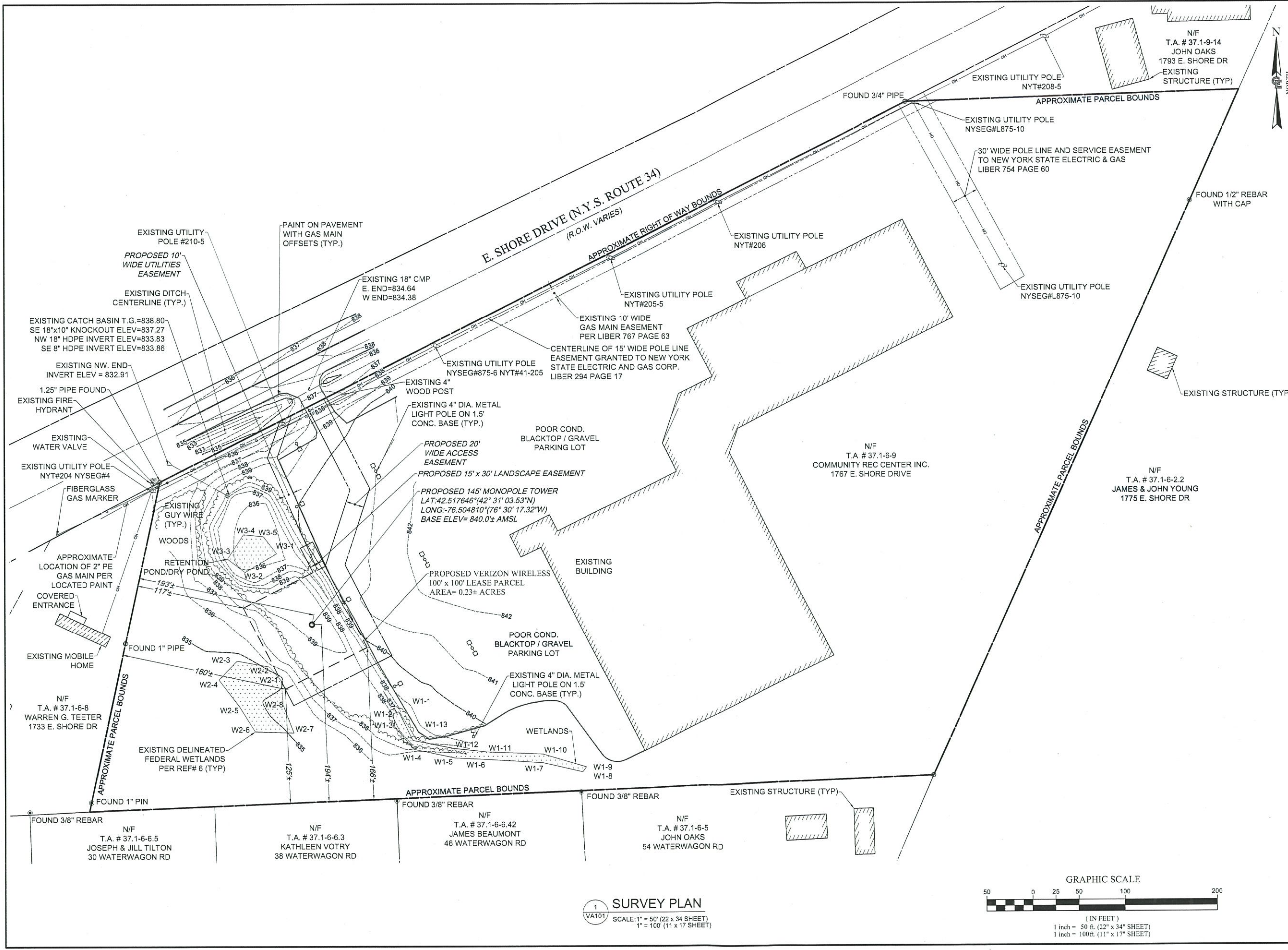
TOWN OF LANSING
 COUNTY OF TOMPKINS
 STATE OF NEW YORK

SHEET TITLE
SCHEMATIC TOTAL HOLDINGS

C.E. JOB NUMBER
7969
 SHEET NUMBER
VA100

1
 VA100
 SCALE: 1" = 60' (22" x 34" SHEET)
 1" = 120' (11" x 17" SHEET)





verizon
 1275 JOHN STREET, SUITE #100
 WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
 • CIVIL ENGINEERING
 • LAND SURVEYING
 • LANDSCAPE ARCHITECTURE
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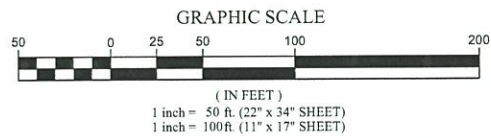
SITE INFORMATION
 REACH RUN
 PROJECT ID: 17215090
 MDG LOCATION ID: 5000007341

TOWN OF LANSING
 COUNTY OF TOMPKINS
 STATE OF NEW YORK

SHEET TITLE
SURVEY PLAN

C.E. JOB NUMBER
7969
 SHEET NUMBER
VA101

1 SURVEY PLAN
 SCALE: 1" = 50' (22 x 34 SHEET)
 1" = 100' (11 x 17 SHEET)



TITLE REVIEW

PER STEWART TITLE INSURANCE COMPANY TITLE NO. 71269805, HAVING AN EFFECTIVE DATE OF OCTOBER 12, 2023, SURVEY PERTINENT DETERMINATIONS ARE:

16. APPROPRIATION BY THE PEOPLE OF THE STATE OF NEW YORK DATED FEBRUARY 18, 1963 AND RECORDED FEBRUARY 18, 1963 IN LIBER 443 OF DEEDS, PAGE 802. APPROPRIATION IS A FEE PARCEL ALONG AND ADJACENT TO EAST SHORE DRIVE - N.Y.S. ROUTE 34 AND IS APPROXIMATELY 20 FEET WIDE AND FALLS WITHIN THE EXISTING RIGHT-OF-WAY LINE OF EAST SHORE DRIVE - N.Y.S. ROUTE 34.
17. EASEMENT GRANTED BY STEVE SEBASTIAN (JR.) AND HAZEL SEBASTIAN TO NEW YORK STATE ELECTRIC AND GAS CORPORATION, DATED OCTOBER 1, 1946 AND RECORDED NOVEMBER 2, 1946 IN LIBER 294 OF DEEDS, PAGE 17. PARCEL SUBJECT A 15' WIDE POLE LINE EASEMENT PARALLEL AND ADJACENT TO EAST SHORE DRIVE - N.Y.S. ROUTE 34. THE PROPOSED ACCESS AND UTILITIES EASEMENT WILL CROSS SAID POLE LINE EASEMENT.
18. EASEMENT GRANTED BY COMMUNITY RECREATIONAL CENTER INC. BY ANDREW SCARABBA CHAIRMAN TO NEW YORK STATE ELECTRIC & GAS CORPORATION, DATED JUNE 29, 1995 AND RECORDED JULY 21, 1995 IN LIBER 754 OF DEEDS, PAGE 60. PARCEL IS SUBJECT TO A 30' WIDE POLE LINE AND SERVICE EASEMENT COMMENCING AT NYSEG POLE # 10. UNABLE TO PLOT SAID EASEMENT UNTIL NYSEG POLE 10 IS LOCATED IN THE FIELD.
19. EASEMENT GRANTED BY COMMUNITY RECREATIONAL CENTER INC. TO NEW YORK STATE ELECTRIC AND GAS CORPORATION, DATED OCTOBER 10, 1995 AND RECORDED DECEMBER 26, 1995 IN LIBER 764 OF DEEDS, PAGE 63. PARCEL SUBJECT A 10' GAS MAIN EASEMENT WHOSE CENTERLINE IS 55 FEET SOUTHERLY PARALLEL WITH EAST SHORE DRIVE - N.Y.S. ROUTE 34. THE PROPOSED ACCESS AND UTILITIES EASEMENT WILL CROSS SAID GAS MAIN EASEMENT.

ACCESS EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 04/03/2024, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. N63°02'37"E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 180.03 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
 1. N63°02'37"E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 20.00 FEET TO A POINT; THENCE
 2. S26°57'23"E, A DISTANCE OF 109.76 FEET TO A POINT; THENCE
 3. S18°02'37"W, A DISTANCE OF 87.65 FEET TO A POINT; THENCE
 4. S26°57'23"E, A DISTANCE OF 111.72 FEET TO A POINT; THENCE
 5. S63°02'37"W, A DISTANCE OF 120.00 FEET TO A POINT; THENCE
 6. N26°57'23"W, A DISTANCE OF 20.00 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF THE PROPOSED VERIZON WIRELESS LEASE PARCEL; THENCE
 7. N63°02'37"E, ALONG THE SOUTHERLY LINE OF SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LEASE PARCEL; THENCE
 8. N26°57'23"W, ALONG THE EASTERLY LINE OF SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LEASE PARCEL; THENCE
 9. N18°02'37"E, A DISTANCE OF 87.65 FEET TO A POINT; THENCE
 10. N26°57'23"W, A DISTANCE OF 101.48 FEET TO THE POINT AND PLACE OF BEGINNING.

LEASE PARCEL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 04/03/2024, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. S33°15'32"E, ALONG A TIE LINE THROUGH LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9), A DISTANCE OF 164.45 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
 1. N63°02'37"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
 2. S26°57'23"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
 3. S63°02'37"W, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
 4. N26°57'23"W, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 0.230 ACRES OF LAND, MORE OR LESS.

SURVEY NOTES

1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 3/13/2024 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYSDOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT:

CORTLAND CORS STATION
 -LATITUDE: 42-35-03.70726 (N) NAD 83 (CORS)
 -LONGITUDE: 076-12-40.79269 (W)
 -ELLIP HEIGHT: 330.887 METERS NAVD 88 (CORS)

2. BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY COSTICH ENGINEERING. BOUNDARY SHOWN HEREON IS APPROXIMATE AND DETERMINED BY LIMITED FIELD LOCATION OF BOUNDARY EVIDENCE, REVIEW OF TITLE COMMITMENT, IF PROVIDED, AND OVERLAY OF COUNTY TAX MAPS AND/OR COUNTY GIS MAPPING.
3. STEWART TITLE INSURANCE COMPANY TITLE NO. 71269805, HAVING AN EFFECTIVE DATE OF OCTOBER 12, 2023
4. PER THE NYSDEC FRESHWATER WETLANDS MAP, THERE ARE NO STATE WETLANDS IN PROJECT AREA.
5. PER THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO FEDERAL WETLANDS IN THE PROJECT AREA.
6. PER A WETLAND AND WATERBODIES DELINEATION REPORT PREPARED BY EARTH DIMENSIONS, INC., EDI PROJECT CODE: W20C24, DATED APRIL 4, 2024. THERE ARE WETLANDS JUST WEST OF THE PROJECT AREA.
7. PER THE ERSI/FEMA PROJECT IMPACT HAZARD INFORMATION AND AWARENESS SITE MAP THERE IS NO 100 YR. FLOOD PLAIN IN THE PROJECT AREA.
8. SURVEY MAP PREPARED BY T.G. MILLER P.C. ENGINEERS AND SURVEYORS, JOB NO. S01631, DATED SEPTEMBER 13, 2001.
8. TOPOGRAPHIC MAP PREPARED BY T.G. MILLER P.C. ENGINEERS AND SURVEYORS, JOB NO. S19300, DATED APRIL 28, 2021.
9. 1A CERTIFICATION PREPARED BY COSTICH ENGINEERING D.P.C., PROJECT NO. 7969, SITE NAME: REACH RUN, DATED APRIL 15, 2024.

UTILITIES EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 04/03/2024, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. N63°02'37"E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 146.28 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
 1. N63°02'37"E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 14.31 FEET TO A POINT; THENCE
 2. S18°43'36"W, A DISTANCE OF 48.63 FEET TO A POINT; THENCE
 3. S23°46'50"E, A DISTANCE OF 131.43 FEET TO A POINT; THENCE
 4. S18°02'37"W, A DISTANCE OF 0.65 FEET TO A POINT ALONG THE PROPOSED VERIZON WIRELESS LEASE PARCEL; THENCE
 5. N26°57'23"W, ALONG SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 2.21 FEET TO A THE NORTHEASTERLY CORNER OF SAID PROPOSED VERIZON WIRELESS LEASE PARCEL; THENCE
 6. S63°02'37"W, ALONG SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 11.93 FEET TO A POINT; THENCE
 7. N18°02'37"E, A DISTANCE OF 3.71 FEET TO A POINT; THENCE
 8. N23°46'50"W, A DISTANCE OF 131.50 FEET TO A POINT; THENCE
 9. N18°43'36"E, A DISTANCE OF 42.28 FEET TO THE POINT AND PLACE OF BEGINNING.

LANDSCAPE EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 01/30/2025, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. N63°02'37"E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 180.03 FEET TO A POINT; THENCE
- B. S26°57'23"E, A DISTANCE OF 101.48 FEET TO A POINT; THENCE
- C. S18°02'37"W, A DISTANCE OF 87.65 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPOSED VERIZON WIRELESS LEASE PARCEL AT THE POINT AND PLACE OF BEGINNING; THENCE
 1. S63°02'37"W, ALONG THE PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 15.00 FEET TO A POINT; THENCE
 2. N26°57'23"W, A DISTANCE OF 30.00 FEET TO A POINT; THENCE
 3. N63°02'37"E, A DISTANCE OF 15.00 FEET TO A POINT; THENCE
 4. S26°57'23"E, A DISTANCE OF 30.00 FEET TO THE POINT AND PLACE OF BEGINNING.



1275 JOHN STREET, SUITE #100
 WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 458-3520

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDS
2	04/24/2024	AJK ISSUED FINAL
3	12/10/2024	TKW ADDED LANDSCAPING
4	01/29/2025	AJK REVISED LANDSCAPING, GRADING AND GENERATOR ADDED FALL LETTER
5	01/30/2025	AJK NORWAY SPRUCE



PROJECT MANAGER
 D.A.W.
 DRAWN BY
 T.K.W.

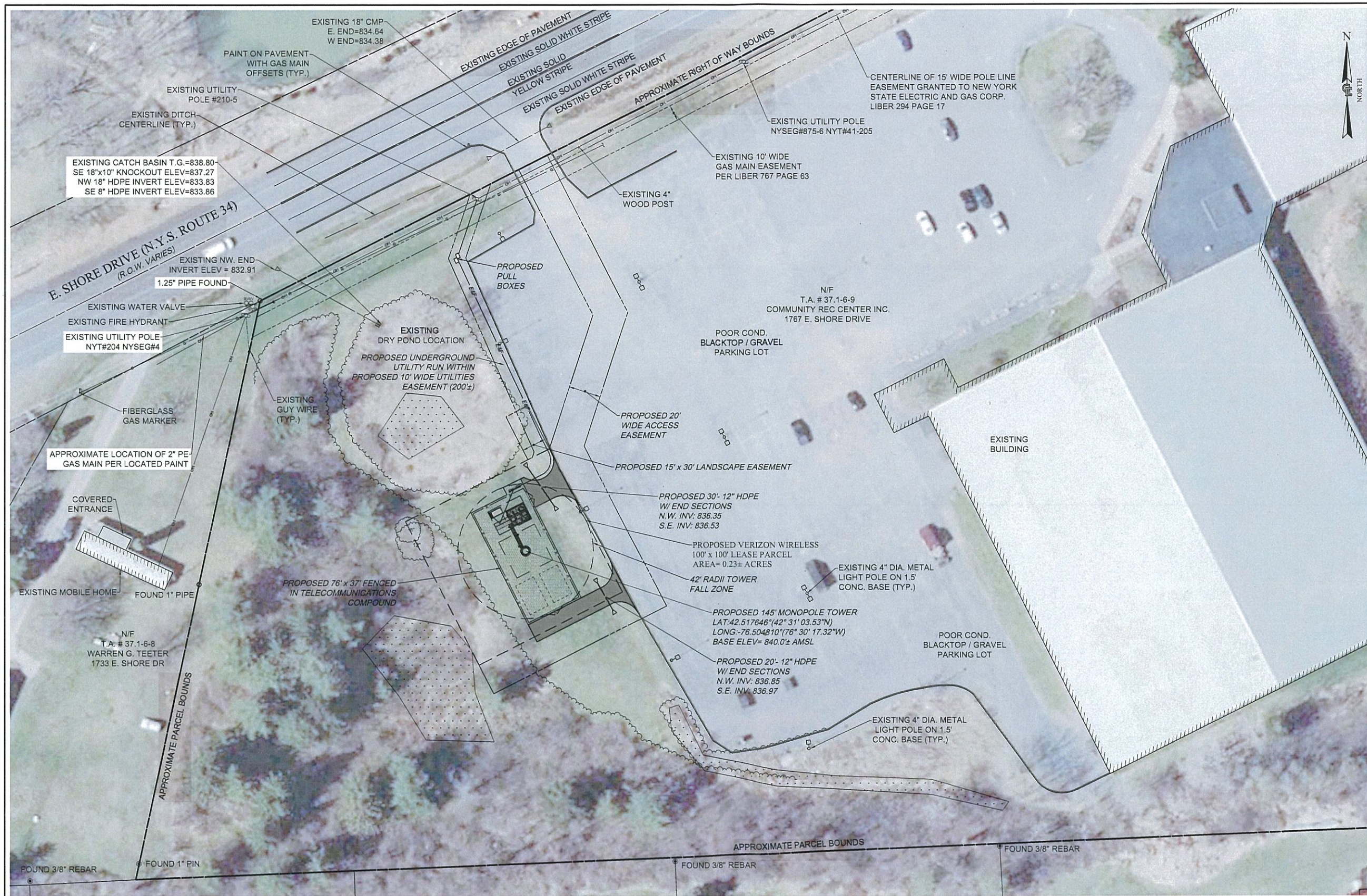
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SITE INFORMATION
 REACH RUN
 PROJECT ID: 17215090
 MDG LOCATION ID: 5000007341

TOWN OF LANSING
 COUNTY OF TOMPKINS
 STATE OF NEW YORK

SHEET TITLE
 SURVEY NOTES AND DESCRIPTIONS

C.E. JOB NUMBER SHEET NUMBER
 7969 VA110

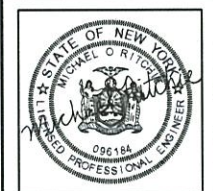


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MDG LOCATION ID: 5000007341

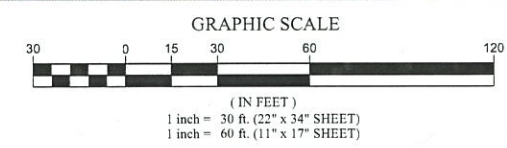
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

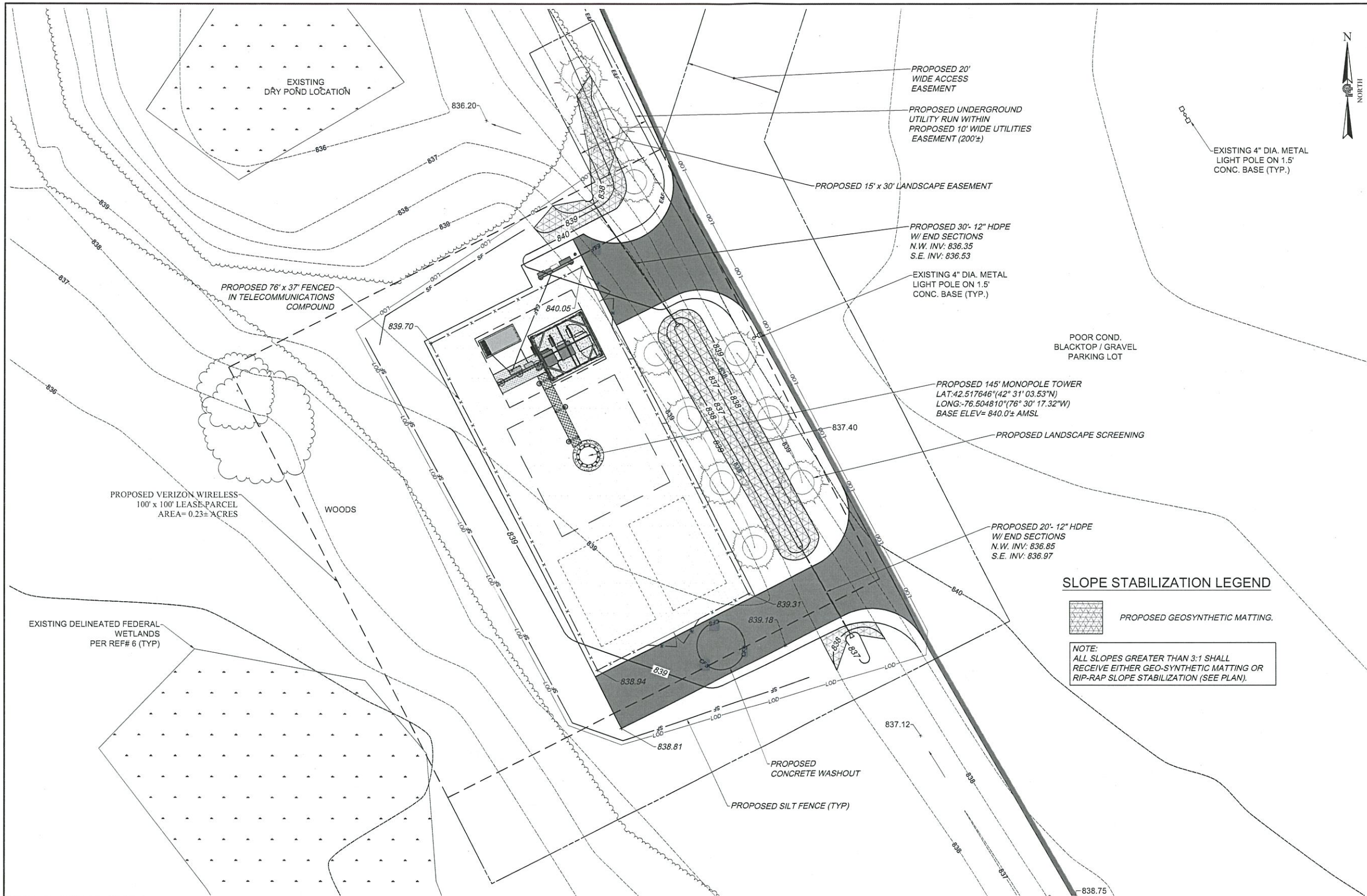
SHEET TITLE
OVERALL SITE PLAN

C.E. JOB NUMBER
7969
SHEET NUMBER
CA100

UDIG-NY
EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

OVERALL SITE PLAN
SCALE: 1" = 30' (22 x 34 SHEET)
1" = 60' (11 x 17 SHEET)





1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



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• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
COSTICH ENGINEERING
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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
GRADING & EROSION CONTROL PLAN

C.E. JOB NUMBER
7969
SHEET NUMBER
CA120

SLOPE STABILIZATION LEGEND

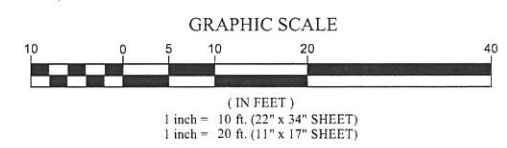


NOTE:
ALL SLOPES GREATER THAN 3:1 SHALL RECEIVE EITHER GEO-SYNTHETIC MATTING OR RIP-RAP SLOPE STABILIZATION (SEE PLAN).

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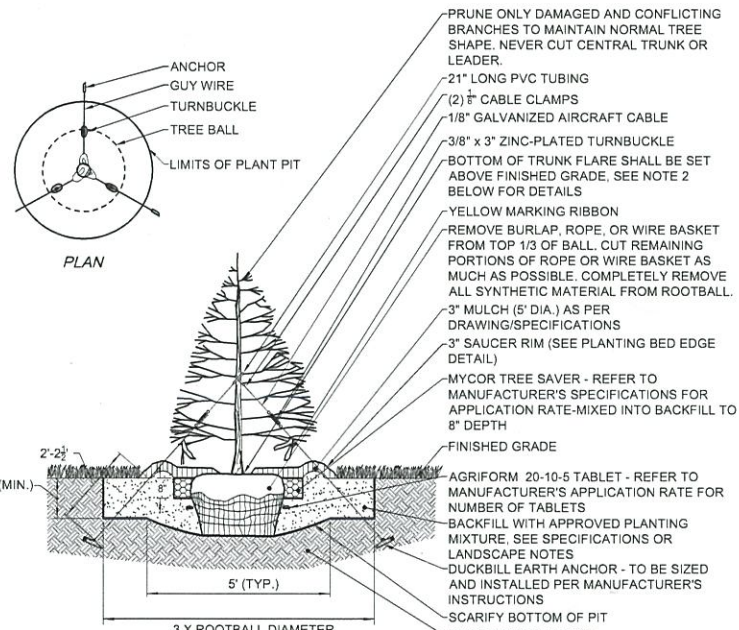
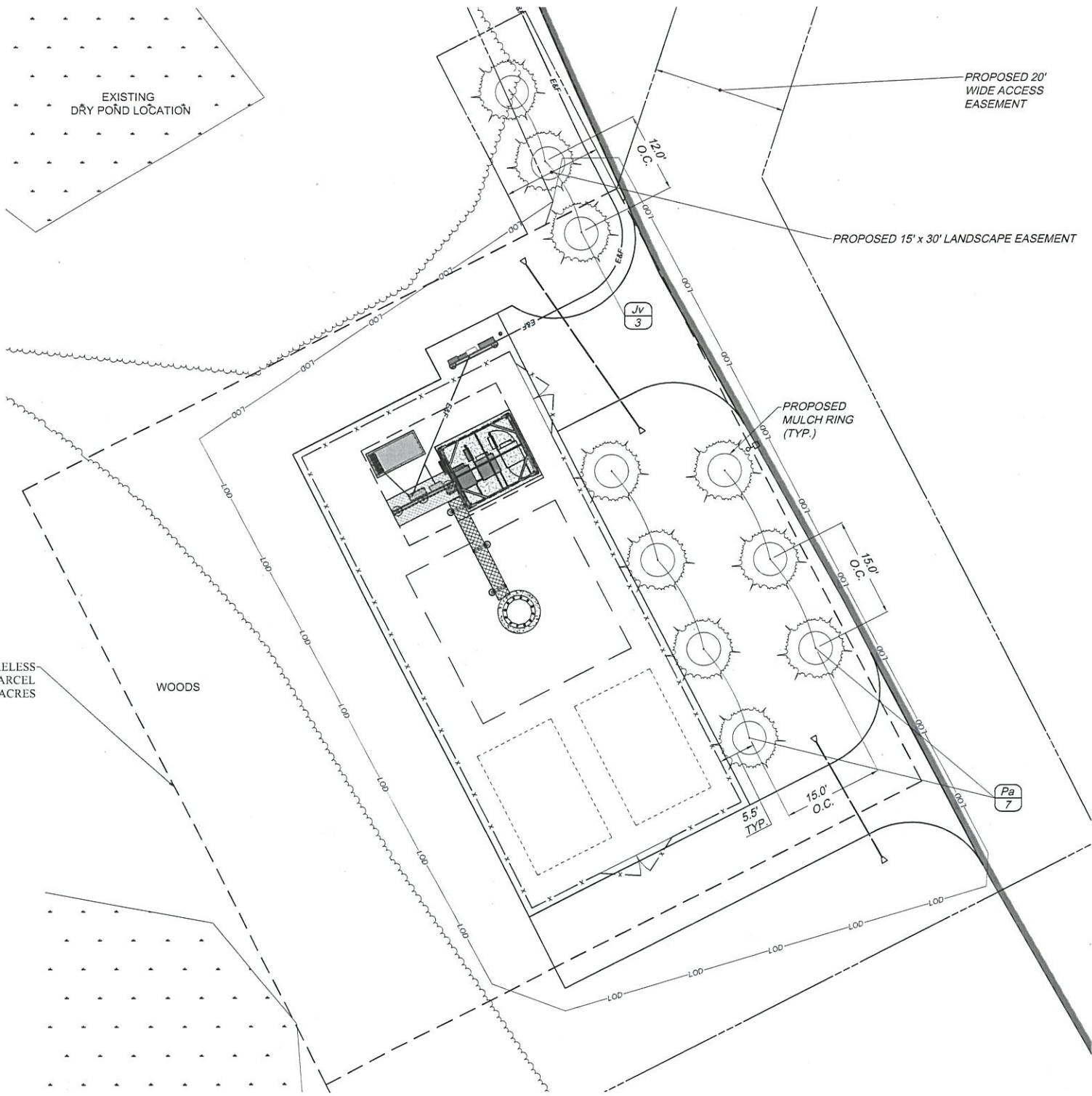


GRADING & EROSION CONTROL PLAN
SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)



LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSEYMEN, ANSI Z60.1 (LATEST EDITION).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
- THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB-BEDS. CONTACT OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
- SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE 6" APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 6", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADED, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF PROVISIONAL ACCEPTANCE.
- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD MULCH.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S PROJECT LANDSCAPE ARCHITECT.
- ANY PLANT WHICH DIES, TURNS BROWN, OR DEFLOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND NEWLY ESTABLISHED LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 6", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADES, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.



- NOTES:**
- MAINTAIN A 2' MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
 - THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
 - FOR SANDY OR LOAMY SOILS: 1"
 - FOR CLAY OR POORLY DRAINED SOILS: 3"
 - THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

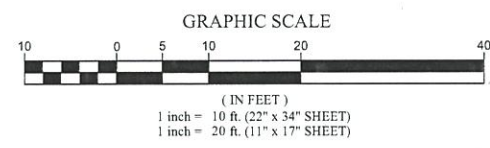
EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
EVERGREEN TREES						
3	Jv	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' -7'	BB	HT. 40'-50', SP. 10'-20'
7	Pa	PICEA ABIES	NORWAY SPRUCE	6' -7'	BB	HT. 40'-60', SP. 25'

ABBREVIATIONS:
BB=BALLED & BURLAPPED
BR=BARE ROOT
HT=HEIGHT
NO.=GALLON SIZE

NOTES:
CAL=CALIPER IN INCHES
CONT=CONTAINER
SP.=SPREAD

COMPOUND LANDSCAPE PLAN
SCALE: 1" = 10' (22" x 34" SHEET)
1" = 20' (11" x 17" SHEET)



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1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 455-3020

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

LANDSCAPE PLAN AND DETAILS

C.E. JOB NUMBER: **7969**
SHEET NUMBER: **LA100**



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



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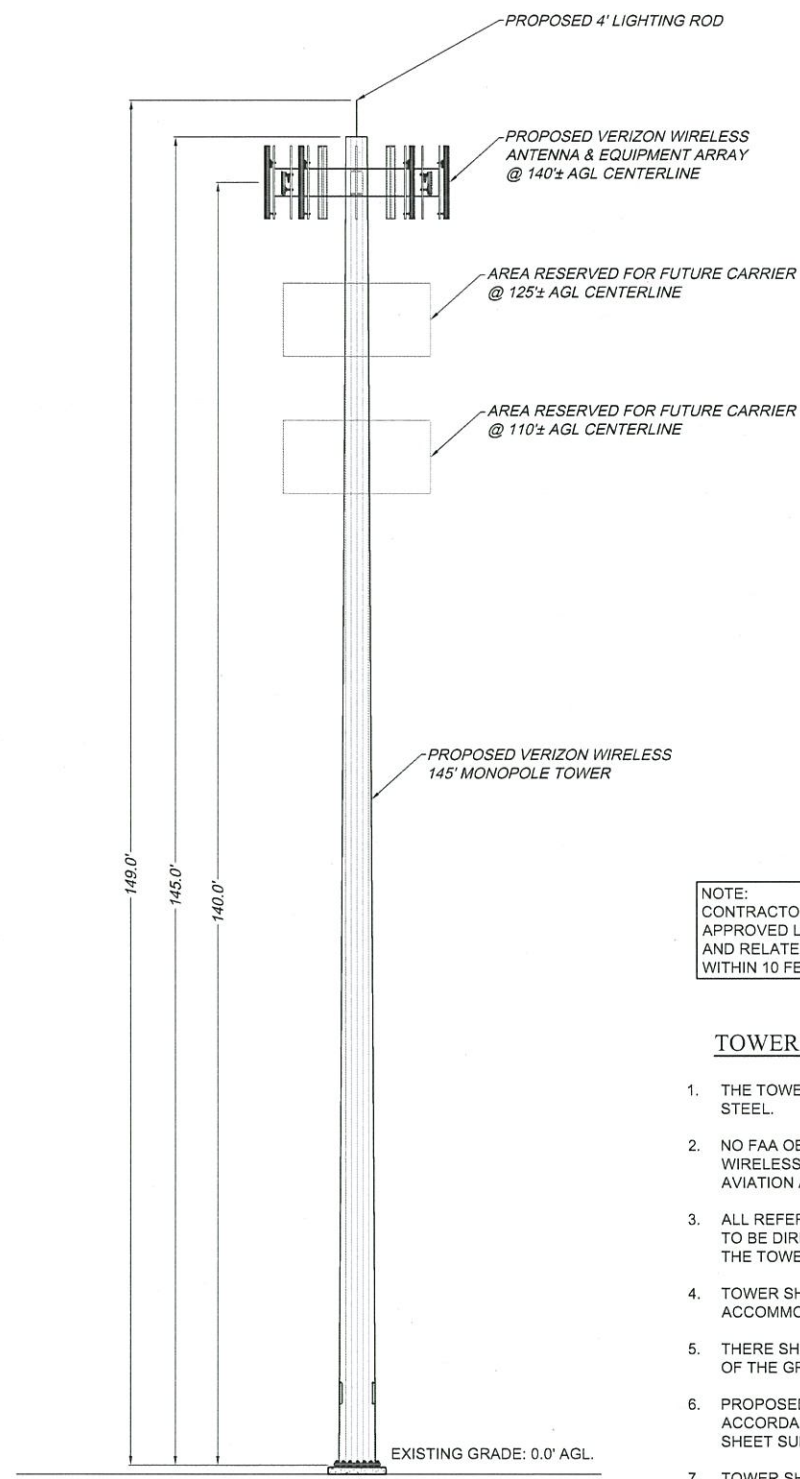
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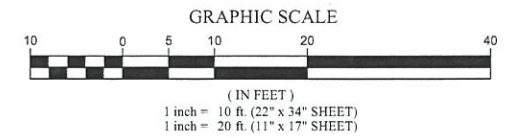
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
TOWER ELEVATION AND
ANTENNA ORIENTATION
PLAN

C.E. JOB NUMBER SHEET NUMBER
7969 CA200



1 TOWER ELEVATION
SCALE: 1" = 10' (22" x 34" SHEET)
1" = 20' (11" x 17" SHEET)

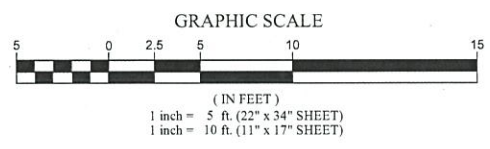
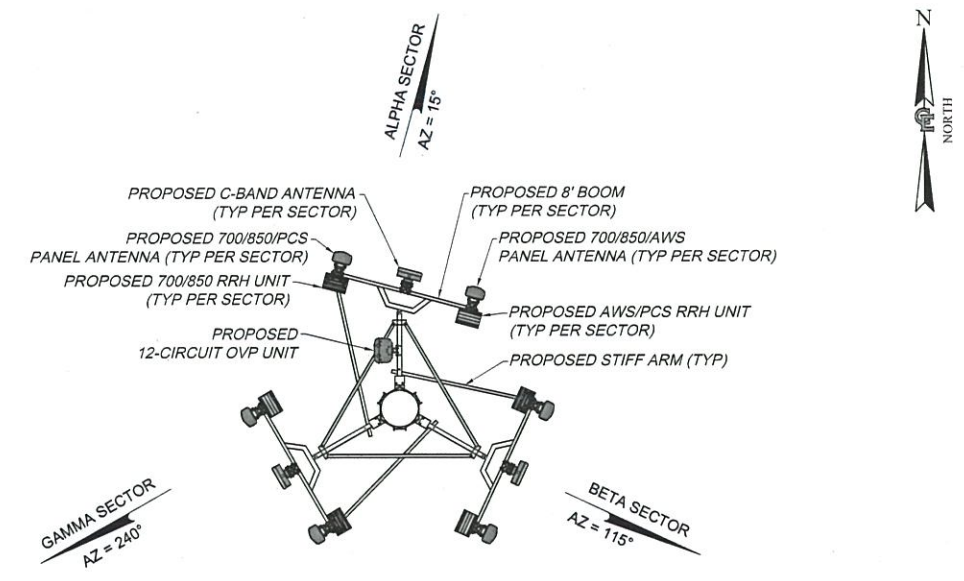


NOTE:
CONTRACTORS MUST UTILIZE VERIZON WIRELESS APPROVED LOW-PIM CABLE SUPPORT FASTENERS AND RELATED ANCILLARY ATTACHMENT HARDWARE WITHIN 10 FEET OF VERIZON WIRELESS ANTENNAS

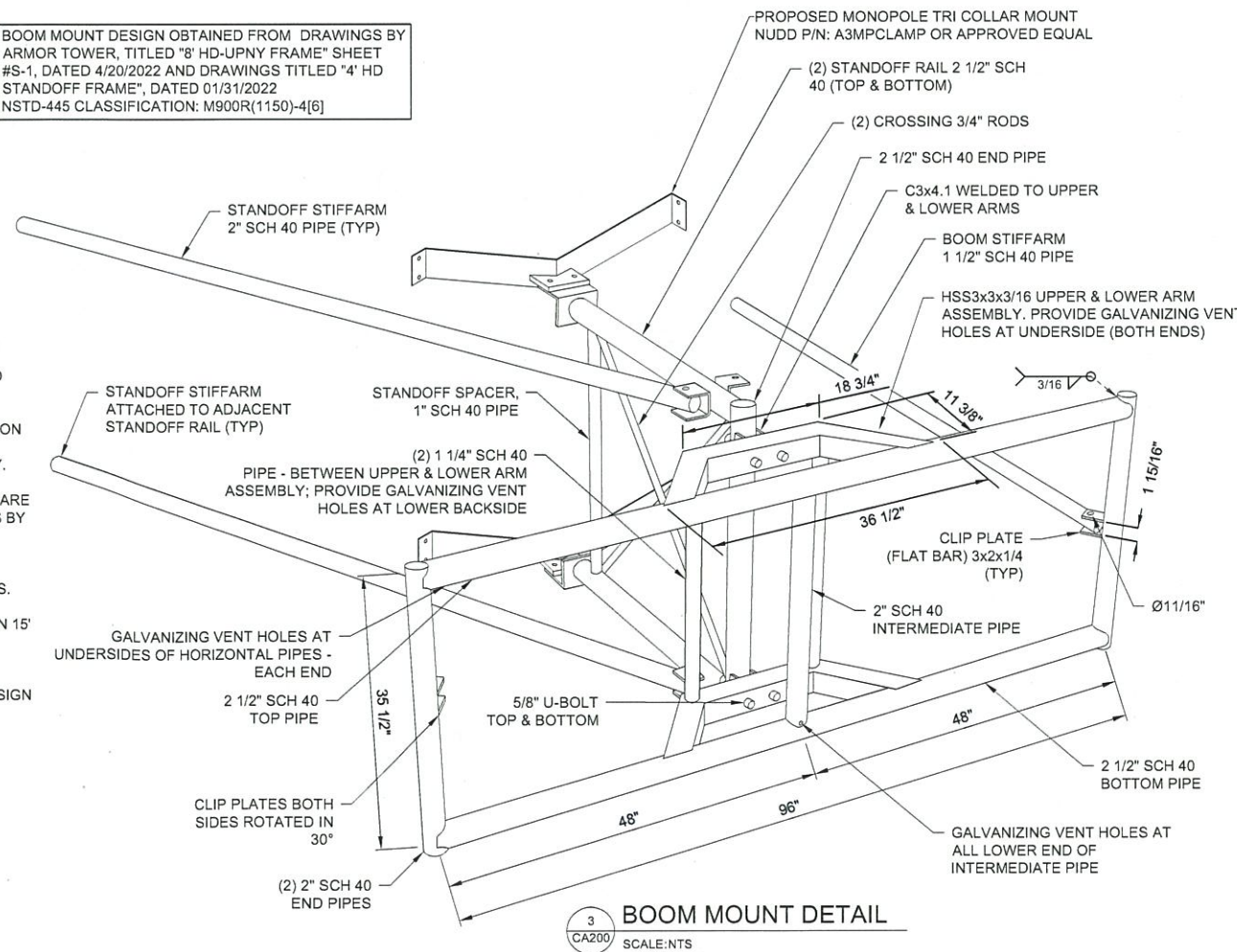
TOWER NOTES

- THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
- NO FAA OBSTRUCTION LIGHTING IS PROPOSED BY VERIZON WIRELESS UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR THE LOCAL MUNICIPALITY.
- ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
- TOWER SHALL BE DESIGNED/ CONSTRUCTED TO ACCOMMODATE A TOTAL OF THREE WIRELESS CARRIERS.
- THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND OF ANY TOWER.
- PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS ENGINEER.
- TOWER SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT IN THE UNLIKELY EVENT OF TOWER FAILURE THE TOWER SHALL COLLAPSE WITHIN A RADIUS OF 42'.

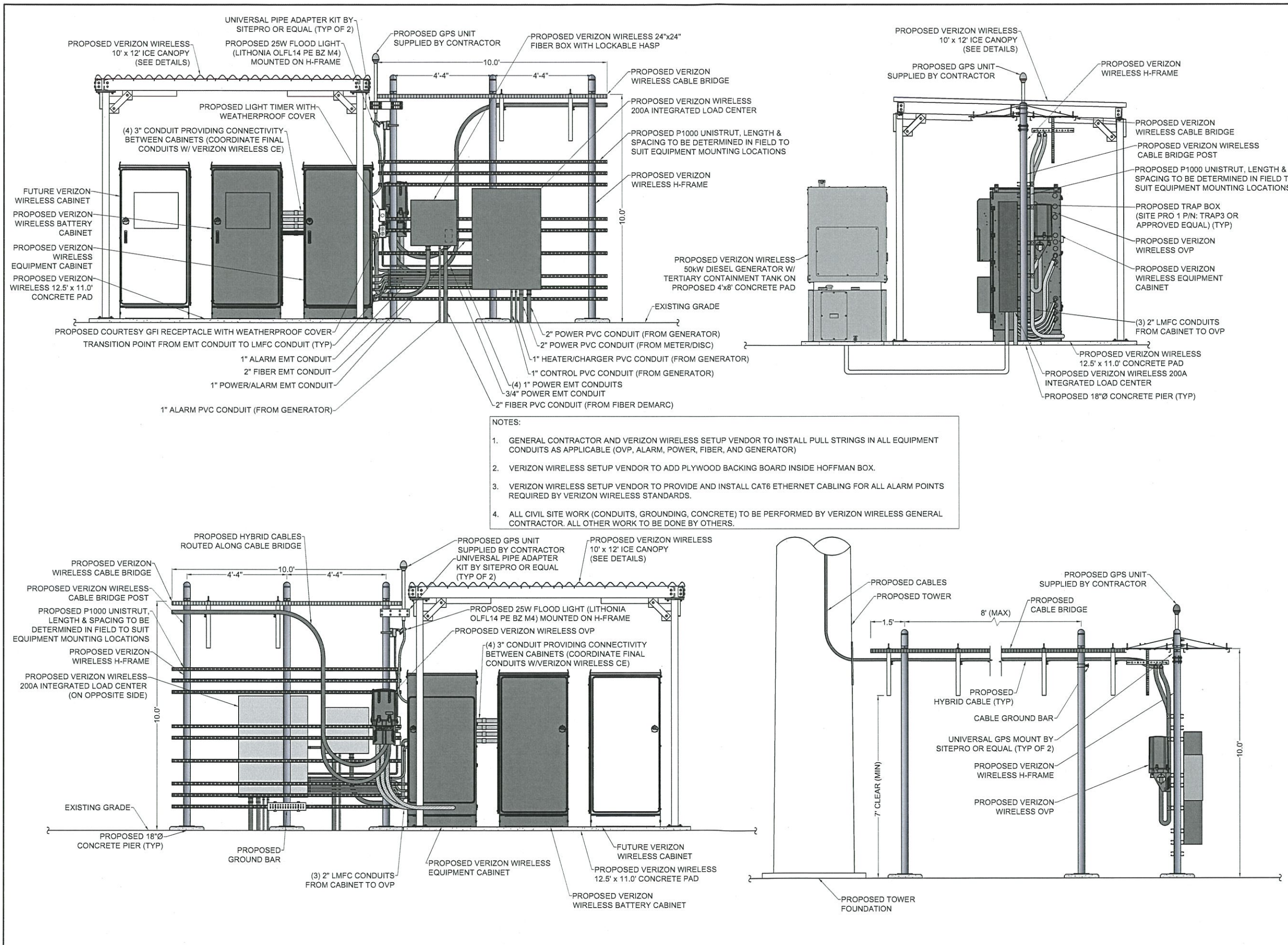
2 ANTENNA ORIENTATION
SCALE: 1" = 5' (22" x 34" SHEET)
1" = 10' (11" x 17" SHEET)



BOOM MOUNT DESIGN OBTAINED FROM DRAWINGS BY ARMOR TOWER, TITLED "8' HD-UPNY FRAME" SHEET #S-1, DATED 4/20/2022 AND DRAWINGS TITLED "4' HD STANDOFF FRAME", DATED 01/31/2022
NSTD-445 CLASSIFICATION: M900R(1150)-4[6]



3 BOOM MOUNT DETAIL
SCALE: NTS



- NOTES:
1. GENERAL CONTRACTOR AND VERIZON WIRELESS SETUP VENDOR TO INSTALL PULL STRINGS IN ALL EQUIPMENT CONDUITS AS APPLICABLE (OVP, ALARM, POWER, FIBER, AND GENERATOR)
 2. VERIZON WIRELESS SETUP VENDOR TO ADD PLYWOOD BACKING BOARD INSIDE HOFFMAN BOX.
 3. VERIZON WIRELESS SETUP VENDOR TO PROVIDE AND INSTALL CAT6 ETHERNET CABLING FOR ALL ALARM POINTS REQUIRED BY VERIZON WIRELESS STANDARDS.
 4. ALL CIVIL SITE WORK (CONDUITS, GROUNDING, CONCRETE) TO BE PERFORMED BY VERIZON WIRELESS GENERAL CONTRACTOR. ALL OTHER WORK TO BE DONE BY OTHERS.



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4	01/29/2025	AJK REVISED LANDSCAPING, GRADING AND GENERATOR ADDED FALL LETTER
5	01/30/2025	AJK NORWAY SPRUCE

PROJECT MANAGER
 D.A.W.
 DRAWN BY
 T.K.W.

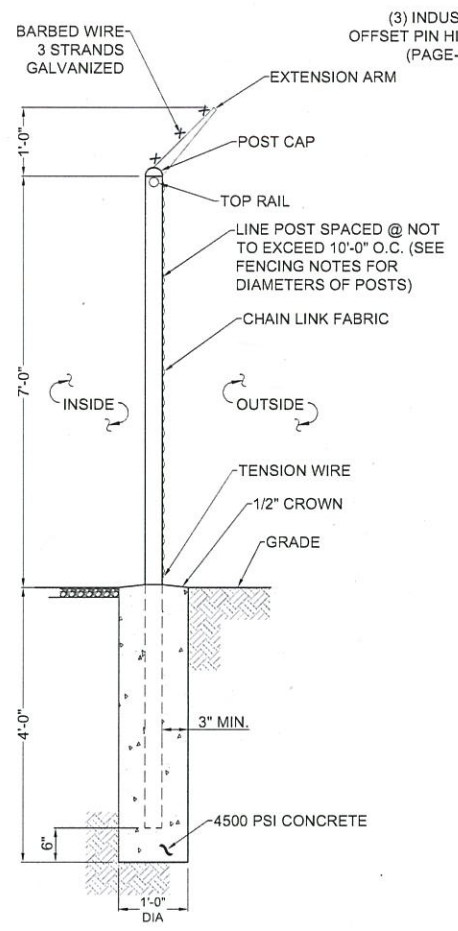
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SITE INFORMATION
 REACH RUN
 PROJECT ID: 17215090
 MDG LOCATION ID: 5000007341

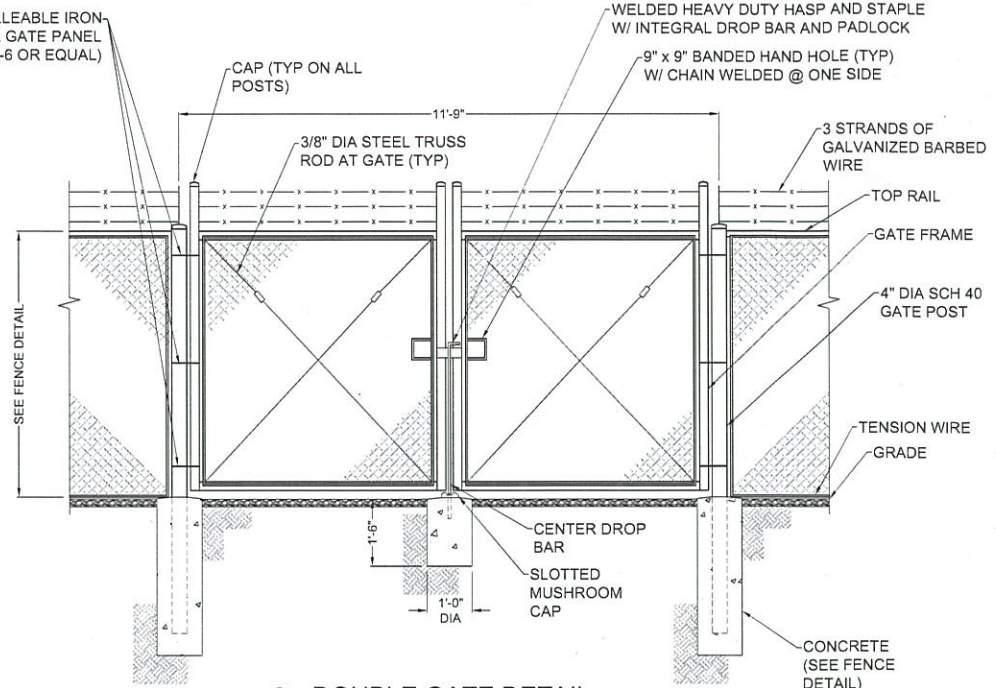
TOWN OF LANSING
 COUNTY OF TOMPKINS
 STATE OF NEW YORK

SHEET TITLE
 EQUIPMENT ELEVATIONS

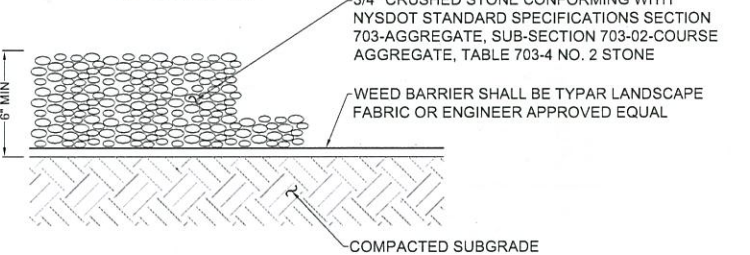
C.E. JOB NUMBER
 SHEET NUMBER
 7969 CA500



1 FENCE DETAIL
SCALE: NTS

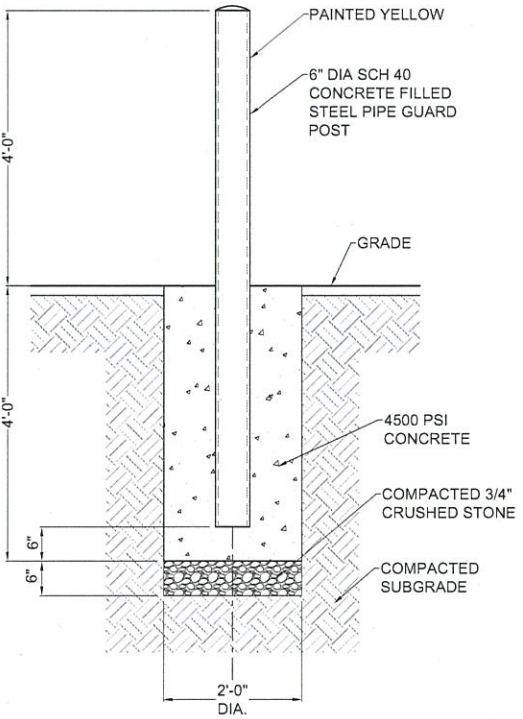


2 DOUBLE GATE DETAIL
SCALE: 1/2" = 1'-0" (22x34 SIZE)
1/4" = 1'-0" (11x17 SIZE)



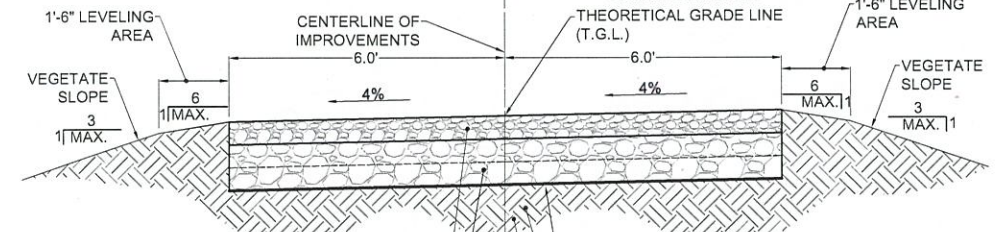
3 CABLE BRIDGE / H-FRAME DETAIL
SCALE: NTS

NOTE:
1. ACCESS DRIVE STONE TO BE ACQUIRED FROM N.Y.S.D.O.T. APPROVED QUARRY.
2. ALL DISTURBED AREAS NOT RECEIVING STONE SHALL RECEIVE 4" OF TOPSOIL AND BE SEED AS DIRECTED BY CELLULAR NETWORK REPRESENTATIVE.
3. SLOPE STABILIZATION TECHNIQUES SUCH AS SURFACE ROUGHENING (SEE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL) SHALL BE UTILIZED ON ALL SLOPES GREATER THAN 3:1.



4 BOLLARD DETAIL
SCALE: 3/4" = 1'-0" (22x34 SIZE)
3/8" = 1'-0" (11x17 SIZE)

4 GRAVEL SURFACING TREATMENT
SCALE: NTS



5 GRAVEL DRIVE CROSS SECTION
SCALE: 1" = 2' (22x34 SIZE)
1" = 4' (11x17 SIZE)

6" N.Y.S.D.O.T. PAY ITEM NO. 304.12, MATERIAL DESIGNATION 733.0402 SUBBASE COURSE TYPE 2, COMPACTED WITH A 12 TON SMOOTH DRUM VIBRATORY ROLLER

12" N.Y.S.D.O.T. PAY ITEM NO. 623.12 SIZE DESIGNATION #4 CRUSHED STONE (12" MINIMUM WITH 2-6" COMPACTED LIFTS COMPACTED WITH A 12 TON SMOOTH DRUM VIBRATORY ROLLER). THE CELLULAR CONSTRUCTION MANAGER MAY SPECIFY ADDITIONAL STONE BASE AS FIELD CONDITIONS WARRANT.

GEOTEXTILE FABRIC MIRAFI 500X OR APPROVED EQUAL

PROOF-ROLL ROADWAY SUBGRADE AREAS USING A 12 TON SMOOTH DRUM VIBRATORY ROLLER. AREAS THAT SHOW PUMPING OR WHICH ARE OTHERWISE UNSATISFACTORY SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL, OR STABILIZED IN PLACE.

SUBGRADE AREAS THAT CANNOT BE STABILIZED OR RESULT IN REMOVAL OF ALL ORGANICS UTILIZING A MAXIMUM OF 1.0' OF UNDERCUT SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER. CONSTRUCTION MANAGER SHALL RECOMMEND THE APPROPRIATE BRIDGING TECHNIQUE THAT MAY INCLUDE UTILIZATION OF STONE FILLING, ADDITIONAL FABRIC AND/OR GEOTRIGRID MATERIALS.

EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE, WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTIONED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
- ALL SELECT GRANULAR FILL SHALL BE COMPACTIONED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557) AND WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
- CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.



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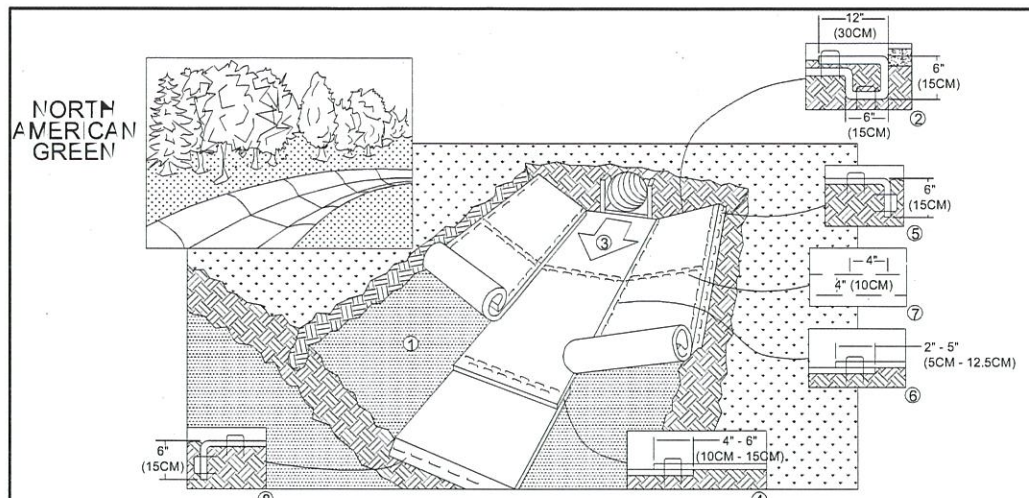
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
SITE DETAILS

C.E. JOB NUMBER
7969

SHEET NUMBER
CA501

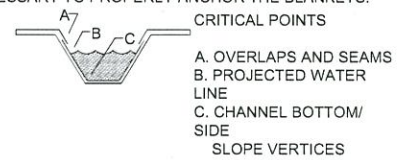


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15CM) DEEP x 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/ STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30CM) PORTION OF THE BLANKET BACK OVER SEED AND COMPACT SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/ STAKES SPACED APPROXIMATELY 12" (30CM) ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/ STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/ STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10CM - 15CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10CM) APART AND 4" (10 CM) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/ STAKES APPROXIMATELY 12" (30CM) APART IN A 6" (12CM) DEEP x 6" (15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5CM - 12.5CM) (DEPENDING ON BLANKET TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9M - 12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10CM) APART AND 4" (10CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/ STAKES APPROXIMATELY 12" (30CM) APART IN A 6" (15CM) DEEP x 6" (15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

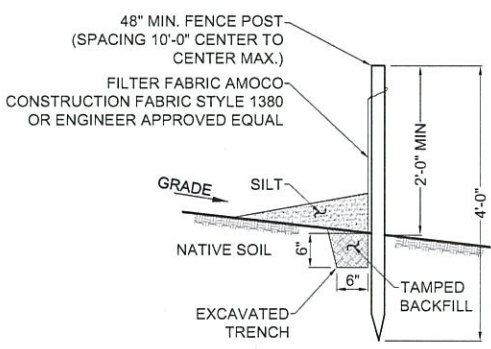
NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

NOTE:
* HORIZONTAL SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE NECESSARY CRITICAL POINTS ALONG THE CHANNEL SURFACE.

NOTE:
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

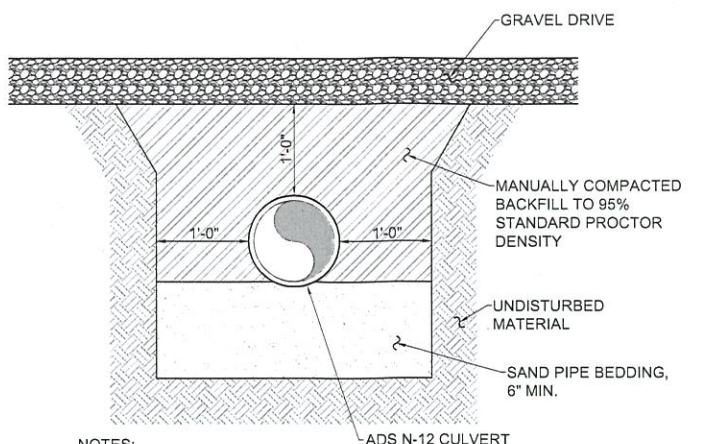


1 EROSION CONTROL BLANKET - CHANNEL INSTALLATION
SCALE: NTS



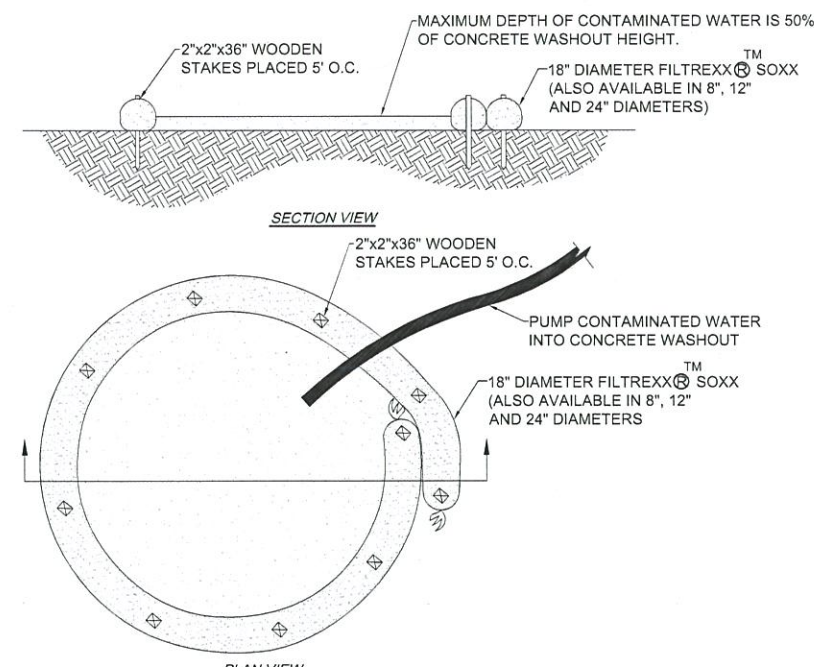
- NOTES:
1. SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
 2. CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 3. EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
 4. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

4 SILT FENCE DETAIL
SCALE: NTS



- NOTES:
1. OVER-EXCAVATE FOR BELLS.
 2. ADDITIONAL BEDDING MAY BE USED AS ORDERED BY ENGINEER.
 3. ALL EXCAVATION AND TRENCHING SHALL MEET OSHA REQUIREMENTS.

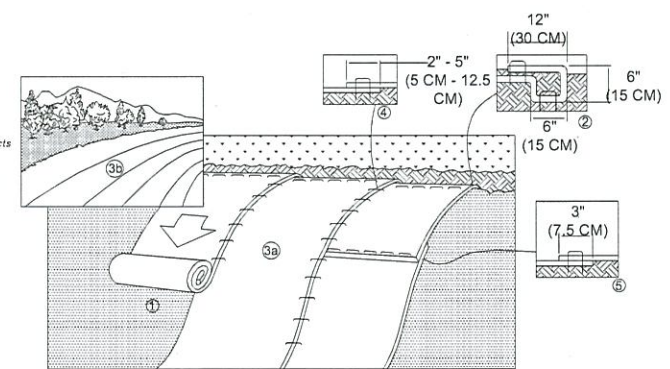
2 CULVERT TRENCH DETAIL
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)



- NOTES:
FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE.
1. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
 2. CONCRETE WASHOUT SHALL BE UNDERLAYED WITH 4 MIL. THICK PLASTIC BUFFER.
 3. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
 4. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.
 5. INSTALL ON FLAT GRADE NOT TO EXCEED 2%.
 6. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
 7. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
 8. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED.
 9. CONCRETE WASHOUT NOT TO BE LESS THAN 6" IN DIAMETER.

3 CONCRETE WASHOUT DETAIL
SCALE: NTS

NORTH AMERICAN GREEN
EROSION CONTROL Products
Guaranteed SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nogreen.com



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP x 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/ STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OF SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/ STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL ROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/ STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/ STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.

* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OS STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

5 EROSION CONTROL BLANKET - BANK STABILIZATION
SCALE: NTS

verizon
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER NY 14608
(585) 455-3020

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341


TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
GRADING & EROSION CONTROL DETAILS


C.E. JOB NUMBER
7969
SHEET NUMBER
CA502

EXHIBIT V




 COSTICH	Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Reach Run	PHOTO DESCRIPTION View towards site Balloons at 145' and 165'	DATE OF PHOTO 1/6/2025
		Photo 1	PHOTO LOCATION View NE from E Shore Rd., SR 34 1559' from site	C.E. JOB# 7969
		PHOTO COORDINATES 42° 30' 52.0043" N, 76° 30' 31.0326" W		Project ID: 17215090




 COSTICH	PROJECT NAME Reach Run		PHOTO DESCRIPTION Photosimulation of proposed 145' monopole	DATE OF PHOTO 1/6/2025
	PHOTO COORDINATES 42° 30' 52.0043" N, 76° 30' 31.0326" W			C.E. JOB# 7969
	Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020		PHOTO LOCATION View NE from E Shore Rd., SR 34 1559' from site	Project ID: 17215090




 COSTICH	PROJECT NAME Reach Run		PHOTO DESCRIPTION View towards site Balloons at 145' and 165'	DATE OF PHOTO 1/6/2025
	PHOTO LOCATION View W from N. Triphammer Rd. 3607' from site			C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 5.2140" N, 76° 29' 29.0256" W		Project ID: 17215090	




 COSTICH	PROJECT NAME Reach Run		PHOTO DESCRIPTION Photosimulation of proposed 145' monopole	DATE OF PHOTO 1/6/2025
	Photo 2			C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 5.2140" N, 76° 29' 29.0256" W		PHOTO LOCATION View W from N. Triphammer Rd. 3607' from site	Project ID: 17215090

Costich Engineering
 Land Surveying
 Landscape Architecture
 217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 458-3020




 COSTICH Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Reach Run		PHOTO DESCRIPTION View towards site	DATE OF PHOTO 1/6/2025
	Photo 3		Balloons at 145' and 165'	C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 12.9396" N, 76° 30' 22.9644" W		PHOTO LOCATION View SE from Teeter Rd. and E. Shore Cir. 1056' from site	Project ID: 17215090



 COSTICH	PROJECT NAME Reach Run		PHOTO DESCRIPTION Photosimulation of proposed 145' monopole	DATE OF PHOTO 1/6/2025
	Photo 3			C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 12.9396" N, 76° 30' 22.9644" W		PHOTO LOCATION View SE from Teeter Rd. and E. Shore Cir. 1056' from site	Project ID: 17215090


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 Land Surveying
 Landscape Architecture
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 ROCHESTER, NY 14608
 (585) 458-3020




 COSTICH	PROJECT NAME Reach Run		PHOTO DESCRIPTION View towards site Balloons at 145' and 165'	DATE OF PHOTO 1/6/2025
	PHOTO LOCATION View S from E. Shore Cir. 1236' from site			C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 15.3876" N, 76° 30' 14.0292" W		Project ID: 17215090	

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 ROCHESTER, NY 14608
 (585) 458-3020




 COSTICH Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Reach Run	PHOTO DESCRIPTION Photosimulation of proposed 145' monopole	DATE OF PHOTO 1/6/2025
	Photo 4	PHOTO LOCATION View S from E. Shore Cir. 1236' from site	C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 15.3876" N, 76° 30' 14.0292" W	Project ID: 17215090	




 COSTICH Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Reach Run	PHOTO DESCRIPTION View towards site Balloons at 145' and 165'	DATE OF PHOTO 1/6/2025
	Photo 5	PHOTO LOCATION View SW from Hillcrest Rd. 3826' from site	C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 9.3972" N, 76° 29' 26.8440" W		Project ID: 17215090




 COSTICH Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Reach Run		PHOTO DESCRIPTION Photosimulation of proposed 145' monopole	DATE OF PHOTO 1/6/2025
	Photo 5			C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 9.3972" N, 76° 29' 26.8440" W		PHOTO LOCATION View SW from Hillcrest Rd. 3826' from site	Project ID: 17215090




 COSTICH	PROJECT NAME Reach Run		PHOTO DESCRIPTION View towards site Balloons at 145' and 165'	DATE OF PHOTO 1/6/2025
	PHOTO COORDINATES 42° 31' 11.0212" N, 76° 30' 5.8324" W			PHOTO LOCATION View SW from SR 34 (E. Shore Rd.) 1139' from site
	Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020			



 COSTICH	PROJECT NAME Reach Run		PHOTO DESCRIPTION Photosimulation of proposed 145' monopole	DATE OF PHOTO 1/6/2025
	PHOTO LOCATION View SW from SR 34 (E. Shore Rd.) 1139' from site			C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 11.0212" N, 76° 30' 5.8324" W		Project ID: 17215090	


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 Land Surveying
 Landscape Architecture
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 ROCHESTER, NY 14608
 (585) 458-3020



 COSTICH	PROJECT NAME Reach Run		PHOTO DESCRIPTION View towards site Balloons at 145' and 165'	DATE OF PHOTO 1/6/2025
	PHOTO LOCATION View S from parking entrance 261' from site			C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 6.0394" N, 76° 30' 16.6832" W		Project ID: 17215090	

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 Landscape Architecture
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 ROCHESTER, NY 14608
 (585) 458-3020



 COSTICH Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Reach Run		PHOTO DESCRIPTION Photosimulation of proposed 145' monopole	DATE OF PHOTO 1/6/2025
	Photo 7		PHOTO LOCATION View S from parking entrance 261' from site	C.E. JOB# 7969
	PHOTO COORDINATES 42° 31' 6.0394" N, 76° 30' 16.6832" W			Project ID: 17215090