



# ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room  
Wednesday, February 12, 2025  
6:30 PM

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## 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](http://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. Project:** Requesting a Use Variance for a cellular communication tower not permitted in R2 Residential Moderate Density zoning

**Applicant:** Jared Lusk, on behalf of Verizon Wireless

**Location:** 1767 East Shore Drive, TPN 37.1-6-9

**Project Description:** The applicant has applied for a Use Variance to locate a cellular communication tower in the R2 zoning district, which does not permit the siting of cellular communication towers

**SEQR:** This proposed action is classified as an Unlisted action and will require further review; a coordinated SEQR review between the Planning and Zoning Board's is required for this project

**Anticipated Action:** Public Hearing

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.



Nixon Peabody LLP  
1300 Clinton Square  
Rochester, NY 14604-1792

**Jared C. Lusk**  
Partner

Section 3, Item a.

Attorneys at Law  
nixonpeabody.com  
@NixonPeabodyLLP

T / 585.263.1140  
F / 866.402.1491  
jlusk@nixonpeabody.com

December 16, 2024

**VIA EMAIL AND HAND DELIVERY**

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](mailto: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, 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 Planning Board meeting on November 18, 2024, the Planning Board had comments and requested additional information (the "Planning Board Comments"). The Planning Board Comments are reproduced below in bold italicized type, with Verizon's response in regular type:

- 1. The Planning Board confirmed that the previously approved Crown Tower was approved in 2017 at 95' AGL. The Town Planner indicated he would send us details of the approval.***

Mr. Molesso provided this information via email on November 20, 2024.

- 2. They said the Crown site was located on a small lot and they doubt very much we could fit a 145' tower there. Please confirm whether or not a 95' tower on that parcel would work (since it's apparently a higher elevation).***

Since our last meeting, the Project RF design engineer, Wasif Sharif, has determined that a 145' tower at the prior Crown location will not provide adequate RF coverage to the Reach Run cell (and, a 145' tower would not meet the required 185' tower setback on the former Crown site).

- 3. Complete a balloon fly. They balloon fly must get photos from the following locations: East Shore Dr. coming up from Ithaca, Triphammer Road, Top of Teeter, East Shore Circle, Hill Crest Road and Rte. 34 heading south.***

Verizon has been working with Town Staff and its engineering group to schedule a balloon fly and coordinate the necessary logistics (see below).

- 4. Please install a 4' x 8' sign on the property announcing the date of the balloon fly. We will need to coordinate that with a sign company and obtain desired wording of the sign from the Town.***

As stated above, we are working with Mr. Molesso regarding the wording of the sign. Verizon will arrange for erection of a sign containing language suggested/ approved by the Planning Board.

- 5. They want to know whether a 130' tower will work. If not, why?***

As outlined on page 30 of the RF report submitted as Exhibit F to the Application, a 130' tower will not provide reliable wireless telecommunications service to the Reach Run cell.

- 6. Will a co-location on the tower's water tower site located at the West end of Bone Plain Road/Schofield Road work? If not, why?***

No. The water tower is located 2.8 miles away – too far to deliver reliable service to the coverage area.

- 7. They want the appropriate fall zone added to the plan (whatever the tower height ends up being, plus 40').***

Enclosed as Exhibit S are revised project plans (the “**Revised Plans**”) that include the engineered fall zone.

- 8. Are we on the existing tower located at Searles Road/Conlon Road?***

Verizon is already co-located on this tower. It is the Lansing North site depicted on Exhibit F.

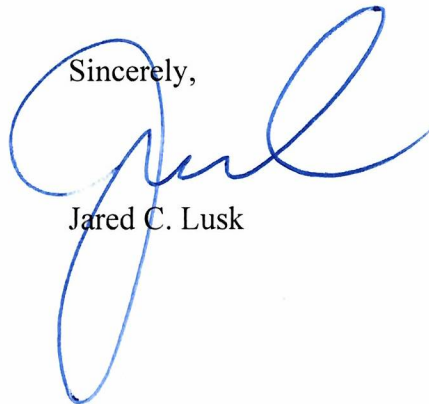
9. ***Incorporate significant landscaping around the compound to mitigate the visibility of same as from East Shore Drive.***

See Sheet LA100 of the Revised Plans; Verizon has reconfigured the tower compound to maintain the required drainage and to add evergreen trees along the compound/driveway.

Please do not hesitate to contact me if you have any questions or if you require any additional information.

Thank you.

Sincerely,



Jared C. Lusk

JCL/mkv  
Enclosures  
cc: Brett Morgan



**EXHIBIT S**

# BELL ATLANTIC MOBILE SYSTEMS LLC d/b/a

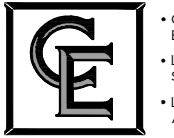


## SITE NAME: REACH RUN ZONING DRAWINGS

PROJECT ID: 17215090  
MDG LOCATION ID: 5000007341



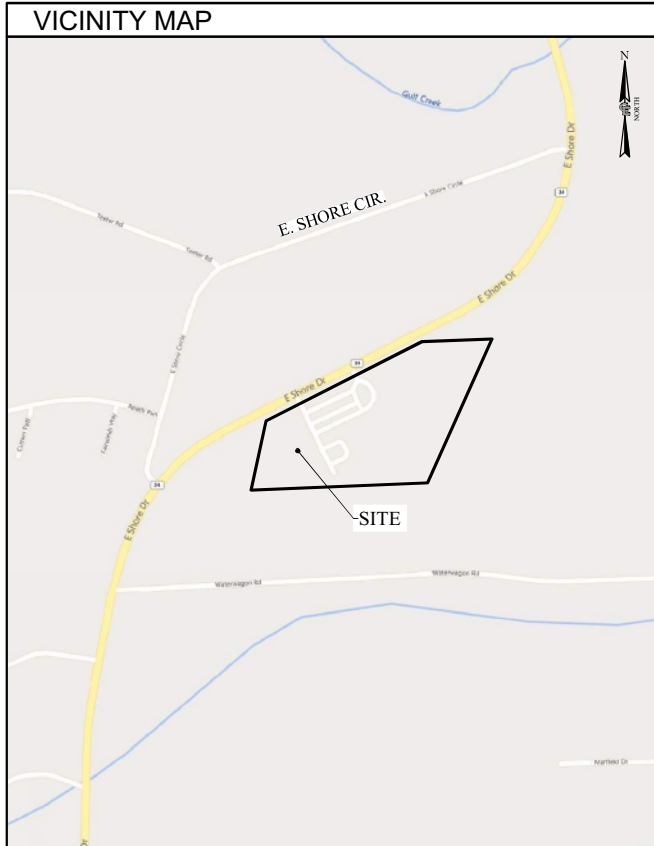
1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586



- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

**COSTICH ENGINEERING**  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-9023

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2	04/24/2024	AJK ISSUED FINAL
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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'), 195' 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	3	12/10/2024
GA002	GENERAL NOTES	3	12/10/2024
VA100	SCHEMATIC TOTAL HOLDINGS	3	12/10/2024
VA101	SURVEY PLAN	3	12/10/2024
VA110	SURVEY NOTES AND DESCRIPTIONS	3	12/10/2024
CA100	OVERALL SITE PLAN	3	12/10/2024
CA110	COMPOUND PLAN	3	12/10/2024
CA120	GRADING AND EROSION CONTROL PLAN	3	12/10/2024
LA100	LANDSCAPE PLAN AND DETAILS	3	12/10/2024
CA200	TOWER ELEVATION AND ANTENNA ORIENTATION PLAN	3	12/10/2024
CA500	EQUIPMENT ELEVATIONS	3	12/10/2024
CA501	SITE DETAILS	3	12/10/2024
CA502	GRADING AND EROSION CONTROL DETAILS	3	12/10/2024

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

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**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**

- 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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**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	SHEET NUMBER
7969	GA001

LEGEND

Table with 2 columns: Symbol/Line Style and Description. Includes symbols for boundaries, easements, utilities (water, sewer, gas, electric, fiber), and vegetation.

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.
...
12. ALL AREAS DISTURBED BY THE CONTRACTOR WITHOUT AUTHORIZATION SHALL BE RESTORED BY THE CONTRACTOR.
13. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN SAID SERVICE, HE SHALL IMMEDIATELY COMMENCE WORK TO RESTORE SERVICE AND MAY NOT CONTINUE HIS WORK OPERATION UNTIL SERVICE IS RESTORED.

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.
3. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS OTHERWISE NOTED.
...
24. CONTRACTOR SHALL PROVIDE ACCESS TO THE SITE AND ASSIST THE RADIO EQUIPMENT VENDOR AND THE ANTENNA INSTALLATION CONTRACTOR AS THEY MAY REQUIRE.

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.
3. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
...
7.8. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, THEY SHALL REPORT SUCH CONDITIONS IMMEDIATELY TO THE TOWN ENGINEER.

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)
-LONGITUDE: 076-12-40.79269 (W)
-ELLIP HEIGHT: 330.887 METERS NAVD 88 (CORS)
2. BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY COSTICH ENGINEERING.
...
9. 1A CERTIFICATION PREPARED BY COSTICH ENGINEERING D.P.C., PROJECT NO. 7969, SITE NAME: REACH RUN, DATED APRIL 15, 2024.

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.

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.
2. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.

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.
3. TOPSOIL AND FILL THAT IS TO REMAIN STOCKPILED ON-SITE FOR PERIODS GREATER THAN 30 DAYS SHALL BE STABILIZED BY SEEDING.
...
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.
A. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
B. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY pH OF 6.0 TO 7.0.
C. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 600 LBS PER ACRE.
...
G. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE.

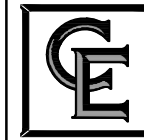
MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

- 1. THE CONTRACTOR SHALL ON A DAILY BASIS INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS.
2. TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED OR REPLACED AS NECESSARY.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP AT THE FENCE AND FROM BEHIND THE COMPOST FILTER SOCKS ONCE IT REACHES 1/2 THE FILTER SOCK HEIGHT.
...
4. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN IN ORDER TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

Section 3, Item a.



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



- CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-9020

Table with 4 columns: NO., DATE, COMMENTS, and a blank column. Contains revision history entries.

Professional Engineer seal for Michael O'Riordan, State of New York, License No. 096194. Includes Project Manager and Drawn By fields.

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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

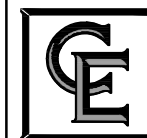
SHEET TITLE

GENERAL NOTES

Table with 2 columns: C.E. JOB NUMBER (7969) and SHEET NUMBER (GA002). Includes a small page number 7 in the bottom right corner.



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- CIVIL ENGINEERING
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- LANDSCAPE ARCHITECTURE

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PROJECT MANAGER  
**D.A.W.**

DRAWN BY  
**T.K.W.**

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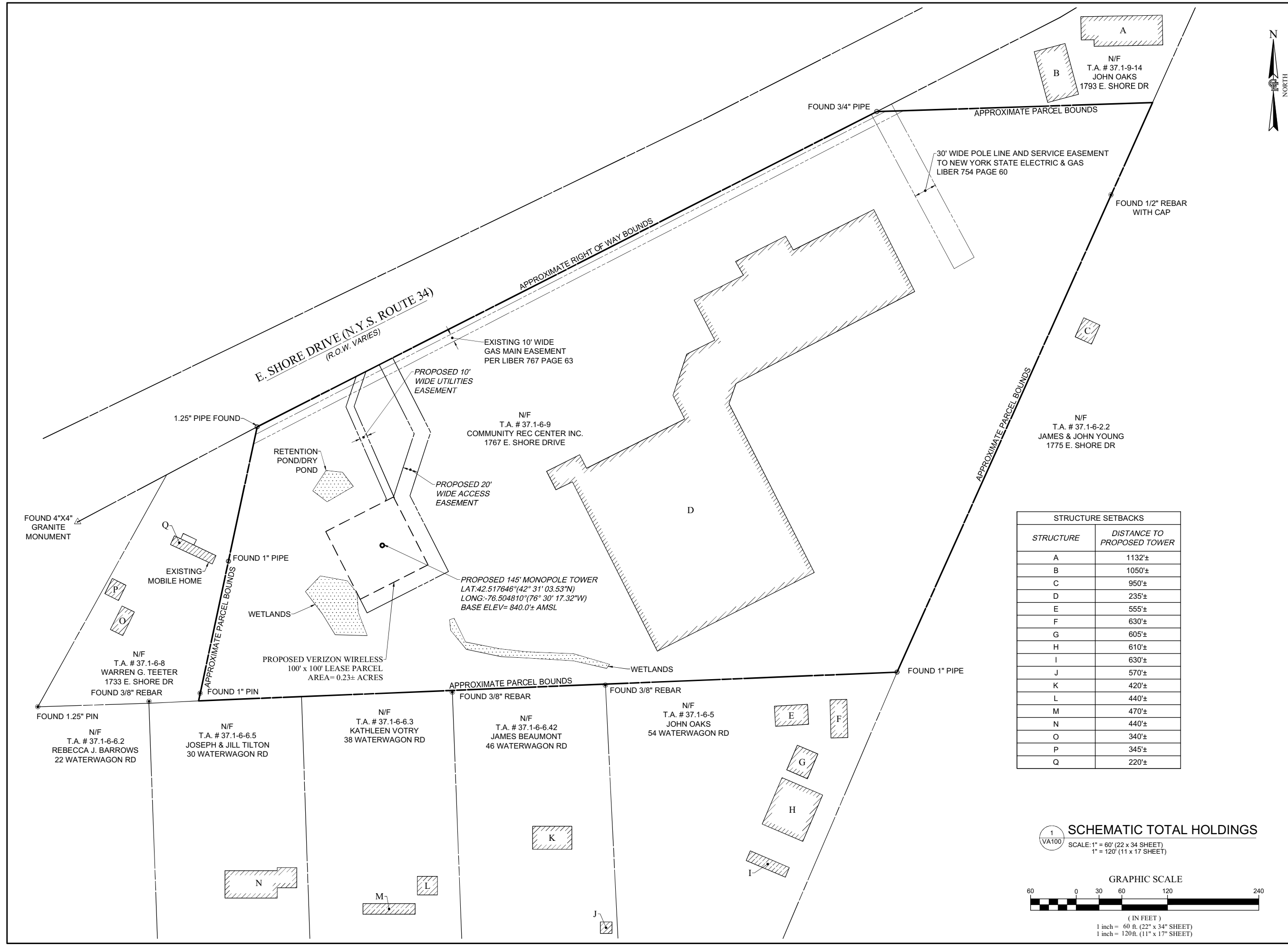
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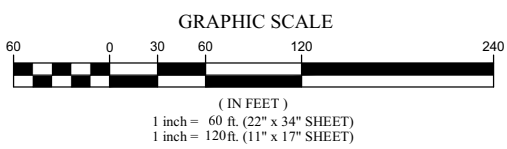
SHEET TITLE  
SCHEMATIC TOTAL HOLDINGS

C.E. JOB NUMBER SHEET NUMBER  
**7969 VA100**



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±

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







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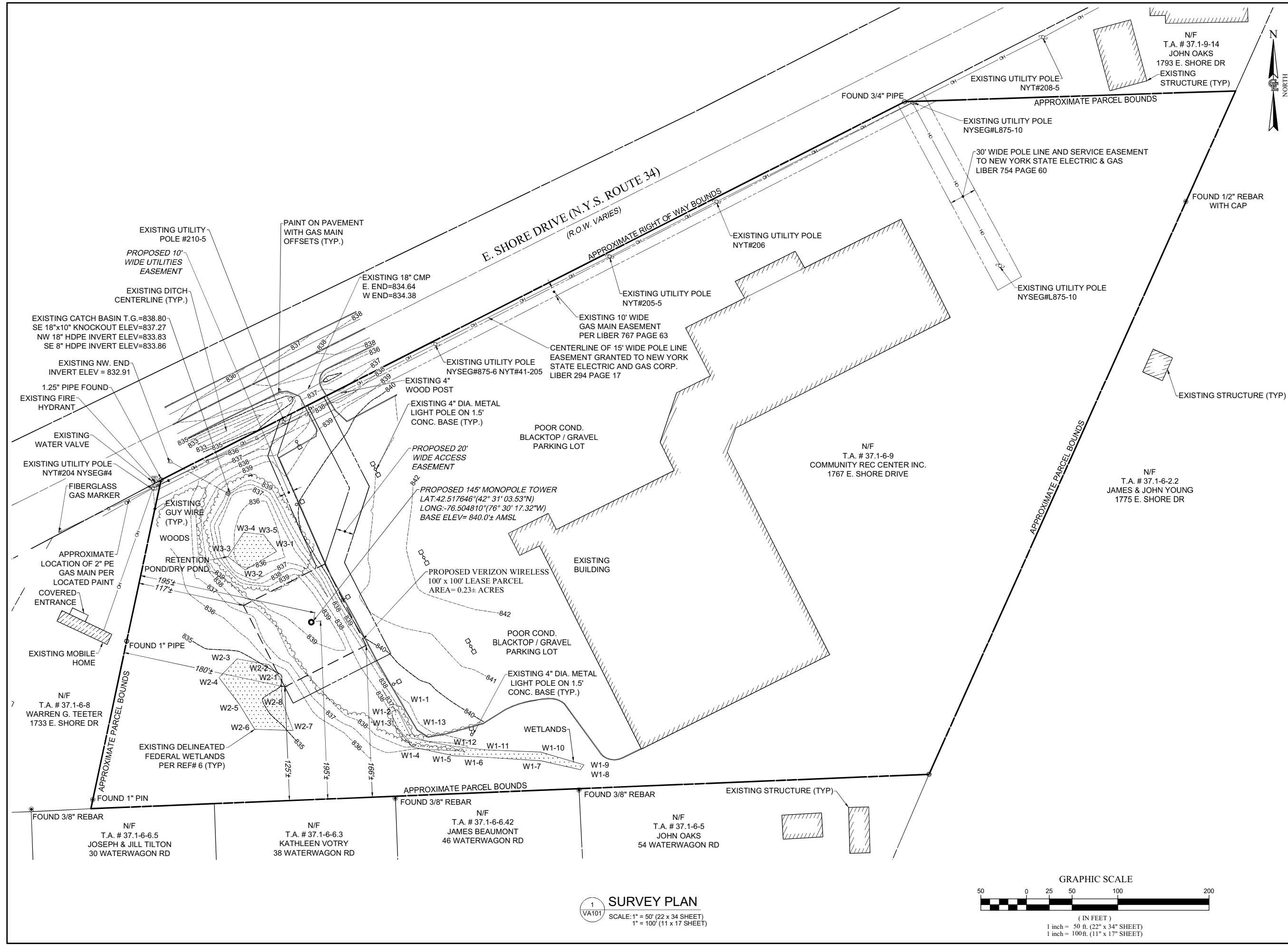
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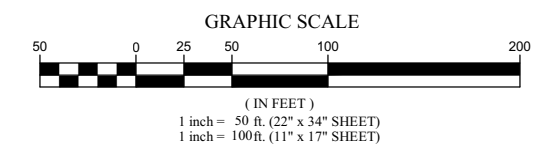
SHEET TITLE  
**SURVEY PLAN**

C.E. JOB NUMBER  
**7969**

SHEET NUMBER  
**VA101**



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





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STATE OF NEW YORK

SHEET TITLE  
SURVEY NOTES AND DESCRIPTIONS

C.E. JOB NUMBER SHEET NUMBER  
**7969 VA110**  
10

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.

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.

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. CONTAINING 0.041 ACRES OF LAND, MORE OR LESS.

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. CONTAINING 0.188 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 NYS DOT 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.





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



• CIVIL ENGINEERING  
• LAND SURVEYING  
• LANDSCAPE ARCHITECTURE

217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-9020

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

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", 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  
**OVERALL SITE PLAN**

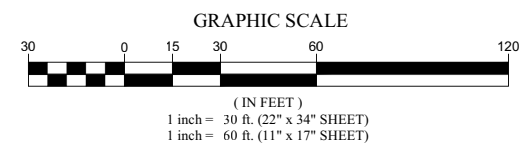
C.E. JOB NUMBER  
**7969**

SHEET NUMBER  
**CA100**



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 CONTRACTORS 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.

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



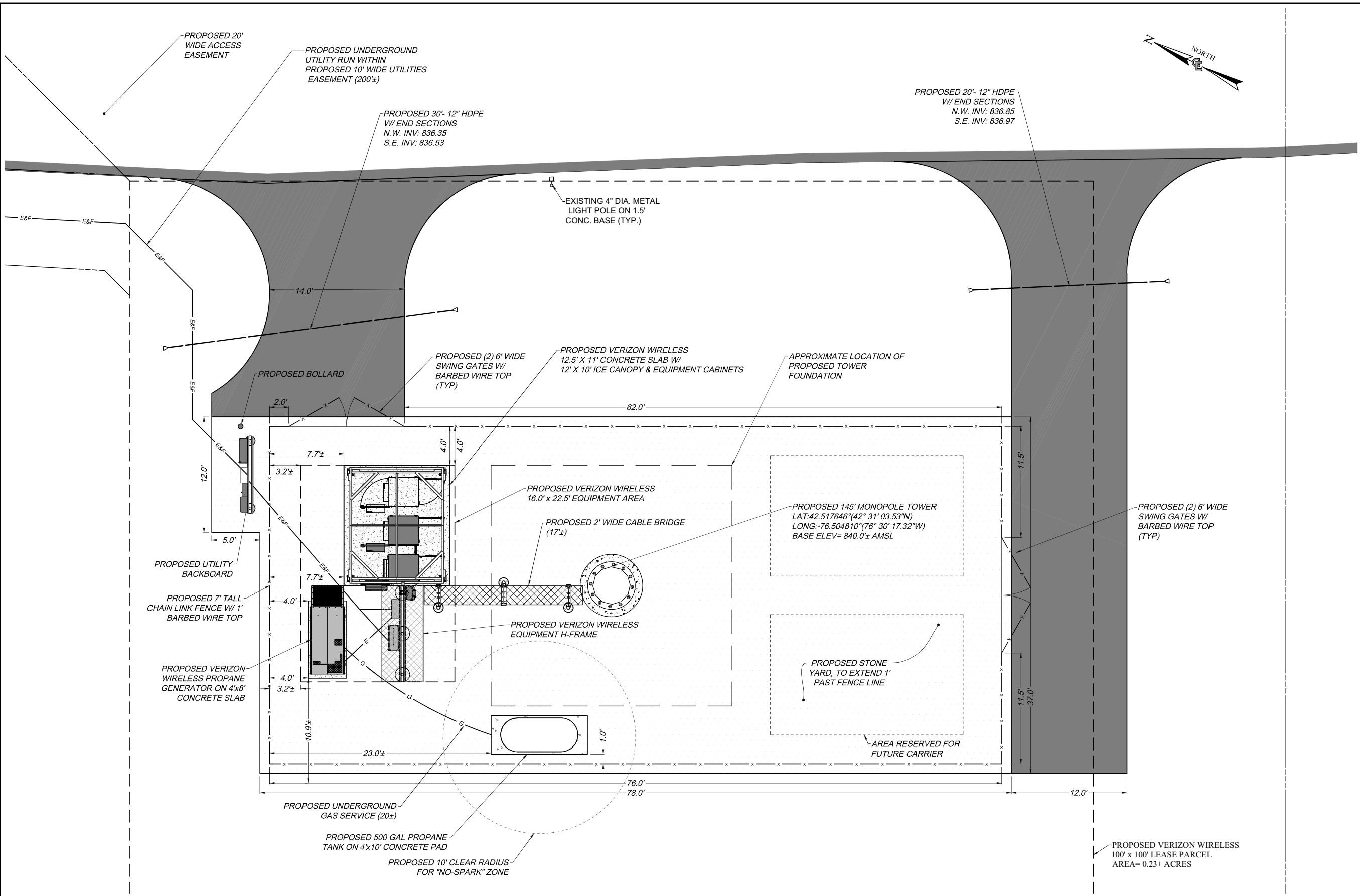




1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-9022



NO.	DATE	COMMENTS
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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

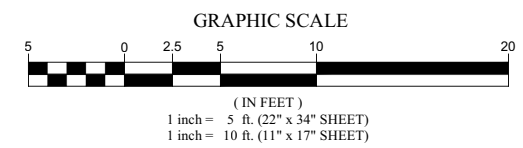
SHEET TITLE  
COMPOUND PLAN

C.E. JOB NUMBER  
**7969**

SHEET NUMBER  
**CA110**

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 CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPL 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.

**1** COMPOUND PLAN  
SCALE: 1" = 5' (22 x 34 SHEET)  
1" = 10' (11 x 17 SHEET)





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



CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE

217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-9020

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
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3	12/10/2024	TKW ADDED LANDSCAPING



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

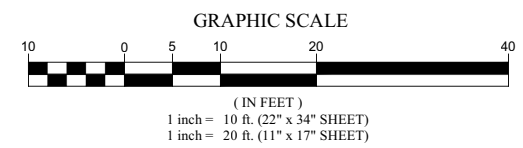
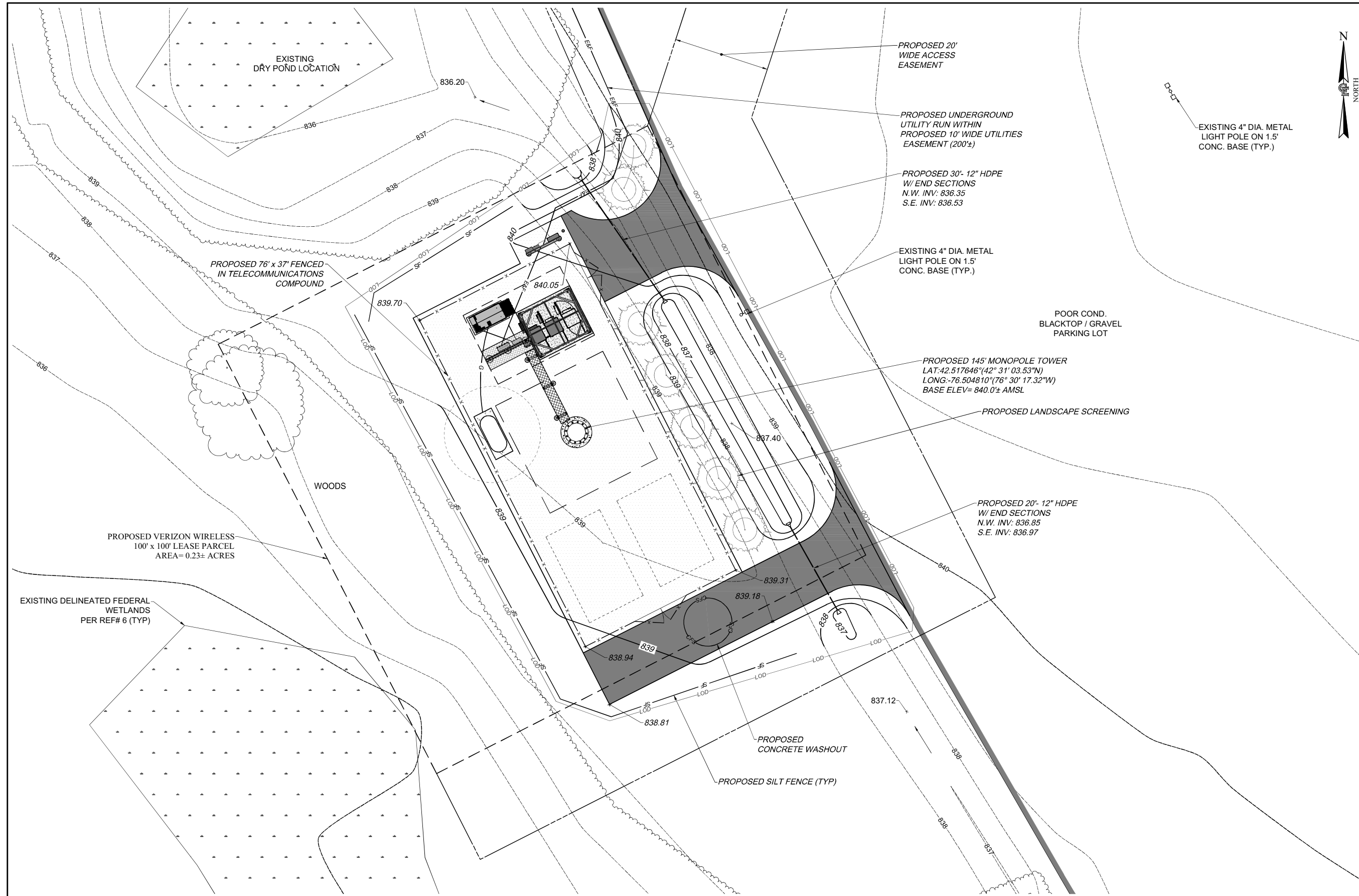
GRADING & EROSION CONTROL PLAN

C.E. JOB NUMBER

7969

SHEET NUMBER

CA120

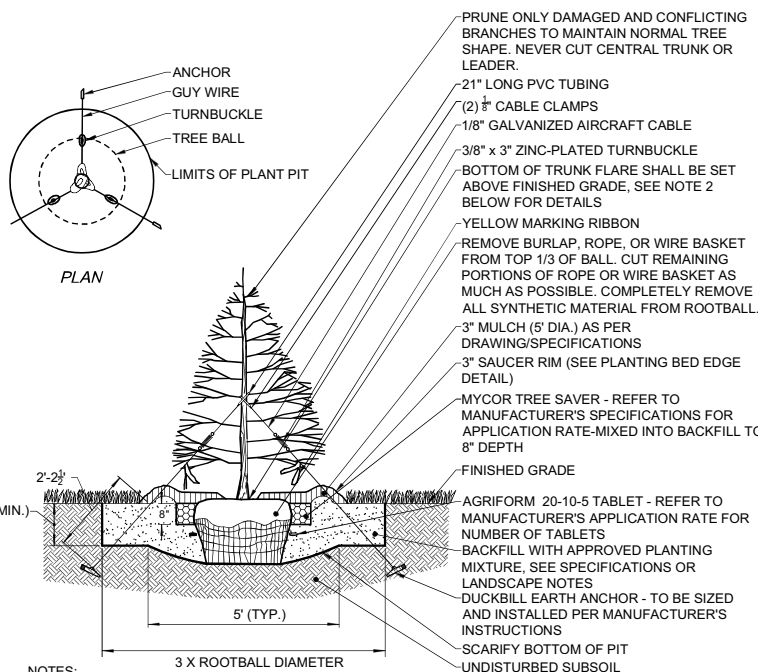


1 GRADING & EROSION CONTROL PLAN  
SCALE: 1" = 10' (22 x 34 SHEET)  
1" = 20' (11 x 17 SHEET)

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 AMPLIFIED 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.

**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 NURSERYMEN, 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 DEFOOLIATES (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

**1 LA100 EVERGREEN TREE PLANTING DETAIL**  
SCALE: NTS

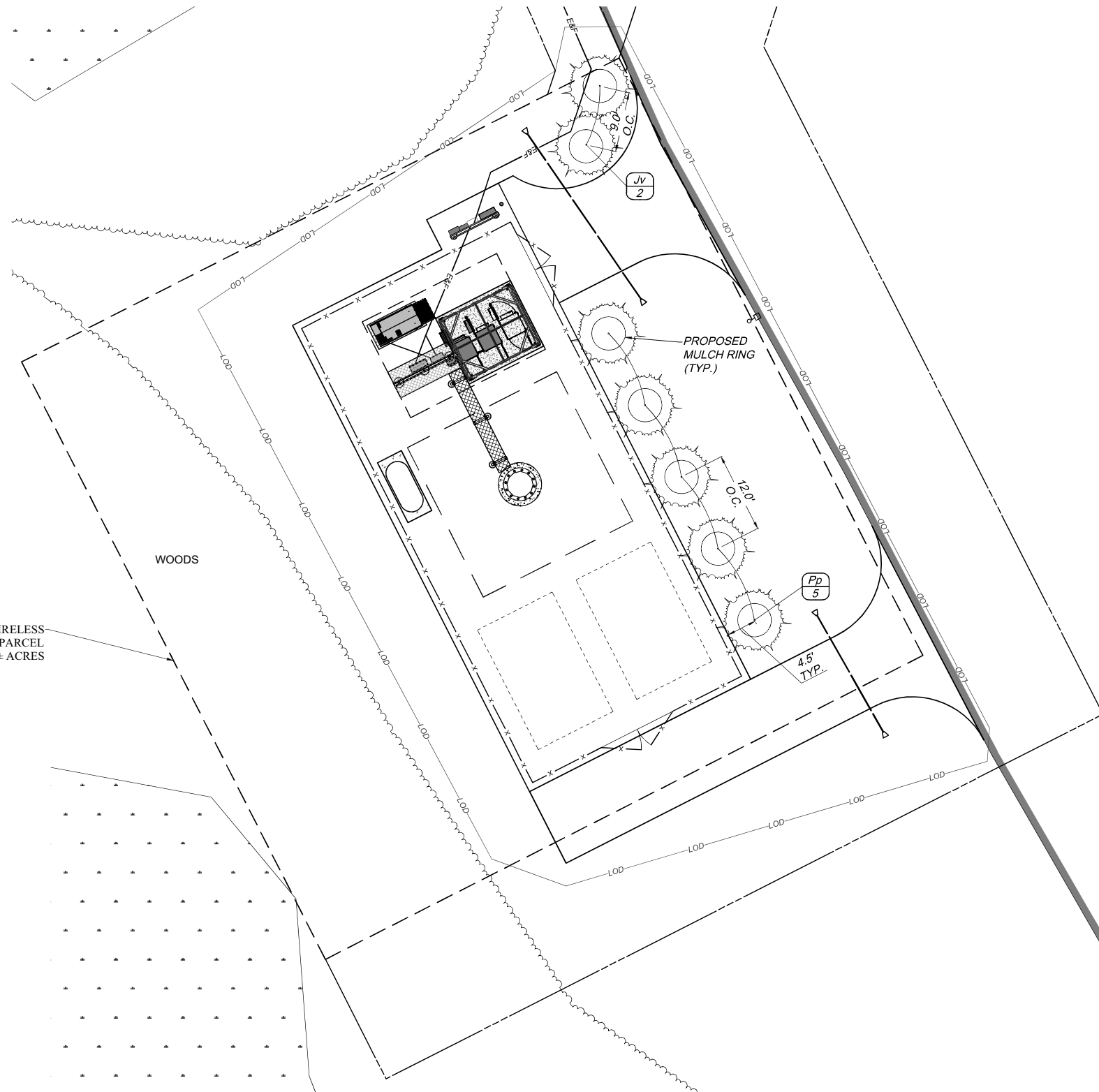


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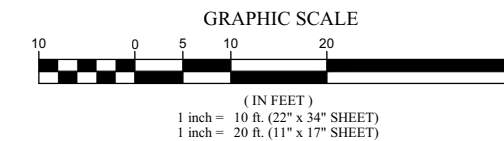
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
<b>EVERGREEN TREES</b>						
2	Jv	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' -7'	BB	HT. 40'-50', SP. 10'-20'
5	Pp	PICEA PUNGENS	BABY BLUE EYES SPRUCE	6' -7'	BB	HT. 15-30', SP. 15'

**ABBREVIATIONS:**  
BB=BALLED & BURLAPPED  
BR=BARE ROOT  
HT.=HEIGHT  
NO.=GALLON SIZE  
CAL.=CALIPER IN INCHES  
CONT.=CONTAINER  
SP.=SPREAD

**NOTES:**  
- CALIPER TO BE MEASURED 6" ABOVE GRADE  
- PLANT SYMBOLS REPRESENT 2/3 MATURE SIZE



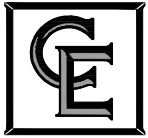
**1 LA100 COMPOUND LANDSCAPE PLAN**  
SCALE: 1" = 10' (22 x 34 SHEET)  
1" = 20' (11 x 17 SHEET)



Section 3, Item a.



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



• CIVIL ENGINEERING  
• LAND SURVEYING  
• LANDSCAPE ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-9020

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

PROJECT MANAGER  
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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  
**LANDSCAPE PLAN AND DETAILS**

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





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



• CIVIL ENGINEERING  
• LAND SURVEYING  
• LANDSCAPE ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-9022

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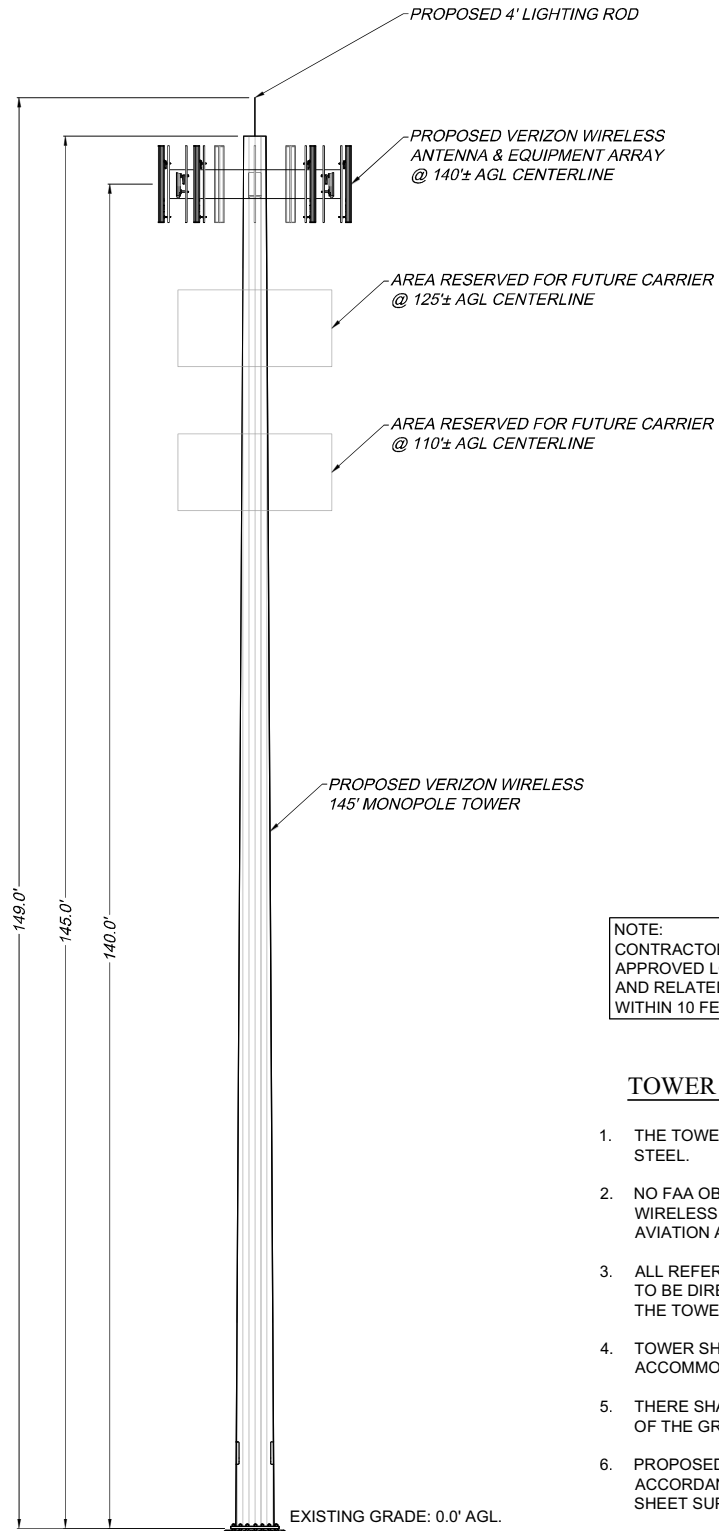
SITE INFORMATION  
REACH RUN  
PROJECT ID: 17215090  
MDG LOCATION ID: 5000007341

TOWN OF LANSING  
COUNTY OF TOMPKINS  
STATE OF NEW YORK

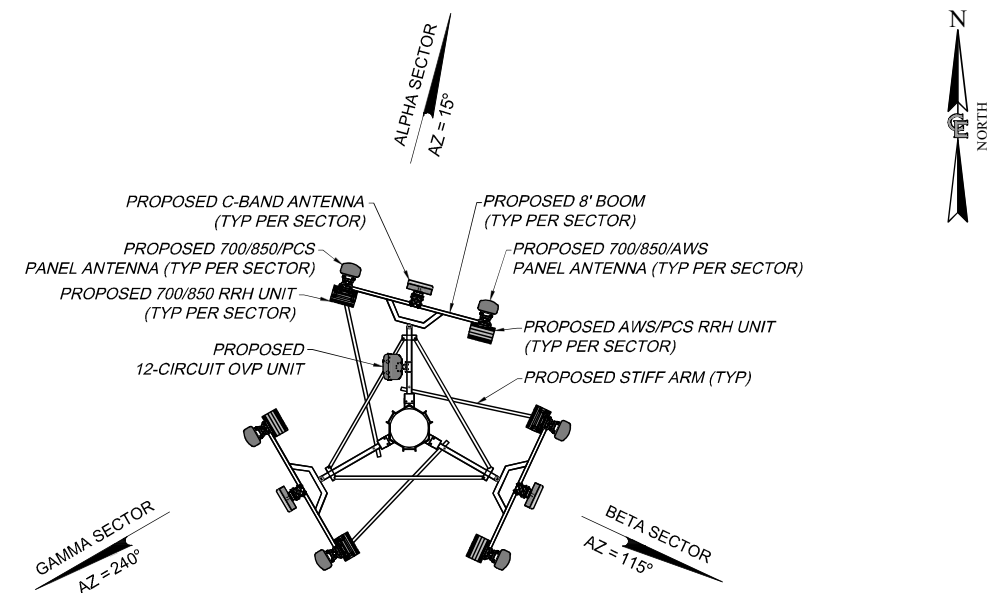
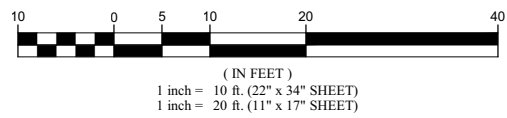
SHEET TITLE  
**TOWER ELEVATION AND ANTENNA ORIENTATION PLAN**

C.E. JOB NUMBER  
**7969**

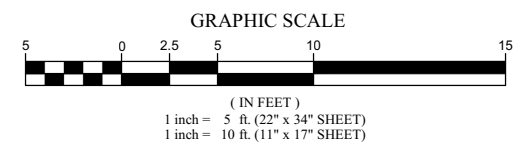
SHEET NUMBER  
**CA200**



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



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

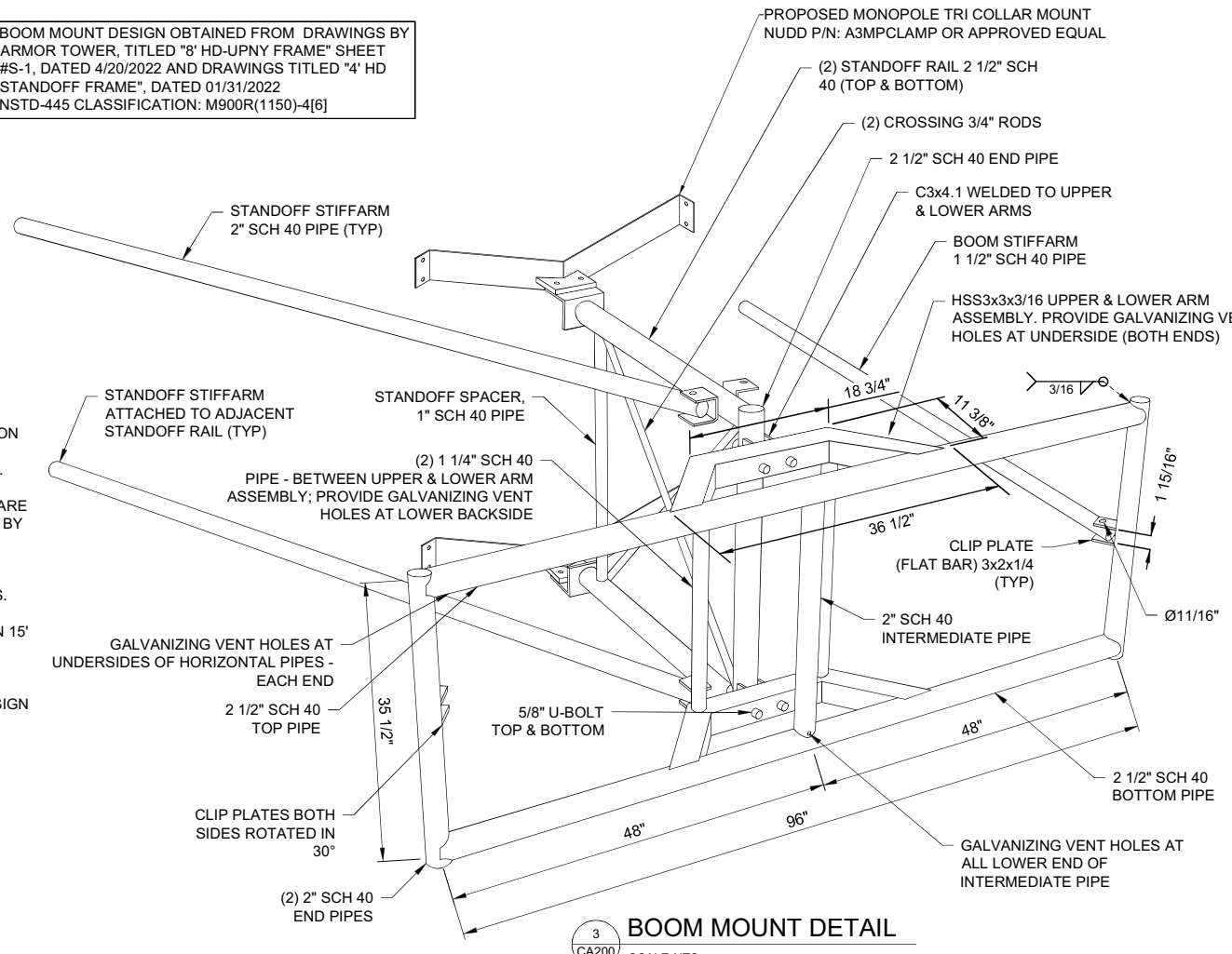


BOOM MOUNT DESIGN OBTAINED FROM DRAWINGS BY ARMOR TOWER, TITLED "8' HD-UPNY FRAME" SHEET #S-1, DATED 4/20/2022 AND DRAWINGS TITLED "4' HD STANDOFF FRAME", DATED 01/31/2022 NSTD-445 CLASSIFICATION: M900R(1150)-4[6]

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**

1. THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED BY VERIZON WIRELESS UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR THE LOCAL MUNICIPALITY.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. TOWER SHALL BE DESIGNED/ CONSTRUCTED TO ACCOMMODATE A TOTAL OF THREE WIRELESS CARRIERS.
5. THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND OF ANY TOWER.
6. PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS ENGINEER.
7. TOWER SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT IN THE UNLIKELY EVENT OF TOWER FAILURE THE TOWER SHALL COLLAPSE WITHIN A RADIUS OF 1/2 THE OVERALL TOWER HEIGHT.



**3 BOOM MOUNT DETAIL**  
SCALE: NTS

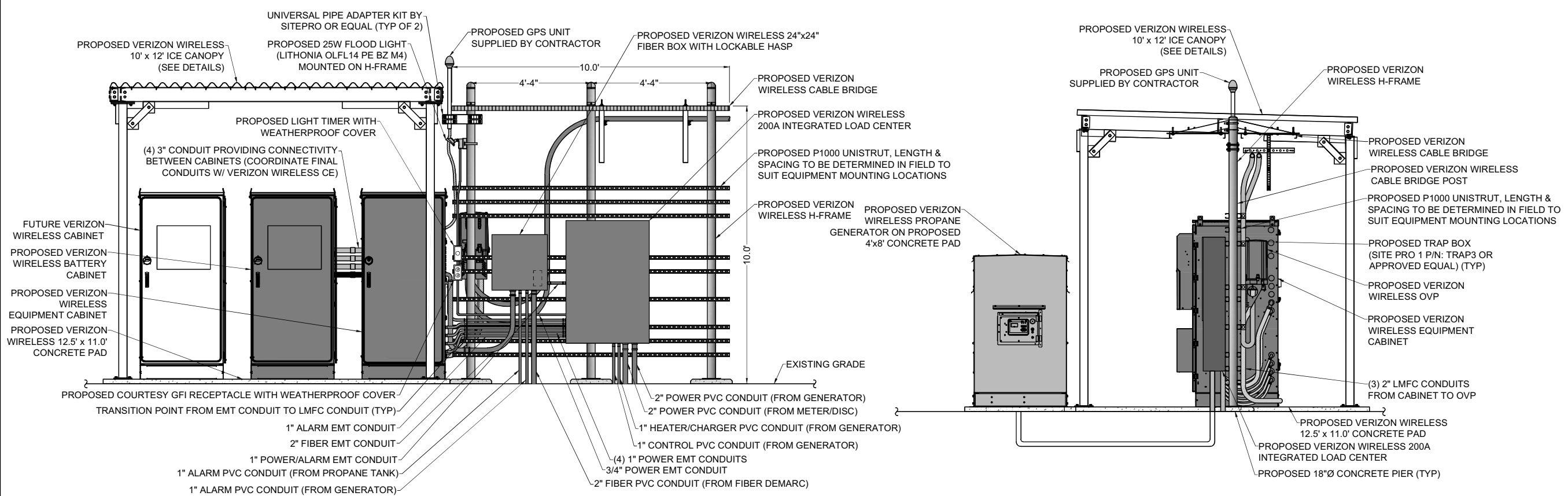


1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586

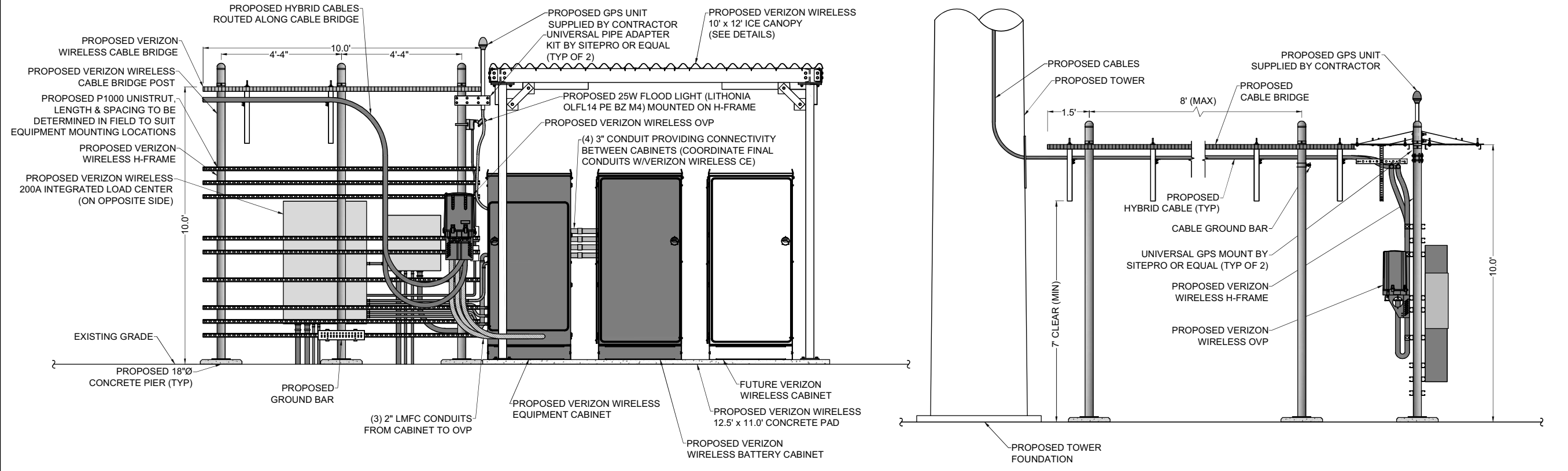


CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-9020

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- 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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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

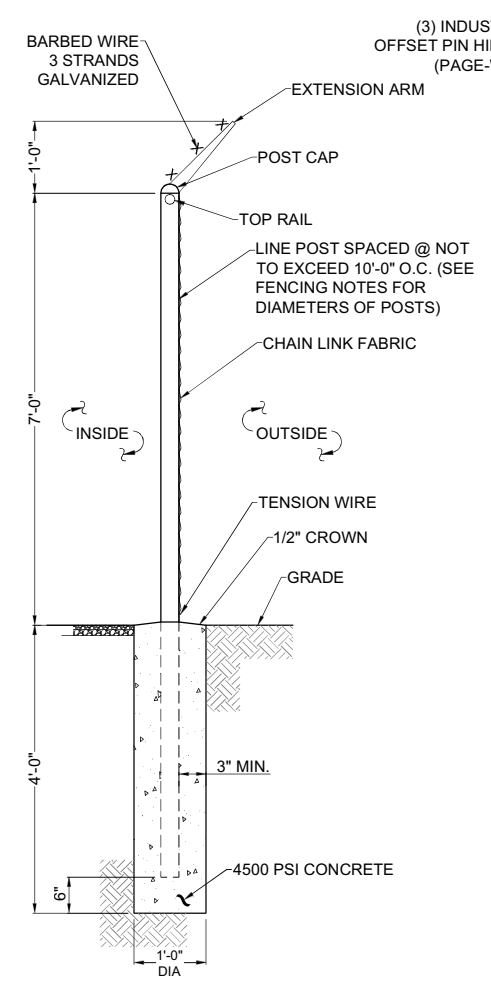


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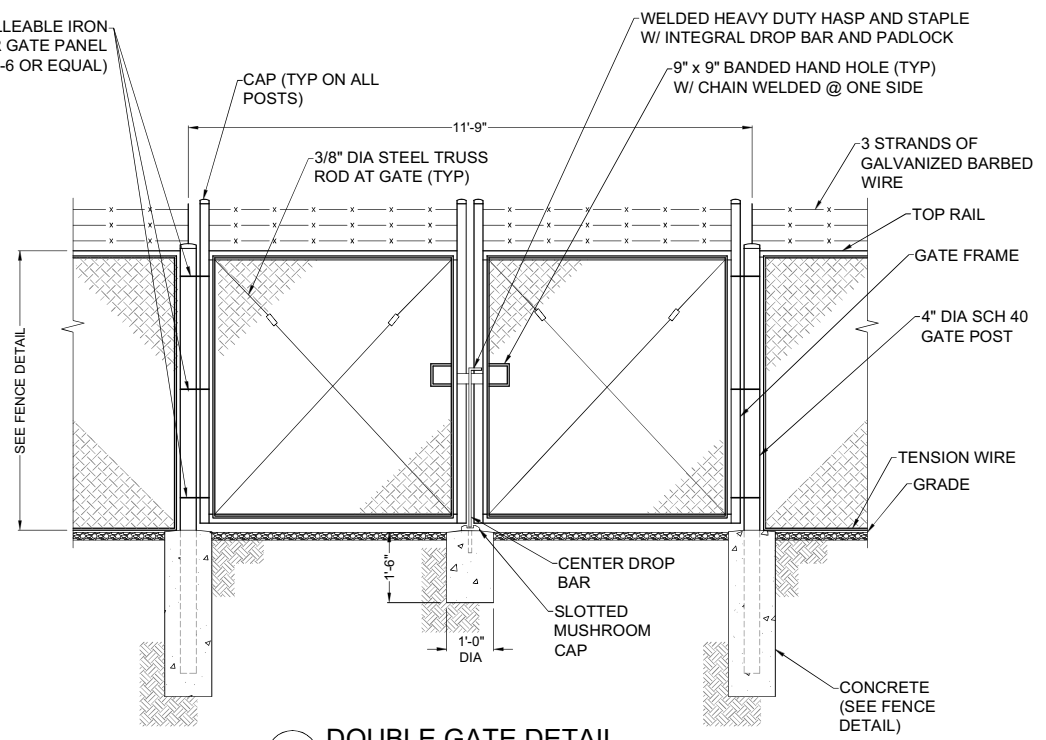


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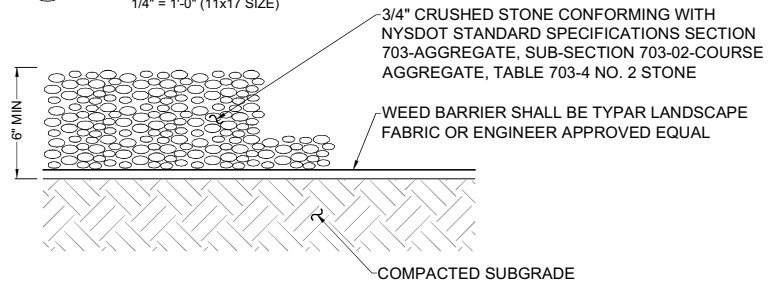
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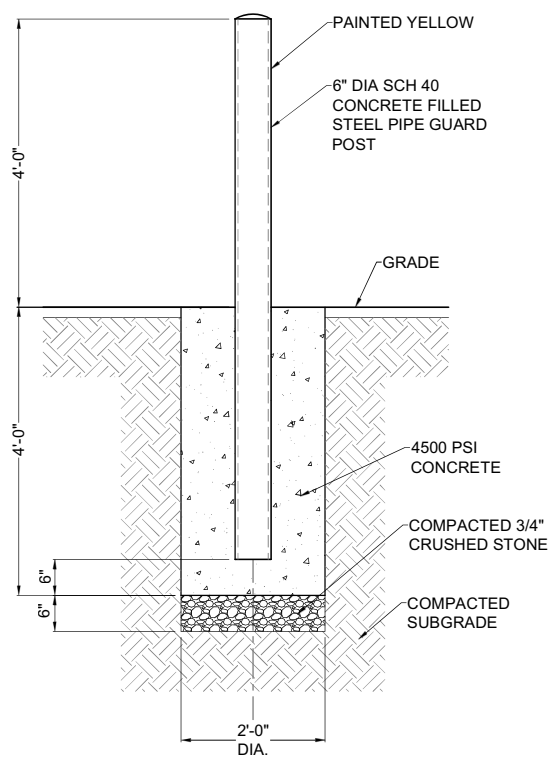
1 FENCE DETAIL  
SCALE: NTS



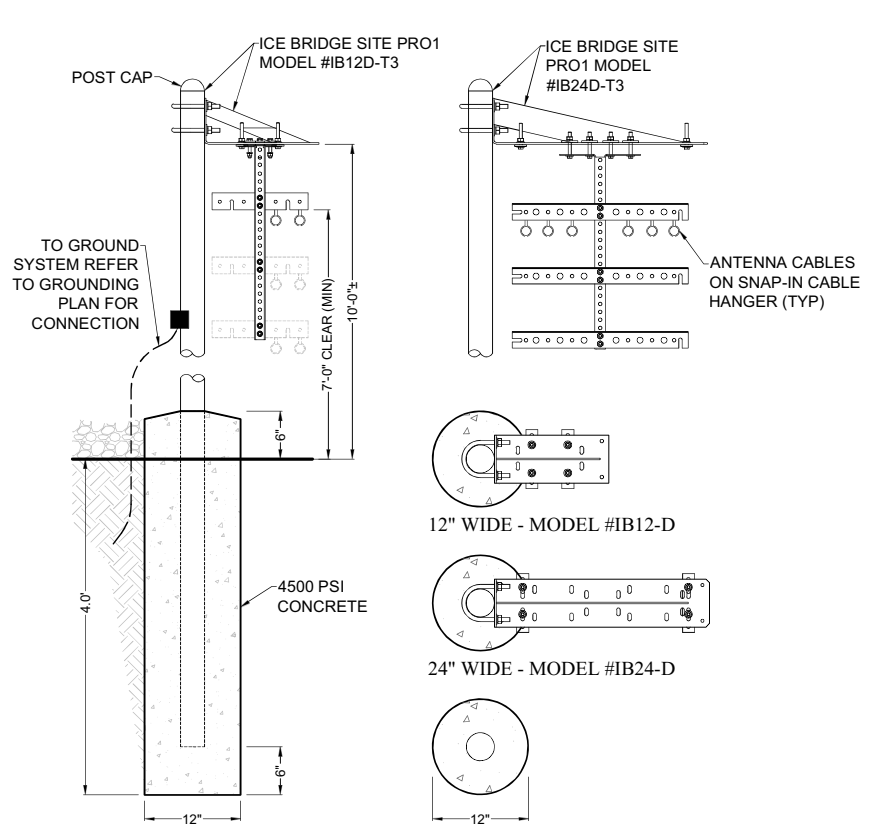
2 DOUBLE GATE DETAIL  
SCALE: 1/2" = 1'-0" (22x34 SIZE)  
1/4" = 1'-0" (11x17 SIZE)



4 GRAVEL SURFACING TREATMENT  
SCALE: NTS

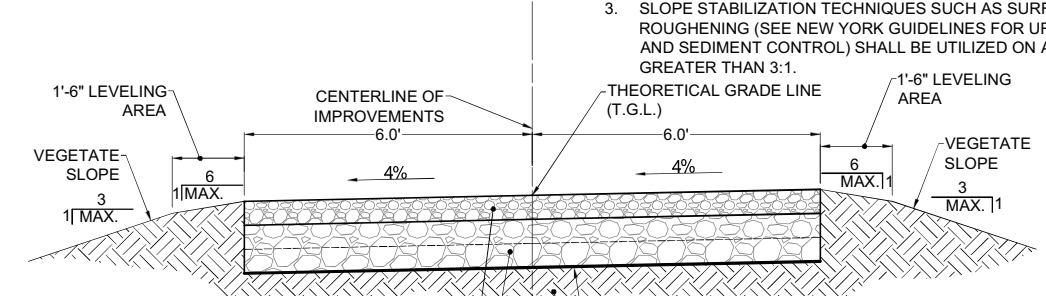


5 BOLLARD DETAIL  
SCALE: 3/4" = 1'-0" (22x34 SIZE)  
3/8" = 1'-0" (11x17 SIZE)



3 CABLE BRIDGE / H-FRAME DETAIL  
SCALE: NTS

- NOTE:
- ACCESS DRIVE STONE TO BE ACQUIRED FROM N.Y.S.D.O.T. APPROVED QUARRY.
  - ALL DISTURBED AREAS NOT RECEIVING STONE SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDED AS DIRECTED BY CELLULAR NETWORK REPRESENTATIVE.
  - 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.



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.

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.

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



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

SITE DETAILS

C.E. JOB NUMBER  
7969  
SHEET NUMBER  
CA501









LEGEND

Table with 2 columns: Symbol and Description. Includes items like SECTION/PARCEL BOUNDARY, MIN. BUILDING SETBACK, CENTER LINE, EXIST. RIGHT-OF-WAY LINE, EXISTING EASEMENT LINE, EXIST. CONCRETE CURB, EXIST. EDGE OF PAVEMENT, EXIST. EDGE OF GRAVEL, EXISTING WATER MAIN, VALVE, & HYDRANT, EXISTING SANITARY SEWER, & MANHOLE, EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION, EXISTING OVERHEAD UTILITIES, EXISTING TELEPHONE, EXISTING UNDERGROUND UTILITIES, EXISTING GAS, EXISTING ELECTRIC, EXISTING WATER LINE, EXISTING ELEC & TELE, EXISTING CABLE TV, EXISTING FIBER, EXISTING LIGHT CONTROL, EXISTING GUARD RAIL, TREE, HEDGE, EDGE OF WOODS, EXISTING SWALE, BARBED WIRE, STOCKADE, CHAIN LINKED FENCE, EXISTING CONTOUR, EXISTING SPOT ELEVATION @ X, CONCRETE PAD/ CONCRETE SIDEWALK, PROPOSED EASEMENT LINE, PROPOSED CONCRETE CURB, PROPOSED WATER MAIN, VALVE, & HYDRANT, PROPOSED SANITARY SEWER, & MANHOLE, PROPOSED DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION, PROPOSED OVERHEAD UTILITIES, PROPOSED FIBER, PROPOSED UNDERGROUND UTILITIES, PROPOSED GAS SERVICE, PROPOSED ELECTRIC SERVICE, PROPOSED ELECTRIC AND FIBER, PROPOSED SILT FENCE, PROPOSED ORANGE CONSTRUCTION FENCE, PROPOSED LIMITS OF DISTURBANCE, PROPOSED COMPOST FILTER SOCK.

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.
4. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
5. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
6. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
8. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND COVERED WITH MULCH.
9. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE STATE GUIDELINES AND ANY LOCAL REGULATIONS.
10. ALL RESTORATION ISSUES SHALL BE COMPLETED WITHIN 72 HOURS OF THE COMPLETION OF THE WORK ACTIVITY OR WITHIN A REASONABLE AMOUNT OF TIME AS DIRECTED BY CONSTRUCTION MANAGER/ENGINEER.
11. CARE SHALL BE TAKEN TO RETAIN NATURAL GROWTH AND PREVENT DAMAGE TO TREES WITHIN AND OUTSIDE THE LIMITS OF CONSTRUCTION AND SPECIFIED WORK AREAS CAUSED BY EQUIPMENT AND MATERIALS. ANY DAMAGE TO THIS NATURAL GROWTH SHALL BE RESTORED AT THE EXPENSE OF THE CONTRACTOR.
12. ALL AREAS DISTURBED BY THE CONTRACTOR WITHOUT AUTHORIZATION SHALL BE RESTORED BY THE CONTRACTOR.
13. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN SAID SERVICE, HE SHALL IMMEDIATELY COMMENCE WORK TO RESTORE SERVICE AND MAY NOT CONTINUE HIS WORK OPERATION UNTIL SERVICE IS RESTORED.

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. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY. UNLESS OTHERWISE NOTED, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. DIMENSIONS SHOWN ARE TO FINISH SURFACES, UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE CARRIER'S AUTHORIZED REPRESENTATIVE OR THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
6. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND TO BE IN THE FIELD.
8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
9. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS, AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
11. CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
13. CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT THE OWNER AND CARRIER.
14. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
15. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING, ANTENNA AND ANTENNA CABLES. REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
16. REPAIR ALL EXISTING SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND WITH ADJACENT SURFACES.
17. KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
18. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
19. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS AND PAY ALL REQUIRED FEES.
20. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/10-BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDOUT AREA DURING CONSTRUCTION.
21. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS AND OTHER DOCUMENTATION SHALL BE TURNED OVER TO CARRIER AT COMPLETION OF CONSTRUCTION.
22. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE BY CARRIER. ANY WORK, MATERIALS, OR EQUIPMENT FOUND TO BE DEFECTIVE DURING THAT PERIOD SHALL BE CORRECTED IMMEDIATELY UPON WRITTEN NOTIFICATION AT NO ADDITIONAL COST TO CARRIER.
23. RIGGING OPERATIONS SHALL BE DONE IN ACCORDANCE WITH STATE AND FEDERAL SAFETY REGULATIONS (OSHA). COSTICH ENGINEERING, CARRIER AND THE OWNER SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR DOES NOT FOLLOW SUCH SAFETY REGULATIONS.
24. CONTRACTOR SHALL PROVIDE ACCESS TO THE SITE AND ASSIST THE RADIO EQUIPMENT VENDOR AND THE ANTENNA INSTALLATION CONTRACTOR AS THEY MAY REQUIRE.

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.
3. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
4. ALL SEDIMENTATION ENTRAPMENT STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
5. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES (SILT FENCE AND/OR COMPOST FILTER SOCKS) AROUND AREAS BEING DISTURBED DURING CONSTRUCTION AND AS NECESSARY.
6. CONTRACTOR TO INSTALL SILT FENCE OR COMPOST FILTER SOCKS DOWNSLOPE OF ALL UTILITY TRENCHES.
7. DISTANCES SHOWN FROM THE WETLANDS IF ANY ON THE CONSTRUCTION PLANS AND SOIL EROSION AND SEDIMENT CONTROL PLANS ESTABLISH THE MINIMUM SEPARATION PERMITTED BETWEEN THE PROPOSED CONSTRUCTION ACTIVITIES AND BOUNDARY OF THE WETLANDS.
7.1. AREA OF DISTURBANCE LINES SHALL BE CLEARLY DELINEATED IN THE FIELD BY INSTALLING ORANGE CONSTRUCTION FENCING AROUND THE ENTIRE PROPOSED CONSTRUCTION AREA, EXCEPT AS NECESSARY TO PROVIDE MITIGATION PLANTINGS, NO ENCROACHMENT BEYOND THESE LIMITS BY WORKERS OR MACHINERY SHALL BE PERMITTED.
7.2. GRADING AND CLEARING AND OTHER CONSTRUCTION-RELATED ACTIVITIES SHALL TAKE PLACE ONLY WITHIN THE DELINEATED AREA OF DISTURBANCE LINES. THESE AREAS OF DISTURBANCE LINES REPRESENT THE MAXIMUM LIMITS OF CONSTRUCTION ACTIVITIES. EVERY ATTEMPT SHALL BE MADE TO FURTHER REDUCE GRADING AND CLEARING ACTIVITIES WITHIN THE AREA OF DISTURBANCE LINES BY MAINTAINING NATURAL VEGETATION AND TOPOGRAPHY WHEREVER PRACTICABLE.
7.3. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES OCCURRING ON THIS SITE SHALL COMPLY WITH THE STANDARDS AND RECOMMENDATIONS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
7.4. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE APPLICANT SHALL STAKE THE LOCATION OF THE CONSTRUCTION ACTIVITY FOR INSPECTION AND APPROVAL BY THE TOWN ENGINEER (IF REQUIRED).
7.5. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE IN PLACE PRIOR TO THE START OF ANY SITE WORK. THE TOWN ENGINEER SHALL HAVE INSPECTED THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK (IF REQUIRED).
7.6. THROUGHOUT THE CONSTRUCTION PERIOD, A QUALIFIED PROFESSIONAL RETAINED BY THE APPLICANT SHALL, ON AT LEAST A WEEKLY BASIS, PRIOR TO ANY PREDICTED RAIN EVENT AND AFTER RUNOFF-PRODUCING RAIN EVENT, INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO ENSURE THEIR PROPER FUNCTIONING.
7.7. ALL DRAINAGE STRUCTURES AND ANY OTHER REQUIRED UTILITY APPURTENANCES SHALL BE INSTALLED AS REQUIRED BY TOWN SPECIFICATIONS AND AS SHOWN ON THESE PLANS.
7.8. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, THEY SHALL REPORT SUCH CONDITIONS IMMEDIATELY TO THE TOWN ENGINEER, THE APPLICANT MAY SUBMIT, IF THEY SO DESIRE, THEIR RECOMMENDATIONS AS THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. THE TOWN ENGINEER, WITHOUT UNNECESSARY DELAY, SHALL INVESTIGATE THE CONDITION OR CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATION TO CORRECT THE CONDITIONS, ORDER A MODIFICATION THEREOF, OR ISSUE THEIR OWN SPECIFICATION FOR THE CORRECTION OF THE CONDITIONS. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF THE TOWN ENGINEER, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES WETLAND REGULATED AREAS, THE MATTER SHALL BE DECIDED BY THE PLANNING BOARD. ANY SUCH CONDITIONS OBSERVED BY THE PLANNING BOARD OR ITS AGENTS SHALL BE SIMILARLY TREATED.

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)
-LONGITUDE: 076-12-40.79289 (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. 71289805, 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 ERSUPEMA 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.
9. TOPOGRAPHIC MAP PREPARED BY T.G. MILLER P.C. ENGINEERS AND SURVEYORS, JOB NO. S19300, DATED APRIL 28, 2021.
10. 1A CERTIFICATION PREPARED BY COSTICH ENGINEERING D.P.C., PROJECT NO. 7959, SITE NAME: REACH RUN, DATED APRIL 15, 2024.

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.

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.
2. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.

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. CHECK DAMS SHALL HAVE A 9" MINIMUM WEIR AND BE CONSTRUCTED WITHIN EACH DITCH BEGINNING AT ITS DOWNSTREAM TERMINUS. CHECK DAMS SHALL BE PLACED WITHIN THE CHANNEL SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM.
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.
A. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
B. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY pH OF 6.0 TO 7.0.
C. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 600 LBS PER ACRE.
D. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 14 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS CERTIFIED "AROSTOCK" WINTER RYE (CEREAL RYE) PER ACRE.
E. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN. TOPSOIL AT THE FOLLOWING RATE FOR ROUGH OR OCCASIONAL MOWING AREAS:
8 LBS EMPIRE BIRDSFOOT TIREFOIL OR COMMON WHITE CLOVER PER ACRE.
20 LBS TALL FESCUE PER ACRE PLUS
2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE
FOR MOWED AREAS:
65 LBS KENTUCKY BLUEGRASS PER ACRE
65 LBS RYEGRASS (PERENNIAL) PER ACRE
F. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
G. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.

- 2. ALL UNNECESSARY REMOVAL OF HEALTHY TREES SHALL BE AVOIDED. MATERIALS SHALL NOT BE STORED NOR MACHINERY OPERATED WITHIN THE DRIP-LINE OF THE TREES TO REMAIN.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

- 1. THE CONTRACTOR SHALL ON A DAILY BASIS INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS.
2. TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED OR REPLACED AS NECESSARY. WASHOUTS SHALL BE IMMEDIATELY REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP AT THE FENCE AND FROM BEHIND THE COMPOST FILTER SOCKS ONCE IT REACHES 1/2 THE FILTER SOCK HEIGHT. THE SEDIMENT FENCE AND COMPOST FILTER SOCKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN BARRIER.
4. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN IN ORDER TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.



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



CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE 217 LAKE AVENUE ROCHESTER, NY 14608 (858) 428 3020

Table with 3 columns: NO., DATE, COMMENTS. Contains revision history for the drawing.



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

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REACH RUN PROJECT ID: 17215090 MDG LOCATION ID: 5000007341 WBS PROJECT #: VZ-00049865

TOWN OF LANSING COUNTY OF TOMPKINS STATE OF NEW YORK

SHEET TITLE

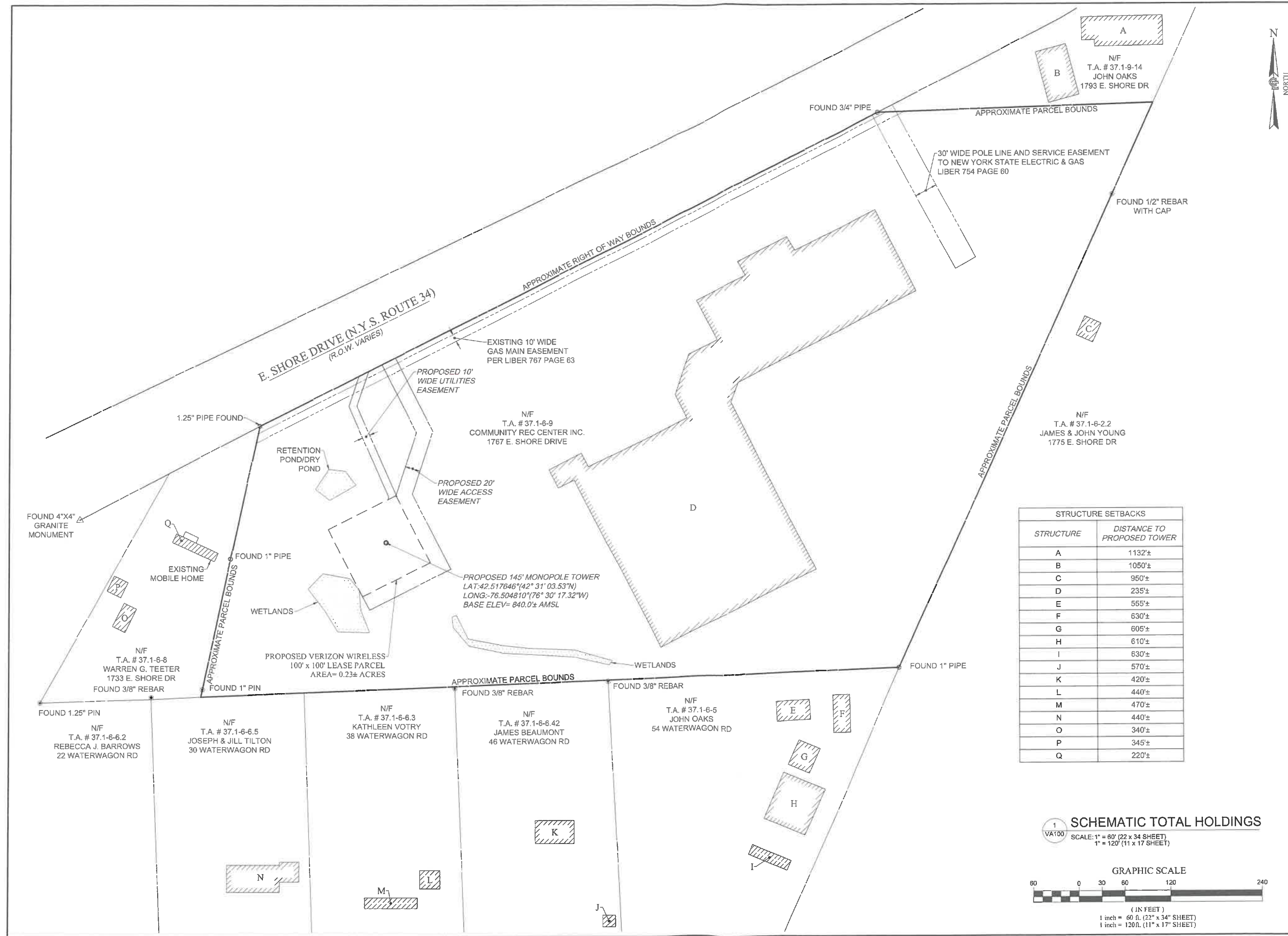
GENERAL NOTES

C.E. JOB NUMBER SHEET NUMBER

7969 GA002

SHEET 02 OF 12





**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) 459-9220

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

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.  
 DRAWN BY  
T.K.W.

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SITE INFORMATION  
 REACH RUN  
 PROJECT ID: 17215090  
 MDG LOCATION ID: 5000007341  
 WBS PROJECT #: VZ-00049865

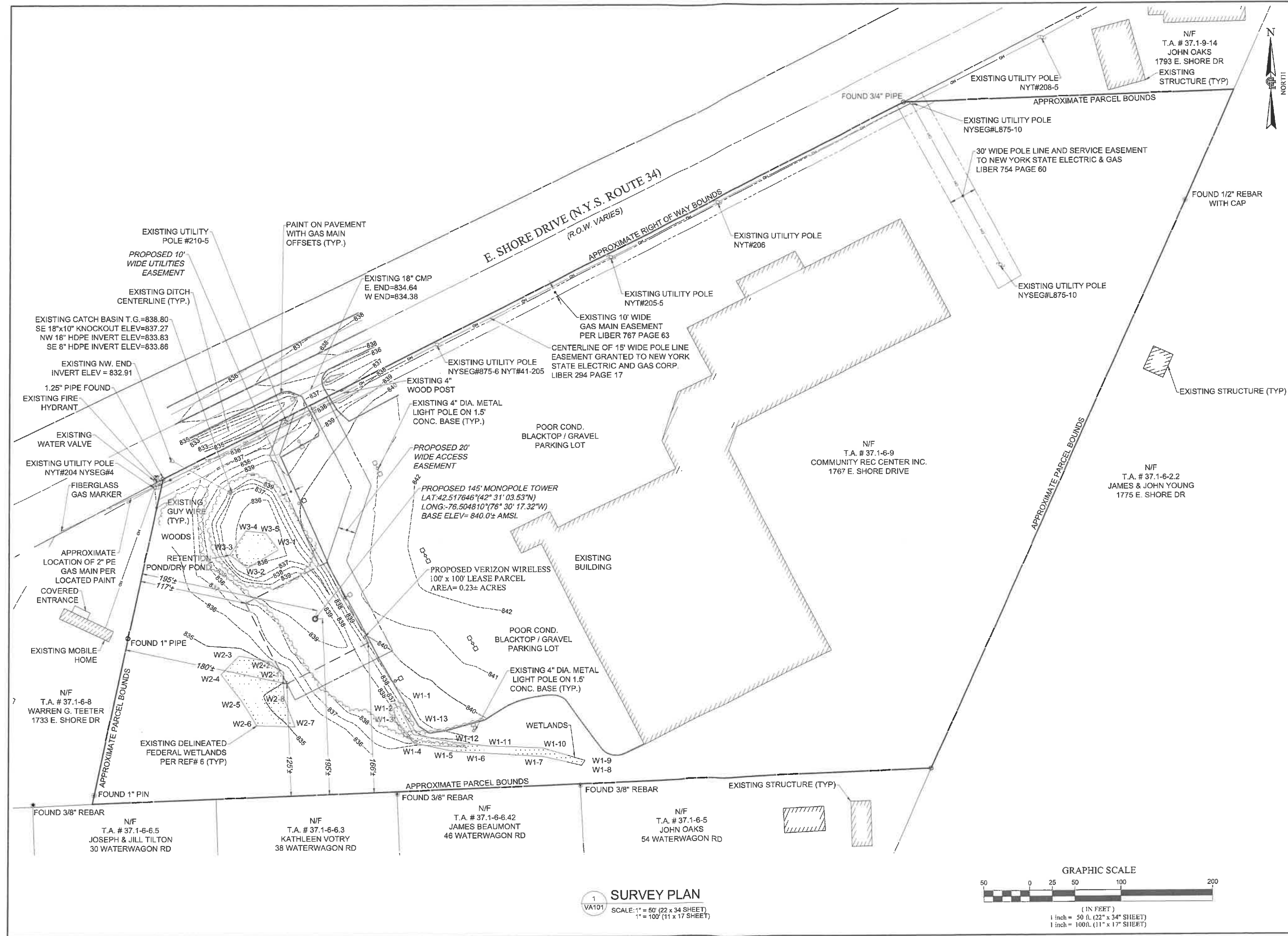
TOWN OF LANSING  
 COUNTY OF TOWPKINS  
 STATE OF NEW YORK

SHEET TITLE  
 SCHEMATIC TOTAL HOLDINGS

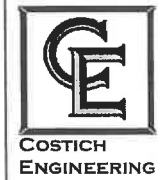
C.E. JOB NUMBER SHEET NUMBER  
 7969 VA100  
 SHEET 03 OF 12

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

GRAPHIC SCALE  
 60 0 30 60 120 240  
 (IN FEET)  
 1 inch = 60 ft. (22" x 34" SHEET)  
 1 inch = 120 ft. (11" x 17" SHEET)



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



CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14609  
(569) 458-3020

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
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2	04/24/2024	AJK ISSUED FINAL



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

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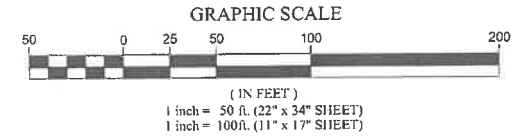
SITE INFORMATION  
**REACH RUN**  
PROJECT ID: 17215090  
MDG LOCATION ID: 5000007341  
WBS PROJECT #: VZ-00049865

TOWN OF LANSING  
COUNTY OF TOMPKINS  
STATE OF NEW YORK

SHEET TITLE  
**SURVEY PLAN**

C.E. JOB NUMBER  
**7969**  
SHEET NUMBER  
**VA101**  
SHEET 04 OF 12

**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...
17. EASEMENT GRANTED BY STEVE SEBASTIAN (JR.) AND HAZEL SEBASTIAN TO NEW YORK STATE ELECTRIC AND GAS CORPORATION...
18. EASEMENT GRANTED BY COMMUNITY RECREATIONAL CENTER INC. BY ANDREW SCARABBA CHAIRMAN TO NEW YORK STATE ELECTRIC & GAS CORPORATION...
19. EASEMENT GRANTED BY COMMUNITY RECREATIONAL CENTER INC. TO NEW YORK STATE ELECTRIC AND GAS CORPORATION...

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.

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. CONTAINING 0.041 ACRES OF LAND, MORE OR LESS.

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. CONTAINING 0.188 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 NYS DOT 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.



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



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

Table with 3 columns: NO., DATE, COMMENTS. Contains revision history entries from 04/03/2024 to 04/24/2024.



PROJECT MANAGER

D.A.W.

DRAWN BY

T.K.W.

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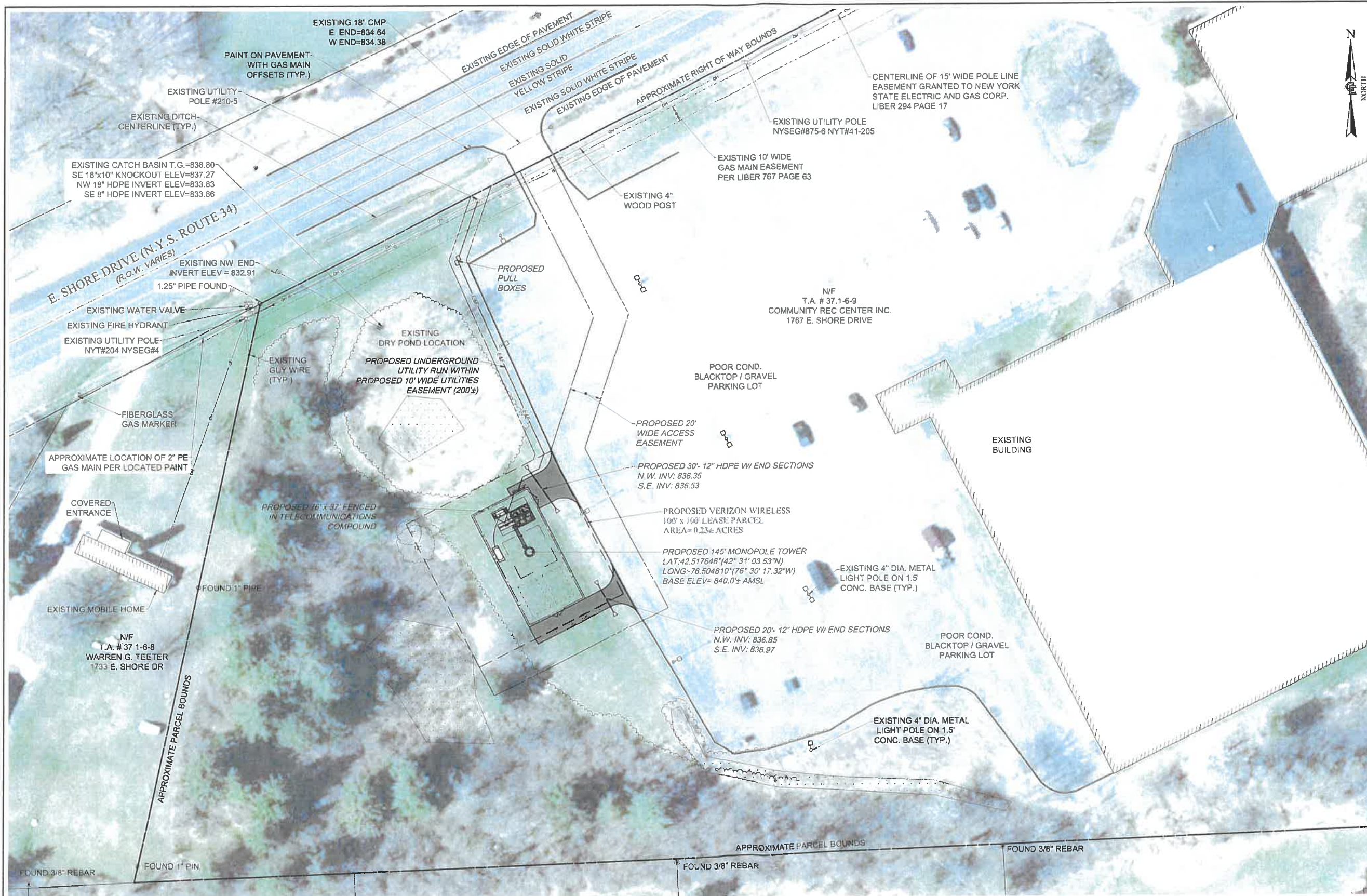
SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
SURVEY NOTES AND DESCRIPTIONS

C.E. JOB NUMBER: 7969
SHEET NUMBER: VA110
SHEET 05 OF 12





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WEST HENRIETTA, NEW YORK 14586



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LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
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(585) 459-3020

NO.	DATE	BY	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



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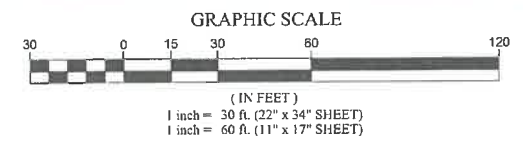
SITE INFORMATION  
REACH RUN  
PROJECT ID: 17215090  
MDG LOCATION ID: 5000007341  
WBS PROJECT #: VZ-00049865

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

OVERALL SITE PLAN  
C.E. JOB NUMBER: 7969  
SHEET NUMBER: CA100  
SHEET 06 OF 12

**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.

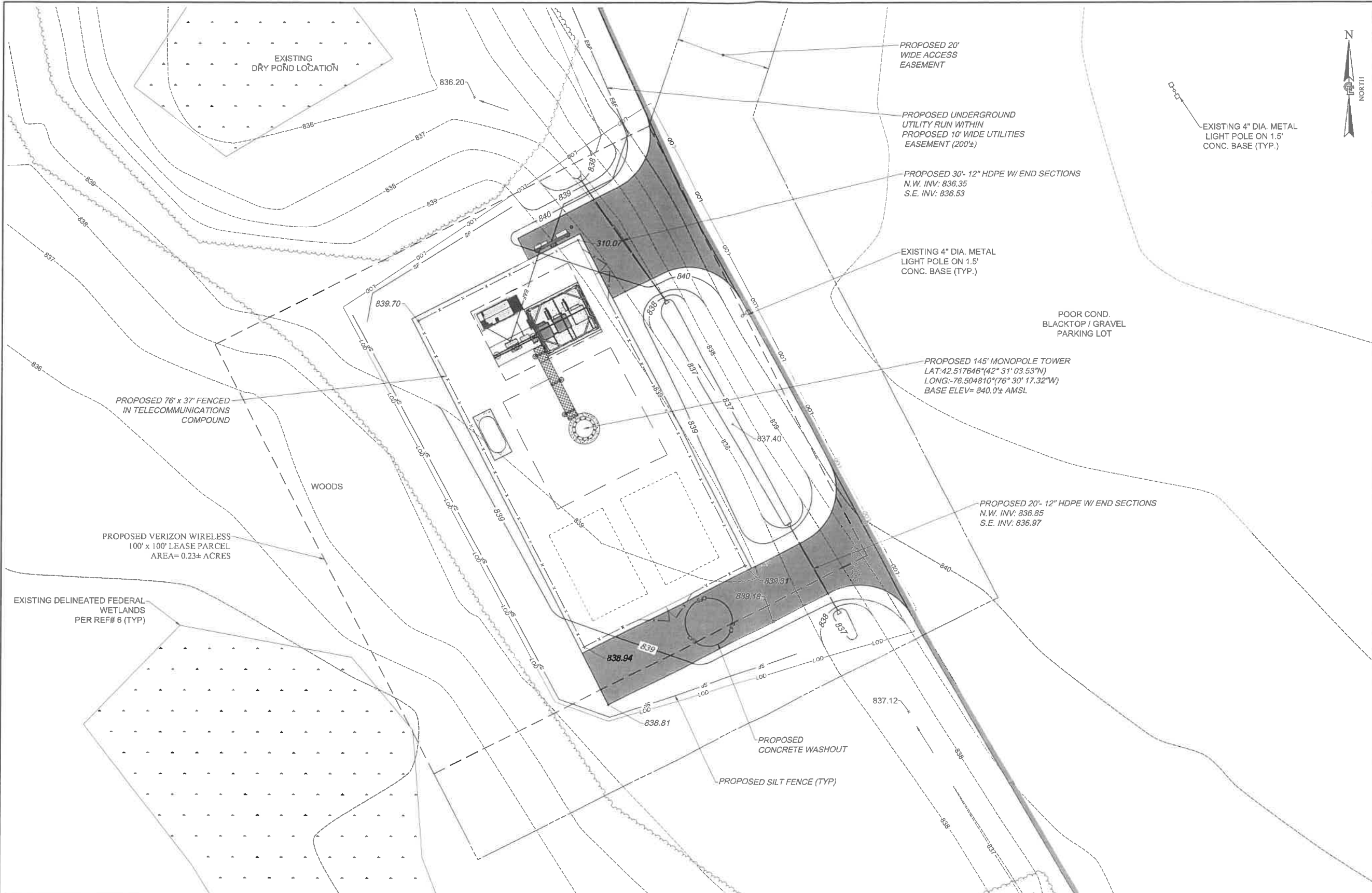
**OVERALL SITE PLAN**  
SCALE: 1" = 30' (22 x 34 SHEET)  
1" = 60' (11 x 17 SHEET)











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

**COSTICH ENGINEERING**  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 456-9000

- 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

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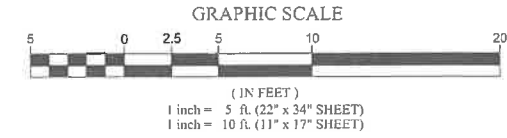
SITE INFORMATION  
 REACH RUN  
 PROJECT ID: 17215090  
 MDG LOCATION ID: 5000007341  
 WBS PROJECT #: VZ-00049865

TOWN OF LANSING  
 COUNTY OF TOWNKINS  
 STATE OF NEW YORK

SHEET TITLE  
**GRADING & EROSION CONTROL PLAN**  
 C.E. JOB NUMBER: 7969  
 SHEET NUMBER: CA120  
 SHEET 08 OF 12

**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.

**GRADING & EROSION CONTROL PLAN**  
 SCALE: 1" = 5' (22 x 34 SHEET)  
 1" = 10' (11 x 17 SHEET)





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**D.A.W.**

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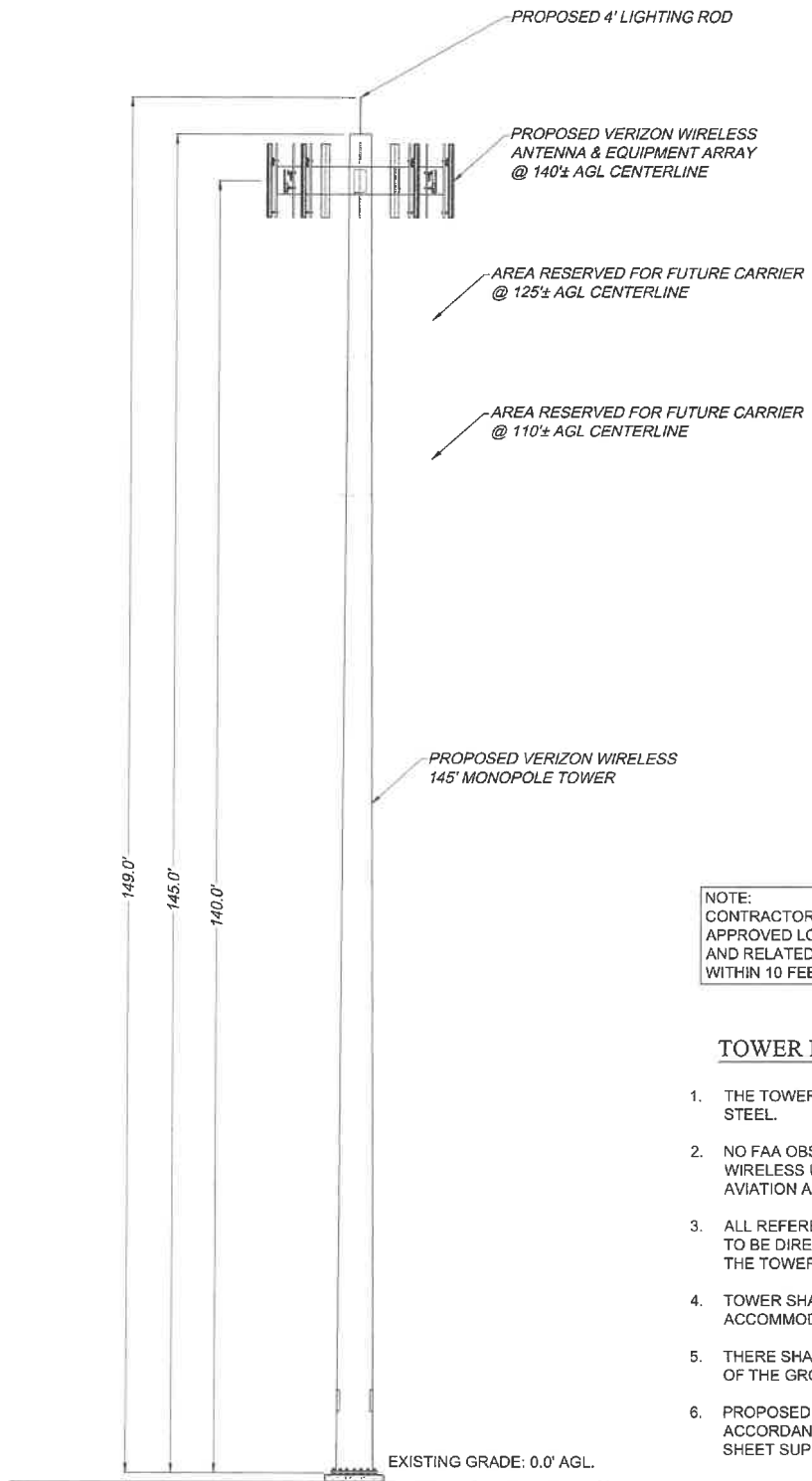
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SITE INFORMATION  
**REACH RUN**  
PROJECT ID: 17215090  
MDG LOCATION ID: 5000007341  
WBS PROJECT #: VZ-00049865

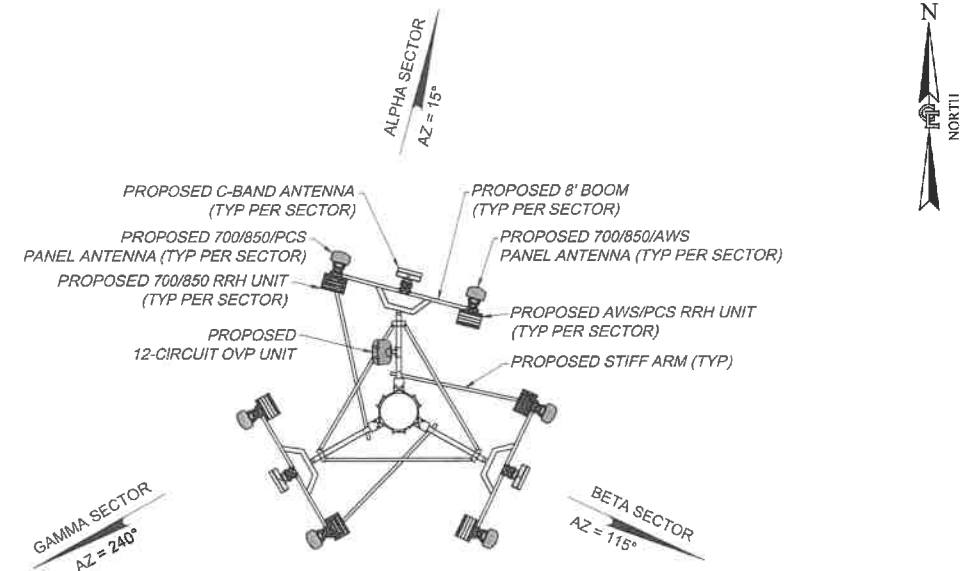
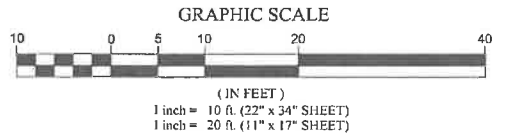
TOWN OF LANSING  
COUNTY OF TOMPKINS  
STATE OF NEW YORK

SHEET TITLE  
**TOWER ELEVATION AND ANTENNA ORIENTATION PLAN**

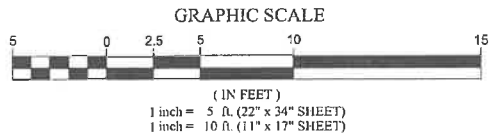
C.E. JOB NUMBER SHEET NUMBER  
**7969 CA200**  
SHEET 09 OF 12



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



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

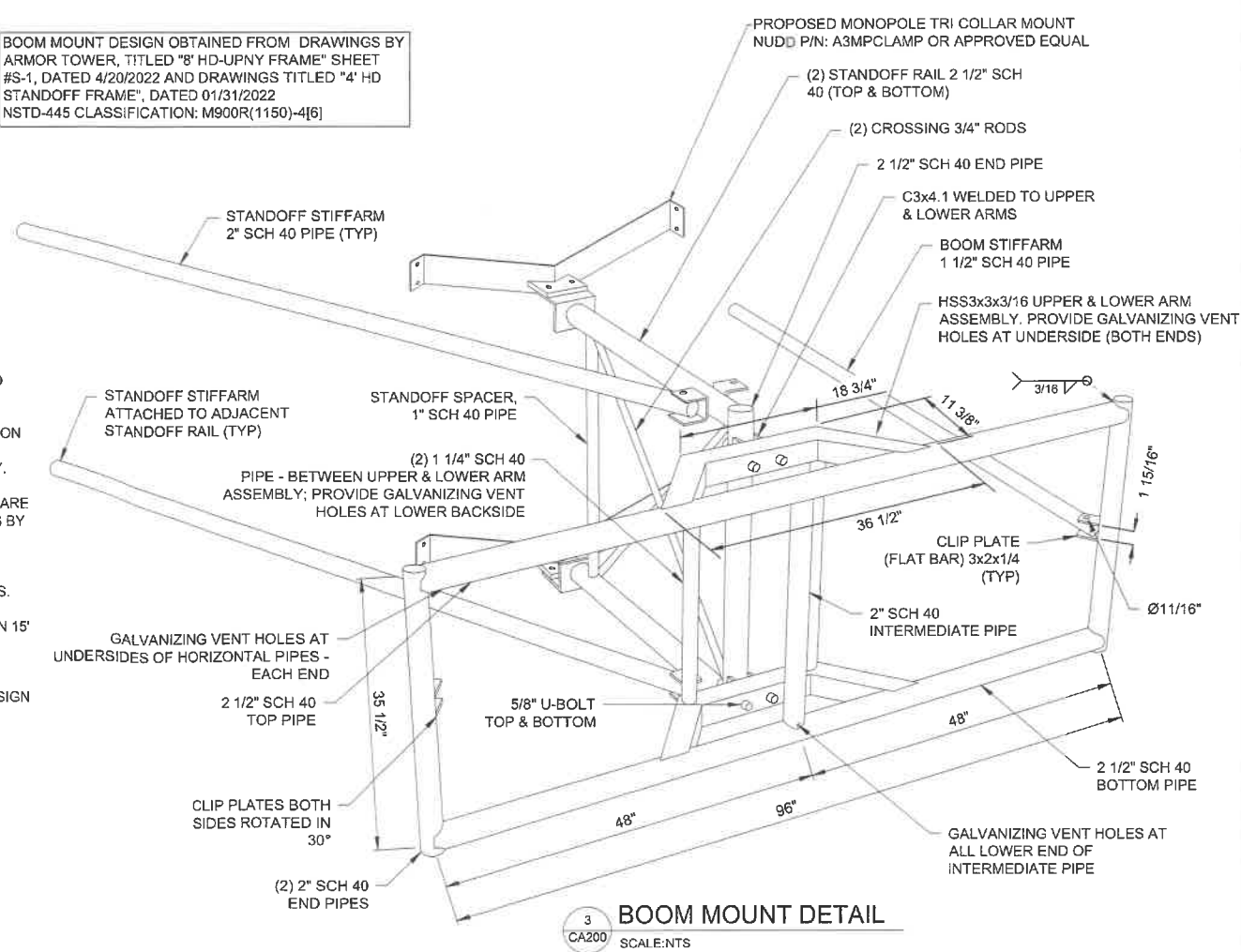


BOOM MOUNT DESIGN OBTAINED FROM DRAWINGS BY ARMOR TOWER, TITLED "8' HD-UPNY FRAME" SHEET #S-1, DATED 4/20/2022 AND DRAWINGS TITLED "4' HD STANDOFF FRAME", DATED 01/31/2022 NSTD-445 CLASSIFICATION: M900R(1150)-4[6]

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**

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



**3 BOOM MOUNT DETAIL**  
SCALE: NTS

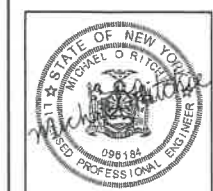


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PROJECT MANAGER  
D.A.W.  
DRAWN BY  
T.K.W.

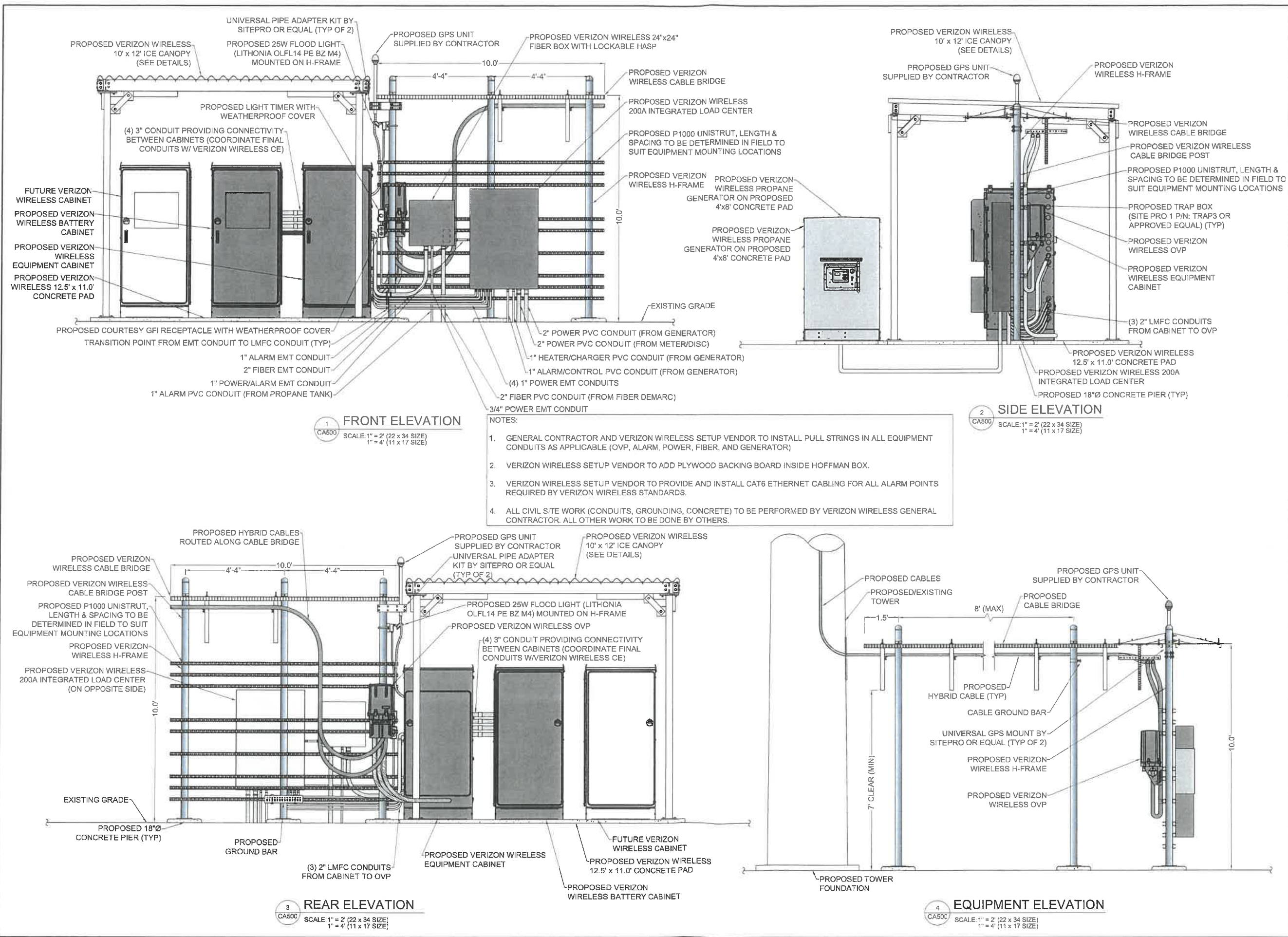
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SITE INFORMATION  
REACH RUN  
PROJECT ID: 17215090  
MDG LOCATION ID: 5000007341  
WBS PROJECT #: VZ-00049865

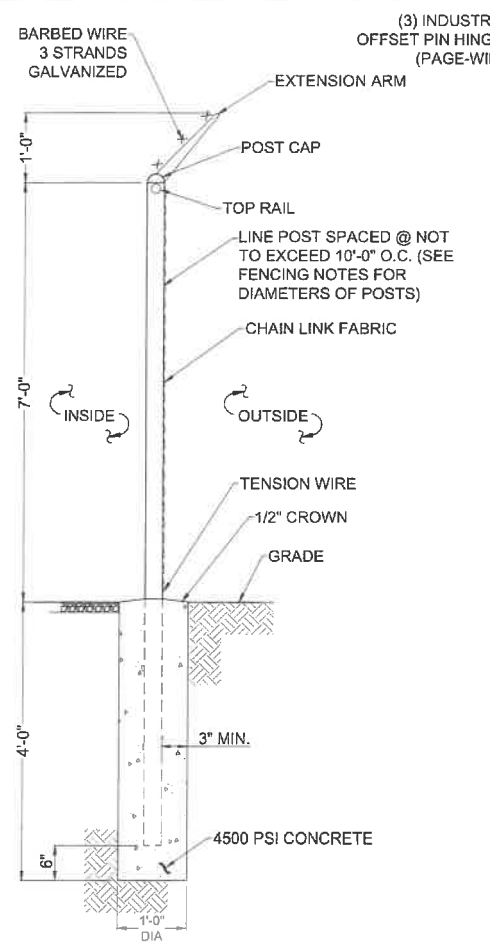
TOWN OF LANSING  
COUNTY OF TOMPKINS  
STATE OF NEW YORK

SHEET TITLE  
EQUIPMENT ELEVATIONS

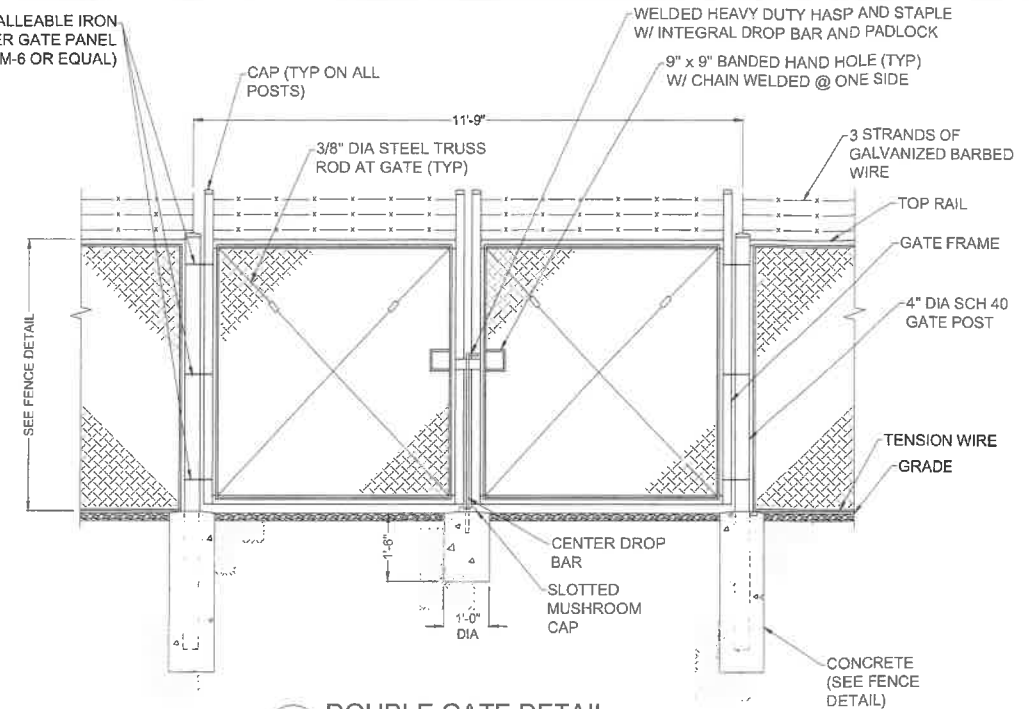
C.E. JOB NUMBER  
7969  
SHEET NUMBER  
CA500  
SHEET 10 OF 12



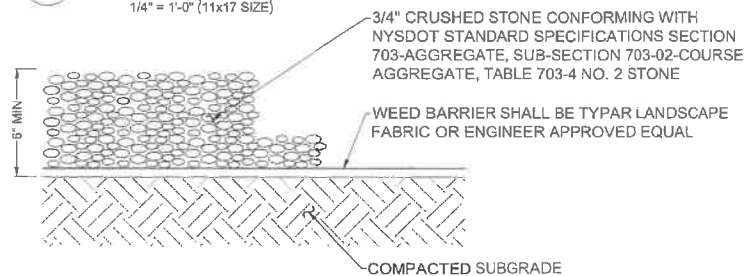




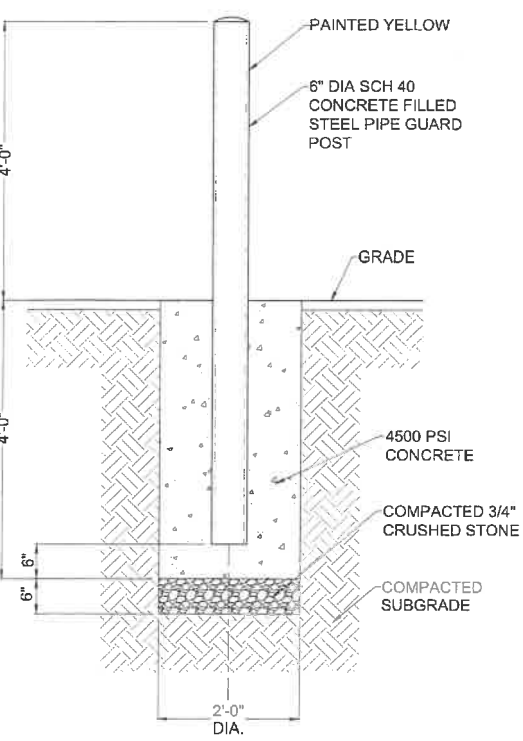
1 FENCE DETAIL  
SCALE: NTS



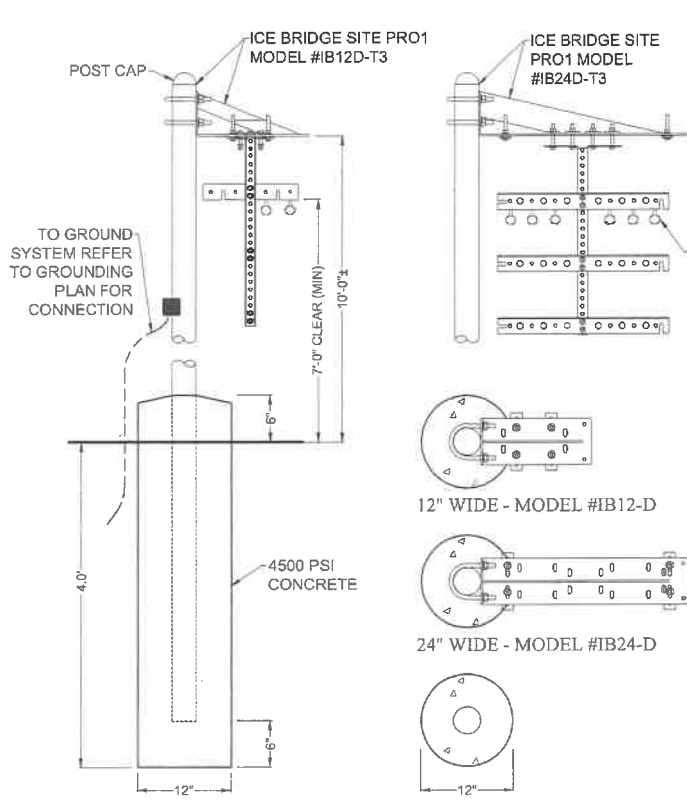
2 DOUBLE GATE DETAIL  
SCALE: 1/2" = 1'-0" (22x34 SIZE)  
1/4" = 1'-0" (11x17 SIZE)



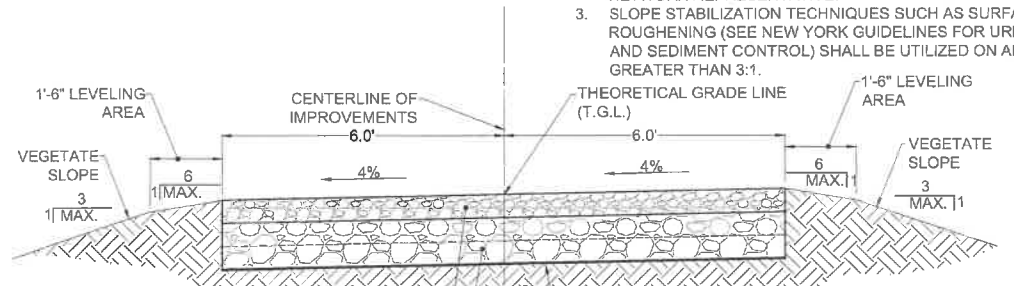
4 GRAVEL SURFACING TREATMENT  
SCALE: NTS



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



3 CABLE BRIDGE / H-FRAME DETAIL  
SCALE: NTS



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

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 SEEDED 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.

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.

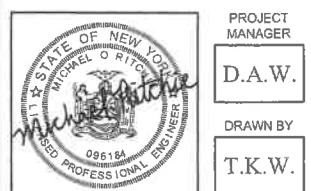
SUBGRADE AREAS THAT CANNOT BE STABILIZED OR RESULT IN REMOVAL OF ALL ORGANICS UTILIZING A MAXIMUM OF 1.0' OF UNDERCUT SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER. CONSTRUCTION MANAGER SHALL RECOMMEND THE APPROPRIATE BRIDGING TECHNIQUE THAT MAY INCLUDE UTILIZATION OF STONE FILLING, ADDITIONAL FABRIC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

EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

1. 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 COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
2. ALL SELECT GRANULAR FILL SHALL BE COMPACTED 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.
3. CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.



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SITE INFORMATION  
REACH RUN  
PROJECT ID: 17215090  
MDG LOCATION ID: 5000007341  
WBS PROJECT #: VZ-00049865

TOWN OF LANSING  
COUNTY OF TOMPKINS  
STATE OF NEW YORK

SHEET TITLE  
SITE DETAILS  
C.E. JOB NUMBER SHEET NUMBER  
7969 CA501  
SHEET 11 OF 12





Nixon Peabody LLP  
1300 Clinton Square  
Rochester, NY 14604-1792

**Jared C. Lusk**  
Partner

Section 3, Item a.

Attorneys at Law  
nixonpeabody.com  
@NixonPeabodyLLP

T / 585.263.1140  
F / 866.402.1491  
jlusk@nixonpeabody.com

September 25, 2024

**VIA 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](mailto: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:

Bell Atlantic Mobile Systems LLC d/b/a Verizon ("Verizon") is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("FCC"). To remedy service inadequacies in and around the Town of Lansing, Verizon proposes to construct and operate a wireless telecommunications facility (the "Project") on property located near 1767 East Shore Drive in the Town of Lansing, New York (the Town) (Tax Parcel No. 37.1-6-9) (the "Site").

The Site consists of an 100' x 100' parcel leased from Community Rec Center Inc. (the "Landowner"). The Project consists of a 145' monopole tower (with an additional 4' lightning rod) together with antennae, equipment, and other improvements, all as shown on the enclosed site plan prepared by Costich Engineering D.P.C. (the "Site Plan").

The Site is located in an R-2 (Residential Moderate Density) zone. Pursuant to the Zoning Code of the Town of Lansing (the "Zoning Code") wireless telecommunication facilities are not permitted in the R-2 zone (See Zoning Code § 119-3(C)). Finally, the Project will require site plan approval from the Planning Board (Zoning Code § 119-3(A)).

Accordingly, please accept this letter and the following exhibits and enclosures as Verizon application for a use variance from the Zoning Board of Appeals and special use permit and site plan approval from the Planning Board:

- Exhibit A: Project description;
- Exhibit B: Applicable legal standards;
- Exhibit C: Proof of compliance with the Town’s Communications Towers Law as set forth in § 119-1 et seq.;
- Exhibit D: Proof of compliance with the Town’s requirements for site plan approval as set forth in §§ 270-27(F)-(H) of the Zoning Code;
- Exhibit E: Proof of compliance with the Town’s requirements for special use permits as set forth in § 270-36 et seq. of the Zoning Code;
- Exhibit F: Radio frequency search ring justification;
- Exhibit G: Site selection analysis (including search ring);
- Exhibit H: Long environmental assessment form (“EAF”) with visual EAF addendum;
- Exhibit I: Proof of the Landowner’s consent to this application;
- Exhibit J: Verizon’s co-location policy;
- Exhibit K: Copy of Verizon’s FCC licenses;
- Exhibit L: Proof of compliance with applicable federal regulations regarding NIER emissions and non-interference;
- Exhibit M: Tower removal letter (with removal estimate);
- Exhibit N: Structural capacity letter;
- Exhibit O: 11" x 17" copy of the Site Plan;
- Exhibit P: Proof of intermunicipal notification;
- Exhibit Q: Tower maintenance letter; and
- Exhibit R: Proof of notice to FAA.
  - One (1) original and ten (10) copies of this application booklet;
  - Two (2) copies of the Site Plan; and
  - Three checks payable to the Town in the amounts of \$1,500.00, \$175.00, and \$500.00 for the required cell tower, use variance and site plan application fees.



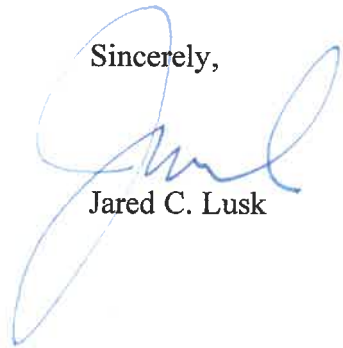
Town of Lansing  
September 25, 2024  
Page 3

Because the Site is located within 500' of a State or County resource (NYS Route 34), the Project must be referred to Tompkins County Planning ("**County Planning**"), as required under New York General Municipal Law § 239-m. An additional copy of the application has been enclosed for that purpose. Please refer this application to County Planning as soon as possible.

We respectfully request that this application be placed on the agenda for the next available Zoning Board of Appeals and Planning Board meetings following County Planning review. Please do not hesitate to contact me if you have any questions or if you require any additional information.

Thank you.

Sincerely,



Jared C. Lusk

JCL/mkv  
Enclosures  
cc: Brett Morgan

**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.

**EXHIBIT B**

**APPLICABLE LEGAL STANDARDS**

In Cellular Tel. Co. v. Rosenberg, 82 N.Y.2d 364 (1993), the New York Court of Appeals determined that cellular telephone companies are public utilities. The Court held that proposed cellular telephone installations are to be reviewed by zoning boards pursuant to the traditional standard afforded to public utilities, rather than the standards generally required for the necessary approvals.

‘It has long been held that a zoning board may not exclude a utility from a community where the utility has shown a need for its facilities.’ There can be no question of Cell One’s need to erect the cell site to eliminate service gaps in its cellular telephone service area. The proposed cell site will also improve the transmission and reception of existing service. Application of our holding in Matter of Consolidated Edison to sitings of cellular telephone companies, such as Cellular One, permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community. . . . Moreover, the record supports the conclusion that Cellular One sustained its burden of proving the requisite public necessity. Cellular One established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the Dobbs Ferry area.

Rosenberg, 82 N.Y.2d at 372-74 (citing Consolidated Edison Co. v. Hoffman, 43 N.Y.2d 598 (1978)).

This special treatment of a public utility stems from the essential nature of its service, and because a public utility transmitting facility must be located in a particular area in order to provide service. For instance, water towers, electric switching stations, water pumping stations and telephone poles must be in particular locations (including within residential districts) in order to provide the utility to a specific area:

[Public] utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.

Anderson, New York Zoning Law Practice, 3d ed., p. 411 (1984) (hereafter “Anderson”). See also, Cellular Tel. Co. v. Rosenberg, 82 N.Y.2d 364 (1993); Payne v. Taylor, 178 A.D.2d 979 (4th Dep’t 1991).

Accordingly, the law in New York is that a municipality may not prohibit facilities, including towers, necessary for the transmission of a public utility. In Rosenberg, 82 N.Y.2d at 371, the court found that “the construction of an antenna tower . . . to facilitate the supply of cellular telephone service is a ‘public utility building’ within the meaning of a zoning ordinance.” See also Long Island Lighting Co. v. Griffin, 272 A.D. 551 (2d Dep’t 1947) (a municipal corporation may not prohibit the expansion of a public utility where such expansion is necessary to the maintenance of essential services).

In the present case, Verizon is currently suffering from a lack of reliable wireless telecommunications coverage in and around the “Reach Run” cell area within the Town of Lansing. The Project is needed to remedy this service problem and to provide adequate and reliable wireless telecommunications service coverage to this area. Therefore, Verizon satisfies the requisite showing of need for the facility under applicable New York law.



**EXHIBIT C**

**PROOF OF COMPLIANCE WITH THE TOWN’S COMMUNICATIONS TOWERS  
LAW § 119-1 ET SEQ. OF THE ZONING LAW**

As demonstrated below, the Project complies with the Town’s Communications Towers Law (§ 119-1 et sq.). The Town’s requirements are outlined in bold italicized type, followed by Verizon’s response, where appropriate, in regular type.

***§ 119-1. Legislative intent; purposes; effect.***

***A. The Town of Lansing recognizes the increased demand for wireless communications and transmitting facilities and the need for the services they provide. Often these facilities require the construction of towers and related telecommunications facilities. The intent of this chapter is to protect the Town’s interest in siting such towers and related infrastructure in a manner consistent with sound land use planning by minimizing visual effects through careful design, siting, and vegetative screening. The Town seeks to avoid potential damage to adjacent properties from tower failure or falling debris through engineering and the careful siting of towers, while also maximizing use of any new or existing tower and encouraging the use of existing buildings and structures to reduce the number of towers needed, while also allowing wireless service providers to meet their technological and service objectives for the benefit of the public.***

No response necessary.

***B. The purpose of this chapter is to allow for telecommunications installations in accordance with applicable state and federal law. While acknowledging the demand for wireless communications, the Town recognizes that the small-scale residential and commercial districts, agricultural landscapes, and Cayuga Lake waterfront are primary community resources. The erection of towers of unusual height or bulk within the Town in some locations may threaten the historic integrity, damage the aesthetic value, and reduce residents’ opportunities to enjoy these resources.***

Verizon’s proposed Project will not damage the historic integrity, aesthetic value or resident’s opportunity to enjoy the area. The Project is a tower of modest height placed adjacent to another community use.

***C. The intent of this chapter is to regulate the construction and siting of communications towers in compliance with the Telecommunications Act of 1996 (TCA) to achieve the following: protection of the health, safety and general welfare of the residents of the Town of Lansing; to protect the aesthetic characteristics and historic features of the Town of Lansing; and to ensure that communications towers planned for locations within the Town of Lansing are sited and constructed in a manner consistent with sound land use planning, the Town’s Comprehensive Plan, and other adopted goals of the Town of Lansing. As well, tower heights are particularly problematic from a public health and safety perspective in the Town of Lansing given the hilly terrain and the presence of an international airport.***

No response necessary.

**D. This chapter supersedes, repeals, and replaces the Town of Lansing Cellular Tower Ordinance, commonly known as “Appendix II to the Lansing Land Use Ordinance,”<sup>1</sup> together and along with each other local law or ordinance which, by its purpose, is intended to regulate cellular or communications towers and facilities. In the event any other law or regulation may affect any telecommunications facility, then such law or regulation shall apply together with this chapter, and any conflict shall be resolved by applying the most restrictive, non-preempted, enforceable standard or requirement.**

No response necessary.

**§ 119-2. Definitions.**

*As used in this chapter, the following terms shall have the meanings indicated:*

**ACCESSORY STRUCTURE** — *An accessory facility or structure serving or being used in conjunction with any telecommunications facilities or tower and located on the same lot as the telecommunications facility or tower. Non-exclusive examples of such structures include utility or transmission equipment, base stations, antennae, wires, utility appurtenances and connections, anchors, security fencing, storage sheds or cabinets.*

**ANTENNA** — *A system of electrical conductors that transmit or receive radio frequency and other wireless signals. Such signals shall include, but not be limited to, radio, television, cellular, paging, personal communication services, and microwave communications.*

**COLOCATION, COLLOCATE, COLOCATE, COLLOCATED (ALSO KNOWN AS “CO-LOCATION” OR “COLLOCATION”)** — *Telecommunications facilities which utilize existing towers, buildings, or other structures for placement of antenna(s) and which do not require the construction of a new tower.*

**DAS** — *Distributed antenna system(s).*

**FAA** — *The Federal Aviation Administration.*

**FCC** — *The Federal Communications Commission.*

**NIER** — *Non-ionizing electromagnetic radiation.*

**OTARD** — *The “Over the Air Reception Devices” rules and regulations of the FCC.*

**PCS** — *Personal communications services.*

**PERSON** — *Any individual, landowner, lessor, licensee, easement holder, trust, corporation, LLC, partnership, or other entity.*

**PLANNING BOARD** — *The Planning Board of the Town of Lansing.*

<sup>1</sup> Editor’s Note: The Land Use Ordinance is codified as Ch. 270, Zoning.

**RFI** — *Radio frequency interference.*

**SEQRA** — *The New York State Environmental Quality Review Act, generally codified at Environmental Conservation Law Article 8, and including the regulations pertaining thereto at 6 NYCRR Part 617, each as now exist or as hereafter amended or re-codified.*

**SITE PLAN or SITE PLAN REVIEW** - *Site planning and reviews of site plans per the requirements of Chapter 270, Zoning, of the Code of the Town of Lansing and Article 16 of Town Law, as enhanced by this chapter.*

**SPECIAL USE** — *A use which is deemed allowable within a given zoning district, but which is potentially incompatible with other allowed or existing uses and, therefore, is subject to special standards and conditions of use and the approval of the Planning Board.*

**SPECIAL USE PERMIT** - *A form of land use permitting outlined in Chapter 270, Zoning, of the Code of the Town of Lansing and in Town Law Article 16, as enhanced by this chapter, but with the proviso that the Planning Board be and hereby is empowered to review, approve, or issue special use permits for all telecommunications facilities as set forth in and by this chapter, and any requirements of any local laws or ordinance of the Town requiring otherwise are hereby expressly superseded.*

**TCA** — *The federal Telecommunications Act of 1996, as now exists and as hereafter amended, supplemented, or re-codified. This includes all aspects of the TCA, including the codification of its provisions within Title 47 of the United States Code.*

**TELECOMMUNICATIONS FACILITIES** — *Towers, antennae, and accessory structures used in connection with the provision of cellular telephone service, DAS, WAN, personal communications services (PCS), paging services, radio and television broadcast services, Internet and data processing, SMS, and similar broadcast and communication services.*

**TOWER** — *A structure not intended for human habitation upon which antennae are designed to be located or arrayed. It includes, without limit, freestanding towers, latticework towers, guyed towers, monopoles, and other similar structures which may employ camouflage technology.*

**TOWN** — *The Town of Lansing, in Tompkins County, New York.*

**TOWN BOARD** — *The Town Board of the Town of Lansing.*

No response necessary.

**§ 119-3. Rules, review standards, and approvals required; special permitting; site planning; documentation required.**

- A. *No telecommunications facilities shall hereafter be used, erected, modified, or reconstructed except after the granting of a special use permit and site planning approval by the Lansing Planning Board and in conformity with Chapter 270, Zoning, of the Code of the Town of Lansing and the provisions of this chapter. To the extent any other law or zoning requirement requires, or purports to require, that special*

*permitting for telecommunications facilities requires approval or issuance thereof by the Town Board, such provisions are expressly hereby superseded and such power be and hereby is vested in the Planning Board.*

Since the Site is located in the R-2 zoning district, Verizon seeks a use variance from the ZBA and site plan approval from the Planning Board.

- B. *No existing structure shall be modified to serve as a telecommunications or telecommunications-related tower unless in conformity with this chapter.***

Not applicable.

- C. *New towers are and shall only be permitted in a RA, B2, or IR zoning districts upon the issuance of a special use permit and the granting of site plan approval by the Planning Board. Telecommunications facilities and towers are not permitted in R1, R2, R3, L1, and B1 zoned areas per Chapter 270, Zoning, of the Code of the Town of Lansing. These requirements are specifically intended to regulate tower placement and not to preclude or regulate wireless and cellular services in the Town.***

Since the Site is located in the R-2 zoning district, Verizon seeks a use variance from the ZBA and site plan approval from the Planning Board.

- D. *Not more than one communication tower shall be permitted on any parcel of land.***

See Exhibit O; the Project so complies.

- E. *Telecommunications facilities under the exclusive control or ownership of a municipal corporation are exempt from Subsection F of this section, immediately below.***

Not applicable.

- F. *In reviewing any applications for any allowed or new telecommunications facilities or tower(s), the Planning Board shall, at a minimum, require that the following application materials and information be submitted for review and, if appropriate, approved, and that the following review and approval standards and criteria be met:***

- (1) *Site location. A proposed location shall receive approval from the Planning Board following satisfaction of the following requirements:***

- (a) *Documentation of the need for the use of the site proposed, including an analysis demonstrating that proposed location is necessary to meet the needs of the applicant's telecommunications system and to provide adequate service and coverage to the intended area. For new towers, it shall also be shown that there is not a technologically feasible and available location on an existing tower or existing high structure or municipal or government-owned structure or property.***

See Exhibit F.



- (b) *“Before” and “after” propagation studies prepared by a qualified radio frequency engineer (signed and sealed by a professional engineer registered in the State of New York) demonstrating existing signal coverage and contrasting such signal coverage against the signal coverage resulting from the proposed telecommunications facilities, together with a “search ring” map overlaid upon an appropriate background map demonstrating the area within which the tower or telecommunications facilities need to be located in order to provide proper signal strength and coverage to the target cell.*

See Exhibit F.

- (c) *Analyses and studies by NYS certified structural engineers showing adequate design and construction parameters for any proposed telecommunications facilities, including calculations and a demonstration that the strength and capacity of the same and all towers are designed to exceed the loading expected and calculated for such telecommunications facility or tower at such location and elevation, including static loading, wind loading, and snow loading.*

See Exhibit N.

- (d) *The applicant shall explain why it selected the proposed site, discuss the availability or lack of availability of a suitable structure within the search ring which would have allowed for co-located antennae and to what extent the applicant explored locating the proposed tower in a more intensive use district. Verification of and delivery of copies of correspondence with other telecommunications companies concerning co-location is a part of this requirement.*

See Exhibit F and Exhibit G. Since there are no existing towers within or in the vicinity of the search ring, there were no existing tower companies with which to correspond.

(2) *Location preference.*

- (a) *Preference shall be given for facilities located in higher-use districts or in higher-intensity-of-use zones (or areas within a given zoning district or area), with the classifications of areas and zones immediately below being arranged from most-preferred applications and locations (top of list) to least-preferred locations (bottom of list), as follows:*

[1] *Small-site locations on existing structures that are not highly visible tall structures.*

See Exhibit F and Exhibit G; small site/cells are not a viable option for this Project.

[2] *Small-site locations on existing tall structures.*

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See Exhibit F; small site/cells are not a viable option for this Project.

**[3] *Co-location on existing towers or upon property with an existing tower.***

See Exhibit F and Exhibit G; there are no opportunities for co-location in the area.

**[4] *Siting upon highly visible tall structures.***

See Exhibit F and Exhibit G; there are no tall structures of sufficient height in the vicinity of the search area to permit co-location.

**[5] *Siting upon tall structures.***

See Exhibit F and Exhibit G; there are no tall structures of sufficient height in the vicinity of the search area to permit co-location.

**[6] *Siting within industrial areas and districts (IR zones).***

See Exhibit F and Exhibit G; there are no industrial areas or districts in the vicinity of the search area.

**[7] *Siting within commercial or business areas and districts not in the Town center area (B2 zones).***

See Exhibit F and Exhibit G. There are no commercial business areas or districts in the search area (although the Project is located adjacent to an existing ice rink).

**[8] *Siting in New York State recognized agricultural districts.***

See Exhibit F and Exhibit G. There are no recognized agricultural districts in the search area.

**[9] *Siting in agricultural zones or areas (RA zones).***

See Exhibit F and Exhibit G. There are no recognized agricultural districts in the search area.

**[10] *Siting in mixed-use residential districts (R3 zones).***

See Exhibit F and Exhibit G. There are no mixed-use residential districts (R3 zones) in the search area.

**[11] *Siting in the Town center area properties (B1 zone and mapped surrounding areas).***

See Exhibit F and Exhibit G. There are no Town center area properties (B1 zone and mapped surrounding areas) in the search area.

**[12] *Siting in moderate-density residential districts (R2 zones).***

The Project is located in the R2 zone (again, next to an operating ice rink).

**[13] *Siting in low-density residential districts (R1 zones).***

The Project is located in the R2 zone (again, next to an operating ice rink).

- (b) *The applicant shall provide an explanation as to how this provision was considered and applied in selecting a site and why a lower-preferred site was selected over a higher-preferred site (if a lower-preferred site was selected). "Small-site" refers, generally, to multiple antennae configurations and arrays that avoid the need for a large tower, such as certain DAS systems or the utilization of telephone pole-mounted antennae.***

See Exhibit F and Exhibit G.

**(3) *Site plan and special permit applications. All site plans shall require the seal of a New York State licensed professional engineer, and all facilities shall meet applicable NYS code requirements, including the applicable safety and other requirements of the NFPA, ANSI, IEEE, and related national code agencies. A fully completed special permit application and site plan prepared to scale in sufficient detail and accuracy shall be provided, and such site plan and related application shall show, at a minimum:***

- (a) *The exact location of the proposed tower, together with any guy wires and anchors, if applicable, and a side elevation of the tower showing the proposed antenna locations or arrays.***

See Exhibit O (Sheet VA100).

- (b) *The maximum height of the proposed tower.***

See Exhibit O (Sheet CA200).

- (c) *A detail of tower type (monopole, guyed, latticed, freestanding, or other) including any appendages, and further including design parameters and mapping for all subsurface improvements.***

See Exhibit O (Sheet CA200).

- (d) ***The location, type, and intensity of any lighting on the property, together with a description of all FAA or other lighting requirements, including verification of such description and disclosure by an appropriate qualified engineer, or from the FAA or other authority having jurisdiction, and including a reference to the statute, regulations, or design manuals (or similar authoritative source of such requirements) that shows what lighting requirements are required for the particular telecommunications facilities and towers.***

See Exhibit O (Sheet CA200). No tower lighting is proposed.

- (e) ***Property boundaries and names of adjacent landowners.***

See Exhibit O (Sheet VA100).

- (f) ***Proof of the landowner's consent if the applicant does not own the property and a map or other document delineating the scope of any lease or easement allowing or relating to the siting of any improvements or facilities, together with a depiction and description of the access provided to the site.***

See Exhibit I.

- (g) ***The location of all other structures on the property and all structures on any adjacent property within 1,000 feet of the property lines, together with the distance from those structures to any proposed tower.***

See Exhibit I.

- (h) ***The location, nature and extent of any proposed fencing, landscaping, and screening, together with final grading plans for all facilities and roads, and further including planting plans, access roads, parking areas, and all proposed buildings or structures and their appurtenances.***

See Exhibit O.

- (i) ***The location and nature of proposed utility easements and access road, if applicable, including a depiction and description of any aboveground utilities and mapping for all underground utilities, the location, size, and operational parameters of any on-site generators, and the source of any power supplied to the site.***

See Exhibit O (Sheet CA100).

- (j) ***A grid or map of all of the applicant's existing telecommunications facilities and related site areas in the Town, or otherwise located within 50 miles of the proposed tower or telecommunications facilities, together with mapping of all other telecommunications facilities within 50 miles of the proposed site that specifically notes whether any such other***



***telecommunications facilities are towers, and which further describes the height of such towers.***

The locations of Verizon’s adjacent tower location are included in Exhibit F. Since the towers outside of the coverage area are not relevant to the needs and design of the Project, Verizon respectfully requests a waiver of the 50-mile map requirement as permitted in § 270-27A of the Code.

***(k) All information regarding the tower and antenna prepared by the manufacturer of the tower or antenna or the applicant, including, but not limited to, the following:***

***[1] The make and model of the tower to be erected.***

Verizon will provide this information following receipt of the zoning approvals, once it completes the required geotechnical analysis necessary to design the tower foundation and it completes its tower procurement process. The geotechnical analysis cannot occur until the Board(s) approve the final location of the tower.

***[2] The manufacturer’s design data for installation instructions and construction plans.***

Verizon will provide this information following receipt of the zoning approvals, once it completes the required geotechnical analysis necessary to design the tower foundation and it completes its tower procurement process. The geotechnical analysis cannot occur until the Board(s) approve the final location of the tower.

***[3] The applicant’s proposed tower maintenance and inspection procedures and records system.***

See Exhibit Q.

***[4] Identification of any anti-climb device(s) to be installed.***

See Exhibit O.(Sheet CA501). The tower will be surrounded by an 8’ fence and will not have climbing pegs within reach of the ground.

***[5] Confirmation that the antennae to be mounted on the tower will be operated only at FCC-designated frequencies and power levels.***

See Exhibit L.

***[6] The design parameters of such tower and antennae, including static, wind, and snow loading capability, together with data***

*describing the excess capacity and dimensional capabilities capable of supporting future co-location.*

See Exhibit N.

- (1) *All proposed signage, provided that no tower or telecommunications facilities shall contain any advertising signs or advertising devices except signage identifying a health or general welfare message and the owner(s) name and contact information, both being solely intended for identification and the protection of the general public.*

See Exhibit O; no signage is proposed.

- (m) *Certification by a licensed New York State structural engineer confirming the structural integrity of the tower design.*

See Exhibit N; the actual tower/foundation design will be finalized post-zoning approval and provided to the Town with the building permit.

- (4) *Height. The Planning Board shall approve the height of each proposed tower and no tower shall exceed 200 feet tall as measured from the average elevation of surrounding terrain (and no build-up of a base or foundation shall increase such allowed height) to the highest point of the tower or its antennae, extensions, or other devices extending above the structure of the tower. In reviewing such issue, the Planning Board shall consider the minimum height necessary for the applicant's needs. If additional height is requested, the burden shall be upon the applicant to demonstrate that a waiver of this 200-foot limit is required or needed based upon applicable engineering, the need to meet any co-location requirements of this chapter, or to achieve required coverage. However, nothing herein shall require an approval merely because the telecommunications or coverage needs of the applicant are less expensively achieved by one single taller tower as opposed to multiple smaller towers or the installation of telecommunications facilities in other elevated locations. In approving or rejecting such request for any additional height, the Planning Board may take into consideration any other factor it deems reasonable, including lighting requirements and location in relation to known hazards, such as the airport.*

See Exhibit F and Exhibit O; Verizon is proposing a 145' tower (plus 4' lightning rod).

- (5) *Co-location. The applicant must examine the feasibility of designing a proposed tower to accommodate future demand for additional facilities and applicants are encouraged (and where allowed, required) to allow co-location upon their towers and provide their towers for use by other providers and carriers at a reasonable fair market value cost or rate. All towers shall, unless impractical or not possible due to engineering or other considerations, be designed for and allow at least two future co-locators to emplace telecommunications facilities and antennae upon the proposed tower, and thus*

*all engineering and load capacity data shall delineate the present and future design loading capabilities of the tower design chosen, including static, wind, and snow loads. An applicant shall also be required to present an adequate report inventorying existing towers and telecommunications facilities within a reasonable distance of the proposed site and outline opportunities for co-location with such existing facilities and other preexisting structures as an alternative to new construction. If no such existing facilities or preexisting structures are viable, then the reasons therefor shall be delineated, explained, and clearly stated. The applicant shall be further required to submit a report demonstrating good faith efforts to secure co-location with or upon existing towers, as well as to document the capacity for future co-location for the proposed tower. Written requests for and responses relating to co-location shall be provided to the Town. One or more of these requirements may be waived by the Planning Board if the applicant demonstrates that co-location or future shared usage or co-location upon a proposed telecommunications facility or tower is not feasible and an unnecessary burden, based upon:*

- (a) *The number of FCC licenses foreseeably available for the area.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (b) *The number of existing and potential licensees or co-locators without tower spaces or sites.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (c) *Available spaces on existing and approved towers.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (d) *Potential adverse visual impacts of a tower designed for co-location.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (e) *Co-location would exceed the structural capacity of such existing tower and there is no reasonable manner by which the structural capacity of the existing tower may be improved.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (f) *Co-location would cause unavoidable radio frequency interference with other equipment or signals.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (g) *The existing tower or telecommunications facility owner refused to allow co-location despite reasonable and diligent application, and the co-location refusal is not an implied refusal due to a claim of a non-market-based, unfair, or steep price, or facility improvement or study*



*costs as may be necessary to ensure safe co-location, or similar fiscal factors.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (6) *Fall zones. The applicant must demonstrate a safe fall zone around the tower showing no impacts upon structures or dwellings and adequate setbacks from public highways. The radius of such fall zone must be at least equal to the highest point of the tower and its telecommunications facilities, as measured from the lowest ground-level grade within such height radius, plus 40 feet. If the tower or telecommunications facility is to be attached to an existing structure, then this fall zone requirement may be waived if, upon a case-by-case analysis, it is adequately demonstrated that the waiver of this requirement will not endanger the life, health, safety, or property of any person. Any conditions that are reasonable with respect to the waiver or non-application of these fall zone radii requirements shall be permissible.*

See Exhibit O (Sheet VA101); the tower meets the required 195' fall zone.

- (7) *Setbacks, yardage. All telecommunications facilities shall comply with all setback, frontage, minimum lot size, yardage, and bulk requirements of the underlying zone in which situate. In the event more than one zone's regulations may apply, the more restrictive requirements shall be applied upon a standard-by-standard basis. These standards apply to all major structures of any telecommunications facilities, as well as their supporting parts and appurtenances, such as guy wires, anchors, and accessory structures. In order to safeguard the general public and adjacent properties, all towers shall be set back from all adjacent property lines a sufficient distance to contain on site substantially all ice fall or debris from any tower failures.*

See Exhibit O (Sheet VA101); the Project so complies.

- (8) *Subdivision. No subdivision for the purposes of the present or future siting or emplacement of any telecommunications facilities or tower shall be reviewed as, or classified as, an exempt subdivision under Chapter 235, Subdivision of Land, of the Code of the Town of Lansing (as now exists or as hereafter amended). In the event any subdivision application is submitted or any approval sought for any present, proposed, or future telecommunications facilities, then each and all such lots shall meet minimum lot sizes for the applicable district and all lots upon which any telecommunications facilities are proposed, or upon which such telecommunications facilities shall be sited, shall be sufficiently sized and shaped as to incorporate the entire fall zone within and upon such single lot. In the event this single-lot requirement is impossible to meet, then maximum compliance with this requirement shall be sought and any area of the fall zone not located upon such lot shall be subject to an express easement in a form as approved by the Town.*

Subdivision is not proposed.

**(9) Aesthetics. Telecommunications facilities shall be located and their visual effects minimized through careful design and buffering via vegetative screening to the maximum extent which is practical and feasible to help ensure compatibility with surrounding land uses. The following provisions shall serve as guidelines or examples for the Planning Board in considering to how to screen towers:**

**(a) Native plants and vegetation consistent with surrounding flora is recommended.**

See Exhibit O (Sheet CA100); the tower compound is surrounded by existing vegetation/trees on the west and south and an existing parking lot to the east.

**(b) To screen the base of the tower and accessory structures, a row of deciduous trees or other plants capable of forming a continuous hedge at 10 feet in height within two years of planting located within 25 feet of the tower base and accessory structures shall be recommended, together with other landscaping or buffering as the Planning Board shall reasonably require.**

Given the nature of the adjacent building and the existing landscaping, Verizon has not proposed additional landscaping but is willing to discuss same with the Town.

**(c) Within 50 feet of the property boundaries, at least one row of evergreen trees, shrubs or other landscaping or buffering as the Planning Board shall reasonably require, at least four feet high when planted and spaced not more than 20 feet apart for trees, and a lesser and species-specific appropriate amount for shrubs or hedges.**

Given the nature of the adjacent building and the existing landscaping, Verizon has not proposed additional landscaping but is willing to discuss same with the Town.

**(d) All trees, plantings, and landscaping shall be maintained and replaced if needed.**

Verizon will so comply to the extent applicable.

**(e) Existing on-site vegetation shall be preserved to the maximum extent possible.**

See Exhibit O (Sheet CA100); the Project so complies.

**(f) The Planning Board may require that the tower be designed and sited so as to avoid, if possible, application of FAA lighting and painting requirements, it being generally understood that towers should not be**

*artificially lighted except as required by the FAA, or when public safety so requires.*

See Exhibit O (Sheet CA200); no tower lighting is proposed.

- (g) *The tower shall be of a nonreflective galvanized finish or painted matte grey unless otherwise required by the FAA, and accessory structures should maximize use of building materials, colors, and textures designed to blend with the natural surroundings, including by the use of camouflaging, where appropriate.*

See Exhibit O (Sheet CA200); the tower will have galvanized finish.

- (h) *All towers and accessory structures shall be sited to have the least adverse visual effect on the environment, and having towers camouflaged as to shape, appearance, or coloration is encouraged.*

Verizon has sited the tower in a manner that limits its overall visibility to the extent practicable.

- (i) *All communication cable and utilities, including water, gas, electric, telephony, fiber optic and data lines, and sewer leading to and away from any telecommunications facilities or tower shall be installed underground.*

See Exhibit O (Sheet CA100); the Project so complies.

- (10) *NIER. Certification that the NIER levels at the proposed site are within threshold levels adopted by the FCC.*

See Exhibit L.

- (11) *RFI and general compliance. Certification that the proposed antenna(s) will not cause interference with existing communication devices, or existing radio, television, or telephone reception, and that the tower and attachments meet all state and federal structural requirements for loads, wind, ice, fall down specifications, etc.*

See Exhibit L.

- (12) *FCC licensure. Applicant shall provide a copy of the applicant's FCC license and verification in a form reasonably required by the Town that the applicant has utility status from New York State and the Public Service Commission.*

See Exhibit K.

- (13) *FCC compliance assurances. Verification that the proposed facility will comply with all applicable FCC rules and regulations, and the Town shall impose conditions on the applicant that: the communications antennas be operated*



*only at FCC designated frequencies and power levels [and Environmental Protection Agency (EPA) technical exposure limits]; the applicant and owner submit evidence upon approval, and periodically thereafter (but not less than triennially and at the same time as reports are due under § 119-9 hereof), demonstrating that the proposed use is in compliance with such standards. These requirements shall be enforced to the extent permissible under FCC rules, including those affecting cellular and PCS towers based on the environmental effects of radio-frequency emissions.*

See Exhibit M; Verizon will comply with all applicable federal regulations.

**(14)** *Visual EAF. The applicant shall submit a visual environmental assessment form (visual EAF) and a landscaping plan addressing other standards listed within this chapter, paying particular attention to visibility from key viewpoints within and outside of the municipality as identified in the visual EAF. The applicant will also be required to undertake a visual impact assessment which shall include:*

**(a)** *A description of how the facilities can be blended with the viewshed, including any plans for camouflage, including, but not limited to, simulating the appearance of a tree or other structure depending on the particular context of the proposed location.*

See Exhibit H; Verizon will complete a balloon fly visual analysis after consultation with the Town.

**(b)** *A zone of visibility map shall be provided in order to determine locations where the tower may be seen.*

Verizon will complete a balloon fly visual analysis after consultation with the Town.

**(c)** *Pictorial representations of “before and after” views from key viewpoints both inside and outside the Town, including, but not limited to, public highways, local parks, identified important viewsheds or historic properties and sites, other vistas known to be important to the community, and from any other location where the site is visible to a large number of visitors or residents. The Planning Board may determine appropriate key sites at a pre-submission conference with the applicant or upon and after receipt of an application.*

Verizon will complete a balloon fly visual analysis after consultation with the Town.

**(d)** *Assessment of the visual impact of the tower base, guy wires, accessory buildings, and accessory structures from abutting properties and streets, and on viewsheds known to be important to the community.*

See Exhibit O.

- (e) *The Planning Board is permitted to waive any requirements of this Subsection F(14) which are inapplicable as a result of the applicant proposing a shared use or co-location upon an existing tower or structure.*

Not applicable.

- (15) *Intermunicipal notification. In order to keep neighboring municipalities informed, and to facilitate the possibility of directing that existing telecommunications facilities or a tower in a neighboring municipality be considered for shared use or co-location, the Town shall require that the applicant provide an intermunicipal notification (and proof of delivery thereof) to all neighboring municipalities, whether villages, towns, or counties, together with a general description of the project, a disclosure of the tower height, and all information pertaining to the tower's (or the telecommunications facilities') capacity for future co-location.*

See Exhibit P.

- (16) *Traffic, access and safety.*

- (a) *Access standards may be imposed or required to ensure adequate emergency and service access. Maximum use of existing roads, public or private, shall be made. Construction of pervious roadways (crushed stone, gravel, etc.) is preferred and shall be permitted notwithstanding underlying zoning district regulations which may provide otherwise. Road construction shall, at all times, minimize ground disturbance and vegetation cutting, and road grades shall closely follow natural contours to ensure minimal visual disturbance and reduce potential soil erosion.*

See Exhibit O; Verizon will utilize the existing parking lot for access.

- (b) *All towers and guy anchors, if applicable, shall be enclosed by a climb-proof fence not less than eight feet in height and otherwise sufficiently secured to prevent and protect telecommunications facilities from trespassing or vandalism. All security measures and devices shall be identified, including motion sensing lights, camera systems, lock boxes, and emergency notification systems.*

See Exhibit O (Sheet CA501); the Project so complies.

- (17) *Agricultural data statement and notice of intent. If required, an agricultural data statement shall be submitted, and if the tower or telecommunications facilities are located within, contiguous to, or within a specified distance of an agricultural district mapped by Tompkins County and recognized by the State of New York, Department of Agriculture and Markets, then the applicant shall also be required to file a notice of intent and to supply the Town with all documents, communications, and information submitted, together with any*

*replies received from New York State or the Department of Agriculture and Markets.*

Not applicable.

- (18) *Emergency response plan and removal. The applicant shall submit any required emergency response plan, if requested by the Planning Board. Additionally, the applicant shall be required to identify the manner in or by which the obligation to remove the tower or telecommunications facilities will be securitized, whether by letter of credit, bonding, escrow deposit or otherwise. Any such proposed form of security shall be subject to review and approval by the Town Board, and in all cases the applicant shall provide detailed calculations supporting the amount of removal costs to be secured, taking into account a reasonable rate of inflation over the proposed useful life of the project. Such calculations shall be sealed by an engineer licensed in New York State. In no case may any removal or related performance bond be issued upon, in conjunction with, or as secured or underwritten upon a direct or indirect indemnity agreement supplied by the applicant or the present or future owner of such tower of telecommunications facility, or any lessor or user thereof. Additional requirements for bonding and removal obligations appear elsewhere in this chapter.*

Verizon will be happy to discuss what is meant by an emergency response plan. See Exhibit M regarding the removal bond. A removal cost estimate is provided.

- (19) *Indemnity agreement. The form of the proposed indemnity and hold harmless agreement shall be submitted for approval and the same shall be approved by the Town Board as to form and content.*

Respectfully, Verizon will not agree to this requirement as such a request is not authorized under applicable law.

Requiring Verizon to both indemnify and name the Town as an additional insured (the “**Indemnification/Insurance Requirement**”) is both beyond the lawful authority of the Town to impose and/or is otherwise unenforceable.

As summarized below, the Indemnification/Insurance Requirement is not legally valid because a right to indemnification requires a contractual relationship and there is no valid contractual relationship between Verizon and the Town of Lansing. Further, the Indemnification/Insurance Requirement is not a valid exercise of the Town’s zoning authority because Indemnification/Insurance Requirement is not reasonably related to the proposed wireless telecommunications facility, and is not uniformly required for other zoning approvals, including for other public utilities.

**(1) Invalid Contract**

The Indemnification/Insurance Requirement requires Verizon to provide a “written statement” agreeing to indemnify the Town, the Planning Board and/or



the Zoning Board of Appeals. The right to indemnification arises from a contract. *Putvin v. Buffalo Elec. Co.*, 5 N.Y.2d 447, 454 (1959); *McDermott v. City of New York*, 428 N.Y.S.2d 643, 646 (1980). This is reflected in the language of N.Y. GEN. OBLIG. LAW §5-322.1 (McKinney 2009), which describes an indemnification agreement as “a covenant, promise, agreement or understanding in, or in connection with ... a contract ... purporting to indemnify.” Here there is no contractual relationship between the Town and Verizon; therefore, there can be no indemnification.

Moreover, even if there was a contractual relationship, a contract required by the Town Code would be invalid because there is insufficient consideration for indemnification. See RESTATEMENT (SECOND) OF CONTRACTS §17 (1981). Here, the only consideration for a contract of indemnity would be that the Town approval of Verizon’s application for the zoning approvals necessary to construct the Project. This is plainly insufficient. See e.g. N.Y. ST. COMP., 1969 No. 69-813 (a town cannot enter an agreement with an applicant for a special permit whereby the applicant agrees to waive a reduction of assessment in consideration of the issuance of the special permit).

**(2) Invalid Town Code Requirement**

The Indemnification/Insurance Requirement is also an unlawful abuse of the Town’s zoning authority.

Regarding Indemnification/Insurance Requirement, the Town may not require the agreement of the applicant to protect the Town against loss due to future proceedings stemming from a zoning approval. See 1984 N.Y. OP. ATT’Y GEN. (Inf.) 80 (a town cannot condition approval of special use permits, variances, subdivisions and similar zoning approvals on the applicant’s agreement to reimburse the town for its legal expenses, including attorneys’ fees, costs, and disbursements in the event that an Article 78 proceeding is brought by neighbors or other interested parties attacking the town’s determination). Such a requirement is an invalid exercise of a town’s legislative authority given that a town’s power to “attach conditions to its approval of a zoning application ... is limited [to conditions that are] reasonable and ... relate only to the proposed use of the property.” *Id.* Requiring Verizon to indemnify the Town does not meet this test and is “too indefinite and uncertain as to be deemed reasonable” See 1984 N.Y. OP. ATT’Y GEN. (Inf.) 80; *Peckham Industries, Inc. v. Ross*, 306 N.Y.S.2d 1006, 1009 (1970). The Town may not impose a condition to protect itself from legal expenses resulting from the grant of zoning approvals. Unreasonable or improper requirements such as the one in question are subject to annulment and as such, are unenforceable. *Voetsch v. Craven*, 48 A.D.3d 585, 586 (2008).

Furthermore, unless the Town imposes the Indemnification/Insurance Requirement on other applicants for zoning and/or land use approvals (and in particular other public utilities), it would appear that the Indemnification/Insurance Requirement is arbitrary and capricious because it imposed only on wireless telecommunications providers.

For the reasons set forth above, the Indemnification/Insurance Requirement is both unlawful and unenforceable.

- (20) ***Other. Within the scope of FCC rules and the TCA, the Planning Board shall have the authority to require appropriate camouflaging and to impose such other reasonable conditions and restrictions as are directly related or incidental to the proposed telecommunications facilities special use permit or site plan, or to general public health, safety, or welfare issues implicated by such permit, plan, or application.***

No response necessary.

**§ 119-4. Modifications of existing towers and facilities.**

- A. ***Modifications to existing telecommunications facilities are permitted and shall require a special use permit upon application to the Planning Board.***

Not applicable.

- B. ***The review shall be nondiscretionary and ministerial and the Planning Board shall issue such special use permit if the applicant meets the following criteria:***

- (1) ***The proposed modification involves the co-location of new transmission equipment, or the removal or replacement of transmission equipment.***

Not applicable.

- (2) ***The proposed modification does not substantially change the physical dimensions of any tower or base station, and does not exceed the 200 feet height restrictions set forth in this chapter, or such greater height limit as may have been set for the tower or communications facility in question based upon the standards contained in this chapter.***

Not applicable.

- (3) ***An applicant intending to co-locate with an existing tower shall be required to document written permission from an existing tower owner to co-locate.***

Not applicable.

- (4) ***The Planning Board shall have the authority to: require disclosure of such matters as may be important to public safety or the structural integrity and capacity of the telecommunications facilities upon which co-location is proposed; impose only such reasonable conditions as are directly related to and incidental to the proposed modification; but in both such and in all other cases, due regard for and compliance with the rules for an “Eligible Facilities Request,” as set forth in the Middle Class Tax Relief and Job Creation Act of 2012, shall be adhered to.***

Not applicable.

**§ 119-5. General review standards.**

*In reviewing any application hereunder, the Town may apply site plan and special permitting rules and standards as set forth in New York State law and the laws and ordinances of the Town, and the Town shall also adhere to the requirements of the TCA, including, at a minimum, the following requirements:*

- A. *The Town shall not unreasonably discriminate between providers of equivalent or near equivalent services.***

No response necessary.

- B. *The Town shall not prohibit or “effectively prohibit” the provision of the service.***

No response necessary.

- C. *The Town shall act on all requests within a reasonable time, taking into account the nature and scope of the request, including in accord with applicable FCC “shot clock” rules.***

No response necessary.

- D. *All denials must be in writing and based upon substantial evidence, fairly applied.***

No response necessary.

- E. *The Town may not regulate radio frequencies or address potential health effects of radio emissions, but may require verification of and compliance with FCC and EPA rules and license, permit, or spectrum allocation rules or conditions.***

No response necessary.

- F. *All co-location rules pertaining to approvals for an “Eligible Facilities Request” as set forth in the Middle Class Tax Relief and Job Creation Act of 2012 shall be adhered to by the Town.***

No response necessary.

**§ 119-6. Removal of obsolete and unused telecommunications facilities.**

- A. *The applicant shall agree, in writing, to remove all telecommunications facilities (including tower or antennas) and restore the site to its original condition, and shall incur all expenses therefor, if the facility becomes obsolete or ceases to be used for its intended purpose for 120 days. Removal of such obsolete or unused facilities and restoration of the site to its original condition shall take place within 30 days of receipt of written notice from the Town. Such agreement shall also include a commitment by the applicant to impose a similar obligation to remove any unused or obsolete facilities upon any person subsequently securing rights to co-locate on the tower or in relation***

*to any telecommunications facility (including the land or lot upon which any of the foregoing are situated).*

See Exhibit N.

- B.** *As security for the performance of the requirements set forth above, the applicant shall, upon the granting of approval under this chapter and prior to the installation of any telecommunications facilities, execute and file with the Town Clerk a bond or other form of security or undertaking which shall be approved as to form, manner of execution, and sufficiency for surety by the Town Board and Town Engineer. Any bond or guaranty shall be provided by or placed with a solvent surety corporation duly licensed in the State of New York. Such bond or undertaking shall be conditioned upon the faithful performance of the provisions of this chapter, and in the event of default the bond or undertaking shall be forfeited to the Town, which shall be entitled to maintain an action thereon. The bond or undertaking shall remain in full force and effect until the removal of all telecommunications facilities, including the tower, antennas, and accessory structures, and all site restoration has been completed. The value of the bond shall be equal to 125% of the cost of demolition and restoration of the site, as determined by the Town Engineer, and no such decommissioning or removal bond shall be secured by an indemnity agreement with the applicant or any party affiliated with the applicant.*

See Exhibit M; Verizon will so comply.

- C.** *At least once every three years after any approval or permit is issued by the Town and concurrently with the certification or report required by § 119-9 in this chapter, the applicant or then future owner or operator of the telecommunications facility shall provide updated certified cost estimates for removal of all telecommunications facilities and all site restoration, and if the resulting 125% cost requirement shows that the existing security or bond is monetarily insufficient, then the owner shall update such bond or undertaking, or see to its replacement or supplementation in an amount to equal such updated 125% cost number.*

Verizon will so comply.

**§ 119-7. Emergency service co-location.**

*All essential emergency services will be given access to obtain necessary space or service on the tower at no cost (other than installation and maintenance). This provision shall be enforceable only to the maximum extent permitted by applicable law and in all cases this provision shall be presumed valid and the burden of proof shall be to establish the contrary by clear and convincing evidence.*

Verizon routinely provides space on its towers for emergency communications equipment to the extent such equipment does not interfere with Verizon equipment.

**§ 119-8. Reimbursement for expenses. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. 1)]**



*Each application shall include application fees, engineering review fees and legal fees in the amount as set by resolution of the Town Board from time to time or as outlined in (or updated by) the Town’s fee schedules.<sup>2</sup> The Town may also retain such technical consultants as it deems necessary to provide assistance in the review of the site location alternative analyses, the environmental review of the project, and any engineering reviews pertaining to building permits or structural designs, structural integrity, and the feasibility of any modifications or the carrying capacity of any tower for co-location of any antennas or other appurtenances. The applicant shall bear the reasonable costs associated with such consultations, which costs shall be assessed as an additional application fee. In no case shall the total fees and charges payable by an applicant be more than 5% of the total project cost as determined for building permit fee assessment purposes, but SEQRA costs shall not count towards such 5% limit and shall be separately assessable pursuant to the statutes and regulations of SEQRA.*

Verizon will so comply to the extent authorized by law.

**§ 119-9. Triennial reporting required.**

*The applicant or its successors or assigns shall file with the Town on the second day of January of the third year following approval of the telecommunications facility, and upon every third anniversary thereafter, a written report certifying that the applicant or its successors or assigns are complying with maintenance and inspection procedures; recordkeeping systems, and that the subject telecommunications facility is not a hazard or a threatened hazard to the health and safety of the public. Such report and conclusions must be provided and sealed by a New York State licensed professional engineer. Any unsafe condition revealed by such report shall be immediately remedied. If no report is provided and such failure to provide a report continues unabated for any three-hundred-sixty-day period, then such fact shall be and be deemed an abandonment of the telecommunications facilities in question, and the Town may require the dismantling and removal of such telecommunications facilities, including under the terms of any removal or related bonds. Further, any failure to provide such written report within 30 days of request therefor by the Town is and shall be deemed and construed as a violation of this chapter.*

Verizon will so comply to the extent such provisions are enforceable under applicable law.

**§ 119-10. Exemptions.**

*The following types of telecommunications facilities are not subject to the provisions of this chapter:*

- A. *Satellite dishes and antennas, and similar devices, used solely for on-site residential household television and radio reception and involving a structure with a size or height not exceeding the minimum exemptions listed in OTARD rules.***

Not applicable.

<sup>2</sup> Editor’s Note: Fee schedules are on file in the Town office.

**B. *Satellite antennas measuring two meters or less in diameter and located in commercial districts.***

Not applicable.

**C. *Radio antennas and related apparatus for noncommercial personal use regulated by the FCC for licensed amateur radio operation, so long as:***

**(1) *Facilities and antennae are within exemption or preemption as-of-right use levels promulgated by the FCC;***

Not applicable.

**(2) *Facilities and antennae meet any requirements of applicable building codes; and***

Not applicable.

**(3) *No such facility or antennae are located more than 200 feet above ground level.***

Not applicable.

**D. *Lawful or approved uses existing prior to the effective date of this chapter; however, no telecommunications facility shall be modified unless in conformity with this chapter, and no nonconforming use may be expanded except in accord with Chapter 270, Zoning, of the Code of the Town of Lansing and applicable law.***

Not applicable.

**E. *Telecommunications facilities may be repaired and maintained without restrictions.***

No response necessary.

**§ 119-11. *Environmental review requirements.***

***A Full “Long Form” Environmental Assessment Form (FEAF) shall be completed and submitted with all applications under this chapter, pursuant to the provisions of the State Environmental Quality Review Act and its implementing regulations found at 6 NYCRR Part 617. All applications for siting any tower or ground station shall be and be deemed Type I Actions. If the environmental review of the FEAF indicates that the proposed activity may produce actual or potential moderate or significant environmental impacts or consequences, then the Town Board shall require that a Draft Environmental Impact Statement be submitted by the applicant. Notwithstanding the foregoing, if a co-location or related application meets the standards for qualifying as an “Eligible Facilities Request,” as set forth in the Middle Class Tax Relief and Job Creation Act of 2012, then the matter may be classified as a Type I, Unlisted, or Type II Action, per the requirements of SEQRA and its implementing regulations.***

See Exhibit H.

**§ 119-12. *Penalties for offenses.***

**A. *The Town’s Code Enforcement Officer is authorized to investigate any noncompliance (or complaints of such violation of noncompliance) with the requirements of this chapter, to issue appearance tickets for any violation of this chapter or any permit or approval requirements or conditions, to recommend the commencement of civil enforcement or related proceedings to the Town Board, and to order, in writing, the remedying of any condition or activity found to exist in, on, or about any telecommunications facility, tower, building, structure, or premises in violation of this chapter. Upon finding that any such violation exists, the Code Enforcement Officer may issue a compliance order, which compliance order shall comply with the requirements of Executive Law § 382 and served accordingly. The person so served shall come into compliance with this chapter within the specified period of time as set forth in the compliance order, and any failure to do so shall be a violation of this chapter. Any failure to comply with the terms and requirements of this chapter, or the requirements and conditions of any permit or approval issued hereunder, is hereby also declared to be a violation of this chapter. All violations of this chapter are hereby declared to be illegal and subject to civil penalties and criminal sanctions as herein set forth.***

No response necessary.

**B. *All provisions of New York law generally applicable to misdemeanors shall apply to any criminal proceeding brought under this chapter, and each such misdemeanor shall be an unclassified misdemeanor. The following civil penalties and criminal fines and sanctions shall apply violations of this chapter:***

**(1) *First violation. Any person that violates any of the provisions of this chapter shall be: i) guilty of an unclassified misdemeanor and subject to a fine of not more than \$1,500, or ii) subject to a civil penalty of not more than \$2,500 to be recovered by the Town in a civil action. Every such person shall be deemed guilty of a separate offense for each week that such violation, disobedience, omission, neglect or refusal shall continue. Similarly, a separate civil penalty shall apply and be assessable for each week that such violation, disobedience, omission, neglect or refusal shall continue.***

No response necessary.

**(2) *Second violation. Any violation that is found to have occurred within two years of any prior civil or criminal determination of any other violation of this chapter shall be deemed a second violation. Any person that commits or permits any second violation shall be: i) guilty of an unclassified misdemeanor and subject to a fine of not more than \$2,500, or ii) subject to a civil penalty of not more than \$5,000 to be recovered by the Town in a civil action. Every such person shall be deemed guilty of a separate unclassified misdemeanor for each week that such violation, disobedience, omission, neglect, or refusal shall continue. Similarly, a separate civil penalty shall apply and be assessable for each week that such violation, disobedience, omission, neglect, or refusal shall continue.***

No response necessary.

- (3) *Third and subsequent violations. Any violation that is found to have occurred within two years of any prior civil or criminal determination of any second violation of this chapter shall be deemed a third or subsequent violation, as applicable. Any person who commits or permits a third or subsequent violation shall be: i) guilty of an unclassified misdemeanor and subject to a fine not more than \$5,000 and a period of incarceration not to exceed 60 days, or ii) subject to a civil penalty of not more than \$10,000 to be recovered by the Town in a civil action. Every such person shall be deemed guilty of a separate unclassified misdemeanor for each week that such violation, disobedience, omission, neglect or refusal shall continue. Similarly a separate civil penalty shall apply and be assessable for each week that such violation, disobedience, omission, neglect, or refusal shall continue.*

No response necessary.

- C. *An action or proceeding may be instituted in the name of the Town in any court of competent jurisdiction to prevent, restrain, enjoin, correct, enforce, or abate any violation of, or nonconformance with any provision or requirement of this chapter or the terms and conditions set forth in any permit or approval issued hereunder. In any such proceeding the Town shall not be required to: i) prove the lack of an adequate remedy at law; or ii) post a bond or other undertaking as a condition or requirement for any preliminary, interim, or permanent restraining order or injunction. No such action or proceeding shall be commenced without the appropriate authorization from the Town Board.*

No response necessary.

- D. *For purposes of this chapter, the Justice Court of the Town is hereby vested and imbued with jurisdiction to: i) issue administrative or other warrants in compliance with the New York Criminal Procedure Law and administrative codes of the State of New York; and ii) hear and adjudicate allegations relating to the criminal or civil violation of this chapter and to thereafter, if appropriate, impose any fine, penalty, or sanction. All criminal matters arising under this chapter shall be and be deemed unclassified misdemeanors, including for purposes of jurisdiction.*

No response necessary.

- E. *No remedy or penalty specified in this chapter shall be the exclusive remedy available to the Town to address any violation of, or noncompliance with, the requirements of this chapter. The rights and remedies of the Town are independent of each other and cumulative. The grant of any right or remedy in this chapter is in addition to, and not in limitation of or substitution for, any other right or remedy of the Town, whether sounding in law, equity, or admiralty. Further, the election by the Town of any one right or remedy does not forestall or prevent the simultaneous or future election of any other right or remedy.*

No response necessary.



**§ 119-13. Indemnification.**

*To the maximum extent permitted by law, the applicant shall execute an agreement indemnifying and holding the Town harmless from any and all liabilities, claims of personal injury, or property damage arising out of or in any way related to the installation and operation of the tower and its accessory structures and facilities. Further, the Town, and its officers and agents shall not be liable or responsible for any injuries to persons or damages to property due to the Town’s actions, or failures to act, under or pursuant to this chapter unless it is proven to a reasonable degree of certainty that such injury or damage was solely caused by a willful or intentional act of the Town or its officers and agents. This provision shall be construed and applied to the maximum extent permitted by law, and does not create any theory or claim of liability where none exists at law or in equity.*

As discussed on pgs. 17-19 above, the Indemnification/Insurance Requirement is not legally valid because a right to indemnification requires a contractual relationship and there is no valid contractual relationship between Verizon and the Town of Lansing. Further, the Indemnification/Insurance Requirement is not a valid exercise of the Town’s zoning authority because Indemnification/Insurance Requirement is not reasonably related to the proposed wireless telecommunications facility, and is not uniformly required for other zoning approvals, including for other public utilities.

**§ 119-14. Construction. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**

*All nouns and pronouns shall be construed in the singular, plural, masculine, feminine, or neutered context when the provisions hereof so demand or admit. Words shall have their defined meanings and all words shall have standard meanings as applied within the context of the clause in which such terms appear. Subject headings are for convenience and shall not be construed or applied to limit or restrict the subject matter and terms appearing under such subject heading. Whenever any reference is made to any section of law or regulations, such reference shall be interpreted to include such law or regulation as later amended, renumbered, or re-codified, and a mere typographical citation error shall not be given effect.*

No response necessary.

**§ 119-15. Savings.**

*In the event any existing or hereafter adopted federal or state law restricts the ability of the Town to review or regulate any telecommunications facility or tower, then the provisions hereof shall be read in harmony with such restrictions or limitations and applied to the maximum extent permitted under applicable law or in the face of preemption by a superior sovereign.*

No response necessary.

**EXHIBIT D**

**PROOF OF COMPLIANCE WITH THE TOWN OF LANSING REQUIREMENTS FOR SITE PLAN APPROVAL AS SET FORTH IN § 270-27(F)-(H) OF THE ZONING CODE**

As discussed in Exhibit B, the legal standard applicable to Verizon is the standard afforded to public utilities, rather than the standard to be generally applied. As demonstrated below, the Project also complies with the Town requirements for site plan approval. The applicable Town requirements are outlined in bold italicized type, followed by Verizon’s response in regular type.

***F. Site plan review submittals.***

***(1) Submission of application materials.***

***(a) Applicants must submit a complete site plan review application, including all applicable materials as described in the site plan review checklist, which may be obtained from the Department of Planning and Code Enforcement, as well as the following:***

***[1] Evidence of site control or owner’s authorization.***

See Exhibit I.

***[2] Statement of intent that describes the project. If the development is to be staged, a general indication of how the staging is to proceed; any project that requires more than 36 months to construct shall be staged. Whether or not the development is to be staged, the preliminary plan shall show the intended total project.***

See Exhibit A; once construction is started, the Project shall take approximately 3-6 months to construct.

***[3] A statement as to proposed sources of water supply and method of sewage disposal to include a statement as to who will own the water and sewer systems, a conceptual layout of each system, whether necessary districts are formed or are in process, the receiving sewage treatment plant, the lines, dimensions, and purpose of all utility easements, including properly placed fire hydrants and preliminary design of bridges and culverts.***

Not applicable.

***[4] A site plan, drawn to a scale no smaller than one inch equals 30 feet, on one or more sheets, stamped by a New York State licensed architect, landscape architect, engineer, or surveyor.***

See Exhibit P.

- (b) *An environmental assessment form as required by SEQRA.*

See Exhibit I.

- (c) *Additional application materials may be required by the Board. Depending on the scope and complexity of the project, the Board has the discretion to require applicants to engage the services of licensed design professionals and other experts such as architects, landscape architects, engineers, ecologists, or surveyors.*

No response required.

**G. *Application procedure for site plan review for certain farm operations. The applicant for site plan review and approval shall submit the following:***

- (1) *Application form and fee.*

The required forms and application fees were submitted on time.

- (2) *Name and address of the applicant and any professional advisors.*

See Exhibit O.

- (3) *Evidence of site control or owner's authorization.*

See Exhibit I.

- (4) *Sketch of the parcel on a location map (e.g., tax map) showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties and any known easements or rights-of-way and roadways depicting:*

- (a) *Existing features of the site including land and water areas, water or sewer systems and the approximate location of all existing structures on or immediately adjacent to the site.*

See Exhibit O (Sheet CA100).

- (b) *The proposed location and arrangement of buildings and uses on the site, including means of ingress and egress, parking and circulation of traffic.*

See Exhibit O (Sheet CA100).

- (c) *The proposed location and arrangement of specific land uses, such as pasture, crop fields, woodland, livestock containment areas, or manure storage/manure composting sites.*

See Exhibit O (Sheet CA100).

- (d) *Any proposed building, structure, or sign, including exterior dimensions and elevations of front, side and rear views. Include copies of any available blueprints, plans or drawings.*

See Exhibit O (Sheet CA200).

- (5) *Provide a description of the farm operation (existing and/or proposed) and a narrative of the intended use and/or location of proposed buildings, structures, and/or signs, including any anticipated changes in the existing topography and natural features of the parcel to accommodate the changes.*

Not applicable.

- (6) *If any new structures are going to be located within 100 feet of a stream or wetland provide a copy of the floodplain map and wetland map that corresponds with the boundaries of the property.*

See Exhibit O (Sheets VA100-VA101).

**H.** *Project review criteria. In reviewing an application for approval of a site plan, the Planning Board will be guided by the existing characteristics and conditions of the site and its surroundings, by particular design objectives of the applicant, by the quality and distinctiveness of the proposal, by avoidance or mitigation of any negative impacts, in accordance with Article VIII: Site Development Standards. Unless waived or otherwise modified by Planning Board resolution as specified below, each site plan for a proposed land use activity shall conform to the general standards listed in this Subsection H, as applicable, and to any other requirements specifically related to a particular site as may be identified and described in writing by the Planning Board.*

- (1) *Stormwater drainage. Adequacy of stormwater and drainage facilities, and a stormwater drainage plan shall be provided. Natural drainageways shall be used to the fullest practicable extent. The amount of stormwater draining onto or across adjacent properties shall not be increased. Any activity disturbing more than one acre of land shall be required to obtain an SPDES Stormwater Phase II Construction Permit from the New York State Department of Environmental Conservation.*

See Exhibit O (Sheet CA120); the Project so complies.

- (2) *Erosion control. Developments on soils which may erode, or on slopes greater than 10%, shall include a sediment and erosion control plan designed to minimize erosion during construction and after construction has been completed and consideration, where feasible, of:*

- (a) *Avoiding construction upon or disturbances of hydric soils;*

See Exhibit O (Sheet CA120); the Project so complies.

- (b) *Avoiding impervious surfaces in favor of pervious surfaces;*



See Exhibit O (Sheet CA120); the Project so complies.

- (c) ***Using bioengineering techniques rather than traditional construction methods to manage water and stormwater on site;***

See Exhibit O (Sheet CA120); the Project so complies.

- (d) ***Avoiding the crossing of streams and ditches with roads and driveways; and***

See Exhibit O (Sheet CA120); the Project so complies.

- (e) ***Establishing buffers along streams and other watercourses.***

See Exhibit O (Sheet CA120); the Project so complies.

- (3) ***Off-street parking. Location (reverse frontage preferred), arrangement, appearance and sufficiency of off-street parking and loading. Parking areas, if any, shall be adequate in terms of area, safe access thereto and surface water drainage.***

See Exhibit O (Sheet CA100); adequate parking is provided.

- (4) ***Water and sewer facilities. Adequacy of water supply and sewage and waste disposal facilities, and the type and design of any water supply and sewage disposal system, shall be approved by appropriate jurisdictions. Calculations of the existing and estimated increased loads on the system may be required. When the proposed source of water is groundwater, consideration of well and pump tests, the amount of any water proposed to be used, the proposed sequestration of any amount of water, and water or hydro-geological studies to determine the impact of the proposed withdrawal of groundwater on surface waters, surface water flows, aquifers, aquifer capacity and recharge rates, and existing users of the same supply of water, are appropriate matters for review in the discretion of the Planning Board where issues concerning groundwater quality and quantity have been documented.***

Not applicable.

- (5) ***Driveways, pedestrians, and traffic. Safe and convenient pedestrian and bicycle access and circulation, including provision for bicycle parking facilities and sidewalks along public thoroughfares, unless applicant demonstrates that a sidewalk is not feasible due to site constraints. Adequacy and arrangement with vehicular and nonvehicular traffic access and circulation, walkway structures, control of intersections with vehicular traffic, and overall pedestrian safety and convenience, including the adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls, as well as adequacy of fire lanes and other emergency zones. Access and egress driveways shall be clearly defined and no more than 35 feet wide unless otherwise permitted by the NYS DOT, Tompkins***

- 5 -

*County, or the Town of Lansing. Analysis of the project's impact on parking and traffic may be required, including sight lines at curb cuts.*

Not applicable.

- (6) *Site lighting. All lighting to be used on a building or site shall be installed in accord with any Town lighting requirements and in a manner as will prevent glare on adjacent properties and roads. Wherever practical, luminaires shall provide for glare-free, downward directed, and shielded lighting as promotes the dark-sky standards of the International Dark-Sky Association ("IDA"), Tucson, Arizona, including, for example, meeting the goals and standards expressed in the "Outdoor Lighting Ordinance and Community Standards" Information Sheet No. 172 and the IDA "Outdoor Lighting Code Handbook." Excessive lighting for promotional or commercial visibility purposes shall be discouraged.*

See Exhibit O (Sheet CA500); a single 25W timer operated work light is proposed to provide lighting for technicians working in low light conditions.

- (7) *Off-site impacts. Potential off-site impacts such as noise, odor, excess or heavy vehicle traffic, and vibration shall be identified and proposed measures to mitigate adverse impacts on adjacent property and the surrounding neighborhood shall be submitted.*

Not applicable.

- (8) *General improvement plan. Location, arrangement, size, design and general site compatibility of buildings, lighting, and signs. Sign size and location shall comply with Chapter 210, Signs, of the Code of the Town of Lansing.*

See Exhibit O (Sheet CA100).

- (9) *Trees and shrubs. Adequacy, type and arrangement of trees, shrubs and other landscaping, including, where practical, a focus upon the maximum retention of existing vegetation and considerations of visual and noise-deterring buffers between the proposed use and adjoining uses or properties.*

See Exhibit O (Sheet CA100).

- (10) *Roads and walks. Roads, pedestrian walks, and open space for play areas and informal recreation shall be designed as integral parts of an overall site design, be properly related to existing and proposed buildings, roads and pedestrian ways, and be appropriately landscaped.*

Not applicable.

- (11) *Other regulations. All other applicable state, county and local laws, ordinances and regulations shall be complied with. These include, but are not limited to, Zoning, Signs, Subdivision Regulations, Stormwater Management, Code Enforcement Local Law, and the State Environmental Quality Review Act.*

To our knowledge, the Project complies with all applicable laws.

- (12) ***Impacts on unique or critical resources. Impacts upon agricultural resources, unique natural areas, critical environmental areas, wetlands, flood hazard zones, other unique topological, cultural, historical, and archeological areas, including scenic resources identified in the Lansing Natural Resources Inventory and Scenic Resources Inventory, and general consistency with the Town’s Comprehensive Plan.***

The Project will provide much-needed wireless telecommunications service to the area from a location that will minimize overall impact to the extent practicable.

- (13) ***Public services. Consideration of any needed or desirable public services and public service impacts, including upon the availability of fire hydrants, and emergency medical services, streetlighting, schools and educational services, and public transportation services and plans.***

The Project will enhance communications capability for public service agencies.

- (14) ***Handicap accessibility of buildings, pathways, and parking in accordance with ADA standards.***

Not applicable.

- (15) ***For new construction of multiple-unit dwellings, commercial, industrial, and retail and service uses, adequate and appropriately located facilities for the storage and collection of solid waste and recyclable materials shall be required. Developers of new commercial and mixed-occupancy buildings must design a waste management system that can support the needs of any allowable use in the building, including those uses that could result in maximum garbage generation. Screening of these facilities, as well as other actions relating to the appearance of the facilities, may be required in accordance with Article VIII: Site Development Standards.***

Not applicable.

- (16) ***Shielding or reduction of noise from mechanical equipment and other sources to the extent reasonably practicable.***

The only noise created at the Site will be the proposed generator (that will only be in use once per week for an hour and when the power supply is interrupted).

- (17) ***Screening or architectural integration of a building’s or structure’s exterior mechanical equipment.***

Not applicable.

- (18) ***Additional information. The Planning Board may consult with any other Town board, commission, department, agency and/or official it deems advisable. It***

***may also engage the services of engineers, planners, or other professionals to aid in the review process. All costs incurred by the Board for such professional services shall be reimbursed to the Town by the applicant.***

No response necessary.



**EXHIBIT E**

**PROOF OF COMPLIANCE WITH THE TOWN OF LANSING REQUIREMENTS FOR SPECIAL USE PERMITS AS SET FORTH IN § 270-36 OF THE ZONING CODE**

As discussed in Exhibit B, the legal standard applicable to Verizon is the standard afforded to public utilities, rather than the standard to be generally applied. As demonstrated below, the Project also complies with the Town requirements for special use permits. The applicable Town requirements are outlined in bold italicized type, followed by Verizon’s response in regular type.

**§ 270-36. Special use permits (SP).**

**A. General requirements. Authorization for any special use permit shall be obtained from the Town Board, or such other agency as may be specified in this chapter. Such authorization shall be conditioned on provision of adequate safeguards to protect the health, safety and general welfare of the public and to mitigate possible detrimental effects on land value and upon adjacent property. To this end, before a special use permit is authorized, the Town Board shall determine, after a duly advertised public hearing, whether the following general requirements will be complied with, as well as any other applicable requirements for certain specific land uses or activities as may be set forth in § 270-36B of this chapter. To authorize a special permit, the Town Board must find:**

**(1) That the proposed land use or activity is to be located, constructed, and operated so that the public health, safety and general welfare will be protected.**

See Exhibit F, Exhibit G and Exhibit O. The Project is located where necessary to deliver reliable wireless telecommunications service to the area.

**(2) That the existence of the proposed land use or activity will not cause substantial injury to the value of other property in the surrounding neighborhood.**

Reliable wireless telecommunications service in the area will enhance the value of surrounding properties.

**(3) That adequate landscaping and screening is to be provided.**

See Exhibit O; given the surrounding landscaping, adequate landscaping has been provided.

**(4) That adequate off-street parking and loading is provided and the ingress and egress are so designed as to cause minimum interference with traffic on abutting roads.**

See Exhibit O (Sheet CA100); adequate off street parking is provided.

- (5) *That the proposed land use or activity will not result in excessive erosion and will not increase the volume or velocity of surface water runoff onto abutting properties.*

See Exhibit O; the Project so complies.

- (6) *That any proposed water and/or sewage disposal system is determined by appropriate jurisdictional authority to be adequate.*

Not applicable.

- (7) *That vibration, glare, odor, heat or noise anticipated from the proposed use can be mitigated.*

The Project will not create material levels of vibration, glare, odor, heat or noise.

**B. *Specific requirements. In addition to the general requirements for a special use permit, as set forth in § 270-36A above, the specific requirements for certain land uses or activities, as set forth in this § 270-36B (and its subsections) shall also be complied with.***

- (1) *Site plan review required. The application for any use which requires a special use permit, and for which site plan review is required as specified in Schedule I,<sup>3</sup> shall be referred by the Code Enforcement Officer to the Planning Board for review in accordance with the provisions of § 270-27 of this chapter. A special use permit for such use shall not be authorized by the Town Board until a recommendation from the Planning Board has been made. If such Planning Board recommendation has not been made within 30 calendar days from the date of referral of the application, the Town Board may act without such recommendation.*

Not applicable.

- (2) *Kennel; animal boarding. Permitted when:*

- (a) *Such facility is designed so that outdoor pens and exercise runs, if any, are located at least 100 feet from any property line.*

Not applicable.

- (b) *Such facility is designed and operated so that it does not produce noise or odors that disturb adjoining property.*

Not applicable.

- (3) *Veterinary hospital. Permitted when:*

<sup>3</sup> Editor's Note: Schedule I is included as an attachment to this chapter.

- (a) *The facility is completely enclosed and there are no open or outdoor boarding or exercise facilities.*

Not applicable.

- (b) *There is no outdoor storage of refuse, feed or other materials and no on-site incineration of refuse.*

Not applicable.

- (c) *Such facility is designed and operated so that it does not produce noise or odors that disturb adjoining property.*

Not applicable.

- (4) *Sexually oriented business; establishment. Permitted when such facility is in compliance with existing local ordinance on adult entertainment which is incorporated herein by reference.<sup>4</sup>*

Not applicable.

- (5) *Communication tower for the commercial reception or transmission of electronic signals. Permitted when such activity or facility is in compliance with Chapter 119, Communications Towers, of the Code of the Town of Lansing. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]*

See Exhibit D.

**C. Procedure for special use permit.**

- (1) *Application. Application for a special use permit shall be made to the Code Enforcement Officer, who shall refer it to the Planning Board for consideration. The Planning Board shall, within 30 days after receipt of a completed application and all information requested of applicant, make recommendations thereupon and refer the matter to the Town Board for final decision.*

See Exhibit D.

- (2) *Materials to be submitted. An application for a special use permit shall be accompanied by any written and graphic material which the applicant feels will best support and illustrate the request. Additional information might be requested by the Planning Board and/or Town Board in reaching its determination. Information to be submitted for site plan review is specified in § 270-27E(2) of this chapter.*

<sup>4</sup> Editor's Note: Said Adult Entertainment Ordinance is included as an attachment to this chapter.

No response necessary.

- (3) ***Public hearing and decision. The Town Board shall conduct a duly advertised public hearing within 62 days from the day an application is received. The Town Board shall decide upon the application within 62 days after the hearing has been closed unless the time for decision is extended by mutual consent.***

Not applicable.

- (4) ***Referral to County Planning Department. If applicable, the application shall be referred to the Tompkins County Planning Department in accordance with §§ 239-l, 239-m and 239-n of the General Municipal Law.***

The Application will require referral to Tompkins County Planning pursuant to GML § 239-m.

- (5) ***Notice to adjacent municipalities. Before taking action on certain site plan applications, the Planning Board shall provide notice to adjacent municipalities, as applicable, pursuant to General Municipal Law § 239-nn. [Added 7-15-2020 by L.L. No. 2-2020]***

See Exhibit P.

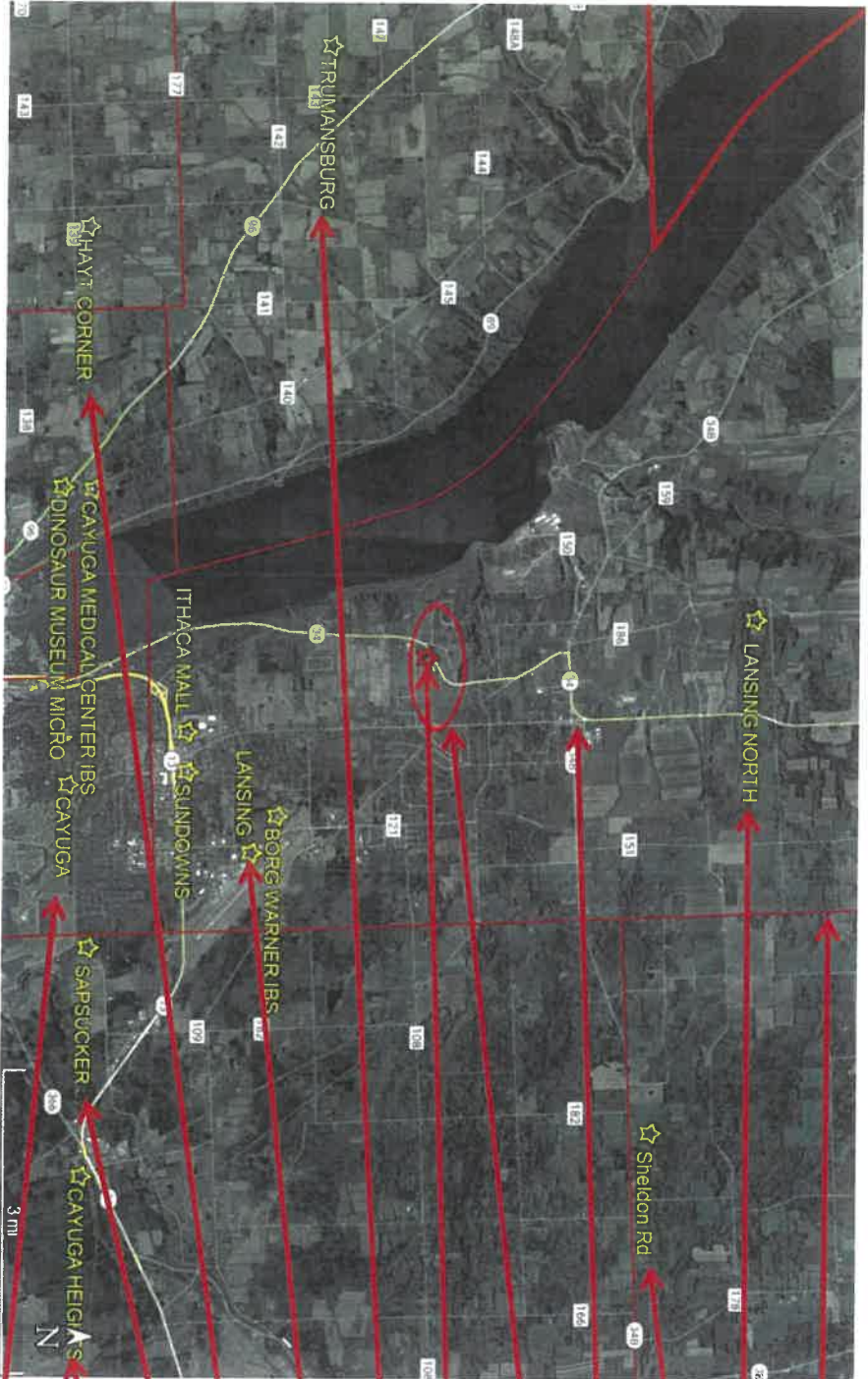
- (6) ***SEQRA. The authorized board shall comply with the provisions of SEQRA. Time periods specified in other sections of this Article VI shall be adjusted as necessary to accommodate SEQRA requirements.***

See Exhibit H.

- D. ***Expiration. Special use permits shall expire within 12 months from the date of issuance if the proposed land use activity has not been substantially implemented, as determined by the Town Board. One or more twelve-month extensions may be granted by the Town Board if the Board finds there has been no change in the relevant conditions and circumstances.***

No response necessary.

# Verizon Wireless Communications Facility Engineering Necessity Case – “Reach Run”



- Town Boundary
- Existing Lansing North Site
- Existing Sheldon Rd Site
- Route 34
- Search Area
- Project Location
- Existing Trumansburg Site
- Existing Lansing Site
- Existing Hayt Corner Site
- Existing Sapsucker Site
- Existing Cayuga Heights Site
- Existing Cayuga Site

Prepared by: Wasif Sharif, RF Engineer, Verizon Wireless

Project: The project is the installation and operation of a new tower co-located wireless telecommunications site in the Town of Lansing (the “Project Facility”).





# Introduction

The purpose of this subsequent analysis is to summarize and communicate the technical radio frequency (RF) information used in the justification of this new site.

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility/site. All sites provide a mixture of both capacity and coverage for the benefit of the end user.

**Coverage** can be defined as the existence of signal of usable strength and quality in an area, including but not limited to in-vehicles or in-buildings.

The need for improved coverage is identified by RF Engineers that are responsible for developing and maintaining the network. RF Engineers utilize both theoretical and empirical data sets (propagation maps and real world coverage measurements). Historically, coverage improvements have been the primary justification of new sites.

**Capacity** can be defined as the amount of traffic (voice and data) a given site can process before significant performance degradation occurs.

When traffic volume exceeds the capacity limits of a site serving a given area, network reliability and user experience degrades. Ultimately this prevents customers from making/receiving calls, applications cease functioning, internet connections time out and data speeds fail. This critical condition is more important than just a simple nuisance for some users. Degradation of network reliability and user experience can affect emergency responders and to persons in a real emergency situation can literally mean life or death.

*\*Note that, while Verizon Wireless provides sufficient evidence to establish the existence of a coverage gap and capacity need in this case, the FCC has confirmed that federal law does not require a provider to establish the existence of a coverage/capacity gap to establish the need for a site. There are several ways by which an applicant can establish site need. See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment," FCC 18-133, 85 FR 51867, at ¶ 37 (October 15, 2018) (confirming that the test for establishing an effective prohibition is whether "a state or local legal requirement materially inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service," and this test is met "not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities") (emphasis added).*

# Project Need Overview

The project area, located in the southern portion of the Town of Lansing is currently served by multiple sites. The project area is subject to significant terrain and or foliage challenges for RF (signal) propagation. This terrain and or foliage combined with long distance prevent effective propagation of Verizon's RF signals into this area compounding the coverage issue with areas of variable coverage creating significant gaps in coverage, both in signal level and signal quality.

The first serving site is **Sheldon Rd**, located in the Town of Groton, is approximately five and quarter miles northeast(of the project location) situated on an existing tower located off Route 34Br. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The second serving site is **Lansing**, located in the Town of Lansing , is approximately two and half miles southeast (of the project location) situated on an existing tower off Warren Rd. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The second serving site is **Hayt Corner**, located in the Town of Enfield , is approximately five and quarter miles southwest (of the project location) situated on an existing tower off Van Dorn Road North. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

Available (mid band Mid Band LTE) carriers at these and other area sites are not capable of effectively serving/offloading the project area due to inherent propagation losses from distance, challenging terrain and in building coverage losses negatively impacting mid band coverage and capacity offload capabilities. There are other Verizon sites in this general area but due to distance and terrain they also do not provide any significant overlapping coverage in the area in question that could allow for increased capacity and improved coverage from other sources.

The primary objectives for this project are to increase capacity and provide and/or improve coverage throughout the southern portion of the Town of Lansing , the eastern portion of the Town of Olysses, specifically Rt 34, Rt 108, Rt 122, N Triphammer Rd, E Shore Cir, Waterwagon Rd, Reach Run Rd, Drake Rd, Teeter Rd, Waterview Heights, Eastlake Rd, Smugglers Path, Asbury Rd/Dr, Horvath Dr., Atwater Rd, Sun Path Rd, Blackchin Blvd, Autumn Ridge Dr., Hillcrest Rd., Forest Acres Dr., Sky Acres Dr., Bean Hill Ln, Stormy View Dr., Triphammer Terrace, Placid Terrace, Aspen Way, Grandview Dr., as well as neighboring residential and commercial areas along and near these roads.

Following the search for co-locatable structures to resolve the aforementioned challenges and finding none available, Verizon proposes to attach the necessary antenna(s) to a new 145' tower located at **1767 East Shore Drive, Lansing, NY 14882**. Verizon's antennas will utilize 140' for the ACL (Antenna Center Line) with a top of antenna height of 144'. This solution is the minimum height necessary to provide the coverage and capacity improvements needed.



# Wireless LTE (Voice and Data) Growth

Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.

These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.

Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.

4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.

4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.

Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

Source: Verizon Innovation Center, February, 2018

**A wireless network is like a highway system...**



US, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second according to Cisco VNI Mobile Forecast Highlights, 2016-2021, Feb 2017



Wireless is a critical component in schools and for today's students.



**20,000 learning apps are available for iPads. 72% of iTunes top selling educational apps are designed for preschoolers and elementary students.**



**600+ school districts replaced text books with tablets in classrooms.**



**77% of parents think tablets are beneficial to kids.**



**74% of school administrators feel digital content increases student engagement.**



**70% of teens use cellphones to help with homework.**

Source: CTIA's Infographics Today's Wireless Family, October, 2017

**Wireless facilities and property values.**

Cell service in and around the home has emerged as a critical factor in home-buying decisions.

National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.



More than 75% of prospective home buyers said a good cellular connection was important to them.<sup>1</sup>



The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.



90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.<sup>2</sup>



<sup>1</sup> Researcher's Choice: The Surprising Things Home Buyers Care Most About • eMarketer, June 2, 2015



The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017.<sup>1</sup>



Of American homes are wireless only.<sup>2</sup>



In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.<sup>3</sup>

<sup>1</sup> Ericsson Mobility Report, November 2017

<sup>2</sup> FCC's 2018 Wireless Subsidies: Early Release of Estimates From the National Health Interview Survey, January-July, 2018

<sup>3</sup> HSH Market Connected Device Market Monitor, Q1 2016, June 7, 2016



With over 80% of 9-1-1 calls now coming from cell phones...<sup>1</sup>

**240 million**

911 calls are made annually. In many areas, 80% or more are from wireless devices.<sup>1</sup>

<sup>1</sup> National Emergency Number Association, Enhancing 9-1-1 Operations with Automated Acknowledgment Calls Back & Location Accuracy, Mitigation Solutions, August 23, 2018



# Explanation of Wireless Capacity



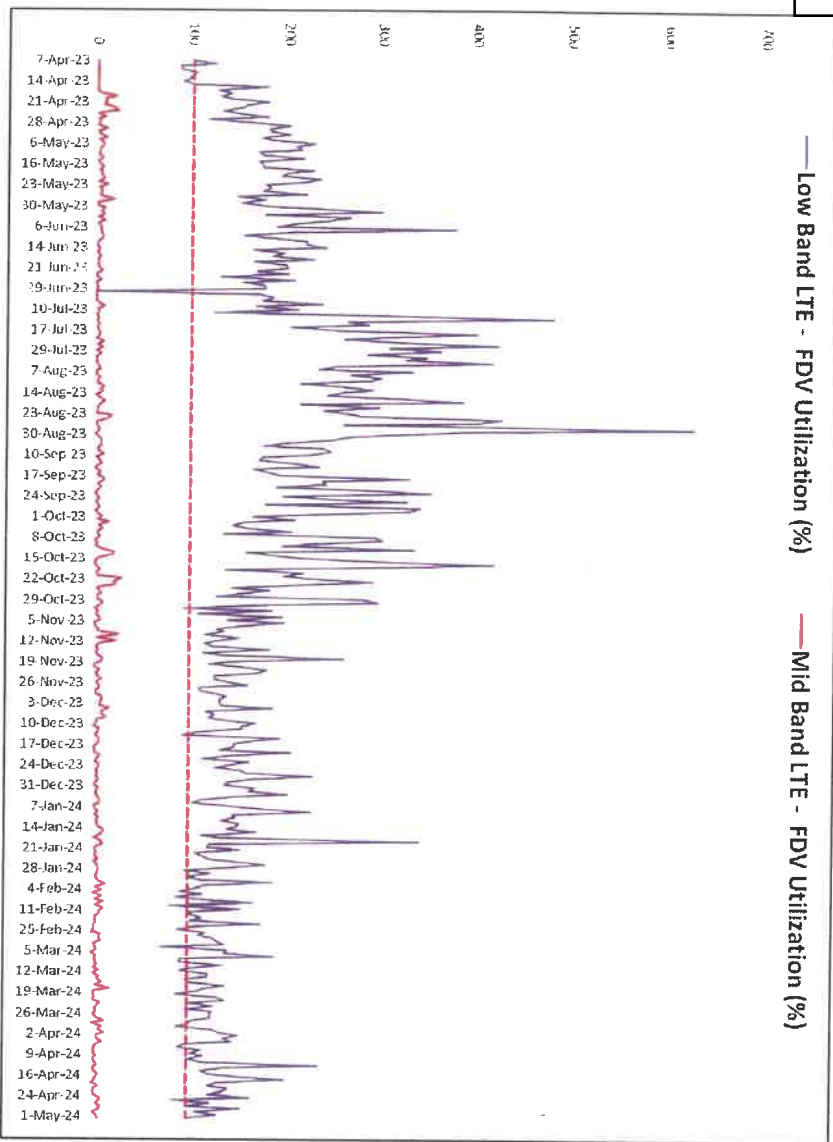
**Capacity** in this analysis is evaluated with up to three metrics further explained below. These metrics assist Verizon traffic planning and RF Engineers in determining actual usage for a given site as well as can be used to project when a site is expected to run out of capacity (i.e. reach a point of exhaustion where it can no longer process the volume of voice and data requested by local wireless devices, thus no longer providing adequate service). Unfortunately capacity exhaustion has already occurred which presents an urgent need to deliver the capacity relief necessary in an effort to provide adequate and reliable coverage to this project area.

- Forward Data Volume (“**FDV**”), is a measurement of usage (data throughput) on a particular site over a given period of time.
- Average Schedule Eligible User (“**ASEU**”), is a measurement of the loading of the control channels and systems of a given site.
- Average Active Connections (“**AvgAC**”) is a measurement of the number of devices actively connected to a site in any given time slot.

Verizon Wireless uses proprietary algorithms developed by a task force of traffic planning engineers to monitor each site in the network and accurately project and identify when sites will approach their capacity limits. Using a rolling two-year window for projected exhaustion dates allows enough time, in most cases, to develop and activate a new site. It is critical that these capacity approaching sectors are identified early and the site development process is started and completed in time for new solutions (sites) to be on air before network issues impact the customers. As mentioned previously, actual utilization for the last year indicates several KPI's have already exceeded 100% utilization creating a more urgent need in this project area.

Note: Of the following 15 capacity utilization slides, only one neighboring (to be offloaded) site is required to forecast a single KPI as reaching 100% utilization in order to justify capacity need for the proposed network densification. In this case all five neighboring sites already have two of the three KPI's historically experiencing overloaded conditions. Historical blocking creates a more urgent need than forecasted blocking. Furthermore the third KPI (Avg AC) for each site when understood and viewed together with the context of the first two KPI's (FDV and ASEU) validate the strategy that network densification is required to solve the substantial and significant gaps in coverage that are causing these overloaded conditions.

# Capacity Utilization FDV (Sheldon Rd Gamma)



**Summary:** This graph shows FDV (Forward Data Volume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

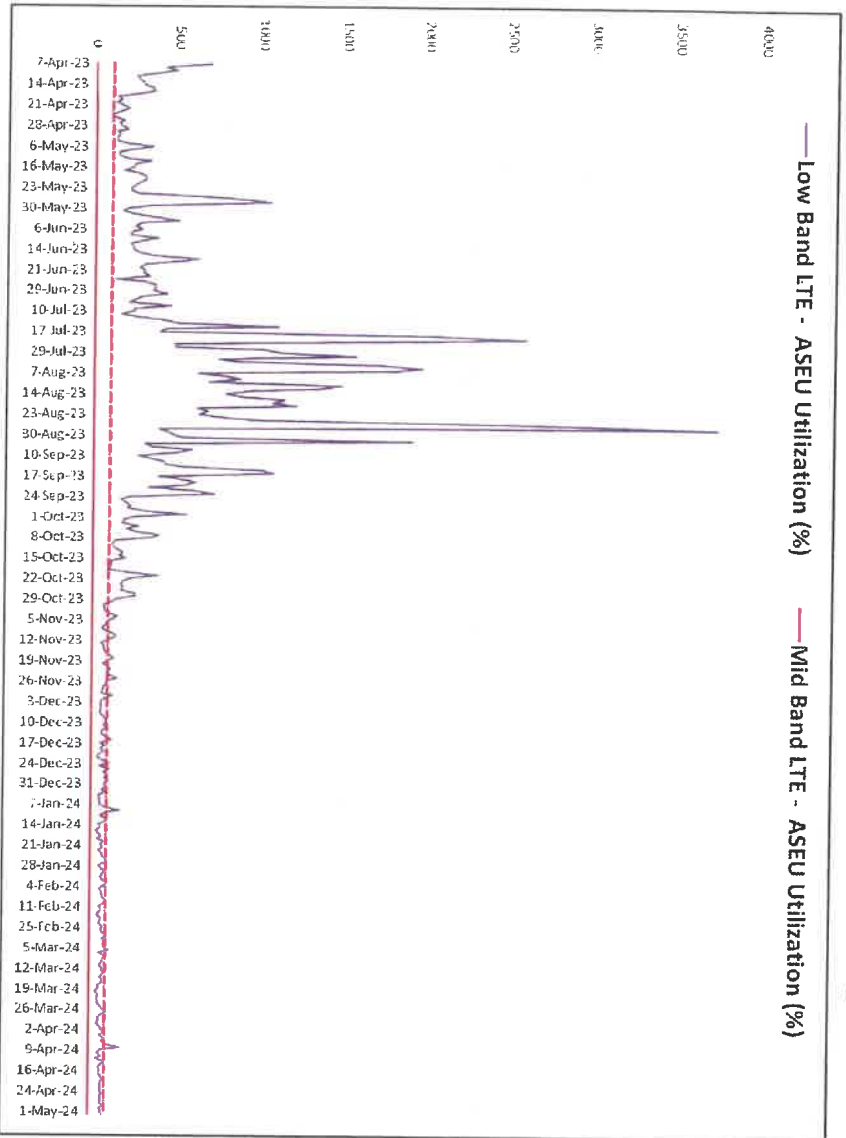
The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Gamma** sector of the **Sheldon Rd** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Sheldon Rd** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple line exceeding the max utilization threshold (red dashed line) frequently. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. The solution is network densification.





# Capacity Utilization ASEU (Sheldon Rd Gamma)



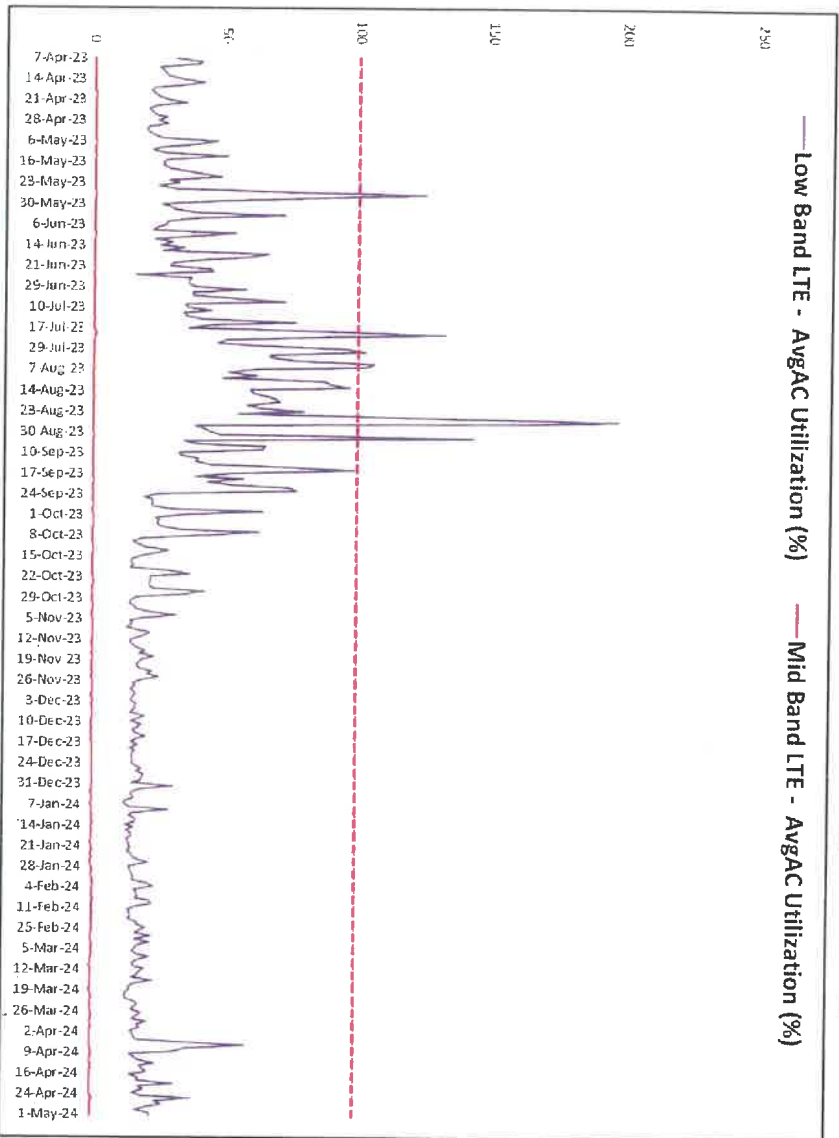
**Summary:** This graph shows ASEU (Average Schedule Eligible User). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Gamma** sector of the **Sheldon Rd** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Sheldon Rd** sector shown above has exceeded its capability of supporting **ASEU** requirements as shown by the purple line exceeding the max utilization threshold (red dashed line). **ASEU** is one of up to three metrics used in this presentation to evaluate capacity capability in this area. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. The solution is network densification.



# Capacity Utilization AvgAC (Sheldon Rd Gamma)



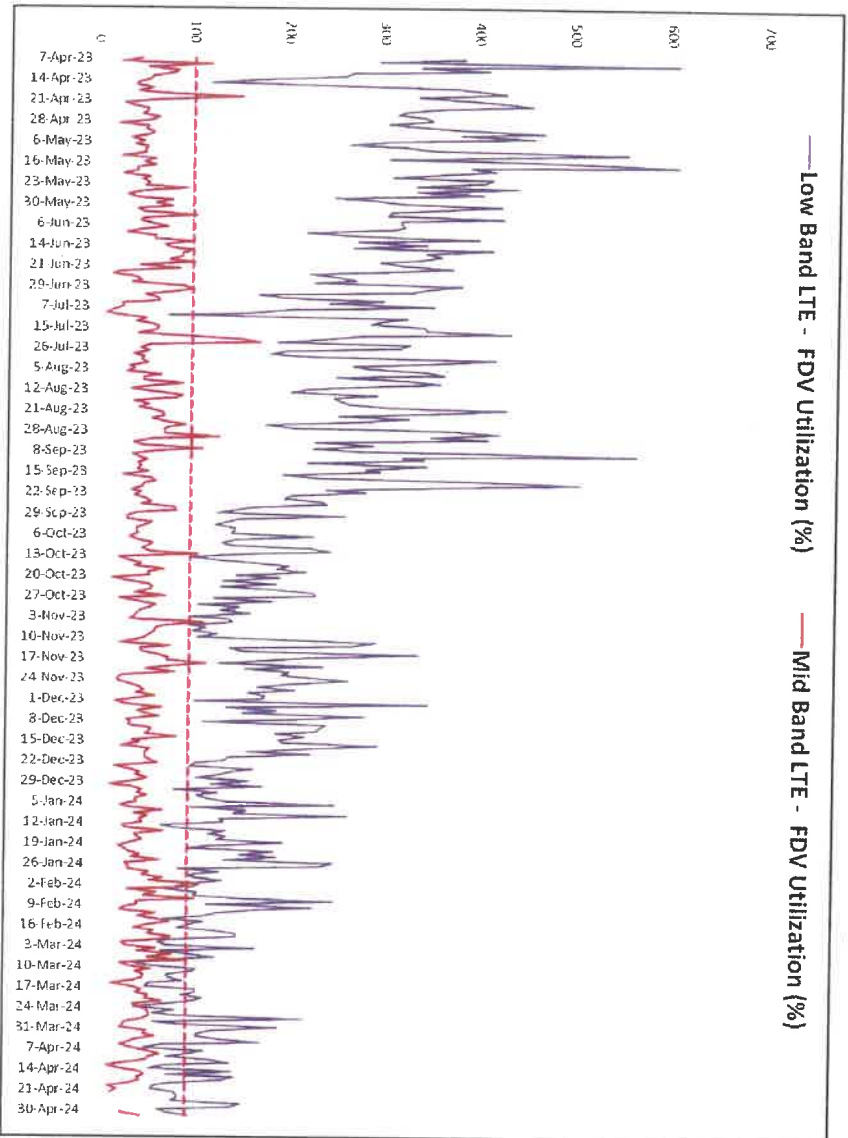
**Summary:** This graph shows AvgAC (Average Active Connections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Gamma** sector of the **Sheldon Rd** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Sheldon Rd** sector is showing spare capacity in regards to this statistic. **AvgAC** is one of three capacity KPI's used to determine capacity capability in this document.



# Capacity Utilization FDV (Lansing Alpha)



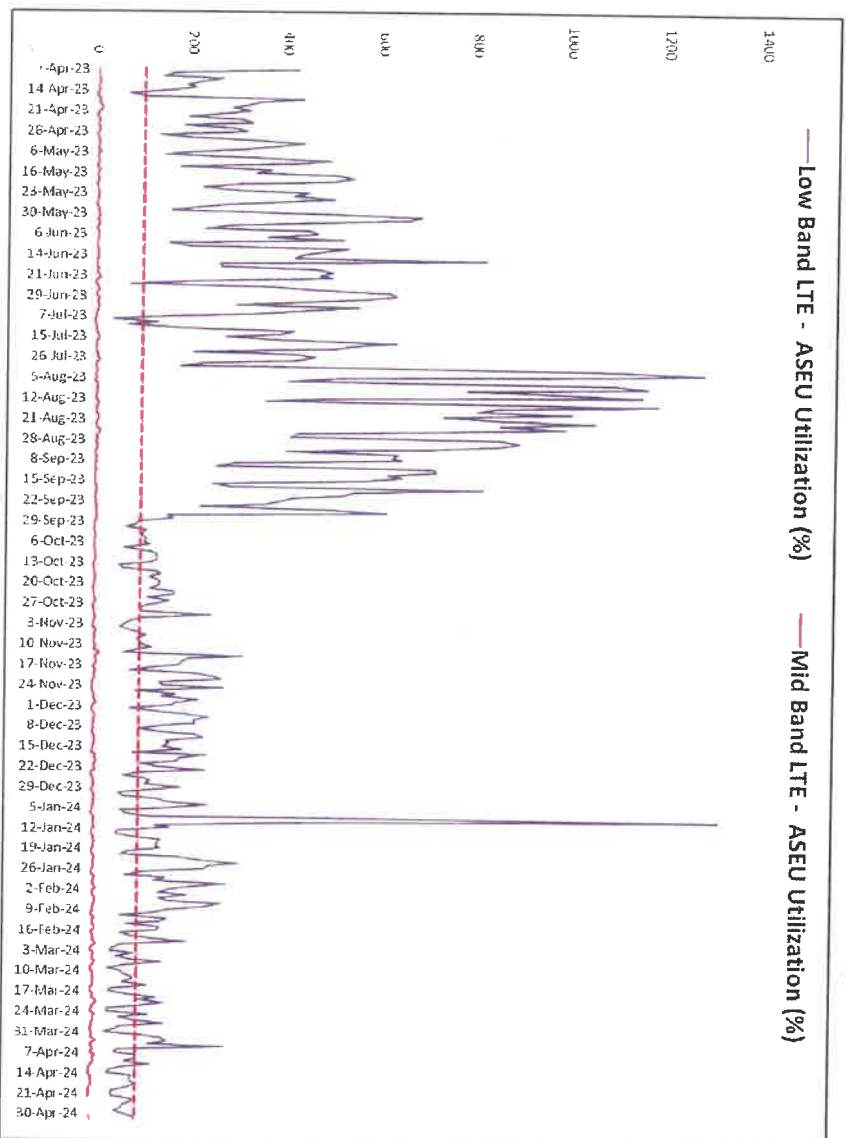
**Summary:** This graph shows FDV (Forward Data Volume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Lansing** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Lansing** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **Lansing** and the surrounding project area, network densification is required.



# Capacity Utilization ASEU (Lansing Alpha)



**Summary:** This graph shows ASEU (Average Schedule Eligible User). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

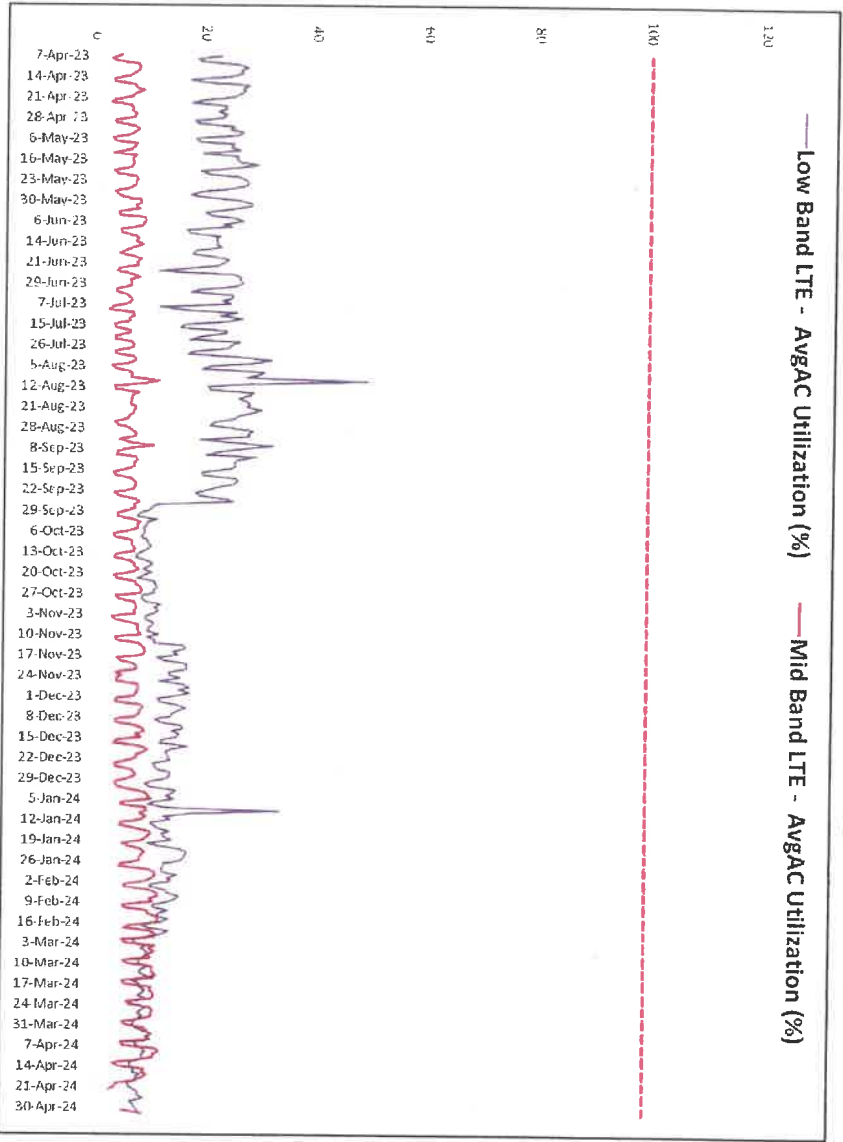
The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Lansing** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Lansing** sector cannot support the traffic demand throughout the extent of the large geographic area it covers. **Lansing** is overloaded, as shown by the purple actual use line exceeding the red dashed exhaustion threshold. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. In order to provide adequate and reliable service to **Lansing** and the surrounding project area, network densification is required.





# Capacity Utilization AvgAC (Lansing Alpha)



**Summary:** This graph shows AvgAC (Average Active Connections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

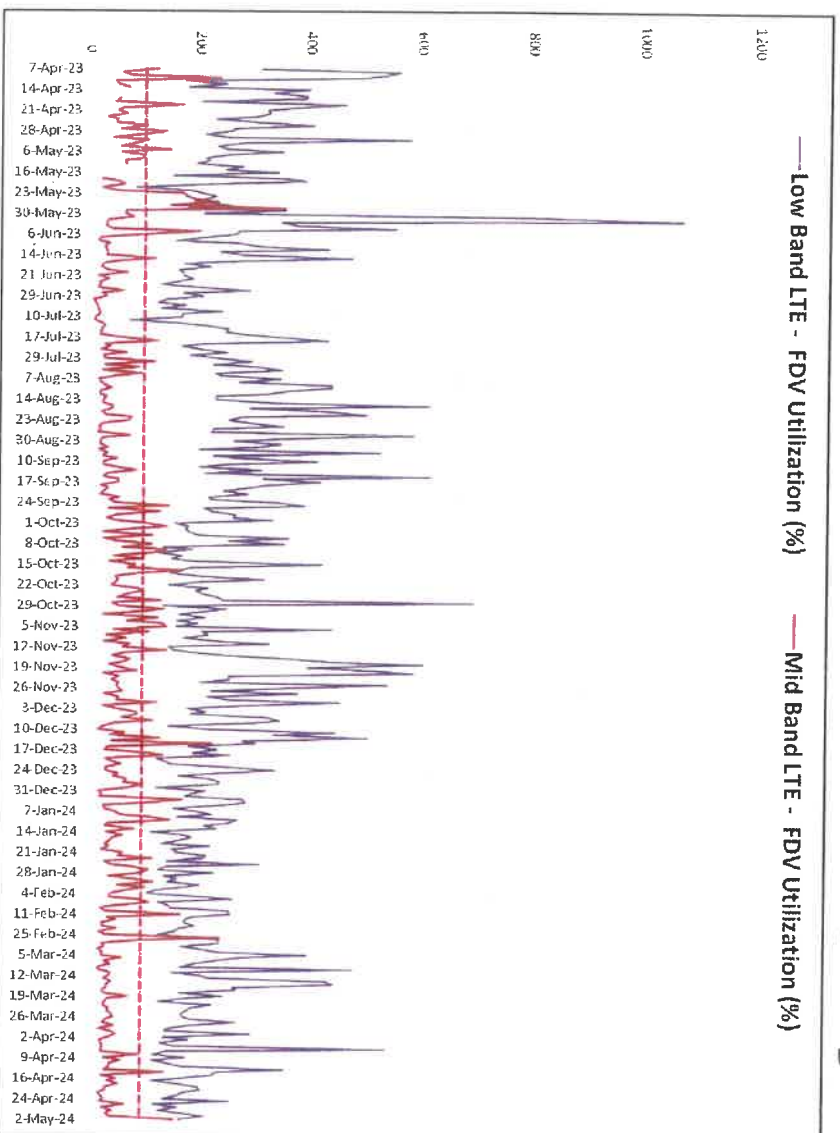
The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Lansing** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Lansing** sector is showing spare capacity in regards to this statistic. **AvgAC** is one of three capacity KPI's used to determine capacity capability in this document.





# Capacity Utilization FDV (Hayt Corner Alpha)

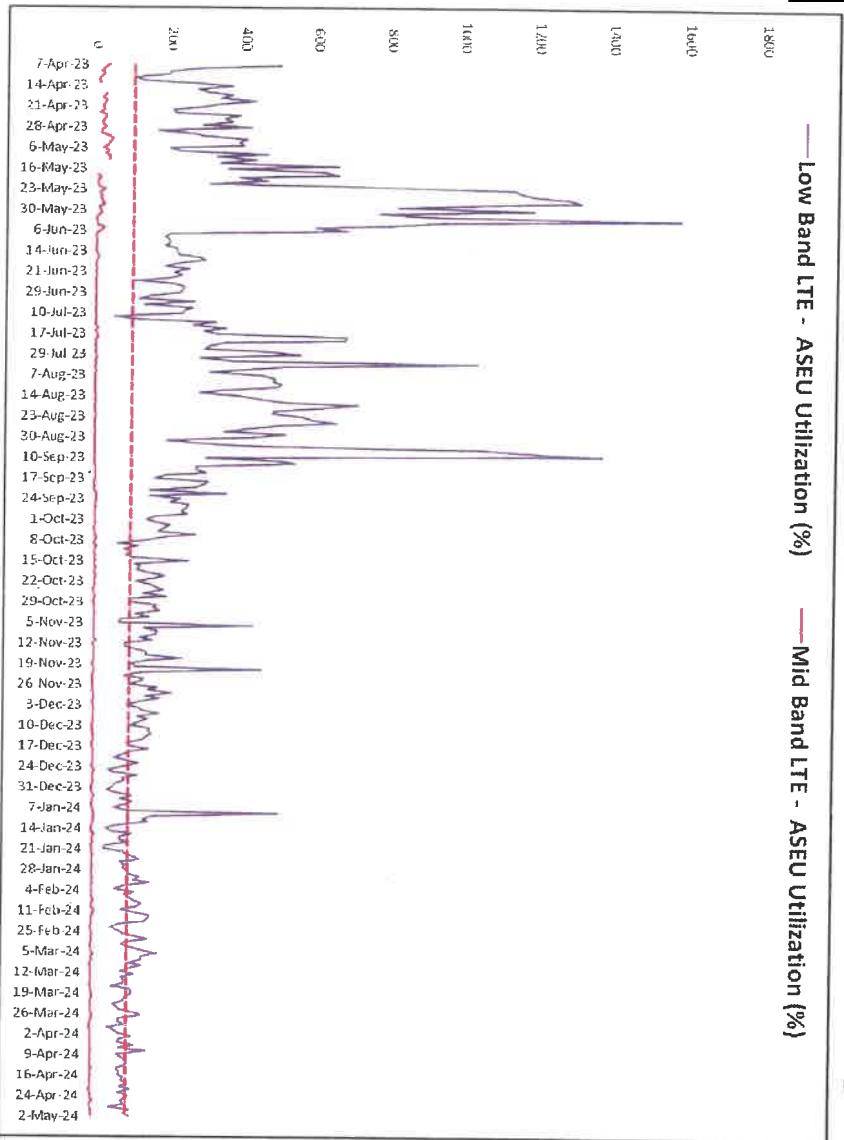


**Summary:** This graph shows FDV (Forward Data Volume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Hayt Corner** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Hayt Corner** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **Hayt Corner** and the surrounding project area, network densification is required.

# Capacity Utilization ASEU (Hayt Corner Alpha)



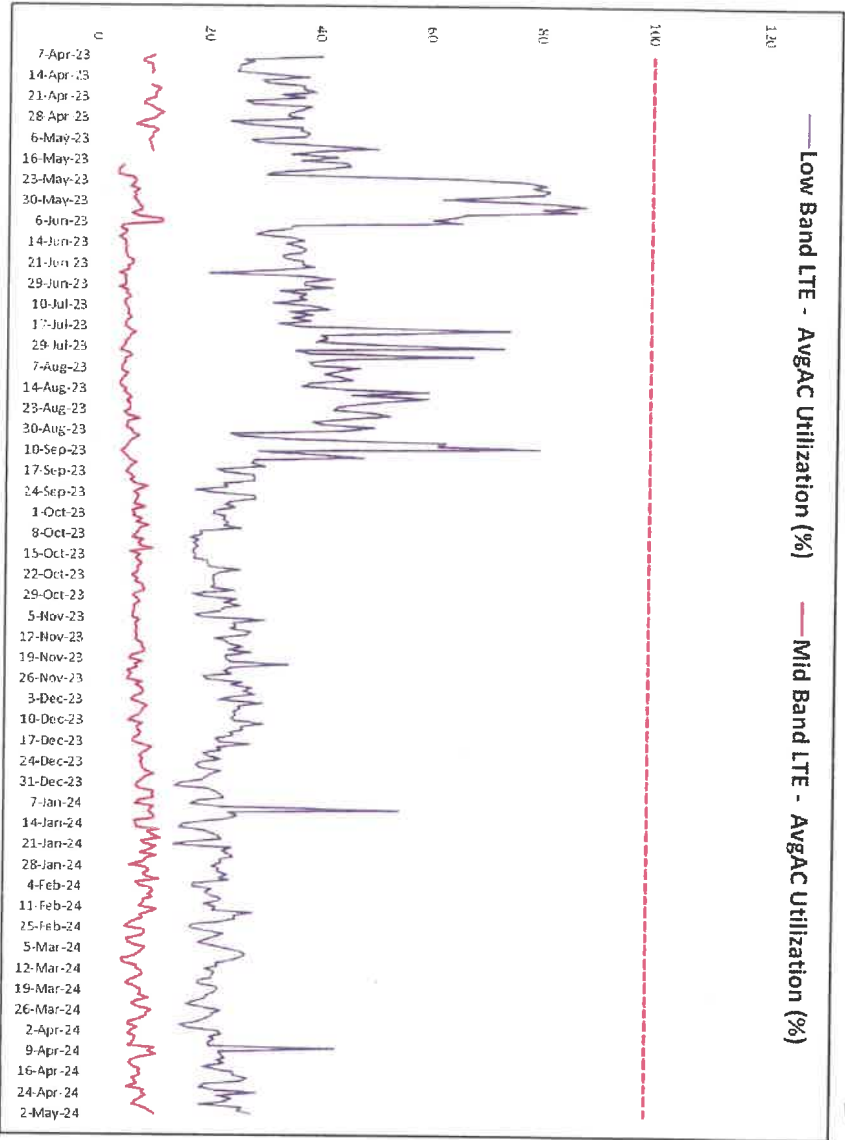
**Summary:** This graph shows ASEU (Average Schedule Eligible User). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Hayt Corner** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Hayt Corner** sector cannot support the traffic demand throughout the extent of the large geographic area it covers. **Hayt Corner** is overloaded, as shown by the purple actual use line exceeding the red dashed exhaustion threshold. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. In order to provide adequate and reliable service to **Hayt Corner** and the surrounding project area, network densification is required.



# Capacity Utilization AvgAC (Hayt Corner Alpha)



**Summary:** This graph shows AvgAC (Average Active Connections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

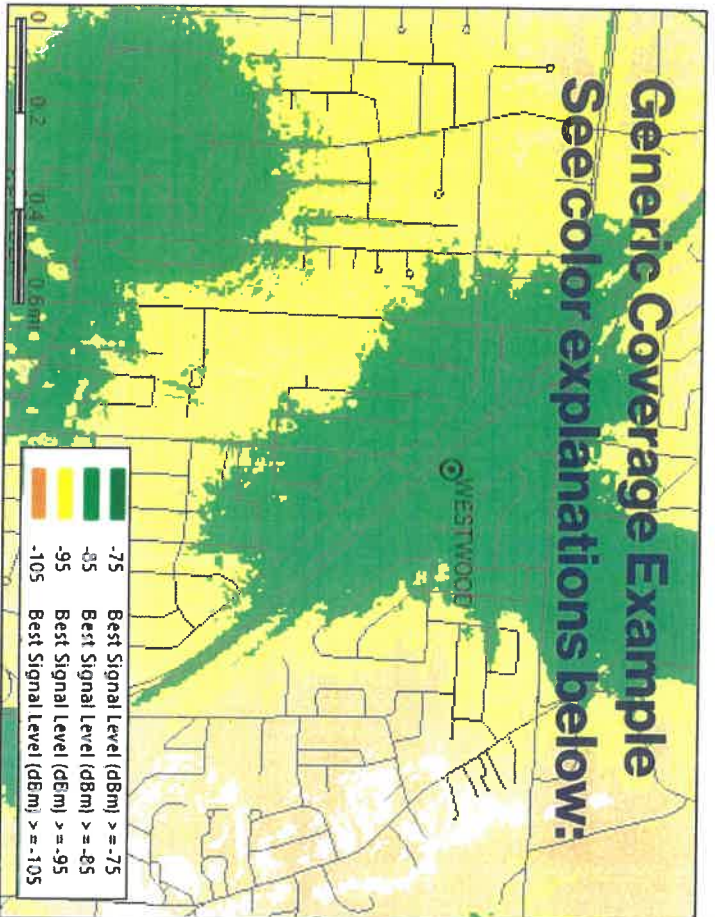
The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Hayt Corner** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

**Detail:** The existing **Hayt Corner** sector is showing spare capacity in regards to this statistic. **AvgAC** is one of three capacity KPI's used to determine capacity capability in this document.





# Explanation of Wireless Coverage



Note the affect of clutter on the predicted coverage footprint above

- \*\*Dark Green >= -75dBm RSRP, typically serves dense urban areas as well as areas of substantial construction (colleges, hospitals, dense multi family etc.)
- Green >= -85dBm RSRP, typically serves suburban single family residential and light commercial buildings
- Yellow >= -95dBm RSRP, typically serves most rural/suburban-residential and in car applications
- Orange >= -105dBm RSRP, rural highway coverage, subject to variable conditions including fading and seasonality gaps
- White = <-105dBm RSRP, variable to no reliable coverage gap area

More detailed, site-specific coverage slides are later in the presentation

*\*Signal strength requirements vary as dictated by specific market conditions*

*\*\* Not displayed in example map, layer not used in all site justifications*

**Verizon**

**Coverage** is best conveyed via coverage maps. RF engineers use computer simulation tools (in this case Verizon uses Forsk Atoll) which takes into account terrain, vegetation, building types, and other site/network specifics to model the RF environment. This prop model is used to simulate the real world network and assist RF Engineers to evaluate the impact of a proposed site (along with industry experience and other tools). Network design, performance evaluation and development needs have become far too complex for drive test data and dropped call records which for a long time now have been antiquated and simply not effective in visually communicating gaps in coverage or capacity capability for 4 and 5G networks.

Tompkins County, NY Verizon Wireless sites provide customers service using several FCC licensed frequencies including 700 and 850MHz. To resolve capacity congestion for these coverage layers higher frequency (and bandwidth) PCS (1900 MHz), Mid Band LTE (2100 MHz) and C-Band (3700MHz) mid band carriers are added however due to differences in propagation characteristics, many gaps in coverage and capacity still remain requiring network densification to resolve. In some mountaintop or long distance situations the mid band (higher frequency) Mid Band LTE, PCS and C-Band carriers are either not or not fully effective due to excessive distance (path loss). This is because the site is located too far from the user population to provide adequate and reliable service. Although exclusively regulated by the FCC and subject to market adjustment as needed, it is worth noting that all of the propagation slides in this RF justification are generated using the max power (320w) LB, MB and C-Band Samsung radio capabilities.

Signal strength throughout a given site's coverage area is subject to the limitations of the frequencies used. Lower frequencies with narrower bandwidth propagate further distance, and are less attenuated by clutter than higher frequencies with wider bandwidth. Unfortunately due to relatively narrow spectrum available these low bands can become quickly overloaded especially where similar signal strength from mid band carriers are not available. Similar coverage levels from mid band carriers are needed to resolve capacity issues (including the ability to make and receive voice calls). In order to provide similar coverage levels using the higher capacity/higher frequencies, a denser network of sites is required (network densification). Modern 4 and 5G networks are designed and intended to combine or use more than one frequency band at a time. This is called carrier aggregation which is not effective when the mid band signal is too weak or nonexistent. This means that site justification including ACL requirements must be derived from mid band capabilities. It is critical to understand the relationship between low band capacity and mid band coverage especially when reviewing the need for new suburban and rural morphology sites.

# Explanation of Reach Run Search Area



Reach Run Search Area

To resolve the coverage and capacity deficiencies previously detailed, Verizon Wireless is seeking to add one new cell facility within this area to improve wireless service capacity and coverage. By providing a new dominant signal area and offloading weak and distant traffic from **Sheldon Rd, Lansing, and Hayt Corner** with the proposed site, adequate and reliable service will be restored. The new **Reach Run** site will provide dominant and dedicated signal to the identified portions of the Town of **Lansing** and the Town of **Ulysses**. This helps to improve not only the **Reach Run** project area but will also result with significant improvements to the above mentioned overloaded sites ultimately improving community wide areas in and around the **Reach Run** project area.

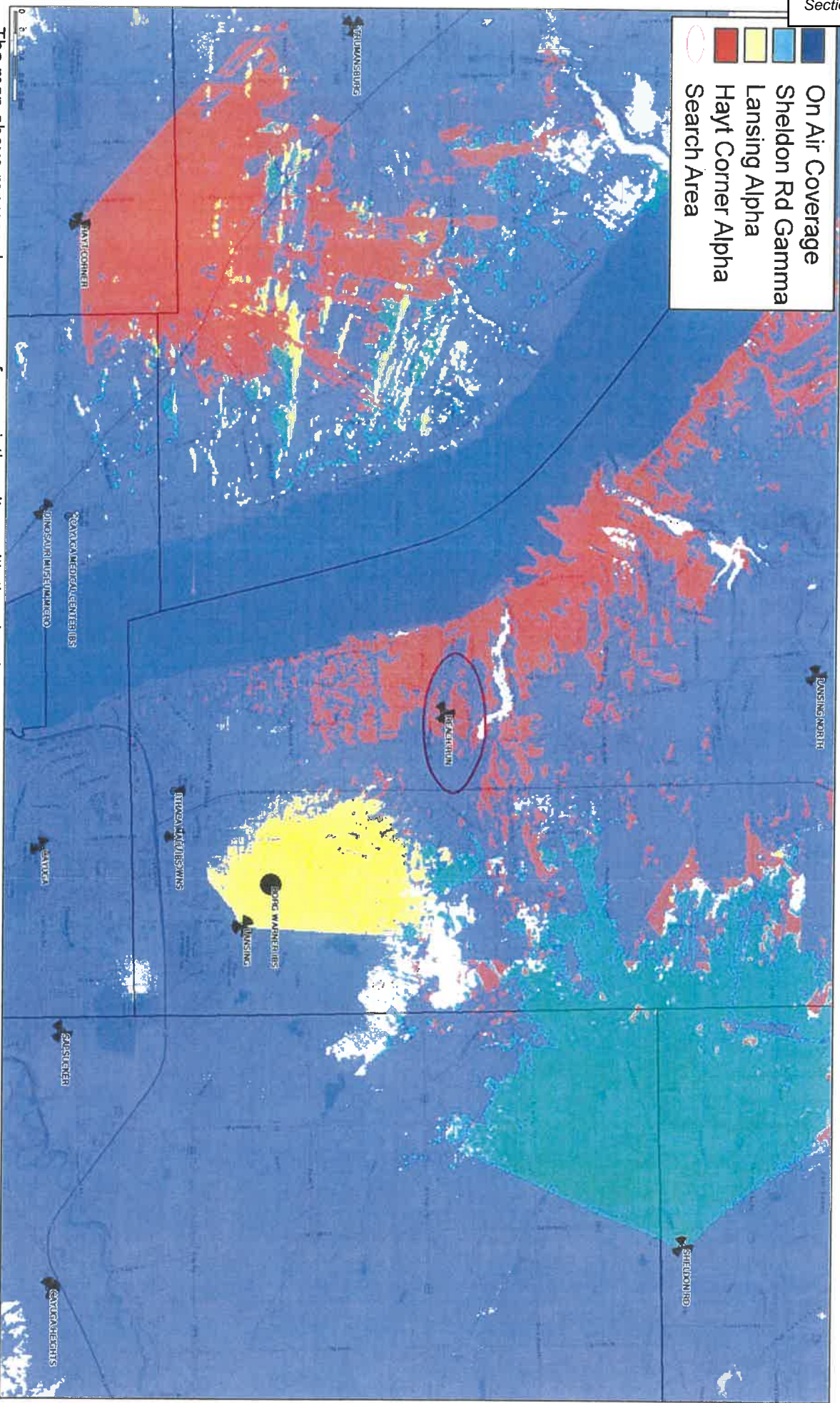
A **Search Area** is the geographical area within which a new site is targeted to solve a coverage or capacity deficiency. Three of the factors taken into consideration when defining a search area are topography, user density, and the existing network.

- **Topography** must be considered to minimize the obstacles between the proposed site and the target coverage area. For example, a site at the bottom of a ridge will not be able to cover the other side from a certain height.
- In general, the farther from a site the **User Population** is, the weaker the RF conditions are and the worse their experience is likely to be. These distant users also have an increased impact on the serving site's capacity. In the case of a multi sector site, centralized proximity is essential to allow users to be evenly distributed and allow efficient utilization of the site's resources.
- The existing **Network Conditions** also guide the design of a new site. Sites placed too close together create interference due to overlap and are an inefficient use of resources. Sites that are too tall or not properly integrated with existing sites cause interference and degrade service for existing users.
- Existing co-locatable structures inside the search area as well as within a reasonable distance of the search area are submitted by site acquisition and reviewed by RF Engineering. If possible, RF will make use of existing or nearby structures before proposing to build new towers.



# Existing Low Band (700/850MHz) Best Server -105dBm RSSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.



The map above represents coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air (Low Band) sites.









# Existing Low Band (700/850MHz) Coverage (signal strength)

This coverage map shows how weak the RF conditions are in portions of the Town of Lansing and surrounding area. Refer to slide 15 for further explanation of these color thresholds



The map above represents existing low band signal strength coverage from existing sites. Notice the large (orange coverage) areas near the proposed Reach Run site that are subject to variable coverage conditions including fading and seasonality gaps.





# Proposed Low Band (700/850MHz) Coverage (signal strength)

This coverage map shows how improved the RF conditions will be in portions of the Town of Lansing and surrounding area. Refer to slide 15 for further explanation of these color thresholds



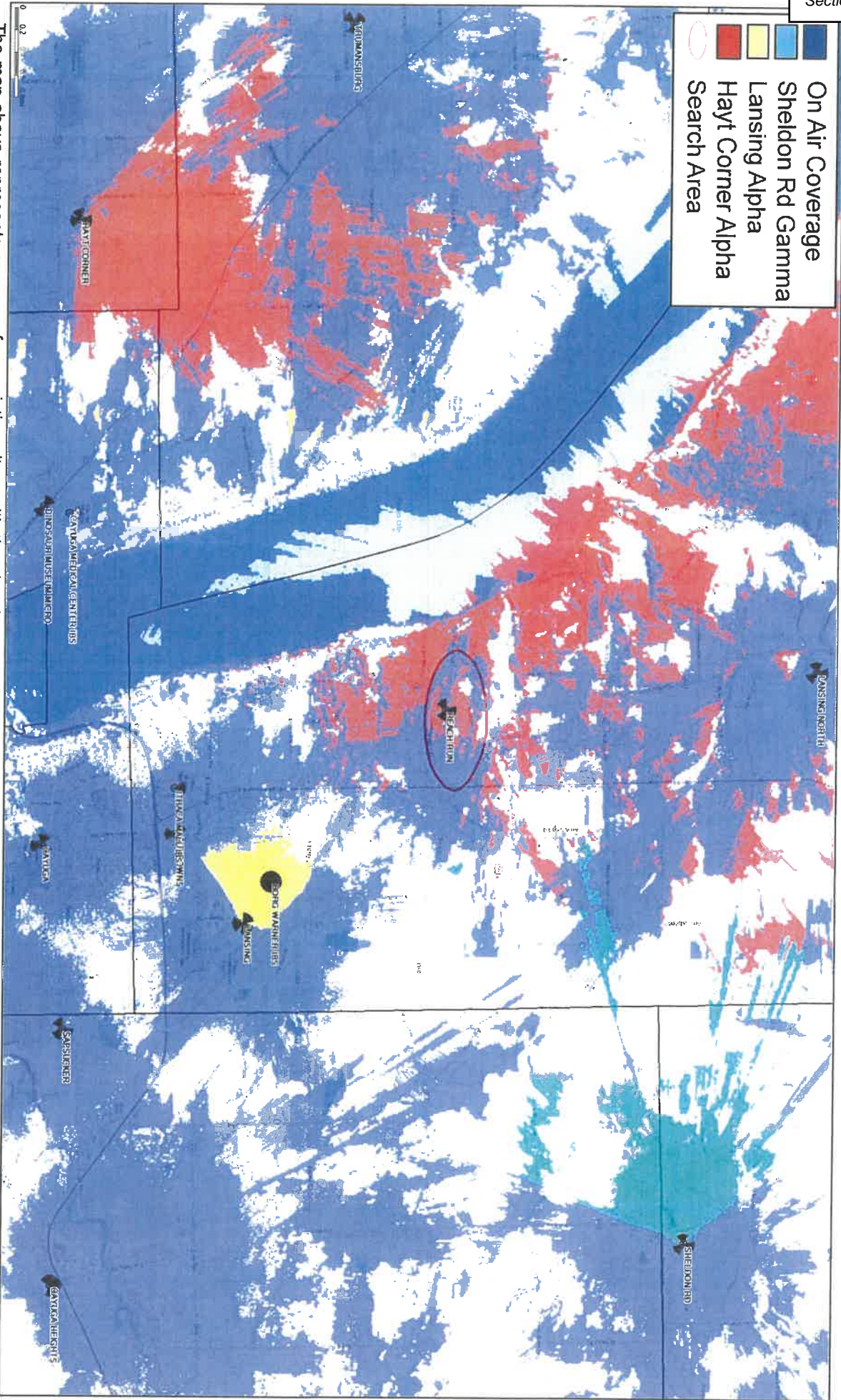
The map above adds low band of the Reach Run site to the existing signal strength. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap areas. This will help to resolve the coverage and capacity issues impacting portions of the Town of Lansing.





# Existing Mid Band (AWS/PCS/C-Band) Best Server -105dBm RSSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.



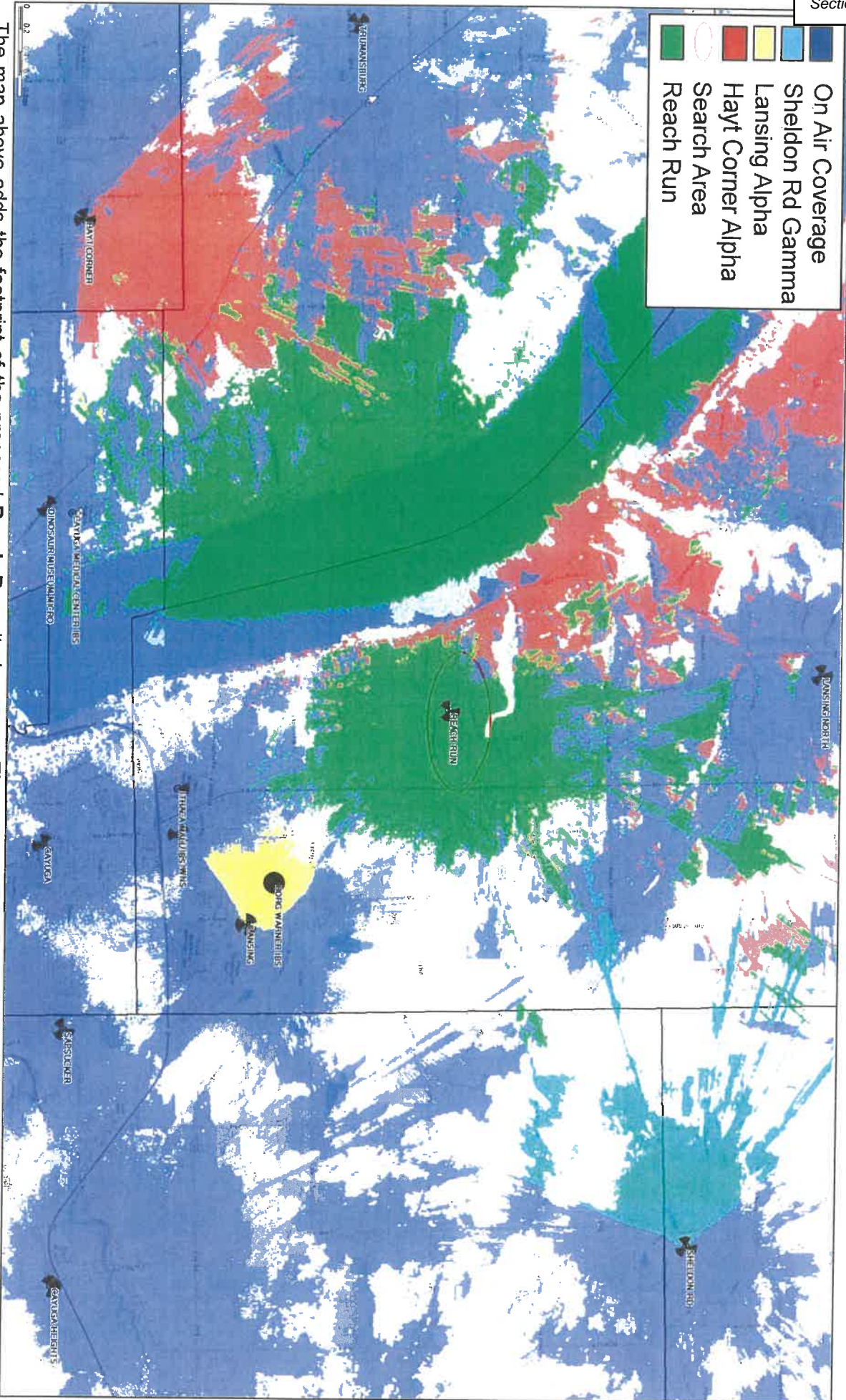
The map above represents coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air (Mid Band) sites. Notice the lack of signal or where there is signal, a dominant server throughout the Reach Run project area. This reveals several sites that are excessively stretching their mid band coverage capabilities which results with unacceptable coverage and performance.





# Proposed Mid Band (AWS/PCS/C-Band) Best Server -105dBm RSSI

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.



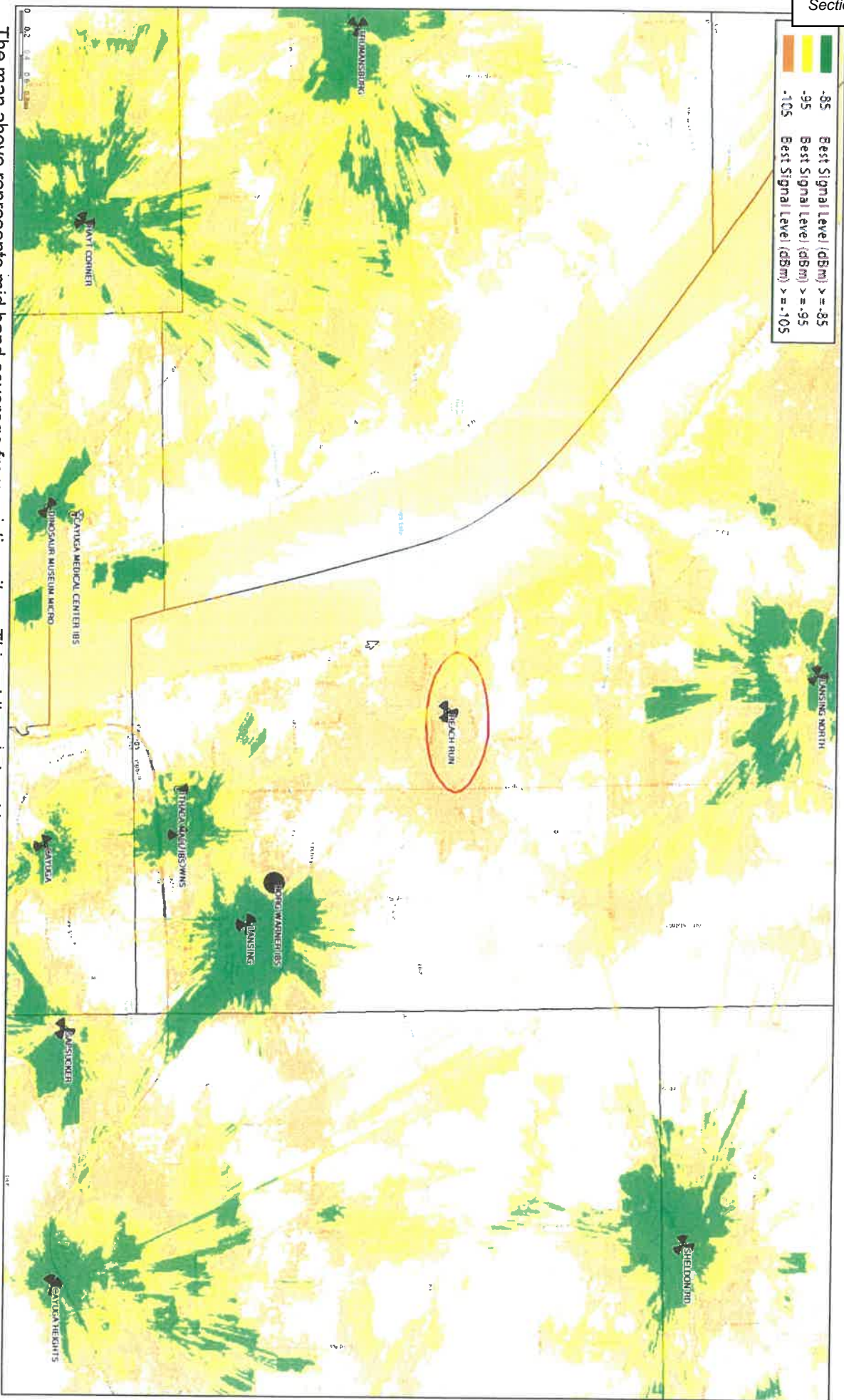
The map above adds the footprint of the proposed **Reach Run** site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the existing overloaded sectors identified in the image above.





# Existing Mid Band (AWS/PCS/C-Band) Coverage (signal strength)

This coverage map shows how weak the RF conditions are in portions of the Town of Lansing and surrounding area. Refer to slide 15 for further explanation of these color thresholds



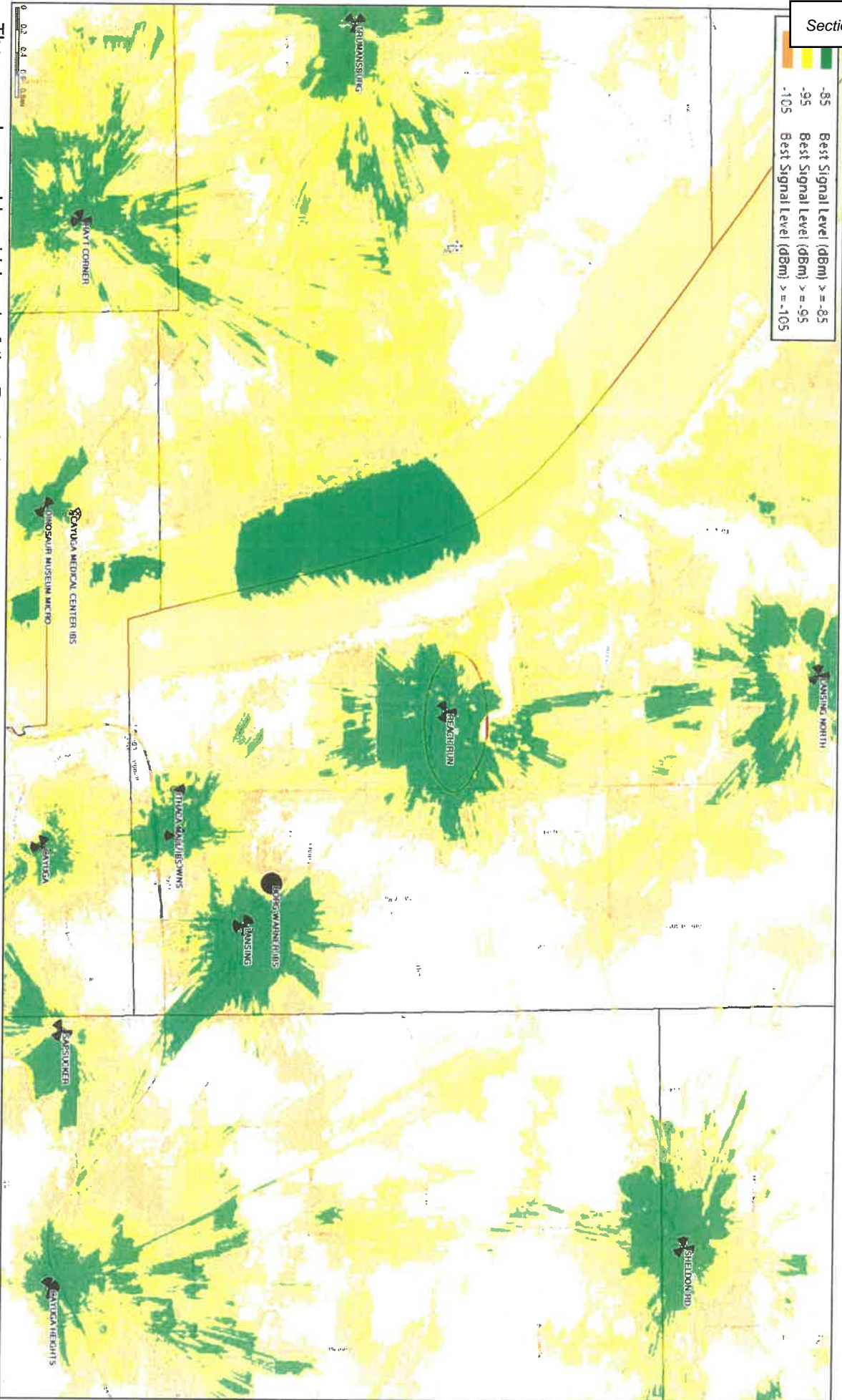
The map above represents mid band coverage from existing sites. This midband signal is very weak throughout the project area. Additional mid band network densification is required to resolve these conditions.





# Proposed Mid Band (AWS/PCS/C-Band) Coverage (signal strength)

The coverage map shows how improved the RF conditions will be in portions of the Town of Lansing and surrounding area. Refer to slide 15 for further explanation of these color thresholds



The map above adds mid band of the Reach Run site to the existing signal strength. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap areas. This will help to resolve the coverage and capacity issues impacting portions of the Town of Lansing.



# **Midband coverage plots at alternate heights (Minimum Height Justification)**



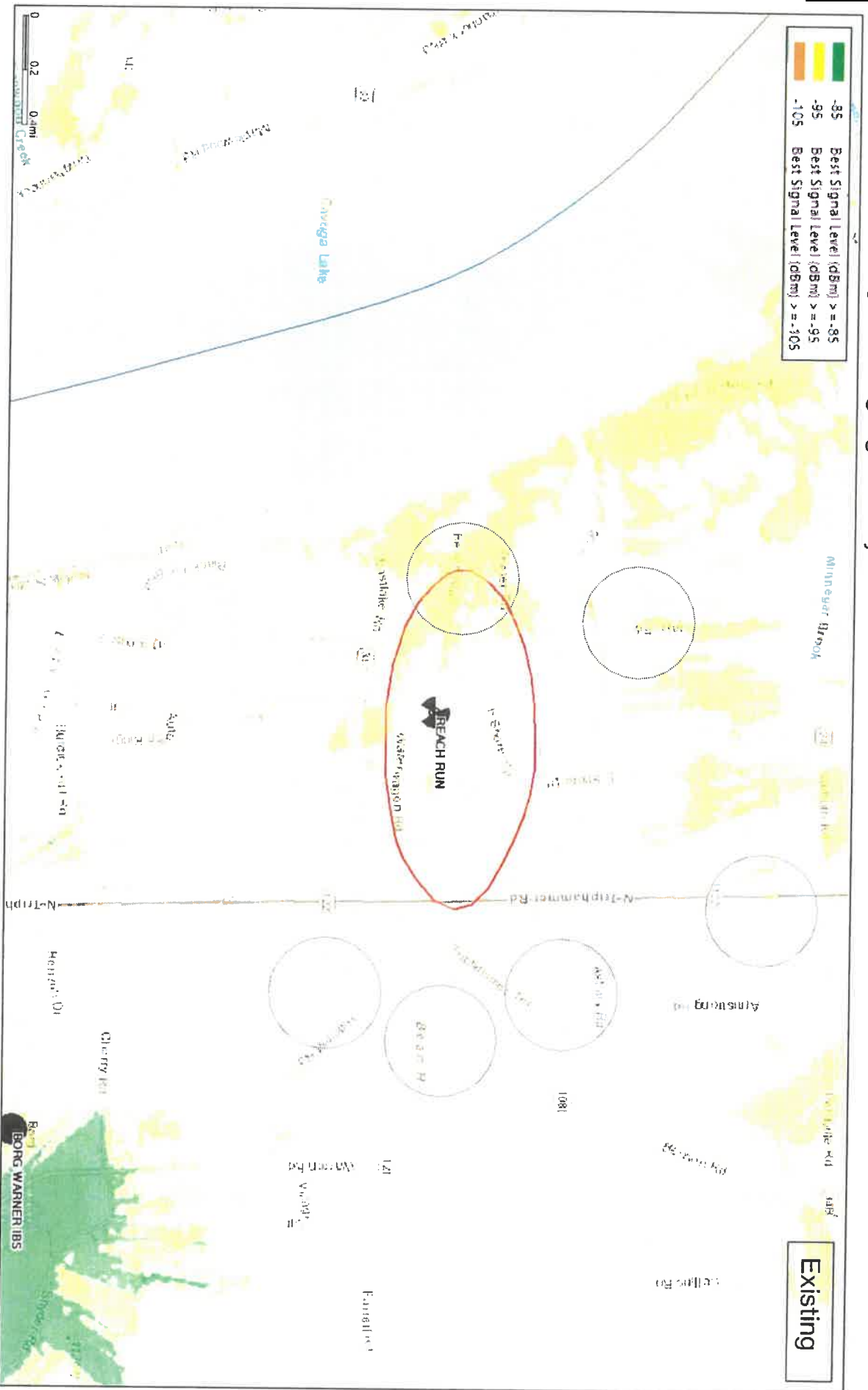


Mid band coverage is critical in the effort to balance capacity (utilization) and allow for “contained” low band sites. If adequate and reliable signal strength from mid band is not present the mobile will attach to low band only. The current low band frequencies, however, due to limits in bandwidth represent only less than ten percent (10%) of the available bandwidth licenses by Verizon Wireless. The remaining, which is more than ninety percent (90%) of bandwidth, is available from the mid-band frequencies. Too many users in this RF condition will overburden low band and cause a site to become capacity exhausted requiring additional network densification. Network densification is achieved by adding mid-band frequencies at a new dominant server/site. Areas of higher utilization are of particular importance in evaluating mid band height needs. Mid band spectrum on macro sites has proven to be a very capable resource and also includes C-Band. These frequencies roughly in the 1.9-3.8GHz range are needed throughout the Reach Run project area to relieve existing network capacity issues.

Current wireless networks continue to rely on “line of sight” technology to provide service to existing customers, the critical component necessary to service customers is establishing the proper height of the antennas to ensure that the antennas can see the service areas. As relative antenna height is increased or decreased, area (RF) clutter is either overcome allowing a site to propagate as needed or becomes obstructed causing gaps in service. The following slides display existing on-air mid band coverage + Reach Run Site at identified Antenna centerline (ACL).

# Height Justification (Mid-Band Coverage AWS/PCS/C-Band)

Zoomed in + increased signal strength granularity

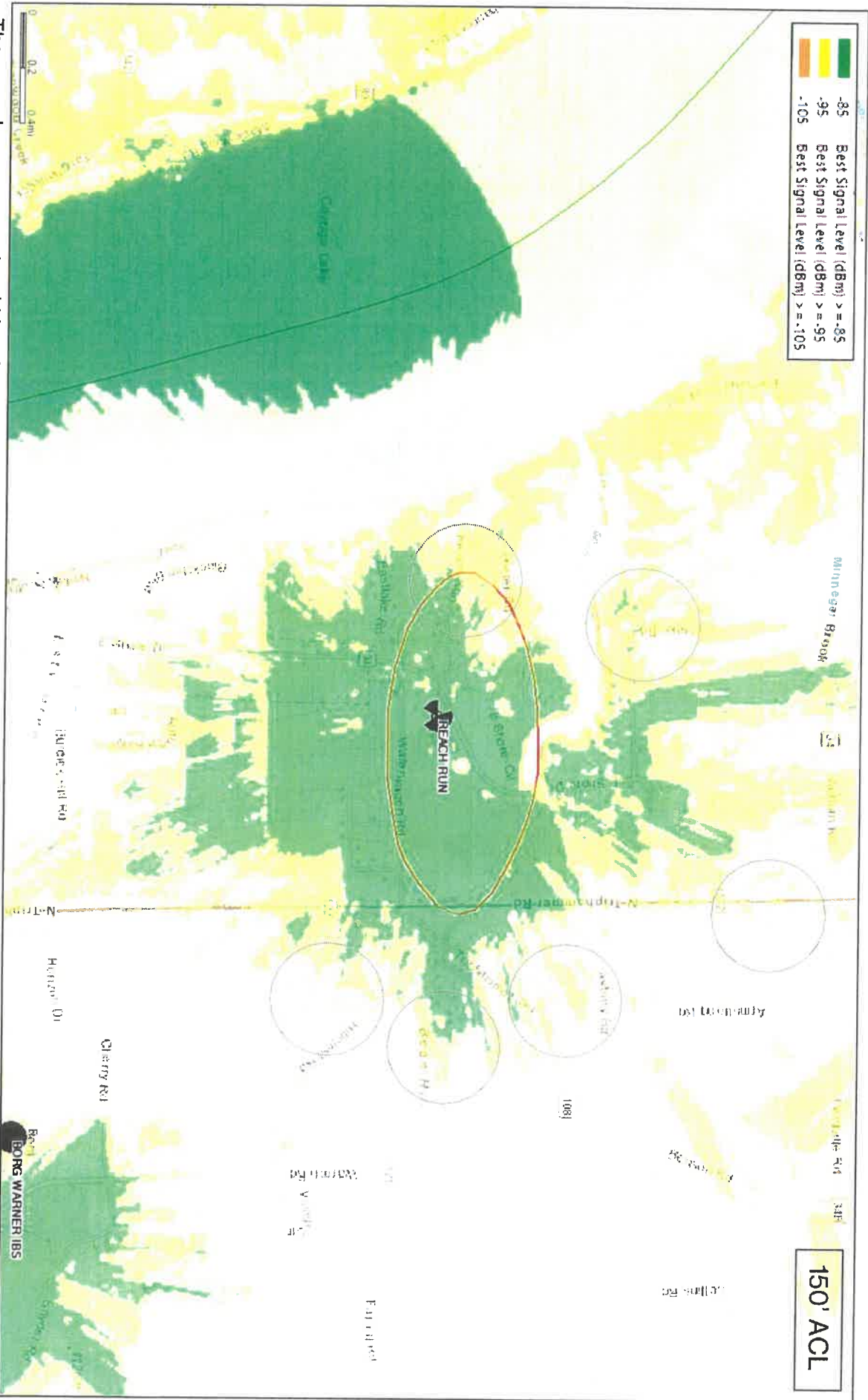


The map above represents mid band coverage from existing sites. Potential traffic areas, which are not very close to the project location and/or are located in a challenging terrain and there will be dramatic changes in mid-band coverage when the tower height is altered, are encircled for purposes of establishing minimum height justification.



# Height Justification (Mid-Band Coverage AWS/PCS/C-Band)

Zoomed in + increased signal strength granularity



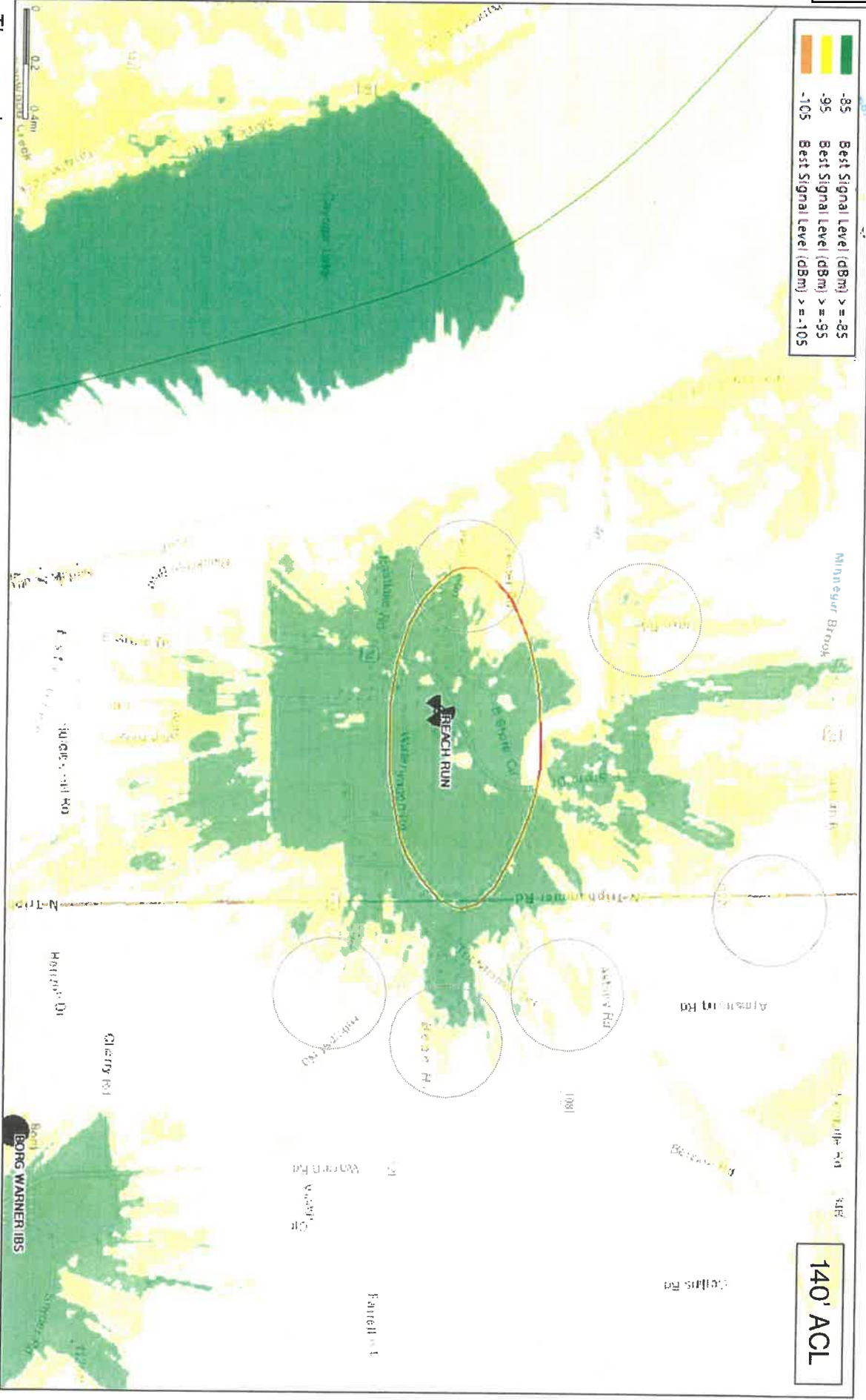
The map above represents mid band coverage from existing sites + Reach Run site at 150' Antenna Centerline (ACL) which is 10ft higher than the proposed ACL(140'). The purpose of adding mid band coverage plot at a higher ACL is to show that a higher ACL will certainly result in improve mid band coverage but the improvement is not significant enough to raise the antenna by another 10ft.





# Height Justification (Mid-Band Coverage AWS/PCS/C-Band)

Zoomed in + increased signal strength granularity



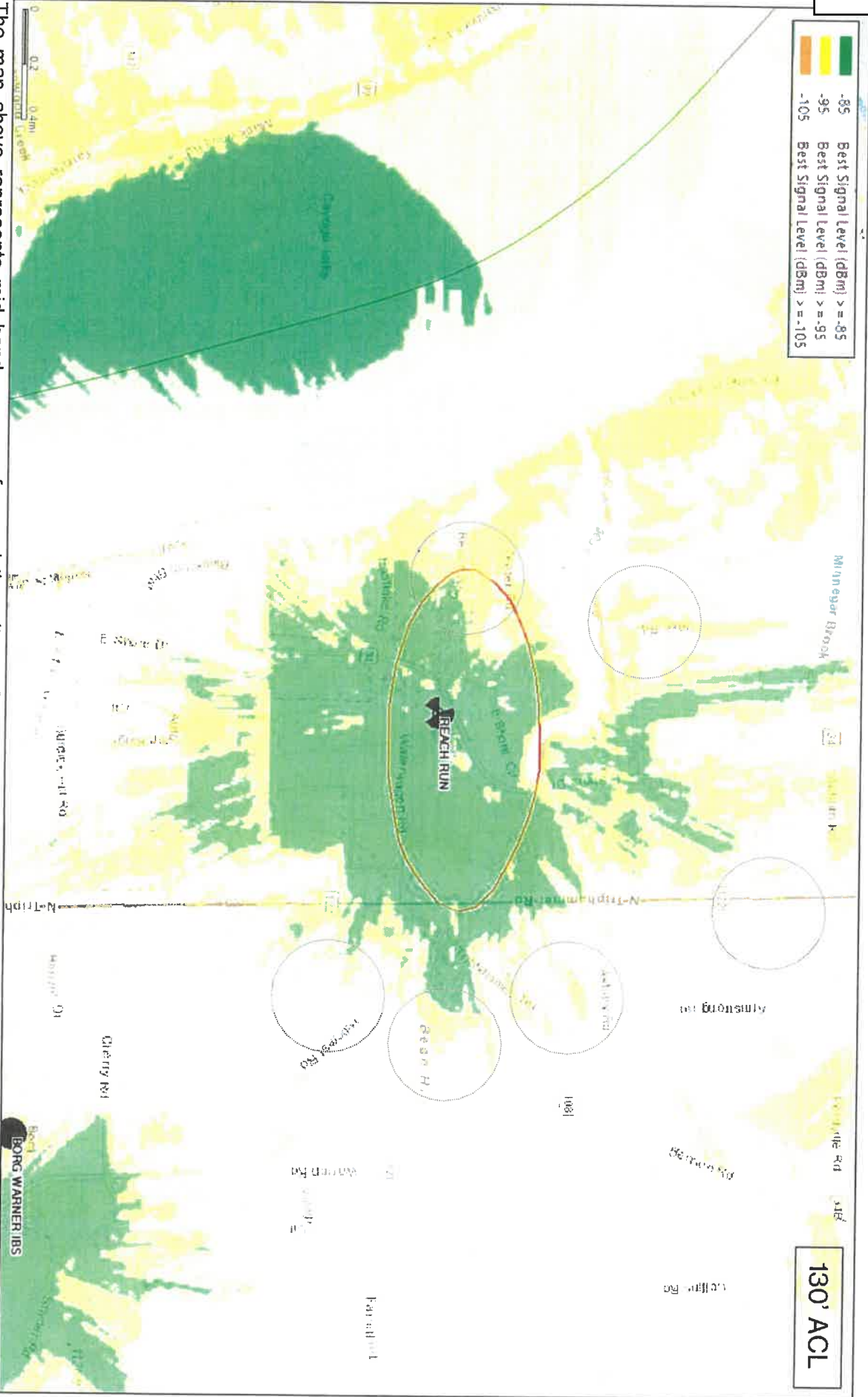
The map above represents mid band coverage from existing sites + Reach Run site at 140'ACL. Midband footprint reduced at the proposed height but it can be seen that encircled areas will still have sufficient mid band coverage.





# Height Justification (Mid-Band Coverage AWS/PCCS/C-Band)

zoomed in + increased signal strength granularity



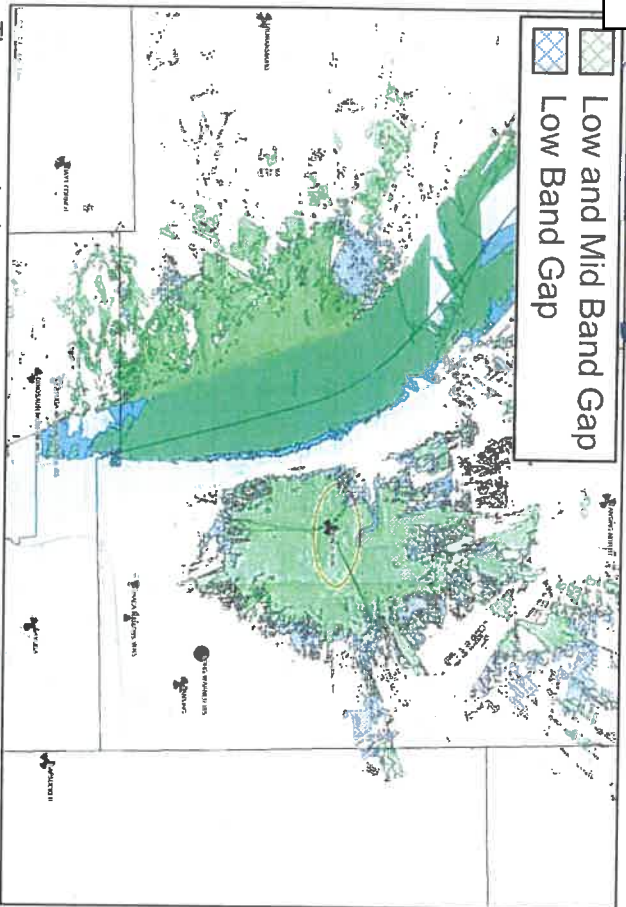
The map above represents mid band coverage from existing sites + Reach Run site at 130'ACL. Coverage capabilities below 140' ACL are significantly compromised causing gaps in coverage and capacity capability for Verizon's mid band licenses including but not limited to AWS, PCS and C-Band which vary in frequency from 1900-3700MHz. Specific areas circled above in the black dashed lines along the Hillcrest Road, Rt 122, Drake Rd, Reach Run, Asbury Rd, Triphammer Rd, all listed as primary objectives are all significantly impacted by reduction in ACL.



## Height Justification Narrative/Summary

As mentioned before, Reach Run project area is already experiencing high network utilization, primarily on low band due to lack of adequate and reliable mid band coverage in the area. Due to the high number of users in the project area, it is important to provide adequate mid band signal strength to this objective area. Verizon RF evaluated the minimum height requirement and it is our expert opinion that any height lower than 140' ACL (145' Monopole) will fail the capacity objective of the project. As shown previously, 140' ACL is not as ideal for the project as 150' would be, however it does provide acceptable coverage for the majority of the project area.

# RF Justification Summary



The proposed site resolves the substantial and significant gaps in coverage and capacity impacting the Town of Lansing. These gaps are shown above: The green shaded area represent the gaps in coverage and capacity that the proposed Reach Run site with 145' ACL will resolve.

The network was analyzed to determine whether there is sufficient **RF coverage and capacity** in the **Towns of Lansing**. It was determined that there are significant gaps in adequate LTE service for Verizon Wireless in the Low and Mid Band LTE frequencies. In addition to the coverage deficiencies, Verizon Wireless' network does not have sufficient capacity (low band or mid band) to handle the existing and projected LTE voice and data traffic in the area near and neighboring the proposed facilities ("targeted service improvement area"). Based on the need for additional coverage and capacity while considering the topography and specific area requiring service, any further addition of capacity to distant existing sites does not remedy Verizon's significant gap in reliable service. Therefore, the proposed facilities are also needed to provide "**capacity relief**" to the existing nearby Verizon Wireless sites, allowing the proposed facilities and those neighboring sites to adequately serve the existing and projected capacity demand in this area.

With the existing network configuration there are significant gaps in service which restricts Verizon Wireless customers from originating, maintaining or receiving reliable calls and network access. It is our expert opinion that the proposed site will satisfy the coverage and capacity needs of Verizon Wireless and its subscribers in these portions of the **Towns of Lansing**, and this project area. The proposed location depicted herein satisfies the identified service gaps and is proposed at the minimum height necessary for adequate and reliable service.

*Wasif Sharif*

Wasif Sharif

Engineer III – RF Design

1275 John Street, Suite 100

West Henrietta, NY 14586

Verizon Wireless





**BELL ATLANTIC MOBILE SYSTEMS LLC  
D/B/A  
VERIZON WIRELESS**

**REACH RUN SITE**

**1767 East Shore Drive  
Ithaca, New York 14850**

**SITE SELECTION ANALYSIS  
AUGUST 8, 2024**



## SITE SELECTION ANALYSIS

Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new tower, associated antennas, ground equipment, and related appurtenances, at 1767 East Shore Drive in the Town of Ithaca, Tompkins County, New York. The property is currently a 13.36 acre parcel and houses a community recreation center commonly known as "The Rink".

### 1. NEED FOR FACILITY

#### (a) Problem

The process of identifying a technologically appropriate location, as well as the need for this communications facility are as provided in the **RF SEARCH RING JUSTIFICATION**. As indicated in that report, when a Verizon Wireless Radio Frequency Engineer identifies coverage gaps in the system or sites that have or will reach data capacity exhaustion, they issue a "search area." A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage. For the most part, locations outside of the search area will fail to provide adequate service to the cell. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a cell site that will provide adequate service in the subject cell, and also work properly as part of the overall network.

#### (b) Solution

A search area was developed based on the problems identified in the **RF SEARCH RING** and are attached herein as **Attachment 1**. These are the geographical areas within which a new wireless telecommunications facility is likely to provide the required coverage (at an appropriate height). Parameters for the search area are generally along East Shore Drive (Route 34) just south of Asbury Lane and to the north of Waterwagon Road. Again, for the most part, locations outside of the search area will fail to provide adequate service to the cell while locations within are likely, but not guaranteed, to do so.

### 2. SEARCH RING ANALYSIS

#### (a) Geography & Topography

The Reah Run search area has some varying topography and is comprised of open fields and residential parcels.

#### (b) Land Use

The Search Ring is made up of predominately residentially developed and undeveloped parcels.

### 3. ZONING CONSIDERATIONS

**(a) Collocation**

Verizon Wireless routinely seeks to install its antennas and equipment on existing wireless telecommunications towers or other tall structures (“collocation”), whenever feasible. Local communities universally favor collocation because they can minimize the number of wireless telecommunications towers in an area and many municipalities even provide for a streamlined application review process. Collocation is often listed as the highest siting priority in a local municipality’s Zoning Law. In addition to the streamlined zoning application process, collocation is preferred by wireless providers because it is generally a less expensive and more efficient option, compared to construction of a new tower facility.

**(b) New Structure on Municipally-owned Property**

As its next priority, Verizon Wireless generally seeks to locate wireless telecommunication facilities on municipally-owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises. In this case, unfortunately there are not any Town of Lansing owned parcels in the area of the search area.

**(c) New Structure on Privately-owned Property**

When it is not feasible to collocate on an existing tower or tall structure, and there are no feasible municipally-owned properties in the area, Verizon Wireless must find a privately-owned site which is appropriate for and can accommodate a new wireless telecommunications structure. In doing so, the Site Acquisition Specialist attempts to identify properties in the Search Area large enough to accommodate the facility and which also meet any required area requirements such as setbacks. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, constructability, the presence of wetlands, floodplains and other contributing factors are also examined.

### 4. SEARCH RING ANALYSIS

After a comprehensive investigation of the Search Ring, no currently available towers or tall structures are available collocation in and around the Search Ring.

The Town of Lansing has the following siting preferences, listed in order of preferability (Town Code §119-3(2)(a)). Section of the code is in black and responses are in green.

- 1. Small-site locations on existing structures that are not highly visible tall structures.  
Please see the accompanying VZW RF engineer Macro versus small cell write-up.
- 2. Small-site locations on existing tall structures.  
Please see the accompanying VZW RF engineer Macro versus small cell write-up.
- 3. Co-location on existing towers or upon property with an existing tower.  
There are no existing towers in or around the Search Ring.
- 4. Siting upon highly visible tall structures.  
There are no existing tall structures in or around the Search Ring.
- 5. Siting upon tall structures.  
There a no existing tall structures in or around the Search Ring.
- 6. Siting within industrial areas and districts (IR zones).  
Per the Town of Lansing zoning map, there are no IR zones in or around the Search Ring.

Reach Run Site  
Ithaca, New York  
August 8, 2024

- 7. Siting within commercial or business areas and districts not in the Town center area (B2 zones).

Per the Town of Lansing zoning map, there are no B2 zones in or around the Search Ring.

- 8. Siting in New York State recognized agricultural districts.

Per the Cornell Institute for Resource Information Sciences (Cornell IRIS) and NYS Department of Agriculture and Markets GIS website as shown below there is only one parcel to the south the Search Ring on East Shore Drive and it is not large enough to accommodate a tower facility and meet the town setback requirements.



- 9. Siting in agricultural zones or areas (RA zones).

Per the Town of Lansing zoning map, there are no RA zones in or around the Search Ring.

- 10. Siting in mixed-use residential districts (R3 zones).

Per the Town of Lansing zoning map, there are no R3 zones in or around the Search Ring.

- 11. Siting in the Town center area properties (B1 zone and mapped surrounding areas).

Per the Town of Lansing zoning map, there are no B1 zones in or around the Search Ring.

- 12. Siting in moderate-density residential districts (R2 zones).

Per the Town of Lansing zoning map, most of the Search Ring is comprised of R2 zones.

- 13. Siting in low-density residential districts (R1 zones).

Per the Town of Lansing zoning map, the eastern portion of the Search Ring is comprised of R1 zones.

Reach Run Site  
Ithaca, New York  
August 8, 2024

Excerpt from the Town of Lansing zoning map with the Search Ring shown in blue:



Town of Lansing Zoning Map April 2023

Zoning April 2023	B2	R1	RA	Cayuga Lake
	IR	R2	AG	
	L1	R3	<all other values>	
	B1			



In addition, per the Town Code § 119-3(C) - New towers are and shall only be permitted in a RA, B2, or IR zoning districts upon the issuance of a special use permit and the granting of site plan approval by the Planning Board.

Telecommunications facilities and towers are not permitted in R1, R2, R3, L1, and B1 zoned areas per Chapter 270, Zoning, of the Town Code. These requirements are specifically intended to regulate tower placement and not to preclude or regulate wireless and cellular services in the Town. Therefore, a Use Variance from the Zoning Board of Appeals will be required for any towers not in the RA, B2, or IR zoning districts.

Lastly per –Town Code § 119-3(F)(6) - Setbacks, yardage. All telecommunications facilities shall comply with all setback, frontage, minimum lot size, yardage, and bulk requirements of the underlying zone in which situate. In the event more than one zone's regulations may apply, the more restrictive requirements shall be applied upon a standard-by-standard basis. These standards apply to all major structures of any telecommunications facilities, as well as their supporting parts and appurtenances, such as guy wires, anchors, and accessory structures. In order to safeguard the general public and adjacent properties, all towers shall be set back from all adjacent property lines a sufficient distance to contain on site substantially all ice fall or debris from any tower failures. The applicant must demonstrate a safe fall zone around the tower showing no impacts upon structures or dwellings and adequate setbacks from public highways.



The radius of the fall zone must be at least equal to the highest point of the tower, plus forty feet (40').

## 5. CANDIDATE ANALYSIS

A comprehensive investigation of the Reach Run Search Area was completed and several potential candidates were identified. The parcels are identified on **Attachment 2**. A summary of the properties located within and outside of the Search Area are detailed below.

### (A) Young (503289-37.1-6-2.2) – 1775 East Shore Drive

This parcel, 101.23 acres in size is located on the east side of East Shore Drive and also has frontage on Waterwagon Road to the south. The landowner was only interested in leasing space to Verizon Wireless for a tower facility on the north portion of the parcel just south of Asbury Road between the creek that is the parcel boundary to the north and the creek and pond that bisect the northernmost field from the rest of the parcel. This location was submitted to the RF engineer for review as a potential location for a tower facility. The owner of parcel was initially interested in leasing space to Verizon Wireless, but when we investigated the only available location on the parcel it was determined that the existing earthen bridge that crosses the creek (a designated federal wetland that feeds into Gulf Creek and then feeds into Cayuga Lake) would need to be upgraded with potential impacts to the federal wetlands, Gulf Creek and Cayuga Lake to obtain access to the only available location on the parcel, lease negotiations with the owner of the parcel were terminated.

### (B) Fish and Game (Tax Parcel ID# 503201-42.1-1-7 and 503289-42.-1-7) – 1649 East Shore Drive

These parcels, totaling 28.38 acres in size, are located on east side of East Shore Road in the Village of Lansing. This location was submitted to the RF engineer for review as a potential location for a tower facility. The landowner was initially interested in leasing space to Verizon Wireless, but after completing their review of the available candidates, the Verizon Wireless RF engineer concluded that this location would not be adequate as this location would have not adequately covered the intended coverage area. As such, lease negotiations with the landowner were terminated.

### (C) Butler #1 (Tax Parcel ID# 503289-42.-1-29) – No Number East Shore Drive

This parcel, 40.91 acres in size, is located on the west side of East Shore Drive. The landowner was only interested in leasing space to Verizon Wireless for a tower facility on the eastern portion of the parcel closest to East Shore Drive. This location was submitted to the RF engineer for review as a potential location for a tower facility. The landowner was initially interested in leasing space to Verizon Wireless, but after completing their review of the available candidates, the Verizon Wireless RF engineer concluded that this location would not be adequate as this location would have not adequately covered the intended coverage area. As such, lease negotiations with the landowner were terminated.

### (D) Butler #2 (Tax Parcel ID# 503289-42.-1-40) – No Number East Shore Drive

This parcel, 148.04 acres in size, is located on the east side of East Shore Drive but has its frontage on North Triphammer Road. The landowner was only interested in leasing space to Verizon Wireless for a tower facility on the eastern portion of the parcel closest to North Triphammer Road. This location was submitted to the RF engineer for review as a potential location for a tower facility. The landowner was initially interested in leasing space to Verizon Wireless, but after completing their review of the available candidates, the Verizon Wireless RF

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engineer concluded that this location would not be adequate as this location would have not adequately covered the intended coverage area. As such, lease negotiations with the landowner were terminated.

**(E) Community Recreational Center – “The Rink” (Tax Parcel ID# 503289-37.1-6-9) – 1767 East Shore Drive**

This parcel, 13.19 acres in size, is located on the east side of East Shore Drive. This parcel and proposed tower location is within the search area and has proved to be the best location from a topography and terrain perspective. The chosen location on the property also offers some natural screening of the base of the tower facility from view from neighboring parcels to the north, south and west, and a 145’ tower plus a 4’ lightning rod in the proposed tower location meets the town setback requirement of the height of the tower plus 40’ and the proposed tower location would be 195’ from the adjacent parcels to the south and west. As further detailed in the RF review and analysis document - “Engineering Necessity Case – Reach Run” this location adequately solves the issues that the Verizon Wireless network is currently experiencing in the area.

All the parcels with red stars on them on **Attachment 2** were either reviewed and a tower on the parcel could not meet the Town of Lansing setback requirements or they were contacted via certified letter and either did not respond to the certified letter with interest in pursuing a tower facility on their parcel or did respond to letter to let me know they were not interested in pursuing a tower facility on their respective parcel. The remaining parcels were reviewed but are simply too small to accommodate a tower facility and meet the Town of Lansing setback requirements.

**6. CONCLUSION**

Based on the requirements of the Town of Lansing town code, the existing conditions and land use, and the reasons identified above, as well as the results of RF review and analysis, we believe the Community Recreational Center – “The Rink” is the best location for the proposed facility.

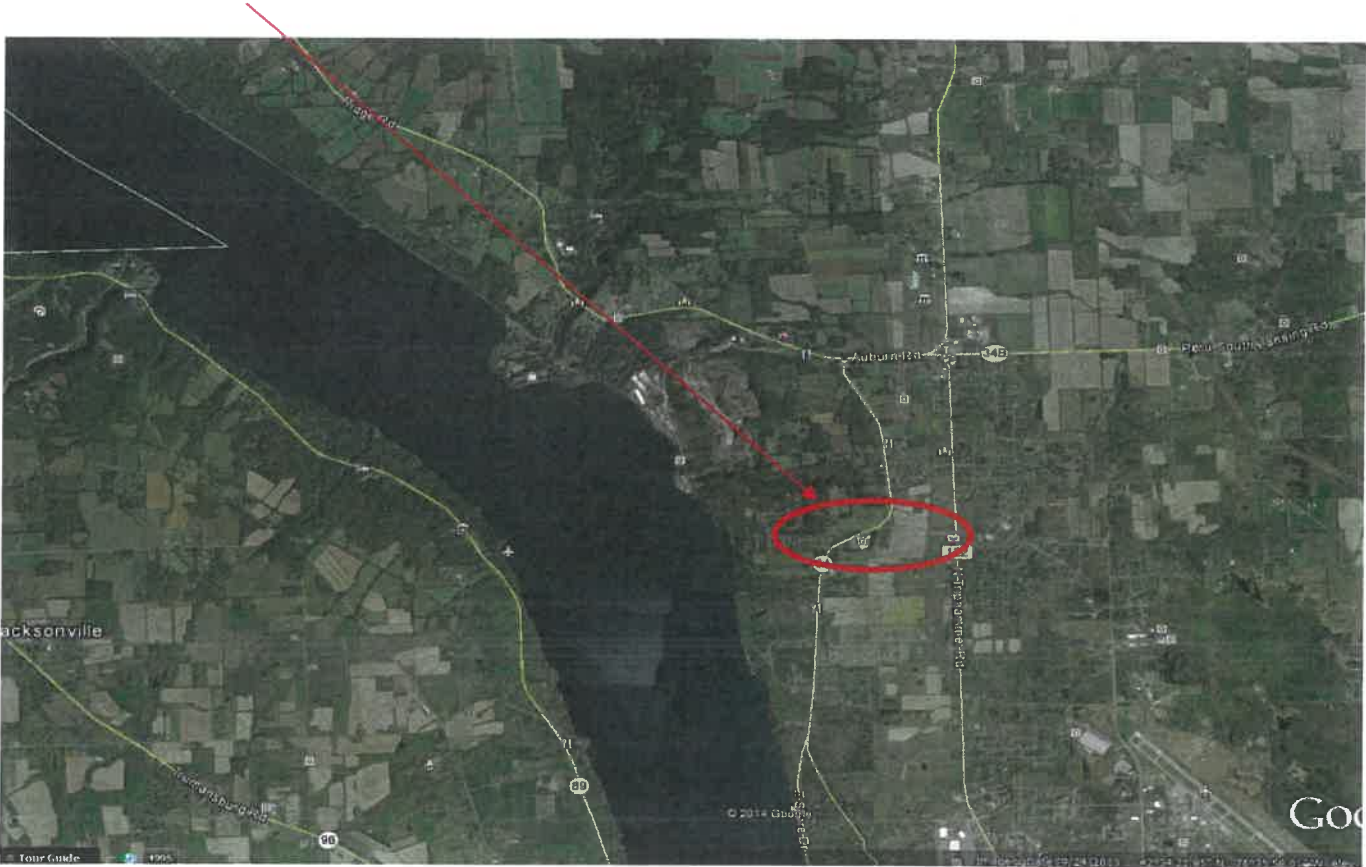
Prepared by:

*Brett Morgan*

Brett Morgan  
Airosmith Development  
Consultant to Verizon Wireless

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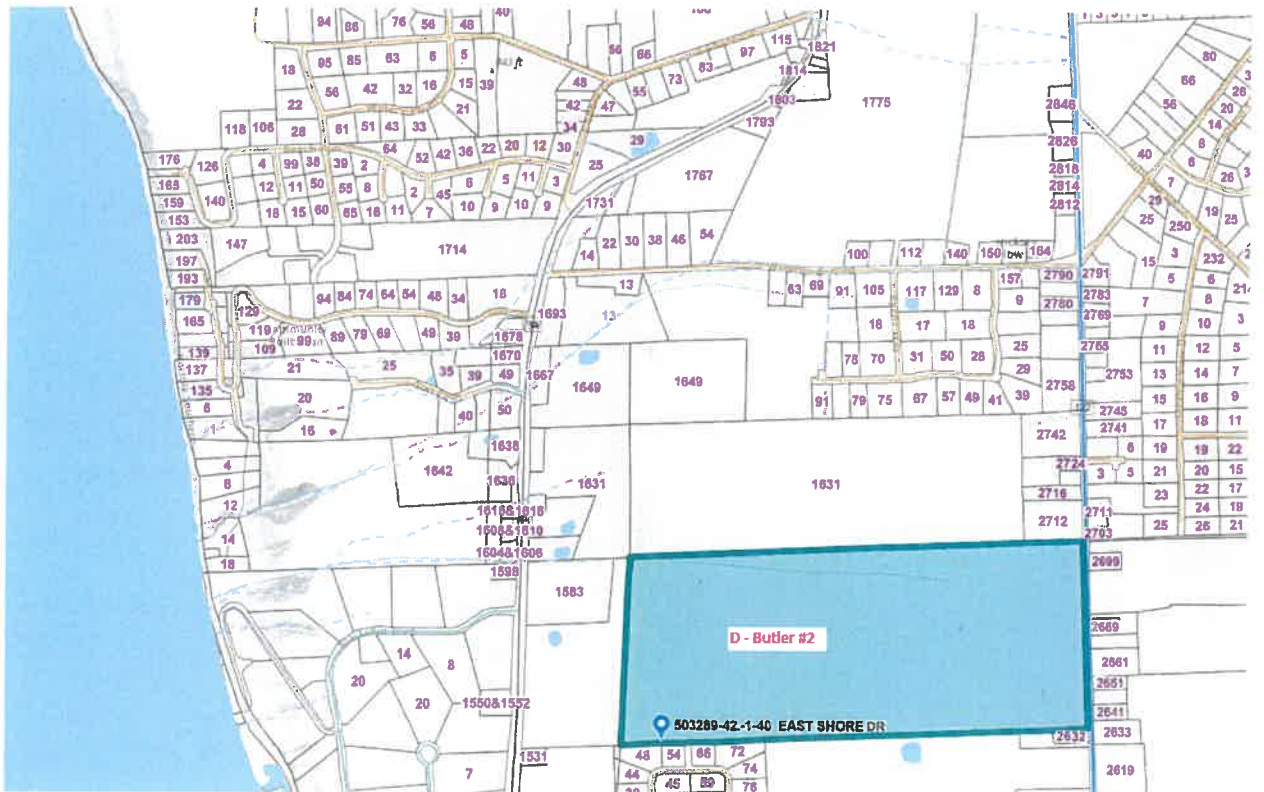
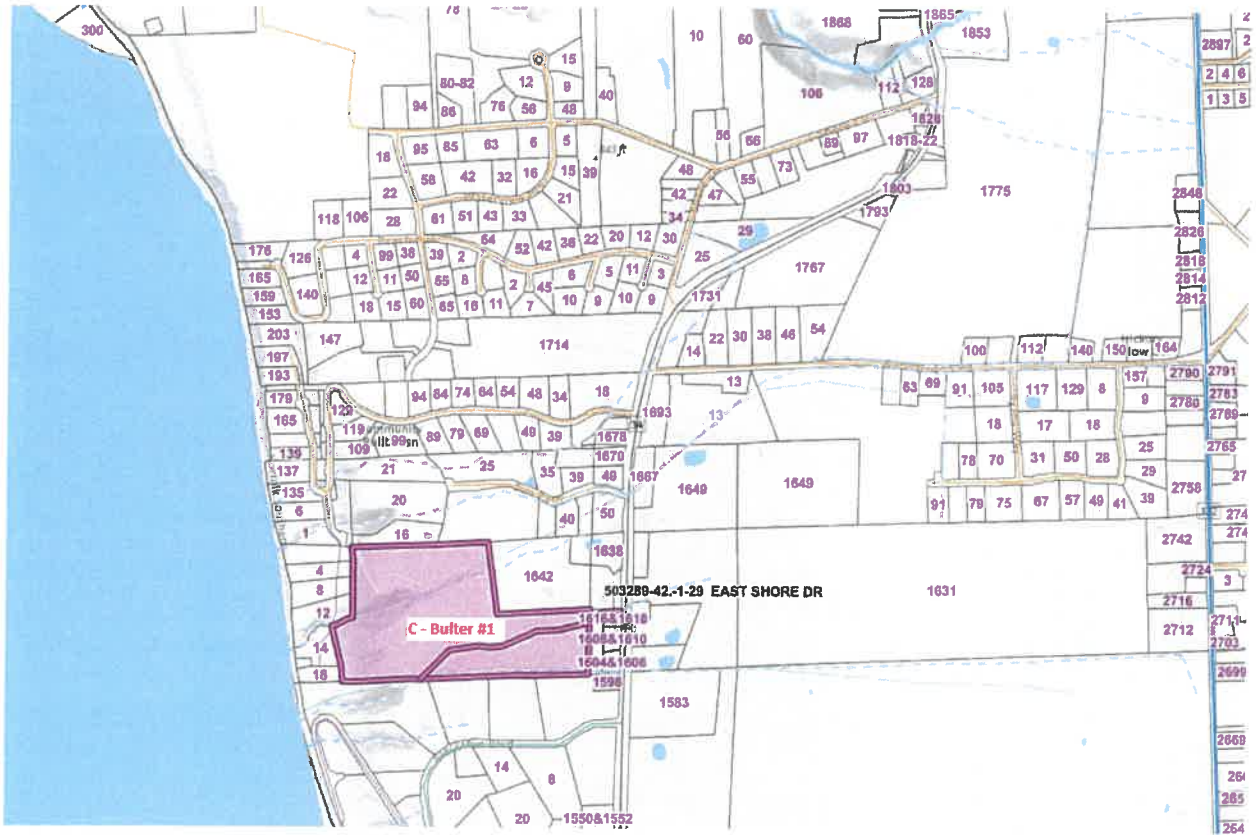
# ATTACHMENT 1 VERIZON WIRELESS REACH RUN SEARCH RING







Reach Run Site  
Ithaca, New York  
August 8, 2024



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

Section 3, Item a.

**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>B. Government Approvals, Funding, or Sponsorship.</b> (“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**

<b>C.1. Planning and zoning actions.</b>	
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"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?  Yes  No  
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 (CO<sub>2</sub>)
    - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
    - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
    - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
    - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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:
  - Monday - Friday: \_\_\_\_\_ 7am - 6pm
  - Saturday: \_\_\_\_\_ 7am - 6pm
  - Sunday: \_\_\_\_\_ N/A
  - Holidays: \_\_\_\_\_ N/A
- ii. During Operations:
  - Monday - Friday: \_\_\_\_\_ 24 Hours
  - Saturday: \_\_\_\_\_ 24 Hours
  - Sunday: \_\_\_\_\_ 24 Hours
  - 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:

During construction

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?  Yes  No

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 Covertype	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-Ilion 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: \_\_\_\_\_

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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.

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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 6NYCRR 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**

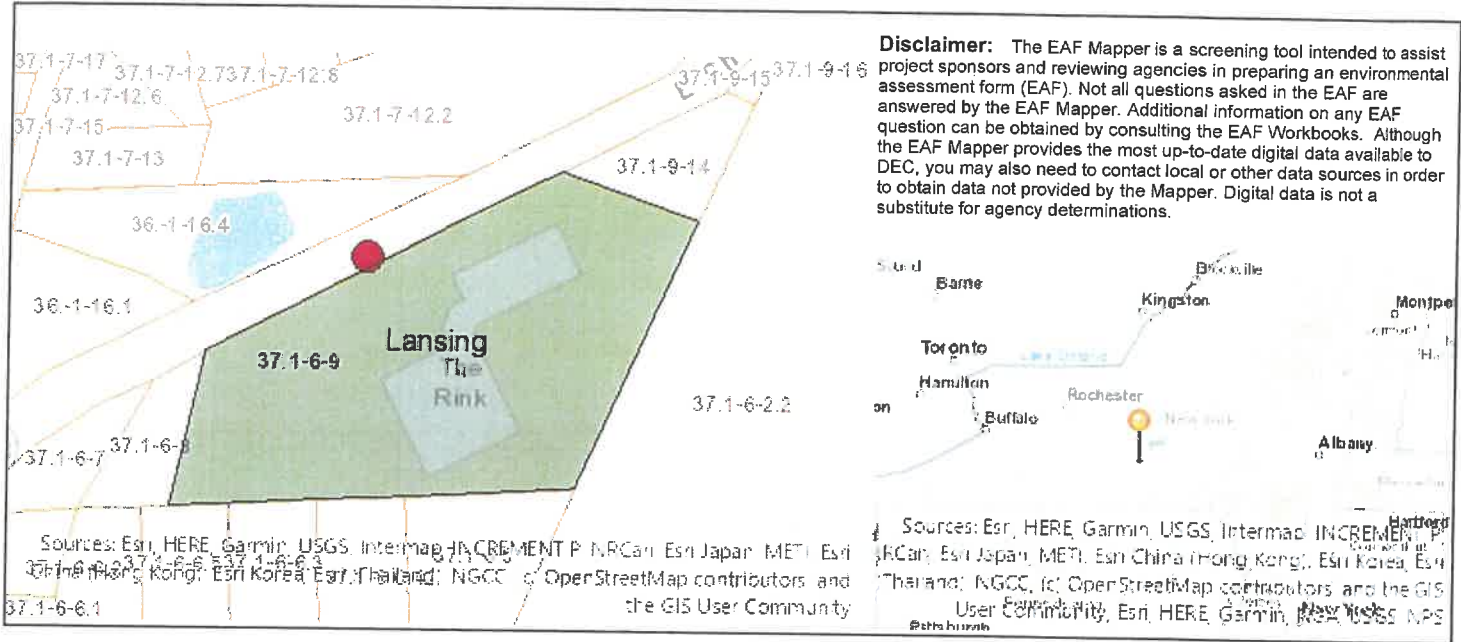
I certify that the information provided is true to the best of my knowledge.

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

Signature  Title Project Engineer-Costich Engineering, DPC

# EAF Mapper Summary Report

Thursday, April 4, 2024 3:02 PM



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
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



SITE NAME: Reach Run  
MDG Location Id: 5000007341  
ATTY/DATE: NP/ February 2024

**LAND LEASE AGREEMENT**

This Land Lease Agreement (the "Agreement") is made by and between Community Recreational Center, Inc., with an address of 1767 East Shore Drive, Ithaca, New York 14850 ("LESSOR") and Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless with an address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

**WITNESSETH**

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. **GRANT.** LESSOR hereby grants to LESSEE the right to install, maintain, replace, add and operate communications equipment ("Use") upon a portion of that real property owned, leased or controlled by LESSOR located at 1767 East Shore Drive in the Town of Lansing, Tompkins County, New York, Tax Map No. 37.1-6-9 (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The "Premises" is approximately 10,000 square feet and is shown in detail on Exhibit "B" attached hereto and made a part hereof. LESSEE may survey the Premises. Upon completion, the survey shall replace Exhibit "B" in its entirety.

2. **INITIAL TERM.** This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for 5 years beginning on the first day of the month after LESSEE begins installation of LESSEE's communications equipment on the Premises (the "Commencement Date") and will be acknowledged by the Parties in writing, including electronic mail.

3. **EXTENSIONS.** The initial term of this Agreement shall automatically be extended for 4 additional 5-year terms unless LESSEE gives LESSOR written notice of its intent to terminate at least three (3) months prior to the end of the then current extension term. The initial term and any extension terms shall be collectively referred to herein as the "Term".

4. **RENTAL.**

a. Rental payments shall begin on the Commencement Date and be due at a total annual rental of [REDACTED] to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment due date by notice given in accordance with Paragraph 19 below. The initial rental payment shall be delivered by LESSEE no later than 90 days after the Commencement Date. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE. Each year during the Term, as of the anniversary of the Commencement Date, annual rent shall increase by 2% over the rent for the immediately preceding year.

b. For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; (iii) LESSEE's payment direction form, and (iv) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE shall have no obligation to deliver rental payments

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until the requested documentation has been received by LESSEE. Upon receipt of the requested documentation, LESSEE shall deliver the accrued rental payments as directed by LESSOR.

5. ACCESS/UTILITIES. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a 20 foot wide right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement and an additional 10 foot wide utility easement shown on Exhibit "B" for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services as deemed necessary or appropriate by LESSEE for the operation of its communications equipment. In the event it is necessary, LESSOR agrees to grant LESSEE or the service provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR. In the event of any power interruption at the Premises, LESSEE shall be permitted to install, maintain and/or provide access to and use of a temporary power source to be located on the Property, including related equipment and appurtenances, such as conduits connecting the temporary power source to the Premises. The Easement and any other easements granted herein terminate upon expiration or termination of this Agreement.

6. CONDITION OF PROPERTY. LESSOR shall deliver the Premises to LESSEE in a condition ready for LESSEE's Use and clean and free of debris. LESSOR represents and warrants to LESSEE that as of the Effective Date, the Property is (a) in compliance with all Laws; and (b) in compliance with all EH&S Laws (as defined in Paragraph 24).

7. IMPROVEMENTS. The communications equipment including, without limitation, the tower structure, antennas, conduits, fencing and other screening, and other improvements shall be at LESSEE's expense and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add to or otherwise modify its communications equipment, tower structure, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, at no additional cost to LESSEE, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit. LESSEE shall only be required to obtain LESSOR consent for modifications that increase LESSEE's Premises. LESSOR shall respond in writing to any LESSEE consent request within 30 days of receipt or LESSOR's consent shall be deemed granted, provided, any material modifications to the Premises shall be memorialized by the Parties in writing. LESSOR is not entitled to a rent increase associated with any LESSEE modification unless it is increasing its Premises, in which case, any rent increase shall be proportionate to the additional ground space included in the Premises.

8. GOVERNMENT APPROVALS. LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as a satisfactory soil boring test, environmental studies, or any other due diligence LESSEE chooses that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain and maintain any Government Approvals. Notwithstanding anything contained herein to the contrary, LESSOR hereby agrees to allow LESSEE to install any RF frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws.

9. TERMINATION. LESSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LESSOR in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LESSEE determines that

SITE NAME: Reach Run  
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such Government Approvals may not be obtained in a timely manner; (iv) LESSEE determines any structural analysis is unsatisfactory; (v) LESSEE, in its sole discretion, determines the Use of the Premises is obsolete or unnecessary; (vi) with 3 months prior notice to LESSOR, upon the annual anniversary of the Commencement Date; or (vii) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion.

10. INDEMNIFICATION. Subject to Paragraph 11, each Party and/or any successor and/or assignees thereof, shall indemnify and hold harmless the other Party, and/or any successors and/or assignees thereof, against (i) all claims of liability or loss from bodily injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents, and (ii) reasonable attorney's fees, expense, and defense costs incurred by the indemnified Party. The indemnified Party will provide the indemnifying Party with prompt, written notice of any claim that is subject to the indemnification obligations in this paragraph. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of such claim. The indemnifying Party shall defend any indemnified Party, at the indemnified Party's request, against any claim with counsel reasonably satisfactory to the indemnified Party. The indemnifying Party shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of each indemnified Party and without an unconditional release of all claims by each claimant or plaintiff in favor of each indemnified Party. All indemnification obligations shall survive the termination or expiration of this Agreement.

11. INSURANCE. The Parties agree to maintain during the term of this Agreement the following insurance policies:

- a. Commercial general liability in the amount of \$1,000,000.00 per occurrence for bodily injury and property damage and \$3,000,000.00 in the annual aggregate. Each party shall be included as an additional insured as their interest may appear under this Agreement on the other party's insurance policy.
- b. "All-Risk" property insurance on a replacement cost basis insuring their respective property with no coinsurance requirement. Where legally permissible, each party agrees to waive subrogation against the other party and to ensure said waiver is recognized by the insurance policies insuring the property.

12. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 10 and 23, a violation of Paragraph 26, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

13. INTERFERENCE.

- a. LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then-existing communications equipment of LESSEE.

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b. Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE'S Network Management Center (at (800) 264-6620) or to LESSOR at (607- 277-7465), the interfering party shall or shall require any other-user to reduce power or cease operations of the interfering equipment until the interference is cured.

c. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. Within 90 days of the expiration or earlier termination of the Agreement, LESSEE shall remove LESSEE's communications equipment (except footings and foundations) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws.

15. RIGHT OF FIRST REFUSAL. If at any time after the Effective Date, LESSOR receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Property or any portion thereof or to acquire any interest in this Agreement, or an option for any of the foregoing, LESSOR shall provide written notice to LESSEE of said offer ("LESSOR's Notice"). LESSOR's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Property and/or this Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LESSOR by the third party offeror. LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If LESSEE fails to provide written notice to LESSOR that LESSEE intends to meet such bona fide offer within 30 days after receipt of LESSOR's Notice, LESSOR may proceed with the proposed transaction in accordance with the terms and conditions of such third party offer, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this Paragraph shall survive any such conveyance to a third party. If LESSEE provides LESSOR with notice of LESSEE's intention to meet the third party offer within 30 days after receipt of LESSOR's Notice, then if LESSOR's Notice describes a transaction involving greater space than the Premises, LESSEE may elect to proceed with a transaction covering only the Premises and the purchase price shall be prorated on a square footage basis. Further, LESSOR acknowledges and agrees that if LESSEE exercises this right of first refusal, LESSEE may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third party offer. LESSEE may elect to amend this Agreement to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Premises

16. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party



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agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

17. **LESSOR'S TITLE.** LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easements, restrictions or other impediments of title that will adversely affect LESSEE's Use.

18. **ASSIGNMENT.** Without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. LESSEE may assign this Agreement to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LESSOR. Additionally, this Agreement may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to any company whose primary business is developing, constructing, owning and operating communications facilities for use by LESSEE and/or other third-parties and in the event of any such assignment and the subsequent subleasing of space to LESSEE, LESSOR acknowledges and agrees that no sublease fee as described therein shall be due and payable from LESSEE for such sublease. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LESSEE may sublet the Premises in LESSEE's sole discretion.

19. **NOTICE.** Except for notices permitted via telephone in accordance with Paragraph 13, or via electronic mail in accordance with Paragraph 2, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Community Recreational Center, Inc.  
1767 East Shore Drive  
Ithaca, New York 14850

LESSEE: Bell Atlantic Mobile Systems LLC  
d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, New Jersey 07921  
Attention: Network Real Estate

With a copy to: Basking Ridge Mail Hub  
Attn: Legal Intake  
One Verizon Way  
Basking Ridge, NJ 07920

SITE NAME: Reach Run  
 MDG Location Id: 6000007341  
 ATTY/DATE: NP/ February 2024

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

20. SUBORDINATION AND NON-DISTURBANCE. Within 15 days of the Effective Date, LESSOR shall obtain a Non-Disturbance Agreement (as defined below) and any required consent from existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's rights under this Agreement. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will honor all of the terms of the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

21. DEFAULT. It is a "Default" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LESSOR fails to comply with this Agreement and the failure interferes with LESSEE's Use and LESSOR does not remedy the failure within 5 days after written notice from LESSEE or, if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set forth in this Paragraph 21 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 13 of this Agreement.

22. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon receipt of an itemized invoice. If LESSEE undertakes any such performance on LESSOR's behalf and LESSOR does not pay LESSEE the full undisputed amount within 30 days of its receipt of an itemized invoice setting forth the amount due,

SITE NAME: Reach Run  
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LESSEE may offset the full undisputed amount due against all fees due and owing to LESSOR under this Agreement until the full undisputed amount is fully reimbursed to LESSEE.

23. ENVIRONMENTAL. LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety (“EH&S Laws”). LESSEE shall indemnify and hold harmless the LESSOR from claims to the extent resulting from LESSEE’s violation of any applicable EH&S Laws or to the extent that LESSEE causes a release of any regulated substance to the environment. LESSOR shall indemnify and hold harmless LESSEE from all claims resulting from the violation of any applicable EH&S Laws or a release of any regulated substance to the environment except to the extent resulting from the activities of LESSEE. The Parties recognize that LESSEE is only leasing a small portion of the Property and that LESSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LESSEE’s specific activities and responsibilities. In the event that LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location or, if LESSEE desires to remove at its own cost all or some the hazardous substances or materials (such as soil) containing those hazardous substances, LESSOR agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances.

24. CASUALTY. If a fire or other casualty damages the Property or the Premises and impairs LESSEE’s Use, rent shall abate until LESSEE’S Use is restored. If LESSEE’s Use is not restored within 45 days, LESSEE may terminate this Agreement.

25. CONDEMNATION. If a condemnation of any portion of the Property or Premises impairs LESSEE’s Use, LESSEE may terminate this Agreement. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LESSEE’s communications equipment, relocation costs and, specifically excluding loss of LESSEE’s leasehold interest, any other damages LESSEE may incur as a result of any such condemnation.

26. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively “Laws”). LESSEE shall, in respect to the condition of the Premises and at LESSEE’s sole cost and expense, comply with (i) all Laws relating solely to LESSEE’s specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR’s obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

27. TAXES. If LESSOR is required by law to collect any federal, state, or local tax, fee, or other governmental imposition (each, a “Tax”) from LESSEE with respect to the transactions contemplated by this Agreement, then LESSOR shall bill such Tax to LESSEE in the manner and for the amount required by law, LESSEE shall promptly pay such billed amount of Tax to LESSOR, and LESSOR shall remit such Tax to the appropriate tax authorities as required by law; provided, however, that LESSOR shall not bill to or otherwise attempt to collect from LESSEE any Tax with respect to which LESSEE has provided LESSOR with an exemption certificate or other reasonable basis for relieving LESSOR of its responsibility to collect such tax from LESSEE. Except as provided in this Paragraph 27, LESSOR shall bear the costs of all Taxes that are assessed against or are otherwise the legal responsibility of LESSOR with respect to

SITE NAME: Reach Run  
MDG Location Id: 5000007341  
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itself, its property, and the transactions contemplated by this Agreement. LESSEE shall be responsible for all Taxes that are assessed against or are otherwise the legal responsibility of LESSEE with respect to itself, its property, and the transactions contemplated by this Agreement. Notwithstanding anything to the contrary contained herein, if the Property assessment includes amounts specifically attributable to LESSEE’s communications equipment (collectively, “Communications Equipment Assessment”), LESSEE shall be responsible for payment of real estate taxes based on the Communications Equipment Assessment; provided the Parties receive a courtesy split of the real estate tax bill by the appropriate Government Entity so that LESSEE will receive its own real estate tax bill(s) which LESSEE will pay directly to the appropriate Governmental Entity(ies).

28. NON-DISCLOSURE. The Parties agree that this Agreement and any information exchanged between the Parties regarding the Agreement are confidential. The Parties agree not to provide copies of this Agreement or any other confidential information to any third party without the prior written consent of the other or as required by law. If a disclosure is required by law, prior to disclosure, the Party shall notify the other Party and cooperate to take lawful steps to resist, narrow, or eliminate the need for that disclosure.

29. INTENTIONALLY OMITTED.

30. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LESSOR and the LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LESSOR or the LESSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. This Agreement may be executed in counterparts, including written and electronic forms. All executed counterparts shall constitute one Agreement, and each counterpart shall be deemed an original.

[Signature page follows]



SITE NAME: Reach Run  
MDG Location Id: 5000007341  
ATTY/DATE: NP/ February 2024

IN WITNESS WHEREOF, this Agreement is entered into by the Parties as of the Effective Date.

**LESSOR:**

Community Recreational Center, Inc.

By: *Andy Smith*

Name: *ANDREW SCIPARONE*

Its: *Treasurer*

Date: *2/23/24*

**LESSEE:**

Bell Atlantic Mobile Systems LLC  
d/b/a Verizon Wireless

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

SITE NAME: Reach Run  
MDG Location Id: 6000007341  
ATTY/DATE: NP/ February 2024

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

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.

ALSO EXCEPTING THEREFROM:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, more particularly bounded and described as follows:

COMMENCING at a point in the easterly line of N.Y.S. Route 34 - East Shore Drive, said point of beginning being the northwesterly corner of premises of Community Recreational Center, Inc. (Liber 748/4) and the southerly corner of premises of Oaks (Liber 605/1 & Liber 710/176);

Thence South 74° 23' 47" East, a distance of 329.72 feet to a point marked by a set iron pin;

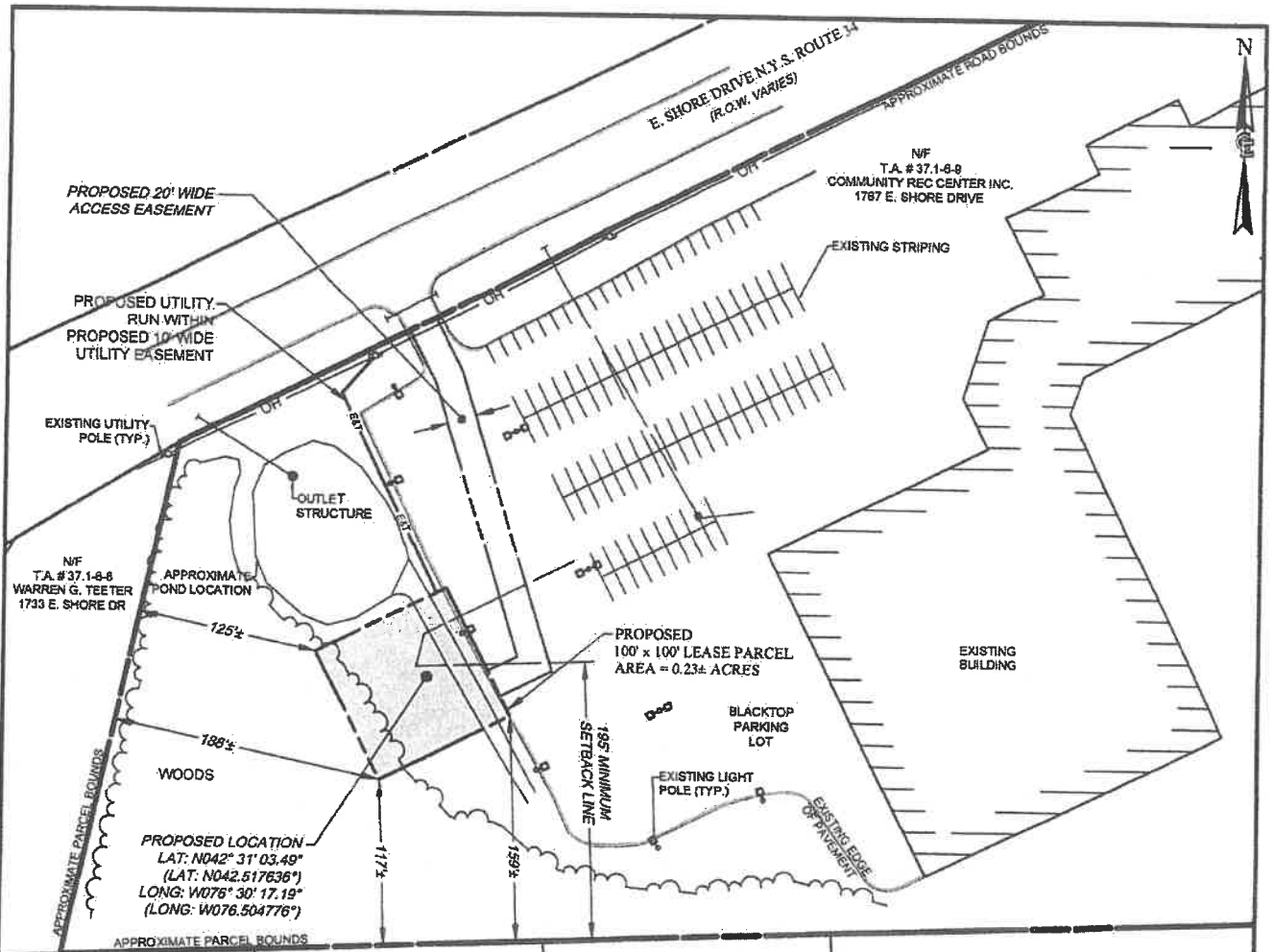
Thence North 24° 11' 51" East, a distance of 132.66 feet to a point marked by an existing iron pipe;

Thence South 88° 09' 37" West, along said premises of Oaks, a distance of 362.84 feet to the point or place of beginning.

The aforementioned premises is shown as Parcel C on a survey map entitled, "Survey Map No. 1793 East Shore Drive, Town of Lansing, Tompkins County, New York" dated September 30, 2009 and last revised March 23, 2010, prepared by Lee Dresser, LLS No. 050096 of T.G. Miller P.C., Engineers and Surveyors, a copy of which was filed in the Tompkins County Clerk's Office on July 26, 2010 as Instrument No. 562203-001.

SITE NAME: Reach Run  
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**EXHIBIT "B"**  
**PREMISES DESCRIPTION**  
*[Site plan attached]*



T.A. # 37.1-6.5 JOSEPH A. MILLINGTON 30 WATERMAGON RD NF	T.A. # 37.1-6.3 KATHLEEN VOTRY 38 WATERMAGON RD NF	T.A. # 37.1-6.42 JAMES BERKOWITZ 48 WATERMAGON RD NF	T.A. # 37.1-6.5 JOHN OWKS 54 WATERMAGON RD NF
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**NOTES:**  
 1. LESSOR SHALL GRANT THE NECESSARY LEASE PARCEL; INGRESS/ EGRESS AND UTILITY CABLING EASEMENTS FOR THE PROPOSED LESSEE WIRELESS TELECOMMUNICATIONS FACILITY. THIS SITE LAYOUT (LEASE PARCEL AND EASEMENT LOCATIONS) MAY BE SUBJECT TO CHANGE BY MUTUAL AGREEMENT OF BOTH PARTIES (LESSEE & LESSOR), OR AS REQUIRED AS A RESULT OF THE ZONING APPROVAL PROCESS.

**OWNER APPROVAL**

GRAPHIC SCALE		NO.	DATE	COMMENT	BY
(IN FEET) 1 inch = 120 ft.		0	10/11/2023	ISSUED FINAL	R.C.C

[Signature]

3/25/21

SIGNATURE DATE

**COSTICH ENGINEERING**

217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 459-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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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.

TITLE OF PROJECT: <b>REACH RUN</b>	
T/A #: 37.1-6-9 (13.36 AC) (TOWN OF LANSING, COUNTY OF TOMPKINS)	
PROPERTY ADDRESS: 1767 E SHORE DR. ITHACA, NEW YORK 14850	
PROPERTY OWNER: COMMUNITY REC CENTER INC. 1767 E SHORE DR. ITHACA, NEW YORK 14850	
TITLE OF DRAWING: <b>SCHEMATIC LEASE EXHIBIT</b>	
C.E. JOB NUMBER: <b>7969</b>	SHEET NUMBER: 1 of 1 <b>LE002</b>

THIS PLAN IS FOR EXHIBIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.





**Network Engineering - UPNY  
1275 John Street, Suite 100  
West Henrietta, New York 14586**

## **CO-LOCATION POLICY**

Verizon Wireless' co-location policy is as follows:

Verizon Wireless encourages and promotes co-location, both by allowing other providers to locate on its towers, and by attempting to locate its facilities on other providers' towers.

Verizon Wireless maintains the following requirements for other wireless telecommunication providers who desire to locate on Verizon Wireless' facilities:

1. The other provider must pay Verizon Wireless appropriate and fair compensation reflecting Verizon Wireless' investment in the engineering, legal, construction, material, and related costs for the site and facility;
2. The co-location must be technologically feasible both in terms of radio frequency transmissions and structural integrity of the tower; and
3. The other provider must have a similar policy of co-location for Verizon Wireless and its affiliated/related companies.

ULS License

### AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz) License - WQVN679 - Cellco Partnership

Call Sign	WQVN679	Radio Service	AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)
Status	Active	Auth Type	Regular

**Rural Service Provider Bidding Credit**

Is the Applicant seeking a Rural Service.Provider (RSP) bidding credit?

**Reserved Spectrum**

Reserved Spectrum

**Market**

Market	BEA006 - Syracuse, NY-PA	Channel Block	J
Submarket	0	Associated Frequencies (MHz)	001770.00000000-001780.00000000 002170.00000000-002180.00000000

3.7 GHz License Type

3.7 GHz Linked License

**Dates**

Grant	04/08/2015	Expiration	04/08/2027
Effective	02/24/2017	Cancellation	

**Buildout Deadlines**

1st	04/08/2021	2nd	04/08/2027
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**Discontinuance Dates**

1st		2nd	
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**Notification Dates**

1st	03/10/2021	2nd	03/10/2021
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**Licensee**

FRN	0003290673	Type	General Partnership
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**Licensee**

Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(678)259-1319 E:licensingcompliance@verizonwireless.com
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**Contact**

Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(678)259-1319 E:LicensingCompliance@VerizonWireless.com
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**Ownership and Qualifications**

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

**Alien Ownership**  
The Applicant answered "No" to each of the Alien Ownership questions.

**Basic Qualifications**  
The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**  
This license did not have tribal land bidding credits.

**Demographics**

Race	
Ethnicity	Gender

ULS License

## AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGA833 - Cellco Partnership

Call Sign	WQGA833	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular

**Rural Service Provider Bidding Credit**

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

**Reserved Spectrum**

Reserved Spectrum

**Market**

Market	CMA562 - New York 4 - Yates	Channel Block	A
Submarket	0	Associated Frequencies (MHz)	001710.00000000-001720.00000000 002110.00000000-002120.00000000

3.7 GHz License Type

**Dates**

Grant	01/11/2022	Expiration	11/29/2036
Effective	01/11/2022	Cancellation	

**Buildout Deadlines**

1st		2nd	
<b>Discontinuance Dates</b>			
1st		2nd	
<b>Notification Dates</b>			
1st		2nd	08/27/2021

Licensee

FRN	0003290673	Type	General Partnership
<b>Licensee</b>			
Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	

**Contact**

Cellco Partnership Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
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Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

**Alien Ownership**

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	No
Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country?	Yes
If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?	Yes

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Demographics

Race			
Ethnicity		Gender	

ULS License

### AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGA903 - Cellco Partnership

Call Sign	WQGA903	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular

**Rural Service Provider Bidding Credit**

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

**Reserved Spectrum**

Reserved Spectrum

**Market**

Market	BEA006 - Syracuse, NY-PA	Channel Block	B
Submarket	5	Associated Frequencies (MHz)	001720.00000000-001730.00000000 002120.00000000-002130.00000000

3.7 GHz License Type

**Dates**

Grant	12/21/2021	Expiration	11/29/2036
Effective	12/21/2021	Cancellation	

**Buildout Deadlines**

1st

2nd

**Discontinuance Dates**

1st

2nd

**Notification Dates**

1st

2nd

08/30/2021

Licensee

FRN	0003290673	Type	General Partnership
<b>Licensee</b>		P:(770)797-1070	
Cellco Partnership		F:(770)797-1036	
5055 North Point Pkwy, NP2NE Network Engineering		E:LicensingCompliance@VerizonWireless.com	
Alpharetta, GA 30022			

**Contact**

Cellco Partnership	P:(770)797-1070
Licensing Manager	F:(770)797-1036
5055 North Point Pkwy, NP2NE Network Engineering	E:LicensingCompliance@VerizonWireless.com
Alpharetta, GA 30022	

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

**Alien Ownership**

The Applicant answered "No" to each of the Alien Ownership questions.

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Demographics

Race	
Ethnicity	Gender



ULS License

**Cellular License - KNKQ423 - Bell Atlantic Mobile Systems of Allentown, Inc.**

Call Sign	KNKQ423	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular
<b>Market</b>			
Market	CMA562 - New York 4 - Yates	Channel Block	B
Submarket	0	Phase	2
<b>Dates</b>			
Grant	08/26/2014	Expiration	10/01/2024
Effective	12/09/2016	Cancellation	
<b>Five Year Buildout Date</b>			
08/02/2000			
<b>Control Points</b>			
1	500 W. Dove Rd, TARRANT, southlake, TX P: (800)264-6620		
<b>Licensee</b>			
FRN	0003301512	Type	Corporation
<b>Licensee</b>			
Bell Atlantic Mobile Systems of Allentown, Inc. 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
<b>Contact</b>			
Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(202)289-6781 E:LicensingCompliance@VerizonWireless.com	
<b>Ownership and Qualifications</b>			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
<b>Alien Ownership</b>			
The Applicant answered "No" to each of the Alien Ownership questions.			
<b>Basic Qualifications</b>			
The Applicant answered "No" to each of the Basic Qualification questions.			
<b>Demographics</b>			
Race			
Ethnicity		Gender	

ULS License

# PCS Broadband License - WQRL213 - Cellco Partnership

<b>PA</b> This license has pending applications: 0007471941, 0007298013, 0006830600, 0006318836			
Call Sign	WQRL213	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
<b>Market</b>			
Market	BTA208 - Ithaca, NY	Channel Block	C1
Submarket	0	Associated Frequencies (MHz)	001902.50000000-001910.00000000 001982.50000000-001990.00000000
<b>Dates</b>			
Grant	06/10/2013	Expiration	06/10/2023
Effective	02/16/2017	Cancellation	
<b>Buildout Deadlines</b>			
1st	06/10/2018	2nd	
<b>Notification Dates</b>			
1st	08/26/2016	2nd	
<b>Licensee</b>			
FRN	0003290673	Type	General Partnership
<b>Licensee</b>			
Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(678)259-1319 E:licensingcompliance@verizonwireless.com	
<b>Contact</b>			
Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(678)259-1319 E:LicensingCompliance@VerizonWireless.com	
<b>Ownership and Qualifications</b>			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
<b>Alien Ownership</b> The Applicant answered "No" to each of the Alien Ownership questions.			
<b>Basic Qualifications</b> The Applicant answered "No" to each of the Basic Qualification questions.			
<b>Tribal Land Bidding Credits</b> This license did not have tribal land bidding credits.			
<b>Demographics</b>			
Race			
Ethnicity	Gender		

ULS License

**PCS Broadband License - KNLF918 - Bell Atlantic Mobile Systems of Allentown, Inc.**

Call Sign	KNLF918	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
<b>Market</b>			
Market	BTA208 - Ithaca, NY	Channel Block	D
Submarket	0	Associated Frequencies (MHz)	001865.00000000-001870.00000000 001945.00000000-001950.00000000
<b>Dates</b>			
Grant	03/31/2017	Expiration	04/28/2027
Effective	03/31/2017	Cancellation	
<b>Buildout Deadlines</b>			
1st	04/28/2002	2nd	
<b>Notification Dates</b>			
1st	04/19/2002	2nd	
<b>Licensee</b>			
FRN	0003301512	Type	Corporation
<b>Licensee</b>			
Bell Atlantic Mobile Systems of Allentown, Inc. 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
<b>Contact</b>			
Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(202)289-6781 E:LicensingCompliance@VerizonWireless.com	
<b>Ownership and Qualifications</b>			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
<b>Alien Ownership</b> The Applicant answered "No" to each of the Alien Ownership questions.			
<b>Basic Qualifications</b> The Applicant answered "No" to each of the Basic Qualification questions.			
<b>Tribal Land Bidding Credits</b> This license did not have tribal land bidding credits.			
<b>Demographics</b>			
Race			
Ethnicity			Gender

ULS License

**700 MHz Upper Band (Block C) License - WQJQ689 - Cellco Partnership**

**PA** This license has pending applications: 0008657811

Call Sign	WQJQ689	Radio Service	WU - 700 MHz Upper Band (Block C)
Status	Active	Auth Type	Regular

**Rural Service Provider Bidding Credit**

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

**Reserved Spectrum**

Reserved Spectrum

**Market**

Market	REA001 - Northeast	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000746.00000000-000757.00000000 000776.00000000-000787.00000000

**Dates**

Grant	09/11/2019	Expiration	06/13/2029
Effective	09/11/2019	Cancellation	

**Buildout Deadlines**

1st	06/13/2013	2nd	06/13/2019
-----	------------	-----	------------

**Notification Dates**

1st	06/20/2013	2nd	06/17/2019
-----	------------	-----	------------

**Licensee**

FRN	0003290673	Type	General Partnership
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**Licensee**

Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 E:LicensingCompliance@VerizonWireless.com
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**Contact**

Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 E:LicensingCompliance@VerizonWireless.com
--	--

**Ownership and Qualifications**

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

**Alien Ownership**

The Applicant answered "No" to each of the Alien Ownership questions.

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

**Demographics**

Race	
Ethnicity	Gender





# Verizon Wireless Site Compliance Report

**Site Name: Reach Run**  
**Site Address: 1767 E. Shore Drive**  
**Lansing, NY 14882**  
**Tompkins County**  
**Structure Type: Monopole (145' AGL)**  
 Report generated on: May 8th, 2024  
 Report by: Nicholas Pagano  
 Customer Contact: Wasif Sharif

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**Verizon Wireless will be compliant with the FCC Rules and Regulations in all publicly accessible areas.**



*William Panek*  
5/8/24

475 Sentry Parkway W, Suite 200 Blue Bell, PA 19422

Phone# (703)-276-1100

info@sitesafe.com • www.sitesafe.com



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## 1 Executive Summary

Verizon Wireless has contracted with Site Safe, LLC (Sitesafe), an independent radiofrequency (RF) regulatory and engineering consulting firm, to determine if the proposed telecommunications facility is in compliance with the Federal Communications Commission (FCC) Rules and Regulations for RF emissions (see Appendix A of this report for further explanation of the FCC Rules and Regulations). This document and the conclusions herein are based on the information provided by representatives of Verizon Wireless which is assumed to be true and correct.

Verizon Wireless is proposing to install (3) Samsung MT6413-77A integrated antennas, (6) Commscope NHH-65C-HG-R2B multiband antennas, and (6) dualband remote radio heads at a centerline of 140' above ground level on a new 145' monopole. Upon completion of the installation, the following frequency bands will be in service: 751 MHz LTE, 850 MHz LTE, 850 MHz 5G, 1900 MHz PCS LTE, 2100 MHz AWS1 LTE, 2100 MHz AWS3 LTE, and 3700 MHz C-Band 5G.

The analysis evaluates the telecommunications facility with respect to the General Public maximum permissible exposure (MPE) limits ("General Public" is also referred to as "Uncontrolled Environment"; see Appendix A for further explanation of this classification). Sitesafe has taken into consideration the proposed Verizon Wireless antenna system at the subject location. No other antenna systems are currently proposed.

Based on the analysis, Sitesafe has determined that:

**Verizon Wireless will comply** in all publicly accessible areas with the FCC Rules and Regulations governing human exposure to RF electromagnetic fields as described in 47 CFR § 1.1307(b) and 1.1310 in accordance with the methods for evaluating compliance contained in OET Bulletin 65.

Furthermore, with the proposed Verizon Wireless antenna configuration in service, the composite exposure from this facility in all areas at ground level will be below 1% of the General Public MPE limit, or over 100 times less than the maximum allowed exposure in publicly accessible areas.



## 2 Analysis

In this analysis, Sitesafe has taken into consideration the proposed Verizon Wireless antenna system at the subject location. No other antenna systems are currently proposed. All licensees are listed in the antenna inventory table in Section 3 of this report.

Using this data, software modeling was performed for all transmitting antennas located at the site. Sitesafe has assumed a 100% duty cycle and maximum radiated power. The site has been modeled with these assumptions to determine the maximum potential RF energy density. Sitesafe believes this to be a worst-case analysis based on the best available data.

The power density calculations performed by the software tool use FCC prescribed methodologies as contained in OET Bulletin 65, which was compiled by the FCC to provide assistance in evaluating compliance with FCC guidelines for human exposure to electromagnetic fields.

As stated in Section 1, based on this analysis, the calculated ground level exposure from the Verizon Wireless antenna system alone as well as the composite exposure from all existing/proposed licensees will be below 1% of the General Public MPE limit.

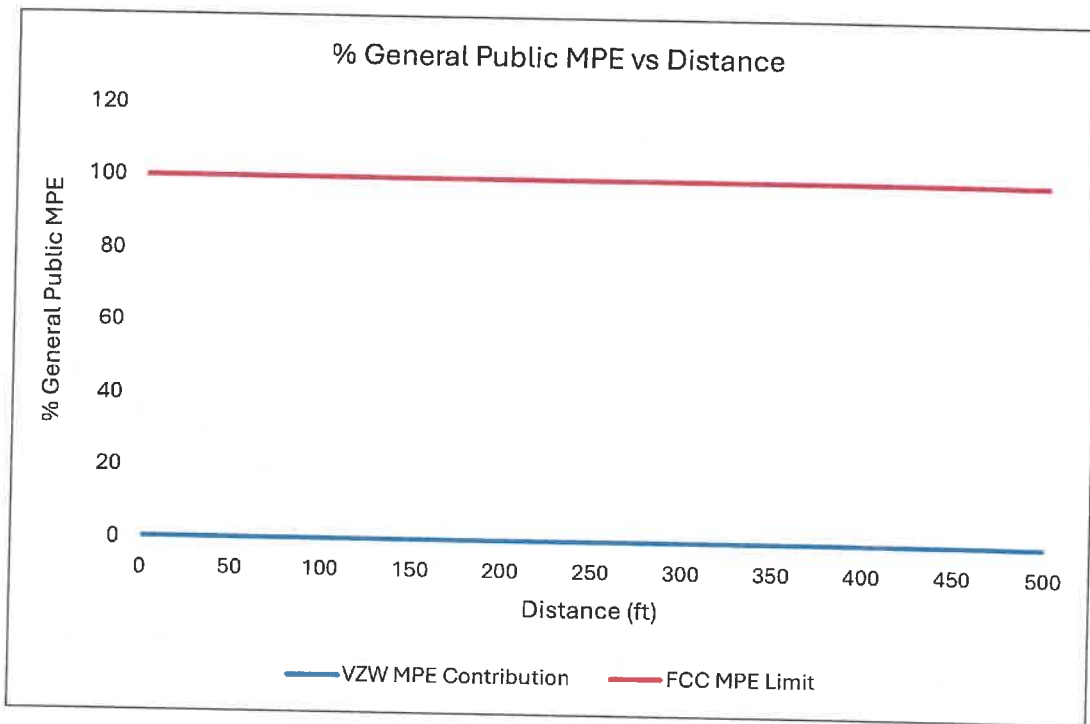
Keep in mind that the FCC did not arbitrarily establish their own standards but rather adopted the recommendations of national and international organizations such as the National Council on Radiation Protection and Measurements (NCRP), the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). These recommendations were developed by expert scientists and engineers following extensive evaluation of the potential biological effects from RF exposure. The FCC MPE limits are based on thresholds for known adverse effects, and they were designed to provide a substantial margin of safety. There is a safety factor of 50 built into the General Public MPE limits, and the predicted Verizon Wireless exposure levels are over 100 times below these very conservative limits.

In cases where such compliance exists, the subject of electromagnetic field safety is preempted by the Telecommunications Act of 1996, which states: "No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the (Federal Communication) Commission's regulations concerning such emissions."





Lastly, the graph below provides a visual depiction of the rather insignificant electromagnetic field exposure contribution from the Verizon Wireless antenna system at any distance from the base of the structure. This portrays how low the Verizon Wireless contribution is when compared to the General Public MPE limit.





### 3 Antenna Inventory

The following antenna inventory contains data provided by the customer and/or gathered by Sitesafe personnel which was used to perform the analysis:

Ant #	Operator	Antenna Make/Model	TX Freq. (MHz)	Tech.	Az. (Deg)	ERP (Watts)	AGL (ft)	MDT	EDT
1	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	15	2234.03	140	1.0	3
1	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	15	1230.44	140	1.0	3
1	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	15	1230.44	140	1.0	3
1	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	1900	LTE	15	3811.45	140	1.0	1
2	VZW (Proposed)	SAMSUNG SON_MT6413-77A_UEbeam_32port_8_2 05.17.23 VZW	3700	5G	15	69206.95	140	0.0	1
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	15	2234.03	140	1.0	3
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	15	1230.44	140	1.0	3
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	15	1230.44	140	1.0	3
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	15	8672.0	140	1.0	1
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	15	4336.0	140	1.0	1
4	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	115	2234.03	140	1.0	3
4	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	115	1230.44	140	1.0	3
4	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	115	1230.44	140	1.0	3
4	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	1900	LTE	115	3811.45	140	1.0	1
5	VZW (Proposed)	SAMSUNG SON_MT6413-77A_UEbeam_32port_8_2 05.17.23 VZW	3700	5G	115	69206.95	140	0.0	1
6	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	115	2234.03	140	1.0	3
6	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	115	1230.44	140	1.0	3



6	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	115	1230.44	140	1.0	3
6	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	115	8672.0	140	1.0	1
6	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	115	4336.0	140	1.0	1
7	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	240	2234.03	140	1.0	3
7	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	240	1230.44	140	1.0	3
7	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	240	1230.44	140	1.0	3
7	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	1900	LTE	240	3811.45	140	1.0	1
8	VZW (Proposed)	SAMSUNG SON_MT6413- 77A_UEbeam_32port_8_2 05.17.23 VZW	3700	5G	240	69206.95	140	0.0	1
9	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	240	2234.03	140	1.0	3
9	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	240	1230.44	140	1.0	3
9	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	240	1230.44	140	1.0	3
9	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	240	8672.0	140	1.0	1
9	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	240	4336.0	140	1.0	1

Notes: Each row with the same number in the Ant # column references the same physical antenna. Proposed equipment is tagged as (Proposed) under Operator or Antenna Make and Model. Power values provided by the client and used in the analysis may be greater than what is initially deployed. For additional modeling information, refer to Appendix B of this report.



#### 4 Engineer Certification

The Professional engineer whose seal appears on the cover of this document hereby certifies and affirms:

That I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am providing professional engineering services on behalf of QualTek Engineering, P.C., and am an employee of QualTek Wireless, LLC, sister company to Site Safe, LLC (both under the parent company QualTek); and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specially as they apply to the FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Nicholas Pagano.

May 8, 2024





## Appendix A – Technical Framework: FCC Rules and Regulations

In 1996, the FCC adopted regulations for evaluating of the effects of RF emissions in 47 CFR § 1.1307(b) and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 (OET Bulletin 65), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996, the FCC periodically reviews these rules and regulations as per its congressional mandate. The FCC has reviewed these rules and regulations beginning in 2019 and have finalized their review in May 2021 with the US Court of Appeals.

FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled Environment" and General Public or "Uncontrolled Environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limits.

General Public or Uncontrolled limits apply to *accessible* areas where workers or the general public may be exposed to RF electromagnetic fields.

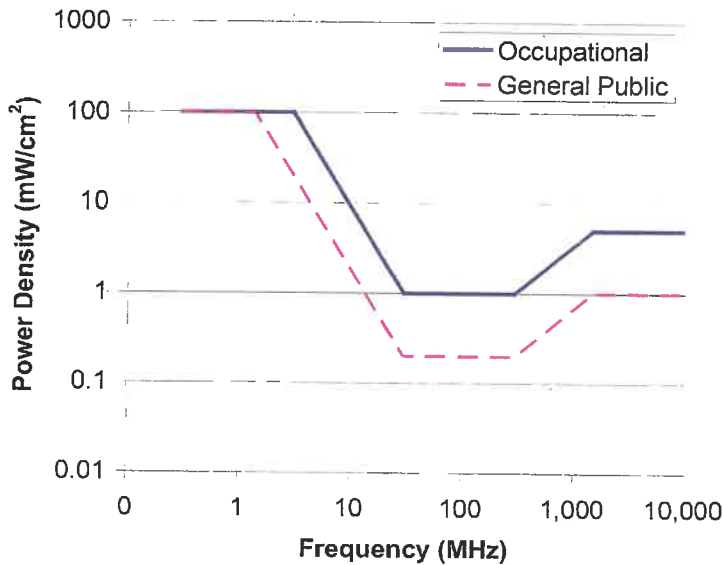
Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (e.g. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage.

A site with Controlled environments is evaluated with Occupational limits. All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage, it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The MPE limits utilized in this analysis are outlined in the following diagram and table:



**FCC Limits for Maximum Permissible Exposure (MPE)**  
Plane-wave Equivalent Power Density



**Limits for Occupational/Controlled Exposure (MPE)**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

**Limits for General Population/Uncontrolled Exposure (MPE)**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz      \*Plane-wave equivalent power density



## Appendix B – Definitions

**Compliance** – The determination of whether a site complies with FCC standards with regards to Human Exposure to Radio Frequency Electromagnetic Fields from transmitting antennas.

**Decibel (dB)** – A unit for measuring power or strength of a signal.

**Duty Cycle** – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source. A duty cycle of 100% corresponds to continuous operation.

**Effective (or Equivalent) Isotropic Radiated Power (EIRP)** – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

**Effective Radiated Power (ERP)** – The product of the power supplied to the antenna and the antenna gain in a given direction relative to a half-wave dipole antenna.

**Gain (of an antenna)** – The ratio, usually expressed in decibels, of the power required at the input of a loss-free reference antenna to the power supplied to the input of the given antenna to produce, in a given direction, the same field strength or the same power density at the same distance. When not specified otherwise, the gain refers to the direction of maximum radiation. Gain may be considered for a specified polarization. Gain may be referenced to an isotropic antenna (dBi) or a half-wave dipole (dBd) antenna.

**Generic Antenna** – For the purposes of this report, the use of “Generic” as an antenna model means the antenna information was not provided. In the event of unknown information, Sitesafe will use its industry specific knowledge of antenna models to select a worst-case scenario antenna to model the site.

**Maximum Permissible Exposure (MPE)** – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

**OET Bulletin 65** – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of RF exposure on humans. The guideline was published in August 1997.

**Radio Frequency Exposure or Electromagnetic Fields** – Electromagnetic waves that are propagated from antennas through space.



## Appendix C – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions or information or data supplied by Verizon Wireless, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.





## Appendix D – Additional Resources

Additional RF information is available at the following sites:

<https://www.fcc.gov/general/radio-frequency-safety-0>

<https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>



Network Engineering - UPNY  
1275 John Street, Suite 100  
West Henrietta, New York 14586

Sep 11, 2024

The Zoning Board of  
Appeals  
Town of Lansing  
29 Auburn Rd,  
Lansing, NY 14882

RE: Reach Run – Application of Verizon Wireless - Non-Interference Letter

Ladies and Gentlemen:

With respect to the above application, and in accordance with applicable provisions of the Wireless Telecommunications Facilities Siting Law for the **Town of Lansing**, Verizon Wireless (“Verizon Wireless”) operates Wireless Communications Personal Communication Service (PCS) and/or Cellular Radiotelephone Services network authorized by the Federal Communications Commission (FCC) to provide state of the art digital and/or cellular wireless communications in many parts of the nation, including upstate New York. Verizon Wireless' operations and network are licensed and regulated by the FCC.

Verizon Wireless' radio equipment is designed to transmit frequencies only within the allocated frequency bands and each transmitter is carefully adjusted to comply with FCC regulations for power output and frequency. These procedures prevent interference with other radio services, public safety communications, airport navigation, cordless phones, computers and other community office or residential household appliances.

The incidence of these transmissions causing interference with other radio service is rare. All other radio communication services, including broadcast radio and television, are assigned to specific frequency bands, separate and distinct from cellular and other frequencies. For instance, AM Radio operates between 0.5 -1.5 MHz and VHF Television operates between 54 - 215 MHz. In addition, receivers for other services are similarly designed to prevent interference from out of band service. In the unlikely event that malfunctioning equipment or improper settings are shown to cause interference with an existing service, Verizon Wireless would be required, under the conditions of its FCC license, to take immediate steps to correct any problems.

Thank you for considering this application.

Very truly yours,

*Wasif Sharif*

Wasif Sharif  
Radio Frequency (RF) Design Engineer



**Network Engineering –  
UPNY  
1275 John Street, Suite 100  
West Henrietta, NY 14586**

September 24, 2024


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](mailto:jzepko@lansingtown.com)

**RE: Tower Removal Letter**  
**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 Wireless 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 Wireless' "Reach Run") site)**

Dear Members of the Zoning Board of Appeals and Planning Board:

Verizon Wireless agrees to remove its facilities and improvements if the proposed wireless telecommunications facility becomes obsolete or ceases to be used for its intended purpose. Removal will occur within twelve (12) months of cessation of use and will submit a removal bond at the time it applies for a building permit. A removal cost estimate prepared by the Project engineer is attached.

Should you have any questions, please do not hesitate to contact me at (585) 321-5446. Thank you for your consideration of our application.

Sincerely,  
  
Katie Jaeckel  
Project Manager

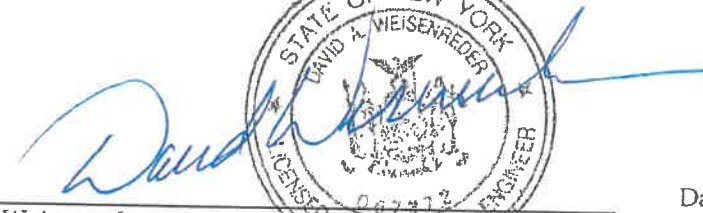

COSTICH ENGINEERING, DPC  
217 LAKE AVENUE  
ROCHESTER, NY 14608

Project No. 7969  
Date: 05/13/2024

REMOVAL ESTIMATE  
WIRELESS TELECOMMUNICATIONS FACILITY

Project Name: Reach Run (MDG Location ID: 500007341 / Project ID: 17215090)  
WBS Project#: VZ-00049865  
Project Location: 1767 E, Shore Drive, Town of Lansing, Tompkins County  
Developer: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless

ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	EST. UNIT PRICE	TOTAL EST. AMOUNT
1.	Removal of Verizon Wireless antennas, RRH units, OVP boxes, support booms, coax and hybrid cabling from tower; disassembly and removal of 145' monopole tower; disconnect fiber and electric from equipment boxes; removal of chain link fence, equipment cabinets, ice canopy, cable bridge, H-frame, generator, propane tank; demolition and removal of concrete foundations (equipment pad, generator pad, propane tank pad, tower and support piers) to a depth of 4'; restoration of the site with stone yard.	LS	1	\$50,000.00	\$ 50,000.00
<b>TOTAL SECTION</b>					\$ 50,000.00

Signature:  

David A. Weisenreder, P.E.

Date: 5/15/2024





Project No. 7969

May 13, 2024

Katherine Jaeckel  
Verizon Wireless  
1275 John Street, Suite 100  
West Henrietta, NY 14586

RE: Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless - Reach Run  
PROJECT ID# 17215090 /MDG LOCATION ID: 5000007341  
1767 E. Shore Drive, Town of Lansing, Tompkins County

Dear Ms. Jaeckel,

For the Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless Reach Run Telecommunications Facility, a 145' monopole tower constructed of galvanized steel, with a 4' lighting rod is proposed. The tower is to be located within a 100' x 100' lease parcel area and shall be designed to support a total of (3) cellular carriers. The tower shall be designed to support this loading with a 110 mph basic wind speed (no ice) and 1.0" minimum radial ice at 40 mph in accordance with TIA/EIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This is the standard currently referenced by the International Building Code. The tower shall be designed by a licensed New York State Professional Engineer meeting the aforementioned criteria.

The tower is approximately +/- 195' from the closest property line and therefore meets the Town minimum tower setback requirement of tower height plus 40'.

If you have any questions feel free to contact me.



Respectfully submitted,  
Costich Engineering, D.P.C.

David A. Weisenreder, P.E.

H:\job\7969\Documents\Specifications\Zoning Materials\Reach Run\_Tower Design letter\_20240513.docx

In the matter of Bell Atlantic Mobile Systems LLC d/b/a Verizon's Application to the Town of Lansing for Approvals to Construct and Operate a Wireless Telecommunications Facility on property located near 1767 East Shore Drive (S.B.L. 37.1-6-9) in the Town of Lansing, New York.

**AFFIDAVIT OF MAILING**

STATE OF NEW YORK)  
COUNTY OF MONROE) ss.:

Finton Early, being duly sworn, deposes and says that:

1. I am over the age of eighteen years, not a party to this action and am employed by PDQ Delivery Service, an outside messenger service for the attorneys for the Applicant in the above-referenced matter.

2. On September 24, 2024, before 5:30 o'clock p.m., I personally mailed notification letters (copies of which are attached), by depositing the same properly enclosed in a postpaid wrapper, by Certified Mail, Return Receipt Requested, at the United States Post Office in the City of Rochester, Monroe County, New York.

Signature: Finton Early  
Printed Name: Finton Early

Sworn to before me this  
24 day of September, 2024

Putthy Ho

Notary Public

**PUTTHY HO**  
Notary Public, State of New York  
Reg. #01HO6044655  
Qualified in Monroe County  
Certificate Filed in Monroe County  
Commission Expires: 7/10/2026



Nixon Peabody LLP  
1300 Clinton Square  
Rochester, NY 14604-1792

**Jared C. Lusk**  
Partner

Section 3, Item a.

Attorneys at Law  
nixonpeabody.com  
@NixonPeabodyLLP

T / 585.263.1140  
F / 866.402.1491  
jlusk@nixonpeabody.com

September 24, 2024

**VIA CERTIFIED MAIL**

Tompkins County  
320 N. Tioga Street  
Ithaca, NY 14850

**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's "Reach Run" site)**

To Whom It May Concern:

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Very truly yours,

Jared C. Lusk

JCL/pm



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Rochester, NY 14604-1792

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September 24, 2024

**VIA CERTIFIED MAIL**

Cayuga County  
160 Genesee Street  
Auburn, NY 13021

**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's "Reach Run") site)**

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jlusk@nixonpeabody.com

September 24, 2024

**VIA CERTIFIED MAIL**

Seneca County  
1 DiPronio Drive  
Waterloo, NY 13165

**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's "Reach Run") site)**

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Section 3, Item a.

September 24, 2024

**VIA CERTIFIED MAIL**


Town of Enfield  
168 Enfield Main Rd.  
Ithaca, NY 14850

**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's "Reach Run") site)**

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jlusk@nixonpeabody.com

Section 3, Item a.

September 24, 2024

**VIA CERTIFIED MAIL**

Town of Groton  
101 Conger Blvd.  
Groton, NY 13073

**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's "Reach Run") site)**

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JCL/pm



Nixon Peabody LLP  
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Partner

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F / 866.402.1491  
jlusk@nixonpeabody.com

September 24, 2024

**VIA CERTIFIED MAIL**

Town of Dryden  
93 East Main Street  
Dryden, NY 13053

**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's "Reach Run") site)**

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JCL/pm



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nixonpeabody.com  
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F / 866.402.1491  
jlusk@nixonpeabody.com

September 24, 2024

**VIA CERTIFIED MAIL**

Town of Ithaca  
Town Hall  
215 N. Tioga Street  
Ithaca, NY 14850

**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's "Reach Run") site)**

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Very truly yours,

A handwritten signature in blue ink that reads "Jared C. Lusk". The signature is fluid and cursive.

Jared C. Lusk

JCL/pm



**NIXON  
PEABODY**

Nixon Peabody LLP  
1300 Clinton Square  
Rochester, NY 14604-1792

Attorneys at Law  
nixonpeabody.com  
@NixonPeabodyLLP

**Jared C. Lusk**  
Partner

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F / 866.402.1491  
jlusk@nixonpeabody.com

Section 3, Item a.

September 24, 2024

**VIA CERTIFIED MAIL**

Town of Locke  
Town Hall  
900 Main Street  
Locke, NY 13092

**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's "Reach Run") site)**

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Very truly yours,

Jared C. Lusk

JCL/pm





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**Jared C. Lusk**  
Partner

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jlusk@nixonpeabody.com

Section 3, Item a.

September 24, 2024

**VIA CERTIFIED MAIL**

Town of Ulysses  
10 Elm Street  
Trumansburg, NY 14886

**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's "Reach Run") site)**

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jlusk@nixonpeabody.com

Section 3, Item a.

September 24, 2024

**VIA CERTIFIED MAIL**

Town of Genoa  
1000 Bartnick Rd.  
Genoa, NY 13071

**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's "Reach Run") site)**

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JCL/pm



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1300 Clinton Square  
Rochester, NY 14604-1792

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@NixonPeabodyLLP

**Jared C. Lusk**  
Partner

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jlusk@nixonpeabody.com

Section 3, Item a.

September 24, 2024

**VIA CERTIFIED MAIL**

Village of Cayuga Heights  
Marcham Hall  
836 Hanshaw Road  
Ithaca, NY 14850

**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's "Reach Run") site)**

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Partner

Section 3, Item a.

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nixonpeabody.com  
@NixonPeabodyLLP

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jlusk@nixonpeabody.com

September 24, 2024

**VIA CERTIFIED MAIL**

Town of Covert  
Municipal Building  
8469 S. Main Street  
Interlaken, NY 14847

**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's "Reach Run") site)**

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Jared C. Lusk

JCL/pm



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Adult Signature Required \$

Adult Signature Restricted Delivery \$

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Total Postage and Fees \$ 9.64

Sent To Tompkins County

Street and Apt. No. 320 N. Toga Street

City, State, ZIP+4® Ithaca, NY 14850

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Town of Covert

Street and Municipal Building 8469 S. Main Street

City, State, ZIP+4® Interlaken, NY 14847

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Village of Cayuga Heights

Street and Apt. No. 1000 Barnick Rd

City, State, ZIP+4® Ithaca, NY 14850

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

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Total Postage and Fees \$

Sent To Town of Genoa

Street and Apt. No. 1000 Barnick Rd

City, State, ZIP+4® Genoa, NY 13071

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SEP 24 2024





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---	---





Network Engineering –  
UPNY  
1275 John Street, Suite 100  
West Henrietta, NY 14586

September 24, 2024

VIA FEDERAL EXPRESS

Zoning Board of Appeals and Planning Board  
Town of Lansing  
29 Auburn Road  
Ithaca, NY 14882

**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 Wireless' "Reach Run") site)**

Dear Members of the Zoning Board of Appeals and Planning Board:

Verizon adheres to all codes and maintenance standards applicable to Verizon-owned towers, including the ANSI/TIA 222 standard required by the International Building Code.

Verizon's proposed installation of a 145' monopole tower would involve a post-installation inspection performed shortly after construction, consistent with the ANSI/TIA 222 Annex N. Thereafter, Verizon performs a maintenance assessment on the tower every five years. This assessment includes a review of the structural integrity of all tower mounted appurtenances, including antennas, mounts, and lighting (if applicable). Additionally, the tower legs, connections, and foundation are evaluated for any signs of corrosion, deformation, or damage. Any required maintenance work identified by the assessment would be undertaken by Verizon's qualified contractors.

Sincerely,

Katie Jacckel  
Project Manager  
(585) 321-5446

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*           Federal Airways & Airspace           *
*           Summary Report: New Construction       *
*           Antenna Structure                     *
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Airspace User: Not Identified

File: REACHRUN

Location: ITHACA, NY

Latitude: 42°-31'-3.52"                      Longitude: 76°-30'-17.31"

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SITE ELEVATION AMSL.....840 ft.
STRUCTURE HEIGHT.....149 ft.
OVERALL HEIGHT AMSL.....989 ft.

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NOTICE CRITERIA

- FAR 77.9(a): NNR (DNE 200 ft AGL)
- FAR 77.9(b): NNR (DNE Notice Slope)
- FAR 77.9(c): NNR (Not a Traverse Way)
- FAR 77.9:    NNR FAR 77.9 IFR Notice for ITH
- FAR 77.9:    NNR (No Expected TERPS® impact with 2N4)
- FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required  
 NNR = Notice Not Required  
 PNR = Possible Notice Required (depends upon actual IFR procedure)  
 For new construction review Air Navigation Facilities at bottom of this report.

Notice to the FAA is not required at the analyzed location and height for slope, height or Straight-In procedures. Please review the 'Air Navigation' section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

- FAR 77.17(a)(1): DNE 499 ft AGL
- FAR 77.17(a)(2): DNE - Airport Surface
- FAR 77.19(a):    DNE - Horizontal Surface
- FAR 77.19(b):    DNE - Conical Surface
- FAR 77.19(c):    DNE - Primary Surface
- FAR 77.19(d):    DNE - Approach Surface
- FAR 77.19(e):    DNE - Approach Transitional Surface
- FAR 77.19(e):    DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: ITH: ITHACA TOMPKINS INTL

Type: A   RD: 13336.65   RE: 1079.6

FAR 77.17(a)(1):           DNE

FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.  
 VFR Horizontal Surface: DNE  
 VFR Conical Surface: DNE  
 VFR Primary Surface: DNE  
 VFR Approach Surface: DNE  
 VFR Transitional Surface: DNE

The structure is within VFR - Traffic Pattern Airspace Climb/Descent Area. Structures exceeding the greater of 350' AAE, 77.17(a)(2), or VFR horizontal and conical surfaces will receive a hazard determination from the FAA. Maximum AMSL of Traffic Pattern Area is 1449 feet.

VFR TRAFFIC PATTERN AIRSPACE FOR: 2N4: OWASCO AIRFIELD

Type: A RD: 79857.21 RE: 1377

FAR 77.17(a)(1): DNE  
 FAR 77.17(a)(2): Does Not Apply.  
 VFR Horizontal Surface: DNE  
 VFR Conical Surface: DNE  
 VFR Primary Surface: DNE  
 VFR Approach Surface: DNE  
 VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)  
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria  
 The Maximum Height Permitted is 3229 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE	DELTA ARP	FAA
IDENT TYP NAME	To FACIL	IN NM	ELEVATION	IFR
NY55 AIR GRUND FLD	224.05	5.88	-464	

No Impact to VFR Transitional Surface.  
 Below surface height of 488 ft above ARP.

AIR NAVIGATION ELECTRONIC FACILITIES

FAC	ST	DIST	DELTA	GRND	
IDNT	TYPE	AT	FREQ VECTOR (ft)	ELEVA ST LOCATION	ANGLE
ITH	LOCALIZER	I	108.7 126.07 11526	-88 NY RWY 32 ITHACA TOM	-.44
CFB	VOR/DME	R	112.2 142.93 164768	-594 NY BINGHAMTON	-.21
ELM	RADAR ASR	I	2750. 221.04 166174	-640 NY ELMIRA-CORNING RE	-.22



BGM	RADAR ASR	I	127.72	179171	-740	NY BINGHAMTON REGION	-.24
KBGM	RADAR WXL	Y	162.47	129.67	182174	-742 NY BINGHAMTON	-.23
GGT	TACAN	I	117.8	61.31	207496	-1051 NY GEORGETOWN	-.29
ULW	VOR/DME	R	109.6	222.17	208824	-642 NY ELMIRA	-.18
SYR	RADAR ASR	I	2735.	26.18	241840	+499 NY SYRACUSE HANCOCK	.12

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.  
Movement Method Proof as specified in §73.151(c) is not required.  
Please review 'AM Station Report' for details.

Nearest AM Station: WHCU @ 12330 meters.

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