

**PLANNING BOARD and ZONING BOARD OF APPEALS for the
TOWN OF ORLEANS, JEFFERSON COUNTY, NEW YORK**

In the Matter of the Application of

ST. LAWRENCE SEAWAY RSA CELLULAR PARTNERSHIP

Lands n/f of Frederick E. and Carol M. Jackson
41672 NYS RTE 12
Town of Orleans, Jefferson County, New York
Section 13.13, Block 2, Lot 31.11

**STATEMENT OF INTENT and
APPLICATION FOR SPECIAL USE PERMIT, SITE PLAN APPROVAL,
and ROSENBERG VARIANCE RELIEF**

Submitted by:

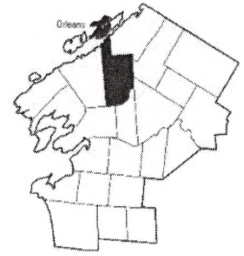
Verizon Wireless
Greg Hanley, Real Estate Manager
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E. Syracuse, NY 13057
(315) 701-4621

Costich Engineering, P.C.
Michael O. Ritchie, P.E.
Costich Engineering
217 Lake Avenue
Rochester New York 14608
(585) 458-3020

Network Building & Consulting
Jeff Szkolnik, Site Acquisition Manager
4142 Reddeer Road
Liverpool, NY 13090
(315) 350-4025

Young, Sommer, LLC
David C. Brennan, Esq.
Executive Woods
Five Palisades Drive
Albany, New York 12205
(518) 438-9907

Dated: April 22, 2024



Town of Orleans

Planning Board
PO Box 103
20558 Sunrise Avenue
LaFargeville, NY 13656
Phone 315-658-9950
Fax: 315-658-2513
www.townoforleans.com

Zoning Officer
Lee Shimel
Phone 315-658-2057

APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN REVIEW

Applicant's Name: St. Lawrence Seaway RSA Cellular Partnership (Verizon Wireless)

Address: c/o Young/Sommer LLC, 5 Palisades Drive, Albany, NY 12205, Attn: David C. Brennan, Esq.

Phone Number (s): 58-438-9907 ext. 224

Describe Location and Boundaries:
41672 NYS Route 12

Tax Map Parcel #: 13.13-2-31.11

State Use Requested:
Public utility/personal wireless service facility

***Note:** All applications must be accompanied by two (2) plot plans showing lot dimensions, structural dimensions, yard dimensions, and any other information required under Article VII of the Ordinance. Two (2) photos are also required showing the area involved. A (\$100) Application fee is required when this application is submitted.

****PLEASE DRAW TO SCALE AND INCLUDE NORTH ARROW****

I certify that the above information has been provided and the above statements are true and correct.

Date: 4/26/2024

Per Lease

TBD

Owner

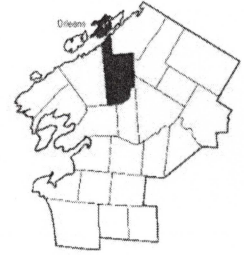
Purchaser Under Contract

Contractor

FOR TOWN USE ONLY

Zoning District: _____ **Hearing Results: Granted** ___ **Denied** ___
239m Review Needed? Yes___ No___ **(a) Meets General Criteria?** Yes___ No___
Favorable? Yes___ No___ **(b) Meets Specific Requirements?** Yes___ No___ N/A___
Hearing Date: _____ **(c) Additional Conditions Required?** Yes___ No___
N/A___
Date Notice Published: _____
Chairman's Signature: _____ **Date:** _____

Town of Orleans



Zoning Board of Appeals
PO Box 103
20558 Sunrise Avenue
LaFargeville, NY 13656
Phone 315-658-9950
Fax: 315-658-2513
www.townoforleans.com

Enforcement Officer

Lee Shimel
315-658-2057

APPLICATION FOR VARIANCE PERMIT

Applicant's Name: St. Lawrence Seaway RSA Cellular Partnership (Verizon Wireless)

Address: c/o Young/Sommer LLC, 5 Palisades Drive, Albany, NY 12205, Attn: David C. Brennan, Esq.

Phone Number (s): 518-438-9907 ext. 224

Describe Location and Boundaries:
41672 NYS Route 12

Tax Map Parcel #: 13.13-2-31.11

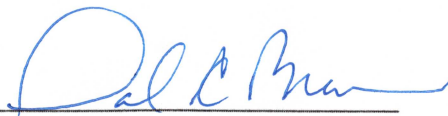
State Use Requested:
Public utility/personal wireless service facility

***Note:** All applications must be accompanied by two (2) plot plans showing lot dimensions, structural dimensions, yard dimensions. If an area variance is requested, you must show neighboring properties, with their names and addresses included on the plot plans. Two (2) photos are also required showing the area involved. A (\$75) Application fee is required when this application is submitted.

****PLEASE DRAW TO SCALE AND INCLUDE NORTH ARROW****

I certify that the above information has been provided and the above statements are true and correct.

Date: 4/26/24

<u>Per Lease</u>		<u>TBD</u>
Owner	Purchaser Under Contract	Contractor

FOR TOWN USE ONLY

Zoning District: _____	Hearing Results: Granted _____ Denied _____
239m Review Needed? Yes ___ No ___	(a) Cannot Yield Reasonable Return { }
Favorable? Yes ___ No ___	(b) Owner has unique circumstances, cannot alter { }
Hearing Date: _____	(c) Character of Locality { }
Date Notice Published: _____	

Chairman's Signature: _____ **Date:** _____

Tax Map Number

13.13-2-31.11

Road Name/Property Address

41672 NYS Route 12

Post Office

PERMIT NUMBER

USE TYPEWRITER OR BALLPOINT PEN (WRITE FIRMLY ON HARD SURFACE)

St. Lawrence Seaway RSA Cellular Partnership

c/o David C. Brennan

APPLICANT'S NAME (Verizon Wireless)

TELEPHONE NUMBER (518) 438-9907 x 224

PLEASE PRINT

TRACT NAME 13.13-2-31.11

LOCATED ON _____ NORTH _____ EAST _____ SOUTH _____ WEST SIDE OF THE STREET _____ SQ. FT. _____ FT. FRONTAGE X _____ FT. DEEP X _____ SQ. FT.

OTHER BUILDINGS ON SAME LOT: _____

IT IS PROPOSED TO: ERECT _____ ALTER _____ EXTEND _____ LOCATE _____ MOVE _____ A FAMILY DWELLING _____ PRIVATE _____ GARAGE _____ APARTMENT _____ MOBILE HOME _____ RECREATIONAL VEHICLE _____ UTILITY BUILDING _____ OTHER BUILDING TO BE USED AS _____ PROPOSED SIZE OF BUILDING _____ FT. WIDE X _____ FT. LONG X _____ FT. HIGH. PROPOSED TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS _____ SQ. FT. FURTHER DESCRIPTION OF THE PROPOSED ACTIVITY _____ Wireless telecommunications facility.

PROPOSED COST \$ 175,000

ESTIMATED DATE CONSTRUCTION TO BEGIN _____

IS PROPERTY LOCATED WITHIN FLOOD HAZARD AREA? _____ YES _____ X _____ NO

IN CONSIDERATION OF THE GRANTING OF THIS PERMIT I AGREE TO ABIDE BY ALL BUILDING, ZONING & HEALTH ORDINANCES AND OTHER RULES AND REGULATIONS OF THE TOWN, AND NOT TO MAKE ANY CHANGES WITHOUT NOTIFYING THE TOWN CLERK. I ALSO DO HEREBY AFFIRM THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Young/Sommer LLC

4/26/24

Owners/Agents Signature

5 Palisades Drive, Albany, NY 12205

Owners/Agents Address

Date

Zoning Officer Signature

Date

TOWN USE ONLY

Permit Issued _____

Expiration Date _____

Fee Paid _____

Authorized Official _____

TOWN OF ORLEANS APPLICATION for ZONING PERMIT

**PLANNING BOARD and ZONING BOARD OF APPEALS of the
TOWN OF ORLEANS, JEFFERSON COUNTY, NEW YORK**

In the Matter of the Application of

**ST. LAWRENCE SEAWAY CELLULAR PARTNERSHIP
d/b/a Verizon Wireless**

Premises: Lands n/f of Frederick E. and Carol M. Jackson
41672 NYS RTE 12
Town of Orleans, Jefferson County, New York
Section 13.13, Block 2, Lot 31.11

**STATEMENT OF INTENT
APPLICATION FOR SITE PLAN REVIEW, SPECIAL USE PERMIT,
And ROSENBERG USE VARIANCE**

I. Introduction

ST. LAWRENCE SEAWAY CELLULAR PARTNERSHIP, LLC d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the construction of an unmanned public utility/personal wireless service facility (a "communications facility") on a 125± ft. by 80± ft. (10,000± sq. ft.) portion of vacant land n/f owned by Frederick E. and Carol M. Jackson (the "premises"). The premises are located at 41672 NYS Route 12 in the Town of Orleans, County of Jefferson, State of New York (Tax Map Parcel No. 13.13-2-31.11) in the Resort-1 (RES-1) zone [TABS 1, 2 and 13].

Verizon Wireless is considered a public utility under New York decisional law (*Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364 (1993)) [TAB 3], and a provider of "personal wireless services" under the federal Telecommunications Act of 1996 (the "TCA") [TAB 4]. Verizon Wireless' equipment will be in operation twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year. A copy of the applicable Verizon Wireless FCC licenses are included herewith [TAB 5].

The proposed communications facility consists of a 155± ft. monopole tower (159± ft. when including a 4± ft. lightning rod). The project is an allowable land use subject to the Applicant obtaining Special Use Permit and Site Plan Review approval from the Town of Orleans Planning Board in accordance with the Town of Orleans Wireless Communications Facilities Regulations (*see, Zoning Law § 8.10*). In addition, a Use Variance is required from the Zoning Board of Appeals. Therefore, an application is also submitted for a Use Variance, under the *Rosenberg* standard for relief.

In *Rosenberg*, this State's highest Court determined that the ordinary variance standard is inapplicable and a cellular telephone company applying for a variance need only show that (1)

the variance is “required to render safe and adequate service,” and (2) there are “compelling reasons, economic or otherwise,” for needing the variance. *Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364, 372 (1993). Verizon Wireless respectfully submits this Statement of Intent in support of its application for Special Use Permit and Site Plan approval, and all necessary Zoning Board of Appeals variances under the *Rosenberg* standard.

II. Purpose of Thousand Island Park Communications Facility

The purpose of the “Thousand Island Park” communications facility is to provide an adequate and safe level of emergency and non-emergency Verizon Wireless communications services (in-building and mobile) to the currently underserved areas within the northern portion of the Town of Orleans. More specifically, the facility will offer substantial improvements in both coverage and capacity (ability for the network to adequately satisfy the demand for high-speed wireless services) for the homes, farms, businesses and recreational areas within the northern portion of the Town of Orleans. Specifically, 3.1± miles along NY-12, 1.2± miles along CR-180 and 1.1± miles along CR-100 - as well as several other local community roads, islands, parks & marinas across the targeted improvement area. The proposed facility will also improve service and satisfy both existing and future growing demand for additional capacity & throughput within the existing 4G wireless network.

This project is a necessary and critical upgrade of the Verizon Wireless communications network in Jefferson County. Upon completion, new, advanced emergency and non-emergency 4G Verizon Wireless communication services will be provided across the northern portion of the Town of Orleans.

In addition to satisfying the primary objectives described above, the proposed facility must be placed at a location and height sufficient to seamlessly integrate with existing coverage from surrounding telecommunication towers such as the “Collins Landing” communications facility, the “Orleans” communications facility, the “Clayton Village” communications facility and the “LaFargeville” communications facility. Upon completion of the proposed facility, reliable and uninterrupted service will be provided to Orleans, including seamless and reliable connectivity to existing coverage in the adjoining towns and travel routes such as CR-180, and NY-12 *See*, Site Selection Analysis prepared by Verizon Wireless’ Radio Frequency (RF) Engineer and Site Acquisition Specialist, detailing the purpose and need for this facility [TAB 6].

III. Description of Use

In general, Verizon Wireless’ communications facility will consist of the following components: a single 155± foot monopole communications tower (159± foot when including a 4’ lightning rod); twelve (12) panel antennas mounted to the top of the tower; one GPS unit; an unmanned equipment cabinets on a 11’ x 12.5’ concrete slab and 10’ H-Frame; microwave dishes as required for utility services; and all related ground equipment and utility services (power and telephone). [see, **Zoning Site Plan of Costich Engineering included herewith at TAB 13**].

The communications tower, equipment cabinets and associated improvements will be enclosed within a 40± ft. by 90± ft. (3,600± sq. ft.) fenced compound area. A 6-foot chain link safety

fence (with 1 foot of barbed wire on the top) will be installed to secure the tower site and protect Verizon Wireless' telecommunications equipment and tower apparatus from unauthorized access.

A 30± ft. wide easement area will provide the Applicant with access to and from the premises and to required utilities. [TABS 2 and 13].

The proposed communications facility is unmanned, and will be visited for routine maintenance purposes approximately 1 - 3 times per year. As such, this project will have no impact on existing water and sewage services. In addition, neither pedestrian nor vehicular access will be significantly impacted.

IV. Compliance with the Orleans Zoning Law and Rosenberg

The proposed communications facility complies in all material respects with the Town of Orleans Zoning Law and issuance of a Zoning Board of Appeals Use Variance under the *Rosenberg* standard is appropriate:

A. COMPLIANCE WITH THE ROSENBERG STANDARD:

1. **Facility is Necessary:** The Applicant has provided expert proof in the form of a report from its Radio Frequency (RF) Design Engineer depicting the area that the communications facility proposed needs to be located (the "search area") in order to provide adequate and safe signal strength and coverage to the northern portion of the Town of Orleans. This report (i) clearly demonstrates that there is an inadequate and unsafe level of service in the northern portion of the Town of Orleans; and (ii) concludes that a new communications facility is necessary to provide adequate and safe hand-held telephone service to this area. The site is also intended to fill in a large coverage gap in Verizon Wireless' network by providing an adequate and safe level of emergency and non-emergency Verizon Wireless communications services (in-building and mobile) for homes, businesses, camps and recreational areas.
2. **No Existing Suitable Towers or Other Tall Structures:** In connection with this evaluation, the Applicant has retained the services of a real estate expert working in the telecommunications field to complete a report of existing towers and other tall structures in the Town of Orleans and surrounding environs. Based upon a thorough review of the area, there are no suitable existing towers or other tall structures in the search area that will enable Verizon Wireless to provide the necessary level of service to the targeted area. Accordingly, installation at the proposed site is required [TAB 6].
3. **Proposed Site Meets Coverage Objectives:** As there are no suitable existing towers or tall structures, a new tower at the proposed location is

required. Based upon this thorough evaluation of the search area, the proposed Thousand Island Park site is the most suitable location for Verizon Wireless' proposed new communications facility. A propagation study documenting the new coverage that will be achieved from the proposed site at a height of 150± ft. AGL is set forth at **TAB 6**. As this demonstrates, a new facility at this location will enable the Applicant to provide adequate and safe emergency and non-emergency Verizon Wireless communications services to the target area and satisfy all applicable coverage objectives outlined above.

4. **Height Justification:** Verizon Wireless' RF Design Engineer has documented that distance to adjoining cell sites, topography, other structures and buildings, terrain variations, vegetation and other factors necessitate a minimum height of 155± ft. to provide an adequate and safe level of service to the targeted area [**TAB 6**].

This will also further the objective of the Zoning Ordinance to minimize the number of new towers by fostering collocation on existing tall structures (*see, Zoning Law § 8.10(B)(6)*)

5. **Rosenberg Relief Necessary and Unavoidable:** Based upon the comprehensive evaluation completed by the Applicant's Radio Frequency (RF) Engineering and Real Estate experts, there are no existing towers or other tall structures of sufficient height within the designated search area (or surrounding vicinity) that can be used by Verizon Wireless to provide adequate and safe coverage and capacity to this area of the Town of Orleans. Furthermore, based on the requirements of the Town of Orleans Zoning Law and for the reasons described in **TAB 6**, the proposed property has been chosen as the most viable location for the proposed wireless facility.

B. COMPLIANCE WITH SPECIAL USE PERMIT REQUIREMENTS:

1. **Special Use Permit (Zoning Law §8.10(B)(4):** A Special Use Permit complying with the requirements of the Town of Orleans Zoning Law is included in this application. Please note the following:
 - a. **Proposed Location:** As noted above, the Applicant has demonstrated that the location is necessary to meet the frequency and spacing needs of the Applicant's network system, and to provide adequate service and coverage. [**TAB 6**].
 - b. **FCC Licenses:** The Applicant has attached its FCC licenses at **TAB 5**.

- c. **Visual Impact:** The facility is designed to minimize visual impact to the extent practicable. The existing landscaping at the tower site will not be significantly altered, and any damage caused to same during the construction process will be repaired or replaced. Due to the site's separation from surrounding properties, location and dense, mature screening, additional landscaping will not be required to screen the equipment platform or the lower portions of the tower from view. Please refer to the photo simulations at **TAB 9**.

- d. **Compliance with SEQRA and other Requirements:** In accordance with applicable provisions of the State Environmental Quality Review Act ("SEQRA"), the Applicant's consultant engineers (Costich Engineering) have provided the attached Full Environmental Assessment Form ("Full EAF") [**TAB 1**].

C. ADDITIONAL PROJECT DETAILS SUPPORTING THE GRANT OF APPROVALS and SITE PLAN REVIEW:

- 1. **Site Plan:** A Zoning Site Plan complying with the requirements of the Town's Zoning Law is attached as **TAB 13**. *Zoning Law § 8.10(B)(5)*.

- 2. **Consent of Landowner:** A redacted copy of the lease with Frederick E. Jackson is attached as **TAB 2**.

- 3. **Structural Capacity:** Attached as **TAB 7** hereto, is a tower design letter of Costich Engineering documenting that the tower will be designed to accommodate up to four wireless carriers and will be designed to meet the standard referenced in the International Building Code for towers. *Zoning Law § 8.10(B)(7)*.

- 4. **Collocation Commitment:** A statement from Greg Hanley, Real Estate Manager for Verizon Wireless indicating that the tower will have the capacity for collocation for up to three additional wireless carriers is attached as **TAB 8**. The letter also commits the Applicant to negotiate in good faith for shared use of the tower by other telecommunications providers (*see, Zoning Law § 8.10(B)(6)*).

- 5. **Non-Interference Certification:** Attached as **TAB 12** hereto, is a certification that due to the frequency and power levels at which the facility operates, it will not interfere with antenna systems of other commercial wireless services, public safety telecommunications, airport navigation, broadcast radio and television, cordless phones, and computer or other community office or residential household appliances.

6. **Screening/Landscape Plan:** Owing to the significant distance of the tower base compound from public roads and the natural screening, no landscaping is proposed. However, only the minimum necessary tree removal is proposed to allow for the construction of the access road and tower compound. The compound will initially be constructed for the Verizon Wireless base equipment with an expansion area provided. As a result, tree removal is minimized. See **TAB 13**.
7. **Lot and Setbacks:** The communication facility is located on one lot, *see* Site Plan at **TAB 13**. The tower is approximately 266' from the closest property line and therefore meets the Town's minimum tower setback requirement of overall tower height (159') plus 50'. [**TAB 7**]. Given the setbacks provided, the Applicant meets the setback requirement from lot lines (*see, Zoning Law § 8.10(7)(b)*).
8. **Parking and Access:** The facility will be accessed over a portion of an existing gravel drive, which will be improved to a 30' wide access and utility easement with proposed temporary 10' wide clearing and grading easements on either side. The access drive terminates at the tower compound where it also opens slightly to provide a turnaround area and parking for two to three vehicles. (*see, Zoning Law §8.10(B)(7)(f)*). The details of the driveway construction are provided on the Zoning Site Plan located at **TAB 13**.
9. **Signs:** As noted in **TAB 13**, hereto, no signs are proposed to be attached to the tower or antennas. Certain small (approx. 1 foot by 1 foot) signs required by the FCC or containing emergency contact information will be attached to the shelter or compound fence.
10. **Radio-Frequency (RF) FCC Analysis:** Attached as **TAB 11** is a certification by a New York State Licensed Professional Engineer that the facility will be in full compliance with the current FCC RF emissions guidelines (NIER). *Zoning Law § 8.10(B)(7)(h)*.
11. **Site Selection Analysis:** A description of the suitability of the use of existing towers or other structures as well as the Town's siting hierarchy is supplied in this Statement of Intent at Section IV[A] and at **TAB 6**.
12. **Discontinuance of Use/Removal of Tower:** Attached as **TAB 8** is a letter from Greg Hanley, Real Estate Manager for Verizon Wireless, indicating that Verizon Wireless (or the then current owner) agrees to remove all communications facility equipment if the tower ceases to be used by all carriers or is abandoned for a continuous period of twelve (12) months. All improvements will be removed within ninety (90) days of abandonment. *Zoning Law § 8.10(B)(11-12)*. In addition, Costich Engineering completed a removal estimate, which is estimated at \$50,000. The Applicant agrees to

post a removal bond to secure performance of this obligation in the amount of \$50,000. [See, TAB 8].

13. **Visual Impact Requirements:** Terrain features and vegetation in the area generally and other factors will serve to buffer and shield views of the Telecommunications Tower from portions of the coverage area. See *Zoning Law § 8.10(B)(7)(c)*.

A viewshed analysis is attached herewith at TAB 9. The assessment of potential visual impact in this application includes a balloon test with photographs taken from key viewpoints. In further support of a finding of no significant visual impact, the Applicant notes as follows:

- a. **Facility Siting:** As noted above, there are no suitable existing towers or other tall structures of sufficient height within the search area that can be used by Verizon Wireless to provide the necessary level of service, and construction of a new telecommunications tower is required. The communications facility will be set back from adjoining residential structures a minimum distance greater than the 209± ft. required (tower height + 50 feet). Moreover, the tower compound is a significant distance from public roads and the natural screening provides significant concealment. In this context, the proposed new communications facility is well-sited, and will not result in a significant visual impact to the local community or neighborhood.
- b. **Viewshed Analysis; Pictorial Representations:** A comprehensive evaluation of potential visual impacts in the form of pictorial representations of the tower have been attached. Also attached is a Visual EAF Addendum.
- c. **Tower Design:** A monopole tower design is proposed due to the increased flexibility for collocating additional carriers and equipment in the future, furthering a key goal of the town telecommunications siting law. The exterior finish of the communications facility will consist of galvanized steel, which will naturally weather or be painted to an unobtrusive gray.
- d. **Tower Marking / Lighting:** So long as the height of the communications facility at or below 200 ft. above ground level, Verizon believes that no tower marking and/or lighting will be required under Federal Aviation Administration (FAA) rules and regulations [TAB 10].
- e. **Underground Utilities:** To the extent practicable all utilities will be placed underground from the nearest overhead service point on the

premises, in a manner consistent with all applicable laws, rules and regulations. *Zoning Law* § 8.10(B)(7)(j).

Public Necessity

As noted above and in **TABS 3 and 4**, Verizon Wireless is a public utility under New York law and a provider of personal wireless services under the federal Telecommunications Act of 1996. This project is a public necessity in that it is required to render adequate and safe hand-held telephone service to a significant portion of the Town of Orleans. Currently, no suitable communications towers or other tall structures exist in this area that could be used by Verizon Wireless as a collocation site. Consequently, the Town of Orleans is not merely lacking adequate and safe coverage to the targeted area, but also any means of providing such coverage. This, combined with the federal mandate to expeditiously deploy advanced wireless services across the nation and Verizon Wireless' FCC licenses to provide such services in the Town of Orleans, demonstrates that Verizon Wireless' facility is a public necessity. Without the construction of the communications facility proposed, the public would be deprived of an essential means of communication, which, in turn, would jeopardize the safety and welfare of the community and traveling public.

Compelling Reasons for Approval

There are compelling reasons, economic or otherwise, for approving Verizon Wireless' application for a new communications facility.

The Applicant's Radio Frequency (RF) Design Engineer has demonstrated that there are significant gaps in service in the Verizon Wireless network in the Town of Orleans area, and that the area where Verizon Wireless can locate its facility and provide an adequate and safe level of service (the "search area") is extremely limited. In this case, the Applicant's search area is constrained due to the location of adjoining cell sites, topography, and coverage objective of providing in-building coverage to the campus and filling an existing large coverage gap.

The Applicant's real estate expert has completed a thorough evaluation of the search area, and documented that there are no suitable existing communications towers or other tall structures that can be used by Verizon Wireless to provide adequate and safe service to Orleans area; this report also concludes that the subject site is the most suitable candidate for a new tower facility.

The Applicant's RF Design Engineer has also demonstrated that a minimum tower height of 155± ft. (159± ft. when including a 4 ft. lightning rod) is required to provide an adequate and safe level of service from this location and also meet the requirements in the Orleans Zoning Law. This height will also provide collocation space for use by other licensed wireless users, thereby furthering an important objective of the Orleans Zoning Law and potentially minimizing the need for similar (duplicative) installations in the community.

As set forth above, the Applicant has proposed a facility that will enable Verizon Wireless and other wireless service providers to provide adequate and safe coverage to the Orleans area

in accordance with their FCC licenses. In this regard, the proposed communications facility will not give rise to an undue visual impact. Based upon the foregoing, Verizon Wireless respectfully submits it has satisfied the applicable burden of proof for *Rosenberg* Use Variance relief, as well as Special Use Permit and Site Plan approval under the Town of Orleans Zoning Law.

V. Conclusion

Approval of the communications facility proposed will enable the Applicant to provide an adequate and safe level of hand-held wireless telephone service to a significant portion of the Town of Orleans within the confines of applicable technological and land use limitations. Such approval will also be in the public interest, in that it will allow Verizon Wireless to comply with its statutory mandate to build out its network and provide local businesses, residents and public service entities with safe and reliable wireless communications services. Based upon the foregoing, Verizon Wireless respectfully submits that this project complies in all material respects with *Rosenberg* and the Special Use Permit requirements of the Town of Orleans Zoning Law, and any potential impact on the community created by this approval may properly be considered to be minimal and of no significant adverse effect.

Attached to this Application and Statement of Intent are the following:

1. Environmental Assessment Form ("EAF") prepared by Costich Engineering;
2. Redacted Copy of Lease Agreement between Frederick E. Jackson and Verizon Wireless;
3. Documentation of Public Utility Status and Overview of the *Rosenberg* Decision;
4. Overview of federal Telecommunications Act of 1996;
5. Copies of the applicable Verizon Wireless FCC Licenses for the Jefferson County area;
6. Site Selection Analysis and Radio Frequency (RF) Engineering Coverage Plots prepared by the Verizon Wireless RF Design Engineer and NB+C, site acquisition agent to Verizon Wireless;
7. Tower Design letter prepared by Costich Engineering;
8. Collocation Commitment, Tower Removal, Removal Bond, Compliance with Laws, and Authority to Operate Letter prepared by Greg Hanley, Real Estate Manager for Verizon Wireless;
9. Visual EAF Addendum and Photo Simulation Report prepared by Costich Engineering;
10. TOWAIR Airspace Analysis;

11. Radio-Frequency Safety Report;
12. Non-Interference Letter prepared by RF Design Engineer; and
13. Zoning Site Plan Drawings prepared by Costich Engineering.

Kindly place this matter on the agenda for discussion at the next Planning Board meeting. In the meantime, if you should have any questions or require any additional information concerning this project, I can be reached at (518) 438-9907 ext. 224.

Thank you for your consideration.

Dated: April 22, 2024

Respectfully submitted,

ST. LAWRENCE SEAWAY RSA
CELLULAR PARTNERSHIP
d/b/a Verizon Wireless



David C. Brennan, Esq.
Regional Local Counsel

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: St. Lawrence Seaway Cellular Partnership d/b/a Verizon Wireless - Thousand Island Park Telecommunications Facility		
Project Location (describe, and attach a general location map): 41672 State Route 12, Clayton, NY 13624, Town of Orleans, Jefferson County (T.A.# 13.13-2-31.11, 71 Acres per deed)		
Brief Description of Proposed Action (include purpose or need): St. Lawrence Seaway Cellular Partnership d/b/a Verizon Wireless is proposing the construction of a wireless telecommunications facility. The facility will consist of a 155' monopole tower (with proposed 4' lightning rod) that will support a Verizon Wireless antenna array at 150' AGL; ground based improvements include outdoor equipment cabinets on a 11'x12.5' concrete slab with ice canopy over it, a 10' H-frame and cable bridge, enclosed by a 40'x90', 6' tall chain link fence with a 1' barbed wire top. The compound, proposed tower, wireless telecommunications equipment, and meter board are all to be located within a 125'x80' lease area. Access to the site will utilize a proposed 12' wide gravel driveway off of NYS Route 12 to the proposed tower location.		
Name of Applicant/Sponsor: St. Lawrence Seaway Cellular Partnership d/b/a Verizon Wireless	Telephone: 315-794-1093	E-Mail: gregory.hanley@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): Young/Sommer, LLC - David Brenna, Esq.	Telephone: 518.438.9907 Ext. 224	E-Mail: dbrennan@youngsommer.com
Address: Executive Woods, Five Palisades Drive		
City/PO: Albany	State: NY	Zip Code: 12205
Property Owner (if not same as sponsor): Frederick E. & Carol M. Jackson	Telephone:	E-Mail:
Address: 41649 NYS Route 12		
City/PO: Clayton	State: NY	Zip Code: 13624

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orleans Planning Board - Special Use Permit, Building Permit, Site Plan Approval.	May 2024
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Orleans Zoning Board - 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT Entrance Permit	June 2024
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? *Route 12 is a major corridor in Town, no specifics mentioned at site.* Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes No

If Yes, identify the plan(s):

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? Yes No

If Yes, identify the plan(s):

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?
RES-1 (Resort)

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? Thousand Island Central School District

b. What police or other public protection forces serve the project site?
Jefferson County Sheriff's Department; NYS Police

c. Which fire protection and emergency medical services serve the project site?
Fishers Landing Volunteer Fired Dept; The Thousand Islands Emergency Rescue

d. What parks serve the project site?
N/A

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? _____ 71 acres
b. Total acreage to be physically disturbed? _____ 0.55 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.60 +/- 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: _____ 155' 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 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 structures, or 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)
 N/A

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within ½ 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am - 6pm • Saturday: _____ 7am - 6pm • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • 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:
Construction equipment

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): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.14	.38	+.24
• Forested	61.85	61.51	-.34
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.43	6.53	+.10
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	2.58	2.58	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: _____

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: _____

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:

KgA-Kingsbury silty clay	_____	43 %
VeB-Vergennes silty clay loam	_____	20 %
VeC-Vergennes silty clay loam	_____	32 %

d. What is the average depth to the water table on the project site? Average: _____ 0.5-3 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	4 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	52 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	44 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	90 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	10 % of site
<input type="checkbox"/> 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 910-1650 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 6.29 acres
- 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%; border-bottom: 1px solid black;">small mammals</td> <td style="width: 30%; border-bottom: 1px solid black;">birds</td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>	small mammals	birds					
small mammals	birds						
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 							
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Common Tern, Bald Eagle</p>							
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>							
E.3. Designated Public Resources On or Near Project Site							
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? <u>14</u></p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>2024 NEW YORK AGRICULTURAL LAND CLASSIFICATION - JEFFERSON - JANUARY 1, 2024</u></p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							

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? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Great Lakes Seaway Trail - NYS Route 12</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>National and State Scenic Byways</u> iii. Distance between project and resource: _____ <u>0.07</u> miles.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

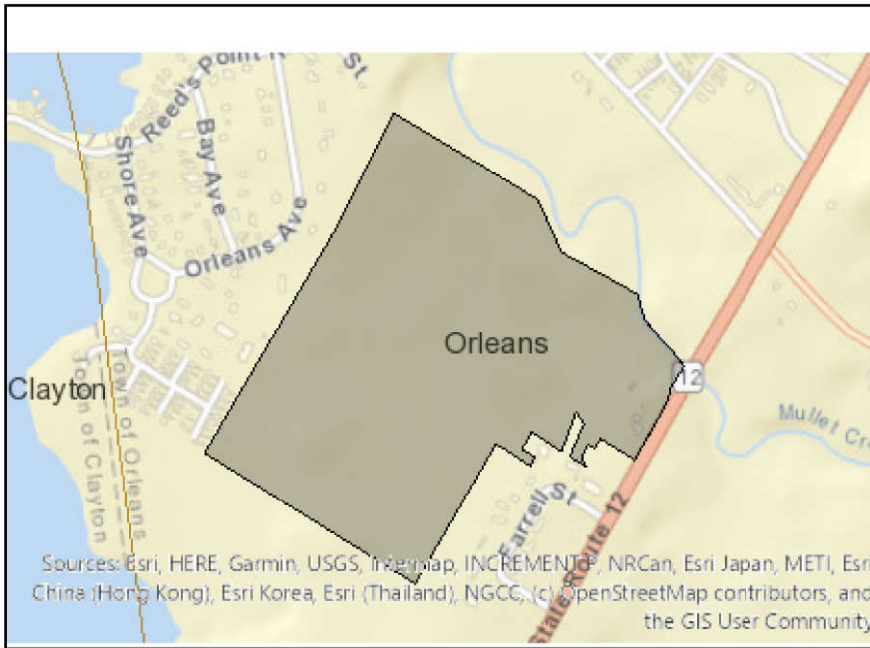
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name St. Lawrence Seaway Cellular Partnership Date April 3, 2024

Signature  David A. Weisenreder, P.E. Title Project Engineering-Costich Engineering, DPC



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	Yes
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.iv [Surface Water Features - Stream Name]	910-1650
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
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]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Common Tern, Bald Eagle
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: Thousand Island Park
MDfclD: 5000919442
EFFECTIVE DATE:

LAND LEASE AGREEMENT

This Land Lease Agreement (the "Agreement") is made by and between Frederick E. Jackson, with an address of 41649 NYS Route 12, Clayton, New York 13624 ("LESSOR") and St. Lawrence Seaway RSA Cellular Partnership, with its principal offices at 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 41649 NYS Route 12, Town of Orleans, Jefferson County, New York (S/B/L 13.13-2-31.11) (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 at 41649 NYS Route 12, Clayton, New York 13624 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.

b. On each annual anniversary of the Commencement Date, the rent payable shall increase by [REDACTED] over the prior year's rental amount.

c. LESSEE shall pay LESSOR, within ninety (90) days of full execution of this Agreement, a one-time signing bonus, as additional rent, in the sum of [REDACTED]

d. 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 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 30-foot-wide right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement 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.

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 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 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 LESSOR, hereby acknowledges that all or portions of the Property within three hundred feet (300') of the Premises (hereinafter referred to as the "Insurance Buffer") is either vacant or are currently being used solely for agricultural or forestry purposes. In the event that the current use of the Insurance Buffer changes during the Term, LESSOR agrees that at such time and in the future, and at its own cost and expense, it will maintain the insurance policies described in "A" and "B" below with, as to "A", LESSEE included as an additional insured as their interest may appear under this Agreement and, as to "B", agrees to waive subrogation against LESSEE and to ensure said waiver is recognized by the insurance policies insuring the property.

LESSEE agree to maintain during the term of this Agreement the following insurance policies:

a. Commercial general liability in the amount of \$2,000,000.00 per occurrence for bodily injury and property damage and \$4,000,000.00 in the annual aggregate. LESSOR shall be included as an additional insured as their interest may appear under this Agreement on LESSEE's insurance policy.

b. "All-Risk" property insurance on a replacement cost basis insuring their respective property with no coinsurance requirement. Where legally permissible, LESSEE agrees to waive subrogation against LESSOR 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.

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 315-686-2140, 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 60 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 90 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. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale for which LESSEE has any right of first refusal.

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 (except a transfer to his son, Scott Jackson) without executing an assignment of the Agreement whereby the third party 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. LESSOR may assign or transfer this Agreement to his son, Scott Jackson, without approval or consent of LESSEE. 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: Frederick Jackson
41649 NYS Route 12
Clayton, New York 13624

With a copy to:

Scott Jackson
41569 Farrell Drive
Clayton, NY 13624

LESSEE: St. Lawrence Seaway RSA Cellular Partnership
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

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, 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 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.

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. MOST FAVORED LESSEE. LESSOR represents and warrants that the rent, benefits and terms and conditions granted to LESSEE by LESSOR hereunder are now and shall be, during the Term, no less favorable than the rent, benefits and terms and conditions for substantially the same or similar tenancies or licenses granted by LESSOR to other parties. If at any time during the Term LESSOR shall offer **more favorable rent, benefits or terms and conditions for substantially the same or similar tenancies or**

licenses as those granted hereunder, then LESSOR shall, within 30 days after the effective date of such offering, notify LESSEE of such fact and offer LESSEE the more favorable offering. If LESSEE chooses, the parties shall then enter into an amendment that shall be effective retroactively to the effective date of the more favorable offering, and shall provide the same rent, benefits or terms and conditions to LESSEE. LESSEE shall have the right to decline to accept the offering. LESSOR's compliance with this requirement shall be subject, at LESSEE's option, to independent verification.

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.

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

LESSOR:

By: Frederick E. Jackson

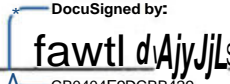
Name: Frederick E. Jackson

Date: U-20-2.0A3

LESSEE:

St. Lawrence Seaway RSA Cellular Partnership

**By Bell Atlantic Mobile Systems LLC d/b/a
Verizon Wireless, Its Operating Partner**

By:  fawtl dAjyJlS
CB0404E9DCBB429...

Name: Rommel Angeles

Title: Director - Network Engineering

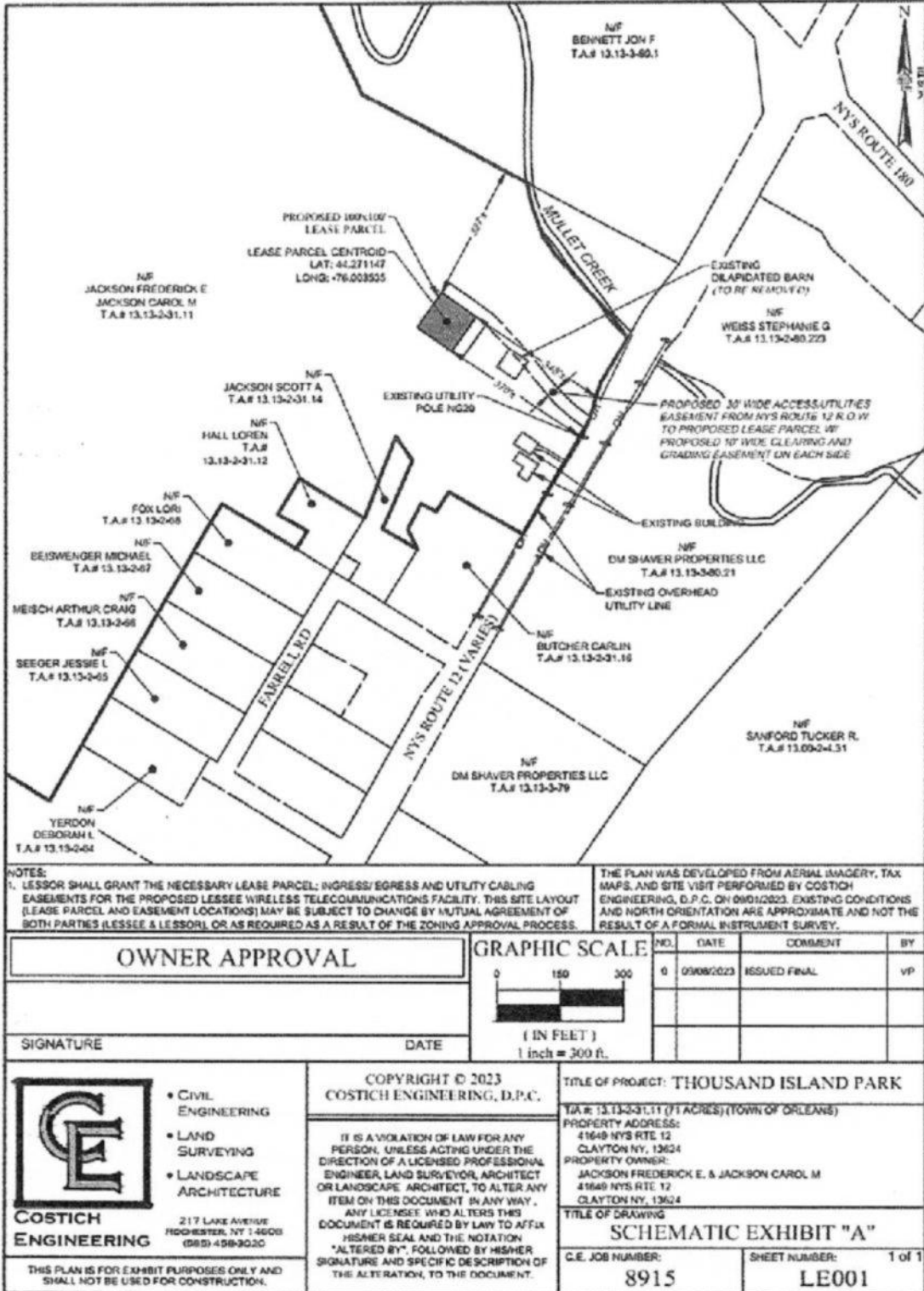
Date: Feb 5, 2024

EXHIBIT "A"
PROPERTY DESCRIPTION

and assigns forever, aU ATRACT OR PARCEL OF LAND as shown on the Jefferson County, Town of Orleans tax map aa parcels #13.13-2-11.1 and #13.13-2-52.1. The foregoing parcels being the remaining lands owned by the grantor herein; said parcels having been a part of certain lunda set forth in a warranty deed recorded June 23, 1933 in Liber 424 at Page 23 In the JefferBon County Clerk's Office; the grantor therein being Harriet R. Schryver, and the grantees being Henry A. Jackson and Madeline H. Jackson, and further being part of a certain Executor's Deed from Madeline H. Jackson and Henry A. Jackson ae executors of the Last Will and Testament of Harriet E. Schryver, deceased to Henry A. Jackson and Madeline Jackson; said deed being recorded **December 10, 1976** in Liber 676, Page 374 in the Jefferson County Clerk's Office.

EXHIBIT "B"
PREMISES DESCRIPTION

PREMISES is a portion of the property located at 41649 NYS Route 12, Town of Orleans,
Jefferson County, New York (S/B/L 13.13-2-31.11)



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.

THE PLAN WAS DEVELOPED FROM AERIAL IMAGERY, TAX MAPS, AND SITE VISIT PERFORMED BY COSTICH ENGINEERING, D.P.C. ON 09/01/2023. EXISTING CONDITIONS AND NORTH ORIENTATION ARE APPROXIMATE AND NOT THE RESULT OF A FORMAL INSTRUMENT SURVEY.

OWNER APPROVAL		GRAPHIC SCALE (IN FEET) 1 inch = 300 ft.	NO.	DATE	COMMENT	BY
SIGNATURE	DATE		0	09/08/2023	ISSUED FINAL	VP

 COSTICH ENGINEERING 217 LAKE AVENUE FROEDSTER, NY 14600 (607) 458-9020	• CIVIL ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE	COPYRIGHT © 2023 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: THOUSAND ISLAND PARK T.A.#: 13.13-2-31.11 (71 ACRES) (TOWN OF ORLEANS) PROPERTY ADDRESS: 41649 NYS RTE 12 CLAYTON NY, 13624 PROPERTY OWNER: JACKSON FREDERICK E. & JACKSON CAROL M 41649 NYS RTE 12 CLAYTON NY, 13624
	THIS PLAN IS FOR EXHIBIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.		
	TITLE OF DRAWING SCHEMATIC EXHIBIT "A"		C.E. JOB NUMBER: 8915

**DOCUMENTATION OF PUBLIC UTILITY STATUS
and
OVERVIEW OF ROSENBERG DECISION**

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 [the carrier'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 [the applicant], 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 [the applicant] sustained its burden of proving the requisite public necessity. [The applicant] 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 . . . 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 the fact that 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 Wireless does not have reliable service in the Town. The communications facility proposed is necessary to remedy this service problem and to provide adequate and reliable wireless telecommunications service to this area. Therefore, Verizon Wireless satisfies the requisite showing of need for the facility under applicable New York law.

**DOCUMENTATION OF PERSONAL WIRELESS SERVICE FACILITY STATUS
and
FEDERAL TELECOMMUNICATIONS ACT OF 1996**

In addition to being considered a public utility under New York decisional law, Verizon Wireless is classified as a provider of “personal wireless services” under the federal Telecommunications Act of 1996 (the “TCA”).

As stated in the long title of the Act, the goal of the TCA is to “promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.” *Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996)*.

The TCA mandates a process designed to achieve competitive telecommunications markets. In keeping with the central goals of the TCA, the authors specify in Section 253(a) that “[n]o State or local statute or regulation...may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service.” *TCA Section 253(a), emphasis added*.

Section 332(c) of the TCA preserves the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction and modification of personal wireless service facilities, subject to several important limitations:

- the “regulation of the placement...of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services” (*TCA §332(c)(7)(B)(i)(I)*);
- the “regulation of the placement...of personal wireless service facilities by any State or local government or instrumentality thereof shall not prohibit or have the effect of prohibiting the provision of personal wireless services” (*TCA §332(c)(7)(B)(i)(II)*);
- Applications must be processed within a reasonable period of time, and any decision to deny a request for placement of personal wireless service facilities must be in writing and supported by substantial evidence contained in a written record (*TCA §§332(c)(7)(B)(ii) and (iii)*); and
- regulations based upon the perceived environmental effects of radio frequency emissions are prohibited, so long as the proposed personal wireless service facility complies with FCC regulations concerning such emissions (*TCA §332(c)(7)(B)(iv)*).

A reference copy of the Telecommunications Act of 1996 is included herewith.

TELECOMMUNICATIONS ACT OF 1996

JANUARY 31, 1996. Ordered to be printed

Mr. BILEY, from the committee of conference,
submitted the following

CONFERENCE REPORT

[To accompany S. 652]

The committee of conference on the disagreeing votes of the two Houses on the amendments of the House to the bill (S. 652), to provide for a pro-competitive, de-regulatory national policy framework designed to accelerate rapidly private sector deployment of advanced telecommunications and information technologies and services to all Americans by opening all telecommunications markets to competition, and for other purposes, having met, after full and free conference, have agreed to recommend and do recommend to their respective Houses as follows:

That the Senate recede from its disagreement to the amendment of the House to the text of the bill and agree to the same with an amendment as follows:

In lieu of the matter proposed to be inserted by the House amendment, insert the following:

SECTION 1. SHORT TITLE; REFERENCES.

(a) **SHORT TITLE.**—*This Act may be cited as the "Telecommunications Act of 1996".*

(b) **REFERENCES.**—*Except as otherwise expressly provided, whenever in this Act an amendment or repeal is expressed in terms of an amendment to, or repeal of, a section or other provision, the reference shall be considered to be made to a section or other provision of the Communications Act of 1934 (47 U.S.C. 151 et seq.).*

SEC. 2. TABLE OF CONTENTS.

The table of contents for this Act is as follows:

- Sec. 1. Short title; references.*
- Sec. 2. Table of contents.*
- Sec. 3. Definitions.*

~~The owner shall provide written notification of such attachment to any entity that has obtained an attachment to such conduit or right-of-way so that such entity may have a reasonable opportunity to add to or modify its existing attachment. Any entity that adds to or modifies its existing attachment after receiving such notification shall bear a proportionate share of the costs incurred by the owner in making such pole, duct, conduit, or right-of-way accessible.~~

~~Any entity that obtains an attachment to a pole, conduit, or right-of-way shall not be required to bear any of the costs of rearranging or replacing its attachment if such rearrangement or replacement is required as a result of an additional attachment or the modification of an existing attachment sought by any other entity (including the owner of such pole, duct, conduit, or right-of-way).~~

SEC. 704. FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS.

(a) NATIONAL WIRELESS TELECOMMUNICATIONS SITING POLICY.—Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

“(7) PRESERVATION OF LOCAL ZONING AUTHORITY.—

“(A) GENERAL AUTHORITY.—Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

“(B) LIMITATIONS.—

“(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof—

“(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

“(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

“(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

“(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

“(iv) 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 Commission’s regulations concerning such emissions.

"(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

"(C) DEFINITIONS.—For purposes of this paragraph—

"(i) the term 'personal wireless services' means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

"(ii) the term 'personal wireless service facilities' means facilities for the provision of personal wireless services; and

"(iii) the term 'unlicensed wireless service' means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v))."

(b) RADIO FREQUENCY EMISSIONS.—Within 180 days after the enactment of this Act, the Commission shall complete action in ET Docket 93-62 to prescribe and make effective rules regarding the environmental effects of radio frequency emissions.

(c) AVAILABILITY OF PROPERTY.—Within 180 days of the enactment of this Act, the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, reasonable, and nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.

~~SEC. 708. MOBILE SERVICES SHOULD NOT BE REQUIRED TO BEING DISTRICT~~
RIERS.

Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

"(8) MOBILE SERVICES ACCESS.—A person engaged in the provision of commercial mobile services, insofar as such person is engaged, shall not be required to provide equal access to

~~common carriers for the provision of unlicensed wireless services.~~

portionate share of the costs incurred by the owner in making such conduit or right-of-way accessible.

Conference agreement

The conference agreement adopts the Senate provision with modifications. The conference agreement amends section 224 of the Communications Act by adding new subsection (e)(1) to allow parties to negotiate the rates, terms, and conditions for attaching to poles, ducts, conduits, and rights-of-way owned or controlled by utilities. New subsection 224(e)(2) establishes a new rate formula charged to telecommunications carriers for the non-useable space of each pole. Such rate shall be based upon the number of attaching entities. The conferees also agree to three additional provisions from the House amendment. First, subsection (g) requires utilities that engage in the provision of telecommunications services or cable services to impute to its costs of providing such service an equal amount to the pole attachment rate for which such company would be liable under section 224. Second, new subsection 224(h) requires utilities to provide written notification to attaching entities of any plans to modify or alter its poles, ducts, conduit, or rights-of-way. New subsection 224(h) also requires any attaching entity that takes advantage of such opportunity to modify its own attachments shall bear a proportionate share of the costs of such alterations. Third, new subsection 224(i) prevents a utility from imposing the cost of rearrangements to other attaching entities if done solely for the benefit of the utility.

SECTION 704—FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS

Senate bill

No provision.

House amendment

Section 108 of the House amendment required the Commission to issue regulations within 180 days of enactment for siting of CMS. A negotiated rulemaking committee comprised of State and local governments, public safety agencies and the affected industries were to have attempted to develop a uniform policy to propose to the Commission for the siting of wireless tower sites.

The House amendment also required the Commission to complete its pending Radio Frequency (RF) emission exposure standards within 180 days of enactment. The siting of facilities could not be denied on the basis of RF emission levels for facilities that were in compliance with the Commission standard.

The House amendment also required that to the greatest extent possible the Federal government make available to use of Federal property, rights-of-way, easements and any other physical instruments in the siting of wireless telecommunications facilities.

Conference agreement

The conference agreement creates a new section 704 which prevents Commission preemption of local and State land use decisions and preserves the authority of State and local governments over

zoning and land use matters except in the limited circumstances set forth in the conference agreement. The conference agreement also provides a mechanism for judicial relief from zoning decisions that fail to comply with the provisions of this section. It is the intent of the conferees that other than under section 332(c)(7)(B)(iv) of the Communications Act of 1934 as amended by this Act and section 704 of the Telecommunications Act of 1996 the courts shall have exclusive jurisdiction over all other disputes arising under this section. Any pending Commission rulemaking concerning the preemption of local zoning authority over the placement, construction or modification of CMS facilities should be terminated.

When utilizing the term “functionally equivalent services” the conferees are referring only to personal wireless services as defined in this section that directly compete against one another. The intent of the conferees is to ensure that a State or local government does not in making a decision regarding the placement, construction and modification of facilities of personal wireless services described in this section unreasonably favor one competitor over another. The conferees also intend that the phrase “unreasonably discriminate among providers of functionally equivalent services” will provide localities with the flexibility to treat facilities that create different visual, aesthetic, or safety concerns differently to the extent permitted under generally applicable zoning requirements even if those facilities provide functionally equivalent services. For example, the conferees do not intend that if a State or local government grants a permit in a commercial district, it must also grant a permit for a competitor’s 50-foot tower in a residential district.

Actions taken by State or local governments shall not prohibit or have the effect of prohibiting the placement, construction or modification of personal wireless services. It is the intent of this section that bans or policies that have the effect of banning personal wireless services or facilities not be allowed and that decisions be made on a case-by-case basis.

Under subsection (c)(7)(B)(ii), decisions are to be rendered in a reasonable period of time, taking into account the nature and scope of each request. If a request for placement of a personal wireless service facility involves a zoning variance or a public hearing or comment process, the time period for rendering a decision will be the usual period under such circumstances. It is not the intent of this provision to give preferential treatment to the personal wireless service industry in the processing of requests, or to subject their requests to any but the generally applicable time frames for zoning decision.

The phrase “substantial evidence contained in a written record” is the traditional standard used for judicial review of agency actions.

The conferees intend section 332(c)(7)(B)(iv) to prevent a State or local government or its instrumentalities from basing the regulation of the placement, construction or modification of CMS facilities directly or indirectly on the environmental effects of radio frequency emissions if those facilities comply with the Commission’s regulations adopted pursuant to section 704(b) concerning such emissions.

The limitations on the role and powers of the Commission under this subparagraph relate to local land use regulations and are not intended to limit or affect the Commission's general authority over radio telecommunications, including the authority to regulate the construction, modification and operation of radio facilities.

The conferees intend that the court to which a party appeals a decision under section 332(c)(7)(B)(v) may be the Federal district court in which the facilities are located or a State court of competent jurisdiction, at the option of the party making the appeal, and that the courts act expeditiously in deciding such cases. The term "final action" of that new subparagraph means final administrative action at the State or local government level so that a party can commence action under the subparagraph rather than waiting for the exhaustion of any independent State court remedy otherwise required.

With respect to the availability of Federal property for the use of wireless telecommunications infrastructure sites under section 704(c), the conferees generally adopt the House provisions, but substitute the President or his designee for the Commission.

It should be noted that the provisions relating to telecommunications facilities are not limited to commercial mobile radio licensees, but also will include other Commission licensed wireless common carriers such as point to point microwave in the extremely high frequency portion of the electromagnetic spectrum which rely on line of sight for transmitting communication services.

~~SECTION 705 MOBILE SERVICE DIRECT ACCESS TO LONG DISTANCE CARRIERS~~

Senate bill

Subsection (b) of section 221 of the Senate bill, as passed, states that notwithstanding the MFJ or any other consent decree, no CMS provider will be required by court order or otherwise to provide long distance equal access. The Commission may only order equal access if a CMS provider is subject to the interconnection obligations of section 251 and if the Commission finds that such a requirement is in the public interest. CMS providers shall ensure that its subscribers can obtain unblocked access to the interexchange carrier of their choice through the use of interexchange carrier identification codes, except that the unblocking requirement shall not apply to mobile satellite services unless the Commission finds it is in the public interest.

House amendment

Under section 109 of the House amendment, the Commission shall require providers of two-way switched voice CMS to allow their subscribers to access the telephone toll services provider of their choice through the use of carrier identification codes. The Commission rules will supersede the equal access, balloting and prescription requirements imposed by the MFJ and the AT&T-McCaw consent decree. The Commission may exempt carriers or classes of carriers from the requirements of this section if it is consistent with the public interest, convenience, and necessity, and the

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Table with Call Sign (WQJQ689), File Number (0008587211), and Radio Service (WU - 700 MHz Upper Band (Block C)).

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689

File Number: 0008587211

Print Date: 09-13-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

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**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: ST. LAWRENCE SEAWAY RSA CELLULAR PARTNERSHIP

ATTN: REGULATORY
ST. LAWRENCE SEAWAY RSA CELLULAR PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign KNKN766	File Number 0009139524
Radio Service CL - Cellular	
Market Numer CMA559	Channel Block B
Sub-Market Designator 0	

FCC Registration Number (FRN): 0003477916

Market Name New York 1 - Jefferson
--

Grant Date 09-01-2020	Effective Date 09-01-2020	Expiration Date 10-01-2030	Five Yr Build-Out Date	Print Date 09-01-2020
---------------------------------	-------------------------------------	--------------------------------------	-------------------------------	---------------------------------

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
2	43-44-29.2 N	076-05-26.7 W	158.5	77.7	1006172

Address: JCT RT 193 & WOODPECKER LN
City: ELLISBURG **County:** JEFFERSON **State:** NY **Construction Deadline:**

Antenna: 1

Maximum Transmitting ERP in Watts: 65.900								
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	82.000	41.500	-64.900	-54.400	97.400	148.700	151.900	125.100
Transmitting ERP (watts)	200.000	200.000	200.000	200.000	200.000	200.000	200.000	200.000

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: ST. LAWRENCE SEAWAY RSA CELLULAR

Call Sign: KNKN766

File Number: 0009139524

Print Date: 09-01-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	44-20-23.2 N	075-54-48.8 W	76.2	51.5	

Address: ALEXANDRIA BAY CELL SITE OUTER HOLLAND STREET

City: ALEXANDRIA BAY County: JEFFERSON State: NY Construction Deadline:

Antenna: 1

Maximum Transmitting ERP in Watts:	26.400							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	29.900	41.400	23.400	5.100	7.600	37.700	40.600	25.600
Transmitting ERP (watts)	31.600	75.900	100.000	91.200	100.000	75.900	31.600	24.300

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
4	44-07-05.2 N	076-20-01.8 W	97.5	57.3	1006176

Address: INT OF QUARY & STATE RD

City: CAPE VINCENT County: JEFFERSON State: NY Construction Deadline:

Antenna: 1

Maximum Transmitting ERP in Watts:	75.800							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	78.700	79.300	60.800	73.500	79.700	80.300	80.500	73.600
Transmitting ERP (watts)	44.700	199.500	167.900	125.900	171.800	199.500	43.700	15.900

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	43-48-25.5 N	075-30-46.1 W	378.9	98.5	1006119

Address: (Lowville) NUMBER THREE RD

City: LOWVILLE County: LEWIS State: NY Construction Deadline:

Antenna: 1

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	238.700	229.000	192.500	236.200	-23.300	-71.700	-6.400	102.300
Transmitting ERP (watts)	293.800	219.770	31.450	1.030	0.800	0.800	4.500	71.270

Antenna: 2

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	238.700	229.000	192.500	236.200	-23.300	-71.100	-6.400	102.300
Transmitting ERP (watts)	0.850	12.370	139.000	317.950	139.000	12.370	0.800	0.800

Antenna: 3

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	238.700	229.000	192.500	236.200	-23.300	-71.100	-6.400	102.300
Transmitting ERP (watts)	3.400	0.800	0.800	1.670	29.900	218.760	285.850	74.310

Licensee Name: ST. LAWRENCE SEAWAY RSA CELLULAR

Call Sign: KNKN766

File Number: 0009139524

Print Date: 09-01-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
6	44-15-22.1 N	076-00-11.5 W	109.7	76.8	1006117

Address: (Orleans site) 18588 Robinson Road

City: Clayton County: JEFFERSON State: NY Construction Deadline:

Antenna: 2

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	96.400	95.800	63.100	67.000	64.200	72.700	109.600	106.600
Transmitting ERP (watts)	193.560	208.360	53.220	0.840	0.840	0.840	1.020	29.470

Antenna: 3

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	96.400	95.800	63.100	67.000	64.200	72.700	109.600	106.600
Transmitting ERP (watts)	0.870	4.050	99.370	360.810	97.110	3.290	0.870	0.870

Antenna: 4

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	96.400	95.800	63.100	67.000	64.200	72.700	109.600	106.600
Transmitting ERP (watts)	0.860	0.860	0.860	0.920	27.810	271.820	226.090	22.610

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
7	44-30-19.2 N	075-44-29.9 W	108.5	93.9	1006173

Address: Hammond Cell Site AK POINT RD

City: SAINT LAWRENCE CITY County: ST. LAWRENCE State: NY Construction Deadline:

Antenna: 1

Maximum Transmitting ERP in Watts:	106.300							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	97.500	107.100	109.000	105.400	109.700	126.800	103.300	91.700
Transmitting ERP (watts)	29.600	148.300	130.600	87.300	120.500	155.200	36.000	9.800

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
8	44-58-57.2 N	074-50-50.7 W	77.7	60.7	1006174

Address: Massena Cell Site; St. Lawrence Seaway Authority- Eisenhower Lock

City: MASSENA County: ST. LAWRENCE State: NY Construction Deadline:

Antenna: 1

Maximum Transmitting ERP in Watts:	70.000							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	60.300	77.400	77.500	72.900	63.000	75.900	73.800	58.900
Transmitting ERP (watts)	9.200	28.800	87.100	95.500	92.300	97.700	47.300	10.200

Licensee Name: ST. LAWRENCE SEAWAY RSA CELLULAR

Call Sign: KNKN766

File Number: 0009139524

Print Date: 09-01-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
9	44-51-26.2 N	075-08-47.8 W	79.2	93.9	1006177

Address: OFF IRISH SETTLEMENT RD

City: WADDINGTON County: ST. LAWRENCE State: NY Construction Deadline:

Antenna: 1

Maximum Transmitting ERP in Watts:	93.000							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	105.000	106.000	94.000	77.000	80.000	80.000	100.000	98.000
Transmitting ERP (watts)	20.000	133.000	200.000	125.000	141.000	200.000	89.000	11.000

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
10	44-35-17.0 N	075-38-34.6 W	110.3	40.8	

Address: MORRISTOWN CELL SITE MORRISTOWN WATER TANK, ANN STREET

City: MORRISTOWN County: ST. LAWRENCE State: NY Construction Deadline:

Antenna: 1

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	35.500	42.600	32.500	35.500	45.800	46.400	34.500	26.400
Transmitting ERP (watts)	37.150	87.100	104.710	100.000	107.150	74.130	31.620	25.700

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
12	43-30-10.3 N	075-56-24.7 W	216.4	36.3	1006145

Address: WHEELER DR

City: Williamstown County: OSWEGO State: NY Construction Deadline:

Antenna: 1

Maximum Transmitting ERP in Watts:	8.200							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-86.800	-86.100	-48.300	9.200	45.200	69.300	89.600	73.400
Transmitting ERP (watts)	251.000	251.000	251.000	251.000	251.000	251.000	251.000	251.000

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
13	44-40-20.0 N	074-59-17.0 W	125.0	81.7	1007257

Address: 73 MARKET ST

City: POTSDAM County: ST. LAWRENCE State: NY Construction Deadline:

Antenna: 2

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	88.600	75.700	15.300	-39.100	-2.400	67.800	82.600	91.400
Transmitting ERP (watts)	4.460	48.180	173.720	210.540	78.220	11.930	1.040	0.670

Licensee Name: ST. LAWRENCE SEAWAY RSA CELLULAR

Call Sign: KNKN766

File Number: 0009139524

Print Date: 09-01-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
13	44-40-20.0 N	074-59-17.0 W	125.0	81.7	1007257

Address: 73 MARKET ST

City: POTSDAM County: ST. LAWRENCE State: NY Construction Deadline:

Antenna: 3

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	88.600	75.700	15.300	-39.100	-2.400	67.800	82.600	91.400
Transmitting ERP (watts)	6.020	0.670	0.800	10.650	80.170	210.540	165.900	41.960

Antenna: 4

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	88.600	75.700	15.300	-39.100	-2.400	67.800	82.600	91.400
Transmitting ERP (watts)	226.110	118.320	23.140	2.880	0.670	3.300	28.470	132.640

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
14	44-13-18.3 N	075-07-34.3 W	445.0	44.2	

Address: VROOMAN RIDGE CELL SITE BLUE HILL SSE CORNER VROOMAN RIDGE AND PEABODY

City: FINE County: ST. LAWRENCE State: NY Construction Deadline:

Antenna: 2

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	175.100	93.300	54.700	24.500	15.000	141.000	213.900	239.600
Transmitting ERP (watts)	136.970	136.970	136.970	136.970	136.970	136.970	136.970	136.970

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
16	44-29-29.0 N	074-51-26.0 W	376.4	231.0	1004169

Address: 266 SCOVIL RD

City: SOUTH COLTON County: ST. LAWRENCE State: NY Construction Deadline:

Antenna: 2

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	127.300	64.000	22.800	33.700	27.100	95.300	150.700	182.900
Transmitting ERP (watts)	135.980	350.060	197.790	4.970	0.920	0.920	0.920	2.640

Antenna: 3

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	127.300	64.000	22.800	33.700	27.100	95.300	150.700	182.900
Transmitting ERP (watts)	0.920	0.920	16.960	228.350	351.300	103.000	0.920	0.920

Antenna: 4

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	127.300	64.000	22.800	33.700	27.100	95.300	150.700	182.900
Transmitting ERP (watts)	35.140	0.920	0.920	0.920	0.920	58.800	303.430	292.910

Licensee Name: ST. LAWRENCE SEAWAY RSA CELLULAR

Call Sign: KNKN766

File Number: 0009139524

Print Date: 09-01-2020

Control Points:

Control Pt. No. 1

Address: 500 West Dove Rd

City: Southlake **County:** TARRANT **State:** TX **Telephone Number:** (800)264-6620

Waivers/Conditions:

THIS AUTHORIZATION IS SUBJECT TO THE CONDITION THAT, IN THE EVENT THAT CELLULAR SYSTEMS USING THE SAME FREQUENCY BLOCK AS GRANTED HEREIN ARE AUTHORIZED IN ADJACENT TERRITORY IN CANADA, COORDINATION OF ANY OF THE LICENSEE'S TRANSMITTER INSTALLATIONS WHICH ARE WITHIN 45 MILES OF THE U.S. CANADA BORDER SHALL BE REQUIRED TO ELIMINATE ANY HARMFUL INTERFERENCE THAT MIGHT OTHERWISE EXIST AND TO INSURE CONTINUANCE OF EQUAL ACCESS TO THE FREQUENCY BLOCK BY BOTH COUNTRIES.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

THIS AUTHORIZATION IS SUBJECT TO THE CONDITION THAT, IN THE EVENT THAT CELLULAR SYSTEMS USING THE SAME FREQUENCY BLOCK AS GRANTED HEREIN ARE AUTHORIZED IN ADJACENT TERRITORY IN CANADA, COORDINATION OF ANY OF THE LICENSEE'S TRANSMITTER INSTALLATIONS WHICH

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: LICENSING MANAGER
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Table with Call Sign (WPSJ989), File Number (0009433936), and Radio Service (CW - PCS Broadband).

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS).

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WPSJ989

File Number: 0009433936

Print Date: 04-30-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WQVN679	File Number
Radio Service AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 04-08-2015	Effective Date 02-24-2017	Expiration Date 04-08-2027	Print Date
Market Number BEA006	Channel Block J	Sub-Market Designator 0	
Market Name Syracuse, NY-PA			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQVN679

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Table with Call Sign (WQGA903), File Number (0009773243), and Radio Service (AW - AWS (1710-1755 MHz and 2110-2155 MHz))

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations.

AWS operations must not cause harmful interference across the Canadian or Mexican Border. The authority granted herein is subject to future international agreements with Canada or Mexico, as applicable.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS).

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA903

File Number: 0009773243

Print Date: 12-21-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy



Network Engineering - UPNY
225 Jordan Road
Troy, New York 12180

“THOUSAND ISLAND PARK” WIRELESS TELECOMMUNICATIONS FACILITY 41672 STATE ROUTE 12, TOWN OF ORLEANS, NY

Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless (“Verizon Wireless” or the “Applicant”) plans to operate a new public utility/personal wireless service facility (the “wireless telecommunications facility”), including associated antennas, appurtenances and related ground equipment on a proposed 155 ft. tall self-support tower (159 ft. with lightning rod) located off 41672 State Route 12 in the Town of Orleans, Jefferson County, New York (this facility is known internally as “**Thousand Island Park**”). The proposed tower height of 155 ft. would provide for an Antenna Centerline (ACL) of 150 ft.

The purpose of this project is to improve wireless coverage and capacity in the northern portion of the Town of Orleans - and to add new 700 MHz, 850 MHz, Advanced Wireless Services (AWS) 2100 MHz and Personal Communications Services (PCS) 1900 MHz frequencies to Verizon Wireless’ existing regional wireless network. Verizon Wireless is using these frequencies for commercial activation of its fourth Generation Long Term Evolution (4G LTE) communication services network.

This project is a necessary and critical upgrade of the Verizon Wireless communications network in Jefferson County. Upon completion, new, advanced emergency and non-emergency 4G Verizon Wireless communication services will be provided across the northern portion of the Town of Orleans.

Long Term Evolution (LTE) Technology

The technology used in Verizon Wireless’ 4G network is known as LTE (Long Term Evolution). LTE is an advanced high-performance air interface standard that is designed to increase mobile telecommunications network coverage and capacity, offering throughput speeds that range from 12 to 20 times faster than Verizon Wireless’ legacy 3G technology, known as EVDO (Evolution Data Optimized). It is important to note however that 4G LTE technology operates at lower power levels than 3G, and as a result spacing between new 4G facilities is generally less than spacing between legacy 3G (as well as earlier analog and 2G) facilities.

As compared to Verizon Wireless’ previous CDMA network, LTE technology uses different signaling schemes (i.e., frequency division multiplexing similar to that of modern-day Wi-Fi and WiMAX versus Verizon Wireless’ previous 3rd generation CDMA, or Code Division Multiple Access, technology), operating frequencies and power levels. Having said this, basic wireless network design principles are similar and apply to 4G technology, and the ability to control and minimize interference is critical to the overall performance and reliability of the network. For these reasons, the LTE deployment focuses on achieving acceptable levels of network performance by carefully minimizing interfering signals from neighboring and distant sites while maximizing coverage within each site’s target coverage area. This objective is pursued by installing high performance LTE antennas at each new and existing facility, with each LTE antenna selected based on its inherent operational characteristics (antenna pattern, gain) and

adjusted (via antenna orientation, down-tilt, etc.) to contain coverage within only a well-defined target area (thus reducing interference with neighboring and distant sites).

To achieve acceptable data speeds and performance in LTE, a mobile device must operate in a relatively low interference environment (i.e., where spillover coverage from surrounding and distant facilities is minimized) while receiving sufficiently strong signals from its intended serving cell. As with the previous CDMA technology (where a pilot or reference signal was used to determine cell coverage), LTE coverage and LTE performance is also determined by the strength and quality of the reference signal generated by a nearby serving site. In LTE terms, the signal strength of this reference signal is referred to as the "Reference Signal Received Power" level, or "RSRP". An LTE mobile device must be able to receive and decode the reference signal in order to successfully connect and maintain reliable connection to the wireless network. The reference signal power level used by Verizon Wireless to ensure reliable LTE coverage, service and performance in areas like the Town of Orleans is -95 dBm.

THOUSAND ISLAND PARK - Search Area

When the Verizon Wireless Radio Frequency (RF) Engineer identifies coverage gaps in the network, or identifies cell sites that have (or will soon) reach data capacity exhaustion, they issue a "Search Area." A search area is defined as a geographical area located directly within the "inadequately serviced area" (referred to herein as the "Targeted Improvement Area"). The "Search Area" is specified such that IF a wireless telecommunications facility is located within the "Search Area" (at the appropriate height), THEN it will likely provide the expected coverage / capacity relief to the Targeted Improvement Area. In other words, the required geographical size and location of the "search area" is carefully analyzed and determined by the RF Engineer (in advance) to take into account existing area cell sites, area topology and terrain - in order to determine the predicted coverage of the Targeted Improvement Area. For the most part – due to this careful analysis, locations outside of the search area will fail to provide adequate service to the Targeted Improvement Area. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. Therefore, the goal of the search area is to define a suitable location for the placement of a new cell site that will provide adequate service to as much of the Targeted Improvement Area as possible – as well as to function properly as part of the overall network.

THOUSAND ISLAND PARK - Targeted Improvement Area

As mentioned previously, the purpose of the Thousand Island Park wireless telecommunications facility is to provide an adequate and safe level of emergency and non-emergency Verizon Wireless 4G communications services across currently underserved areas within the northern portion of the Town of Orleans. More specifically, the facility will offer substantial improvements in both coverage and capacity (ability for the network to adequately satisfy the demand for high-speed wireless services) for the homes, businesses, camps and recreational areas within the northern portion of the Town of Orleans. Specifically, 3.1± miles along NY-12, 1.2± miles along CR-180 and 1.1± miles along CR-100 - as well as several other local community roads, Islands, parks & marinas across the Targeted Improvement Area - will gain critically needed coverage improvements. The proposed facility will also improve service and satisfy both existing and future growing demand for additional capacity & throughput within the existing 4G wireless network. See the Targeted Improvement area for the proposed THOUSAND ISLAND PARK telecommunications facility in **Figure 1** below.

Targeted Improvement Area and Proposed Site “Thousand Island Park”



Figure 1. Targeted Improvement Area for the Proposed “THOUSAND ISLAND PARK” Facility.

THOUSAND ISLAND PARK – Proposed THOUSAND ISLAND PARK Facility Site Selection

As mentioned earlier, Verizon Wireless’ approach to proposed cell site location begins with recognition that a particular geographic area cannot be sufficiently served from the existing communications facilities in the surrounding network. A “search area” is then created by a qualified in-house Radio Frequency (RF) Engineer, to identify the areas from which a new communications facility would remedy the coverage / capacity gap. Once the Search Area is identified, Verizon Wireless searches for a site location that is both technically appropriate and sensible from a zoning and land use perspective – as well as geographically favorable. Subject to technical limitations, co-location on an existing tower or other tall structure is generally preferred by municipalities and wireless carriers alike, as co-location typically results in a cost effective and expedited solution to bring new and or improved service to a currently under-served area. If there are no existing (or available) tall structures in the Search Area, a Raw Land site search generally involves consideration of the following: Municipal properties; industrial and commercial zones; agricultural zones; and lastly, residential zones.

In the case of the proposed Thousand Island Park communications facility, Verizon Wireless carefully searched for any existing Verizon Wireless facilities within the defined Search Area, as well as existing Non-Verizon Wireless facilities. Since there were not any existing telecommunication structures within the defined Thousand Island Park Search Area, Verizon Wireless then began searching for suitable locations within the Search Area - in order to construct a new telecommunications facility – and thus promptly chose a suitable property for the proposed location of a new 155 ft. tall telecommunications facility. This location was positioned within the Targeted Improvement Area – as depicted in **Figure 1** (where improved coverage is needed) - and therefore is suitably positioned to best meet the RF objectives of the Targeted Improvement Area. An illustration of the Thousand Island Park Search Area is shown in **Figure 2** below, where the “RED OUTLINE” represents the designated search area and the newly proposed THOUSAND ISLAND PARK communications facility location is shown at the end of the blue arrow.

As mentioned, the selected candidate location is expected to significantly address the Targeted Improvement Area within the northern portion of the Town of Orleans. Specifically, 3.1± miles along NY-12, 1.2± miles along CR-180 and 1.1± miles along CR-100 - as well as several other local community roads, Islands, homes, camps, businesses, marinas and recreational areas across the Targeted Improvement Area – all will gain critically needed coverage improvements. With the proposed 150’ antenna centerline height (“ACL”) of the proposed tower, this new telecommunications facility will provide Verizon Wireless the ability to satisfy its performance improvement objectives within the Town of Orleans.



Figure 2. THOUSAND ISLAND PARK Search Areas and Proposed Wireless Communications Facility

Existing Area Coverage and Proposed Coverage with THOUSAND ISLAND PARK ON-AIR

To demonstrate the current (and inadequate) level of 4G/LTE service in a significant portion of the Town of Orleans, a propagation analysis (using Verizon Wireless’ -95 dBm RSRP 4G design standard signal level threshold) is provided in **Figure 3**. When viewing **Figure 3**, areas of “BLUE” indicate reliable coverage from Verizon Wireless’ existing facilities and areas VOID of “BLUE” color indicate a lack of sufficient 4G coverage. As the results demonstrate, coverage is currently deficient across a significant portion of the Town of Orleans. Specifically, 3.1± miles along NY-12, 1.2± miles along CR-180 and 1.1± miles along CR-100 - as well as several other local community roads, Islands, homes, camps, businesses, marinas and recreational areas across the Targeted Improvement Area – currently have an inadequate and safe level of emergency and non-emergency Verizon Wireless 4G/LTE communications services. As a result, deployment of a new wireless facility within the northern portion of the Town of Orleans is required.

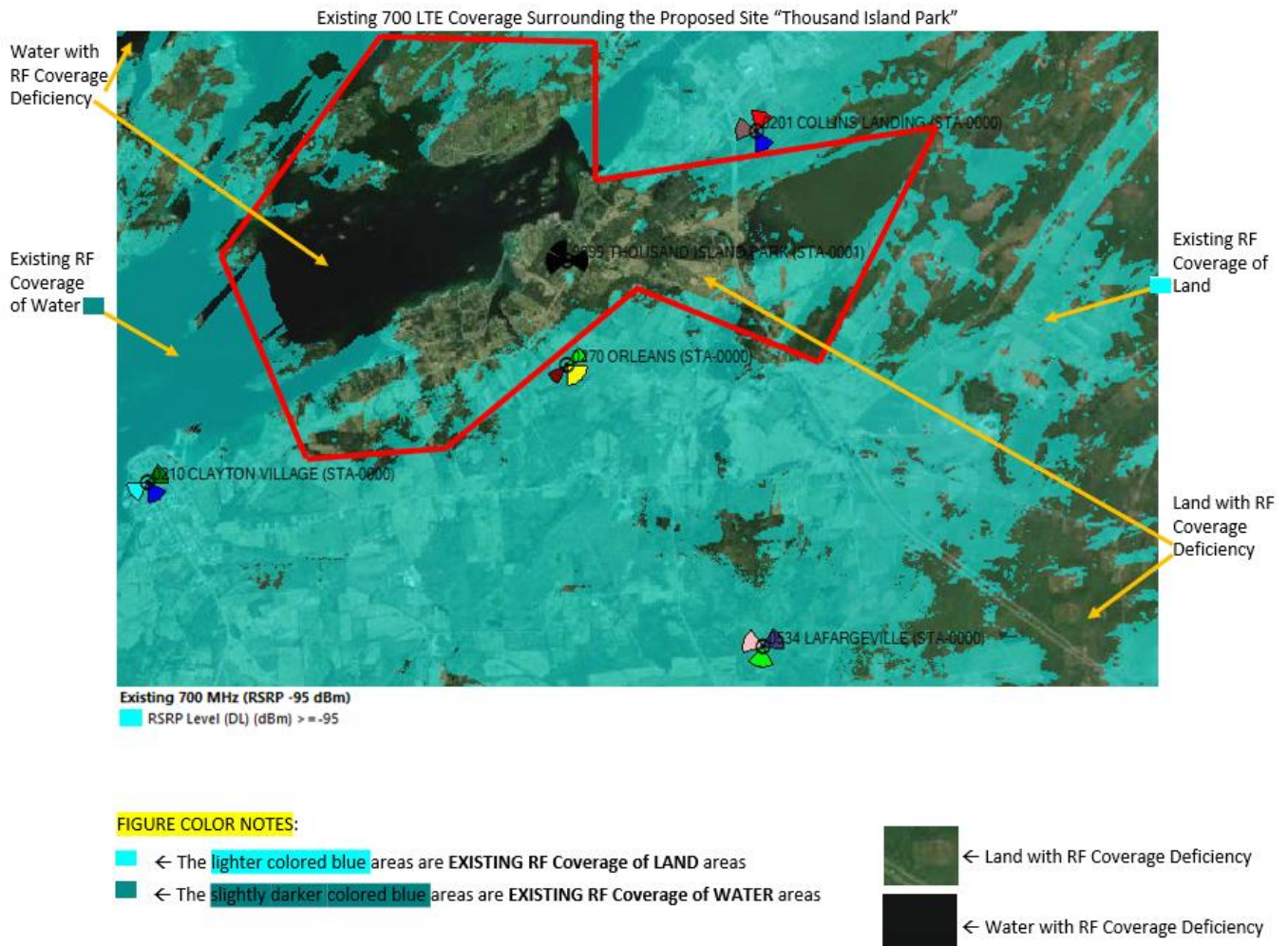


Figure 3. Existing 700 LTE Coverage surrounding the proposed "THOUSAND ISLAND PARK" Wireless Telecommunications Facility

A propagation analysis showing the new emergency and non-emergency 4G/LTE coverage, data and calling capacity that will be provided by the proposed THOUSAND ISLAND PARK wireless telecommunications facility (shown in the colors of Light Green and Dark Green) is included at **Figure 4**. Note that the Dark Green color appears within the figure due to the Green Propagation overlaying the Black Colored WATER WAYS. As the results in **Figure 4** demonstrate, once ON-AIR, the Verizon Wireless' proposed Thousand Island Park site will provide a higher level of new and improved 4G/LTE emergency and non-emergency services across within the northern portion of the Town of Orleans. Specifically, 3.1± miles along NY-12, 1.2± miles along CR-180 and 1.1± miles along CR-100 - as well as several other local community roads, Islands, homes, camps, businesses, marinas and recreational areas across the Targeted Improvement Area – all will gain critically needed coverage improvements.

Existing & Planned 700 LTE Coverage w/ Proposed Site "Thousand Island Park" ON-AIR (ACL = 150')

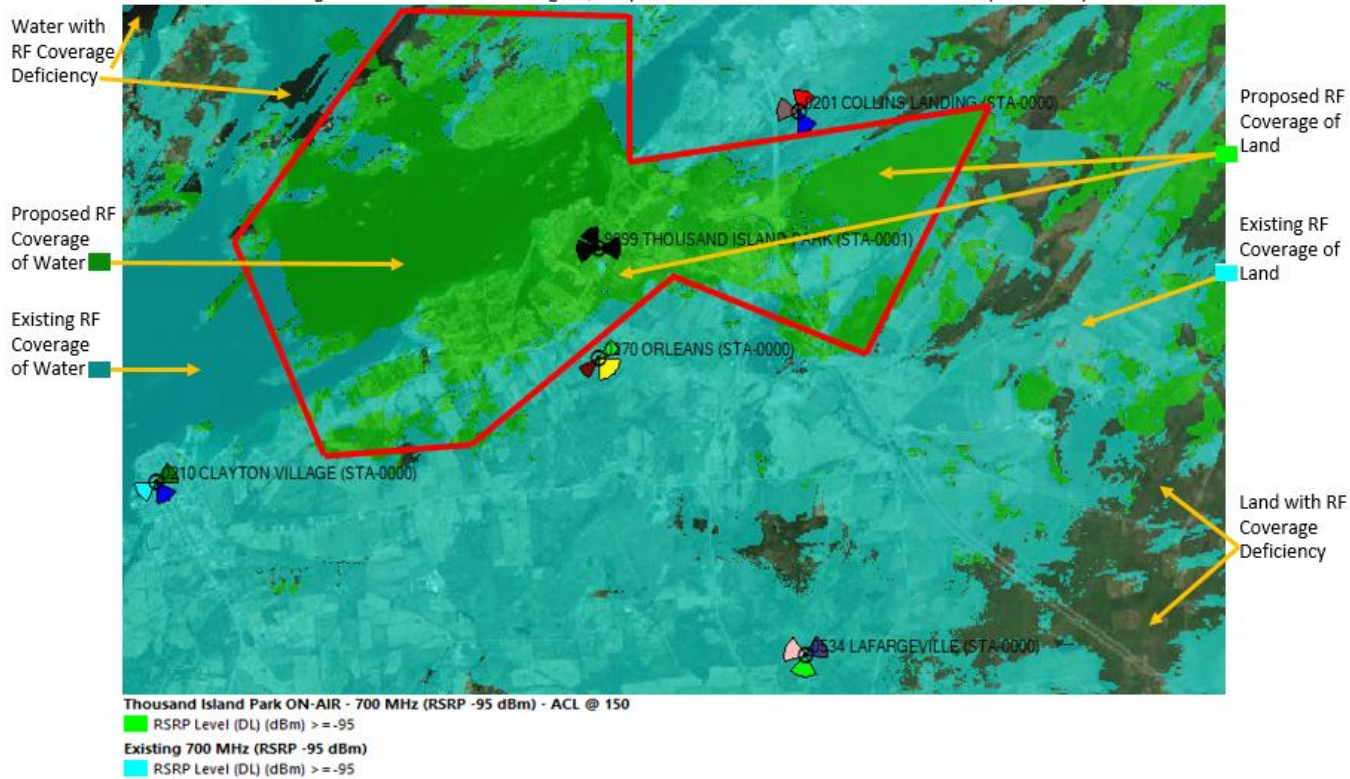


FIGURE COLOR NOTES:

- ← The lighter colored blue areas are EXISTING RF Coverage of LAND areas
- ← The slightly darker colored blue areas are EXISTING RF Coverage of WATER areas
- ← The lighter colored green areas are PROPOSED RF Coverage of LAND areas
- ← The slightly darker colored green areas are PROPOSED RF Coverage of WATER areas
- ← Land with RF Coverage Deficiency
- ← Water with RF Coverage Deficiency

Figure 4. Existing & Planned Coverage w/ proposed "THOUSAND ISLAND PARK" Facility ON-AIR

Minimum Tower Height Justification

The propagations shown in **Figure 5** and **Figure 6** below demonstrate the expected Thousand Island Park 4G/LTE wireless service coverage at tower heights of 155' and 115' respectively - (Note: The resulting Antenna Centerlines would be 150' and 110' respectively).

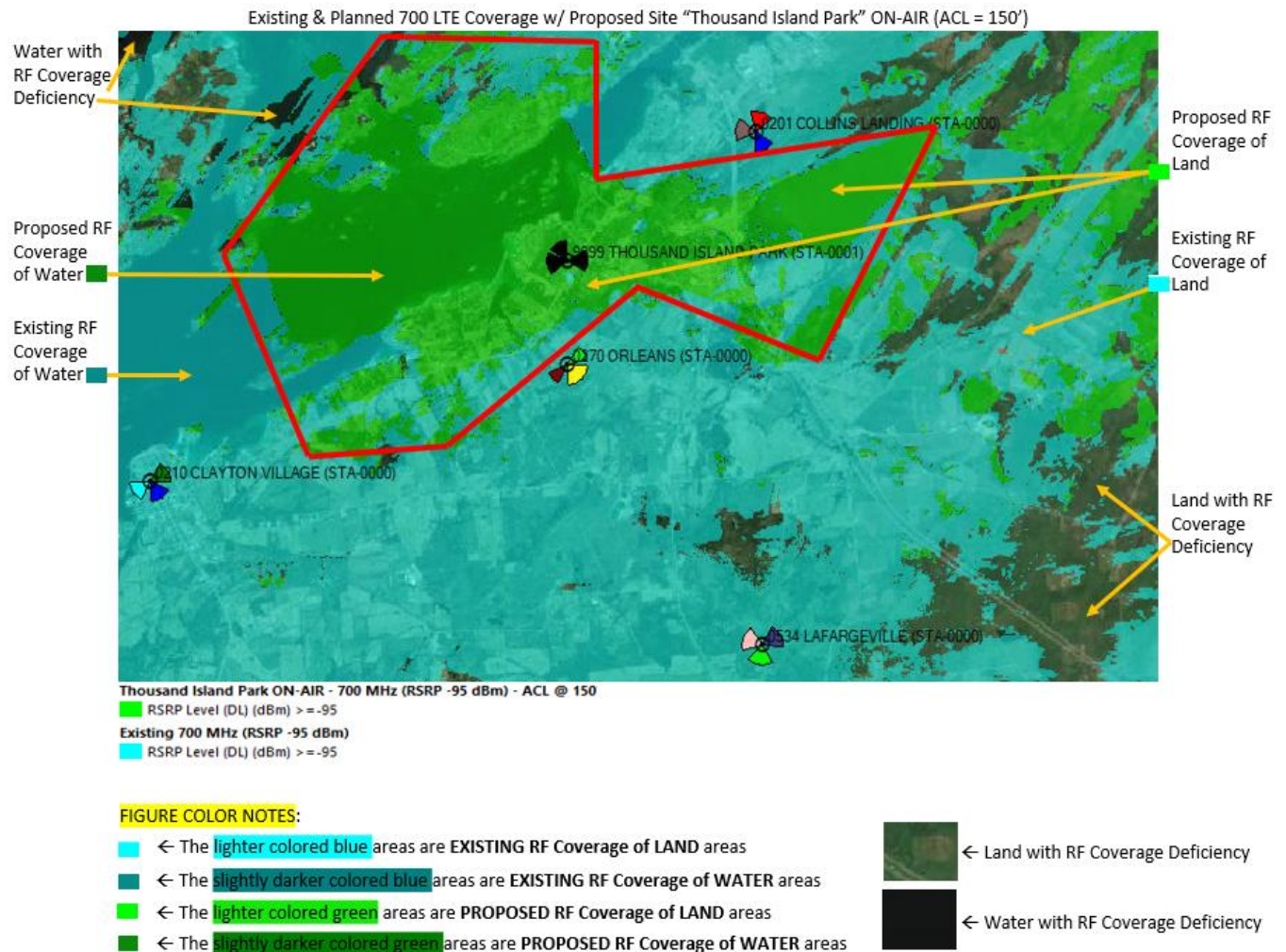


Figure 5. Thousand Island Park Coverage with ACL of 150'

As shown in **Figure 5** (above), the expected Thousand Island Park 4G/LTE wireless coverage expected with an ACL=150' covers a significant amount of the Targeted Improvement Area. Specifically, 3.1± miles along NY-12, 1.2± miles along CR-180 and 1.1± miles along CR-100 - as well as several other local community roads, Islands, homes, camps, businesses, marinas and recreational areas across the Targeted Improvement Area – all will gain critically needed coverage improvements. Alternatively, **Figure 6** (below) illustrates the expected 4G/LTE wireless coverage expected with ACL=110'. The difference in these propagations clearly shows a substantial reduction of adequate 4G/LTE wireless services across significant portions of the Targeted Improvement Area. Portions of NY-12, CR-180, CR-100 - as well as portions of Fisher's Landing, Thousand Island Park and surrounding areas would remain deficient of emergency and non-emergency 4G/LTE Verizon Wireless communication services. Therefore - as the results illustrate, a 40' reduction in tower height would reduce and impair Verizon Wireless' emergency and non-emergency 4G/LTE Verizon Wireless communication services within the northern portion of the Town of Orleans.

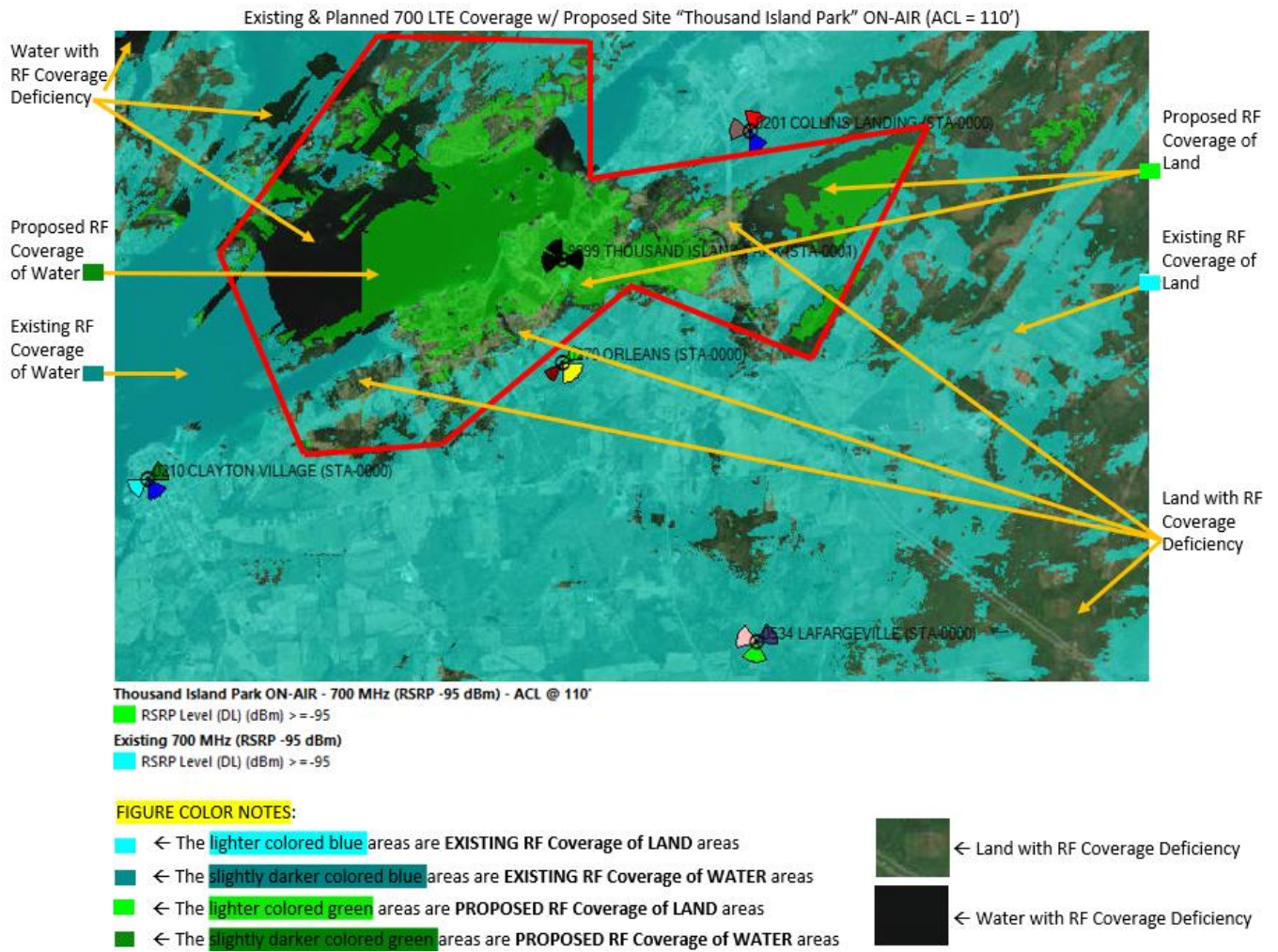


Figure 6. Thousand Island Park Coverage with ACL of 110'

To further illustrate the coverage delta between the (2) tower heights, **Figure 7** below shows the tower height Coverage Delta in a combined "overlay" propagation - where the 150' ACL propagation is shown in a Dark Red and the 110' ACL propagation is shown in Light Red / Pink. Based on these findings, the proposed tower height of 155' (ACL of 150') appears to be right at - or very close to - the minimum height necessary for Verizon Wireless to achieve its 4G/LTE wireless network coverage objectives across the Targeted Improvement Area.

Coverage Delta - Existing & Planned 700 LTE Coverage w/ Proposed Site "Thousand Island Park" ON-AIR (ACL @ 150' .vs. ACL @110')

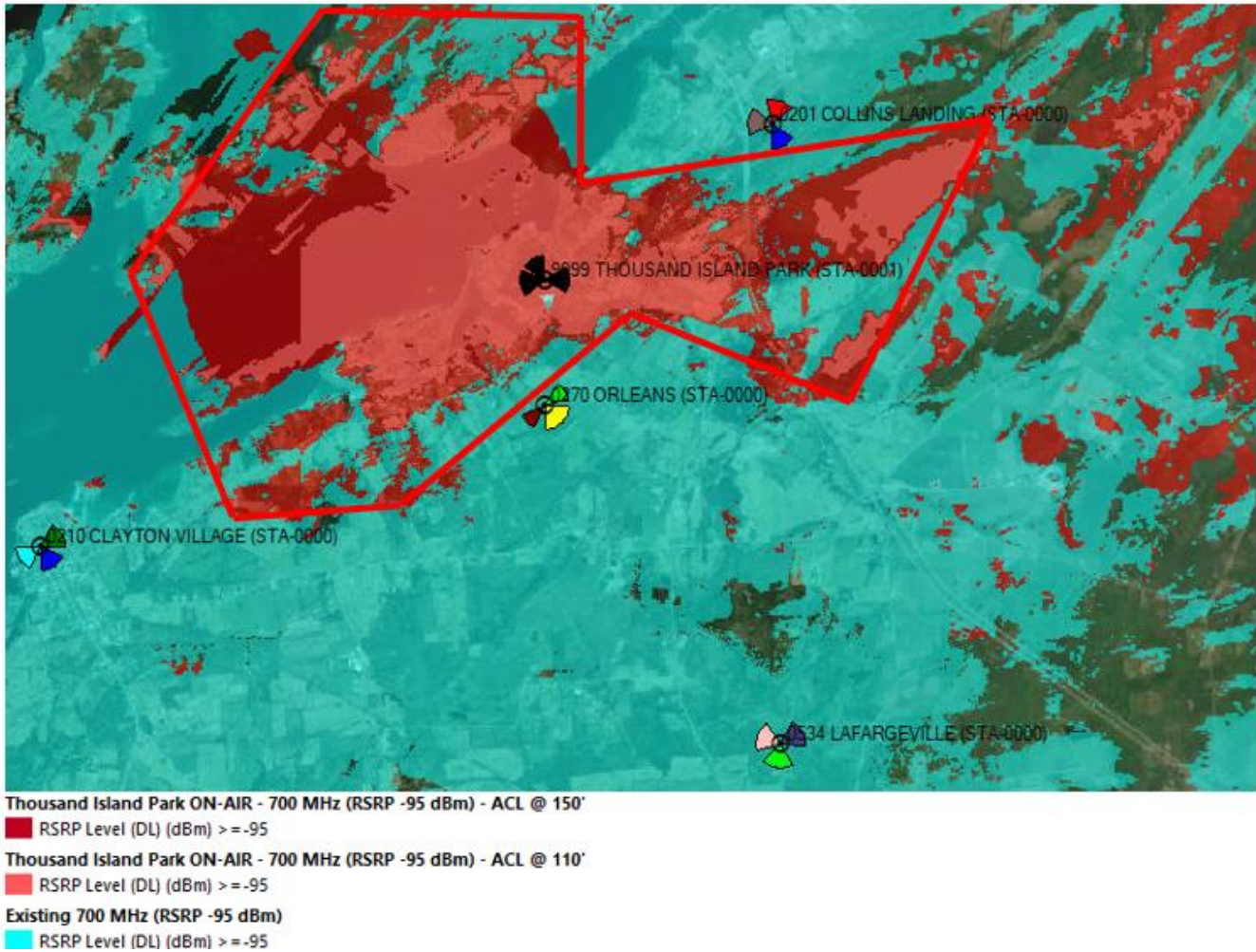


Figure 8. Thousand Island Park Coverage Delta between ACLs of 150' and 110'.

Compatibility with Existing Emergency Networks

Verizon Wireless operates Wireless Communications Forth Generation (4G) Services, 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 its allocated (licensed) 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 services 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; additionally - 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.

Carrier’s Long-Range Plans for Additional Towers in the Area

With the continued exponential usage growth and evolving demand on modern wireless 4G networks and the eminent rollout of 5th Generation (5G) wireless networks, it is very difficult to predict the future need for additional wireless facilities within Town of Orleans. We can however say with relative certainty that the proposed Thousand Island Park macro site will satisfy the near and mid- term need for both coverage and capacity within the northern portion of the Town of Orleans.

Technical Information

Frequency / Modulation / Type of Service

Frequencies:	<u>850 MHz Lower Band (Block B)</u> Tx 880.020 – 889.98 and 891.51 - 893.970 MHz Rx 835.020 – 844.98 and 846.51 - 848.970 MHz
	<u>Personal Communications Service (PCS LTE)</u> Tx 1975.00 – 1990.00 MHz Rx 1895.00 – 1900.00 MHz
	<u>700 MHz LTE Upper Band (Block C)</u> Tx 746.00 – 757.00 MHz Rx 776.00 – 787.00 MHz
	<u>Advanced Wireless Services (AWS-1) (Block F)</u> Tx 2145.00 – 2155.00 MHz Rx 1745.00 – 1755.00 MHz
	<u>Advanced Wireless Services (AWS-2) (Block B)</u> Tx 286.00 – 2155.00 MHz Rx 1710.00 – 1755.00 MHz
	<u>Advanced Wireless Services (AWS-3) (Block J)</u> Tx 2155.00 – 2180.00 MHz Rx 1695-1710 MHz, 1755-1780 MHz
	<u>C-Band (Blocks A1-A5, B1-B5)</u> Tx 3700.00 – 3980.00 MHz Rx 3700.00 – 3980.00 MHz
Modulation :	Long Term Evolution (LTE)
Class of Service:	Handheld Mobile Communications

Respectfully submitted by:

DJ Scholl

Daniel J Scholl
Radio Frequency (RF) Design Engineer
Bell Atlantic Mobile Systems d/b/a Verizon Wireless

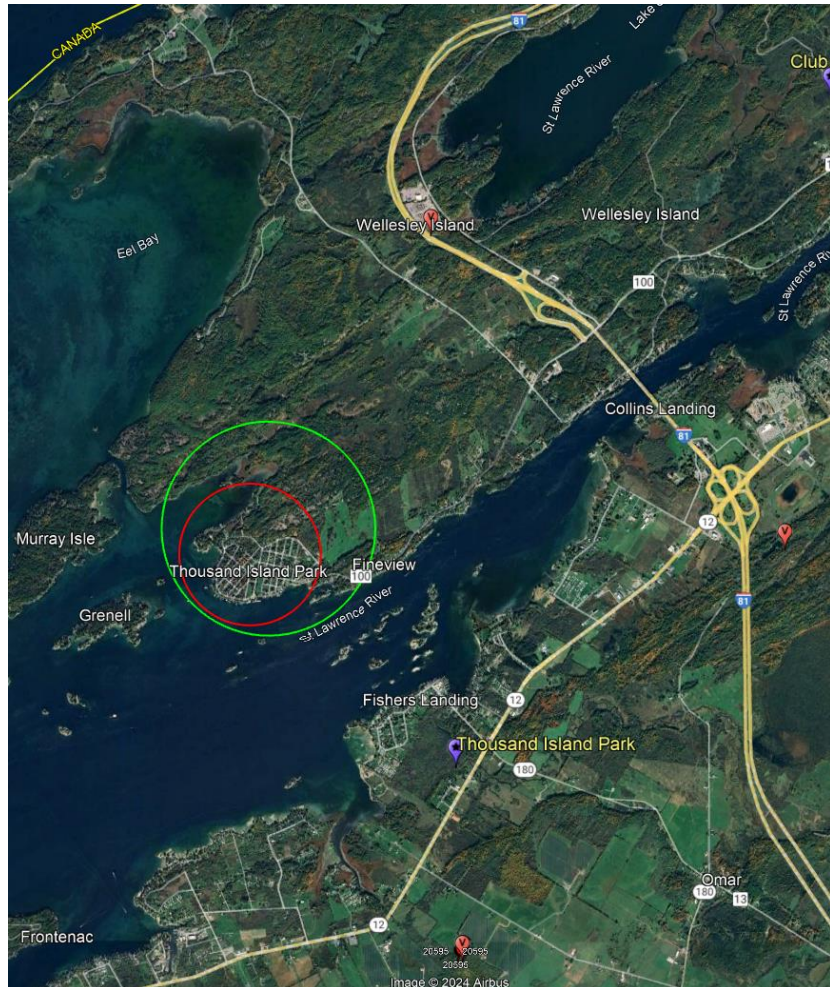
Date: March 26, 2024

**Site Name: Thousand Islands Park New Build Macro
Telecommunications Facility Real Estate Site Selection/Search Analysis
Prepared on March 28, 2024**

NB+C, is an authorized Verizon Wireless contractor and has been tasked by Verizon Wireless to assist in site selection from acquisition through permitting to tower construction for a new macro wireless telecommunications facility (the “Facility”) in the Town of Orleans, Jefferson County, New York. This Real Estate Site Selection Analysis has been prepared to summarize the manner in which the proposed site was selected.

When a network need is identified (e.g., a gap in coverage and/or capacity constraints), the Verizon RF Engineer first determines, through a comprehensive analysis of the system performance in the surrounding network, whether the existing network can be modified to solve the problem using antenna/equipment upgrades on existing facilities. If this is not possible and a new wireless facility is required, the RF Engineer devises a search area (SA). A search area is the target area for locating a Facility within, on which to build the new Facility to solve the identified network performance problem. **It is important to understand, that the SA does not represent only the area that will receive additional network support and better coverage, but is the area that the Facility needs to be within to best provide the support.**

See below for the Thousand Islands Park macro SA:



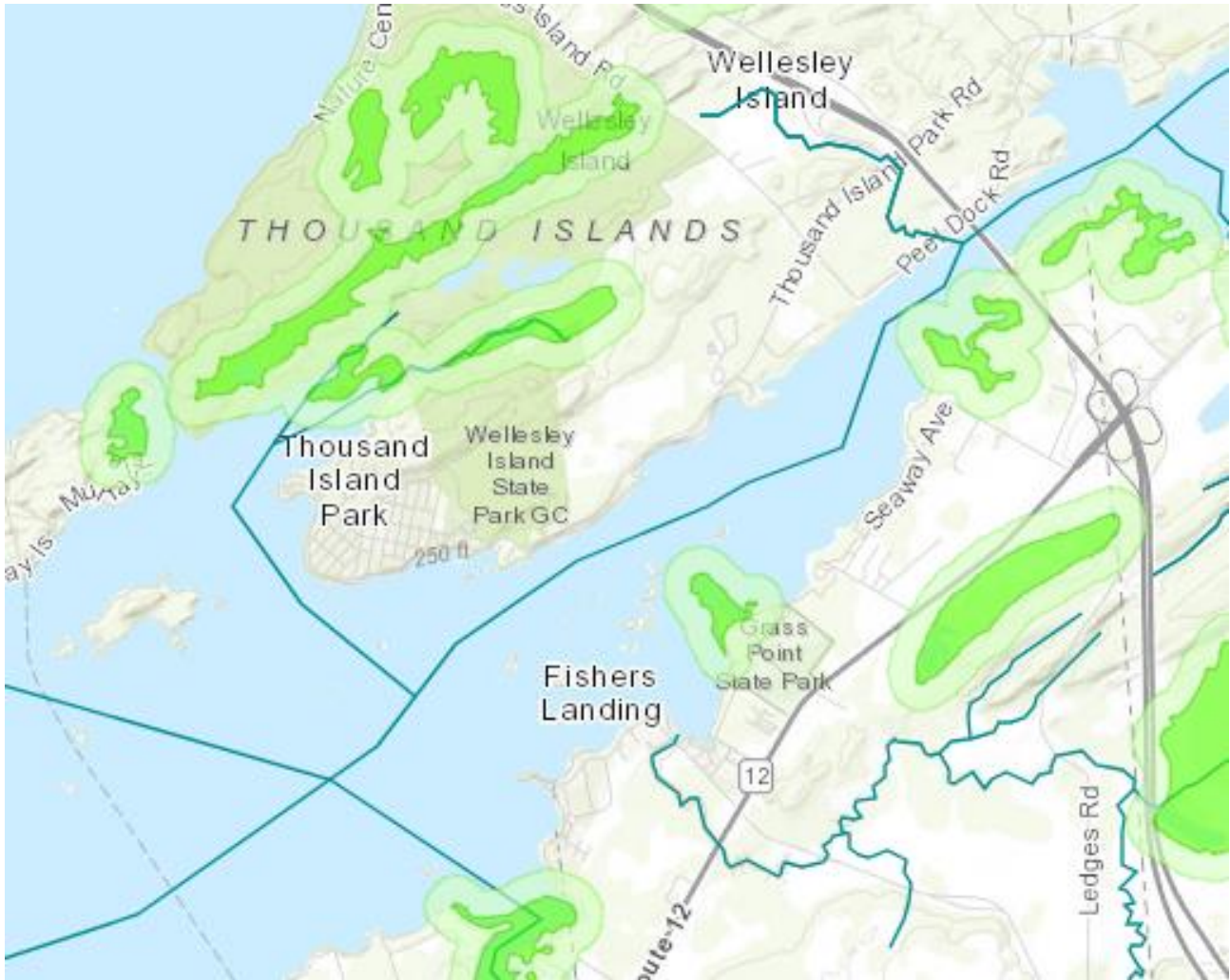
The initial SA included an area on the western side of Wellesley Island, as depicted in red on the aerial map. One candidate was found that ultimately backed out. The RF Engineer then revised it to the area depicted in green. Additional conversations with the engineer resulted in also looking for potential candidates on the mainland around the Fishers Landing area. Current Verizon sites are also show on the aerial marked with a “V”. With Canada to the immediate north as a boundary, this also demonstrates the very specific area that was required to be within to provide additional service to the network.

Once the search area is determined, it is given to a Site Acquisition Firm, such as NB+C, for an in-depth investigation of the targeted area. Site Acquisition will look to identify appropriate locations within the SA on which to develop the new Facility. As part of this investigation, Site Acquisition will:

- Work with Verizon Wireless’ land use and zoning attorneys, who will review local zoning requirements with respect to the installation and operation of a new wireless telecommunications facility.
- Work with a site engineer to develop property overlays of the search area for identifying tax maps, elevations & contours, federal and state designated wetlands, and aerial photos.
- Develop a list of property owners within search area and remove from consideration parcels that will not meet design criteria.
- Perform a site visit to identify any potential negative impacts within the search area, locate features that would be beneficial to the locating of a Facility, and to canvas/solicit identified landowners as noted above, that would be interested in pursuing a Facility under a ground lease agreement.

Factors that are used to narrow a list of potential properties within the SA that might be available for a new facility include impacts to existing residential houses, available land area within a parcel, special zoning districts, property line setbacks, potential difficulty level for access, elevations & contours, and impacts to wetlands.

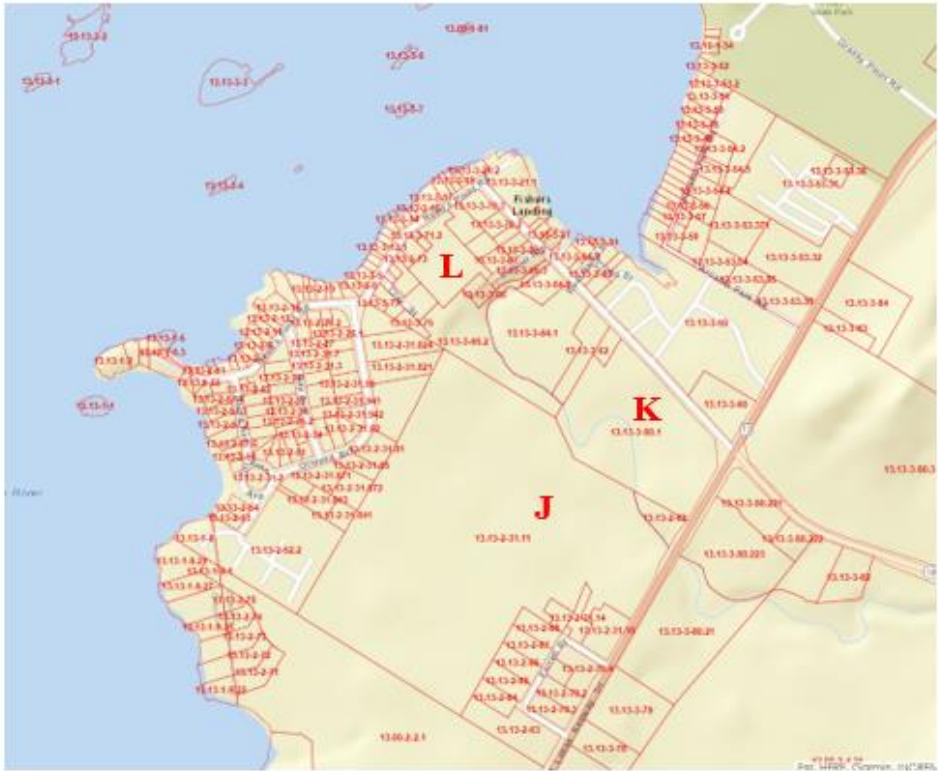
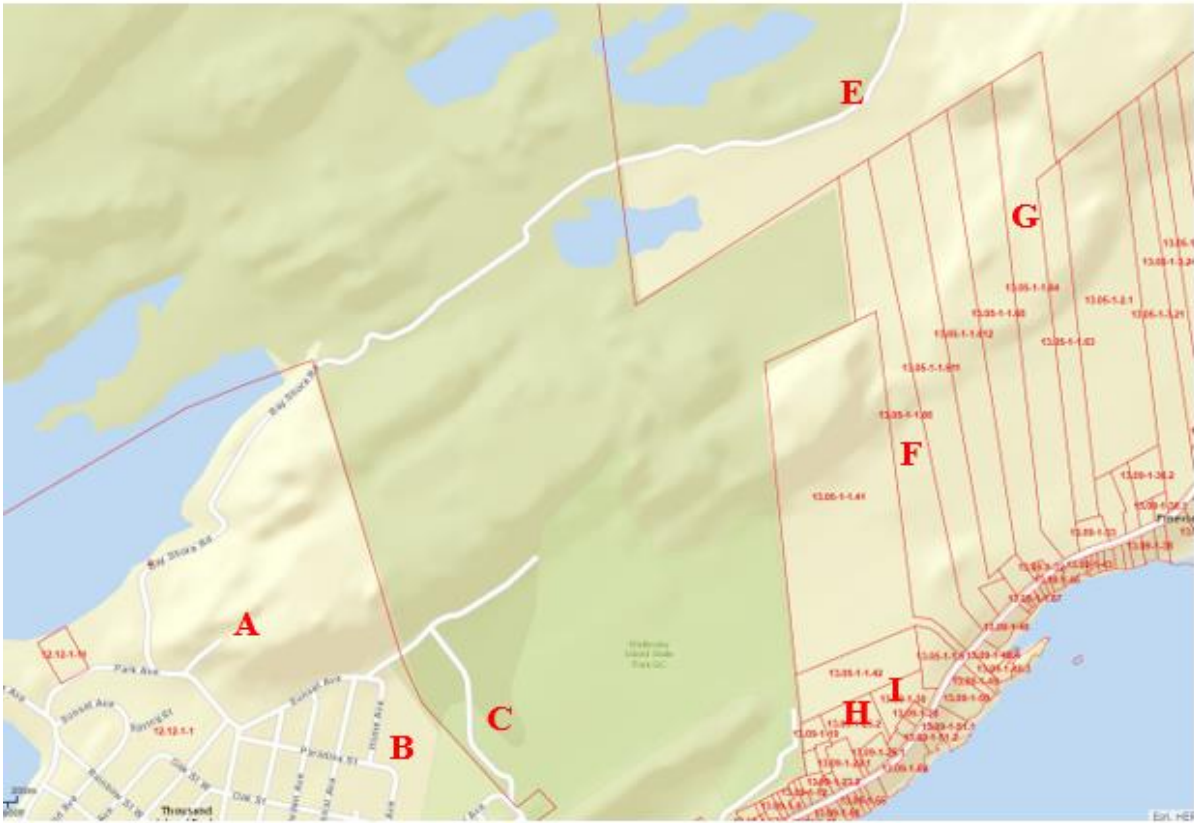
The SA is located in Jefferson County, in the Town of Orleans, being approximately 1.25 sq. miles in size on Wellesley Island and an undetermined size on the mainland near Fishers Landing. . The area is a mix of residential, commercial, undeveloped land, and farmland. It is located both on the mainland near Fishers Landing and along the western portion of Wellesley Island. The SA will include coverage over NYS Rt 12, Thousand Island Park, and along several local and county roads in the area. Coverage will also extend to Wellesley Island State Park and the boating community as well along the shores and waterways of the St. Lawrence River. Several areas and pockets of Federal and State wetlands were identified within the SA and were taken into consideration when looking at potential candidates (**See map below**). No major elevation changes were identified across the SA, although the highest points were on northern portions of Wellesley Island. Property within and adjacent to the SA is currently zoned Residential 1 and Residential 2, with a small portion along RT 12 zoned Business. Of note, no tall structures or towers exist within SA suitable for telecommunication uses. Current zoning regulations allow telecommunications facilities with planning board approval and a special use permit.



Potential candidates were searched for within and adjacent to the SA and a potential candidate list was developed. All tax parcels within and adjacent to SA that appear to meet current zoning setbacks and avoided impacts to wetlands/waterways were looked at first. Tower setback requirements include a setback of 200' from residential or tower height +50', whichever is greater. A focus on properties that were greater than 5 acres to allow for setbacks was also used. After reviewing tax maps and additional property information for each SA, and factoring in potential restrictions, a list of potential properties suitable for a Facility was created and then added to for the 2nd SA. The initial SA consisted of only (2) large property owners. The expansion of the SA allowed for multiple additional properties to be considered. This resulted in a list of (25) potential properties under (20) different owners. A site visit was conducted in February 2023 and then again in July 2023, to meet with as many property owners as possible and have a conversation to determine interest. A certified letter seeking confirmation of interest was sent to each remaining property owner that was unavailable during the site visit. The results of the search are below.

A tax map and an aerial map below shows potential selected candidates for Verizon to consider. Properties with green pins are interested parties that were considered as candidates. Non-

Tax Map w/ Candidates



Potential candidates are further described below. These were looked at for ability to meet zoning setbacks, while avoiding wetlands and other impacts. After evaluation, the following candidates listed below were considered for a Facility with the final results, owners' level of interest, and the subsequent evaluation by Site Acquisition/RF noted:

Candidate J: (Selected Candidate)

Tax parcel 13.13-2-31.11 41649 NYS Rt 12 71 acres Owner: Frederick Jackson

Large, mostly undeveloped parcel that includes owners' residence. Owner has entered into a ground lease with Verizon Wireless to construct a new tower. The proposed facility site was chosen in discussion with owner and avoided impacts to wetlands found on the property. Verizon performed a wetlands delineation to note where wetlands were located which was factored into the site design. This property is located on the mainland as noted above from RF. Owner was interested. This property was selected as the main candidate by RF.

Candidate A/B:

Tax parcel 12.12-1-1 42207 Rainbow St 271 acres Owner: TI Park Corp

Large lot consisting of multiple residential lots owned as one by NFP corporation. After initial discussions with owner, they were interested, and two possible locations were selected. The primary location was adjacent to their existing water tank. The tank was deemed to be too low for Verizon needs and a proposed tower would be needed. After further discussions along with possible design options, owner's board changed their mind and decided they were no longer interested. Candidate was not selected by RF and removed from consideration.

Candidate C:

Tax parcel 5-1-10 16631 Grandview Park Rd 2,585 acres Owner: NYS

Currently used for Wellesley Island State Park and golf course. Initial conversations were to locate cell tower on the golf course. State land is managed by Crown Castle tower company. A ground lease would have been difficult to obtain and terms would have been unfavorable for Verizon to accomplish the needed space and equipment for a facility. Candidate was not selected by RF and removed from consideration.

Candidate E:

Tax parcel 6-1-32.1 44177 Cross Island Rd 213.2 acres Owner: Hillary Sheeder-Nunn

Large undeveloped property. Includes pockets of wetlands. Parcel would allow for setback requirements, however a long access road would be required to be constructed. Owner is interested. Candidate was not selected by RF and set as an alternate.

Candidate F:

Tax parcel 13.05-1-1.66 County Rt 100 16.5 acres Owner: James Chiras

Mostly undeveloped, flat lot. Long and narrow, will require area variances for sideline setback requirements. Access limited due to limited amount of road frontage. Owner is interested. Candidate was not selected by RF and set as an alternate.

Candidate G:

Tax parcel 13.05-1-1.64 County Rt 100 16.5 acres Owner: Thomas Yehle

Mostly undeveloped, flat lot. Long and narrow, will require area variances for sideline setback requirements. Access limited due to limited amount of road frontage. Owner is interested. Candidate was not selected by RF and set as an alternate.

Candidate H:

Tax parcel 13.09-1-25.2 County Rt 100 2.2 acres Owner: William Slate

Smaller undeveloped/vacant parcel. Will require area variances for required setbacks. Limited road frontage for access. Owner is interested. Candidate was not selected by RF and set as an alternate.

Candidate I:

Tax parcel 13.09-1-25.2 County RT 100 1.95 acres Owner: John Anderson

Smaller undeveloped/vacant parcel. Will require area variances for required setbacks. Limited road frontage for access. Owner is interested. Candidate was not selected by RF and set as an alternate.

Candidate K:

Tax parcel 13.13-3-80.1 41867 NYS Rt 12 16.5 acres Owner: Jon/Pam Bennett

Corner lot, mostly cleared. Vacant. Located in Business district. Will meet zoning requirements for setbacks. Wetlands on property may impact tower location and access. Owner is interested. Candidate was not selected by RF and set as an alternate.

Candidate L:

Tax parcel 13.13-3-65.6 18112 Reed Point Rd 3.8 acres Owner: DF Realty

Smaller undeveloped/vacant parcel, currently used for boat storage with marina across street. Limited access. Will require area variances for required setbacks. Owner is semi-interested. Candidate was not selected by RF and set as an alternate.

Non-Owner Interest:

As noted above, numerous parcels within the search area were eliminated from consideration early in the screening process due to minimal lot size or setback restrictions. During the site visit an effort was made to speak with as many property owners of targeted properties in order to gauge interest. Land owners that were unavailable that day had a NB+C business card and brief description of the scope left for future correspondence requesting that they contact NB+C. A follow-up certified letter was sent to property owners that were either not home during the site visit and/or were unable to be contacted through other efforts to confirm any interest.

The following parcel was not considered:

- Town of Orleans, 17001 Park Ave – 1.38 acres located on Wellesley Island. Current use for sewage plant. Parcel considered too small to co-exist with town use and too low in elevation. Municipal property not considered.

The following parcels were considered, however, owners either declined interest or efforts were not successful in speaking with the owners:

- 42851 County Rt 100 – tax# 13.09-1-23.1 – 1.1 acres. owner: Fineview Church. Phone message left and certified letter sent. No response from owner
- TI Park Rd – tax# 13.05-1-1.42 – 5 acres. owner: Bruce Patterson. Certified letter sent. No response from owner
- TI Park Rd – tax# 13.05-1-1.41 – 34.3 acres. owner Ferncliff Inc. Certified letter sent. No response from owner
- County Rt 100 – tax# 13.05-1-1.611 – 16.5 acres. Owner: Douglas Nunn. Certified letter sent. No response from owner
- County RT 100 - tax# 13.05-1-1.612 – 16 acres. Owner: Robert Waterson. Certified letter sent. No response from owner
- 43099 Cty Rt 100 – tax# 13.05-1-1.68 – 16.5 acres. Owner: James Russell. May also own Ferncliff parcel. Certified letter sent. No response from owner
- 44385 Cross Island Rd - tax# 6-1-30 – 134.5 acres. Owner: Marion Huntley. Spoke with the owner. Owner declined.
- Badour Rd – tax# 13.13-3-65.1/65.2 – 5.4 acres. Owner: Duane Chalk. Certified letter sent. No response from owner
- 42077 NYS Rt 12 – tax# 13.13-3.53.32 – 4.65 acres. Owner: Susan & Terry Durwin. Spoke with owners, Owner declined.
- NYS RT 12 – tax# 13.13-3-53.371 – 2.5 acres. Owner: Harold Stalker. Undeveloped. Certified letter sent. No response from owner

Conclusion:

After canvassing both Search Areas, it has been determined that Candidate J is the primary property that will adequately meet RF coverage/capacity objectives for a new macro Facility. The 71 acre property is currently mostly undeveloped and offers a large tract of property suitable for construction of a new tower without the need for zoning variances. The property owner has entered into a ground lease with Verizon Wireless and a favorable site design has been completed and mutually approved. It was determined that location and ground elevation on this site offered the best coverage for the SA’s and site design was accomplished with no impacts to onsite wetlands. This macro site is intended to provide increased wireless telecommunications coverage in an area where Verizon Wireless’ existing macro cell network is overburdened by demand and is lacking on coverage for its 4th Generation LTE network.

Sincerely,

Jeff Szkolnik

Jeff Szkolnik
Site Acquisition Manager
Upstate New York

NETWORK BUILDING + CONSULTING
4142 Reddeer Road | Liverpool NY | 13090
Mobile 315.350.4025

March 11, 2024

Greg Hanley
Verizon Wireless
1275 John Street, Suite 100
West Henrietta, NY 14586

RE: St. Lawrence Seaway Cellular Partnership d/b/a Verizon Wireless – Thousand Island Park
PROJECT ID# 17143626 /MDG LOCATION ID: 5000919442
41672 State Route 12, Town of Clayton, Jefferson County

Dear Mr. Hanley,

For the St. Lawrence Seaway Cellular Partnership, LLC d/b/a Verizon Wireless Thousand Island Park Telecommunications Facility, a 155' monopole tower constructed of galvanized steel, with a 4' lighting rod is proposed. The tower is to be located within a 125' x 80' lease parcel area and shall be designed to support a total of (4) cellular carriers. The tower shall be designed to support this loading with a 109 mph basic wind speed (no ice) and 2 inch 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 +/- 266' from the closest property line and therefore meets the Town minimum tower setback requirement of overall tower height (159') plus 50' (209').

If you have any questions feel free to contact me.

Respectfully submitted,

Costich Engineering, D. P.C.

David A. Weisenreder, P.E.



H:\job\8915\Documents\Specifications\Zoning Materials\Thousand Island Park 8915_Tower Design letter _20240311.docx

CIVIL ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

Costich Engineering, DPC • 217 Lake Avenue • Rochester, New York 14608

Office (585) 458-3020 • Fax (585) 458-2731 • www.costich.com



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

March 25, 2024

Town of Orleans Planning Board
c/o Lee Shimel, Zoning Officer
P.O. Box 103
LaFargeville, NY 13656

RE: St. Lawrence Seaway RSA Cellular Partnership ("Verizon Wireless") – Special Use Permit, Site Plan Review and Use Variance Application – (Fredreick E. & Carol M. Jackson, 41649 NYS RTE 12, Clayton, New York 13624 Tax Map No. 13.13-2-31.11)

Ladies and Gentlemen:

With respect to the above application, St. Lawrence Seaway RSA Cellular Partnership ("Verizon Wireless") agrees to construct a public utility / personal wireless service facility that is designed with capacity for collocation (shared use) by up to three (3) additional wireless providers having panel antenna arrays comparable to those of Verizon Wireless. Should the public utility / personal wireless service facility be approved and constructed, Verizon Wireless, as the facility owner, will negotiate in good faith with other licensed wireless service providers for future shared use of the subject structure. All future collocations shall be subject to the involved parties reaching agreement on reasonable terms and conditions, in accordance with all then-applicable agreements, customs and procedures in the wireless industry, and there being adequate structural capacity and space to accommodate such collocation.

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

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

Verizon Wireless (or the then-current tower owner) agrees to remove the telecommunications tower and all related facilities (footings and foundations excluded) if the communications facility becomes obsolete or ceases to be used for its intended purpose by all existing collocators for a period exceeding twelve (12) consecutive months. In such event, Verizon Wireless (or the then-current tower owner) will remove the tower and all communications facility equipment and the land shall be restored to its previous condition.

Verizon Wireless agrees to post a removal bond in the amount of \$75,000 to secure its obligations to remove the tower/facility.

Thank you for considering our application.

Sincerely,

Gregory Hanley

Greg Hanley
Manager – Network Real Estate

Appendix B
 State Environmental Quality Review
 Visual EAF Addendum

Thousand Island Park
 Project No 8915
 3/8/2024

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.
 (To be completed by Lead Agency)

Visibility	Distance Between Project and Resource (in Miles)				
	0-1/4	1/4-1/2	1/2-3	3-5	5+
1. Would the project be visible from:					
A.)A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.)An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.)A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.)State Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.)The State Forest Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.)National Wildlife Refuges and state game refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.)National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H.)National Park Service lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J.)Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K.)Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L.)A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M.)A site, area, lake, reservoir or highway designated as scenic?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N.)Municipal park, or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P.)County road? *	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R.)State? *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S.)Local road? *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the visibility of the project seasonal? (i.e. screened by summer foliage, but visible during other seasons?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
3. Are any of the resources checked in questions 1 used by the public during the time of year during which the project will be visible? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in questions 1, check those which generally describe the surrounding environment.

	Within	
	*1/4 mile	* 1 mile
Essentially undeveloped	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Forested	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suburban residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hilly	<input type="checkbox"/>	<input type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>
Other (Solar Array)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Note: add attachments as needed

5. Are there visually similar projects within:

- * 1/4 mile Yes No *
- * 1 mile Yes No *
- * 1 1/2 miles Yes No *
- * 3 miles Yes No *

* Distance from project site are provided for assistance. Substitute other distances as appropriate.

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is 145,635*

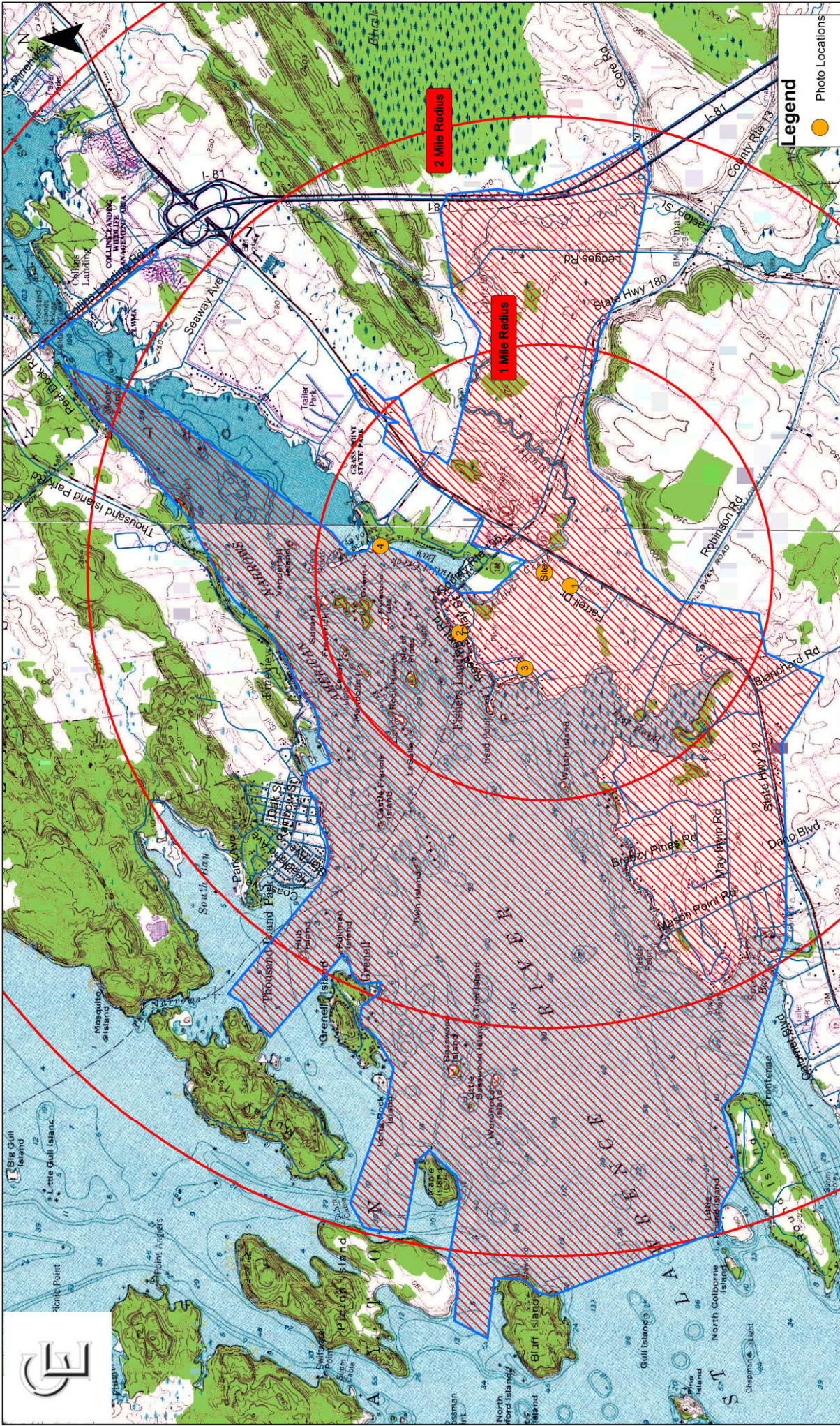
NOTE: When user data is unavailable or unknown, use best estimate.

CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is

Activity	FREQUENCY			
	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Involved in recreational activities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Routine travel by residents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At a residence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At worksite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Refer to attached sheet



Legend

- Photo Locations
- Roads
- ▨ Viewshed
- Mile Radii

Viewshed / Photolog
Thousand Island Park

3/8/2024
CE# 8915
2,000 1,000 0 2,000 Feet





DATE OF PHOTO
3/8/2024

C.E. JOB#
8915

Project ID
17143626

PHOTO DESCRIPTION
View towards site
balloons at 155 and 175'

PHOTO LOCATION
View N from Farrell Dr.
691' from site

PROJECT NAME
Thousand Island Park
Photo 1

PHOTO COORDINATES
44° 16' 9.8004" N, 76° 00' 17.0064" W

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



COSTICH
ENGINEERING



DATE OF PHOTO
3/8/2024

C.E. JOB#
8915

Project ID
17143626

PHOTO DESCRIPTION
Photosimulation of proposed
155' monopole

PHOTO LOCATION
View N from Farrell Dr.
691' from site

PROJECT NAME
Thousand Island Park
Photo 1

PHOTO COORDINATES
44° 16' 9.8004" N, 76° 00' 17.0064" W




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




 <p>Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020</p>	<p>PROJECT NAME Thousand Island Park Photo 2 PHOTO COORDINATES 44° 16' 34.8672" N, 76° 00' 32.3280" W</p>	<p>PHOTO DESCRIPTION View towards site balloons at 155 and 175' PHOTO LOCATION View SE from Fishers Landing Post Office 2372' from site</p>	<p>DATE OF PHOTO 3/8/2024 C.E. JOB# 8915 Project ID 17143626</p>
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 <p>Costich Engineering Land Surveying Landscape Architecture 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020</p>	<p>PROJECT NAME</p> <p>Thousand Island Park</p>		<p>PHOTO DESCRIPTION</p> <p>Photosimulation of proposed 155' monopole</p>		<p>DATE OF PHOTO</p> <p>3/8/2024</p>
	<p>Photo 2</p> <p>PHOTO COORDINATES 44° 16' 34.8672" N, 76° 00' 32.3280" W</p>		<p>PHOTO LOCATION</p> <p>View SE from Fishers Landing Post Office 2372' from site</p>		<p>C.E. JOB#</p> <p>8915</p> <p>Project ID</p> <p>17143626</p>



 <p>Costich Engineering Land Surveying Landscape Architecture</p> <p>217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020</p>	<p>PROJECT NAME</p> <p>Thousand Island Park</p> <p>Photo 3</p> <p>PHOTO COORDINATES 44° 16' 19.9272" N, 76° 00' 43.3296" W</p>	<p>PHOTO DESCRIPTION</p> <p>View towards site balloons at 155 and 175'</p> <p>PHOTO LOCATION</p> <p>View E from Orleans Ave. near tennis courts 2272' from site</p>	<p>DATE OF PHOTO</p> <p>3/8/2024</p> <p>C.E. JOB#</p> <p>8915</p> <p>Project ID</p> <p>17143626</p>
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Costich Engineering
 Land Surveying
 Landscape Architecture
 217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 458-3020

PROJECT NAME

Thousand Island Park

Photo 3

PHOTO COORDINATES
 44° 16' 19.9272" N, 76° 00' 43.3296" W

PHOTO DESCRIPTION

Photosimulation of proposed
 155' monopole

PHOTO LOCATION
 View E from Orleans Ave. near tennis courts
 2272' from site

DATE OF PHOTO

3/8/2024


C.E. JOB#

8915

Project ID

17143626




 <p>COSTICH ENGINEERING 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020</p>	<p>PROJECT NAME Thousand Island Park Photo 4</p> <p>PHOTO COORDINATES 44° 16' 53.1912" N, 76° 00' 4.9176" W</p>	<p>PHOTO DESCRIPTION View towards site balloons at 155 and 175'</p> <p>PHOTO LOCATION View S from Grass Point SP beach 3837' from site</p>	<p>DATE OF PHOTO 3/8/2024</p> <p>C.E. JOB# 8915</p> <p>Project ID 17143626</p>
--	---	--	---



DATE OF PHOTO
3/8/2024
 C.E. JOB#
8915
 Project ID
17143626

PHOTO DESCRIPTION
**Photosimulation of proposed
 155' monopole**
 PHOTO LOCATION
**View S from Grass Point SP beach
 3837' from site**

PROJECT NAME
Thousand Island Park
Photo 4
 PHOTO COORDINATES
44° 16' 53.1912" N, 76° 00' 4.9176" W


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



Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

TOWAIR Determination Results

[? HELP](#)

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*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	44-16-15.7 north
Longitude	076-00-12.8 west

Measurements (Meters)

Overall Structure Height (AGL)	48.5
Support Structure Height (AGL)	NaN
Site Elevation (AMSL)	79.6

Structure Type

MTOWER - Monopole

[Tower Construction Notifications](#)

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

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ASR Online Systems [TOWAIR](#)- [CORES](#) - [ASR Online Filing](#) - [Application Search](#) - [Registration Search](#)
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Federal Communications Commission
45 L Street NE
Washington, DC 20554

Phone: 1-877-480-3201
TTY: 1-717-338-2824
[Submit Help Request](#)

January 30, 2024

To: Dan Scholl, Verizon Wireless RF Engineer

Transmitted via email to: daniel.scholl@verizonwireless.com

RE: Verizon Wireless – 17143626-782511 - Thousand Island Park RF Compliance Certification

Site Address: 41649 NYS Rt 12, Fishers Landing, NY 13641 (Jefferson County)

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines in all publicly accessible areas. The information in this compliance document was prepared by Site Safe, LLC, an approved Verizon vendor.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities.

My signature below indicates:

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 ("the FCC" and "the FCC Rules") both in general and specifically as they apply to the FCC's Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields.

Sincerely,

William Panek, P.E.
QualTek Wireless, LLC
sister company to Site Safe, LLC
on behalf of QualTek Engineering, P.C.



William Panek
1/30/24

Landlord Responsibilities (M.E.N.U)

RF exposure safety and protection of every carrier's infrastructure are very important. Both landlords and carriers have a shared responsibility in maintaining a safe and secure RF environment. Landlords can help in this significant endeavor by:

- ⇒ **M**aintaining all necessary carrier contact information.
- ⇒ **E**nforcing restricted roof-top access (help maintain a Controlled environment).
- ⇒ **E**nsuring all building/maintenance personnel are trained in RF Safety, aware that the potential for exposure exists, and follow all appropriate entry and safety procedures.
- ⇒ **N**otifying all carriers when any non-carrier requests access to the area with antennas.
- ⇒ **U**nderstanding that compliance with the FCC can be achieved with RF Exposure levels above the applicable limit if the proper signage, barrier, and access restrictions are implemented. Commitment to compliance and willingness to cooperate are key.



FOR MORE INFORMATION ON
RF SAFETY & AWARENESS

Verizon Wireless
E-mail: npo@verizonwireless.com
E-mail Subject: "ATTN: RF Compliance"

RF Safety & Awareness Training Contacts

C-Squared Systems
(www.csquaredsystems.com)
EBI Consulting
(www.ebiconsulting.com)
Global RF Solutions
(www.grfs.net)
Hammett & Edison, Inc.
(www.h-e.com)
Lawrence Behr Associates, Inc.
(www.lbagroup.com)
Millennium Engineering
(www.millenniumengineering.net)
Pinnacle Telecom Group
(www.pinnacletelecomgroup.com)
Richard A. Tell Associates
(www.radhat.com)
RSI
(www.rfcomply.com)
SiteSafe
(www.sitesafe.com)
Telinet
(www.telinet-inc.com)
Trott Communications Group
(www.trottergroup.com)
Waterford Consultants
(www.waterfordconsultants.com)
WFI
(www.wfinet.com)

Radio Frequency (RF) Environments

SAFETY &
AWARENESS



FCC Information

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards incorporate prudent margins of safety. The following represents an overview of the most applicable information:

Classifications for Exposure Limits

Occupational

Persons are "exposed as a consequence of their employment" and are "fully aware of the potential for exposure and can exercise control over their exposure".

General Population

Any persons that "may not be made fully aware of the potential for exposure or cannot exercise control over their exposure".

Those in this category do not have RF Safety & Awareness Training.

Ensuring Compliance With FCC Guidelines

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines.

Wireless Licensees are required by law to implement the following:

- **Restrict access** (lock doors/ladders)
- **Post notification signage on every access point** to increase awareness of the potential for exposure BEFORE one enters an area with antennas.
- **Place additional notification signage and visual indicators** in an area with antennas (beyond an access point) where RF exposure levels may start to exceed the FCC's limits.

Compliance Materials

Notification Signage



(Notice) RF Guidelines - Informs viewer of the basic safety guidelines for working in an RF Environment.



Information - Provides relevant contact information for any questions or requests.



(Blue) Notice - Informs viewer that beyond the sign, RF exposure levels may exceed the General Population MPE limit but will remain below the Occupational MPE limit.



(Yellow) Caution - Informs viewer that beyond the sign, RF exposure levels may exceed the General Population and Occupational MPE limit.



(Red) Warning - Informs viewer that beyond the sign, RF exposure levels may substantially exceed the General Population and Occupational MPE limit.

Indicative Barriers

In addition to physical barriers such as locked doors or ladders, wireless licensees may also be required to place indicative barriers as a means of visually demarcating an area where RF levels are expected to exceed the FCC's limits. **Examples of Indicative Barrier Materials:** plastic chains, buckets, reflective paint or tape, plastic cones, fiberglass fences, and poles mounted in cinderblocks.



Antenna Safety

Antenna Types



Yagi - Antenna that radiates energy in one direction. RF energy has a narrow beam. **Walk behind or under this antenna.**



Panel - Antenna that radiates energy in one direction. RF energy beam can range from narrow to very wide. **Walk behind this antenna. Stay out of the general direction that the antenna is pointing.**



Whip - Antenna that radiates energy equally in all directions. **Maintain as much distance as possible from this antenna.**



Microwave - Antenna that radiates energy in one direction. RF energy has a narrow beam. **Walk under or behind this antenna.**

When In An Environment With Antennas:

- ⇒ Maintain at least a 3-foot clearance from all antennas. A 10-foot separation distance is preferred.
- ⇒ Never touch an antenna. Assume all are active.
- ⇒ Read and obey ALL signs on an access point.
- ⇒ Read and obey ALL signs in the environment with antennas.
- ⇒ Never walk past an indicative barrier without first confirming transmitter inactivity.
- ⇒ Never walk in front of or stand in front of an antenna whenever possible. Keep walking.
- ⇒ Contact all wireless licensees at **least 24-hours in advance** of scheduled maintenance.



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

March 26, 2024

Town Of Orleans
20558 Sunrise Avenue,
LaFargeville, NY 13656

RE: Application for Proposed Communications Facility "Thousand Island Park"
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 Orleans, NY - Verizon Wireless operates Wireless Communications Forth & Fifth Generation (4G/5G) Services, 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,

Daniel J Scholl

Daniel J Scholl
Radio Frequency (RF) Design Engineer

ST. LAWRENCE SEAWAY CELLULAR PARTNERSHIP d/b/a



SITE NAME: THOUSAND ISLAND PARK ZONING DRAWINGS

PROJECT ID: 16989646
MDG LOCATION ID: 5000919442
WBS PROJECT #: VZ-00317734

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

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

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE	ISSUED BY	COMMENTS
0	11/28/2023	TKW	ISSUED PRELIMINARY FOR REVIEW
1	01/24/2024	JNR	UPDATED SURVEY REFERENCES. RE-ISSUED PRELIMINARY
2	01/29/2024	TKW	ISSUED FINAL
3	03/13/2024	RCC	ADDED E911 ADDRESS & UTILITY COORDINATION



SITE INFORMATION	
E911 ADDRESS:	41672 STATE ROUTE 12 CLAYTON, NY 13624
MUNICIPALITY:	TOWN OF ORLEANS
COUNTY:	JEFFERSON
TAX MAP NUMBER:	13.13-2-31.11 (71.0± ACRES IN DEED)
ZONING DISTRICT:	RES-1 (RESORT)
TOWER SETBACK REQ.:	209' (HEIGHT OF TOWER + 50', (159' + 50' = 209'))
LATITUDE:	44.271051° (44° 16' 15.78"N)
LONGITUDE:	-76.003569° (76° 00' 12.85"W)
BASE ELEV=	260.7± AMSL
PROPERTY OWNER:	FREDERICK E. & CAROL M. JACKSON 41649 NYS RTE 12 CLAYTON, NEW YORK 13624
TOWER OWNER/APPLICANT:	ST. LAWRENCE SEAWAY CELLULAR PARTNERSHIP d/b/a VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	GREGORY HANLEY (315) 794-1093
AREA OF DISTURBANCE:	0.55 ± ACRES

SHEET INDEX			
SHEET #	DESCRIPTION	REV NO	REVISION DATE
GA001	TITLE SHEET	3	03/13/2024
GA002	GENERAL NOTES	3	03/13/2024
GA003	GENERAL NOTES	3	03/13/2024
VA100	SCHEMATIC TOTAL HOLDINGS	3	03/13/2024
VA101	SURVEY PLAN	3	03/13/2024
VA110	SURVEY NOTES AND DESCRIPTIONS	3	03/13/2024
CA100	OVERALL SITE PLAN	3	03/13/2024
CA110	COMPOUND PLAN	3	03/13/2024
CA120	GRADING AND EROSION CONTROL PLAN	3	03/13/2024
CA200	TOWER ELEVATION, ORIENTATION AND RF INFO	3	03/13/2024
CA500	EQUIPMENT ELEVATIONS	3	03/13/2024
CA501	SITE DETAILS	3	03/13/2024
CA502	EROSION CONTROL DETAILS	3	03/13/2024

UTILITY PROVIDERS	
ELECTRIC PROVIDER:	NATIONAL GRID
ESR #:	30941303
ACCOUNT #:	
PLANNER:	LEEILA GIVEN
EMAIL:	LEEILA.GIVEN@NATIONALGRID.COM
FIBER:	
PLANNER:	
PHONE:	

DIG SAFELY - NEW YORK

Before You Dig, Drill Or Blast!

Dig Safely. New York

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

DO NOT SCALE DRAWINGS

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

SCOPE OF WORK

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

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

COPYRIGHT 2023
COSTICH ENGINEERING, D.P.C.

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

SITE INFORMATION

THOUSAND ISLAND PARK
PROJECT ID: 16989646
MDG LOCATION ID: 5000919442
WBS PROJECT #: VZ-00317734

TOWN OF ORLEANS
COUNTY OF JEFFERSON
STATE OF NEW YORK

SHEET TITLE
TITLE SHEET

C.E. JOB NUMBER
8915

SHEET NUMBER
GA001

SHEET 01 OF 13

EROSION AND SEDIMENT CONTROL MEASURES

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

GENERAL MEASURES:

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

PARTICULAR MEASURES:

- 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.
- 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.
- 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.
- 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

- 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.
 - AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
 - LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY pH OF 6.0 TO 7.0.
 - FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 600 LBS PER ACRE.
 - 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 "AROOSTOCK" WINTER RYE (CEREAL RYE) PER ACRE.
 - 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
 - ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
 - 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.
- 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:

- 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.
- 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.
- 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.
- 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.

SOIL AND EROSION CONTROL NOTES

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- 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.
- ALL SEDIMENTATION ENTRAPMENT STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
- CONTRACTOR TO INSTALL EROSION CONTROL MEASURES (SILT FENCE AND/ OR COMPOST FILTER SOCKS) AROUND AREAS BEING DISTURBED DURING CONSTRUCTION AND AS NECESSARY.
- CONTRACTOR TO INSTALL SILT FENCE OR COMPOST FILTER SOCKS DOWNSLOPE OF ALL UTILITY TRENCHES.
- 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.
 - 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.
 - GRADING AND CLEARING AND OTHER CONSTRUCTION-RELATED ACTIVITIES SHALL TAKE PLACE ONLY WITHIN THE DEFINED 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.
 - 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.
 - 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).
 - 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).
 - 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.
 - ALL DRAINAGE STRUCTURES AND ANY OTHER REQUIRED UTILITY APPURTENANCES SHALL BE INSTALLED AS REQUIRED BY TOWN SPECIFICATIONS AND AS SHOWN ON THESE PLANS.
 - 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.



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



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

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE		COMMENTS
0	11/28/2023	TKW	ISSUED PRELIMINARY FOR REVIEW
1	01/24/2024	JNR	UPDATED SURVEY REFERENCES. RE-ISSUED PRELIMINARY
2	01/29/2024	TKW	ISSUED FINAL
3	03/13/2024	RCC	ADDED E911 ADDRESS & UTILITY COORDINATION



PROJECT MANAGER

D.A.W.

DRAWN BY

T.K.W.

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SITE INFORMATION
THOUSAND ISLAND PARK
PROJECT ID: 16989646
MDG LOCATION ID: 5000919442
WBS PROJECT #: VZ-00317734

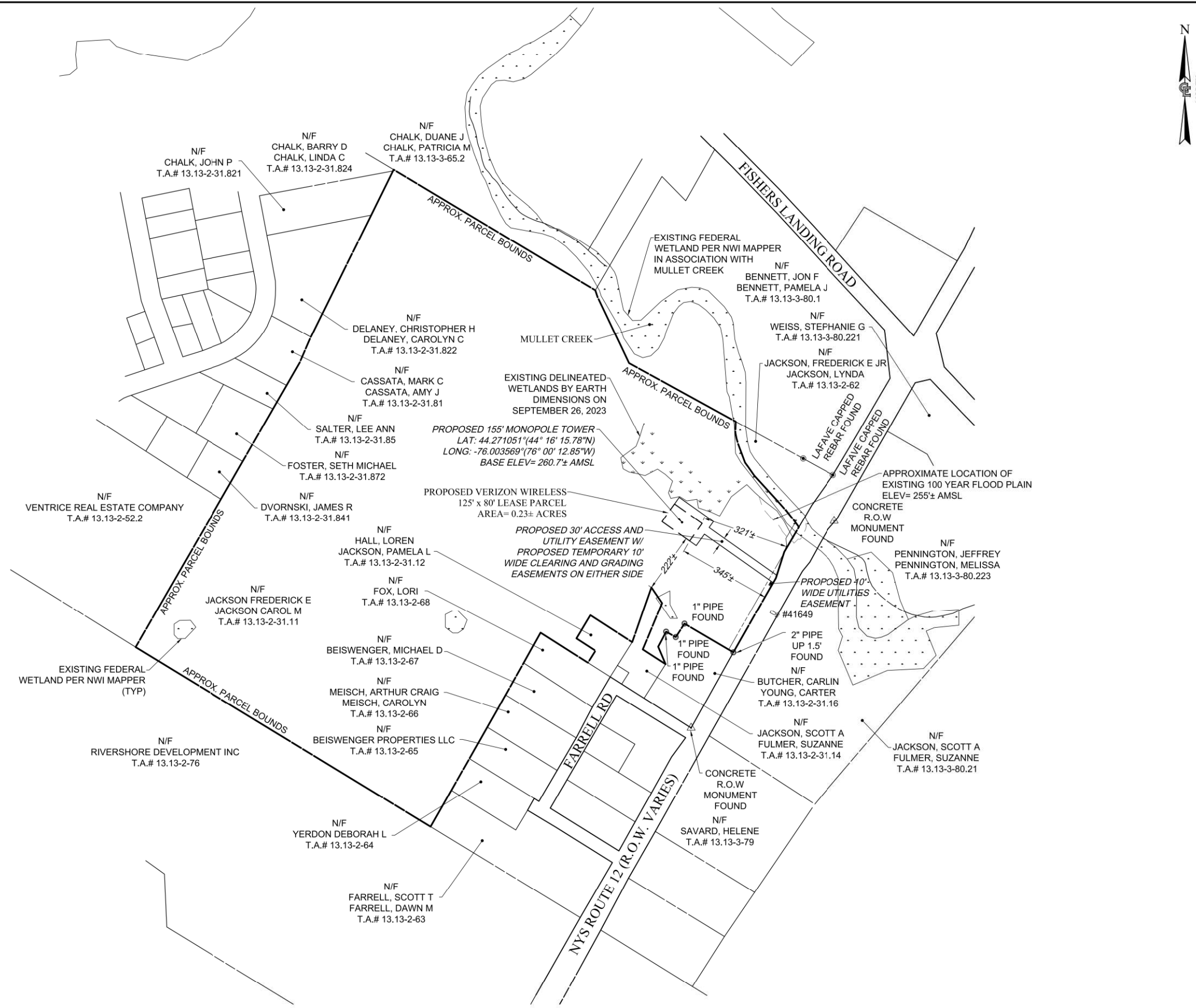
TOWN OF ORLEANS
COUNTY OF JEFFERSON
STATE OF NEW YORK

SHEET TITLE
GENERAL NOTES

C.E. JOB NUMBER SHEET NUMBER

8915 GA003

SHEET 03 OF 13



verizon
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 ROCHESTER, NY 14608
 (585) 458-3020

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- LAND SURVEYING
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TOWN OF ORLEANS
 COUNTY OF JEFFERSON
 STATE OF NEW YORK

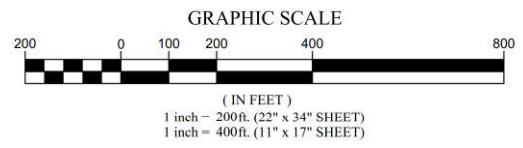
SHEET TITLE
SCHEMATIC TOTAL HOLDINGS

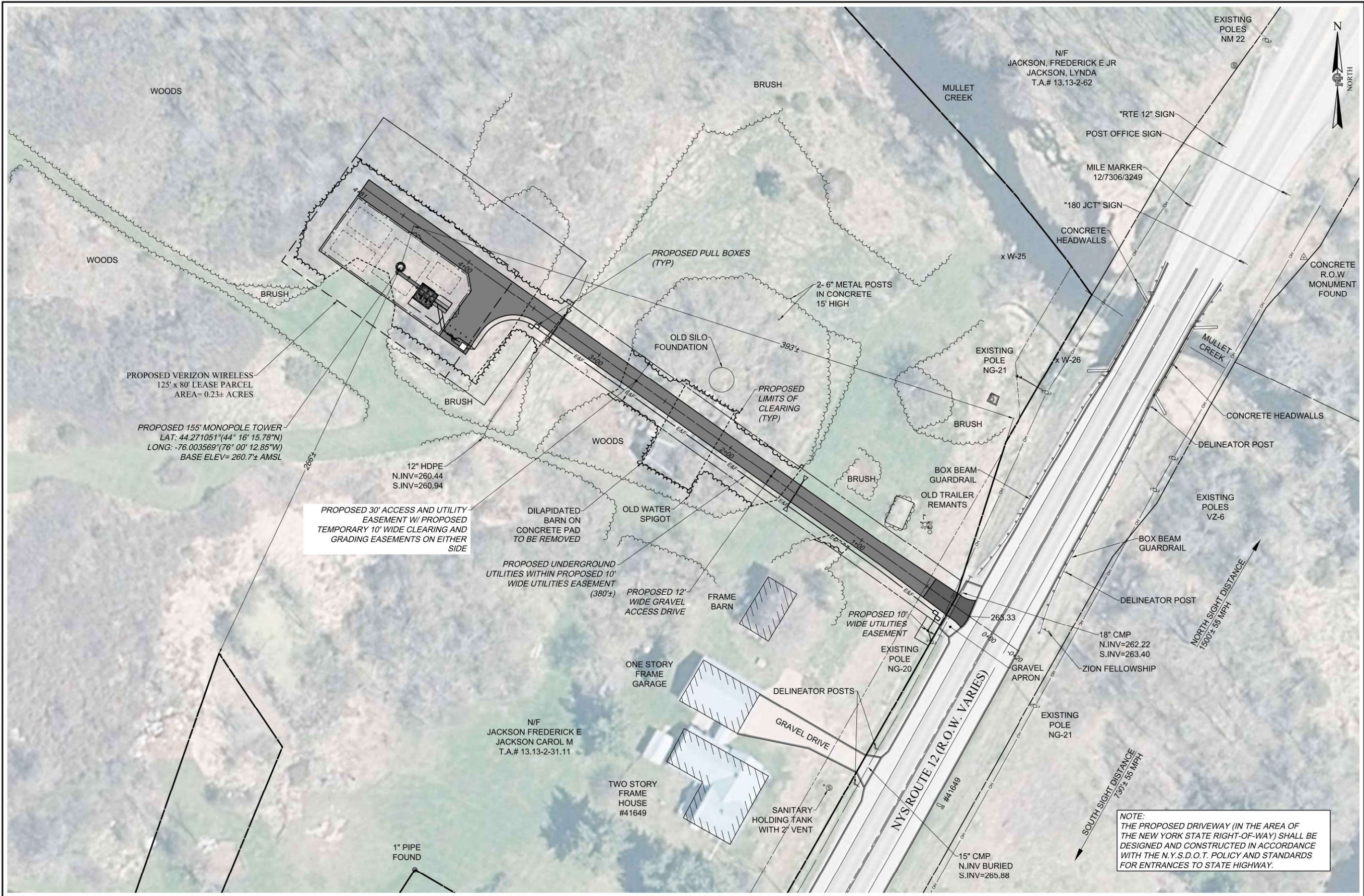
C.E. JOB NUMBER
8915

SHEET NUMBER
VA100

SHEET 04 OF 13

1 SCHEMATIC TOTAL HOLDINGS
 SCALE: 1" = 200' (22" x 34" SHEET)
 1" = 400' (11" x 17" SHEET)





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

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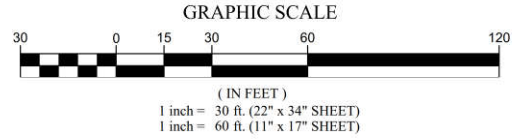
SITE INFORMATION
THOUSAND ISLAND PARK
PROJECT ID: 16989646
MDG LOCATION ID: 5000919442
WBS PROJECT #: VZ-00317734

TOWN OF ORLEANS
COUNTY OF JEFFERSON
STATE OF NEW YORK

SHEET TITLE
OVERALL SITE PLAN
C.E. JOB NUMBER: **8915**
SHEET NUMBER: **CA100**
SHEET 07 OF 13

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)



NOTE:
THE PROPOSED DRIVEWAY (IN THE AREA OF THE NEW YORK STATE RIGHT-OF-WAY) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.Y.S.D.O.T. POLICY AND STANDARDS FOR ENTRANCES TO STATE HIGHWAY.





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) 458-3020

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PROJECT
MANAGER
D.A.W.

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T.K.W.

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MDG LOCATION ID: 5000919442
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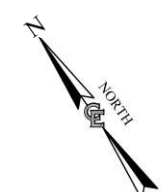
TOWN OF ORLEANS
COUNTY OF JEFFERSON
STATE OF NEW YORK

SHEET TITLE
COMPOUND PLAN

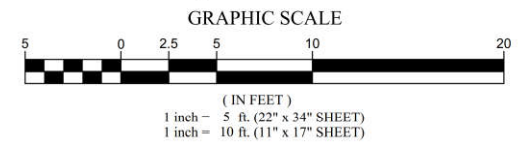
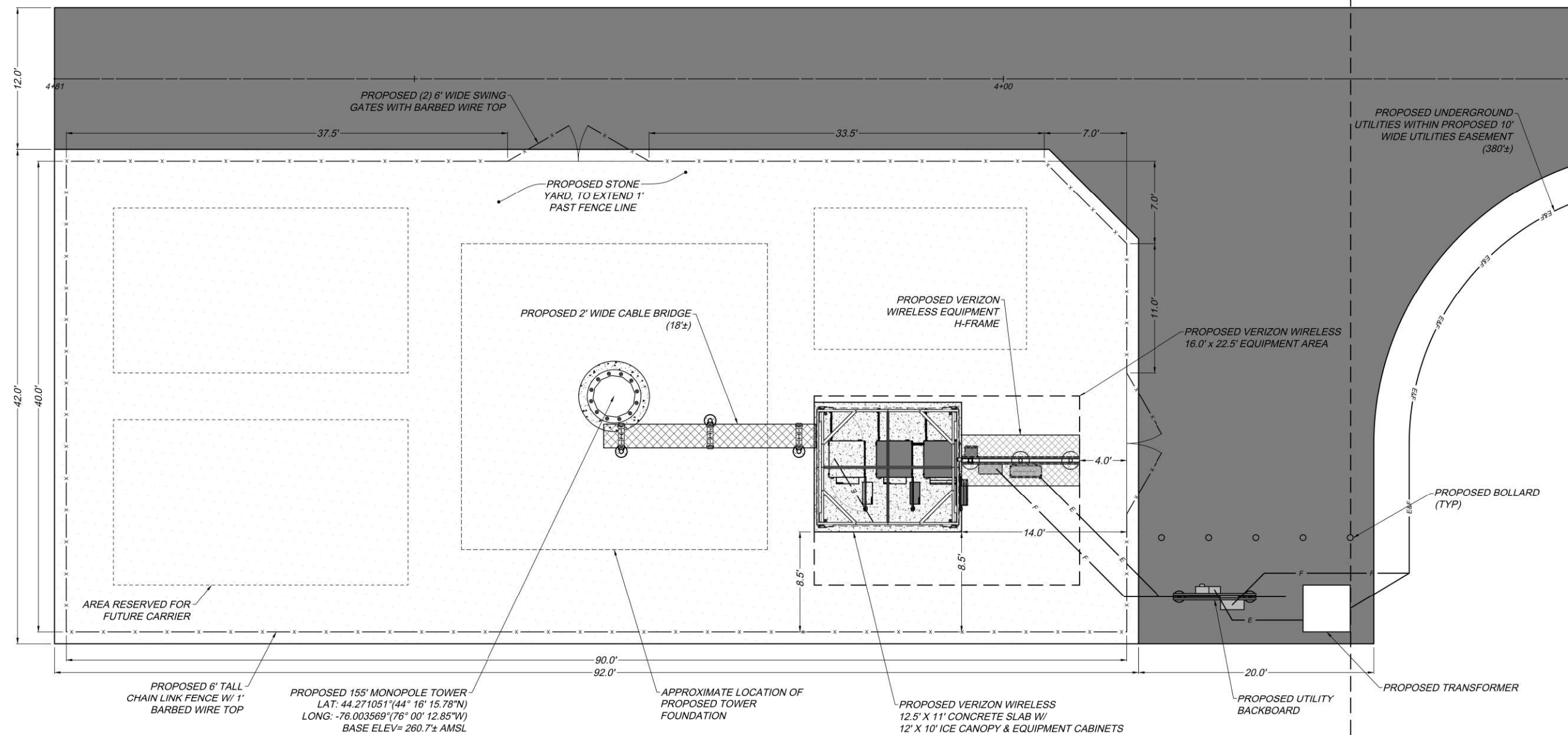
C.E. JOB NUMBER
8915

SHEET NUMBER
CA110

SHEET 08 OF 13

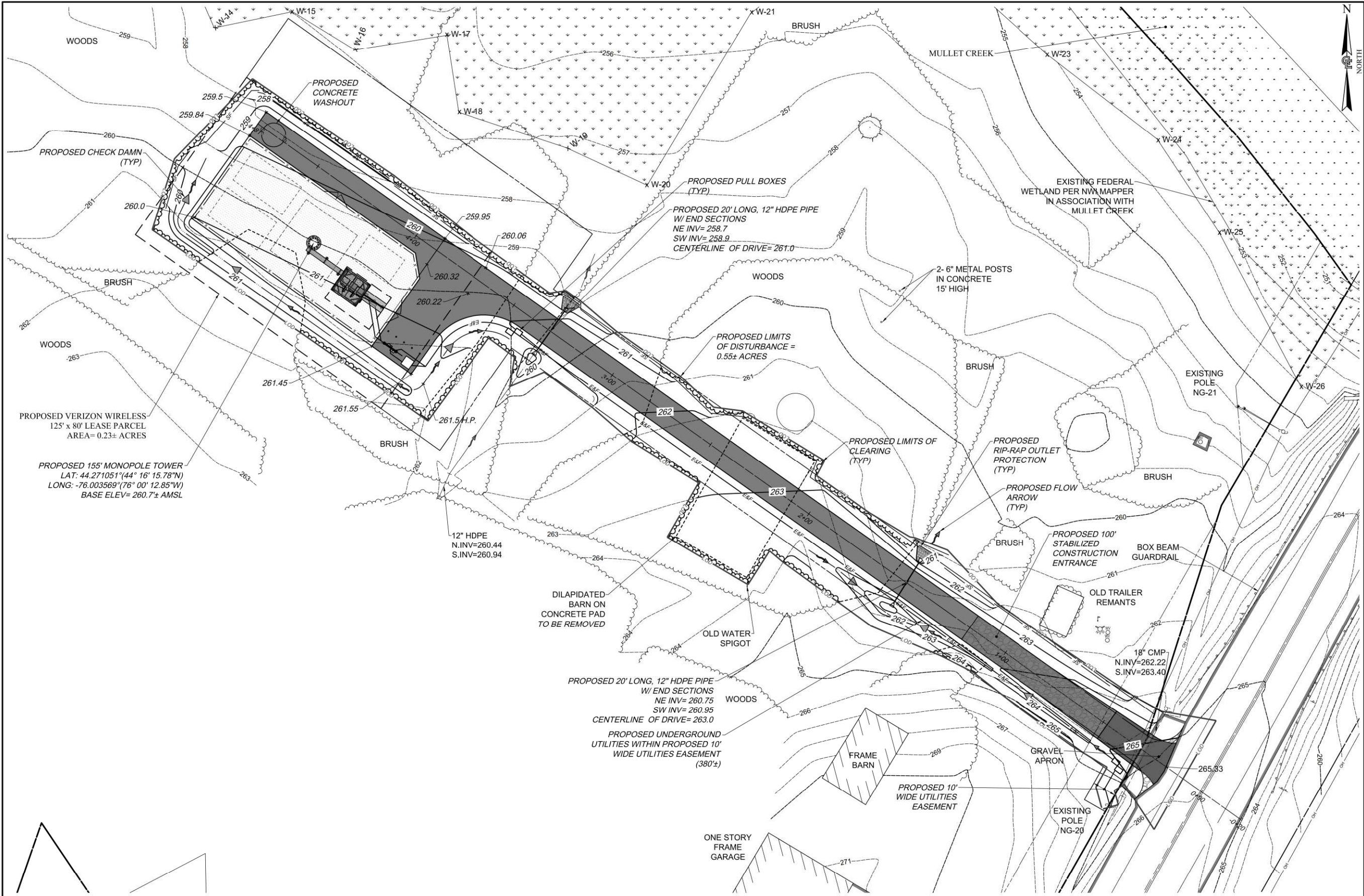


PROPOSED VERIZON WIRELESS
125' x 80' LEASE PARCEL
AREA= 0.23± ACRES



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1
CA110
COMPOUND PLAN
SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)



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WEST HENRIETTA, NEW YORK 14586



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LAND SURVEYING
LANDSCAPE ARCHITECTURE

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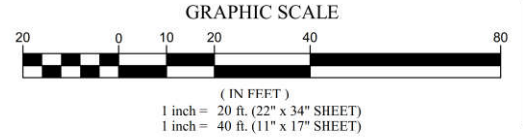
SHEET TITLE
GRADING & EROSION CONTROL PLAN

C.E. JOB NUMBER
8915
SHEET NUMBER
CA120
SHEET 09 OF 13



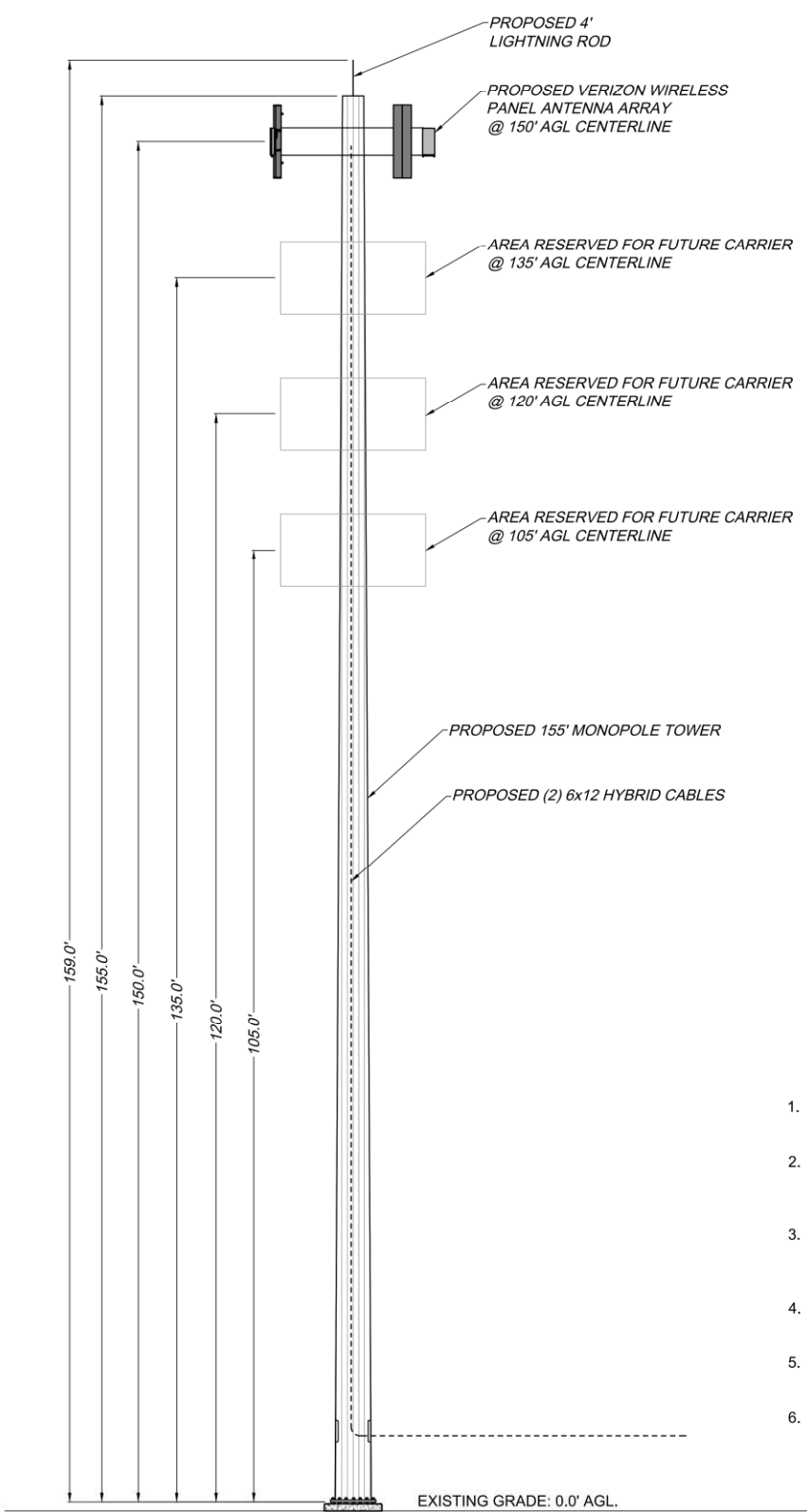
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1 GRADING & EROSION CONTROL PLAN
SCALE: 1" = 20' (22 x 34 SHEET)
1" = 40' (11 x 17 SHEET)



NOTE:
THE PROPOSED DRIVEWAY (IN THE AREA OF THE NEW YORK STATE RIGHT-OF-WAY) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.Y.S.D.O.T. POLICY AND STANDARDS FOR ENTRANCES TO STATE HIGHWAY.

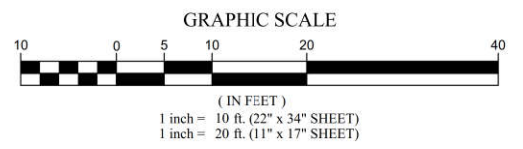
BOOM MOUNT DESIGN OBTAINED FROM DRAWINGS BY ARMOR TOWER, TITLED "8' HD-UPNY FRAME" SHEET #S-1, DATED 4/20/2022 AND DRAWINGS TITLED "4' HD STANDOFF FRAME", DATED 01/31/2022
 NSTD-445 CLASSIFICATION: M900R(1150)-4[6]



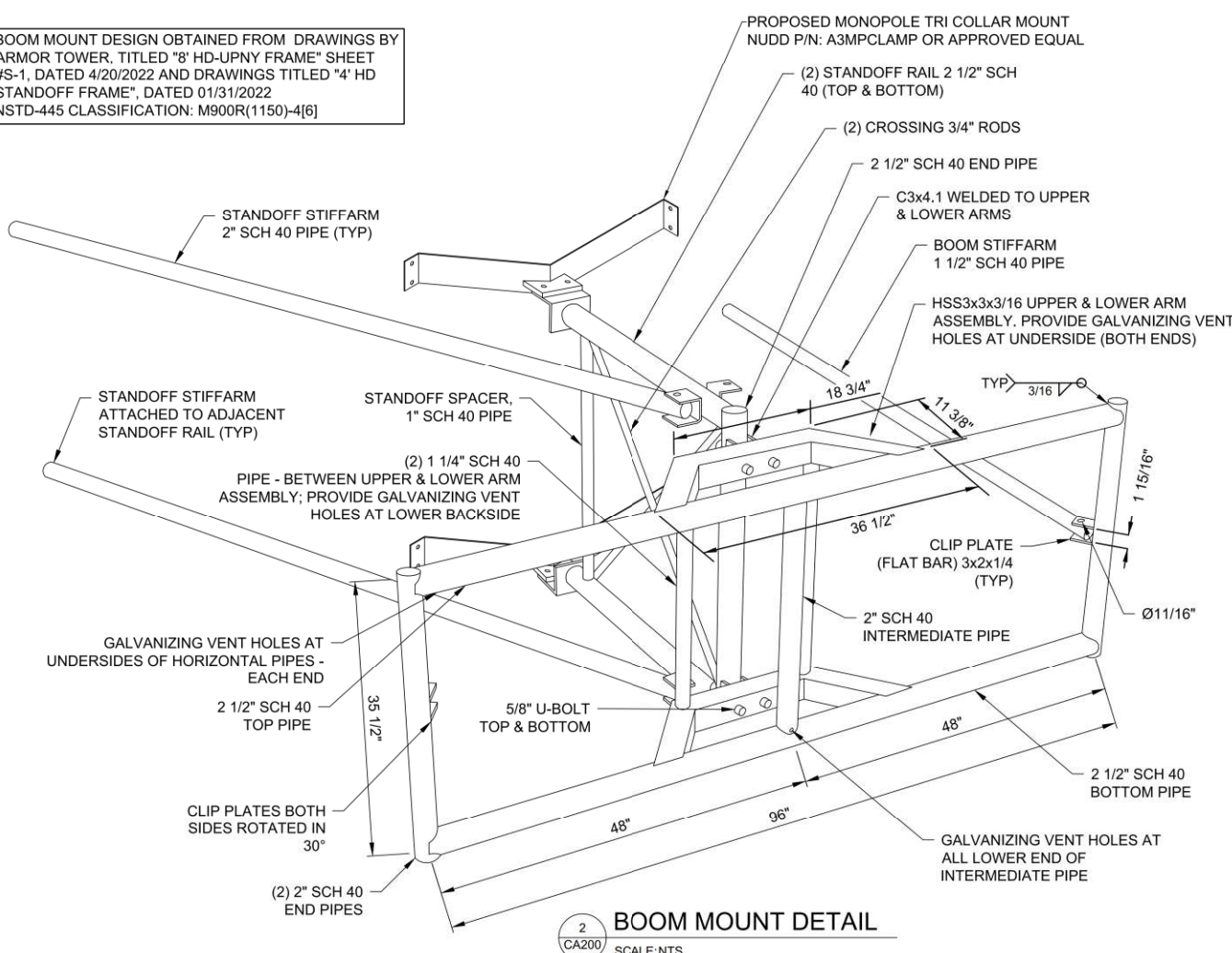
NOTE:
 CONTRACTORS MUST UTILIZE VERIZON WIRELESS APPROVED LOW-PIM CABLE SUPPORT FASTENERS AND RELATED ANCILLARY ATTACHMENT HARDWARE WITHIN 10 FEET OF VERIZON WIRELESS ANTENNAS

TOWER NOTES

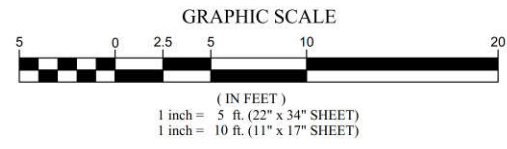
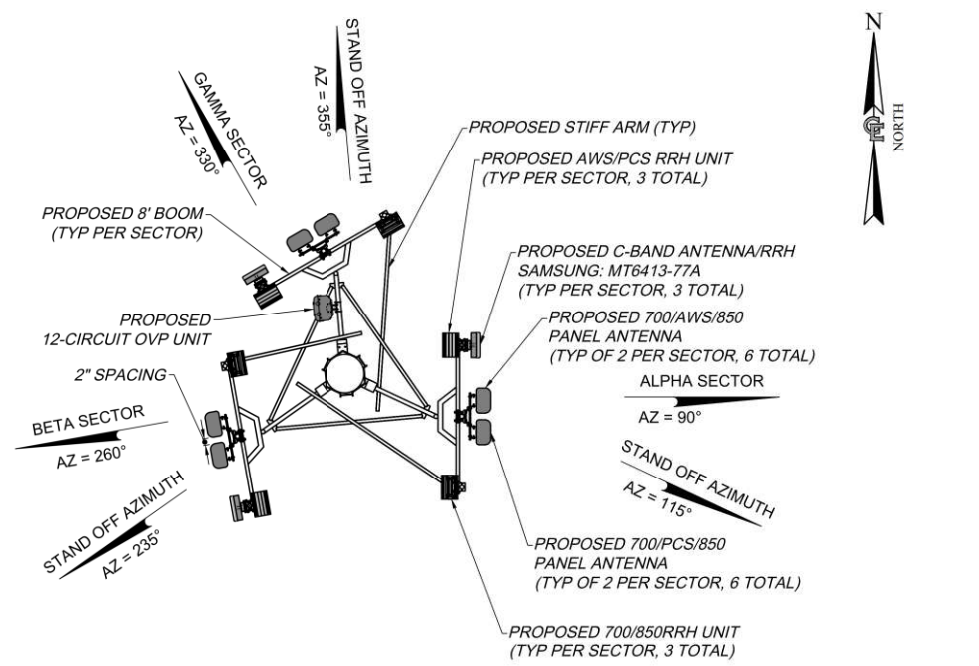
1. THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED BY VERIZON WIRELESS UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR THE LOCAL MUNICIPALITY.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. TOWER SHALL BE DESIGNED/ CONSTRUCTED TO ACCOMMODATE A TOTAL OF FOUR 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.



1 TOWER ELEVATION
 CA200 SCALE: 1" = 10' (22 x 34 SHEET)
 1" = 20' (11 x 17 SHEET)



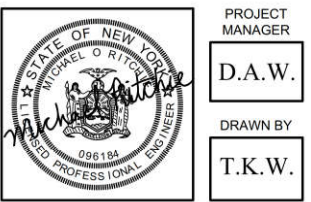
2 BOOM MOUNT DETAIL
 CA200 SCALE: NTS



3 ANTENNA ORIENTATION
 CA200 SCALE: 1" = 5' (22 x 34 SHEET)
 1" = 10' (11 x 17 SHEET)



NO.	DATE	COMMENTS
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1	01/24/2024	JNR UPDATED SURVEY REFERENCES. RE-ISSUED PRELIMINARY
2	01/29/2024	TKW ISSUED FINAL
3	03/13/2024	RCC ADDED E911 ADDRESS & UTILITY COORDINATION



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SITE INFORMATION
 THOUSAND ISLAND PARK
 PROJECT ID: 16989646
 MDG LOCATION ID: 5000919442
 WBS PROJECT #: VZ-00317734

TOWN OF ORLEANS
 COUNTY OF JEFFERSON
 STATE OF NEW YORK

TOWER ELEVATION,
 ORIENTATION & RF INFO

C.E. JOB NUMBER: 8915
 SHEET NUMBER: CA200
 SHEET 10 OF 13



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) 458-3020

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PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

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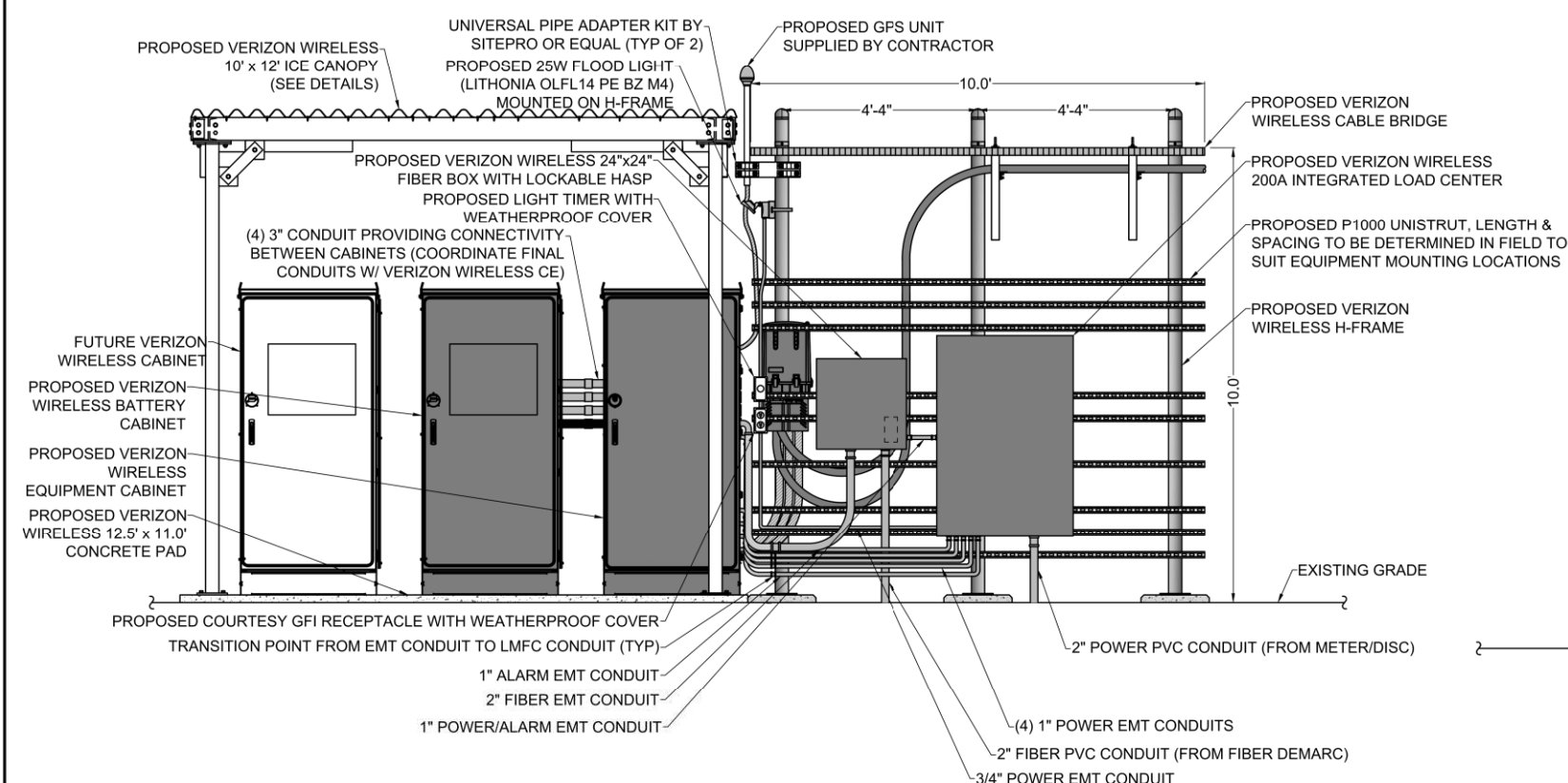
TOWN OF ORLEANS
COUNTY OF JEFFERSON
STATE OF NEW YORK

SHEET TITLE
**EQUIPMENT
ELEVATIONS**

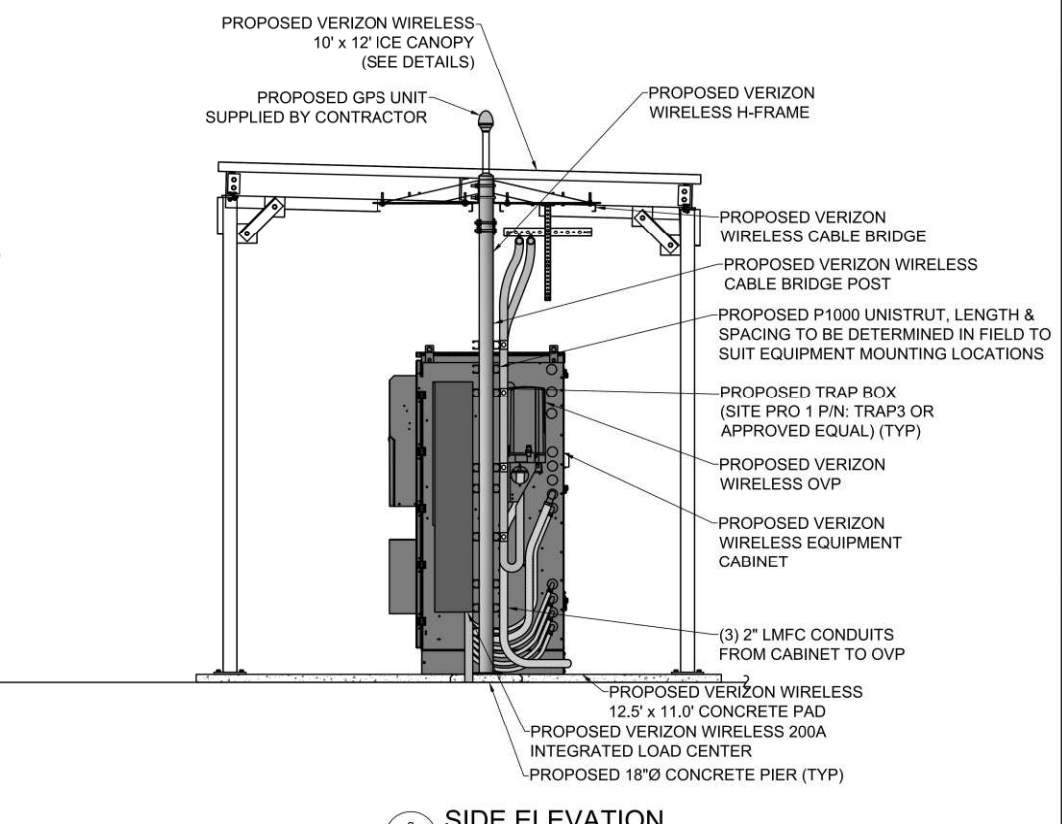
C.E. JOB NUMBER
8915

SHEET NUMBER
CA500

SHEET 11 OF 13

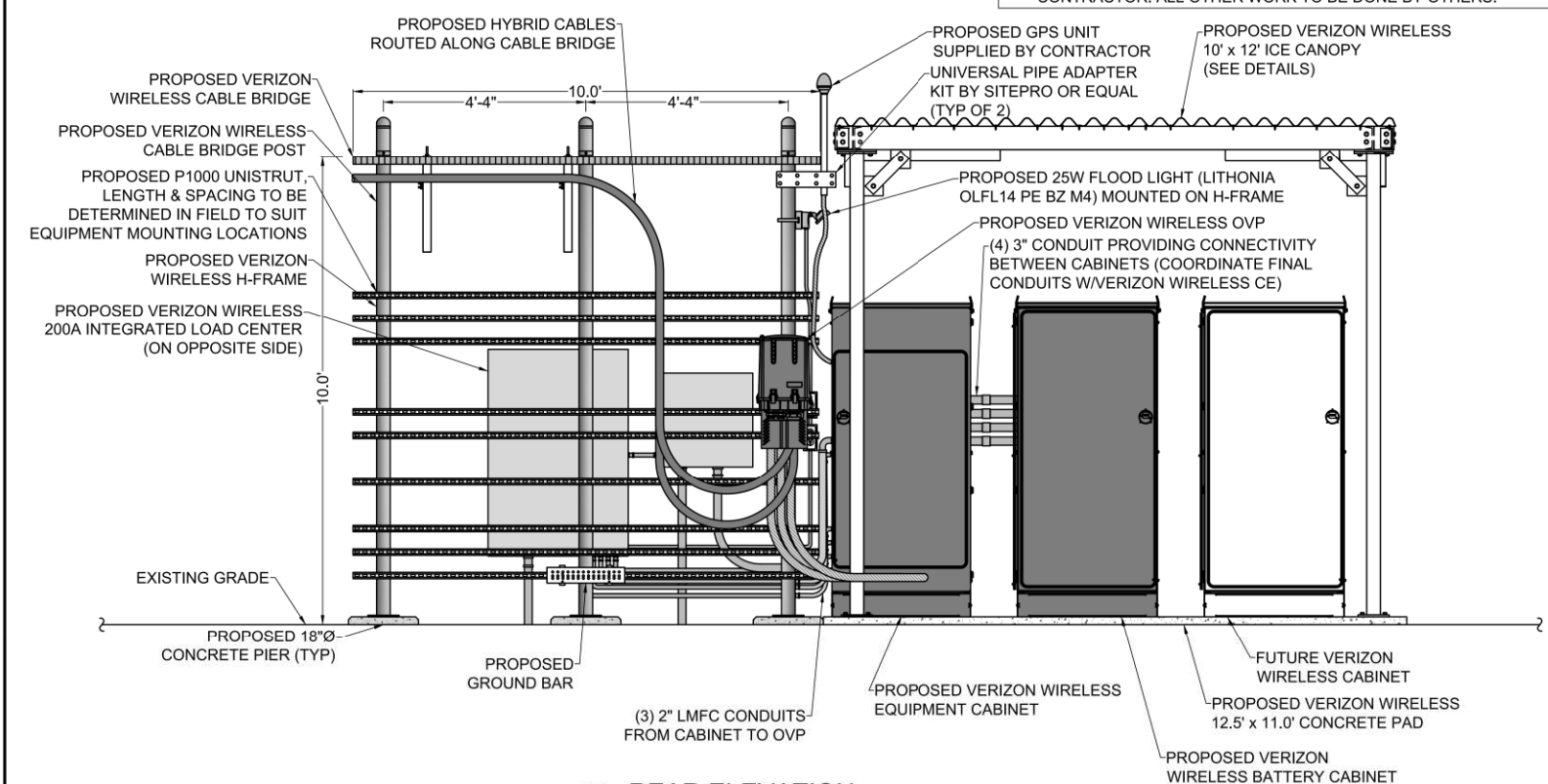


1 FRONT ELEVATION
SCALE: 1" = 2' (22 x 34 SIZE)
1" = 4' (11 x 17 SIZE)

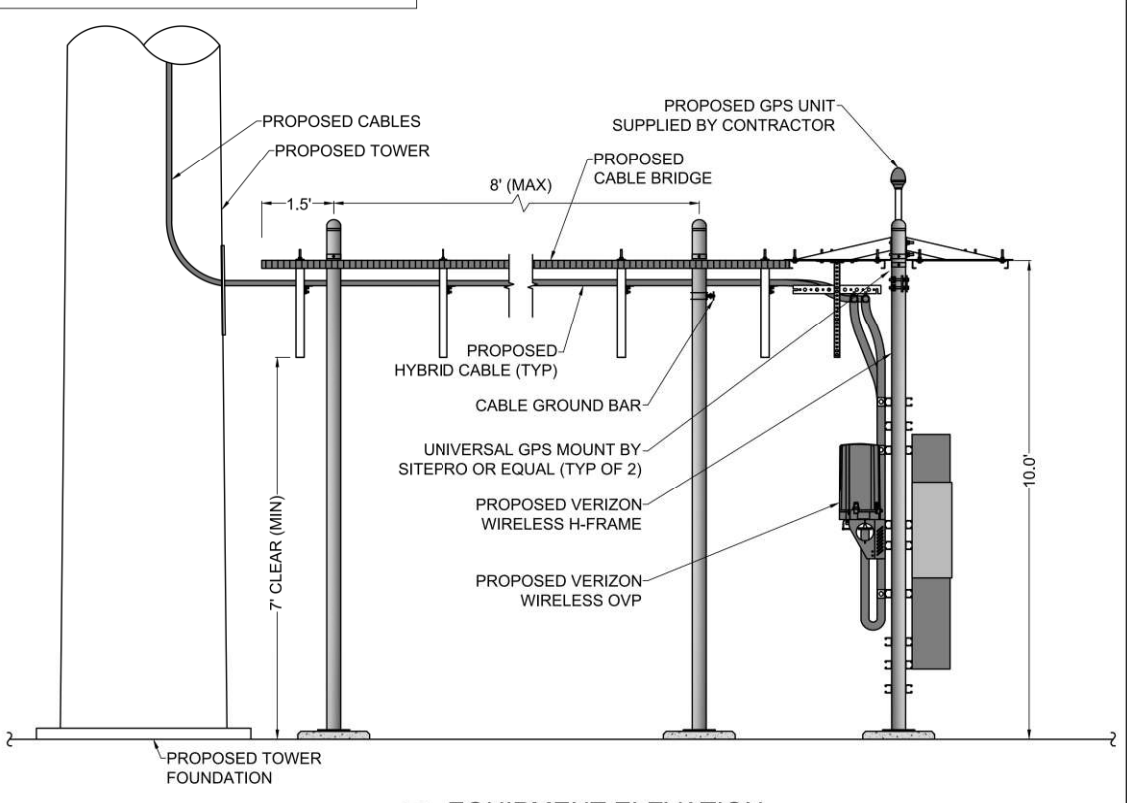


2 SIDE ELEVATION
SCALE: 1" = 2' (22 x 34 SIZE)
1" = 4' (11 x 17 SIZE)

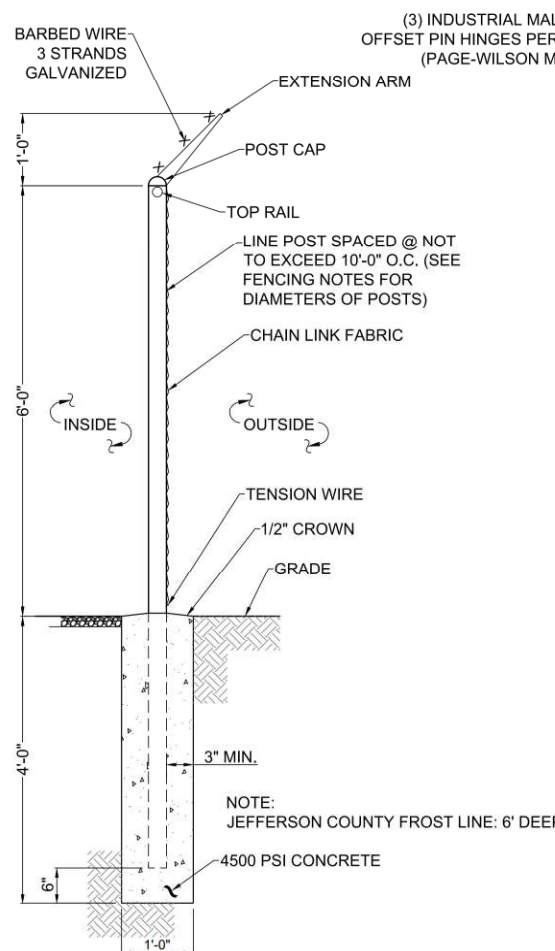
- NOTES:
- GENERAL CONTRACTOR AND VERIZON WIRELESS SETUP VENDOR TO INSTALL PULL STRINGS IN ALL EQUIPMENT CONDUITS AS APPLICABLE (OVP, ALARM, POWER, FIBER, AND GENERATOR)
 - VERIZON WIRELESS SETUP VENDOR TO ADD PLYWOOD BACKING BOARD INSIDE HOFFMAN BOX.
 - VERIZON WIRELESS SETUP VENDOR TO PROVIDE AND INSTALL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



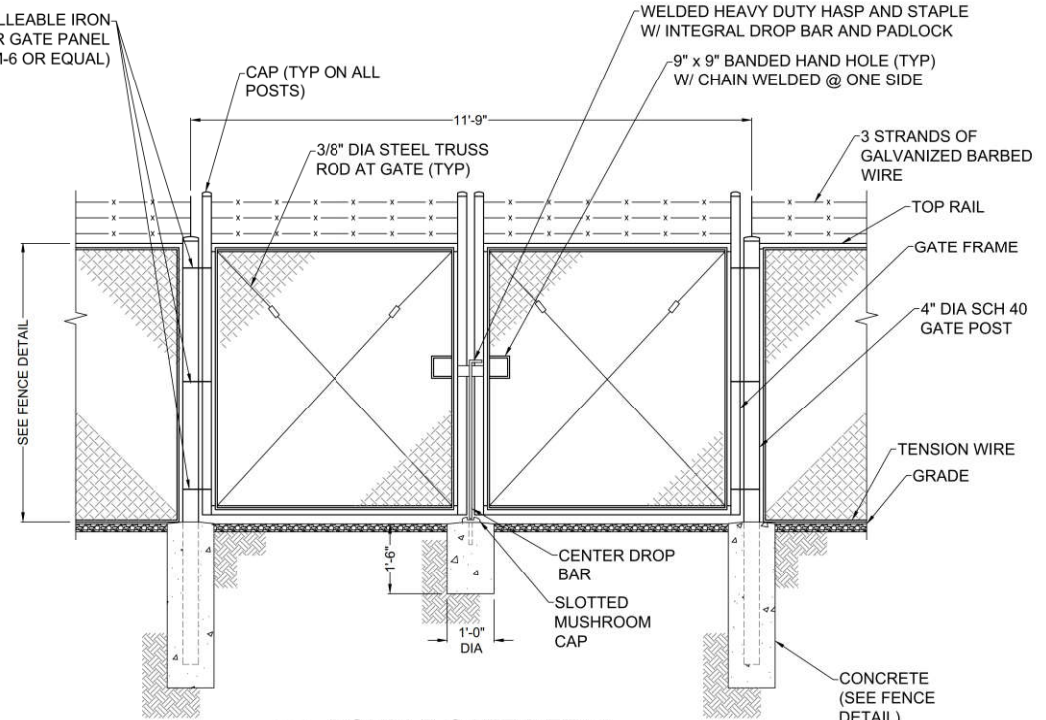
3 REAR ELEVATION
SCALE: 1" = 2' (22 x 34 SIZE)
1" = 4' (11 x 17 SIZE)



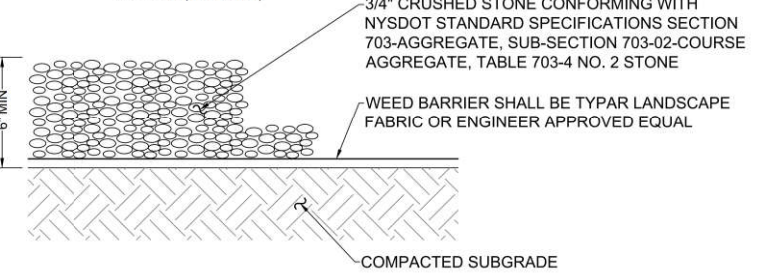
4 EQUIPMENT ELEVATION
SCALE: 1" = 2' (22 x 34 SIZE)
1" = 4' (11 x 17 SIZE)



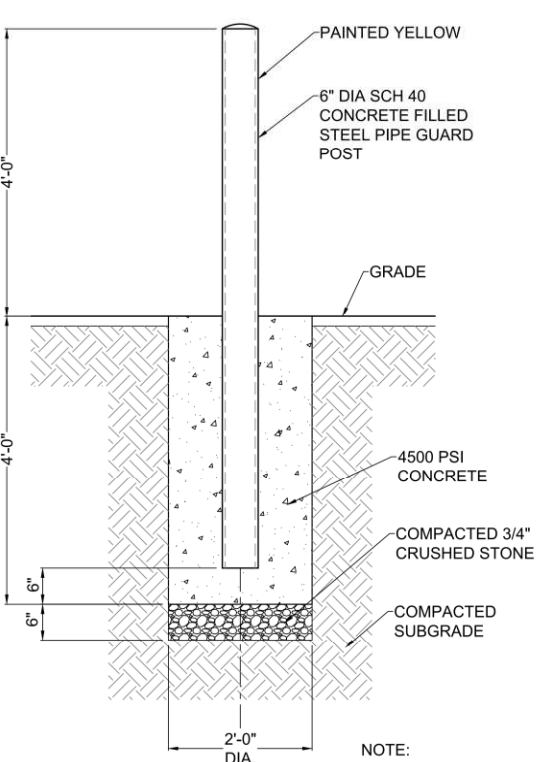
1 FENCE DETAIL
SCALE: NTS



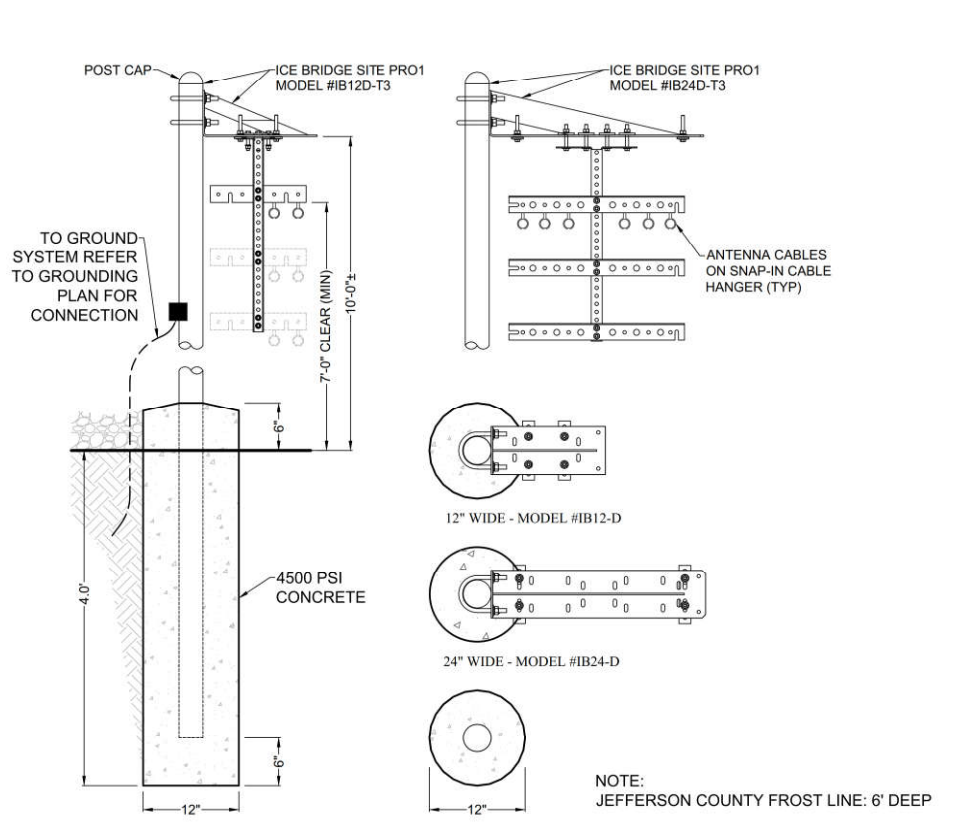
2 DOUBLE GATE DETAIL
SCALE: 1/2" = 1'-0" (22x34 SIZE)
1/4" = 1'-0" (11x17 SIZE)



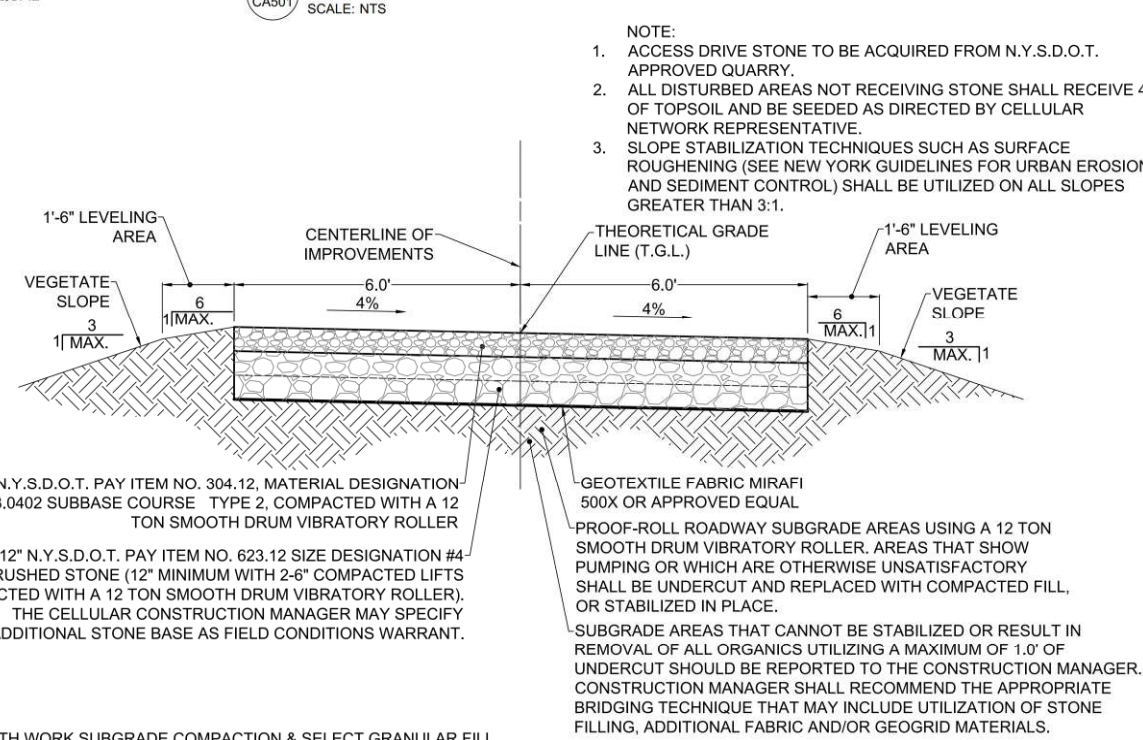
4 GRAVEL SURFACING TREATMENT
SCALE: NTS



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" = 4' (11x17 SIZE)

- 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 COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
 - 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.
 - CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

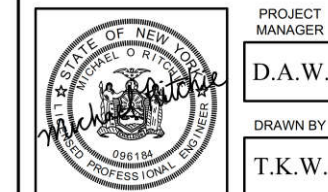


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PROJECT MANAGER
D.A.W.
DRAWN BY
T.K.W.

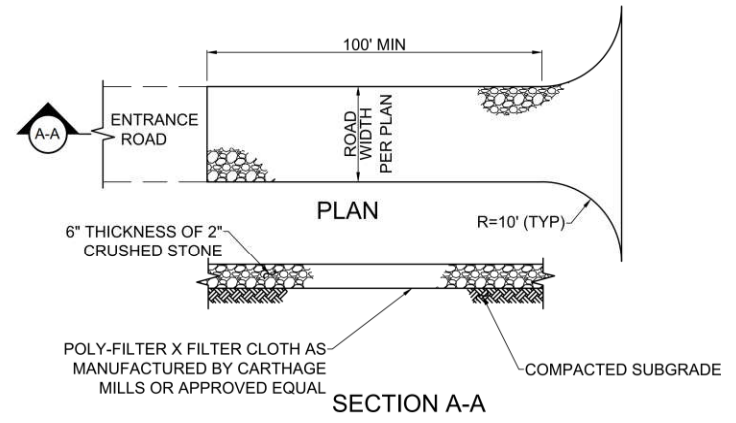
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MDG LOCATION ID: 5000919442
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TOWN OF ORLEANS
COUNTY OF JEFFERSON
STATE OF NEW YORK

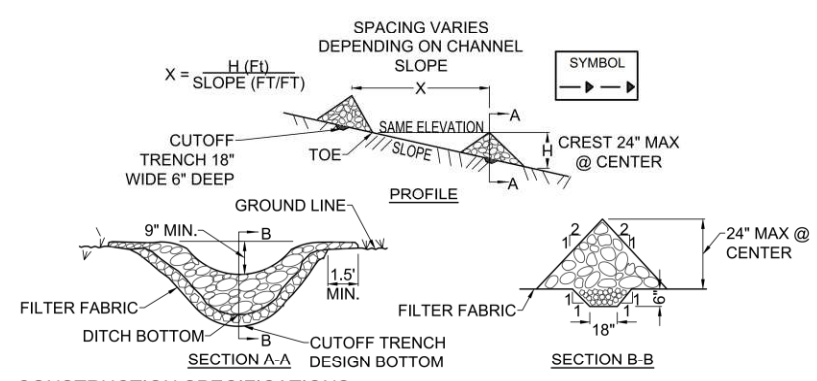
SHEET TITLE
SITE DETAILS

C.E. JOB NUMBER
8915
SHEET NUMBER
CA501
SHEET 12 OF 13



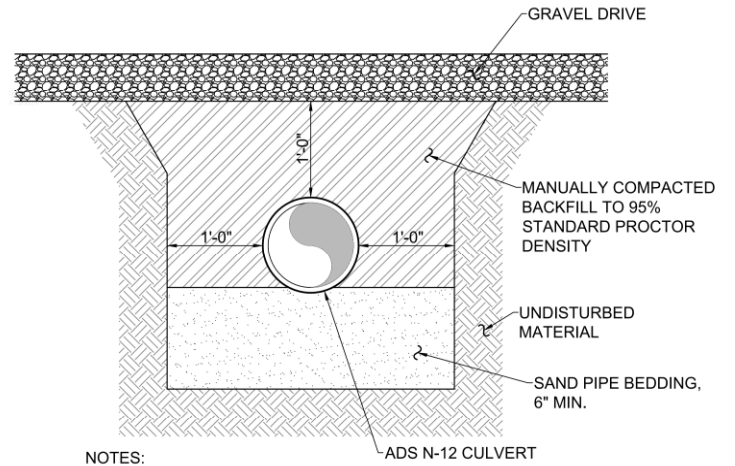
- NOTES:
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 100 FEET FOR STATE REGULATED HIGHWAYS.
 - THICKNESS - NOT LESS THAN SIX INCHES
 - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. IF ACCUMULATED SOIL DOES NOT COME OFF BY WAY OF STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL KNOCK OFF ACCUMULATED SOIL BY MANUAL METHODS UPSLOPE OF A SILT FENCE BARRIER.
 - SEDIMENT TRAPPING - SILT FENCE BARRIER SHALL BE INSTALLED DOWN SLOPE OF CONSTRUCTION ENTRANCE TO CATCH ANY SEDIMENT THAT COULD POTENTIALLY FALL OFF OF CONSTRUCTION EQUIPMENT AND/OR VEHICLES.
 - PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1 STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NTS



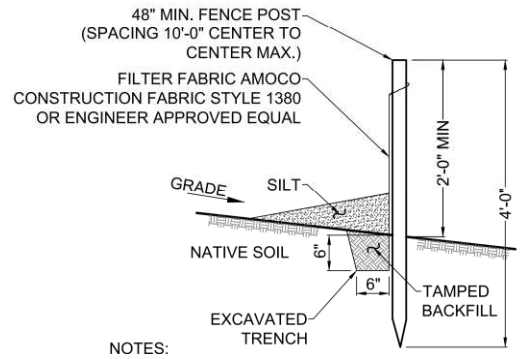
- CONSTRUCTION SPECIFICATIONS**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
 - MAXIMUM DRAINAGE AREA 2 ACRES.

5 CHECK DAM DETAIL
SCALE: NTS



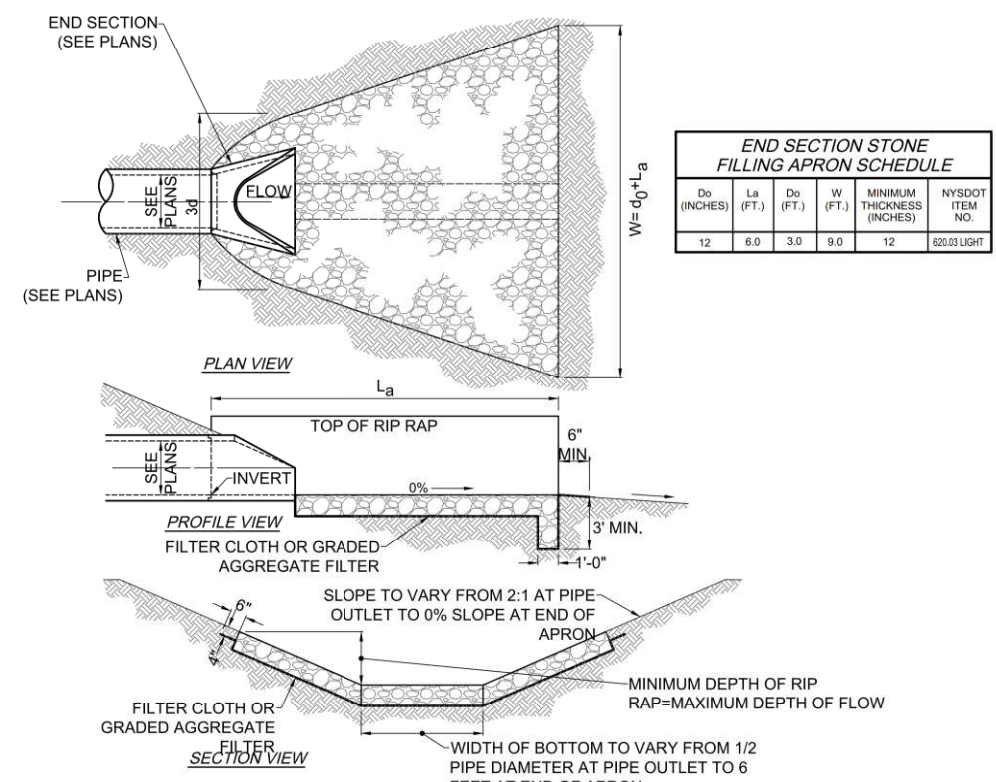
- NOTES:
- OVER-EXCAVATE FOR BELLS.
 - ADDITIONAL BEDDING MAY BE USED AS ORDERED BY ENGINEER.
 - ALL EXCAVATION AND TRENCHING SHALL MEET OSHA REQUIREMENTS.

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



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

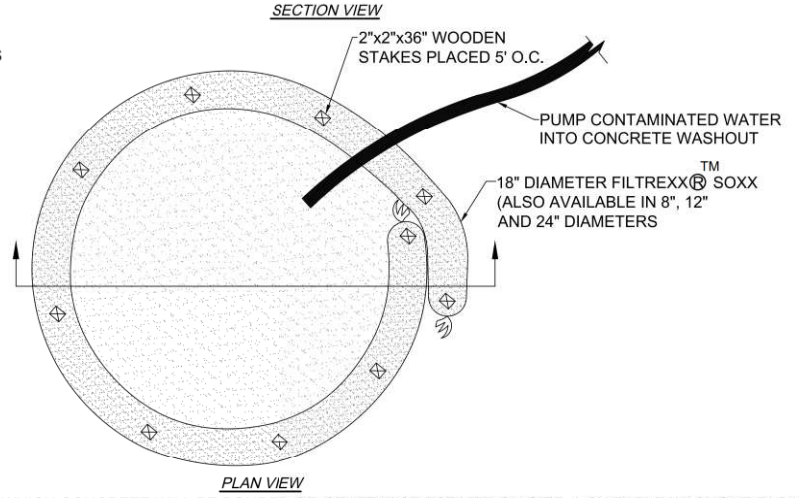
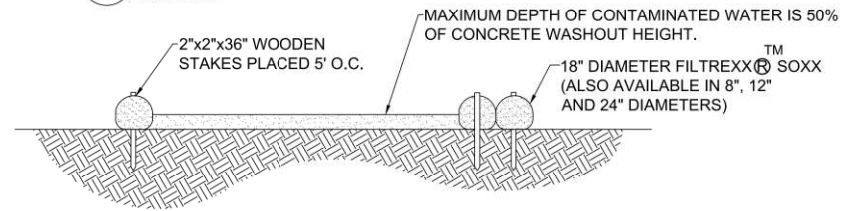
4 SILT FENCE DETAIL
SCALE: NTS



END SECTION STONE FILLING APRON SCHEDULE

Do (INCHES)	La (FT.)	Do (FT.)	W (FT.)	MINIMUM THICKNESS (INCHES)	NYS DOT ITEM NO.
12	6.0	3.0	9.0	12	620.03 LIGHT

3 OUTLET PROTECTION DETAIL
SCALE: NTS



- NOTES:
- FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE.

- UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
- CONCRETE WASHOUT SHALL BE UNDERLAYERED WITH 4 MIL. THICK PLASTIC BUFFER.
- MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
- WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.
- INSTALL ON FLAT GRADE NOT TO EXCEED 2%.
- CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
- CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
- THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED.
- CONCRETE WASHOUT NOT TO BE LESS THAN 6" IN DIAMETER.

3 CONCRETE WASHOUT DETAIL
SCALE: NTS

verizon
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STATE OF NEW YORK

SHEET TITLE
GRADING & EROSION CONTROL DETAILS

C.E. JOB NUMBER
8915
SHEET NUMBER
CA502
SHEET 13 OF 13