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Rochester, NY 14604-1792
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February 2, 2016

VIA FEDERAL EXPRESS

Town of Dryden Town Board
Town Hall
93 East Main Street
Dryden, New York 13053

**RE: Upstate Cellular Network d/b/a Verizon Wireless' ("Verizon Wireless")
Application for Local Zoning Approvals to Construct and Operate a
Wireless Communications Facility in the Town of Dryden, New York
("Irish Settlement" Cell)**

Dear Members of the Town Board:

Verizon Wireless is a public utility licensed and regulated by the Federal Communications Commission, and is responsible for providing wireless telephone service to emergency services, businesses and individuals in and around the Town of Dryden.

In order to provide adequate wireless telephone service to the "Irish Settlement Cell," Verizon Wireless proposes to construct and operate a wireless communications facility on property located at 2150 Dryden Road (the "Site"). The Site consists of 100' x 100' of land to be leased from Scott Pinney. The facility would consist of a 165' high free-standing, open lattice work tower, together with other site improvements, all as shown on the enclosed site plan prepared by Tectonic Engineering.

The proposed facility is permitted upon issuance of a Special Permit and Site Plan approval from the Town Board.

Accordingly, please accept this letter and the following exhibits and enclosures as Verizon Wireless' application for: (i) Special Permit approval from the Town Board, and (ii) Site Plan Approval from the Town Board:

Exhibit A: Town supplied application forms.

Exhibit B: Radio frequency and network design analysis, including propagations, and including proof that a tower of 140' would fail to provide adequate service.

<u>Exhibit C:</u>	Site Selection Analysis.
<u>Exhibit D:</u>	Compliance with applicable legal standards.
<u>Exhibit E:</u>	Compliance with Town criteria for telecommunication facilities.
<u>Exhibit F:</u>	Photosimulations and Viewshed Analysis.
<u>Exhibit G:</u>	List of property owners within 1500' of boundary of subject parcel
<u>Exhibit H:</u>	FAA Report.
<u>Exhibit I:</u>	FCC License.
<u>Exhibit J:</u>	Proof of Structural Stability.
<u>Exhibit K:</u>	Co-location Policy.
<u>Exhibit L:</u>	EME study certifying compliance with FCC regulations (and non-interference study)
<u>Exhibit M:</u>	Full Environmental Assessment Form.
<u>Exhibit N:</u>	Ag Data Statement.
<u>Exhibit O:</u>	Proof of Landlord Consent.
<u>Exhibit P:</u>	Statement pursuant to Section 6D1 of Town Code.
<u>Exhibit Q:</u>	Reduced size copy of site plan.

- Check made payable to the Town for \$200.00 in application fees (\$100.00 Special Permit Application fee; \$100.00 Site Plan Review fee).
- 7 copies of the site plan prepared by Tectonic Engineering.
- 9 copies of this application book.

It appears that the Town is requesting a \$5,000 "Application Fee." However, New York State law places limits on a municipality's ability to charge application fees for zoning permits. Exceeding these limits would amount to an illegal tax. Please provide a breakdown and accounting of what the \$5,000 fee is meant to apply to.

Town of Dryden Town Board
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The Town is also requesting \$7,500 expert consulting fee. However, New York State law places limits on these fees as well, and requires, among other things, a showing that they are "reasonable" and "necessary." To that end, please identify the scope of the expert/consulting fees, the expert(s)' credentials, the rate(s) being charged, and why the services are not something that can be performed by the Town.

As the site is located within 500 feet of a GML § 239-m trigger (State Route 13; farm operation in NYS AG District), this application needs to be referred to the Tompkins County Planning Board pursuant to General Municipal Law Section 239-m. Please make referral to County Planning upon receipt of this package. An extra set of materials has been supplied for this purpose.

The Town's ordinance requires the applicant to supply names of all property owners within 1,500 feet of the project, and for the Town CEO to mail notice to said landowners at least two weeks before the public hearing. That list is attached as Exhibit G.

Also, because the Site is within 500 feet of farm operations in an Agricultural District, as defined under Article 25-AA of the Agriculture and Markets Law, Verizon Wireless has submitted as Exhibit N an Agricultural Data Statement pursuant to Town Law § 283-a. Section 283-a requires the Town to mail written notice of this application to the landowners identified in that Agricultural Data Statement. Such notice must include a description of the project and its location, and it may be sent in conjunction with any other notice required for the project.

Verizon Wireless asks that this application be placed on the Town Board's first available agenda following County review, which would be March 17, 2016.

Please do not hesitate to contact me if the Town Board requires any additional information prior to its meeting.

Sincerely,


Robert W. Burgdorf

RWB/mg
Enclosures

cc: Brett Morgan, Site Acquisition

EXHIBIT A



Planning Department

Director of Planning
Code Enforcement Officer
Code Enforcement Officer
Senior Planner
GIS Technician
Administrative Coordinator

Dan Kwasnowski
Kevin Ezell
David Sprout
Jane Nicholson
Josh Bogdan
Joy Foster

93 East Main Street
Dryden, NY 13053
T 607 844-8888 Ext. 216
F 607 844-8008
joy@dryden.ny.us
www.dryden.ny.us

General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

1/20/16 38-1-3.1 Rural AG & Conservation
Date: Tax Parcel #: Zoning District:
(Complete) Project
Address: 2150 Dryden Road

Project Description: See cover letter, exhibits and site plan

Principal Use: Residential _____ Commercial: _____ Other: Public Utility

Permit(s) Required: Building Zoning Special Use Site Plan Review Subdivision Pool
 Heating Demolition Pre-built Shed

To be completed by Planning Department personnel:

Worksheets / sections required:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan Sketch | <input type="checkbox"/> Driveway or Roadcut Compliance |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Notices and Disclaimer Acknowledgement |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Agricultural Data Statement |
| <input type="checkbox"/> Notice of Ground Disturbance | <input type="checkbox"/> County Review |
| <input type="checkbox"/> Zoning Permit | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Varna Compliance Worksheet | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Residential Design Guidelines Compliance | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial Design Guidelines Compliance | |
| <input type="checkbox"/> Sign Compliance Worksheet | |

Notes:

Permit Application - Contact Information

Owner - Print name: See Site Plan

Owner Signature required & dated: See Exhibit O

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No.: _____
Emergency Contact: _____ Telephone No.: _____

Agent / Applicant - Print: Nixon Peabody LLP by Robert W. Burgdorf

Address: 1300 Clinton Square City: Rochester State: NY Zip Code: 14604
E-mail: rburgdorf@nixonpeabody.com Telephone No.: (585) 263-1333

General Contractor: TBD before Building Permit License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No.: _____

Mason Contractor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No.: _____

Electrical Contractor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No.: _____

HVAC Contractor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No.: _____

Plumbing Contractor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No.: _____

Surveyor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No.: _____

Note: The Town of Dryden will keep your contact information private.

* CUT: _____ **

Application from _____ for _____
Project Site _____ received on _____
Payment received \$ _____ Cash _____ Check # _____ Credit Card (circle one)
Signature of receiver _____ Date _____

Permit Application Worksheet - Site Plan Review

Please follow these instructions and guidance when submitting an application for Site Plan Review. Site Plan Review consists of only three steps:

Pre-application - Sketch Plan Review - and Site Plan Review.

These steps may need to be repeated before they are deemed completed by the Planning Department or the board reviewing your application.

A. Pre-Application

You must schedule a Pre-Application meeting with the Planning Department as a first step. For this meeting you should have a fair idea of what your project will involve. Please find and review the town's applicable Design Guidelines (Residential, Commercial, Varna Hamlet) as these will apply to your project as well as Article XI Site Plan Review of the Zoning Ordinance before scheduling a Pre-Application meeting. A Sketch Plan (#2) should be prepared before the meeting.

Drawings, pictures, a business plan etc. are all useful to bring to a Pre-Application meeting, and depending upon your project you may have to meet with the department more than once. The good news is that this will help you to prepare for your appearance before the board.

B. Sketch Plan

Before or during the Pre-Application meeting, you must fill out the "Permit Application Worksheet 3 - Site Plan Sketch Worksheet." This will be your sketch plan.

When the Planning Department has determined you are ready, you are required to conduct a Sketch Plan conference with the board. The board will either be the Town Board if you are also required to apply for a Special Use Permit, or the Planning Board if your project only requires Site Plan Review. Note, once the Planning Department has deemed that your application is complete and ready for the board, it will be posted on the town's website, and the property will be posted with a placard.

The Sketch Plan requirements are found in Article XI of the Zoning Ordinance and are:

1. Provide a brief narrative and preliminary concept showing the locations and dimensions of principal and accessory Structures, parking areas, and other planned features and any anticipated changes in the existing topography and natural features.
2. Provide a sketch or map of the area which clearly shows the location of the site with respect to nearby streets, rights-of-way, properties, easements and other pertinent features within 500 feet.

3. Provide a topographic or contour map to adequate scale and detail to show site topography and natural features such as streams or wetlands.
4. Provide a conceptual stormwater management plan consistent with Ordinance that outlines the approach to manage runoff and its post construction treatment on the site. A Stormwater Pollution Prevention Plan does not have to be submitted at this time, but a Notice of Ground Disturbance form is required.
5. If not the owner of the land under consideration, provide written approval from the owner to submit the sketch plan.

Compliance with Design Guidelines and Current Standards

Even if your site is an existing site, you may be required to make improvements that bring the site into compliance with current design guidelines. Also, the town may have a record of an issue or complaint about the property that you will be required to address. These things often involve lighting, signage, traffic management, and landscaping. This is all very site dependent, and will also be affected by the type of proposed use. Please try to consider items that will enhance the site on your own initiative by reading the Design Guidelines. By including these types of things in the Sketch Plan, you may avoid going through Site Plan Review.

The board will review and evaluate the Sketch Plan with you and consider comments and recommendations from the Planning Department and other agencies. The goal of Sketch Plan review is to determine what the Site Plan Review will involve, and whether or not further Site Plan Review is necessary.

If the applicant feels that Site Plan Review is not necessary for the project because it is a minor change to the site, this can be requested with specific reasoning as to why Site Plan Review should be waived by the Board (Zoning: Section 1102.F). The Board may require a Public Hearing in order to fully determine that the waiver is justified. This can only happen following a Sketch Plan review, and only if the site is determined to be generally consistent with the town's design guidelines.

C. Site Plan Review

If as a result of the Sketch Plan conference the board has determined that Site Plan Review is necessary, they will indicate in writing within 10 days the requirements for the Site Plan. The board may elect to vary from the list found in Article XI based upon the Sketch Plan or Site Plan Review and Planning Department recommendations. The list found in Article XI for Site Plan is:

1. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing;
2. Boundaries of the property, plotted to scale, and including north arrow, scale and date;
3. Identification of public highways;
4. Existing watercourses and wetlands;
5. Grading and drainage plan showing existing and proposed contours;

6. Location, design and type of construction, proposed use and exterior dimensions of all buildings;
7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway;
8. Provisions for pedestrian access including sidewalks along public highways.
9. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant.
10. Sidewalks must be constructed continuously across all driveways;
11. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the Association of Pedestrian and Bicycle Professionals (APBP). Some portion of bicycle parking should be provided in a covered area protected from the weather;
12. Location, type and screening details of waste disposal containers and outdoor storage areas;
13. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences;
14. Description of the method of sewage disposal and location;
15. Description of the method of securing potable water and location, design and construction materials of such facilities;
16. Location of fire and other emergency zones, including the location of fire hydrants;
17. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy;
18. Location, height, size, materials, and design of all proposed signage;
19. Identification of street number(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night;
20. Location and proposed development of all buffer areas, including existing vegetation cover;
21. Location and design of outdoor lighting facilities;
22. Location, height, intensity, and bulb type of all external lighting fixtures;
23. Direction of illumination and methods to eliminate glare onto adjoining properties;
24. Identification of the location and amount of building area proposed for retail sales or similar commercial activity;
25. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees;
26. Landscaping plan and planting schedule;
27. Estimated project construction schedule;
28. Record of application for and approval status of all necessary permits from state and county agencies;

29. Identification of any state or county permits required for the project;
30. Other elements integral to the proposed development as considered necessary by the Board;
31. Stormwater Management Plan as required by Local Law;
32. Full Environmental Assessment Form or draft Environmental Impact Statement as determined by the Board at the sketch plan conference.

D. Fees

The fees for Site Plan Review are:

Involving A Building Less than 2,000 Sq Ft.: \$100.00

Involving A Building More than 2,000 Sq Ft.: \$250.00

APPLICATION FOR SPECIAL PERMIT

TOWN OF DRYDEN

Planning Department
93 East Main Street
Dryden, New York 13053

Permit No.
Application Date
Parcel #:

Application is hereby made to: Build X, Extend, Convert, Other
A Structure located at 2150 Dryden Road Town of Dryden, New York.
To be used for FCC licensed wireless telecommunications facility At a Cost of
Owner of Land See Exhibit O Builder

Is construction for other than present Land Owner: Yes if so
Name & complete mailing address:

The Structure(s) will be as follows:

Type of Construction See cover letter, attached exhibits and site plan
Number of Stories
Number of Units
Type of Heat & Fuel Source
Number of Baths
Number of Bedrooms
Square Feet Floor Area:
Basement
First Floor
Second Floor
Over Second

The Undersigned applies for permission to do the above, in accordance with all provisions of all Laws or Regulations of the Town of Dryden, New York, or others having jurisdiction, and affirms that all statements and information given herein are correct to the best of his belief.

Upstate Cellular Network d/b/a Verizon Wireless, by Nixon Peabody LLP, its attorneys, by Robert W. Burgdorf

Signature Robert W. Burgdorf

Address 1300 Clinton Square, Rochester, New York 14604

Phone (585) 263-1333

Special Permit Approved

Special Permit Denied

Fee paid

Special Permit Denied Under Article XIII of the Zoning Ordinance.

Date of Hearing:

Date of Advertising:



Planning Department

93 East Main Street
Dryden, NY 13053

T 607 844-8888 ext. 216
F 607 844-8008
joy@dryden.ny.us

<http://dryden.ny.us/planning-department>

Allowed use by Special Permit

Fee: 2000 sq. ft. Gross Floor area or less - \$100.00
More than 2000 sq. ft. Gross Floor area - \$250.00

Since your proposed use is by "Special Permit" only, it is important that you are aware of the process and requirements necessary to receive approval of your project.

The Special Permit Application is reviewed by the Dryden Town Board at its' regular scheduled monthly meeting, which are held on the third Wednesday of each month.

The Special Permit application must be reviewed in the form of a public hearing. This process requires that a notice of your proposed project and the hearing date and time be posted in the Town of Dryden Official News Paper. Said paper is the Ithaca Journal and must be posted no less than five, (5), days prior to the hearing date. Since the paper requires a four, (4), day lead and this office requires some lead time as well, we require that your application and supporting documents be filed no less than four, (4) weeks prior to the requested hearing date. The filing fee must be submitted with your application.

The Town of Dryden is also required to notify in writing, all property owners within five-hundred (500) feet of all property lines of the proposed project. Such notification shall include the hearing time and date as well as the basic details of the proposed project. You will receive a copy of this notice by mail too. You or an appointed agent are required to attend the hearing. Non-appearance will result in a denial of the request.

Completing the Application

General Comment, an application for Special Use Permit cannot be presented for public hearing until the application has been determined complete.

It is important that you provide sufficient detailed information to indicate to the board that your project possesses the characteristics to fit into the existing environment of the zoning district that you are proposing your project to be located in.

Page two, (2), of the application contains eight, (8), points that you need to complete in detail. Following that you will find six, (6), points of criteria that the Dryden Town Board will use to review your application with. The board reserves the right to require any other details in person from you at the hearing to determine the fitness of your project for the proposed location. Such questions maybe, compliance with federal, state and local regulations and other such requirements. It is important that you are prepared to provide all such information. If you are not sure of all such requirements, this office can assist you in determining such requirements.

You must also complete the enclosed Dryden **Town Zoning Permit**, the **Environmental Assessment, Ag Data Sheet**, and the **Notice of Ground Disturbance**. All forms are provided with this application packet along with direction for completion.

Once we receive the "Notice of Ground Disturbance, following analysis", we will advise you of any necessary additional Stormwater Management requirements.

SPECIAL PERMIT APPLICATION
Section 1303 of the Dryden Town Zoning Ordinance.

- 1). Provide the name of the applicant, name of business and legal owner of the property if different than applicant.
- 2). Provide a copy of the legally recorded description of the premises. A copy of the property survey map will be sufficient description.
- 3). Provide a detailed description of the proposed use, including parking facilities, road cuts and any other needs relative to the project. For off street parking regulations in the Town of Dryden, consult section 1400 of the Dryden Town Zoning Ordinance. See Exhibit #1.
- 4). Provide a legible sketch drawn to an approximate scale showing size of building or structure and location on premises. Also include the parking area, road cuts, set back distances and any other items occupying space in the project. (SEE ATTACHED SAMPLE SKETCH)
- 5). Sewage disposal and water supply facilities existing or proposed, together with a Tompkins County Health Department Certificate of approval. For Health Department requirements, call the Tompkins County Health Department at 274-6688 between the hours of 8:30 A.M. and 4:30 P.M. Monday-Friday.
- 6). Provide a description of the current use of premises adjacent to proposed project. Examples: residential, retail business or whatever.
- 7). Provide a general statement appraising the effect of proposed project use on adjacent properties, increased road traffic, and the future development of the neighborhood.
- 8). Complete Notice of Ground Disturbance. Requirements for additional Stormwater Management Planning will be provided following our review of the project "Notice of Ground Disturbance".
- 9). You should provide a plan indicating what federal, state and local regulations that you need to comply with and your plan for doing so.

Town Board Review Criteria:

- 1). In reaching a determination, the Town Board shall consider the following:
 - a). Whether the Section 1303 requirements have been sufficiently complied with.
 - b). Whether the location, the use and the nature and intensity of operation will be in conflict with the allowed uses of the zoning district and neighborhood.
 - c). Whether the use will be more objectionable or depreciating to adjacent and nearby properties (by reason of traffic, noise, vibration, dust, fumes, smoke, odor, fire, hazard, glare, flashing light or disposal of waste or sewage) than the operation of the allowed uses of the zoning district.
 - d). Whether the use will discourage or hinder the appropriate development and use of adjacent properties or neighborhood.
 - e). Whether a nonresidential use adjacent to an existing residential use shall be screened by landscaped buffer strip or suitable fencing.
 - f). Whether health, safety and the general welfare of the community may be adversely affected.
 - g). Whether or not an approved Stormwater Management Plan, if required has been submitted (SWPP) and approved by the Stormwater Management Officer (SMO).

If you have any questions, please call this office Monday-Friday 8:00-4:00.

Amendment #(12), Local Law #1 of 1992, "Right to Farm Law".

Adopted by Dryden Town Board July 14th, 1992, Resolution # 130. Local Law #1 of 1992. Date in effect, July 20th, 1992.

Section 4. Notice to Prospective Neighbors

The following notice shall be included in building permits, special permits, permits issued in Site Plan Review and in any other situation where a permit is required to be issued by the Town of Dryden and on plats of subdivisions submitted for approval pursuant to Town Law Section 276 and the Land Subdivision Rules and Regulation of the Town of Dryden, New York.

"This property may border a farm, as defined in Town of Dryden Local Law No. 1 of the year 1992, a Local Law known as Right to Farm Law. Residents should be aware that farmers have the right to undertake good or acceptable farm practices which may generate dust, odor, smoke, noise, and vibration."

Section 5. Severability Clause

- a) If any part of the Local Law for any reason is held to be unconstitutional or invalid, such decision shall not affect the remainder of this Local Law.
- b) Nothing contained herein shall be construed as being inconsistent with any other local law, ordinance, rule or regulation of the Town of Dryden, the intention of this local law being to supplement and complement other local laws, ordinances, rules or regulations.

Section 6. Effective Date

This Local Law shall be effective immediately upon filing, as provided by the Municipal Home Rule Law.

IMPORTANT NOTICE TO:

To: All APPLICANTS of Building Permits, Special Permits, Zoning Variances and All other Type of Required Reviews or Permits Issued by the Town of Dryden. Effective Date: September 14th, 1988.

Sub: Violation of any Part or Parts of, the Town of Dryden Zoning Ordinance or Title 19 N.Y.C.R.R. (Administration and Enforcement of the Uniform Building & Fire Prevention Code).

Be Advised as Follows:

Due to the ongoing disregard of both the N.Y.S. Building & Fire Prevention Code and the Dryden Town Zoning Ordinance, the Town of Dryden will **STRICTLY ENFORCE** all REQUIREMENTS & REGULATIONS of both. The following will be the general policy of the Town and this office:

- 1). No BUILDING PERMITS will be issued to any applicant until such time that all other required permits, certificates and documents have been submitted to this office and found to be acceptable and complete.
- 2). No PUBLIC HEARINGS or TOWN REVIEWS will be scheduled for any purpose until this office has reviewed and found that all applications & supporting documents are 100% complete and that all necessary supporting documents are found to be accurate and complete.
- 3). If at any time prior to the issuance of any above permit or authority to proceed has been granted, it is found that CONSTRUCTION or OCCUPANCY has begun or taken place, the violator and property owner will be PROSECUTED in a court of law by this office or the Dryden Town Legal Authority.
- 4). After necessary permits have issued, if it is found that any holder of any permit takes occupancy, opens its doors to the public or uses a permitted device without obtaining a CERTIFICATE OF OCCUPANCY or CERTIFICATE of COMPLIANCE, the holder of that permit will be PROSECUTED in a court of law by this office or the Dryden Town Legal Authority.
- 5). In summary, no violation or noncompliance of either the Dryden Town Zoning Ordinance or the New York State Building & Fire Prevention Code will be tolerated by the Town of Dryden. No violation of any local, county, state or federal law or regulation will be tolerated either. Action will be taken against all violators. Penalties for such violations are, \$100.00 per day not more than 15 days in jail or both. Each day's breach shall constitute a new and additional violation.
- 6). All fees and reimbursable expenses must be paid within, 10 days of billing by the Town of Dryden. There may be more than one billing. No permits will be issued until such fees are paid.

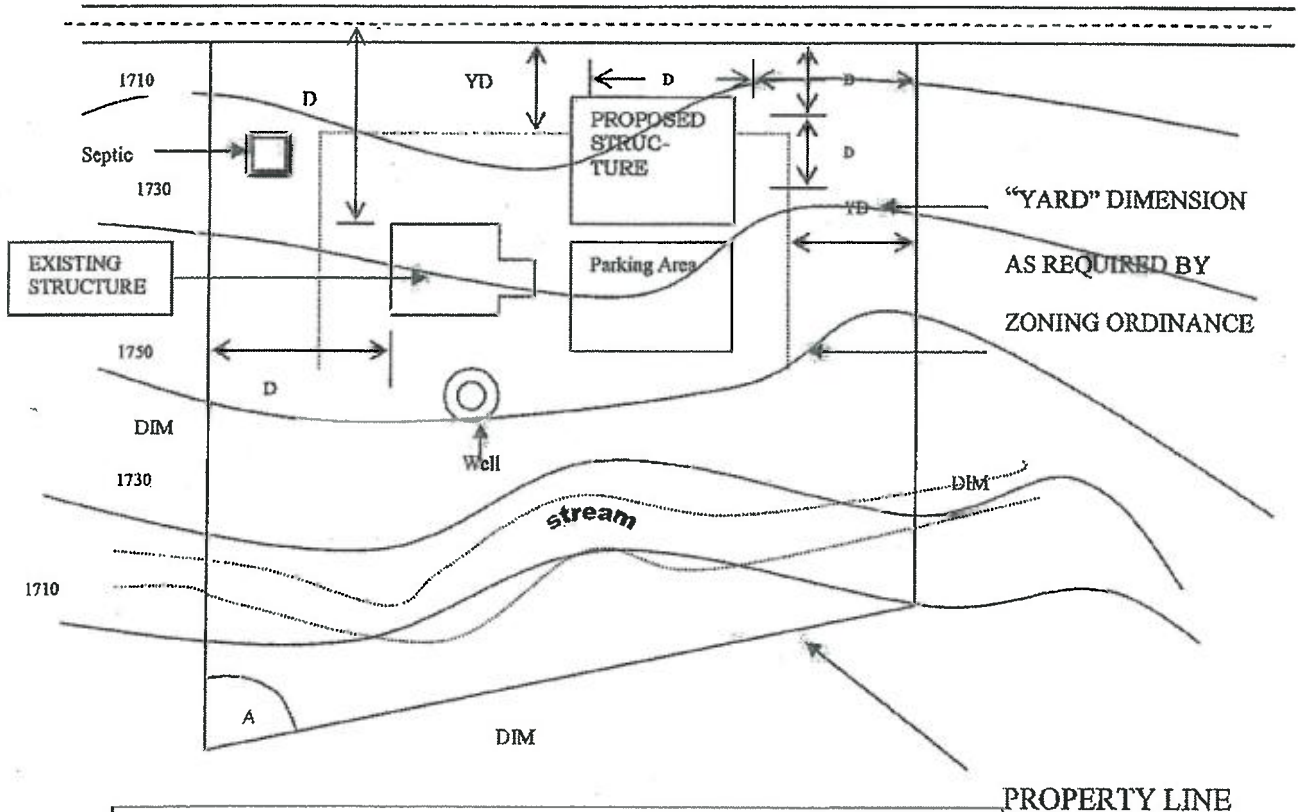
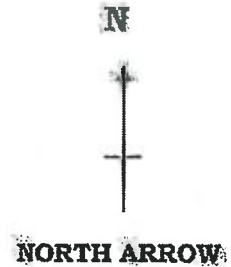
Applicants Signature _____

Date _____

EXHIBIT #1

SUGGESTED INFORMATION TO BE SUBMITTED WITH APPLICATION FOR A SPECIAL PERMIT SKETCH OF STRUCTURE AND PREMISES LAYOUT.

- ❖ Please have established and proposed parking areas included in drawing.
- ❖ Any existing or proposed signs
- ❖ Septic and/or well (unless municipal)
- ❖ Existing or proposed water coarse
- ❖ Contours
- ❖ Existing & proposed buildings
- ❖ All dimensions to existing and proposed additions or buildings as required by zoning ordinance.



LEGEND:	
D.	= DIMENSION IN FEET & INCHES
YD.	= RESPECTIVE "YARDS"; FROM ZONING ORD
DIM	= LENGTH OF PROPERTY LINES, CENTERLINE, BUILDING SIDES
A	= ANGLE OF PROPERTY CORNERS IF OTHER THAN 90

TOWN OF DRYDEN ZONING ORDINANCE

Fees & Reimbursable Costs Assumed by Applicants

Some or all these fees may apply to your project. Please review and if you have any questions or desire further information call the Planning Department at 607-844-8888 x 216 between the hours of 8:00 AM & 4:00 PM Monday - Friday.

*** Permit Fees ***

1. **Section 1801. Zoning Permits.** Under \$10,000 - \$25.00
Over \$10,000 - \$75.00
2. **Section 1902.** Filing an appeal to the Zoning Board of Appeals - \$50.00.
3. **Section 2206.** Application for Planned Unit Development - \$150.00.
4. **Section 2302.3(B).** Site Plan Approval Application - Where the proposed structure is 2,000 square feet or less the fee is \$100.00. Where the proposed structure is over 2,000 square feet the fee is \$250.00.
5. **Section 1303 (1) (h).** Special permit - Where the proposed structure is 2,000 square feet or less the fee is \$100.00. Where the proposed structure is over 2,000 square feet the fee is \$250.00.
- 6.. **Reimbursable Costs, fees and disbursements.** The reasonable and necessary costs, fees or disbursements incurred by the Town or its officials for consultation or review by professionals including architects, landscape architect, engineers, surveyors, attorneys or others, on any Application for a Zoning Permit, Certificate of Occupancy, Appeal to the Zoning Board of Appeals, Application for Subdivision Approval, Application for a Planned Unit Development or application for a Special Permit or a special permit for a mobile home park shall be paid by the applicant.

Fees:

Building Permits	varies
Z.B.A. Hearing	\$ 50.00
Special Permit	Less than 2,000 Sq Ft.....\$100.00
	more than 2,000 Sq Ft.....\$250.00
Site Plan Review.....	Less than 2,000 Sq Ft.....\$100.00
	more than 2,000 Sq Ft.....\$250.00
Subdivision Review....	10 or less lots.....\$100.00
	11 or more lots.....\$250.00
Planned Unit Development.....	\$150.00

ARTICLE XXIV. Fees and Reimbursable Expenses. Except as where otherwise provided in this ordinance or any other ordinances of the Town of Dryden the following fees and reimbursable expenses shall be paid to the town at the time an application is made or appeal filed except reimbursable expenses shall be paid before a permit is issued.

NOTICE OF ADOPTION OF AMENDMENT TO TOWN OF DRYDEN ZONING ORDINANCE

PLEASE TAKE NOTICE that at a regular meeting of the Town Board of the Town of Dryden, Tompkins County, New York, held at the Town Hall, 93 East Main Street, Dryden, New York on July 10, 1990, the following amendment was made to the Town of Dryden Zoning Ordinance:

Section 5. Reimbursable Costs. of ARTICLE XXIV of the Town of Dryden Zoning Ordinance is hereby amended to read as follows:

5. The reasonable and necessary costs, fees or disbursements incurred by the Town or its officials for consultation or review by professionals including architects, engineers, landscape architects, surveyors or others of any Application for a Building Permit, Certificate of Occupancy, Appeal to the Zoning Board of Appeals, Application or Subdivision Approval, Application for a Planned Unit Development, Special Permit for a mobile home park or Site Plan Review and Approval shall be paid by the applicant. This amendment shall take effect after publication and as provided by law.

Effective Date: September 14th, 1992.

Resolution #200 - Adopt Local Law #5-2007 Amending Local Law #5-2000

Addresses reimbursement by developers of expenses incurred by the Town in connection with Stormwater Pollution Prevention Plans (SWPPP).

Resolved, that this Town Board hereby adopts Local Law #5-2007 entitled "a local law amending Local Law No. 5 of the Year 2000 to provide for reimbursement by developers of expenses incurred by the Town in connection with Stormwater Pollution Prevention Plans (SWPPP)" as follows:

Local Law No. 5 of the year 2000 (A local law providing for the reimbursement by developers of engineers and attorneys representing the Town of Dryden) is hereby amended as follows:

1. Section 3 Reimbursement of Fees and Expenses is amended by adding thereto a new sub-section (e) at the end thereof to read as follows:
"E." Stormwater Pollution Prevention Plans.
2. The Applicant, in connection with the approval of a Stormwater Pollution Prevention Plan (SWPPP), shall reimburse the Town for all reasonable and necessary engineering, Certified Inspector, Certified Professional, Licensed Professional or Qualified Professional expenses incurred by the Town in connection with the review and consideration of such SWPPP.
3. A developer who constructs, or proposes to construct, one or more drainage facilities or Stormwater Management and Erosion and Sediment Control Facilities in connection with an approved SWPPP shall reimburse the Town for all reasonable and necessary engineering, Certified Inspector, Certified Professional, Licensed Professional or Qualified Professional expenses incurred by the Town in connection with the inspection, approval, and if applicable, acceptance by the Town of such facilities and the dedication of the same to the Town."

This local law shall take effect upon filing with the Secretary of State.

ZONING PERMIT APPLICATION INSTRUCTIONS

1. No construction in any district shall be begun, enlarged or extended or any work commenced that will change the present use of any structure without a Zoning Permit issued by the person designated by the Town Board. No mobile home, replacement mobile home, or extension thereof, shall be placed on any lot without the required Zoning Permit.
2. Every applicant for a Zoning Permit shall state in writing the intended use of the building or mobile home and shall furnish a sketch, survey or other drawing in such scale and detail as may be required by the person charged with issuing the Zoning Permit which shall show the lot shape, dimensions and indicate the size, shape and location of the building, all easements, rights-of-way, significant topographical features and proposed and existing driveways and landscaping.
3. A Zoning Permit shall expire 12 months from the date of issuance unless there has been substantial progress for which the Permit was issued. Such Permit shall be posted or displayed in a conspicuous place and shall face the nearest public road.
4. No charge for a Zoning Permit shall be made for the erection, enlargement or extension of any auxiliary farm buildings, exclusive of farm residences.
5. No building or mobile home shall be occupied without first obtaining a Certificate of Occupancy from the person charged with enforcing this ordinance. This provision shall apply to any construction or work done or placement or replacement of any building or mobile home for which a Zoning Permit is required, whether or not a fee has been charged.
6. The fees for Zoning Permits, Certificate of Occupancy, Building Permits and fees for other permits shall be as provided herein or in such other local law, ordinance, rule or regulation as may be promulgated by the Town.
Section 1802. Certificate of Occupancy.
7. Each property owner shall be responsible for compliance with all terms of this ordinance affecting his property. Upon proper application and inspection the person charged with enforcing this ordinance shall issue a Certificate of Occupancy when satisfied that the proposed use complies with this ordinance and that the buildings have been erected and the site developed in accordance with the approved plans.
Section 1803. Health Department Requirements.
8. No Zoning Permit or Certificate of Occupancy issued under the terms of this Article shall become or remain valid unless the holder thereof complies with the rules and regulations of the Tompkins County Sanitary Code as they pertain to individual water supplies and on-site sewage disposal systems. No permit shall be issued unless the person charged with enforcing this ordinance has written proof of the prior approval of the Health Department for such water supply and sewage disposal system.

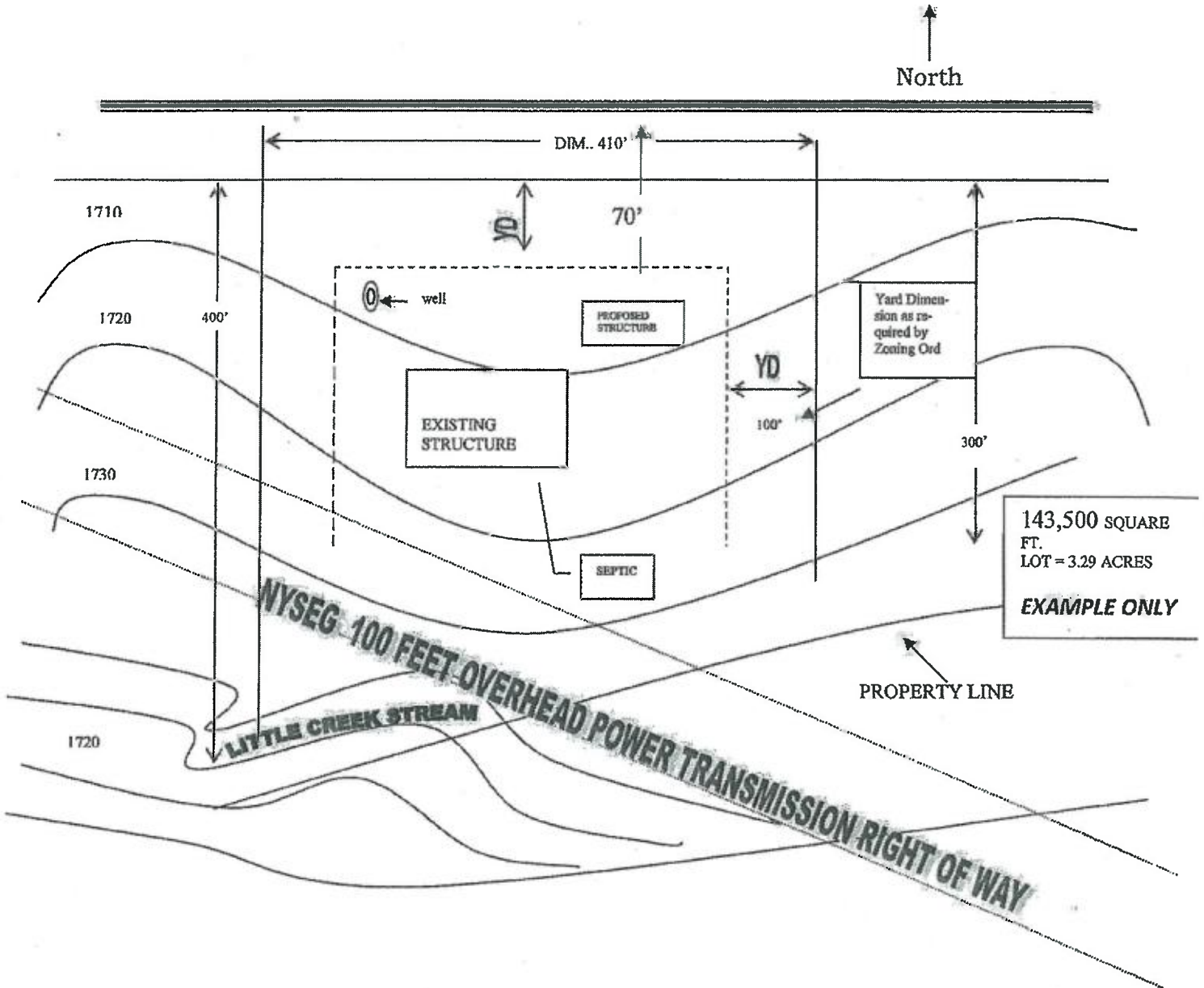
Article XXIV of the Zoning Ordinance is hereby repealed in its entirety and an Article XXIV is enacted to read as follows:

Article XXIV: FEES, COSTS AND REIMBURSABLE EXPENSES:

1. Except as where otherwise provided in this ordinance or any other ordinance or local law or rule or regulation of the Town of Dryden, the fees, costs and reimbursable expenses required by this Article shall be paid to the Town at the time an application is made or an appeal filed except reimbursable expenses shall be paid when billed and in any event before any permit is issued.
2. Zoning Permits and Certificate of Occupancy (Section 1801). When the cost of the proposed construction as determined by the person charged with enforcing this ordinance is under \$10,000.00 the fee is \$25.00. Where the cost of such construction is over \$10,000.00 the fee is \$75.00. No additional fee shall be charged for a Certificate of Occupancy where a fee was paid for a Zoning Permit.

SUGGESTED SITE PLAN FOR DRYDEN TOWN ZONING PERMIT

SET BACKS: All zones except R.D. Zones on NYS Routes SHALL be: Front Yards 70 feet from center of Public Street or Road, Corner lots, (lot fronts on 2 Public Roads). Establish one as Front at 70 feet, the remaining road or street front shall be 52.5 feet; Side lot setbacks, 15 feet; and Rear lot setbacks, 25 feet. R.D. ZONES Front Lot on NYS Roads shall be 90 feet. Center line Road & its relation to Property lines



LEGEND: D. = Dimension in feet & inches
 YD. = Respective "Yards", from Zoning Ordinance
 DIM. = Length of Property Lines & Building Dimension

EXHIBIT B



**UPSTATE CELLULAR NETWORK d/b/a
VERIZON WIRELESS**

IRISH SETTLEMENT SITE

**2150 DRYDEN RD
DRYDEN, NY**

**SEARCH RING JUSTIFICATION
NOVEMBER 20, 2015**

SEARCH RING JUSTIFICATION

UPSTATE CELLULAR NETWORK d/b/a Verizon Wireless ("Verizon Wireless") submits this RF analysis in association with its proposed wireless communications facility to be located in Dryden, New York, also known as the "Irish Settlement" cell site.

1. QUALIFICATIONS

This report was prepared by Verizon Wireless' in-house RF Engineering Department, which consists of experienced and properly credentialed radio frequency engineers. The RF Engineering Department designs Verizon Wireless' nationwide network to provide adequate and effective wireless communications services in compliance with all FCC requirements, including Verizon Wireless' licensure requirements. The RF Design Engineers use proprietary software and tools in addition to industry-standard RF propagation modeling and network performance simulation programs to identify network coverage, performance and capacity deficiencies, and develop and implement solutions based on these analyses with the goal of maximize network performance and efficiency.

2. WIRELESS TELECOMMUNICATIONS SYSTEMS

The FCC licenses a specific amount of RF spectrum to each wireless carrier and stipulates that each carrier efficiently use that spectrum to provide adequate wireless communication services to emergency services, businesses and individuals in the licensed areas. Wireless carriers achieve this mandate by continuously reusing the allocated radio frequencies throughout their licensed service area. This is accomplished by building small radio base stations, or cell sites, in a particular pattern (also known as a grid). The application of the grid concept affords a wireless carrier the ability to effectively and efficiently plan the reuse of radio frequencies. Indeed, it is the only way a cellular system can adequately function. Following proper planning techniques (as originally defined by Bell Labs and further refined by the wireless industry), the same radio frequency is reused at reasonably close intervals throughout the licensed area, without causing harmful interference (noisy or dropped calls or the inability to originate a call are typical manifestations of harmful interference), but only if placed properly. There is extremely limited flexibility as to where a cell site can be located, and limited flexibility as to the proper height.

When designing a wireless network, an RF Design Engineer starts with a theoretical grid pattern and applies it to the licensed area. Each licensed area has many variables that can affect the design and must be considered. These variables include terrain features, use of existing structures, traffic distribution, and many others. In order to provide effective coverage while maintaining an appropriate frequency reuse plan, the RF Design Engineer must perform a balancing test of all applicable technological variables. The primary variables that the engineer must balance/take into consideration are location, and the overall height of the cell sites. Too close and there is interference. Too far and calls are dropped. If a cell site is too high, it will have increased coverage but will cause interference throughout the rest of the wireless network, thereby significantly affecting network efficiency. If a cell site is too low, it will not provide effective coverage.

Therefore, a properly designed wireless network design begins with strategically located cell sites. At each cell site there is a building, tower, water tank or other structure on which antennas are mounted. Typically, radio-transmitting equipment (base station) is located at the base of the structure. Radio signals leave the base station and travel through transmission lines to the antennas or to fiber optic cable to the remote radio head (RRH) at the top of structure and

then to the antennas. Radio signals are broadcast through the antennas and travel to the customer's wireless device, thereby completing a call. When a wireless customer transmits back to the cell site, the signal is received by the antennas, travels down the transmission line and into the base station. The base station converts the signal into digital data and combines it with all the other wireless calls and digital traffic at that cell site. This data is then sent over fiber optic digital leased lines to the main switching computer. The main switching computer or Mobile Switching Center (MSC) is interconnected to the national Public Switched Telephone Network (PSTN) and Internet service providers where calls are routed to other wireless or land-line phones, or Internet locations.

As this technology enables mobile calling, once a wireless call is originated and the customer travels away from the cell site of origination, the system tracks the changes and begins a process of determining if there is a better serving cell site (a "dominant server"). Upon determination of a stronger serving site, the system automatically switches the wireless customer over to the new cell site. This process is known as a handover and allows for seamless coverage within a wireless carrier's service area. By design, this process is supposed to happen so quickly, the wireless customer does not perceive it. If the network is designed properly, there is no interruption of service and connection quality remains adequate. Proper, effective RF design requires the location (and height) of cell sites in fairly rigid parameters.

3. PERFORMANCE METRICS

(a) Coverage

The critical issue for Verizon Wireless is the provision of "adequate and substantial" Radio Frequency (RF) service to serve its wireless customers. The wireless industry is governed by the Rules of the FCC. The FCC mandates in CFR 47, Parts §22.940 and §24.16 that each carrier must provide "substantial service" in its licensed service area, or risk having their license revoked. The FCC defines "substantial service" as service which is sound, favorable, and substantially above a level of mediocre service. Similarly, New York State law, recognizing the importance of deploying the infrastructure for wireless communications, has deemed cellular transmitting facilities to be public utilities for purposes of zoning. As such, the facilities must be permitted in order to provide "safe and effective" service.

A metric called Reference Signal Received Power ("RSRP") is used to specify the coverage capabilities of wireless networks. This standard best represents the Long-Term Evolution ("LTE") data technology (also known as 4G) being utilized as well as the Voice-Over LTE ("VoLTE") technology, which is being deployed on 4G to augment and ultimately replace Verizon Wireless' wireless voice capacity. RSRP is the average received power measured across an LTE broadband channel.

RSRP is measured in units of "decibels" referenced against 1 milliwatt, or dBm. The decibel is a logarithmic unit that allows ratios to be added or subtracted. The definition formula for decibels referenced against 1 milliwatt is $dBm = 10 \log(P / 1mW)$ with P measured in milliwatts. So 10 mW would be 10dBm, 100 mW would be 20dBm, etc.

The service boundary of a 4G site is defined using a RSRP equating to an acceptable receiver signal threshold. This value is derived from industry standards, 4G receive signal levels and quality and acceptable signal to noise ratios, along with statistically quantifiable variations in terrain. This threshold must also take into account additional losses associated with location of the mobile user.

Verizon Wireless must provide adequate service to all of its users. In order to account for users within buildings, additional margin must be added to RSRP so that adequate coverage

exists inside. Industry and Verizon Wireless engineering standards include an additional 10dB of margin to RSRP to be used for light suburban areas, with increasing values for higher density land usage. This additional margin is also required for in-vehicle service specifically to account for increased attenuation associated with the use of hands-free headsets, where the phone is typically placed on the seat or in the center console.

An industry standard RF computer-aided engineering tool is used in the design of wireless networks. This tool is used to generate a plot of RSRP that shows underlying geographic data (highways, arterial roads, etc.). The propagation map is drawn showing the region where the RSRP equates to the minimally acceptable received signal level for adequate service, as measured at the device's receiver. The propagation map depicts the RSRP of the surrounding environment including the attenuation of in-building and in-vehicle use of service and visually demonstrates existing coverage patterns. Plots can also be generated to demonstrate proposed coverage patterns.

With the preceding in mind, Verizon Wireless' network standard for reliable 4G LTE wireless service for highway and rural settings is -105 dBm RSRP. Network reliability and accessibility decreases dramatically for mobile devices operating in or traveling into RF environments outside (or weaker than) the -105 dBm RSRP coverage boundary (represented as white space in the provided coverage plots). Similarly, and as described above, -95 dBm RSRP is used in areas where additional signal strength is needed to penetrate into buildings (e.g., city centers, dense residential, commercial and industrial type environs).

In addition to the sites shown on a propagation map, and toward the edges of these maps, there may be coverage from other more-distant sites but these sites are eliminated from this report as they do not impact the area surrounding the subject location.

(b) Capacity

Significant deficiencies in service can occur in Verizon Wireless' telecommunication network in and around the existing sites. These deficiencies can be a result of capacity demands that are taxing the surrounding sites in the Verizon Wireless network. The FCC mandates in CFR 47 Part §22.940 that when a Commercial Mobile Radio Service ("CMRS") licensee (i.e. "wireless carrier") is up for renewal, the carrier must demonstrate its proposal for expanding system capacity in a coordinated manner in order to meet anticipated increasing demand for both local and roamer service, or be at risk of license revocation.

Verizon Wireless regularly monitors customer traffic on each site in its network and identifies which sites are reaching 4G capacity limits or are projected to reach these limits over a rolling two-year window. Capacity is defined as the amount of customer data traffic (voice and data) a given site can process before significant performance degradation occurs. Performance issues include an inability to access the network (make a call), calls being abruptly dropped from the network (dropped calls), or poor call or data throughput performance while connected to the network (delayed upload or download speeds). Data volume, or throughput, is the main factor used to determine the existing 4G capacity for a given site and to project when that site is expected to run out of capacity (i.e., reach a point where it can no longer process the volume of data requested by local wireless devices). Capacity relief solutions, typically development of additional sites capable of "offloading" the "loaded" sites, are then required to solve the problem.

Forward Data Volume ("FDV"), a measure of usage (data throughput) on a particular site over a given period of time, is the performance metric used to evaluate the capacity of an

existing facility. The “forward link” is used since there is generally more data being downloaded¹ (or transmitted) from a given site to the mobile devices within its coverage area, than uploaded. Therefore, it is the “forward link”, not the “reverse link” that is used to determine the capacity limitations. Spikes resulting from anomalies such as seasonal events (tourist spikes, major outdoor concert venues or sporting events, etc.), college breaks, holiday sales events or celebrations, and major accidents or emergencies are accounted for as they can inflate the capacity demand and result in a premature capacity offload prediction. Trending actual and recorded throughput data over time for a site and comparing it to the theoretical maximum throughput capabilities for that site determines when that site will require capacity relief.

The above are some of the concepts and parameters used when determining adequacy of the existing network.

4. PERFORMANCE SOLUTIONS

When the Verizon Wireless Radio Frequency Engineer identifies coverage gaps in the system or sites that have or will reach data capacity exhaustion, they issue a “search area.” A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage. For the most part, locations outside of the search area will fail to provide adequate service to the cell. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a cell site that will provide adequate service in the subject cell, and also work properly as part of the overall network.

5. VERIZON WIRELESS SERVICE IN THE IRISH SETTLEMENT CELL

(a) Character of the Area

The character and land use of the area around the Irish Settlement Cell is generally rural and relatively flat with gradually increasing elevation above sea level to the south towards Yellow Barn State Forest. The current problem experienced by Verizon Wireless and its subscriber base in this area is capacity exhaustion on its low-band (700 MHz) LTE channels and the inability of its high band (PCS/AWS or 1900/2100 MHz) channels to offload that capacity exhaustion due to a gap in coverage at these higher frequencies. The existing PCS/AWS sites and coverage can be seen in **Attachment 1** to this letter.

(b) RF Coverage Issues

The network was analyzed to determine whether there was sufficient RF coverage and found that there was a gap in coverage for Verizon Wireless in the PCS and AWS frequency bands. As shown in the calculated coverage map in Attachment 1, there is a PCS/AWS coverage gap of approximately 1.7± miles along Route 13, and 1.8± miles along Route 366, and into the homes and businesses across the targeted coverage improvement area. When viewing the map in **Attachment 1**, the blue layer represents the area that is currently served (or covered) at an acceptable level (or -105 dBm RSRP for the rural area like the central portion the Town of Dryden), while the areas in white are void of reliable 4G LTE high speed voice and data services. The yellow layer represents the area that will be served by future planned sites at an

¹ By comparison the reverse link, or information transmitted from mobile devices to an associated wireless facility, generally carries in the order of 1/10th of the data volume as the forward or downlink path.

acceptable level (105dBm RSRP). The proposed site will remedy the existing coverage gap and provide Verizon Wireless with adequate coverage for the Irish Settlement Cell.

(c) RF Capacity Issues

In addition to the coverage deficiencies, Verizon Wireless's network does not have sufficient capacity to handle the existing and projected 4G voice and data traffic in the area near and neighboring the proposed Irish Settlement facility. Therefore, the proposed facility is also needed to provide "capacity relief" to the existing nearby Verizon Wireless sites so that the proposed and neighboring sites are able to adequately serve the existing and projected capacity demand in the area. Unless addressed, Verizon Wireless subscribers will experience loss of service and/or significant service degradation in this area. Due to varying terrain, patches of dense vegetation, and signal propagation losses associated with the mix of dense vegetation and houses across this portion of the town, all existing neighboring cell sites are either too distant and/or are at or quickly approaching their respective capacity limitations to effectively serve the Irish Settlement target coverage area. Verizon Wireless' McLean facility (located 4.4± miles north of the proposed site) and Verizon Wireless' Dryden facility (located 3.5± miles east of the proposed facility) are approaching their capacity limit and are in dire need of capacity relief. The proposed location must provide "capacity relief" to the existing Verizon Wireless sites. Without this capacity relief, Verizon Wireless subscribers will experience degraded service as described above.

As indicated previously, trending actual and recorded throughput data over time for a site and comparing it to the theoretical maximum throughput capabilities for that site determines when that site will require capacity relief. These trends, specifically for the McLean and Dryden sites, are visually represented on an FDV Data Chart (**Attachment 2**). The red line indicates the capacity limit for the sites. The two trend lines, shown in gold, represent trends where 4G traffic grows similarly to historical subscriber and usage growth on the system (lower line) and where 4G traffic growth includes rapid subscriber migration from EVDO (3G) capable devices to 4G LTE devices, as well as the introduction of Voice over LTE or "VoLTE" for voice traffic (upper line). As the use of 4G capable devices is growing, actual 4G traffic trends should be somewhere between these two lines.

As the results in **Attachment 2** illustrate, the actual (blue line) and normalized (green line) data volume trends are near the theoretical maximum for the McLean and Dryden sites. In order for the local network to provide increased capacity for the current demonstrated data volume demand and to accommodate the projected doubling of usage through the McLean and Dryden facilities over the course of 2016, additional resources are required. As mentioned previously, the existing neighboring Verizon Wireless sites in the area are suffering similar capacity constraints, so even if these surrounding sites could be upgraded or modified to provide acceptable coverage to the targeted coverage/capacity improvement area, they also do not have sufficient remaining capacity to offload McLean or Dryden to an appreciable extent or keep pace with current usage or projected area usage growth. In order to solve the existing and growing capacity demand in the area, a new facility is required. The proposed Irish Settlement site will provide the necessary localized and dominant serving wireless facility that improves RF coverage across all Verizon Wireless frequency bands, and will in effect offer in the order of a six-fold capacity improvement across the target area.

(d) Solution

A search area was developed based on the problems identified above, and as shown on **Attachment 3**. This is the geographical area within which a new wireless telecommunications facility is likely to provide the required coverage (at an appropriate height). In this case, the

search area parameters are, generally concentrated around the Irish Settlement Rd and Route 13 intersection. Again, for the most part, locations outside of the search area will fail to provide adequate service to the cell while locations within are likely, but not guaranteed, to do so.

6. PROPAGATIONS

The propagation map, **Attachment 1** (Verizon Wireless Existing Sites Coverage), depicts service from the closest existing sites without the proposed site. The map demonstrates that there is a coverage gap along Route 13, Yellow Barn Rd, Ferguson Rd and other small streets within this general area.

Attachment 4 is a propagation map titled "Verizon Wireless Coverage with "Irish Settlement Site" and it depicts the service from the closest existing sites along with coverage from a potential "Irish Settlement" site. The potential cell site would provide adequate service in this cell.

7. CONCLUSIONS

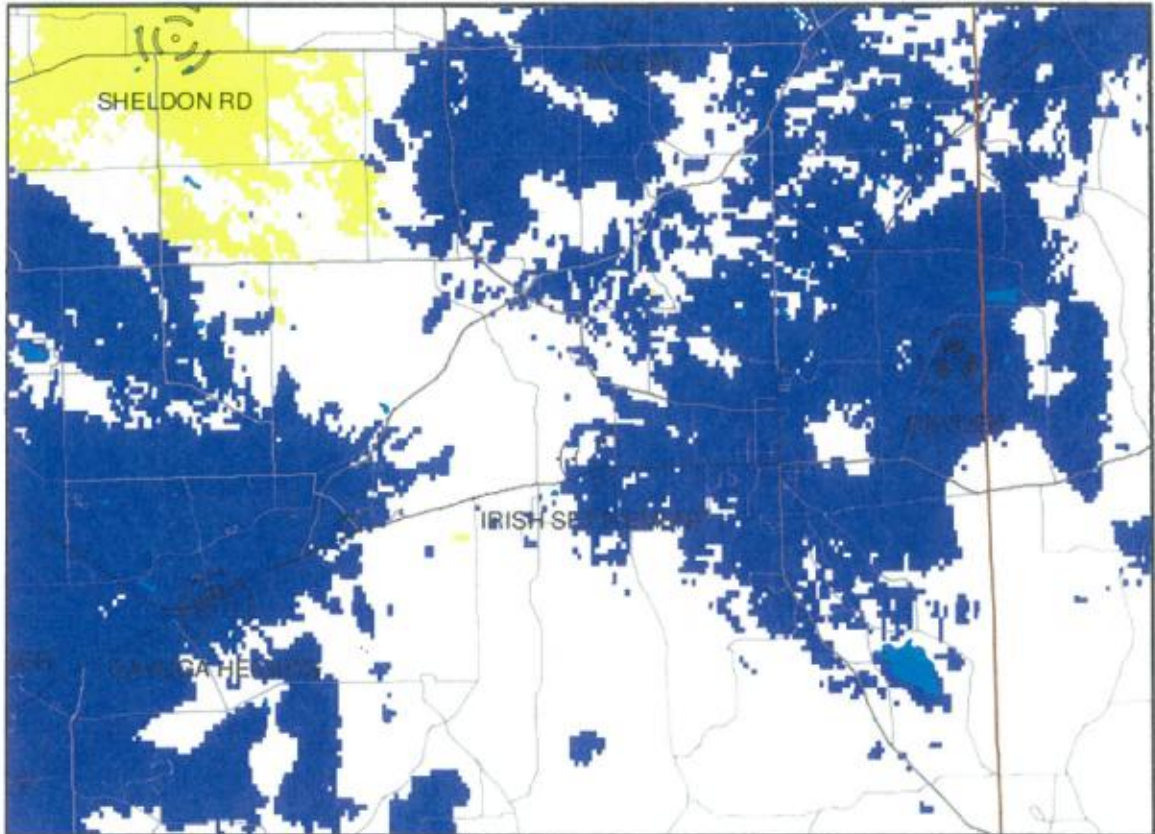
Verizon Wireless has prepared an analysis of the existing cell sites and their respective RF coverage. With the existing sites, there is a substantial gap in coverage which restricts Verizon Wireless customers from originating, maintaining or receiving calls from the "PSTN" for VOLTE calls. It is our expert opinion that most locations within the search area, which are located at a technologically feasible height will satisfy the coverage and capacity needs of Verizon Wireless and its subscribers in this portion of Dryden Township. The proposed location depicted herein satisfies the coverage gap and is proposed at the minimum height necessary for adequate service.

In addition, the overall system plan for Verizon Wireless in the Town of Dryden is sound and consistent with industry standards and practices.

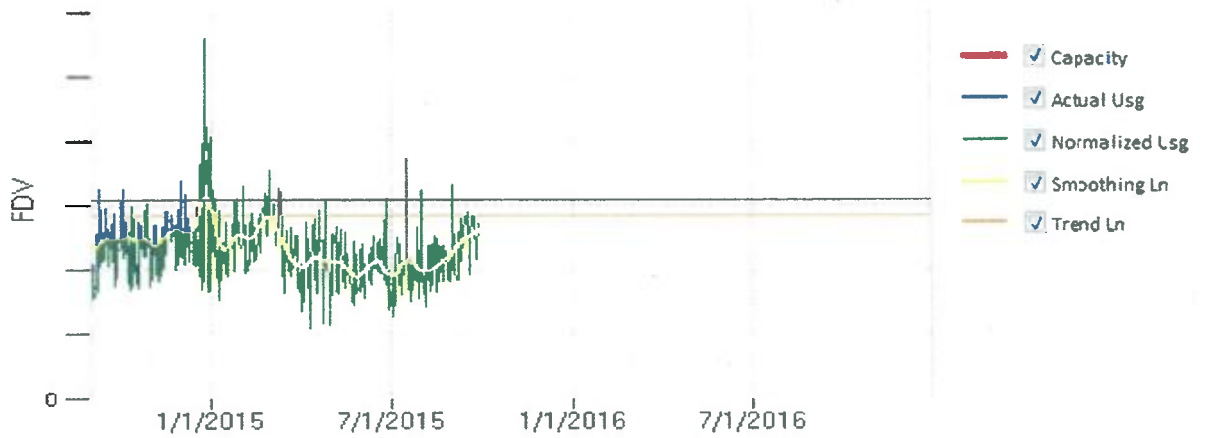


Emily McPherson
Radio Frequency (RF) Design Engineer
Verizon Wireless

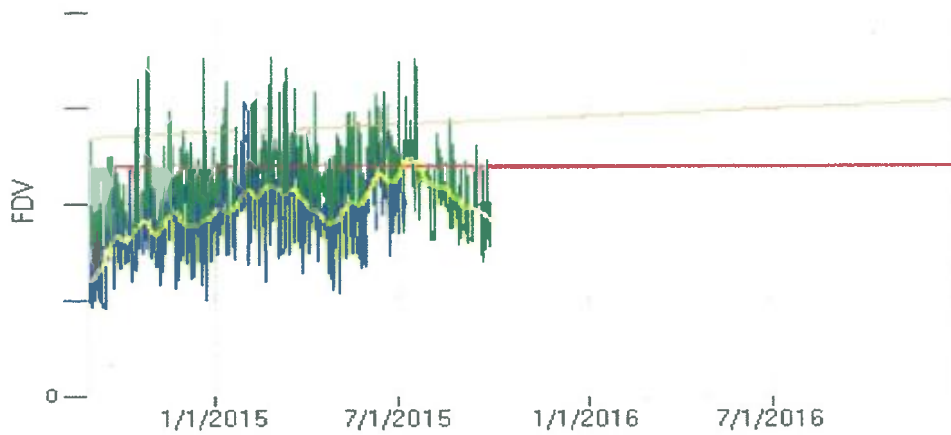
ATTACHMENT 1
VERIZON WIRELESS
EXISTING AND FUTURE SITES AND PCS/AWS COVERAGE



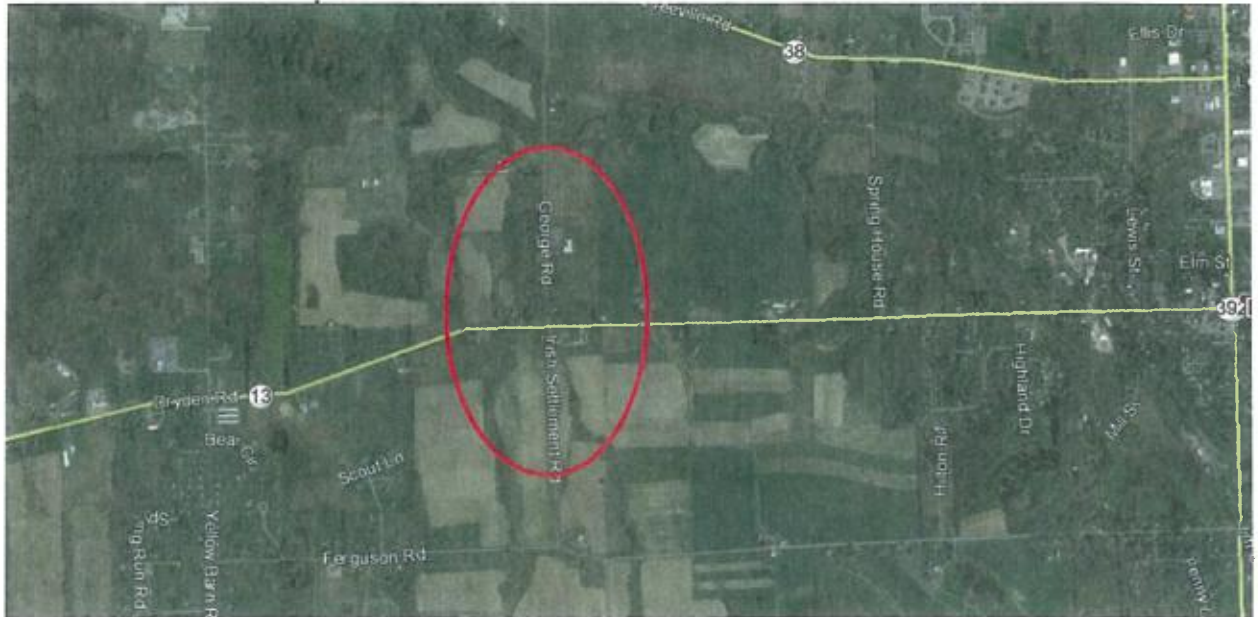
ATTACHMENT 2 VERIZON WIRELESS FDV DATA CHART – DRYDEN GAMMA



FDV DATA CHART – MCLEAN GAMMA



ATTACHMENT 3
VERIZON WIRELESS
“IRISH SETTLEMENT” SEARCH RING



ATTACHMENT 4
VERIZON WIRELESS COVERAGE WITH
“IRISH SETTLEMENT” SITE

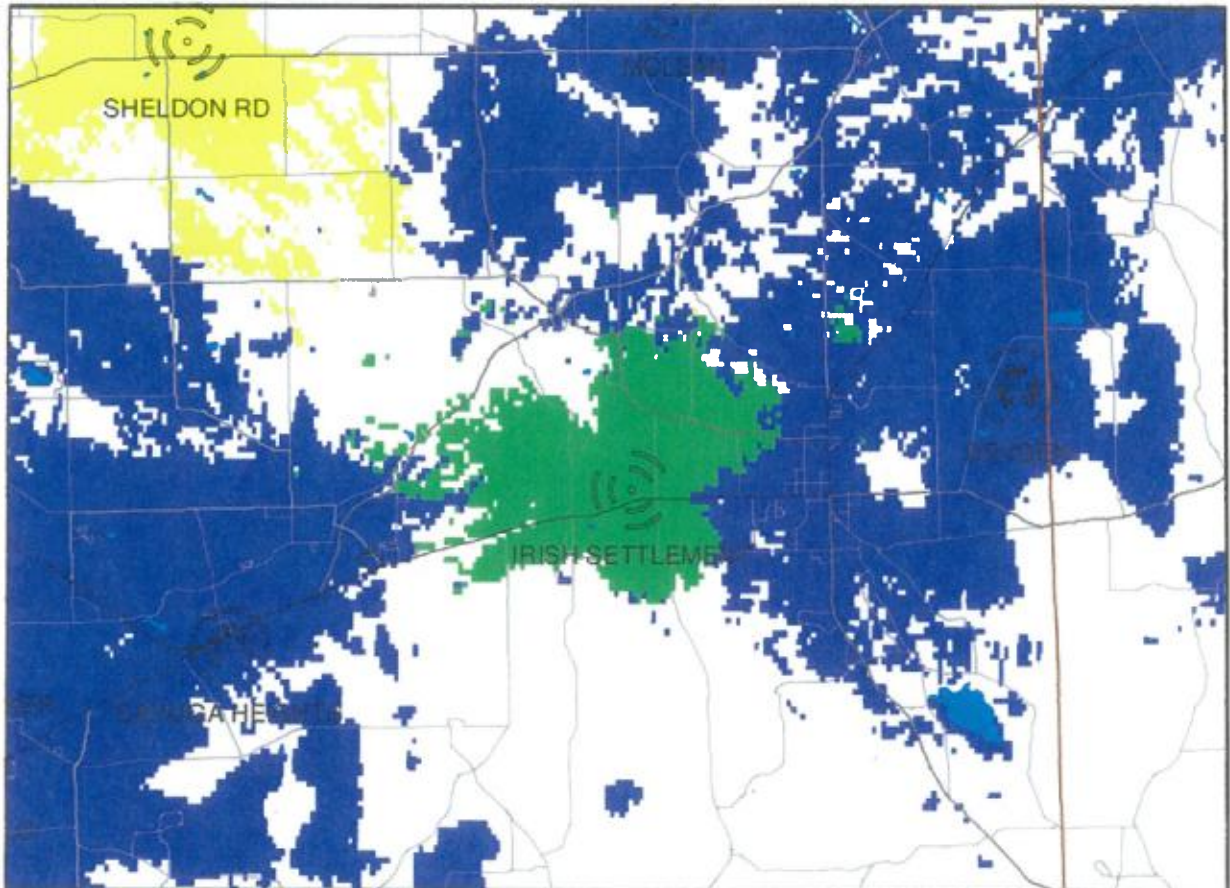


EXHIBIT C



**UPSTATE CELLULAR NETWORK d/b/a
VERIZON WIRELESS**

IRISH SETTLEMENT SITE

**2150 Dryden Road
Dryden, New York**

**SITE SELECTION ANALYSIS
DECEMBER 14, 2015**

SITE SELECTION ANALYSIS

Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new structure, associated antennas, equipment platform and related appurtenances, off of Dryden Road, in the Town of Dryden, Tompkins County, New York. The property, which is located in the Town's Rural Agricultural district, is currently a 157.72 acre vacant parcel that used to contain the RPM Ecosystem's greenhouse facility, now owned by Scott Pinney.

1. NEED FOR FACILITY

(a) Problem

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

(b) Solution

A search area was developed based on the problems identified in the **RF SEARCH RING JUSTIFICATION** and is attached herein as **Attachment 1**. This is the geographical area within which a new wireless telecommunications facility is likely to provide the required coverage (at an appropriate height). In this case, the search area parameters are, generally in the area of the intersection of Dryden Road (Route 13), and Irish Settlement Road/George Road. Again, for the most part, locations outside of the search area will fail to provide adequate service to the cell while locations within are likely, but not guaranteed, to do so.

The existing PCS/AWS sites and coverage can be seen in **Attachment 2** to this report.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The Irish Settlement Cell is relatively flat with gradually reducing elevation above sea level as you head north from Ferguson Road to Freeville Road, and is mostly open farming fields.

(b) Land Use

The Search Ring is made up of predominately farmland parcels interspersed with a few residential parcels along Dryden Road and George Road. **Attachment 3** is an overlay of the Search Ring and the tax map on an aerial photograph of the area.

(c) Other

The available areas for a tower facility were somewhat limited due to the numerous creeks that bisect the area. In addition, there are associated floodplains and wetlands that were avoided.

3. ZONING CONSIDERATIONS

(a) Collocation

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

(b) New Structure on Municipally-owned Property

As its next priority, Verizon Wireless generally seeks to locate wireless telecommunication facilities on municipally-owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises.

(c) New Structure on Privately-owned Property

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

4. SEARCH RING ANALYSIS

After a comprehensive investigation of the Search Ring, no technologically feasible towers or tall structures were identified for collocation. There also are no feasible municipally owned properties within or near the limits of Search Ring.

Per the Code of the Town of the Dryden, wireless communication services facilities are permitted in all of the Zoning Districts of the Town of Dryden.

A new wireless communications services facility requiring Site Plan approval and Special Use Permit by the Town Board. Per section 9 (B), tower height is restricted to 140’, unless proof is submitted to the Town Board justifying any additional height in excess of 140’ and the Town Board may way waive this height restriction. In addition, per the town code – section 13, wireless telecommunications facilities shall be setback the distance of the applicable underlying setback requirement or half the height of the tower, whichever is greater.

5. CANDIDATE/ALTERNATIVES ANALYSIS

Seven (7) parcels were identified as being potential candidates for a new communications facility. These parcels are identified on **Attachment 4**. A summary of each of these properties located within the vicinity of Search Area is detailed below, including, where warranted, RF analysis.

(a) Petrillose – Tax Parcel ID# 38.-1-3.3 – 334 George Road

This parcel, on the western side of George Road, in the Town of Dryden, is 26.40 acres in size, and is currently developed as a family home with associated storage outbuildings. The parcel is split by two zoning classifications, Rural Agricultural to the south and Conservation to the north. Although the portion the of the parcel that is zoned Rural Agricultural could potentially accept a tower facility, getting access to this portion of the parcel with construction vehicles would be difficult due to narrow access between the home, storage facility and existing bridge that crosses the creek. One location on this parcel was reviewed by the Verizon Wireless RF engineer.

From an RF perspective, locating the proposed communications facility on the Petrillose parcel would adequately meet the objectives of the Irish Settlement project. This parcel is located close to Route 13 and has good line of sight to the east and west along Route 13. However, this parcel is located on the eastern side of the search ring, which results in a larger coverage gap in the AWS/PCS frequencies between the proposed Irish Settlement facility and the existing Cayuga Heights facility to the west (as compared to the Pinney parcel). For this reason, the Petrillose parcel was given a lower RF priority than the Pinney parcel.

A propagation showing the PCS/AWS coverage from a facility located on the Petrillose parcel is shown in **Attachment 5**.

(b) Holy Cross Parish – Tax Parcel ID# 38.-1-12.2 – 375 George Road

This parcel on the eastern side of George Road, in the Town of Dryden, is 24.71 acres in size and is currently developed with a church and associated parking lot. The parcel is zoned – Rural Residential. One location on this parcel was reviewed by the Verizon Wireless RF engineer.

From an RF perspective, locating the proposed communications facility on the Holy Cross Parish parcel would adequately meet the objectives of the Irish Settlement project. This parcel is located close to Route 13 and has good line of sight to the east and west along Route 13. However, this parcel is located on the eastern edge of the search ring, which results in a significant coverage gap in the AWS/PCS frequencies between the proposed Irish Settlement facility and the existing Cayuga Heights facility to the west (as compared to the Pinney parcel). For this reason, the Holy Cross Parish parcel was given a lower RF priority than the Pinney parcel.

A propagation showing the PCS/AWS coverage from a facility located on the Holy Cross Parish parcel is shown in **Attachment 6**.

(c) Evan Carpenter – Tax Parcel ID# 47.-1-7.5 – 2242 Dryden Road

This parcel on the north side of Dryden Road is 64.17 acres and is currently developed as a farm. The parcel is split by two zoning classifications, Rural Agricultural to the south and Conservation to the north. Two locations on this parcel were reviewed by the Verizon Wireless RF engineer.

From an RF perspective, locating the proposed communications facility on the Evan Carpenter parcel on the north side of Dryden Road would adequately meet the objectives of the Irish Settlement project. This parcel is located close to Route 13 and has good line of sight to the east and west along Route 13. However, this parcel is located on the eastern edge of the search ring, which results in a larger coverage gap in the AWS/PCS frequencies between the proposed Irish Settlement facility and the existing Cayuga Heights facility to the west (as compared to the Pinney parcel). For this reason, the Evan Carpenter parcel on the north side of Dryden Road was given a lower RF priority than the Pinney parcel.

A propagation showing the PCS/AWS coverage from a facility located on the Evan Carpenter parcel is shown in **Attachment 7**.

(d) Evan Carpenter – Tax Parcel ID# 47.-1-7.4 – Dryden Road

This parcel on the south side of Dryden Road is 53.41 acres and is currently developed as a farm. The parcel is zoned – Rural Agricultural. Two locations on this parcel were reviewed by the Verizon Wireless RF engineer.

From an RF perspective, locating the proposed communications facility on the Evan Carpenter parcel on the south side of Dryden Road would adequately meet the objectives of the Irish Settlement project. This parcel is located close to Route 13 and has good line of sight to the east and west along Route 13. However, this parcel is located on the eastern edge of the search ring, which results in a slightly larger coverage gap in the AWS/PCS frequencies between the proposed Irish Settlement facility and the existing Cayuga Heights facility to the west. For this reason, the Evan Carpenter parcel on the south side of Dryden Road was given a lower RF priority than the Pinney parcel.

A propagation showing the PCS/AWS coverage from a facility located on the Evan Carpenter parcel is shown in **Attachment 8**.

(e) Gabriel Carpenter – Tax Parcel ID# 47.-1-1.32 – 2197 Dryden Road

This parcel is on both sides of Irish Settlement Road, south of Dryden Road, is 108.47 acres in size and is currently developed as a farm. The parcel is zoned – Rural Agricultural. Both sides of the parcel have creeks that bisect the parcel. Three locations on this parcel were reviewed by the Verizon Wireless RF engineer.

From an RF perspective, locating the proposed communications facility on the Gabriel Carpenter parcel would adequately meet the objectives of the Irish Settlement project. This parcel is located close to Route 13 and had good line of sight to the east and west along Route 13. This parcel was given an RF priority slightly lower than the Pinney parcel (candidate h below) due to the fact that it is located to the south of Route 13. This means that the southern sector of the site will be underutilized as it is only covering a few homes, local roads, and a large majority of farm fields. Being on the northern side of Route 13 would allow for a more even distribution of customer traffic on the proposed Irish Settlement site.

A propagation showing the PCS/AWS coverage from a facility located on the Gabriel Carpenter parcel is shown in **Attachment 9**.

(f) Cook – Tax Parcel ID# 47.-1-3.2 –

This parcel is on the east side of Irish Settlement Road, north of Ferguson Road, is 108.47 acres in size and is currently developed as a farm. The parcel is zoned – Rural Agricultural. One location on this parcel was reviewed by the Verizon Wireless RF engineer.

From an RF perspective, locating the proposed communications facility on the Cook parcel would adequately meet the objectives of the Irish Settlement project. However, this parcel is located on the southernmost end of the search ring. As a result, the main objective of this site (providing coverage along Dryden Rd in order to offload the neighboring sectors) will be met, but the coverage throughout the northern end of the target coverage area (near the intersection of Mott Rd and George Rd, near the William George Agency complex) will be minimal. In addition, the increasing elevation to the south severely minimizes the effectiveness of a southern facing sector, meaning more of the traffic from the target coverage area will be distributed across the remaining two sectors instead of three. For this reason, the Cook parcel was given a lower RF priority than all the other candidates.

A propagation showing the PCS/AWS coverage from a facility located on the Cook parcel is shown in **Attachment 10**.

(g) Pinney (Tax Parcel ID# 38.-1-3.1)

This parcel on the north side of Dryden Road is 157.72 acres and is currently vacant land that used to contain the RPM Ecosystem's greenhouse facility. The parcel is split by two zoning classifications, Rural Agricultural to the south and Conservation to the north. Three locations on this parcel were reviewed by the Verizon Wireless RF engineer. This parcel offers a handful of advantages in siting a telecommunication facility. There is an existing access road to the proposed tower location, negating the need for NYS DOT approval and all the clearing and disturbances associated with installing a new access road. The parcel has existing power and natural gas service onsite that the tower facility will utilize. And lastly, a tower facility on this parcel will be a considerable distance to any residences

From an RF perspective, locating the proposed communications facility on the Pinney parcel will best meet all of the objectives of the Irish Settlement Project. The current PCS/AWS band coverage gap along Route 13 will be eliminated. Additionally, the homes along Route 13, Irish Settlement Rd, and Yellow Barn Rd will receive improved in-home coverage. Dryden High School and its athletic fields will also receive improved coverage and network performance. As a result of this traffic being moved onto the proposed Irish Settlement facility, the surrounding existing facilities will receive much needed capacity offload.

A propagation showing the PCS/AWS coverage from the proposed Irish Settlement facility with an antenna centerline of 161ft is shown in **Attachment 11**.

A propagation showing the PCS/AWS coverage from the proposed Irish Settlement facility with an antenna centerline of 136ft (in order to comply with the town code maximum tower height of 140ft) is shown in **Attachment 12**. As can be seen in the propagation, at an antenna centerline of 136ft a significant gap is created between the proposed Irish Settlement facility and the existing Cayuga Heights facility. This gap includes a significant portion of Route 13 as well as extending up towards Route 366. From an RF perspective, this excessive gap will not adequately meet the objectives of the project and will create performance issues within the network, including dropped connections, and limited capacity offload to neighboring sites.

5. CONCLUSION

Based on the requirements of the Zoning Law, the existing conditions and land use, thirteen (13) locations were identified for consideration. For these reasons, as well as the results of RF review and analysis, the Pinney location with an antenna centerline of 161ft (total tower height of 165ft) is the best location for the proposed facility.

Prepared by:

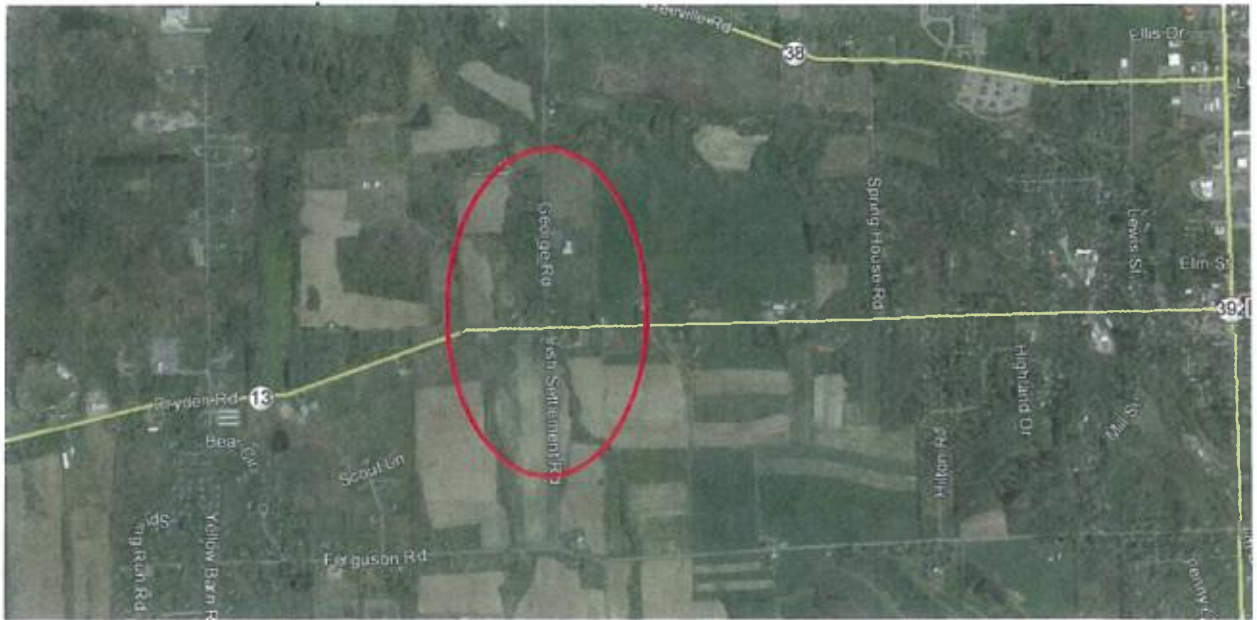
Brett Morgan

Brett Morgan
Consultant to Verizon Wireless

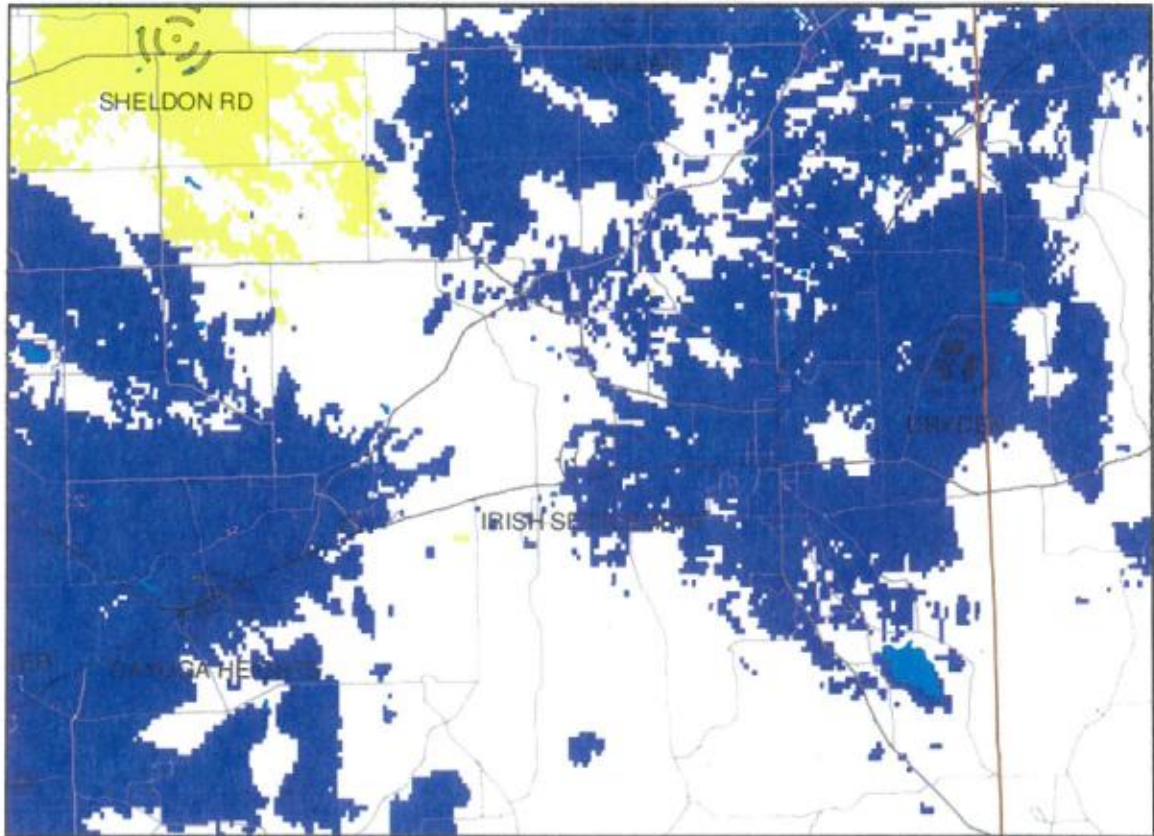
Emily McPherson

Emily McPherson
Radio Frequency (RF) Design Engineer
Verizon Wireless

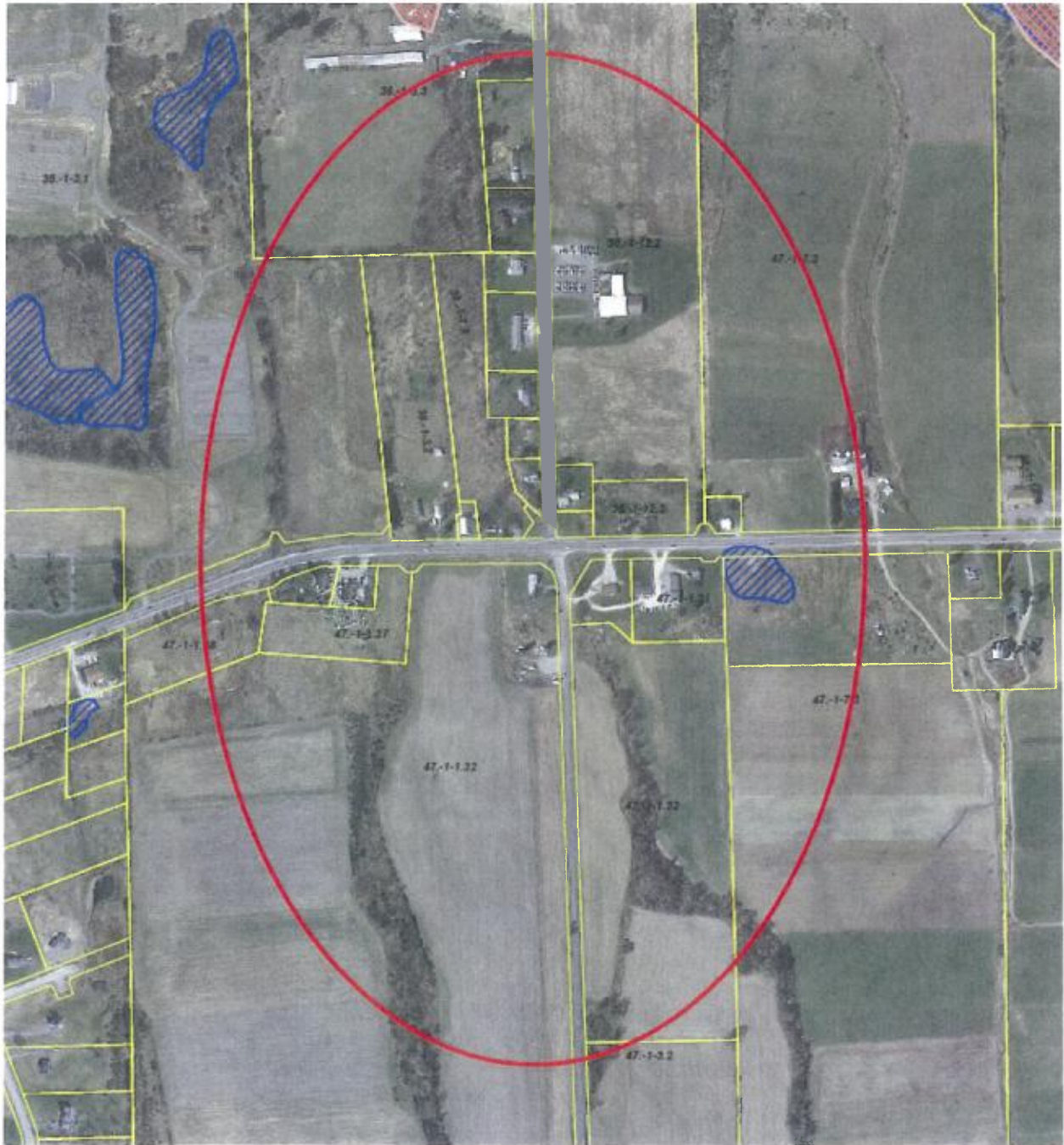
ATTACHMENT 1
VERIZON WIRELESS
IRISH SETTLEMENT SEARCH RING



ATTACHMENT 2
VERIZON WIRELESS
EXISTING SITES AND PCS/AWS COVERAGE



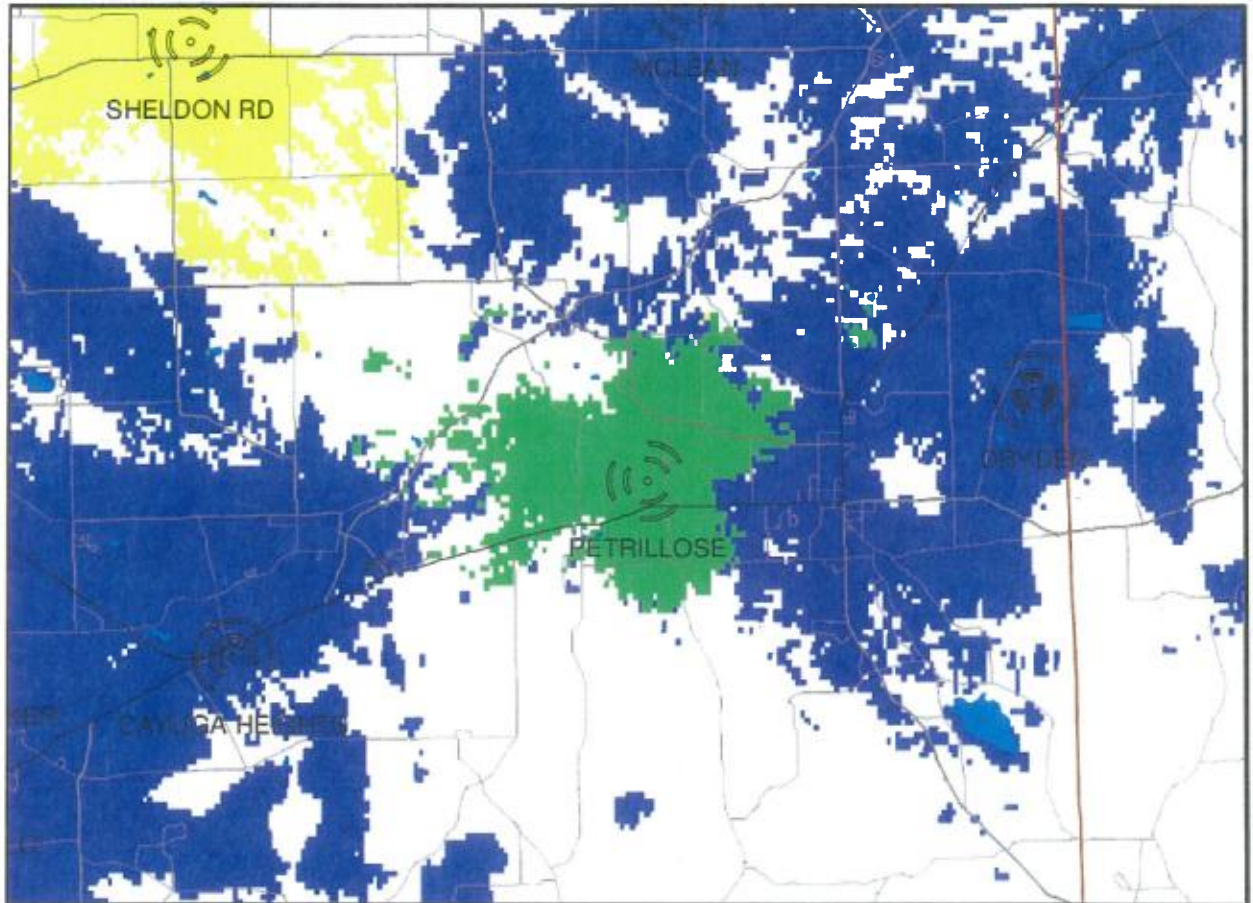
ATTACHMENT 3
VERIZON WIRELESS
OVERLAY – SEARCH RING, TAX MAP, AERIAL



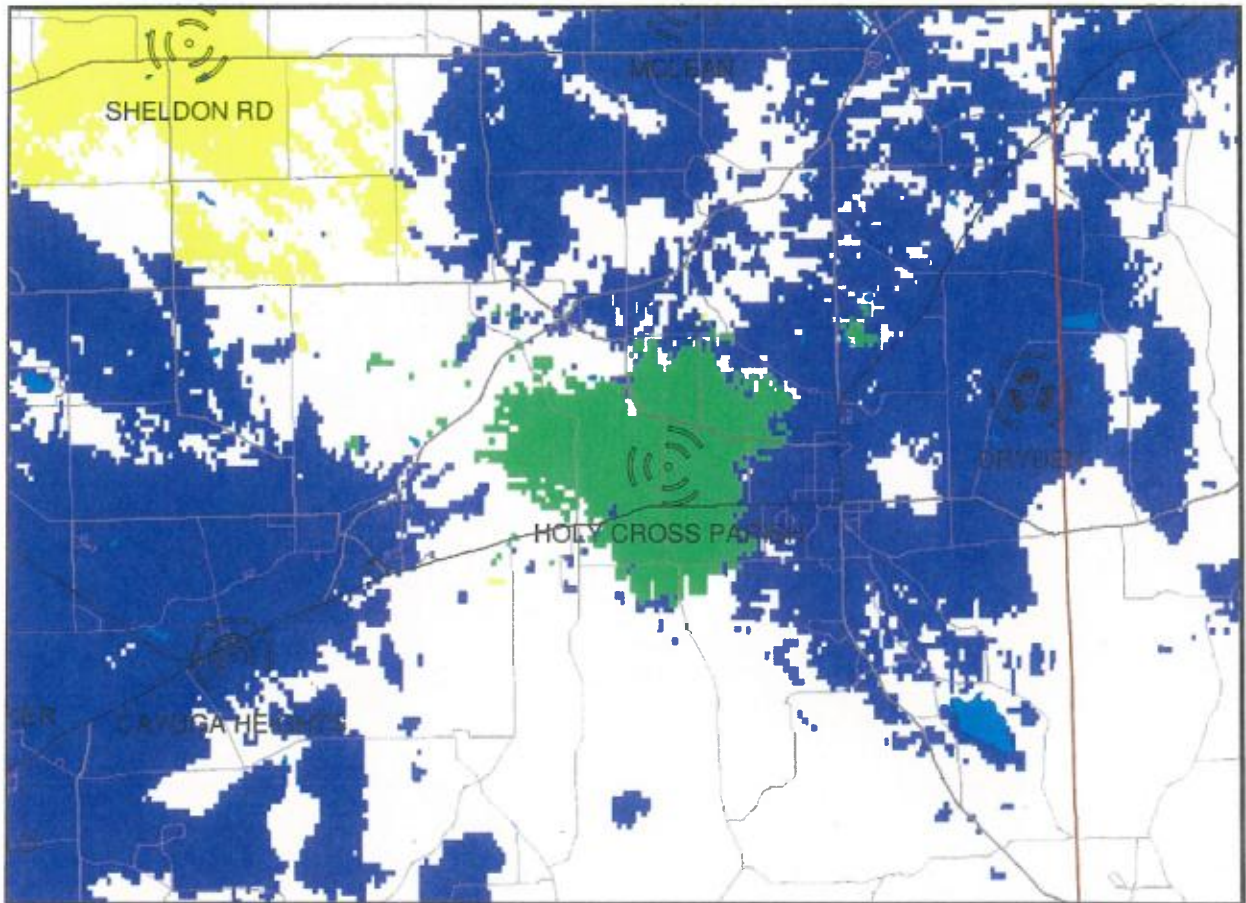
ATTACHMENT 4
VERIZON WIRELESS
PARCELS IDENTIFIED & INVESTIGATED



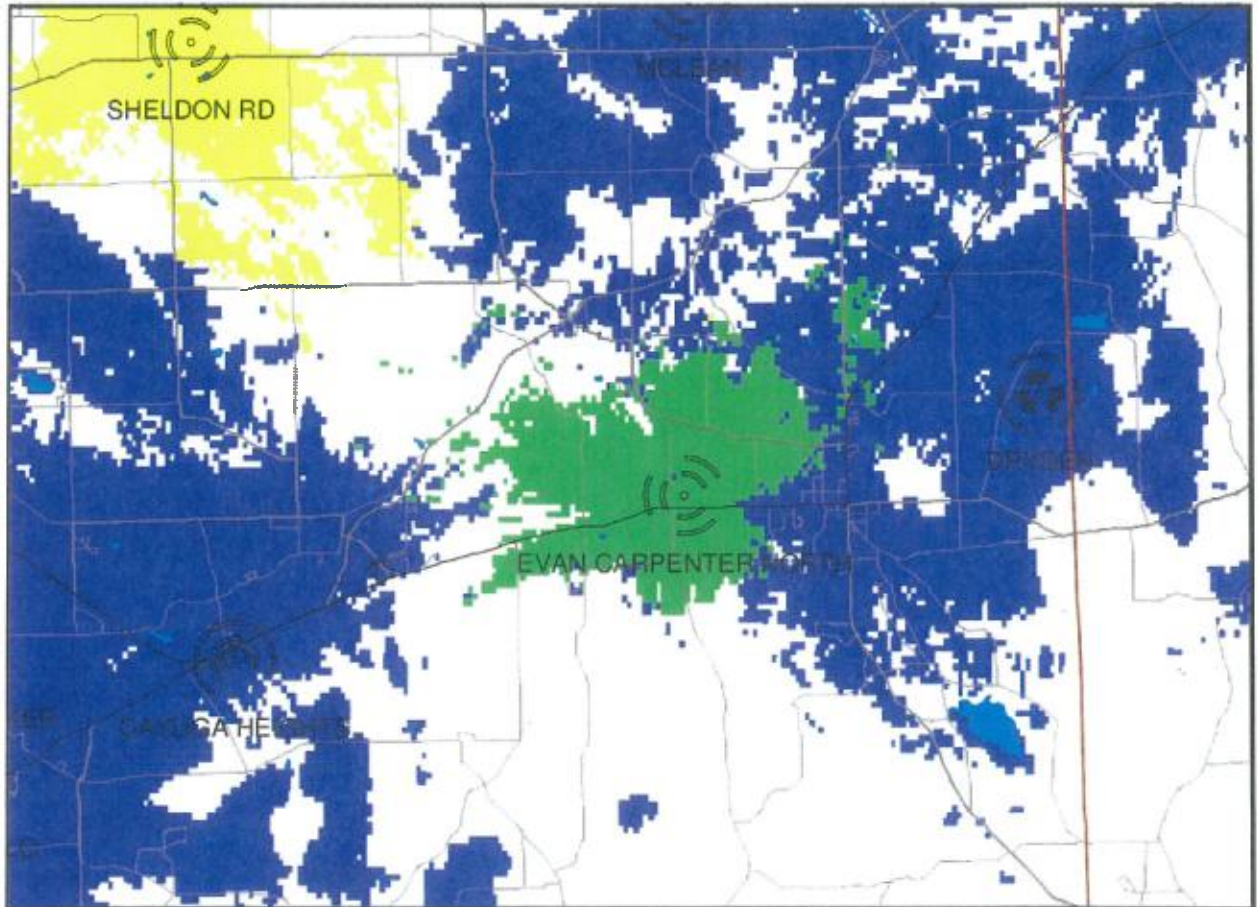
ATTACHMENT 5 VERIZON WIRELESS COVERAGE WITH PETRILLOSE CANDIDATE



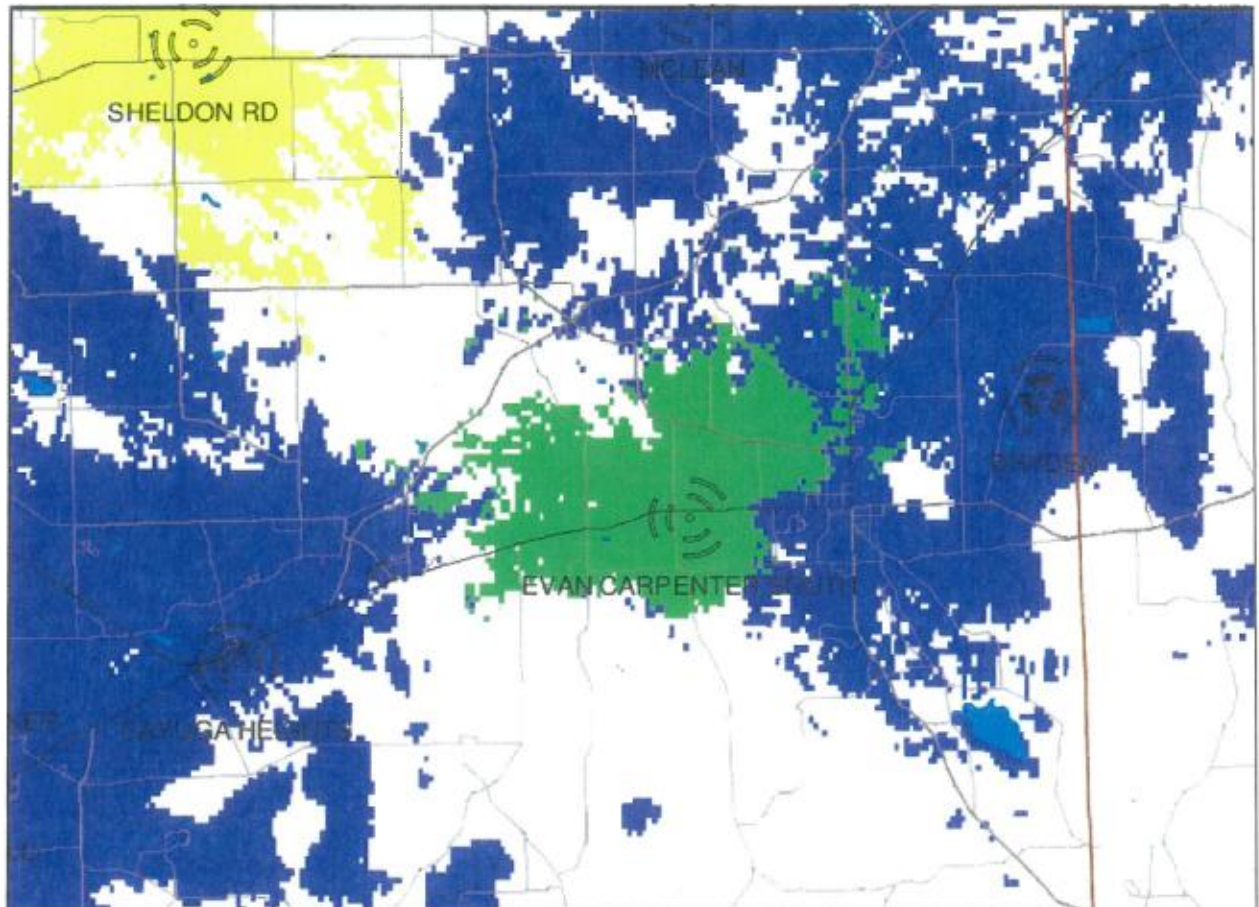
ATTACHMENT 6 VERIZON WIRELESS COVERAGE WITH HOLY CROSS PARISH CANDIDATE



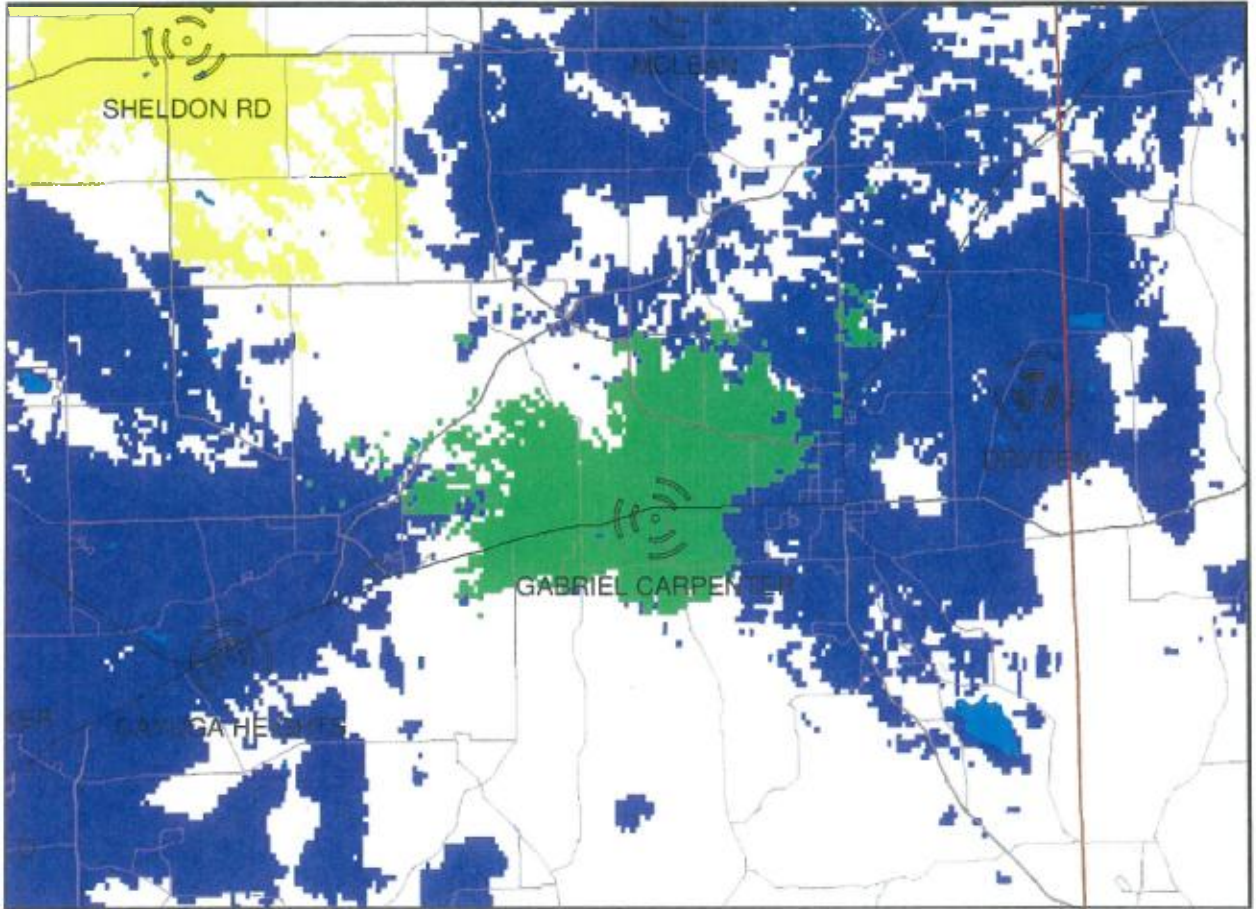
ATTACHMENT 7
VERIZON WIRELESS COVERAGE WITH
EVAN CARPENTER PARCEL (NORTH OF DRYDEN RD)



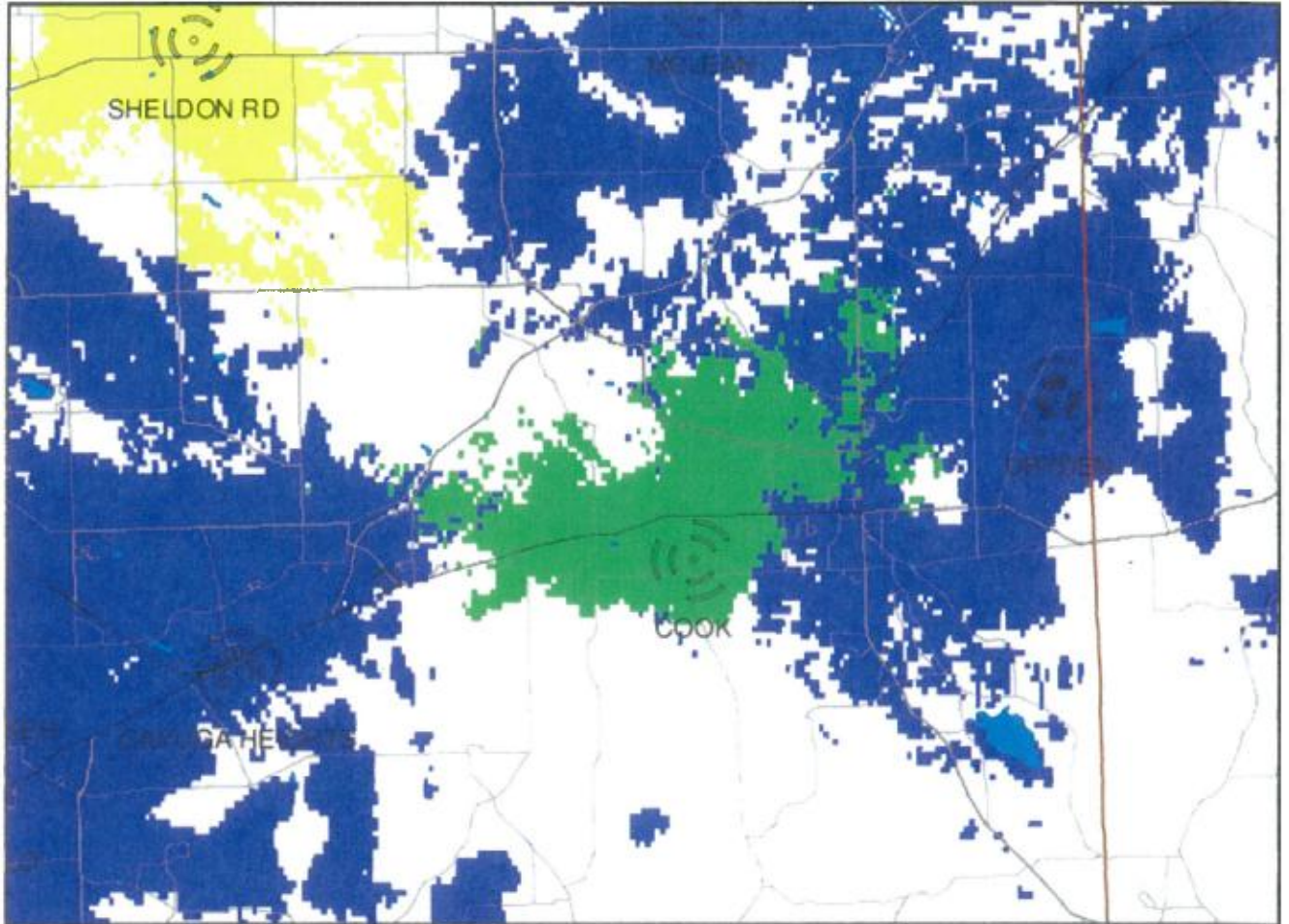
ATTACHMENT 8
VERIZON WIRELESS COVERAGE WITH
EVAN CARPENTER PARCEL (SOUTH OF DRYDEN RD)



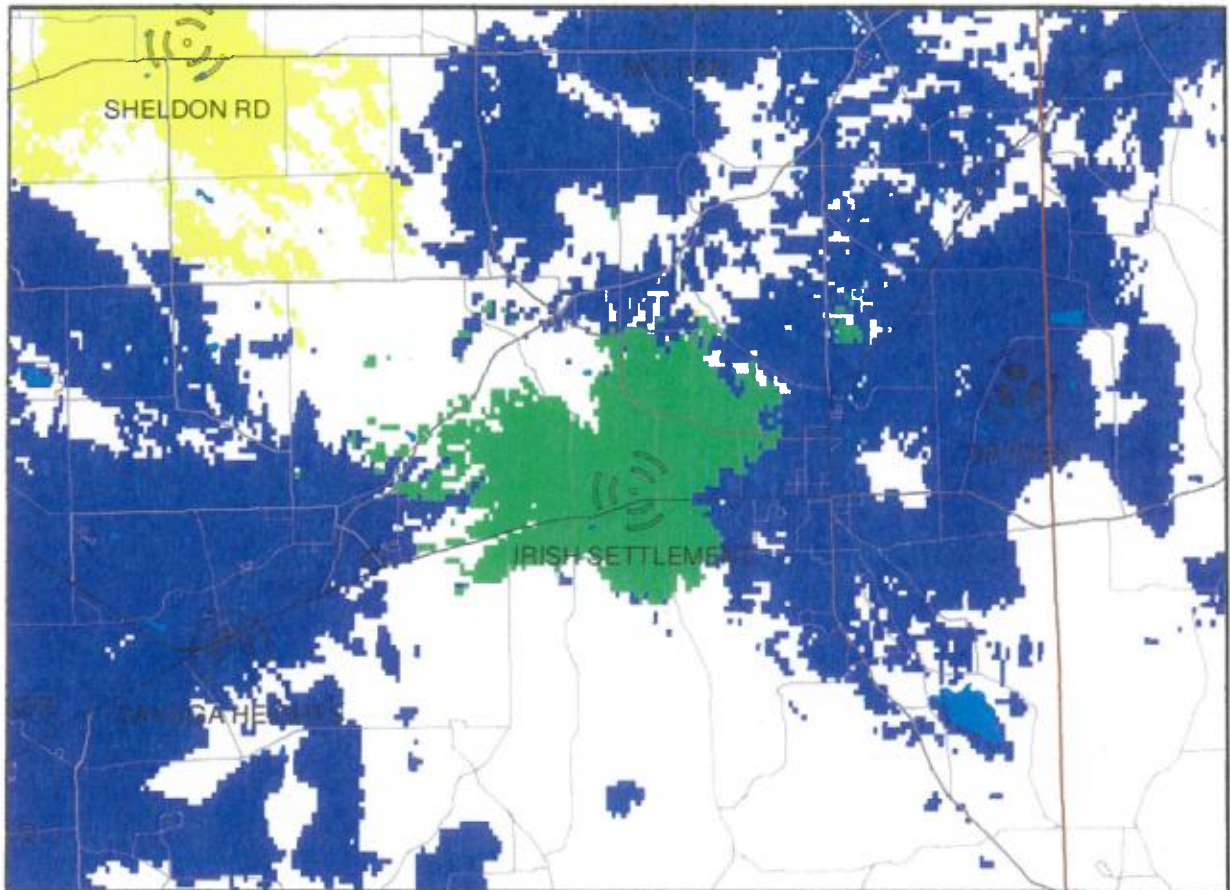
ATTACHMENT 9 VERIZON WIRELESS COVERAGE WITH GABRIEL CARPENTER PARCEL



ATTACHMENT 10 VERIZON WIRELESS COVERAGE WITH COOK PARCEL



ATTACHMENT 11
VERIZON WIRELESS COVERAGE WITH
IRISH SETTLEMENT SITE (ACL = 161ft)



ATTACHMENT 12
VERIZON WIRELESS COVERAGE WITH
IRISH SETTLEMENT SITE (ACL = 136ft)

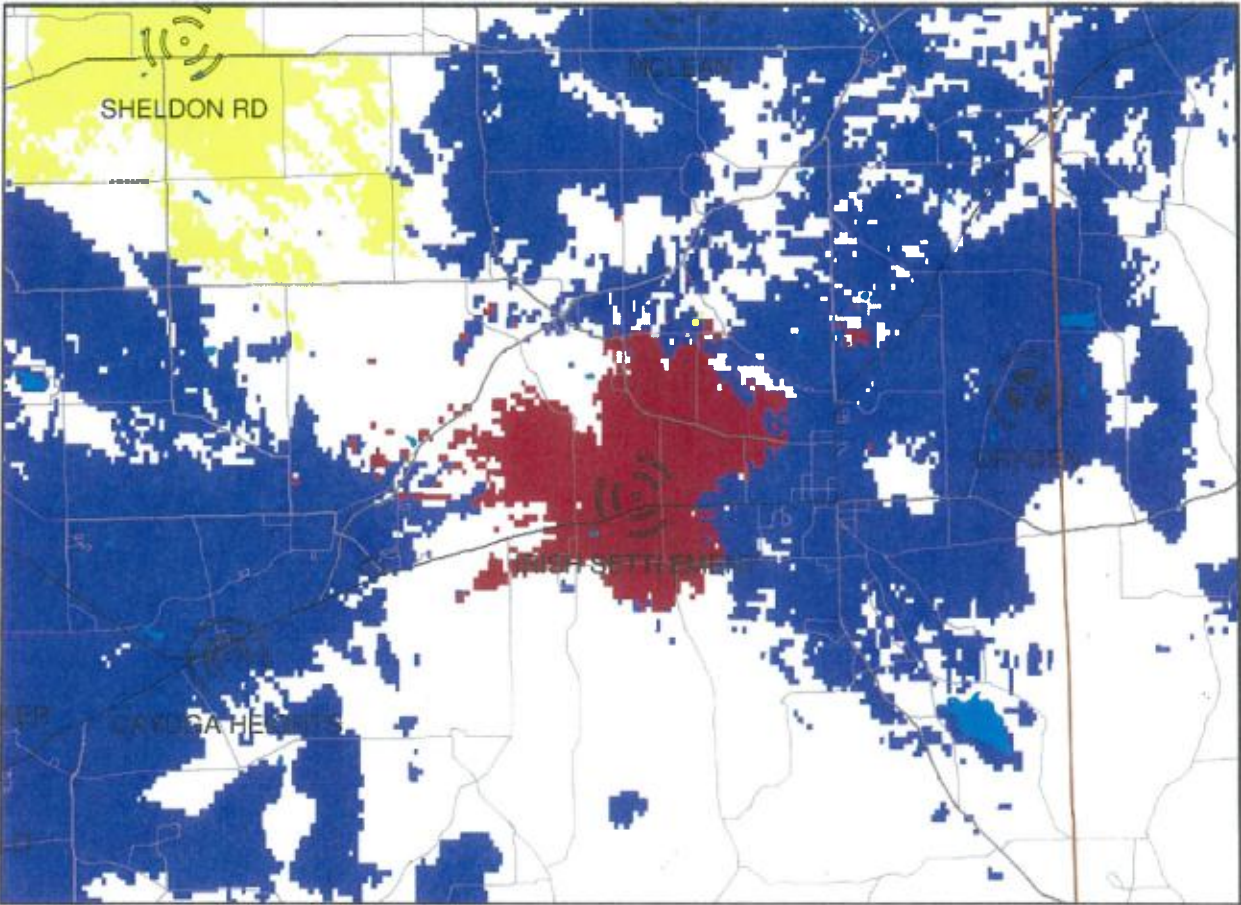


EXHIBIT D

EXHIBIT D

APPLICABLE LEGAL STANDARDS

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

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

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

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

[Public] utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be

located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.

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

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

In the present case, Verizon Wireless does not have reliable service or adequate capacity in and around the Town of Dryden. The proposed telecommunications facility is needed to remedy this service problem and to provide adequate and reliable wireless telecommunications service coverage to this area. Therefore, Verizon Wireless satisfies the requisite showing of need for the facility under applicable New York law.

EXHIBIT E

Section 6. Special Use Permit Application and Other Requirements

- A. All Applicants for a Special Use Permit for a Telecommunications Tower shall comply with the requirements set forth in this Law.

Response: *No response necessary.*

- B. (1) An Application for a Special Use Permit for a Telecommunications Tower shall be signed on behalf of the Applicant by the person preparing the same and with knowledge of the contents and representations made therein and attesting to the truth and completeness of the information.

Response: *The Application and Exhibits are so signed.*

- (2) The landowner, if different than the Applicant, shall also sign the Application.

Response: *See Exhibit O.*

- (3) At the discretion of the Board, any false or misleading statement in the Application may subject the Applicant to denial of the Application without further consideration or opportunity for correction.

Response: *No response necessary, and Applicant does not waive any of its rights thereto, including without limitation certain rights granted under Federal law.*

- (4) At the discretion of the Board, any information contained in the Application that is discovered to be false after issuance of a Special Use Permit may subject the Applicant to revocation of such Special Use Permit.

Response: *No response necessary, and Applicant does not waive any of its rights thereto, including without limitation certain rights granted under Federal law.*

- C. Applications not meeting the requirements herein or which are otherwise incomplete, may be rejected by the Board.

Response: *No response necessary, and Applicant does not waive any of its rights thereto, including without limitation certain rights granted under Federal law.*

- D. The Application shall include a statement in writing:

- 1) that the applicant's proposed Telecommunications Tower will be maintained in a safe manner, in compliance with all conditions of the Special Use Permit, without exception, unless specifically granted relief by the Board in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable County, State and United States laws, rules, and regulations;

Response: *The Applicant's telecommunications tower will be maintained in a safe manner, in compliance with all legally imposed conditions of the special use permit, as well as all applicable laws, rules and regulations.*

- 2) that the construction of the Telecommunications Tower is legally permissible, including, but not limited to the fact that the Applicant is authorized to do business in the State.

Response: *The proposed Project so complies; see also Exhibit I (FCC license).*

- E. All applications for the construction or installation of a new Telecommunications Tower shall be accompanied by a report containing the information herein required. The report shall be signed by a licensed professional engineer registered in the State. Where this Section calls for certification, such certification shall be by a qualified New York State licensed Professional Engineer acceptable to the Town, unless otherwise noted.

Response: *The application so complies. See relevant Exhibits and Site Plan submitted herewith.*

- F. No Telecommunications Tower shall be installed or constructed until a site plan required under this law is reviewed and approved by the Board. The site plan Application shall include, in addition to the other requirements for the Special Use Permit, the following additional information:

- 1) Name and address of person preparing the report;

Response: *See enclosed Site Plan.*

- 2) Name and address of the property owner, operator, and Applicant, to include the legal form of the Applicant;

Response: *See cover letter and relevant Exhibits.*

- 3) Postal address and tax map parcel number of the property;

Response: *See enclosed Site Plan.*

- 4) Zoning District or designation in which the property is situated;

Response: *See enclosed Site Plan.*

- 5) Size of the property stated both in square feet and lot line dimensions, and a diagram to scale showing the location of all lot lines;

Response: *See enclosed Site Plan.*

- 6) Location of nearest residential structure;

Response: *See enclosed Site Plan and Exhibit G showing all properties within 1,500 feet.*

- 7) Location of nearest habitable structure;

Response: *See enclosed Site Plan and Exhibit G showing all properties within 1,500 feet.*

- 8) Location of all structures on the property which is the subject of the Application;

Response: *See enclosed Site Plan.*

- 9) Location, size and height of all proposed and existing antennae and all appurtenant structures;

Response: *See enclosed Site Plan.*

- 10) Type, size and location of all proposed and existing landscaping;

Response: *Applicant has no objection to any reasonable landscaping requirements.*

- 11) The type and design of the Telecommunications Tower, and the number, type, and size of the Antenna(s) proposed, and the basis for the calculations of the Telecommunications Tower's capacity to accommodate multiple users;

Response: *See enclosed Site Plan.*

- 12) The make, model and manufacturer of the Tower and Antenna(s);

Response: *Will vary depending on inventory and time of construction.*

- 13) A description of the proposed Tower and Antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting;

Response: *See enclosed Site Plan.*

- 14) The frequency, modulation and class of service of radio or other transmitting equipment;

Response: *See Exhibit B (to extent relevant to zoning application).*

- 15) Transmission and maximum effective radiated power of the Antenna(s);

Response: *See Exhibit B (to extent relevant to zoning application).*

16) Direction of maximum lobes and associated radiation pattern of the Antenna(s);

Response: *See Exhibit B (to extent relevant to zoning application).*

17) Applicant's proposed Tower maintenance and inspection procedures and related system of records;

Response: *Provided during building permit stage.*

18) Documentation that NIER levels at the proposed site are within the threshold levels adopted by the FCC;

Response: *See Exhibit L.*

19) A stipulation that if the proposed Antenna(s) cause interference with existing telecommunications devices, the Antenna(s) will be deactivated until such interference can be eliminated by the Applicant.

Response: *Applicant's transmissions will fully comply with FCC license, rules and regulations. Should any interference occur, resolution of same is pre-empted under Federal law, and Applicant will comply with Federal law.*

20) A copy of the FCC license for the use of the Telecommunications Tower;

Response: *See Exhibit I.*

21) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed Telecommunications Tower on the proposed site, (the certifying engineer need not be approved by the Town);

Response: *Geo studies are not completed until exact location of the tower is fully approved. This information will be supplied at building permit stage after exact location is approved.*

22) Propagation studies of the proposed site and all adjoining proposed or in-service or existing sites;

Response: *See Exhibit B.*

23) Applicant shall disclose in writing any agreement in existence prior to submission of the Application that would limit or preclude the ability of the Applicant to share any new Telecommunications Tower that it constructs.

Response: *No such agreements apply.*

- G. In the case of a new Telecommunications Tower, the Applicant shall be required to submit a report demonstrating its efforts to obtain shared use of existing Telecommunications Tower(s). Copies of written requests and responses for shared use shall be provided to the Board.

Response: *See Exhibit C – Site Selection Analysis.*

- H. Certification that the Telecommunications Tower and attachments are both designed and constructed (“As Built”) to meet all County, State and United States structural requirements for loads, including wind and ice loads;

Response: *The proposed facility so complies. See enclosed Site Plan; “as built” cannot be certified until post-construction (by definition).*

- I. Documentation that the Telecommunications Tower is designed with a break point that, in the event the design wind loading is exceeded, will result in the Tower falling or collapsing within the boundaries of the property on which the Tower is placed;

Response: *The tower so complies. The 165 foot tower is 459 feet from the nearest property line.*

- J. After construction and prior to receiving a Certificate of Compliance, certification that the Telecommunications Tower and related facilities have been installed with appropriate surge protectors, and have been grounded and bonded so as to protect persons and property from lightning strikes.

Response: *No response necessary at this time.*

- K. The Applicant shall submit a completed Full EAF and a Visual EAF Addendum. The Board may require submission of a more detailed visual analysis based on the results of the Visual EAF Addendum. Applicants are encouraged to have pre-application conferences with the Town to address the scope of the required visual assessment.

Response: *See Exhibit M (Full Environmental Assessment Form).*

- L. A Visual Impact Assessment which shall at the Board’s request include:

- 1) A “Zone of Visibility Map” which shall be provided in order to determine locations from which the Tower may be seen.

Response: *See visibility map included in Exhibit F (Photosimulations and Viewshed Analysis).*

- 2) Pictorial representations of “before and after” views from key viewpoints both inside and outside of the Town, including but not limited to state highways and other major roads; state and local parks; other public lands; historic districts; preserves and historic sites normally open to the public; and from any other location where the site is visible to a large number of visitors or

travelers. If requested by the Applicant, the Town, acting in consultation with its consultants or experts, will provide guidance concerning the appropriate key sites at a pre-application conference.

Response: *See photosimulations in Exhibit F (Photosimulations and Viewshed Analysis).*

- 3) An assessment of the visual impact of the Tower base, guy wires and accessory buildings from abutting and adjacent properties and streets.

Response: *See Exhibit F (Photosimulations and Viewshed Analysis); and enclosed Site Plan.*

- M. Any and all representations made to the Board, on the record, during the Application process, whether written or verbal, shall be deemed a part of the Application and may be relied upon in good faith by the Board.

Response: *No response necessary.*

- N. The Applicant shall, in a manner approved by the Board, provide vegetative or other approved screening around the base of the Telecommunications Tower and all accessory facilities and structures, to minimize its visibility from adjacent property.

Response: *The Applicant would be pleased to discuss any reasonable landscaping requirements during the zoning process with the Town.*

- O. All utilities leading to and away from any Telecommunications Tower site shall be installed under round and in compliance with all laws, rules and regulations of the Town, including specifically, but not limited to, the National Electrical Safety Code and the National Electrical Code where appropriate. The Board may waive or vary the requirements of underground installation of utilities whenever, in the opinion of the Board, such variance or waiver shall not be detrimental to the health, safety, general welfare or environment, including the visual and scenic characteristics of the area.

Response: *See enclosed Site Plan.*

- P. All Telecommunications Towers and accessory facilities shall be sited so as to have the least practical adverse visual effect on the environment and its character, and the residences in the area of the Telecommunications Tower site.

Response: *The proposed Project so complies. See Exhibit F (Photosimulations and Viewshed Analysis).*

- Q. Accessory facilities shall maximize use of building materials, colors and textures designed to blend with the natural surroundings.

Response: *The facility so complies. See enclosed Site Plan.*

- R. An access road and parking will be provided to assure adequate emergency and service access. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road construction shall at all times minimize ground disturbance and vegetation-cutting. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion potential.

Response: The Project so complies. See enclosed Site Plan.

- S. The Board intends to be the lead agency, pursuant to SEQRA. The Board shall conduct an integrated, comprehensive, coordinated environmental review of the proposed project in combination with its review of the Application under this Law.

Response: No response necessary.

- T. The Applicant shall submit no fewer than eight (8) copies of the entire Complete Application to the Town Board and one (1) copy to the County Planning Board. For a proposed facility on property which abuts the Town boundary, a copy shall be submitted to the legislative body of the immediately adjacent municipality.

Response: Nine (9) copies are included with this submittal.

- U. The Applicant shall examine the feasibility of designing a proposed Telecommunications Tower to accommodate future demand for at least two (2) additional commercial applications, e.g. future co-locations. The scope of this examination shall be determined by the Board. The Tower shall be structurally designed to accommodate at least two (2) additional arrays of Antennas which are equal to or greater in both size and quantity that the installation proposed by the Applicant. This requirement may be waived, provided that the Applicant, in writing, demonstrates that the provisions of future shared usage of the Telecommunications Tower is not technologically feasible, commercially impracticable or creates an unnecessary and unreasonable burden, based upon:

Response: The facility is designed to accommodate at least two such antenna arrays.

- 1) The number of FCC licenses foreseeably available for the area;
 - 2) The kind of Telecommunications Tower site and structure proposed;
 - 3) The number of existing and potential licenses without Telecommunications Tower spaces/sites;
 - 4) Available space on existing and approved Telecommunications Towers;
- V. The Applicant shall provide physical space, structural capacity, and utility connections necessary for Town-owned Antennas and equipment, as directed by the Board.

Response: While the Applicant routinely makes tower space available for municipalities and emergency services, often free of charge, this Code requirement that such space be provided as a zoning requirement, and presumably free of charge,

violates the United States Constitution regarding deprivation of private property without just compensation. If the Town has communications needs and would like to discuss the same with the Applicant, the Applicant would be pleased to so review the Town's needs.

Section 7. Location of Telecommunications Towers.

A. (1) Applicants for Telecommunications Towers shall locate, site and erect said Towers in accordance with the following priorities, (a) being the highest priority and (e) being the lowest priority.

- (a) On existing Telecommunications Towers or other tall structures;
- (b) Co-location on a site with existing Telecommunications Towers or structures;
- (c) On Town-owned property in non-residentially zoned areas of the Town;
- (d) In other non-residentially zoned areas of the Town;
- (e) On other property in the Town.

Response: See Exhibit C (Site Selection Analysis).

(2) If the proposed property site is not the highest priority listed above, then a detailed explanation must be provided as to why a site of a higher priority was not selected. The person seeking such an exception must satisfactorily demonstrate the reason or reasons why such a permit should be granted for the proposed site, and the hardship that would be incurred by the Applicant if the permit were not granted for the proposed site.

Response: See Exhibit C (Site Selection Analysis).

(3) An Applicant may not by-pass sites of higher priority by stating the site presented is the only site leased or selected. The Application shall address co-location as an option and if such option is not proposed, the applicant must demonstrate why co-location is Commercially, or otherwise, Impracticable. Agreements between providers limiting or prohibiting co-location, shall not be a valid basis for any claim of Commercial Impracticability or hardship.

Response: No response necessary.

(4) Notwithstanding the above, the Board may approve any site located within an area in the above list of priorities, provided that the Board finds that the proposed site is in the best interests of the health, safety and welfare of the Town and its inhabitants.

Response: No response necessary. Note however, that this is not the legal standard under Federal and State law.

- B. The Applicant shall submit a written report demonstrating the Applicant's review of the above locations in order of priority, demonstrating the technological reason for the site selection.

Response: See Exhibit C (*Site Selection Analysis*).

- C. The Applicant shall, in writing, identify and disclose the number and locations of any additional sites that the Applicant has, is, or will be considering, reviewing or planning for Telecommunications Towers in the Town, and in all municipalities adjoining the Town, for a two year period next following the date of the Application.

Response: See *propagation studies and Exhibit B (RF Analysis) which depicts both existing and proposed facilities.*

- D. Notwithstanding that a potential site may be situated in an area of highest priority or highest available priority, the Board may reject an Application for any of the following reasons:

- 1) Conflict with safety and safety-related codes and requirements;
- 2) Conflict with traffic needs or traffic laws, or definite plans for changes in traffic flow or traffic laws;
- 3) Conflict with the historic nature of a neighborhood or historical district;
- 4) The use or construction would be contrary to an already stated purpose of a specific zoning or land use designation; or
- 5) The placement and location would create an unacceptable risk, or the probability of such, to residents, the public, employees and agents of the Town, or employees of the service provider or other service providers.
- 6) Conflicts with the provisions of this Law.

Response: *No response necessary. However, Applicant notes that the standards set forth in this Section 7D present some conflict with existing relevant Federal and State law.*

Section 8. Shared use of Telecommunications Tower(s).

- A. Shared use of existing Telecommunications Towers shall be preferred by the Town, as opposed to the proposed construction of new Telecommunications Towers. Where such shared use is unavailable, location of Antennas on other pre-existing structures shall be considered and preferred. The Applicant shall submit a comprehensive report inventorying existing towers and other appropriate structures within four (4) miles of any proposed new tower site, unless the Applicant can show that some other distance is more reasonable, and outlining opportunities for shared use of existing facilities and the use of other pre-existing structures as a preferred alternative to new construction.

Response: See Exhibit C (Site Selection Analysis).

- B. An Applicant intending to share use of an existing Telecommunications Tower or other pre-existing structure shall be required to document the intent of the existing owner to share use.

Response: Not applicable to this application.

- C. In the event of an Application to share the use of an existing Telecommunications Tower that does not increase the height of the Telecommunications Tower, the Board may waive such requirements of this Local Law as may be for good cause shown. The Applicant is encouraged to seek a pre-Application conference with the Board to review such a proposed Application and settle the issue of waivers of such provisions which will help to expedite.

Response: Not applicable to this application.

Section 9. Height of a Telecommunications Tower

- A. The Applicant must submit documentation justifying to the Board the total height of any Telecommunications Tower and/or Antenna and the basis therefor. Such justification shall be to provide service within the Town, to the extent practicable, unless good cause is shown.

Response: See Exhibit B (RF Analysis); and Exhibit C (Site Selection Analysis).

- B. Telecommunications Towers shall be no higher than the minimum height necessary. Unless waived by the Board upon good cause shown, the presumed maximum height of the Tower shall be one hundred-forty (140), feet, based on three (3) co-located antenna arrays and ambient tree height of eighty (80) feet.

Response: See Exhibit B (RF Analysis); and Exhibit C (Site Selection Analysis).

- C. Telecommunications Tower less than one hundred twenty (120) feet in height shall be designed to accommodate a future vertical extension of at least twenty (20) feet, to support the potential co-location of additional antennas for another entity.

Response: Not applicable to this application.

Section 10. Visibility of a Telecommunications Tower

- A. Telecommunications Towers shall not be artificially lighted or marked, except as required by law, or as specifically approved by the Board.

Response: The proposed tower does not need to be artificially lit or marked under FAA regulations.

- B. Telecommunications Towers shall be of a galvanized finish, or painted with a rust-preventive paint of an appropriate color to harmonize with the surroundings as approved by the Board, and shall be maintained in accordance with the requirements of this Law.

Response: *The proposed tower will be of a galvanized finish.*

- C. In the case of applications to co-locate on existing Telecommunications Towers, if lighting is required, Applicant shall provide a detailed plan for lighting which will be as unobtrusive and inoffensive as is permissible under state and United States regulations, together with an artist's rendering or other visual representation showing the effect of light emanating from the site on neighboring habitable structures within fifteen-hundred (1,500) feet of all property lines of the parcel on which the Telecommunications Tower is located.

Response: *Not applicable to this application.*

Section 11. Security of Telecommunications Towers

All Telecommunications Towers and Antennas shall be located, fenced or otherwise secured in a manner which prevents unauthorized access. Specifically:

- 1) All Antennas, Towers and other supporting structures, including guy wires, shall be made inaccessible to individuals and constructed or shielded in such a manner that they cannot be climbed or run into; and

Response: *The Project so complies. See enclosed Site Plan.*

- 2) Transmitters and Telecommunications control points must be installed such that they are readily accessible only to persons authorized to operate or service them.

Response: *The Project so complies. See enclosed Site Plan.*

Section 12. Signage

Telecommunications Towers shall contain a sign no larger than four (4) square feet to provide adequate notification to persons in the immediate area of the presence of an Antenna that has transmission capabilities. The sign shall contain the name(s) of the owner(s) and operator(s) of the Antenna(s) as well as emergency phone number(s). The sign shall be located so as to be visible from the access point of the site, Telecommunications Towers shall also contain a sign displaying the FCC registration number of the Tower as required by law. No other signage, including advertising shall be permitted on any Telecommunications Tower or Antenna, unless otherwise required by law.

Response: *The proposed Project so complies.*

Section 13. Lot Size and Setbacks

- A. Telecommunications Towers and Accessory Facilities or Structures shall be set back from any property line a distance sufficient to preserve the privacy and sanctity of any adjoining parcels.

Response: *The proposed Project so complies, see enclosed Site Plan.*

- B. Telecommunications Towers shall be located with a minimum setback from any property line a distance equal to one half ($\frac{1}{2}$) the height of the Tower or the existing setback requirement of the zoning district, whichever is greater. Further, any Accessory structure shall be located so as to comply with the minimum setback requirements for the zoning district in which it is situated.

Response: *The proposed Project is so located, see enclosed Site Plan.*

EXHIBIT F

VISUAL RESOURCE EVALUATION

**PROPOSED 165' TALL
TELECOMMUNICATIONS STRUCTURE**

**Irish Settlement
2150 Dryden Road
Town of Dryden
Tompkins County
New York**

Submitted by:

verizon ✓

1275 John Street, Suite #100
West Henrietta, NY 14586

Prepared by:

TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C.
36 British American Blvd., Suite 101
Latham, New York 12110
518-783-1630
518-783-1544 FAX

VISUAL RESOURCE EVALUATION

Tectonic Engineering & Surveying Consultants, P.C., was contracted by Upstate Cellular Network, A New York Partnership, d/b/a Verizon Wireless to conduct a "Visual Resource Evaluation" to determine which areas within the Town of Dryden will contain views of the proposed 165' foot tall wireless telecommunications structure.

Setting:

The proposed site is located off of 2150 Dryden Road in the Town of Dryden, Tompkins County, New York. Within the study area the topography ranges in elevation from 1,000' +/- AMSL (Above Mean Sea Level) to 1,900' +/- AMSL. The predominant forest species are mixed deciduous and coniferous, with an estimated height of 30 to 80 feet. The field study for this visual resource evaluation was conducted in the winter season during 100% leaf off conditions. The leaf off condition represents a worst case scenario in that it is a scenario in which the visibility of the structure is maximized due to the lack of leaves on existing vegetation.

Methodology:

On Monday December 7th, 2015, Tectonic Engineering & Surveying Consultants, P.C., conducted a field investigation for the purpose of evaluating the view shed associated with the proposed installation of the 165' foot tall structure with a 5 foot lightning rod. Conditions were cloudy, approximately 38°-43°, with wind speeds of approximately 5-6 mph. The study area consisted of a two (2) mile radius from the project site. The two (2) mile radius is generally consistent with current industry practices. Creating a view shed greater than a two (2) mile radius is generally unwarranted. Due to the fact that objects tend to appear smaller the farther they are from the viewer, in this case, the tower would appear very small, if visible at all, from a distance of more than two (2) miles.

The methodology utilized during this field investigation is referred to as a "balloon test." The height of the proposed structure was simulated by floating a three-foot diameter, helium-filled weather balloon at 165 feet above ground level (AGL). The balloon is set at the top of the tower (165'), as opposed to the top of the lightning rod (170') because the lightning rod is very narrow and is notably less visible than the antenna array. The balloon provided reference points for height as well as location and also provides a known dimension that later aids in the production of photo simulations.

The participants then proceeded with a review of the proposed structure's visual impact by noting those areas on a USGS 7.5 Minute Series Topographic Quadrangles Map that fall within the study area and marking those points from which, in theory, one might see the structure upon its completion. The terrain represented in the topographic map, was then analyzed to determine those areas from which views would be "blocked by topography," and therefore from which one would not see the structure upon its completion.

Tectonic drove the study area to confirm the potential visibility of the tower based on the view shed map. Areas delineated as "blocked by topography" were confirmed by

viewing the site from public roadways within the two (2) mile radius and it was found that the topography only view shed map first produced was correct and accurate, and that the balloon was in fact not visible from areas indicated to be blocked by topography. During the "in field" review, the participants conducted a second analysis to determine those areas from which views of the tower may be "visible", "partially visible through vegetation" or "concealed by vegetation." The resulting data from this second analysis was reviewed and referenced on the "View Shed Analysis Map" attached. Colors are used to differentiate between areas from which the tower will be visible (Green), areas from which a view of the tower will be partially visible through vegetation (Blue), concealed by vegetation (Yellow) and areas from which a view of the tower will be blocked by topography (Red). The view shed analysis resulted in the discovery that the proposed tower would be visible from some locations within the two (2) mile radius. The structure will be visible south of the proposed location along Dryden Road, Irish Settlement Road, Ferguson Road and the adjacent farm fields. It will also be visible northeast of the proposed location along Hart Road and Freeville Road.

Photographs were taken from various vantage points within the study area to document the actual view towards the proposed tower, as well as the general character of the view shed. Each photograph attached includes a brief description of the location and orientation from which it was taken, as summarized below:

1. *View from 2150 Dryden Road, looking northeast towards the proposed structure from approximately 685' away.*
2. *View from the intersection of Yellow Barn Road & Ferguson Road, looking northeast towards the proposed structure from approximately 4,330' away.*
3. *View from 237 Johnson Road, looking southeast towards the proposed structure from approximately 3,590' away.*
4. *View from 2085 Dryden Road, looking northeast towards the proposed structure from approximately 2,270' away.*
5. *View from the intersection of Dryden Road & Irish Settlement Road, looking west towards the proposed structure from approximately 1,215' away.*
6. *View from the intersection of Irish Settlement Road & Ferguson Road, looking northwest towards the proposed structure from approximately 3,750' away.*
7. *View from the intersection of Main Street & North Street, looking west towards the proposed structure from approximately 9,345' away.*
8. *View from the intersection of Route 38 & Hart Road, looking southwest towards the proposed structure from approximately 4,435' away.*
9. *View from the George Junior Free School District on Route 38, looking south towards the proposed structure from approximately 5,230' away.*

10. View from 287 George Road, looking southwest towards the proposed structure from approximately 2,590' away.

These photo locations are presented on the "Photo Log Map" attached.

Process:

Photographs of the weather balloon from the view points noted were taken with a Canon EOS Digital Rebel XT 8 mega pixel camera using a 55mm focal length lens to mimic the view as observed from the human eye. A three (3) foot diameter red helium filled balloon was floated to a height of 165'. The [3]' diameter was checked with the algebraic formula of circumference = pi x diameter where (pi = 3.14) x (diameter = [3]') = [9.42]' around.

In order to analyze the potential visual impacts of the proposed tower, Tectonic took photographs of the balloon from locations within the search area for the purpose of preparing simulations of the proposed tower. Photographs for which there is a corresponding simulated view (#1, 4, 5, 6, 8 & 10) of the proposed structure were produced by first photographing an existing similar type structure, then photographing the view towards the proposed site where the marker balloon was set to a height of 165' AGL. The digital images of the balloons and similar tower were then merged and scaled through the use of the image editing software, "Adobe Photoshop CS5." With this process, the structure is scaled to the correct height and width by scaling the similar type structure using measurements from the marker balloon. The similar type structure used has an antenna array that spans twelve feet (12'). By measuring the balloon width of three feet (3'), one can determine the proper width of the antenna array by multiplying the balloon width by four (4). The composite is printed out directly on a color printer, producing the final image.

Conclusion:

The View Shed Analysis Map presents a conservative delineation of the view shed within the study area, along the public roadways. Therefore, any area from which any part of the tower may be visible is presented as a "visible area." Although, the viewshed map shows large areas of visibility due to the expansive farm fields, in actuality, the views from many of these areas will be partially obscured by the surrounding vegetation. The installation of this telecommunications structure will not have a significant impact on the view shed and surrounding area.

Sincerely,

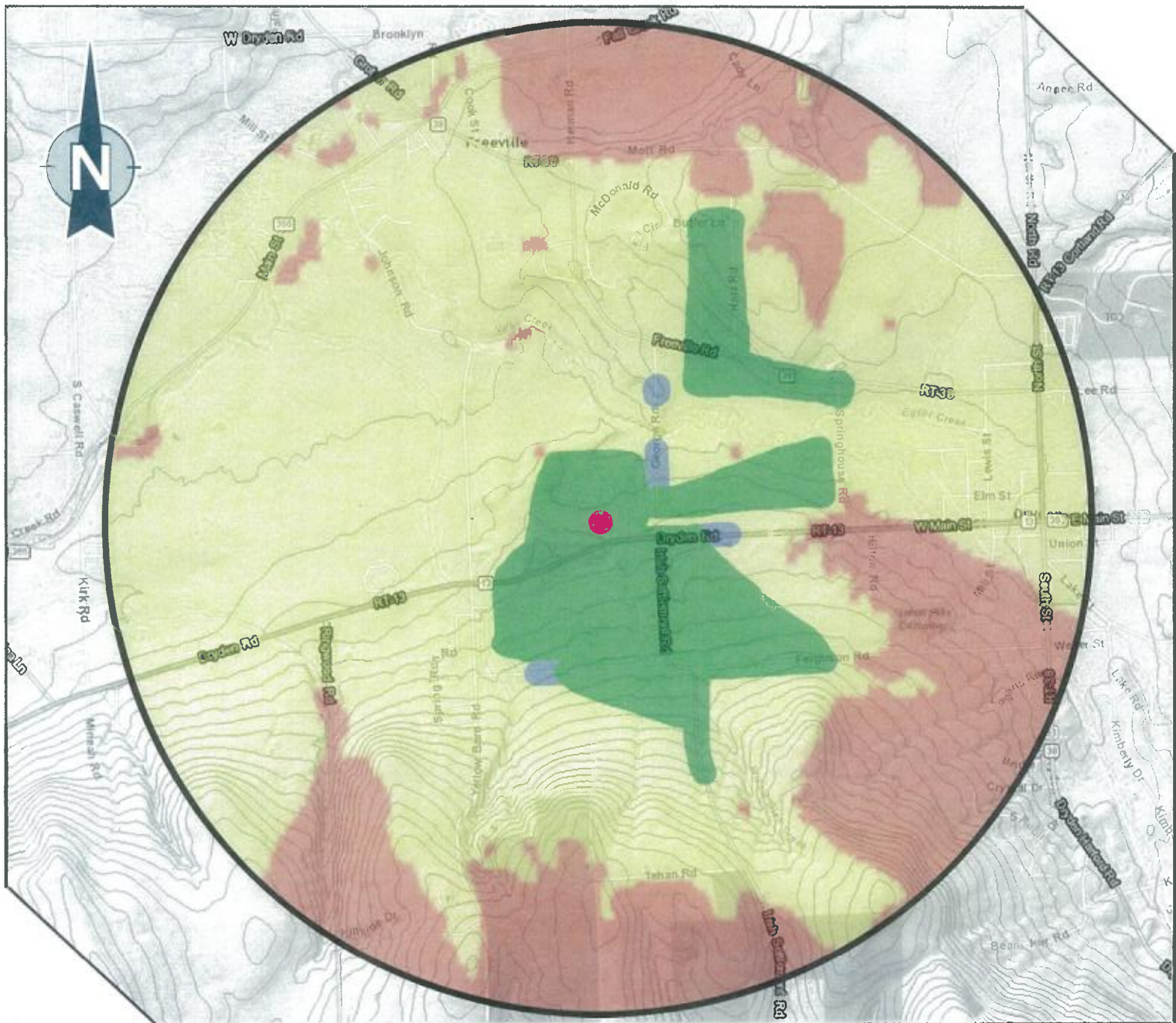
TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C.

By: _____

Phil Cocca
Visual Technician

By: _____

Ed Frawley
Vice President



VIEW SHED ANALYSIS MAP

2 MILE RADIUS

PROPOSED 165' TALL TELECOMMUNICATIONS STRUCTURE

IRISH SETTLEMENT
2150 DRYDEN ROAD
TOWN OF DRYDEN
TOMPKINS COUNTY
NEW YORK

PREPARED FOR:



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NY 14586

LEGEND

- SITE ●
- VISIBLE
- NOT VISIBLE
DUE TO TOPOGRAPHY
- PARTIALLY VISIBLE
THROUGH VEGETATION
- CONCEALED
DUE TO VEGETATION
BUILDINGS OR STRUCTURES

PREPARED BY:



Practical Solutions, Exceptional Service

36 BRITISH AMERICAN BLVD, SUITE 101
LATHAM, NY 12110
518-783-1630 (FAX) 518-783-1544



TECTONIC

Practical Solutions. Exceptional Service

Irish Settlement
 2150 Dryden Road
 Dryden, New York 13068

**PHOTO
 LOG**

7072.32



TECTONIC

Practical Solutions. Exceptional Service

Looking northeast from 2150 Dryden Road.
Proposed structure will be visible from this location.

Distance from the photographic location to the proposed site is 685'±

P-1

7072.32



TECTONIC

Practical Solutions, Exceptional Service

Looking northeast from 2150 Dryden Road.
Proposed structure is visible from this location.

Distance from the photographic location to the proposed site is 685'±

S-1

7072.32



TECTONIC

Optional Service

Looking northeast from the intersection of Yellow Barn Road & Ferguson Road.
Proposed structure will not be visible from this location.

Distance from the photographic location to the proposed site is 4,330'±

P-2

7072.32



TECTONIC

Practical Solutions, Exceptional Service

Looking southeast from 237 Johnson Road.
Proposed structure will not be visible from this location.

Distance from the photographic location to the proposed site is 3,590'±

P-3

7072.32



TECTONIC

Practical Solutions. Exceptional Service

Looking northeast from 2085 Dryden Road.
Proposed structure will be visible from this location.

Distance from the photographic location to the proposed site is 2,270'±

P-4

7072.32



TECTONIC

Practical Solutions, Exceptional Service

Looking northeast from 2085 Dryden Road.
Proposed structure is visible from this location.

Distance from the photographic location to the proposed site is 2,270'±

S-4

7072.32



TECTONIC

Practical Solutions, Exceptional Service

Looking west from the intersection of Dryden Road & Irish Settlement Road.
Proposed structure will be visible from this location.

Distance from the photographic location to the proposed site is 1,215'±

P-5

7072.32



TECTONIC

Practical Solutions. Exceptional Service

Looking west from the intersection of Dryden Road & Irish Settlement Road.
Proposed structure is visible from this location.

Distance from the photographic location to the proposed site is 1,215'±

S-5

7072.32



TECTONIC

Practical Solutions. Exceptional Service

Looking northwest from the intersection of Irish Settlement Road & Ferguson Road.
Proposed structure will be visible from this location.

Distance from the photographic location to the proposed site is 3,750'±

P-6

7072.32



TECTONIC

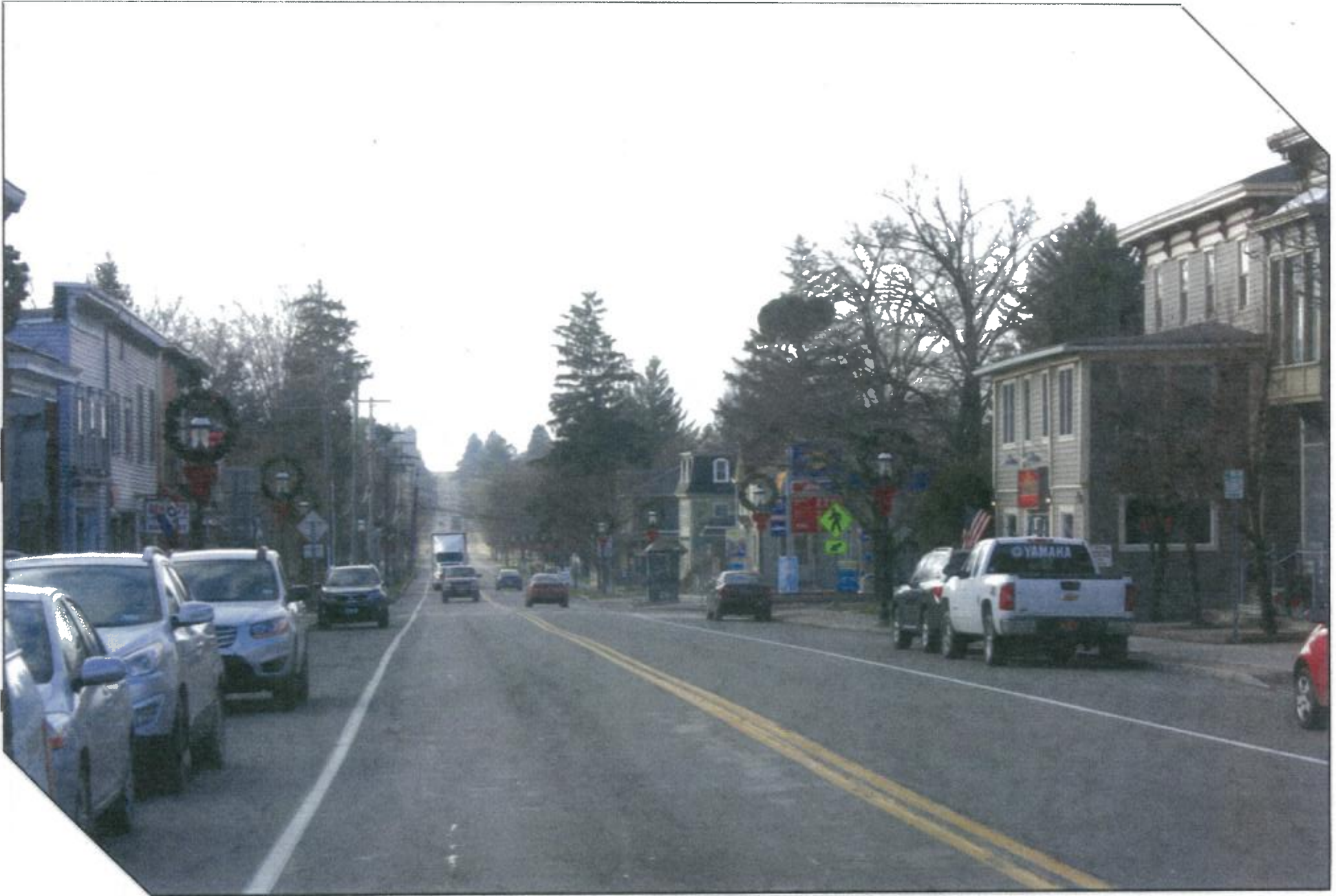
Practical Solutions. Exceptional Service

Looking northwest from the intersection of Irish Settlement Road & Ferguson Road.
Proposed structure is visible from this location.

Distance from the photographic location to the proposed site is 3,750'±

S-6

7072.32



TECTONIC

Looking west from the intersection of Main Street & North Street.
Proposed structure will not be visible from this location.

Distance from the photographic location to the proposed site is 9,345'±

P-7

7072.32



TECTONIC

Practical Solutions, Exceptional Service

Looking southwest from the intersection of Route 38 & Hart Road.
Proposed structure will be visible from this location.

Distance from the photographic location to the proposed site is 4,435'±

P-8

7072.32



Looking southwest from the intersection of Route 38 & Hart Road.
Proposed structure is visible from this location.

Distance from the photographic location to the proposed site is 4,435'±



TECTONIC

Service

Looking south from the George Junior Union Free School District on Route 38.
Proposed structure will not be visible from this location.

Distance from the photographic location to the proposed site is 5,230'±

P-9

7072.32



TECTONIC

Solutions. Exceptional Service

Looking southwest from 287 George Road.
Proposed structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 2,590'±

P-10

7072.32



TECTONIC

Exceptional Service

Looking southwest from 287 George Road.
Proposed structure is partially visible from this location.

Distance from the photographic location to the proposed site is 2,590'±

S-10

7072.32

EXHIBIT G



1 ADJOINERS PLAN
 AD-1 SCALE: 1" = 600' (11x17 SIZE)
 1" = 300' (22x34 SIZE)

ID	SBL	OWNER	ADDRESS	CITY/TOWN/ZIP
1	38-1-3.1	Scott Pinney	6 Ott Dr	Lansing, NY 14882
2	38-1-5	Willow Glen Cemetery	Po Box 299	Dryden, NY 13053
3	38-1-3.2	Sarah & Joseph Camelosi	2180 Dryden Rd	Freeville, NY 13068
4	38-1-7.1	2186 Dryden Rd, LLC	PO Box 212	McLean, NY 13102
5	38-1-7.2	Joseph & Karina Draghi	PO Box 212	McLean, NY 13102
6	38-1-3.3	Cassandra Petrilose	334 South George Rd	Freeville, NY 13068
7	38-1-11.1	Michael J Estelle, Thomas G McIntyre, Lonna J Bobnick	348 George Rd	Freeville, NY 13068
8	38-1-12.2	Holy Cross Parish Inc	375 George Rd	Freeville, NY 13068
9	38-1-18.4	David & Denise Fox	PO Box 81	McLean, NY 13102
10	38-1-18.22	Warren & Barbara Van Pelt	2312 Dryden Rd	Dryden, NY 13053
11	38-1-18.1	Shirley Price	287 George Rd	Freeville, NY 13068
12	38-1-23.2	The William George Agency for Children Services	380 Freeville Rd	Freeville, NY 13068
13	35-1-3.2	The William George Agency for Children Services	380 Freeville Rd	Freeville, NY 13068
14	39-1-27	The William George Agency for Children Services	380 Freeville Rd	Freeville, NY 13068
15	39-1-28.522	Maxine & Magellan Jones	243 Johnson Rd	Freeville, NY 13068
16	39-1-28.6	Maxine Jones	243 Johnson Rd	Freeville, NY 13068
17	39-1-28.525	James & Barbara Sharpsteen	251 Johnson Rd	Freeville, NY 13068
18	39-1-28.524	Davina L Stevens	255 Johnson Rd	Freeville, NY 13068
19	39-1-28.51	Richard N Jr & Penny Russell	263 Johnson Rd	Freeville, NY 13068
20	39-1-28.113	Clifford A & Peggy L Duda	PO Box 4197	ithaca, NY 14852
21	39-1-28.111	Clifford A & Peggy L Duda	PO Box 4197	ithaca, NY 14852
22	39-1-28.114	Clifford A & Peggy L Duda	PO Box 4197	ithaca, NY 14852
23	39-1-28.112	Clifford A & Peggy L Duda	PO Box 4197	ithaca, NY 14852
24	39-1-28.121	Stephen Card	325 Johnson Rd	Freeville, NY 13068
25	39-1-28.122	Howard W Sr & Betty J Ceflin	PO Box 188	Freeville, NY 13068
26	39-1-28.32	Cheryl J Yaw	341 Johnson Rd	Freeville, NY 13068
27	39-1-28.31	James & Hendrika Mx	353 Johnson Rd	Freeville, NY 13068
28	39-1-29	Michele A Solorio	PO Box 4143	ithaca, NY 14852
29	39-1-28.2	Willow Glen Cemetery	Po Box 299	Dryden, NY 13053
30	46-1-90.5	David S Moore	23 Fairway Dr	ithaca, NY 14850
31	46-1-90.30	David S Moore	23 Fairway Dr	ithaca, NY 14850
32	46-1-90.8	David S Moore	23 Fairway Dr	ithaca, NY 14850
33	46-1-90.3	David S Moore	23 Fairway Dr	ithaca, NY 14850
34	46-1-90.4	David S Moore	23 Fairway Dr	ithaca, NY 14850
35	46-1-89.191	Ralph Ortiz	PO Box 640	Dryden, NY 13053
36	46-1-89.193	Ralph Ortiz	PO Box 640	Dryden, NY 13053
37	47-1-1.38	Bernard Cornelius	399 Main St Ext, Suite 3	Freeville, NY 13068
38	47-1-1.2	Scott & Judith Adams	2171 Dryden Rd	Freeville, NY 13068
39	47-1-1.1	Scott & Judith Adams	2171 Dryden Rd	Freeville, NY 13068
40	47-1-1.37	Scott & Judith Adams	2171 Dryden Rd	Freeville, NY 13068
41	47-1-1.32	Gabriel Carpenter	36 South St	Dryden, NY 13053
42	38-1-8	Sandra & Bob Herrington	2169 Hanshaw Rd	ithaca, NY 14850
43	38-1-9	Michael & Lomie Leyburn	390 George Rd	Freeville, NY 13068
44	38-1-10.2	Kristen M Eldridge & Lin Loparco	384 George Rd	Freeville, NY 13068
45	38-1-10.3	Mark & Alice Goldfarb	PO Box 322	Dryden, NY 13053
46	38-1-10.1	Jeny & Sharon Ladd	366 George Rd	Freeville, NY 13068
47	38-1-11.2	Joan Curtis	358 George Rd	Freeville, NY 13068
48	38-1-14	Michael & Patricia Mikula	399 George Rd	Freeville, NY 13068
49	38-1-13.2	Michael & Patricia Mikula	399 George Rd	Freeville, NY 13068
50	38-1-12.3	Ezra Nakomtheb	113 Pineview Ter	ithaca, NY 14850
51	38-1-15	Thomas R Brotherton	545 Bone Plain Rd	Freeville, NY 13068
52	47-1-7.5	Robert & Jean Carpenter	2242 Dryden Rd	Dryden, NY 13053
53	38-1-18.21	Town of Dryden	93 E Main St	Dryden, NY 13053
54	47-1-7.4	Gabriel & Penelope Carpenter	36 South Street	Dryden, NY 13053
55	47-1-1.31	Bruce Baker	20 Elm St	Dryden, NY 13053
56	47-1-1.39	Jeffrey & Kimberly Schenk	2207 Dryden, PO Box 10	Dryden, NY 13053
57	46-1-89.192	Ralph Ortiz	PO Box 640	Dryden, NY 13053
58	46-1-90.9	David S Moore	23 Fairway Dr	ithaca, NY 14850
59	46-1-90.10	David S Moore	23 Fairway Dr	ithaca, NY 14850
60	46-1-94.7	Herbert E & Linda Dwyer	18 Scout Ln	Freeville, NY 13068
61	46-1-94.8	Christopher R Tarshus & Therese A Keegan	PO Box 4655	ithaca, NY 14852
62	46-1-94.6	Christopher & Kristin Ramsay	18 Scout Ln	Freeville, NY 13068
63	46-1-94.5	David & Jessica Crognale	10 Scout Ln	Freeville, NY 13068
64	46-1-94.4	Bryan Bangs	PO Box 52	Dryden, NY 13053
65	46-1-90.7	David S Moore	23 Fairway Dr	ithaca, NY 14850
66	46-1-90.6	David S Moore	23 Fairway Dr	ithaca, NY 14850
67	46-1-90.2	David S Moore	23 Fairway Dr	ithaca, NY 14850
68	46-1-90.1	David S Moore	23 Fairway Dr	ithaca, NY 14850
69	46-1-89.162	Anita Stevens	PO Box 593	Dryden, NY 13053
70	46-1-87	Ahin R & Rosa L Miller	7 Bear Cir	Freeville, NY 13068
71	46-1-89.201	Bernard Hicks	PO Box 49	Dryden, NY 13053
72	46-1-89.161	Richard Bayo	7 Fox Hollow Rd	ithaca, NY 14850
73	46-1-89.25	Eric J Hicks	254 Cortland Rd	Dryden, NY 13053
74	46-1-89.17	Eric J Hicks	254 Cortland Rd	Dryden, NY 13053
75	46-1-48	Billie Conger & Daniel Edward Schmohe	2035 Dryden Rd	Freeville, NY 13068
76	46-1-45	Billie Conger & Daniel Edward Schmohe	PO Box 275	Freeville, NY 13068
77	39-1-28.4	James A & Ann E Zwart	34 Crystal Dr	Dryden, NY 13053
78	39-1-17.41	Wilson Real Prop Holdings LLC	32 W State St, Suite 201	Binghamton, NY 13901
79	39-1-17.11	Wilson Real Prop Holdings LLC	32 W State St, Suite 201	Binghamton, NY 13901
80	39-1-17.12	Jeffrey J & Christianne M Capalongo	2024 Dryden Rd	Freeville, NY 13068
81	39-1-17.5	Dennis J & Nathan Mx	384 Johnson Rd	Freeville, NY 13068
82	39-1-14.2	Gregg Holman	1922 Dryden Rd	Freeville, NY 13068
83	39-1-18.2	Reach Out For Christ CNY	318 Johnson Rd	Freeville, NY 13068
84	39-1-18.1	Edward A & Diana L Smith	284 Johnson Rd	Freeville, NY 13068
85	39-1-19	Dryden Fish & Game Club	256 Johnson Rd	Freeville, NY 13068
86	39-1-20	Town of Dryden	93 E Main St	Dryden, NY 13053
87	39-1-22.5	The Indian Milk & Honey Corp	416 Warren Rd	ithaca, NY 14850
88	39-1-22.2	Aquacalda LLC	PO Box 318	Freeville, NY 13068
89	39-1-28.523	Florence Eaton	237 Johnson Rd	Freeville, NY 13068
90	39-1-28.521	Maxine Cole-Jones	243 Johnson Rd	Freeville, NY 13068

2 ADJOINERS LIST
 AD-1 SCALE: NTS



1275 JOHN STREET, SUITE 100
 WEST HENRIETTA, NY 14586



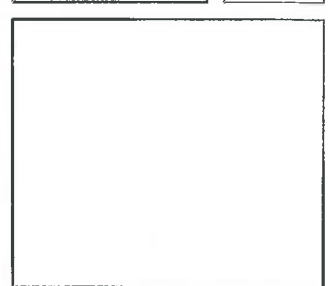
Practical Solutions, Exceptional Service
 TECTONIC Engineering & Surveying Consultants P.C.
 36 British American Blvd.
 Suite 101 Phone (518) 783-1630
 Latham, NY 12110 (505) 829-6531
 www.tectonicengineering.com

WORK ORDER NUMBER 7072.32 DRAWN BY JRF

NCL DATE ISSUE FOR COMMENT

0	1/12/16	FOR COMMENT

RELEASED BY DATE



UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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ORIGINAL SIZE IN INCHES

SITE INFORMATION
 IRISH SETTLEMENT
 PN: 20130991740
 LC: 281515

SITE ADDRESS
 2150 DRYDEN ROAD
 TOWN OF DRYDEN
 TOMPKINS COUNTY
 NY 13068

SHEET TITLE
 ADJOINERS PLAN

SHEET NUMBER
 AD-1

EXHIBIT H

BETHLEHEM LAND SURVEYING, PLLC.

273 Kenwood Avenue
Delmar, New York 12054

Office / Cell Phone: 518-813-0059
www.bethlehemlandsurveying.com



FAA 1-A SURVEY CERTIFICATION

Applicant: UPSTATE CELLULAR NETWORK, A NEW YORK PARTNERSHIP
1275 John Street
Suite 100
West Henrietta, NY. 14586

Site name: Irish Settlement

Site Address: 2150 Dryden Road
T/O Dryden, Tompkins County
New York

Horizontal Datum:	<input checked="" type="checkbox"/>	GPS survey	<input type="checkbox"/>	Ground survey
Vertical Datum:	<input checked="" type="checkbox"/>	GPS survey	<input type="checkbox"/>	Ground survey
Structure Type:	<input checked="" type="checkbox"/>	Proposed Tower	<input type="checkbox"/>	Water Tank
	<input type="checkbox"/>	Existing Tower	<input type="checkbox"/>	Smoke Stack
	<input type="checkbox"/>	Wood Pole	<input type="checkbox"/>	Other
	<input type="checkbox"/>		<input type="checkbox"/>	

Center of Proposed Tower: Latitude: 42° 29' 27.27" North Longitude: 76° 19' 58.08" West

Ground Elevation: 1116.0 AMSL Elevation in feet

Certification: I certify that the latitude and the longitude listed above are accurate to within +/- 20 feet horizontally, and that the ground elevation listed above is accurate to within +/- 3 feet vertically. The horizontal datum (coordinate) are in terms of the North American Datum 1983 (NAD83) and are expressed in degrees, minutes and seconds. The vertical datum (elevations) are in terms of the North American Vertical Datum of 1988 and are expressed in feet.

Company: Bethlehem Land Surveying, PLLC

Internal Job No: 2015-161

Surveyor's
Signature and Seal:



Jason R. Peterson, License No. 0766 NYS 0785

Date: 12-15-15

EXHIBIT I

ULS License

Cellular License - KNKQ423 - Upstate Cellular Network

PA This license has pending applications: 0006135748

Call Sign	KNKQ423	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA562 - New York 4 - Yates	Channel Block	B
Submarket	0	Phase	2

Dates

Grant	11/15/2004	Expiration	10/01/2014
Effective	09/25/2012	Cancellation	

Five Year Buildout Date

08/02/2000

Control Points

1 500 W. Dove Rd, TARRANT, southlake, TX
P: (800)264-6620

Licensee

FRN	0003407764	Type	General Partnership
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Licensee

Upstate Cellular Network 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Contact

Verizon Wireless Licensing Manager 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
---	---

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No

Is the applicant a corporation organized under the laws of any foreign government? **No**

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? **No**

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? **Yes**

Basic Qualifications

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

Demographics

Race

Ethnicity

Gender

ULS License

PCS Broadband License - KNLH240 - Cellco Partnership

PA This license has pending applications: 0006156565

Call Sign	KNLH240	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market

Market	BTA043 - Binghamton, NY	Channel Block	F
Submarket	0	Associated Frequencies (MHz)	001890.00000000-001895.00000000-001970.00000000-001975.00000000

Dates

Grant	07/23/2007	Expiration	06/27/2017
Effective	12/16/2010	Cancellation	

Buildout Deadlines

1st	06/27/2002	2nd	
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Notification Dates

1st	06/11/2002	2nd	
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Licensee

FRN	0003290673	Type	Joint Venture
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Licensee

Cellco Partnership 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
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Contact

Verizon Wireless Licensing - Manager LicensingCompliance@VerizonWireless.com Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
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Ownership and Qualifications

Radio Service	Mobile		
Type			
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
--	----

Is the applicant an alien or the representative of an alien? No

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

The Alien Ruling question is not answered.

Basic Qualifications

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

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

ULS License

PCS Broadband License - WPTB337 - Cellco Partnership

PA This license has pending applications: 0006156565

Call Sign	WPTB337	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market

Market	BTA043 - Binghamton, NY	Channel Block	C
Submarket	1	Associated Frequencies (MHz)	001895.00000000-001910.00000000-001975.00000000-001990.00000000

Dates

Grant	07/28/2011	Expiration	08/22/2021
Effective	07/28/2011	Cancellation	

Buildout Deadlines

1st	08/22/2006	2nd	
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Notification Dates

1st	08/16/2006	2nd	
-----	------------	-----	--

Licensee

FRN	0003290673	Type	Partnership
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Licensee

Cellco Partnership 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
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Contact

Verizon Wireless Licensing - Manager LicensingCompliance@VerizonWireless.com Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
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Ownership and Qualifications

Radio Service Type	Fixed, Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government? No

Is the applicant an alien or the representative of an alien? No

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

The Alien Ruling question is not answered.

Basic Qualifications

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

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

ULS License

AWS, 1710-1755/2110-2155 MHz bands License - WQGA833 - Cellco Partnership

PA This license has pending applications: 0006156565

Call Sign	WQGA833	Radio Service	AW - AWS, 1710-1755/2110-2155 MHz bands
Status	Active	Auth Type	Regular
Market			
Market	CMA562 - New York 4 - Yates	Channel Block	A
Submarket	0	Associated Frequencies (MHz)	001710.00000000-001720.00000000-002110.00000000-002120.00000000

Dates

Grant	11/29/2006	Expiration	11/29/2021
Effective	12/28/2013	Cancellation	

Buildout Deadlines

1st	2nd
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Notification Dates

1st	2nd
-----	-----

Licensee

FRN	0003290673	Type	General Partnership
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Licensee

Cellco Partnership 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
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Contact

Verizon Wireless Licensing Manager 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
---	---

Ownership and Qualifications

Radio Service	Mobile	Type	
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

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

Basic Qualifications

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

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

ULS License

AWS, 1710-1755/2110-2155 MHz bands License - WQGA903 - Cellco Partnership

PA This license has pending applications: 0006156565

Call Sign WQGA903 Radio Service AW - AWS, 1710-1755/2110-2155 MHz bands

Status Active Auth Type Regular

Market

Market BEA006 - Syracuse, NY-PA Channel Block B

Submarket 5 Associated Frequencies (MHz) 001720.00000000-001730.00000000-002120.00000000-002130.00000000

Dates

Grant 11/29/2006 Expiration 11/29/2021

Effective 12/28/2013 Cancellation

Buildout Deadlines

1st 2nd

Notification Dates

1st 2nd

Licensee

FRN 0003290673 Type General Partnership

Licensee

Cellco Partnership
1120 Sanctuary Pkwy, #150 GASA5REG
Alpharetta, GA 30009-7630
ATTN Regulatory
P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Contact

Verizon Wireless
Licensing Manager
1120 Sanctuary Pkwy, #150 GASA5REG
Alpharetta, GA 30009-7630
ATTN Regulatory
P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Ownership and Qualifications

Radio Service Fixed, Mobile
Type
Regulatory Status Non-Common Carrier Interconnected No

Alien Ownership

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

Basic Qualifications

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

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

ULS License

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

PA This license has pending applications: 0006221225, 0006156565, 0005826903

Call Sign WQJQ689 Radio Service WU - 700 MHz Upper Band (Block C)

Status Active Auth Type Regular

Market

Market REA001 - Northeast Channel Block C

Submarket 0 Associated Frequencies (MHz) 000746.00000000-000757.00000000-000776.00000000-000787.00000000

Dates

Grant 11/26/2008 Expiration 06/13/2019

Effective 09/16/2013 Cancellation

Buildout Deadlines

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

Notification Dates

1st 2nd

Licensee

FRN 0003290673 Type General Partnership

Licensee

Cellco Partnership
 1120 Sanctuary Pkwy, #150 GASA5REG
 Alpharetta, GA 30009-7630
 ATTN Regulatory
 P:(770)797-1070
 F:(770)797-1036
 E:LicensingCompliance@VerizonWireless.com

Contact

Verizon Wireless
 Licensing Manager
 LicensingCompliance@VerizonWireless.com
 Alpharetta, GA 30009-7630
 ATTN Regulatory
 P:(770)797-1070
 F:(770)797-1036
 E:LicensingCompliance@VerizonWireless.com

Ownership and Qualifications

Radio Service Mobile
 Type
 Regulatory Status Common Carrier Interconnected Yes

Alien Ownership

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

Basic Qualifications

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

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

EXHIBIT J

36 British American Blvd.;
Latham, NY 12110

(518) 783-1630 FAX: (518) 783-1544
www.tectonicengineering.com

Kathy Pomponio
Verizon Wireless
1275 John Street, Suite #100
West Henrietta, NY 14586

December 18, 2015

**RE: STRUCTURAL/GROUNDING DESIGN LETTER
PROPOSED TELECOMMUNICATIONS FACILITY
VERIZON WIRELESS SITE: IRISH SETTLEMENT
VERIZON WIRELESS SITE NUMBER: 20130991740
2150 DRYDEN ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY, NY 13068
TECTONIC W.O.: 7072.32**

Dear Ms. Pomponio:

Verizon Wireless is proposing a telecommunication facility at the above referenced address. The site includes the installation of the Verizon Wireless antenna array installed at a centerline height of 161' above ground level (AGL) on a 165' self-supporting tower (170' to top of lightning rod). The self-supporting tower will be designed to accommodate antenna arrays for three additional carriers and two dish antennas in addition to the proposed Verizon Wireless installation. The make, model, and manufacturer of the proposed self-supporting will be provided as part of the construction documents to be submitted for the building permit application.

For the purpose of the structural design of the self-supporting tower, foundation and antenna supports, the most stringent criteria of The Building Code of New York State and ANSI/TIA-222-G "Structural Standard for Antenna Supporting Structures and Antennas" will be applied. The proposed installation will be designed by a New York State licensed professional engineer and will meet all of the above listed criteria. The self-supporting tower will be designed to resist overturning, shear, and all other failure modes. The self-supporting tower will be designed such that, in the event of a failure, the self-supporting tower will fall within a fall zone setback of 170'.

For the purpose of lightning protection, the tower, antennas, cabling, equipment shelter, fencing, and all related objects will be grounded in accordance with the NEC/NFPA 780, ANSI/TIA-222-G, and all other applicable local, state, and federal standards.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.

Steven M. Matthews, PE, LEED-AP
Manager of Engineering



EXHIBIT K

VERIZON WIRELESS
1275 John Street, Suite 100
West Henrietta, New York 14586

CO-LOCATION POLICY

Verizon Wireless' co-location policy is as follows:

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

Verizon Wireless responds in a timely, comprehensive manner to an inquiry for shared use of its towers, and negotiates in good faith.

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

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

EXHIBIT L

MILLENNIUM ENGINEERING, P.C.

132 Jaffrey Road
Malvern, Pennsylvania 19355

Cell: 610-220-3820
www.millenniumengineering.net

Fax: 610-644-4355
Email: pauldugan@comcast.net

November 16, 2015

Attn: Emily McPherson, RF Design Engineer
Verizon Wireless
1275 John Street, Suite 100
West Henrietta, NY 14586

Re: RF Safety FCC Compliance of Proposed Communications Facility
Site Name: Irish Settlement, Proposed 165' Lattice Tower (170' Overall Height)
2150 Dryden Road, Dryden, NY 13068 (Town of Dryden, Tompkins County)

Dear Ms. McPherson,

I have performed an analysis to provide an independent determination and certification that the proposed Verizon Wireless communications facility at the above referenced property will comply with Federal Communications Commission (FCC) exposure limits and guidelines for human exposure to radiofrequency electromagnetic fields (Code of Federal Regulation 47 CFR 1.1307 and 1.1310). As a registered professional engineer I am under the jurisdiction of the State Registration Boards in which I am licensed to hold paramount the safety, health, and welfare of the public and to issue all public statements in an objective and truthful manner.

The proposed communications facility consists of a proposed 165' lattice tower (170' overall height – top of lightning rod) at the above referenced property. The proposed Verizon Wireless antenna configuration from the information furnished to me consists of (1) 700 MHz (LTE) antenna (Antel HT4C6318R000G or equivalent), (1) 1900 MHz (LTE) antenna (CSS QAP-660-VR0 or equivalent) and (1) 2100 MHz (LTE) antenna (CSS QAP-660-VR0 or equivalent) on each of three faces (total of 9 antennas) spaced with azimuths of 30/160/280 degrees on the horizontal plane with a centerline of 161' above ground level and no mechanical downtilt. Transmitting from these antennas will be (1) 700 MHz LTE wideband channel, up to (2) 1900 MHz LTE wideband channels and up to (2) 2100 MHz LTE wideband channels per face.

The following assumptions are made for reasonable upper limit radiofrequency operating parameters for the proposed facility due to Verizon Wireless antennas alone to accommodate all licensed frequency bands:

- (1) 700 MHz (LTE) transmit antenna per face at 0-10 degrees mechanical downtilt
- (1) 1900 MHz (LTE) transmit antenna per face at 0-10 degrees mechanical downtilt
- (1) 2100 MHz (LTE) transmit antenna per face at 0-10 degrees mechanical downtilt
- (1) 700 MHz LTE wideband channel/face at 2x60W max power before cable loss/antenna gain
- (2) 1900 MHz LTE wideband channels/face at 2x60W max power/channel before cable loss/antenna gain
- (2) 2100 MHz LTE wideband channels/face at 2x60W max power/channel before cable loss/antenna gain
- The facility would be at or near full capacity during busy hour

Using the far-field power density equations from FCC Bulletin OET 65, the power density at any given distance from the antennas is equal to $0.360(ERP)/R^2$ where R is the distance to the point at which the exposure is being calculated. The given equation is a conversion of the OET 65 power density equation for calculating power density given the distance in feet and the result in metric units (mW/cm^2). This calculated power density

assumes the location is in the main beam of the vertical pattern of the antenna. After making an adjustment for the reduction in power density due to the vertical pattern of the transmit antenna, the calculated ground level power density is below $1 \mu\text{W}/\text{cm}^2$ at any distance from the antenna system of Verizon Wireless.

The 700 MHz "Upper C Block" transmit frequencies (746-757 MHz), which Verizon Wireless is licensed by the FCC to operate, have an uncontrolled/general population maximum permissible exposure (MPE) FCC limit of $497 \mu\text{W}/\text{cm}^2$. The 1900 MHz (PCS) "D Block" transmit frequencies (1945-1950 MHz), which Verizon Wireless is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $1000 \mu\text{W}/\text{cm}^2$ or $1 \text{mW}/\text{cm}^2$. The 2100 MHz (AWS) "A Block", "B Block", "H Block" and "I Block" transmit frequencies (2110-2120, 2120-2130, 2160-2165, 2165-2170 MHz), which Verizon Wireless is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $1000 \mu\text{W}/\text{cm}^2$ or $1 \text{mW}/\text{cm}^2$. Therefore, the exposure at ground level at any distance from the structure would be substantially below 1 % of the FCC exposure limits due to Verizon Wireless antennas alone. The extremely low ground exposure levels are due to the elevated positions of the antennas on the structure and the low power which these systems operate. See Figures 1 and 2 in back of this report which discuss the relationship between height, proximity or distance, and orientation to level of electromagnetic field exposure.

From the standpoint of RF exposure, the presence of Verizon Wireless would not preclude the future addition of other tenants or licensees including emergency or other municipal services which benefit the public from collocation on this structure. There is a substantial margin of safety to allow for the addition of transmit antennas of other communications services. Keep in mind that continuous exposure at 100 % of standard is considered by the scientific community as just as safe as 1 % of standard since the exposure limits themselves contain a large margin of safety.

The International Commission on Non-Ionizing Radiation Protection (ICNIRP), which is an association under the International Radiation Protection Association (IRPA), established exposure limits or guidelines in 1998 similar to the FCC limits. The ICNIRP is a formally recognized non-government organization in non-ionizing radiation for the World Health Organization and the International Labour Office. While the ICNIRP has no jurisdiction over FCC licensees, the composite ground level exposure of the proposed communications facility will be well below 1 % of the ICNIRP exposure limits in all publicly accessible areas.

In summary, the proposed communications facility will comply with all applicable exposure limits and guidelines adopted by the FCC governing human exposure to radiofrequency electromagnetic fields (FCC Bulletin OET 65). Federal law (FCC Rule Title 47 CFR 1.1307 and 1.1310) sets the national standard for compliance with electromagnetic field safety. The FCC exposure limits are based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI). Thus, there is full compliance with the standards of the IRPA, FCC, IEEE, ANSI, and NCRP.

General Information on Electromagnetic Field Safety

Verizon Wireless facilities transmit and receive low power electromagnetic fields (EMF) between base station antennas and handheld portable cell phones. The radiofrequency energy from these facilities and devices is non-ionizing electromagnetic energy. Non-ionizing, unlike X-Rays or other forms of potentially harmful energy in the microwave region, is not cumulative over time nor can the energy change the chemical makeup of atoms (e.g. strip electrons from ions). "Non-ionizing" simply means that the energy is not strong enough to break ionic bonds.

Safe levels of electromagnetic fields were determined by numerous worldwide organizations, such the International Committee for Non-Ionizing Radiation Protection, a worldwide multi-disciplinary team of

researchers and scientists studying the effects of non-ionizing radiofrequency energy such as that emitted by base stations or cell phones. The FCC did not arbitrarily establish their own standards, but adopted the recommendations of all leading organizations that set standards and research the subject such as the Institute of Electrical and Electronics Engineers (IEEE), American National Standards Institute (ANSI), and National Council on Radiation Protection and Measurements (NCRP).

When Verizon Wireless is located on an antenna structure such as a self-supporting lattice type tower, monopole, guyed tower, watertank, etc. the antennas are typically 10 meters or more above ground level (10 meters = 32.81 feet). With the relatively low power and elevated positions of the antennas on the structure with respect to ground level, the maximum ground level exposure can rarely approach 1 % of the applicable FCC exposure limit regardless of how many sets of antennas are collocated on the structure. For this reason, the FCC considers the facilities "categorically excluded" from routine evaluation at antenna heights above 10 meters (or above 32.81 feet). Categorical exclusion exempts a site from routine on-site evaluation. However, the facility is not excluded from compliance with the federal exposure limits and guidelines. The types of facilities used by Verizon Wireless typically elevated on antenna structures (away from access to close proximity, i.e. greater than 10 meters or 32.81 feet) simply cannot generate ground level exposure levels that approach the limits under any circumstances.

From a regulatory perspective, the FCC has sole jurisdiction over the regulation of electromagnetic fields from all facilities and devices. The FCC has established guidelines and limits over emissions and exposure to protect the general public. The FCC also has certain criteria that trigger when an environmental evaluation must be performed. The criteria are based on distance from the antennas (accessibility) and transmit power levels.

CONCLUSIONS:

- 1) **The proposed communications facility will comply with electromagnetic field safety standards by a substantial margin (well below 1 %) in all publicly accessible areas. This includes the base of the proposed structure and any areas in proximity to the proposed structure.**
- 2) **Verizon Wireless takes appropriate measures to ensure that all telecommunications facilities (including this proposed facility) comply with applicable exposure limits and guidelines adopted by the FCC governing human exposure to radiofrequency electromagnetic fields (FCC Bulletin OET 65).**
- 3) **In cases where such compliance exists, the subject of electromagnetic field safety is preempted.** The Telecommunications Act of 1996 states that: "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 [FCC's] regulations concerning such emissions." Telecommunications Act of 1996, § 332[c][7][B][iv].

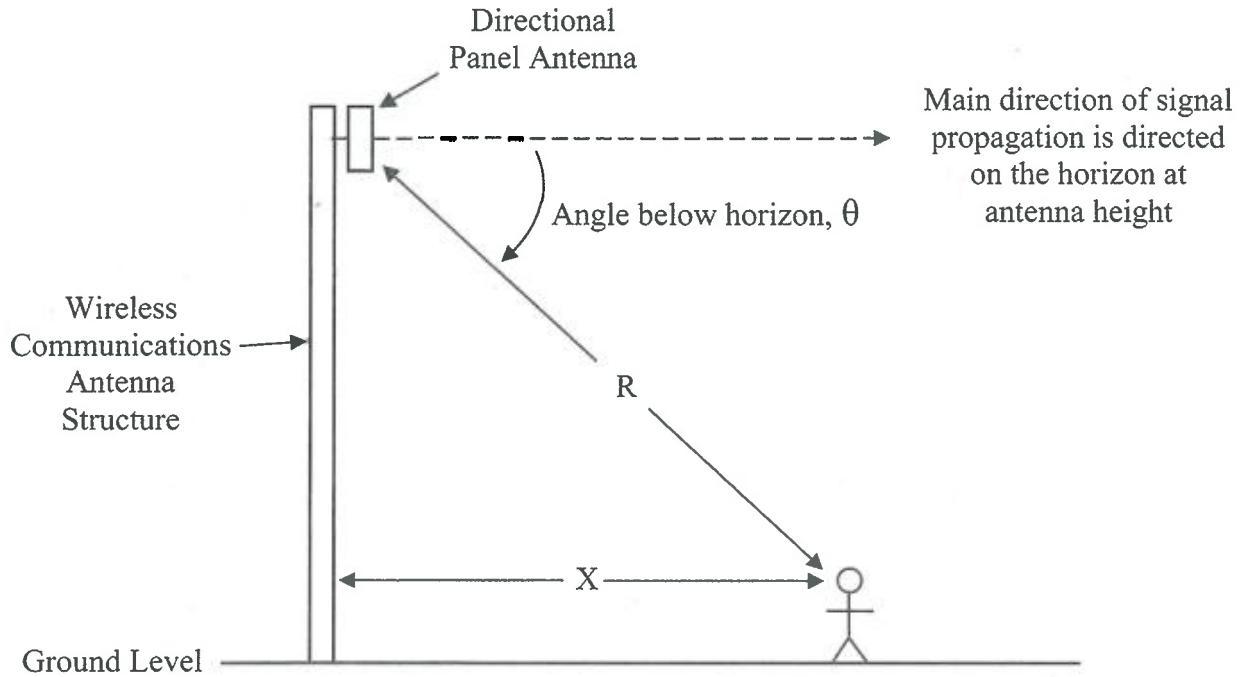
Respectfully,



Paul Dugan, P.E.
Registered Professional Engineer
New York License Number 79144

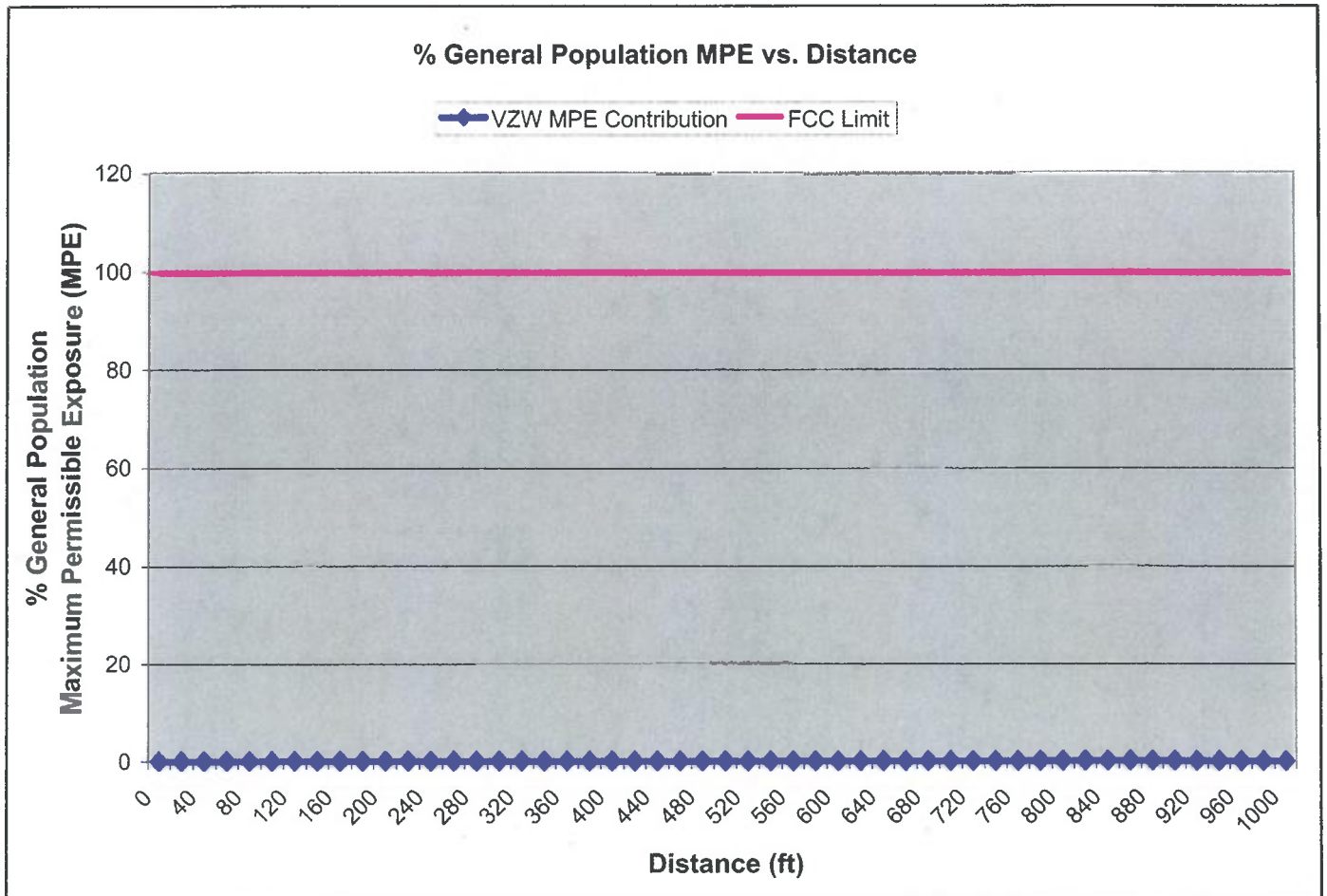


FIGURE 1: Diagram of Electromagnetic Field Strength as a Function of Distance and Antenna Orientation



The above diagram illustrates the conceptual relationship of distance and orientation to directional panel antennas used in wireless communications. At the base of the structure ($x = 0$), the distance R is a minimum when the angle of the direction of propagation θ is a maximum. As one moves away from the antenna structure, the horizontal distance X increases as well as the distance R to the antennas while the angle below the horizon decreases. For this reason, electromagnetic fields from these facilities remain fairly uniform up to a few hundred feet and continue to taper off with distance. As noted in the report, the electromagnetic fields from these types of facilities are hundreds of times below safety standards at any distance from the antenna structure, making them essentially indistinguishable relative to other sources of electromagnetic fields in the environment due to the elevated heights of the antennas and the relatively low power at which these systems operate.

FIGURE 2: Graph of MPE Contribution vs. Distance



The above graph represents the contribution of Verizon Wireless to the composite electromagnetic field exposure level at any distance from the base of the structure. The contribution of Verizon Wireless will remain well under 1% of the FCC general population maximum permissible exposure (MPE) at any distance as shown.

DECLARATION OF ENGINEER

Paul Dugan, P.E., declares and states that he is a graduate telecommunications consulting engineer (BSE/ME Widener University 1984/1988), whose qualifications are a matter of record with the Federal Communications Commission (FCC). His firm, Millennium Engineering, P.C., has been retained by Verizon Wireless to perform power density measurements or calculations for an existing or proposed communications facility and analyze the data for compliance with FCC exposure limits and guidelines for human exposure to radiofrequency electromagnetic fields.

Mr. Dugan also states that the calculations or measurements made in the evaluation were made by himself or his technical associates under his direct supervision, and the summary letter certification of FCC compliance associated with the foregoing document was made or prepared by him personally. Mr. Dugan is a registered professional engineer in the Jurisdictions of Pennsylvania, New Jersey, Delaware, Maryland, Virginia, New York, Connecticut, District of Columbia, West Virginia and Puerto Rico with over 30 years of engineering experience. Mr. Dugan is also an active member of the Association of Federal Communications Consulting Engineers, the National Council of Examiners for Engineering, the National Society of Professionals Engineers, the Pennsylvania Society of Professional Engineers, and the Radio Club of America. Mr. Dugan further states that all facts and statements contained herein are true and accurate to the best of his own knowledge, except where stated to be in information or belief, and, as to those facts, he believes them to be true. He believes under penalty of perjury the foregoing is true and correct.



Paul Dugan, P.E.

Executed this the 16th day of November, 2015.

PAUL DUGAN, P.E.
132 Jaffrey Road
Malvern, Pennsylvania 19355

Cell: 610-220-3820
Fax: 610-644-4355
Email: pauldugan@comcast.net
Web Page: www.millenniumengineering.net

EDUCATION: Widener University, Chester, Pennsylvania
Master of Business Administration, July 1991
Master of Science, Electrical Engineering, December 1988
Bachelor of Science, Electrical Engineering, May 1984

PROFESSIONAL ASSOCIATIONS: **Registered Professional Engineer** in the following jurisdictions:

Pennsylvania, License Number PE-045711-E
New Jersey, License Number GE41731
Maryland, License Number 24211
Delaware, License Number 11797
Virginia, License Number 36239
Connecticut, License Number 22566
New York, License Number 079144
District of Columbia, License Number PE-900355
West Virginia, License Number 20258
Puerto Rico, License Number 18946

Full member of **The Association of Federal Communications Consulting Engineers**
(www.afcce.org) January 1999 to Present
Elected to serve on the Board of Directors for 2006-2007

Full member of **The National Society of Professional Engineers** (www.nspe.org) and the
Pennsylvania Society of Professional Engineers (www.pspe.org) June 2003 to Present
Currently serving on the Board of Directors of the Valley Forge Chapter and as South East Region Vice-Chair for the "Professional Engineers in Private Practice" Executive Committee

Actively participate in **Chester County ARES/RACES** (CCAR www.w3eoc.org) which prepares and provides emergency backup communications for Chester County Department of Emergency Services, March 2005 to Present

Full member of **The National Council of Examiners for Engineering**
(www.ncees.org) May 2001 to Present

Full Member of **The Radio Club of America**
(www.radio-club-of-america.org) December 2003 to present

PROFESSIONAL EXPERIENCE: Millennium Engineering, P.C., Malvern, Pennsylvania
Position: **President**, August 1999 to Present (www.millenniumengineering.net)

Verizon Wireless, Plymouth Meeting, Pennsylvania
Position: **Cellular RF System Design/Performance Engineer**, April 1990 to August 1999

Communications Test Design, Inc., West Chester, Pennsylvania
Position: **Electrical Engineer**, May 1984 to April 1990

MILLENNIUM ENGINEERING, P.C.

132 Jaffrey Road
Malvern, Pennsylvania 19355

Cell: 610-220-3820
www.millenniumengineering.net

Fax: 610-644-4355
Email: pauldugan@comcast.net

November 16, 2015

Attn: Emily McPherson, RF Design Engineer
Verizon Wireless
1275 John Street, Suite 100
West Henrietta, NY 14586

Re: Non-Interference Certification of Proposed Communications Facility
Site Name: Irish Settlement, Proposed 165' Lattice Tower (170' Overall Height)
2150 Dryden Road, Dryden, NY 13068 (Town of Dryden, Tompkins County)

Dear Ms. McPherson,

I have performed an analysis to provide an independent interference evaluation and certification that the proposed Verizon Wireless communications facility at the above referenced property will comply with Federal Communications Commission (FCC) licensed operating parameters and that the system will be free of disruptive radiofrequency interference or cause interference to other wireless systems. As a registered professional engineer I am under the jurisdiction of the State Registration Boards in which I am licensed to hold paramount the safety, health, and welfare of the public and to issue all public statements in an objective and truthful manner.

The proposed communications facility consists of a proposed 165' lattice tower (170' overall height – top of lightning rod) at the above referenced property. The proposed Verizon Wireless antenna configuration from the information furnished to me consists of (1) 700 MHz (LTE) antenna (Antel HT4C6318R000G or equivalent), (1) 1900 MHz (LTE) antenna (CSS QAP-660-VR0 or equivalent) and (1) 2100 MHz (LTE) antenna (CSS QAP-660-VR0 or equivalent) on each of three faces (total of 9 antennas) spaced with azimuths of 30/160/280 degrees on the horizontal plane with a centerline of 161' above ground level and no mechanical downtilt. Transmitting from these antennas will be (1) 700 MHz LTE wideband channel, up to (2) 1900 MHz LTE wideband channels and up to (2) 2100 MHz LTE wideband channels per face.

In Tompkins County, Verizon Wireless is licensed by the FCC to transmit in the 700 MHz "Upper C Block" (746-757 MHz), the 1900 MHz (PCS) "D Block" (1945-1950 MHz) and the 2100 MHz (AWS) "A Block", "B Block", "H Block" and "I Block" (2110-2120, 2120-2130, 2160-2165, 2165-2170 MHz).

Verizon Wireless, other commercial wireless communications licensees, broadcast facilities, public safety communications systems, and utility companies collocate routinely with some basic precautions and there will be no interference issues with the proposed antennas. The licensees that collocate on these types of structures all must operate within their licensed operating parameters. A commercial wireless communications antenna system operates at a frequency and power level authorized by the FCC and, with proper precautions, will not interfere with antenna systems of other commercial wireless services, public safety telecommunications, airport navigation, broadcast radio and television, cordless phones, computers, etc., or other community office or residential household appliances. The different operating frequencies and relatively low power that commercial wireless communications antenna systems operate allow these systems to co-exist in close proximity.

When two or more wireless communications systems co-exist on the same structure or in very close proximity, there is the potential for many forms of interference between systems, such as intermodulation distortion. For the proposed facility subject to this application, no other base station antennas are in close proximity for which to model for intermodulation.

There is nothing commercial wireless communications licensees could gain by operating (intentionally or inadvertently) outside of their licensed operating parameters. The network equipment used by the licensees is designed to operate at certain frequencies and power levels and sharp filtering is designed into the transmit/receive paths to ensure a clean radio system. The technicians who visit the facility for routine maintenance generally perform FCC testing to ensure proper operation of the facility and the systems are monitored remotely twenty-four hours a day, seven days per week. Furthermore, radios are designed so that virtually any type of radio equipment malfunction would cause the radio to shut down.

The FCC has remediation processes to help protect the community. If a complaint is filed with the FCC, the FCC would investigate the complaint and notify the licensee to resolve any issues whether actual or perceived. Failure to comply or negligence on the part of the licensee may result in stiff fines.

In summary, the proposed communications facility will not cause any disruptive interference with any transmitter or receiver that will co-exist at, on or near the same communications structure.

Respectfully,



Paul Dugan, P.E.
Registered Professional Engineer
New York License Number 79144



DECLARATION OF ENGINEER

Paul Dugan, P.E., declares and states that he is a graduate telecommunications consulting engineer (BSE/ME Widener University 1984/1988), whose qualifications are a matter of record with the Federal Communications Commission (FCC). His firm, Millennium Engineering, P.C., has been retained by Verizon Wireless to perform a collocation interference analysis for an existing or proposed communications facility.

Mr. Dugan also states that the calculations or measurements made in the evaluation were made by himself or his technical associates under his direct supervision, and the summary letter certification of FCC compliance associated with the foregoing document was made or prepared by him personally. Mr. Dugan is a registered professional engineer in the Jurisdictions of Pennsylvania, New Jersey, Delaware, Maryland, Virginia, New York, Connecticut, District of Columbia, West Virginia and Puerto Rico with over 30 years of engineering experience. Mr. Dugan is also an active member of the Association of Federal Communications Consulting Engineers, the National Council of Examiners for Engineering, the National Society of Professionals Engineers, the Pennsylvania Society of Professional Engineers, and the Radio Club of America. Mr. Dugan further states that all facts and statements contained herein are true and accurate to the best of his own knowledge, except where stated to be in information or belief, and, as to those facts, he believes them to be true. He believes under penalty of perjury the foregoing is true and correct.



Paul Dugan, P.E.

Executed this the 16th day of November, 2015.

PAUL DUGAN, P.E.
132 Jaffrey Road
Malvern, Pennsylvania 19355

Cell: 610-220-3820
Fax: 610-644-4355
Email: pauldugan@comcast.net
Web Page: www.millenniumengineering.net

EDUCATION: Widener University, Chester, Pennsylvania
Master of Business Administration, July 1991
Master of Science, Electrical Engineering, December 1988
Bachelor of Science, Electrical Engineering, May 1984

PROFESSIONAL ASSOCIATIONS: **Registered Professional Engineer** in the following jurisdictions:

Pennsylvania, License Number PE-045711-E
New Jersey, License Number GE41731
Maryland, License Number 24211
Delaware, License Number 11797
Virginia, License Number 36239
Connecticut, License Number 22566
New York, License Number 079144
District of Columbia, License Number PE-900355
West Virginia, License Number 20258
Puerto Rico, License Number 18946

Full member of **The Association of Federal Communications Consulting Engineers**
(www.afcce.org) January 1999 to Present
Elected to serve on the Board of Directors for 2006-2007

Full member of **The National Society of Professional Engineers** (www.nspe.org) and the
Pennsylvania Society of Professional Engineers (www.pspe.org) June 2003 to Present
Currently serving on the Board of Directors of the Valley Forge Chapter and as South East Region Vice-Chair for the "Professional Engineers in Private Practice" Executive Committee

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EXHIBIT M

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Verizon Wireless - Irish Settlement - Unmanned Wireless Communications Facility		
Project Location (describe, and attach a general location map): 2150 Dryden Road, Town of Dryden, Tompkins County, NY 13068		
Brief Description of Proposed Action (include purpose or need): Upstate Cellular Network, a New York Partnership, d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the installation of an unmanned wireless communications facility located in the south-eastern portion of the existing property. Said property being located north-west of the intersection of Dryden Road (New York State Route 13) and Irish Settlement Road (County Route 162A). Access to the proposed facility will originate from Dryden Road utilizing the existing gravel access road. In general, the installation will consist of the following: a 165'± tall self-supporting tower (170'± including 5' lightning rod), twelve (12) antennas and related equipment to be mounted to the self-supporting tower at a center-line height of 161'±, an 11'-6" x16'-0" accessory equipment platform, and all related coaxial cabling and utility services (power and telephone). All equipment is to be located inside an 75'x75' fenced enclosure within a 100'x100' lease area.		
Name of Applicant/Sponsor: Upstate Cellular Network, a New York Partnership, d/b/a Verizon Wireless		Telephone: (585) 321-5435
		E-Mail: Kathy.Pomponio@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): Robert Burgdorf, Esq., Nixon Peabody LLP		Telephone: (585) 263 1035
		E-Mail: RBurgdorf@nixonpeabody.com
Address: 1300 Clinton Sqaure		
City/PO: Rochester	State: NY	Zip Code: 14604-1792
Property Owner (if not same as sponsor): Scott Pinney		Telephone: (585) 263 1000
		E-Mail:
Address: 6 Otti Drive		
City/PO: Lansing	State: NY	Zip Code: 14882

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Special Use Permit & Site Plan Approval	TBD
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part I	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	

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?
Rural Agricultural (RA) and Conservation (C)

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? Dryden Central School District

b. What police or other public protection forces serve the project site?
Village of Dryden Police Department (16 South St., Dryden, NY 13053)

c. Which fire protection and emergency medical services serve the project site?
Village of Dryden Fire Department (26 North St., Dryden, NY 13053)

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)? Unmanned public utility/personal wireless service facility

b. a. Total acreage of the site of the proposed action? 157.9 acres
 b. Total acreage to be physically disturbed? 0.30 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.30 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 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 2
 ii. Dimensions (in feet) of largest proposed structure: 170' TWR height; 11.5' PF width; and 16.0' PF length
 iii. Approximate extent of building space to be heated or cooled: _____ 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source: _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will 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), 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 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 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)
 Generator after construction is complete

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 semi-trailer truck trips/day: _____

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

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

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

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
Minimal increase in electrical power usage as necessary to operate the facility.

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: _____ 8-5 _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hrs _____ • Saturday: _____ 24 hrs _____ • Sunday: _____ 24 hrs _____ • Holidays: _____ 24 hrs _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 During construction, noise associated with the operation of construction equipment. **once construction is complete the generator will be the only** contributing factors to noise levels.

ii. Will 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:
Two (2) switch operated LED light fixtures attached to the roof structure of the platform, designed to illuminate the platform area only.

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 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 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 Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	14.06	14.10	+0.04
• Forested	88.51	88.51	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.25	3.21	-0.04
• Agricultural (includes active orchards, field, greenhouse etc.)	50.93	50.93	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.15	1.15	0.00
• Wetlands (freshwater or tidal)			
• 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:

Ha - Halsey silt loam	_____	75 %
ArB - Arkport fine sandy loam	_____	20 %
HdC - Howard gravelly loam	_____	5 %

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 25 % of site
 Poorly Drained _____ 75 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name 898-250 & 898-254 Classification C(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size _____
- 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>		
<p>Deer _____</p> <p>Squirrels _____</p>	<p>Rabbits _____</p> <p>Groundhogs _____</p>	<p>Various Birds _____</p>
<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>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>_____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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>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> <p>_____</p>		
<p>E.3. Designated Public Resources On or Near Project Site</p>		
<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: <u>TOMP001</u></p>		
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</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>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</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>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>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, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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: _____	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<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 Peter P. Roma, EIT - TECTONIC Engineering Date 12/18/15

Signature  Title Staff Engineer I

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project:	
Date:	

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)			
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)
 If "Yes", answer questions a - c. If "No", move on to Section 3.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)
 If "Yes", answer questions a - l. If "No", move on to Section 4.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air
 The proposed action may include a state regulated air emission source. NO YES
 (See Part I. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflouorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals
 The proposed action may result in a loss of flora or fauna. (See Part I. E.2. m.-q.) NO YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part I. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part I. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part I. D.2.j)
 If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part I. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part I. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E. 1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project : Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

617.20
Appendix B
State Environmental Quality Review
VISUAL EAF ADDENDUM

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)					
1.	Would the project be visible from:	0-¼	¼-½	½-3	3-5	5+
!	<i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>A site or structure listed on the National or State Registers of Historic Places?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>State Parks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>The State Forest Preserve?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>National Wildlife Refuges and State Game Refuges?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>National Natural Landmarks and other outstanding natural features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>National Park Service lands?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>Rivers designated as National or State Wild, Scenic or Recreational?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>A site, area, lake, reservoir or highway designated as scenic?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>Municipal park, or designated open space?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>County road? CR 162A (Irish Settlement Road)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>State road? NY State Route 13 (Dryden Road) & NY State Route 32 (Freeville Road)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
!	<i>Local road? Ferguson Road, Hart Road, Scenic Way, Scout Lane, Chelsey Circle, Bear Circle, Springhouse Road, and Butler Lane</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<i>Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)</i>					
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
3.	<i>Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?</i>					
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

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

	*¼ mile	Within	*1 mile
Essentially undeveloped	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Forested	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Agricultural	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Suburban Residential	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Industrial	<input type="checkbox"/>		<input type="checkbox"/>
Commerical	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Urban	<input type="checkbox"/>		<input type="checkbox"/>
River, Lake, Pond	<input checked="" type="checkbox"/>		<input 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 type="checkbox"/>
Hilly	<input type="checkbox"/>		<input type="checkbox"/>
Mountainous	<input type="checkbox"/>		<input type="checkbox"/>
Other Willow Glen Cemetery	<input checked="" type="checkbox"/>		<input type="checkbox"/>

NOTE: add attachments as needed

5. Are there visually similar projects within:

*½ mile Yes No 1 mile Yes No 2 miles Yes No 3 miles Yes No

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

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is 5.04 ?

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

Per NY State Route 13 (Dryden Road) AADT

CONTEXT

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

FREQUENCY

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

Reset

EXHIBIT N

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Upstate Cellular Network, a New York Partnership, d/b/a Verizon Wireless
Mailing address: 1275 John Street, Suite #100
West Henrietta, NY 14586

B. Description of the proposed project: Upstate Cellular Network, a New York Partnership, d/b/a Verizon Wireless proposes the installation of an unmanned wireless telecommunications facility. In general the installation will consist of the following: a 165' tall self-supporting tower (170' including 5' lightning rod), twelve (12) antennas and related equipment, an 11'-6"x16'-0" accessory equipment platform, and all related coaxial cabling and utility services (power and telephone). All equipment is to be located inside a 75'x75' fenced enclosure within a 100'x100' lease area.

C. Project site address: 2150 Dryden Road Town: Dryden

D. Project site tax map number: 38-1-3.1

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 0.3

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

Scott Pinney - 6 Otti Drive, Lansing, NY 14882

Cassandra Petrillo - 334 South George Road, Freeville, NY 13068

Warren & Barbara Van Pelt - 2312 Dryden Road, Dryden, NY 13053

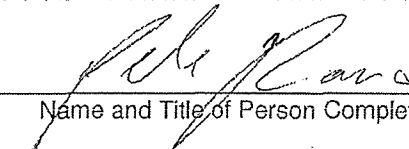
Gabriel Carpenter - 36 South Street, Dryden, NY 13053

Holy Cross Parish Inc. - 375 George Road, Freeville, NY 13068

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~  
**FARM NOTE**  
~~~~~

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.
~~~~~

  
Name and Title of Person Completing Form

1/14/16  
Date



**1** ACTIVE FARM OVERLAY  
 A-1  
 SCALE: 1" = 600' (11x17 SIZE)  
 1" = 300' (22x34 SIZE)

| ID | SBL        | OWNER                     | ADDRESS             | CITY/TOWN/ZIP       |
|----|------------|---------------------------|---------------------|---------------------|
| 1  | 38-1-3.1   | Scott Pinney              | 6 Otti Dr           | Lansing, NY 14882   |
| 2  | 38-1-3.3   | Cassandra Petrillose      | 334 South George Rd | Freeville, NY 13068 |
| 3  | 38-1-12.2  | Holy Cross Parish Inc     | 375 George Rd       | Freeville, NY 13068 |
| 4  | 38-1-18.22 | Warren & Barbara Van Pelt | 2312 Dryden Rd      | Dryden, NY 13053    |
| 5  | 47-1-1.32  | Gabriel Carpenter         | 36 South St         | Dryden, NY 13053    |

**2** ACTIVE FARM LIST  
 AD-1 SCALE: NTS

**verizon**

1275 JOHN STREET, SUITE 100  
 WEST HENRIETTA, NY 14586

**TECTONIC**

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 TECTONIC Engineering & Surveying Consultants P.C.  
 36 British American Blvd. Phone: (518) 783-1630  
 Suite 101 Latham, NY 12110 (800) 628-6531  
 www.tectonicengineering.com

WORK ORDER NUMBER: 7072.32  
 DRAWN BY: JRF

| NO. | DATE    | ISSUE       |
|-----|---------|-------------|
| 0   | 1/14/18 | FOR COMMENT |

RELEASED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL, EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.



ORIGINAL SIZE IN INCHES

**SITE INFORMATION**  
 IRISH SETTLEMENT  
 PN: 20130991740  
 LC: 281515

**SITE ADDRESS**  
 2150 DRYDEN ROAD  
 TOWN OF DRYDEN  
 TOMPKINS COUNTY  
 NY 13068

**SHEET TITLE**  
 ACTIVE FARM LIST

**SHEET NUMBER**  
 A-1

# EXHIBIT O

### OPTION AND LAND LEASE AGREEMENT

This Agreement ("Agreement"), made this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, between **SCOTT PINNEY a/k/a ALEXANDER SCOTT PINNEY**, an individual, with an address of 6 Otta Drive, Lansing, New York 14882, hereinafter designated LESSOR, and **UPSTATE CELLULAR NETWORK d/b/a Verizon Wireless**, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

LESSOR is the owner of that certain real property located at 2150 Dryden Road, Town of Dryden, County of Tompkins, State of New York, as shown on the Tax Map of the Town of Dryden as a 157.72 acre parcel with Tax Map Number 38.-1-3.1, and as further described in Liber 59828 of Deeds at Page 8001 as recorded in the Office of the Clerk of Tompkins County (the entirety of LESSOR's property is referred to hereinafter as the "Property"). LESSEE desires to obtain an option to lease a portion of said Property, being described as a 100± ft. by 100± ft. parcel containing 10,000± square feet (the "Land Space"), together with the non-exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks over or along a thirty (30±) foot wide right-of-way extending from the nearest public right-of-way, Dryden, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights of way from the Land Space; together with a ten foot (10') wide utility easement over the Property; said Land Space, Rights of Way and utility easement (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "A" attached hereto and made a part hereof.

NOW THEREFORE, in consideration of the sum of [REDACTED] to be paid by LESSEE to the LESSOR, the LESSOR hereby grants to LESSEE the right and option to lease said Premises, for the term and in accordance with the covenants and conditions set forth herein. The foregoing payment shall be made by LESSEE within forty five (45) days of execution of this Agreement or of receipt by LESSEE from LESSOR of the Rental Documentation, as defined in and in accordance with Paragraph 3 of the Agreement below, whichever occurs later. The providing by LESSOR of Rental Documentation to LESSEE shall be a prerequisite for the payment of the foregoing amount or any other option or rental payment, if applicable, by LESSEE, and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any payment(s) until Rental Documentation has been supplied to LESSEE.

The option may be exercised at any time on or prior to twelve (12) months after the date of this Agreement. If the option has not been so exercised, it shall be automatically extended for one (1) additional period of twelve (12) months, unless LESSEE gives written notice to LESSOR of the intent not to extend prior to the end of the initial option period. If the option is extended, LESSEE shall make an additional payment of [REDACTED] to LESSOR within thirty (30) days of the option being extended, provided LESSOR has supplied to LESSEE the Rental Documentation, as defined in and in accordance with Paragraph 3 of the Agreement below. The time during which the option may be exercised may be further extended by mutual agreement in writing. If during said option period, or during the term of the lease, if the option is exercised, LESSOR decides to

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subdivide, sell or change the status of the Property or his property contiguous thereto, LESSOR shall immediately notify LESSEE in writing so that LESSEE can take steps necessary to protect LESSEE's interest in the Premises.

This option may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to LESSEE's principal, affiliates, subsidiaries of its principal; to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization; or to any entity which acquires or receives an interest in the majority of communication towers of LESSEE in the market defined by the Federal Communications Commission in which the Property is located. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of LESSOR, 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 LESSEE shall constitute an assignment hereunder.

Should LESSEE fail to exercise this option or any extension thereof within the time herein limited, all rights and privileges granted hereunder shall be deemed completely surrendered, this option terminated, and LESSOR shall retain all money paid for the option, and no additional money shall be payable by either Party to the other.

LESSOR shall cooperate with LESSEE in its effort to obtain all certificates, permits and other approvals that may be required by any Federal, State or Local authorities which will permit LESSEE use of the Premises. LESSOR shall take no action which would adversely affect the status of the Property with respect to the proposed use by LESSEE.

LESSOR shall permit LESSEE, during the option period, free ingress and egress to the Premises to conduct such surveys, inspections, structural strength analysis, subsurface soil tests, and other activities of a similar nature as LESSEE may deem necessary, at the sole cost of LESSEE.

LESSOR agrees to execute a Memorandum of this Option and Land Lease Agreement which LESSEE may record with the Tompkins County Clerk's Office. The date set forth in the Memorandum is for recording purposes only and bears no reference to commencement of either term or rent payments.

Notice of the exercise of the option shall be given by LESSEE to the LESSOR in writing by certified mail, return receipt requested, or by commercial courier. LESSEE shall be deemed to have exercised the option, and the following agreement shall take effect, on the date specified in writing by LESSEE in the Notice:

## LAND LEASE AGREEMENT

This Agreement ("Agreement"), made this \_\_\_\_\_ day of \_\_\_\_\_, 201\_, between **SCOTT PINNEY a/k/a ALEXANDER SCOTT PINNEY**, an individual, with an address of 6 Otta Drive, Lansing, New York 14882, hereinafter designated LESSOR, and **UPSTATE CELLULAR NETWORK d/b/a Verizon Wireless**, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. PREMISES. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the "Property") located at 2150 Dryden Road, Town of Dryden, County of Tompkins, State of New York, and being described as a 100± ft. by 100± ft. parcel containing 10,000± square feet (the "Land Space"), together with the non-exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks over or along a thirty (30±) foot wide right-of-way extending from the nearest public right-of-way, Dryden Road, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights of way from the Land Space; together with a ten foot (10') wide utility easement over the Property; said Land Space, Rights of Way and utility easement (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "A" attached hereto and made a part hereof. The Property is also shown on the Tax Map of the Town of Dryden as a 157.72 acre parcel with Tax Map Number 38.-1-3.1, and is further described in Liber 59828 of Deeds at Page 8001 as recorded in the Office of the Clerk of Tompkins County.

In the event any public utility is unable to use the Rights of Way, the LESSOR hereby agrees to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE. LESSOR agrees to grant LESSEE, Verizon New York, Inc., or any other local utility or fiber provider the right to install such utilities or fiber in, on, over and/or under the Premises necessary for LESSEE to operate its communications facility (as defined herein).

2. SURVEY. LESSOR also hereby grants to LESSEE the right to survey the Property and/or the Premises, and said survey shall then become Exhibit "B" which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibit "A". Cost for such work shall be borne by the LESSEE.

The drawing at Exhibit "A" may be replaced by a site plan showing the Premises and the location of LESSEE's improvements thereon, which site plan LESSEE shall submit to LESSOR for LESSOR's written approval prior to LESSEE's commencement of construction, which approval shall not be unreasonably withheld, conditioned or delayed. In the event that LESSOR does not furnish LESSEE with such written approval or its specific reasons for disapproval within fifteen (15) days after the date of submission of the site plan to LESSOR, LESSOR will be deemed to have approved it.

3. TERM; RENTAL.

a. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and be due at a total annual rental for each year of the initial term of [REDACTED] to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR, in the name of Alexander Scott Pinney, or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 23 below. The Commencement Date shall be the first day of the month in which notice of the exercise of the option, as set forth above, is effective (the "Commencement Date"). However, LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until sixty (60) days after the exercise of the option is effective.

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. LESSOR hereby agrees to provide to LESSEE certain documentation (the "Rental Documentation") evidencing LESSOR's interest in, and right to receive payments under, this Agreement, including without limitation: (i) documentation, acceptable to LESSEE in LESSEE's reasonable discretion, evidencing LESSOR's good and sufficient title to and/or interest in the Property and right to receive rental payments and other benefits hereunder; (ii) a complete and fully executed Internal Revenue Service Form W-9, or equivalent, in a form acceptable to LESSEE, for any party to whom rental payments are to be made pursuant to this Agreement; and (iii) other documentation requested by LESSEE in LESSEE's reasonable discretion. From time to time during the Term of this Agreement and within thirty (30) days of a written request from LESSEE, LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. The Rental Documentation shall be provided to LESSEE in accordance with the provisions of and at the address given in Paragraph 23. Delivery of Rental Documentation to LESSEE shall be a prerequisite for the payment of any rent by LESSEE and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rental payments until Rental Documentation has been supplied to LESSEE as provided herein.

Within fifteen (15) days of obtaining an interest in the Property or this Agreement, any assignee(s), transferee(s) or other successor(s) in interest of LESSOR shall provide to LESSEE Rental Documentation in the manner set forth in the preceding paragraph. From time to time during the Term of this Agreement and within thirty (30) days of a written request from LESSEE, any assignee(s) or transferee(s) of LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. Delivery of Rental Documentation to LESSEE by any assignee(s), transferee(s) or other successor(s) in interest of LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rental payments to any assignee(s), transferee(s) or other successor(s) in interest of LESSOR until Rental Documentation has been supplied to LESSEE as provided herein.



c. LESSEE agrees to furnish and install separate electrical service (inclusive of a separate meter) to the site for its intended purpose, provided that such installation is permitted by the local utility company. In the event that the local utility company determines that separate electrical service is not permitted or it is determined by LESSEE that a separate service installation is an impracticable means of service, LESSEE agrees to furnish and install an electrical sub-meter at the Property for the measurement of electrical power used by the LESSEE's installation. LESSOR agrees to allow such installation by LESSEE and upon installation of an electrical sub-meter, LESSOR agrees to be responsible for reading the sub-meter on a quarterly basis and for providing LESSEE with an invoice which includes a copy of the electric invoice from utility and the sub-meter readings. LESSOR shall send its invoice to LESSEE at Verizon Wireless, Accounts Payable-Cellsites, M/S 3846, P.O. Box 2375, Spokane, WA 99210-2375 or email to: livebills@ecova.com. LESSEE agrees to promptly reimburse LESSOR for such electrical costs which shall not be construed to be rent. The parties agree that LESSEE shall be relieved of its obligation to reimburse LESSOR for electrical usage which has not been properly invoiced and sent to LESSEE at the above address within one (1) year of the initial invoicing from the utility company to the LESSOR.

4. EXTENSIONS. This Agreement shall automatically be extended for four (4) additional five (5) year extension terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

5. EXTENSION RENTALS. The annual rental for each such five (5) year extension term shall be equal to 115% of the annual rental payable with respect to the immediately preceding five (5) year term.

6. ADDITIONAL EXTENSIONS. If at the end of the fourth (4th) five (5) year extension term this Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least three (3) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for three (3) additional five (5) year terms and one (1) additional term of four (4) years thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least three (3) months prior to the end of such term. Under no circumstances will the term of this Lease, including all renewals, exceed forty-nine (49) years. Annual rental for each such five (5) year additional extension term shall be equal to 115% of the annual rental payable with respect to the immediately preceding five (5) year term. The initial term and all extensions shall be collectively referred to herein as the "Term".

7. TAXES. LESSEE shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property which LESSOR demonstrates is the result of LESSEE's use of the Premises and/or the installation, maintenance, and operation of the LESSEE's improvements, and any sales tax imposed on the rent (except to the extent that LESSEE is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which LESSOR demonstrates arises from the LESSEE's improvements and/or LESSEE's use of the Premises. LESSOR and LESSEE shall each be responsible for the payment of any taxes, levies,

assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by LESSOR or LESSEE at the Property. Notwithstanding the foregoing, LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

LESSOR shall provide to LESSEE a copy of any notice or assessment relating to personal property, real estate taxes, assessments, or charges for which LESSEE is responsible within ten (10) days of receipt of the same by LESSOR. LESSEE shall have no obligation to make payment of any real estate personal property, real estate taxes, assessments, or charges until LESSEE has received the notice or assessment relating to such payment as set forth in the preceding sentence. In the event LESSOR fails to provide to LESSEE a copy of any such notice or assessment within the ten (10) day period set forth herein, LESSEE shall be relieved of any obligation or responsibility to make payment of personal property, real estate taxes, assessments, or charges referred to in the notice or assessment which was not timely delivered by LESSOR to LESSEE.

LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this Paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

8. USE: GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. A security fence consisting of chain link construction or similar but comparable construction may be placed around the perimeter of the Premises at the discretion of LESSEE (not including the Right of Way). All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto, during the Term. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which

will permit LESSEE use of the Premises as set forth above. LESSOR agrees to cooperate with LESSEE in its effort to obtain such approvals. LESSOR acknowledges, consents to and joins in any application for Governmental Approvals and authorizes LESSEE to execute any documents required in furtherance of any such applications. LESSOR shall take no action which would adversely affect the status of the Property with respect to the proposed use thereof by LESSEE. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that any soil boring tests are unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its sole discretion, determines that the use of the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, the LESSEE shall have no further obligations for the payment of rent to LESSOR.

9. INDEMNIFICATION. Subject to Paragraph 10 below, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal 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.

10. INSURANCE.

a. Notwithstanding the indemnity in section 10, the Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or to the Property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

b. LESSEE will maintain at its own cost;

- i. Commercial General Liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence

- ii. Commercial Auto Liability insurance on all owned, non-owned and hired automobiles with a minimum combined limit of not less than one million (\$1,000,000) per occurrence
- iii. Workers Compensation insurance providing the statutory benefits and not less than one million (\$1,000,000) of Employers Liability coverage.

LESSEE will include the LESSOR as an additional insured on the Commercial General Liability and Auto Liability policies.

c. LESSOR hereby acknowledges that all portions of the Property within three hundred feet (300') of the Premises (hereinafter referred to as the "Insurance Buffer") are currently being used solely for agricultural, forestry or non-commercial 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, each will maintain commercial general liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence.

11. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 9 and 29, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

12. ANNUAL TERMINATION. Notwithstanding anything to the contrary contained herein, provided LESSEE is not in default hereunder beyond applicable notice and cure periods, LESSEE shall have the right to terminate this Agreement upon the annual anniversary of the Commencement Date provided that three (3) months prior notice is given to LESSOR.

13. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Agreement is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment as long as LESSEE is making a good faith effort to remedy the interference issue. LESSOR agrees that LESSOR and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to the then existing equipment of LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance

with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of the Agreement, remove its building(s), antenna structure(s) (except footings), equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LESSEE 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 (as defined in Paragraph 33 below). If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

15. HOLDOVER. LESSEE has no right to retain possession of the Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 14 herein, unless the Parties are negotiating a new lease or lease extension in good faith. In the event that the Parties are not in the process of negotiating a new lease or lease extension in good faith, LESSEE holds over in violation of Paragraph 14 and this Paragraph 15, then the rent then in effect payable from and after the time of the expiration or earlier removal period set forth in Paragraph 14 shall be equal to the rent applicable during the month immediately preceding such expiration or earlier termination.

16. RIGHT OF FIRST REFUSAL. If LESSOR elects, during the Term to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Agreement to such third party, LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If LESSEE fails to meet such bona fide offer within thirty (30) days after written notice thereof from LESSOR, LESSOR may sell or grant the easement or interest in the Property or portion thereof to such third person in accordance with the terms and conditions of such third party offer. 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 of the Property for which LESSEE has any right of first refusal.

17. RIGHTS UPON SALE. Should LESSOR, at any time during the Term decide (i) to sell or transfer all or any part of the Property to a purchaser other than LESSEE, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, such sale 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 under the terms of this Agreement. To the extent that LESSOR grants to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE for the purpose of operating and maintaining communications facilities or the management thereof and in conjunction therewith, assigns this Agreement to said third party, 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 this Agreement.

18. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises.

19. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Agreement, and covenants during the Term that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants during the Term that there are no liens, judgments or impediments of title on the Property, or affecting LESSOR's title to the same and that there are no covenants, easements or restrictions which prevent or adversely affect the use or occupancy of the Premises by LESSEE as set forth above.

20. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Parties. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. 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 under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

21. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the Laws of the State in which the Property is located.

22. ASSIGNMENT. This Agreement may be sold, assigned or transferred by the LESSEE without any approval or consent of the LESSOR to the LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the LESSOR, 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 LESSEE shall constitute an assignment hereunder. LESSEE may sublet the Premises within its sole discretion, upon notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and

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shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto.

23. NOTICES. 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:       **ALEXANDER SCOTT PINNEY**  
6 Otti Drive  
Lansing, New York 14882

LESSEE:       **UPSTATE CELLULAR NETWORK**  
d/b/a Verizon Wireless  
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.

24. SUCCESSORS. This Agreement shall extend to and bind the heirs, personal representative, successors and assigns of the Parties hereto.

25. SUBORDINATION AND NON-DISTURBANCE. LESSOR shall obtain not later than fifteen (15) days following the execution of this Agreement, a Non-Disturbance Agreement, as defined below, and, if required by the Mortgage, as defined below, a written consent, from its 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 or right-of-way; 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 right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Agreement beyond applicable notice and cure periods. 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 (1) honor all of the terms of the Agreement, (2) fulfill LESSOR's obligations under the Agreement, and (3) promptly cure all of the then-existing LESSOR defaults under 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.

26. RECORDING. LESSOR agrees to execute a Memorandum of this Agreement which LESSEE may record with the appropriate recording officer. The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either the Term or rent payments.

27. DEFAULT.

a. In the event there is a breach by LESSEE with respect to any of the provisions of this Agreement or its obligations under it, including the payment of rent, LESSOR shall give LESSEE written notice of such breach. After receipt of such written notice, LESSEE shall have fifteen (15) days in which to cure any monetary breach and thirty (30) days in which to cure any non-monetary breach, provided LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSOR may not maintain any action or effect any remedies for default against LESSEE unless and until LESSEE has failed to cure the breach within the time periods provided in this Paragraph.

b. In the event there is a breach by LESSOR with respect to any of the provisions of this Agreement or its obligations under it, LESSEE shall give LESSOR written notice of such breach. After receipt of such written notice, LESSOR shall have thirty (30) days in which to cure any such breach, provided LESSOR shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSOR commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSEE may not maintain any action or effect any remedies for default against LESSOR unless and until LESSOR has failed to cure the breach within the time periods provided in this Paragraph. Notwithstanding the foregoing to the contrary, it shall be a default under this Agreement if LESSOR fails, within five (5) days after receipt of written notice of such breach, to perform an obligation required to be performed by LESSOR if the failure to perform such an obligation interferes with LESSEE's ability to conduct its business on the Property; provided, however, that if the nature of LESSOR's obligation is such that more than five (5) days after such notice is reasonably required for its performance, then it shall not be a default under this Agreement if



performance is commenced within such five (5) day period and thereafter diligently pursued to completion.

28. REMEDIES. 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 on the defaulting Party's behalf, including but not limited to the obtaining of reasonably required insurance policies. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. In the event of a default by either Party with respect to a material provision of this Agreement, 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 the 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 Premises are located; provided, however, LESSOR shall use reasonable efforts to mitigate its damages in connection with a default by LESSEE. If LESSEE so performs any of LESSOR's obligations hereunder, the full amount of the reasonable and actual cost and expense incurred by LESSEE shall immediately be owing by LESSOR to LESSEE, and LESSOR shall pay to LESSEE upon demand the full undisputed amount thereof with interest thereon from the date of payment at the greater of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws. Notwithstanding the foregoing, if LESSOR does not pay LESSEE the full undisputed amount within thirty (30) days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the full undisputed amount, including all accrued interest, due against all fees due and owing to LESSOR until the full undisputed amount, including all accrued interest, is fully reimbursed to LESSEE.

29. ENVIRONMENTAL.

a. LESSOR will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, on, or in any way related to the Property, unless such conditions or concerns are caused by the specific activities of LESSEE in the Premises.

b. Each Party shall hold the other harmless and indemnify the other from and assume all duties, responsibility and liability at its sole cost and expense, for all duties, responsibilities, and liability (for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: a) failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect; and b) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Property or activities conducted thereon, unless such environmental conditions are caused by the other Party.

30. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Agreement upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, the rent shall abate during the period of repair following such fire or other casualty in proportion to the degree to which LESSEE's use of the Premises is impaired.

31. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Agreement shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Premises or Property, LESSEE, in LESSEE's sole discretion, is unable to use the Premises for the purposes intended hereunder, or if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, LESSEE may, at LESSEE's option, to be exercised in writing within fifteen (15) days after LESSOR shall have given LESSEE written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession) terminate this Agreement as of the date the condemning authority takes such possession. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the equipment, conduits, fixtures, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Agreement. If LESSEE does not terminate this Agreement in accordance with the foregoing, this Agreement shall remain in full force and effect as to the portion of the Premises remaining, except that the rent shall be reduced in the same proportion as the rentable area of the Premises taken bears to the total rentable area of the Premises. In the event that this Agreement is not terminated by reason of such condemnation, LESSOR shall promptly repair any damage to the Premises caused by such condemning authority.

32. SUBMISSION OF AGREEMENT/PARTIAL INVALIDITY/AUTHORITY. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of such Party has the full right, power and authority to enter into and execute this Agreement on such Party's

SITE NAME: IRISH SETTLEMENT  
ATTY/DATE: NP/OCTOBER 2015

behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

33. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, 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 (a) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises (other than general office use); and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises.

34. SURVIVAL. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

35. CAPTIONS. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.

[The remainder of this page is intentionally blank.]

SITE NAME: IRISH SETTLEMENT  
ATTY/DATE: NP/OCTOBER 2015

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals on the dates below, effective the day and year first above written.

LESSOR:



SCOTT PINNEY a/k/a ALEXANDER SCOTT  
PINNEY

Signature Date: 10/18/15

LESSEE:

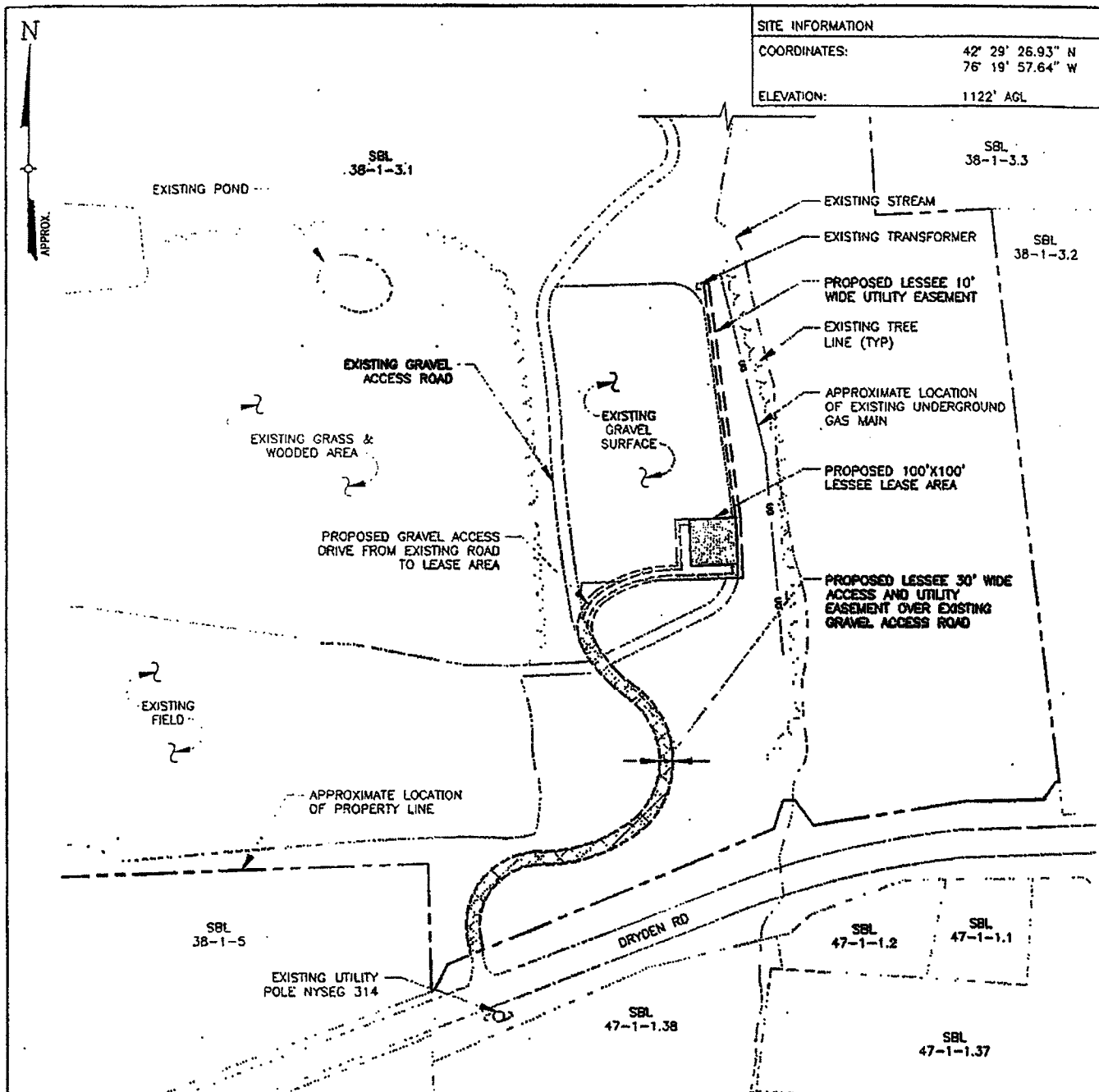
UPSTATE CELLULAR NETWORK  
d/b/a Verizon Wireless

By: Cellco Partnership, its General Partner

By: \_\_\_\_\_  
Name: David R. Heverling  
Title: Area Vice President Network  
Signature Date: \_\_\_\_\_

SITE NAME: IRISH SETTLEMENT  
ATTY/DATE: NP/OCTOBER 2015

Exhibit "A"  
(Site Plan of Premises)



| SITE INFORMATION |                                      |
|------------------|--------------------------------------|
| COORDINATES:     | 42° 29' 26.93" N<br>76° 19' 57.64" W |
| ELEVATION:       | 1122' AGL                            |

**NOTE**

1. THIS DRAWING IS FOR OPTION, LEASE, LICENSE AND PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. FINAL UTILITY EASEMENT LOCATION WILL BE DETERMINED BY THE UTILITY COMPANY.

**OVERALL SITE PLAN**  
 SCALE: 1" = 300'



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- CONSTRUCTION MANAGEMENT

TECTONIC Engineering & Surveying Consultants P.C.  
 36 British American Blvd., Suite 101  
 Lotham, NY 12110

Phone: (518) 783-1630  
 Fax: (518) 783-1544      www.tectonicengineering.com

IRISH SETTLEMENT - LEASE EXHIBIT  
 PROJECT #20130991740 - LOCATION CODE #281515  
 2150 DRYDEN ROAD - TOWN OF DRYDEN - TOMPKINS COUNTY, NY 13068

UPSTATE CELLULAR NETWORK, A NEW YORK PARTNERSHIP,  
 (LESSEE)  
 1275 JOHN STREET, SUITE 100, WEST HENRIETTA, NY 14586

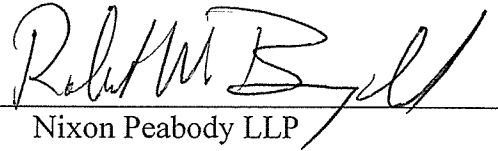
## EXHIBIT P

**STATEMENT PURSUANT TO TOWN CODE SECTION 6D 1 AND 2**

D. The Applicant provides the following statement:

- 1) that the Applicant's proposed Telecommunications Tower will be maintained in a safe manner, in compliance with all conditions of the Special Use Permit permitted to be legally imposed under applicable Federal and State law, without exception, unless specifically granted relief by the Board in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable County, State and United States laws, rules and regulations;
- 2) that the construction of the Telecommunications Tower is legally permissible, including, but not limited to the fact that the Applicant is authorized to do business in the State.

UPSTATE CELLULAR NETWORK d/b/a  
VERIZON WIRELESS



By: Nixon Peabody LLP

Its: Attorneys

By: Robert W. Burgdorf



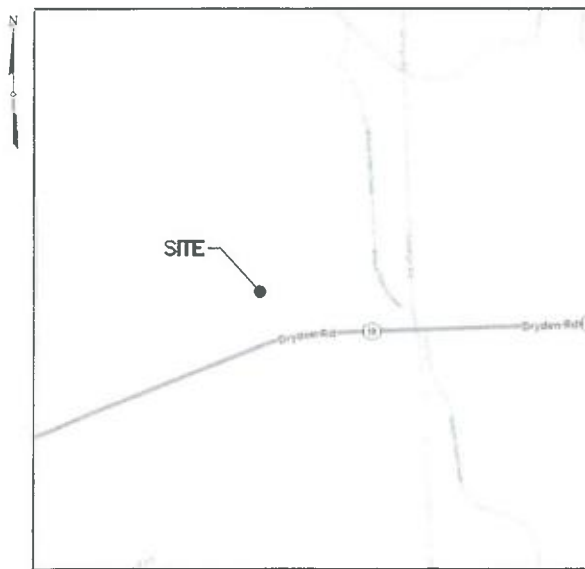
## EXHIBIT Q

UPSTATE CELLULAR NETWORK,  
A NEW YORK PARTNERSHIP,  
d/b/a



SITE NAME:  
**IRISH SETTLEMENT**

PROJECT NUMBER: 20130991740  
LOCATION CODE: 281515



DIRECTIONS TO SITE:

FROM SYRACUSE, TAKE I-81 SOUTH 29.5± MILES. TAKE EXIT 12 AND KEEP LEFT TO FOLLOW NY-281 SOUTH 3.8± MILES. CONTINUE ONTO NY-13 SOUTH AND PROCEED 7.6± MILES. TURN RIGHT TO STAY ONTO NY-13 SOUTH AND FOLLOW 1.6± MILES. SITE ACCESS IS LOCATED ON THE RIGHT.

VICINITY MAP

|                        |                                                                             |
|------------------------|-----------------------------------------------------------------------------|
| PROJECT NUMBER:        | 20130991740                                                                 |
| LOCATION CODE:         | 281515                                                                      |
| SITE NAME:             | IRISH SETTLEMENT                                                            |
| SITE ADDRESS:          | 2150 DRYDEN ROAD<br>DRYDEN, NY 13068                                        |
| MUNICIPALITY:          | TOWN OF DRYDEN                                                              |
| COUNTY:                | TOMPKINS                                                                    |
| ZONING DISTRICT:       | RURAL AGRICULTURAL DISTRICT &<br>CONSERVATION DISTRICT                      |
| TAX MAP NUMBER:        | 38-1-3.1                                                                    |
| STRUCTURE COORDINATES: | N 42° 29' 27.27"<br>W 76° 19' 58.08"                                        |
| GROUND ELEVATION:      | 1116.0'± AMSL                                                               |
| PROPERTY OWNER:        | SCOTT PINNEY<br>2150 DRYDEN ROAD<br>FREEVILLE, NY 13068                     |
| APPLICANT:             | VERIZON WIRELESS<br>1275 JOHN STREET, SUITE 100<br>WEST HENRIETTA, NY 14586 |
| CONTACT PERSON:        | KATHY POMPONIO                                                              |
| CONTACT PHONE:         | (585) 321-5435                                                              |

PROJECT SUMMARY

PROJECT DESCRIPTION

PROJECT DESCRIPTION:  
THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED SELF-SUPPORT TOWER AND THE INSTALLATION OF AN EQUIPMENT PLATFORM WITH GENERATOR AT GRADE WITHIN A PROPOSED FENCED COMPOUND.

| SHT. NO. | DESCRIPTION                           | REV NO | REVISION DATE |
|----------|---------------------------------------|--------|---------------|
| T-1      | TITLE SHEET                           | 0      | 12/18/15      |
| SU-1     | PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY | 0      | 12/15/15      |
| SB-1     | SETBACK PLAN                          | 0      | 12/18/15      |
| AD-1     | ADJOINERS PLAN                        | 0      | 12/18/15      |
| C-1      | OVERALL SITE PLAN                     | 0      | 12/18/15      |
| C-2      | SITE DETAIL PLAN                      | 0      | 12/18/15      |
| C-3      | ELEVATION & ORIENTATION PLAN          | 0      | 12/18/15      |
| C-4      | PLATFORM & EQUIPMENT ELEVATIONS       | 0      | 12/18/15      |

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

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UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-952-7982

NY - Subcontractors for T33 require 10 days prior notice. NY - Subcontractors for T33 require 10 days prior notice. Call us for more than ten days notice.

DIG SAFELY - NEW YORK

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.



1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586



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TECTONIC Engineering & Surveying Consultants P.C.  
35 British American Blvd.  
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Latham, NY 12110  
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WORK ORDER NUMBER: 7072.32  
DRAWN BY: JRF

| NO | DATE     | ISSUE       |
|----|----------|-------------|
| 0  | 12/18/15 | FOR COMMENT |

RELEASED BY: DATE:

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ORIGINAL SIZE IN INCHES

SITE INFORMATION  
IRISH SETTLEMENT  
PN: 20130991740  
LC: 281515

SITE ADDRESS  
2150 DRYDEN ROAD  
TOWN OF DRYDEN  
TOMPKINS COUNTY  
NY 13068

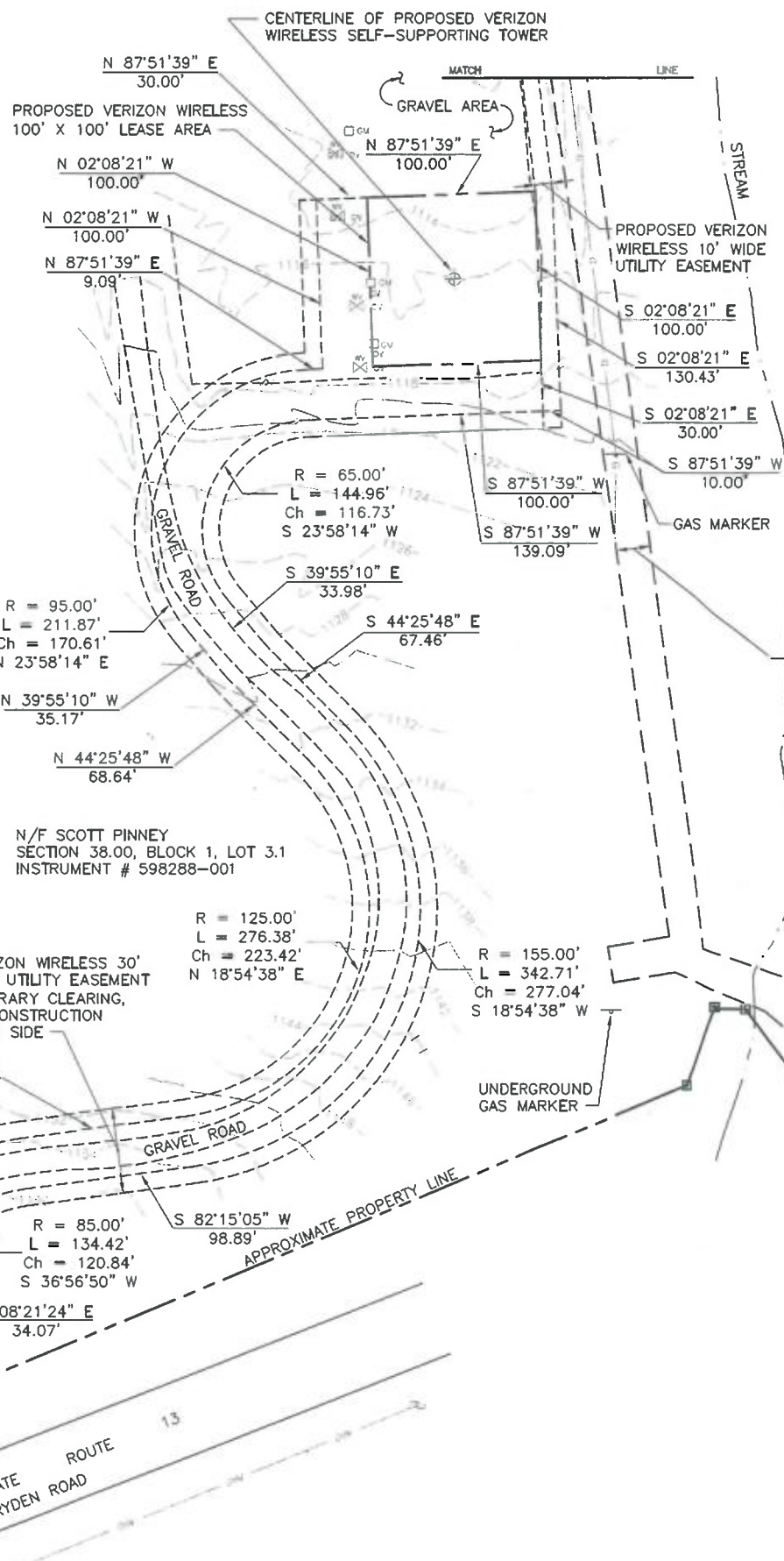
TITLE SHEET

T-1



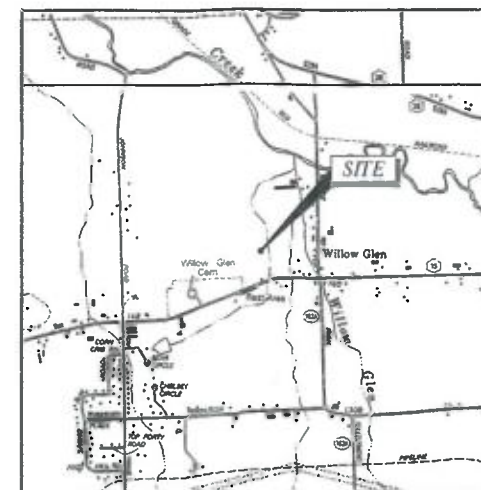
### GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY BETHLEHEM LAND SURVEYING, PLLC COMPLETED ON 12/05/2015.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.
- MERIDIAN AND COORDINATES REFER TO NEW YORK STATE PLANE, NAD 83, NEW YORK CENTRAL ZONE AND ARE BASED ON GPS OBSERVATIONS.
- ANGLES OR BEARINGS SHOWN HEREON ARE FORMATTED IN DEGREES, MINUTES, AND SECONDS. DISTANCES OR ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS NOTED OTHERWISE.
- REFERENCES:
  - DEED: INSTRUMENT NO.: 598288-001
  - MAP ENTITLED: "SURVEY MAP LOTS OF PAUL E. & BETTY J. COOK, MILITARY LOTS 36, 37, & 47, TOWN OF DRYDEN, COUNTY OF TOMPKINS, STATE OF NEW YORK" PREPARED BY MICHAEL JOHN REAGAN, L.S. DATED OCTOBER 2005 AND FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE IN DRAWER ARV, SHEET 41.
  - TITLE COMMITMENT PREPARED BY STEWART TITLE INSURANCE COMPANY, COMMITMENT NO.: 231954T EFFECTIVE DATE: SEP. 10, 2014.
- UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON.
- LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS. TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, P.C. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES, OR UTILITIES.
- THIS SURVEY PLAT IS FOR SITE PLAN/ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
- THE PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR ORIENTATION PURPOSE ONLY AND THEY DO NOT REPRESENT A PROPERTY/BOUNDARY OPINION BY THE LAND SURVEYOR.
- WETLANDS, IF PRESENT, HAVE NOT BEEN LOCATED OR SHOWN HEREON.
- NOT ALL IMPROVEMENTS ON THE PARCEL BEING SURVEYED ARE SHOWN HEREON.



### LEGEND

|  |                             |
|--|-----------------------------|
|  | PROPERTY LINE               |
|  | ADJOINING PROPERTY LINE     |
|  | EASEMENT LINE               |
|  | LEASE LINE                  |
|  | ACCESS AND UTILITY EASEMENT |
|  | INDEX CONTOUR LINE          |
|  | CONTOUR LINE                |
|  | EDGE OF GRAVEL              |
|  | EDGE OF PAVEMENT            |
|  | EDGE OF WATER/SWALE         |
|  | OVERHEAD WIRES              |
|  | TREE LINE                   |
|  | GAS (UNDERGROUND)           |
|  | MONUMENT FOUND              |
|  | IRON ROD FOUND              |
|  | CABLE PEDESTAL              |
|  | ELECTRIC TRANSFORMER        |
|  | TELEPHONE PEDESTAL          |
|  | PVC STUB                    |
|  | UTILITY POLE                |
|  | GAS VALVE                   |
|  | WATER VALVE                 |



### LOCATION MAP

SCALE: 1" = 2000'

APPROXIMATE PROPERTY LINE

N/F WILLOW GLEN CEMETERY SECTION 38.00, BLOCK 1, LOT 5 LIBER 7, PAGE 268

N/F SCOTT PINNEY SECTION 38.00, BLOCK 1, LOT 3.1 INSTRUMENT # 598288-001

20' WIDE EASEMENT GRANTED TO NEW YORK STATE ELECTRIC AND GAS FOR A JOINT TRENCH OF ELECTRIC AND GAS

N/F DALE J. LOOMIS & CASSANDRA A. PETRILLOSE SECTION 38.00, BLOCK 1, LOT 3.3 LIBER 593, PAGE 3638

RELEASED BY DATE



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ORIGINAL SIZE IN INCHES

### SITE INFORMATION

IRISH SETTLEMENT  
PN: 20130991740  
LC: 281515

### SITE ADDRESS

2150 DRYDEN ROAD  
T/O DRYDEN  
TOMPKINS COUNTY  
NY 13068

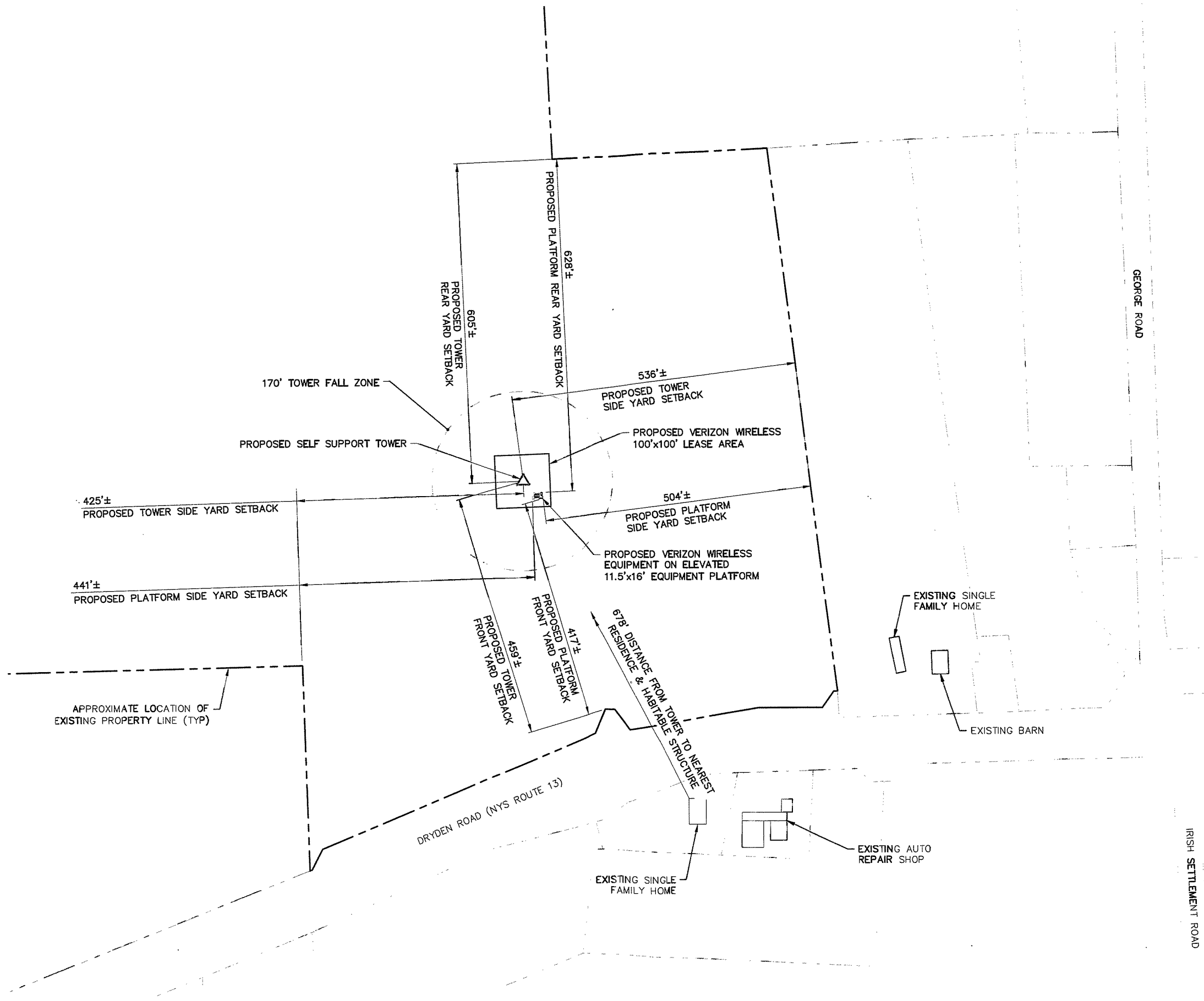
### SHEET TITLE

PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY

### SHEET NUMBER

SU-1

PARTIAL TOPOGRAPHIC SURVEY  
SCALE: 1" = 50'



**SETBACK PLAN**  
 SB-1 SCALE: 1" = 200' (11x17 SIZE)  
 1" = 100' (22x34 SIZE)

**verizon**

1275 JOHN STREET, SUITE 100  
 WEST HENRIETTA, NY 14586

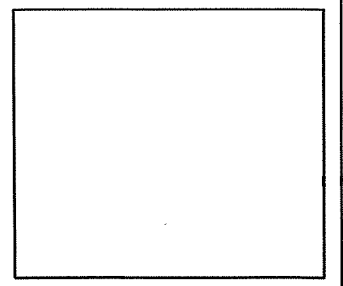
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WORK ORDER NUMBER 7072.32 DRAWN BY JRF

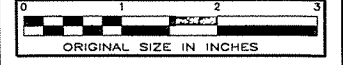
| NO. | DATE     | ISSUE       |
|-----|----------|-------------|
| 0   | 12/18/15 | FOR COMMENT |

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**SITE ADDRESS**  
 2150 DRYDEN ROAD  
 TOWN OF DRYDEN  
 TOMPKINS COUNTY  
 NY 13068

**SHEET TITLE**  
 SETBACK PLAN

**SHEET NUMBER**

**SB-1**



**ADJOINERS PLAN**  
 AD-1 SCALE: 1" = 600' (11x17 SIZE)  
 1" = 300' (22x34 SIZE)

| ID | SBL         | OWNER                                                  | ADDRESS                  | CITY/TOWN/ZIP       |
|----|-------------|--------------------------------------------------------|--------------------------|---------------------|
| 1  | 38-1-3.1    | Scott Finney                                           | 6 Old Dr                 | Lansing, NY 14882   |
| 2  | 38-1-5      | Willow Glen Cemetery                                   | Po Box 299               | Dryden, NY 13053    |
| 3  | 38-1-3.2    | Sarah & Joseph Orneloaki                               | 2180 Dryden Rd           | Freeville, NY 13068 |
| 4  | 38-1-7.1    | 2188 Dryden Rd, LLC                                    | PO Box 212               | McLean, NY 13102    |
| 5  | 38-1-7.2    | Joseph & Karina Draghi                                 | PO Box 212               | McLean, NY 13102    |
| 6  | 38-1-3.3    | Cassandra Petrillose                                   | 334 South George Rd      | Freeville, NY 13068 |
| 7  | 38-1-11.1   | Michael J Estelle, Thomas G McIntyre, Lorena J Bobnick | 348 George Rd            | Freeville, NY 13068 |
| 8  | 38-1-12.2   | Holy Cross Parish Inc                                  | 375 George Rd            | Freeville, NY 13068 |
| 9  | 38-1-18.4   | Cavid & Denise Fox                                     | PO Box 61                | McLean, NY 13102    |
| 10 | 38-1-18.22  | Warren & Barbara Van Pelt                              | 2312 Dryden Rd           | Dryden, NY 13053    |
| 11 | 38-1-18.1   | Shirley Price                                          | 287 George Rd            | Freeville, NY 13068 |
| 12 | 38-1-23.2   | The William George Agency for Children Services        | 380 Freeville Rd         | Freeville, NY 13068 |
| 13 | 35-1-3.2    | The William George Agency for Children Services        | 380 Freeville Rd         | Freeville, NY 13068 |
| 14 | 39-1-27     | The William George Agency for Children Services        | 380 Freeville Rd         | Freeville, NY 13068 |
| 15 | 39-1-28.522 | Maxine & Magellan Jones                                | 243 Johnson Rd           | Freeville, NY 13068 |
| 16 | 39-1-28.6   | Maxine Jones                                           | 243 Johnson Rd           | Freeville, NY 13068 |
| 17 | 39-1-28.525 | James & Barbara Sharpsteen                             | 251 Johnson Rd           | Freeville, NY 13068 |
| 18 | 39-1-28.524 | Davina L Stevens                                       | 255 Johnson Rd           | Freeville, NY 13068 |
| 19 | 39-1-28.51  | Richard N Jr & Penny Russel                            | 263 Johnson Rd           | Freeville, NY 13068 |
| 20 | 39-1-28.113 | Clifford A & Peggy L Duda                              | PO Box 4197              | ithaca, NY 14852    |
| 21 | 39-1-28.111 | Clifford A & Peggy L Duda                              | PO Box 4197              | ithaca, NY 14852    |
| 22 | 39-1-28.114 | Clifford A & Peggy L Duda                              | PO Box 4197              | ithaca, NY 14852    |
| 23 | 39-1-28.112 | Clifford A & Peggy L Duda                              | PO Box 4197              | ithaca, NY 14852    |
| 24 | 39-1-28.121 | Stephen Card                                           | 325 Johnson Rd           | Freeville, NY 13068 |
| 25 | 39-1-28.122 | Howard W Sr & Betty J Claffin                          | PO Box 186               | Freeville, NY 13068 |
| 26 | 39-1-28.32  | Cheryl J Yaw                                           | 341 Johnson Rd           | Freeville, NY 13068 |
| 27 | 39-1-28.31  | James & Hendrika Mix                                   | 353 Johnson Rd           | Freeville, NY 13068 |
| 28 | 39-1-29     | Michele A Solono                                       | PO Box 4143              | ithaca, NY 14852    |
| 29 | 39-1-28.2   | Willow Glen Cemetery                                   | Po Box 299               | Dryden, NY 13053    |
| 30 | 46-1-90.5   | Dav d S Moore                                          | 23 Fairway Dr            | ithaca, NY 14850    |
| 31 | 46-1-90.30  | Dav d S Moore                                          | 23 Fairway Dr            | ithaca, NY 14850    |
| 32 | 46-1-90.8   | Dav d S Moore                                          | 23 Fairway Dr            | ithaca, NY 14850    |
| 33 | 46-1-90.3   | Dav d S Moore                                          | 23 Fairway Dr            | ithaca, NY 14850    |
| 34 | 46-1-90.4   | Dav d S Moore                                          | 23 Fairway Dr            | ithaca, NY 14850    |
| 35 | 46-1-69.191 | Ralph Ortiz                                            | PO Box 640               | Dryden, NY 13053    |
| 36 | 46-1-69.193 | Ralph Ortiz                                            | PO Box 640               | Dryden, NY 13053    |
| 37 | 47-1-1.38   | Bernard Cornelias                                      | 399 Main St Ext, Suite 3 | Freeville, NY 13068 |
| 38 | 47-1-1.2    | Scott & Judith Adams                                   | 2171 Dryden Rd           | Freeville, NY 13068 |
| 39 | 47-1-1.1    | Scott & Judith Adams                                   | 2171 Dryden Rd           | Freeville, NY 13068 |
| 40 | 47-1-1.37   | Scott & Judith Adams                                   | 2171 Dryden Rd           | Freeville, NY 13068 |
| 41 | 47-1-1.32   | Gabriel Carpenter                                      | 36 South St              | Dryden, NY 13053    |

**ADJOINERS LIST**  
 AD-1 SCALE: NTS

**verizon**

1275 JOHN STREET, SUITE 100  
 WEST HENRIETTA, NY 14586

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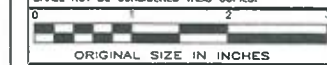
WORK ORDER NUMBER 7072.32 DRAWN BY JRF

| NO. | DATE     | ISSUE       |
|-----|----------|-------------|
| 0   | 12/18/15 | FOR COMMENT |

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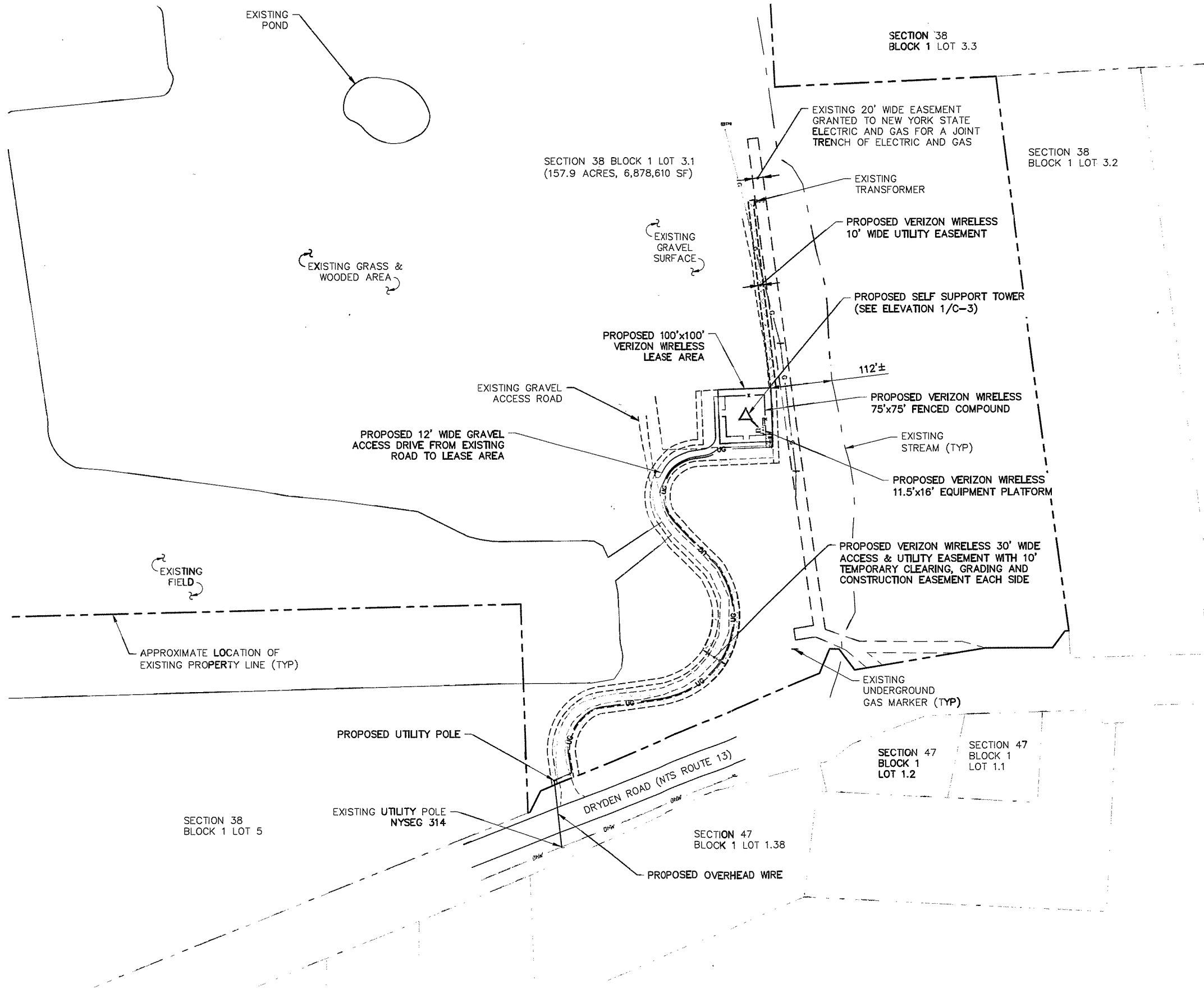
ORIGINAL SIZE IN INCHES

**SITE INFORMATION**  
 IRISH SETTLEMENT  
 PN: 20130991740  
 LC: 281515

**SITE ADDRESS**  
 2150 DRYDEN ROAD  
 TOWN OF DRYDEN  
 TOMPKINS COUNTY  
 NY 13068

**SHEET TITLE**  
 ADJOINERS PLAN

**SHEET NUMBER**  
 AD-1



**OVERALL SITE PLAN**  
 SCALE: 1" = 200' (11x17 SIZE)  
 1" = 100' (22x34 SIZE)

**verizon**

1275 JOHN STREET, SUITE 100  
 WEST HENRIETTA, NY 14586

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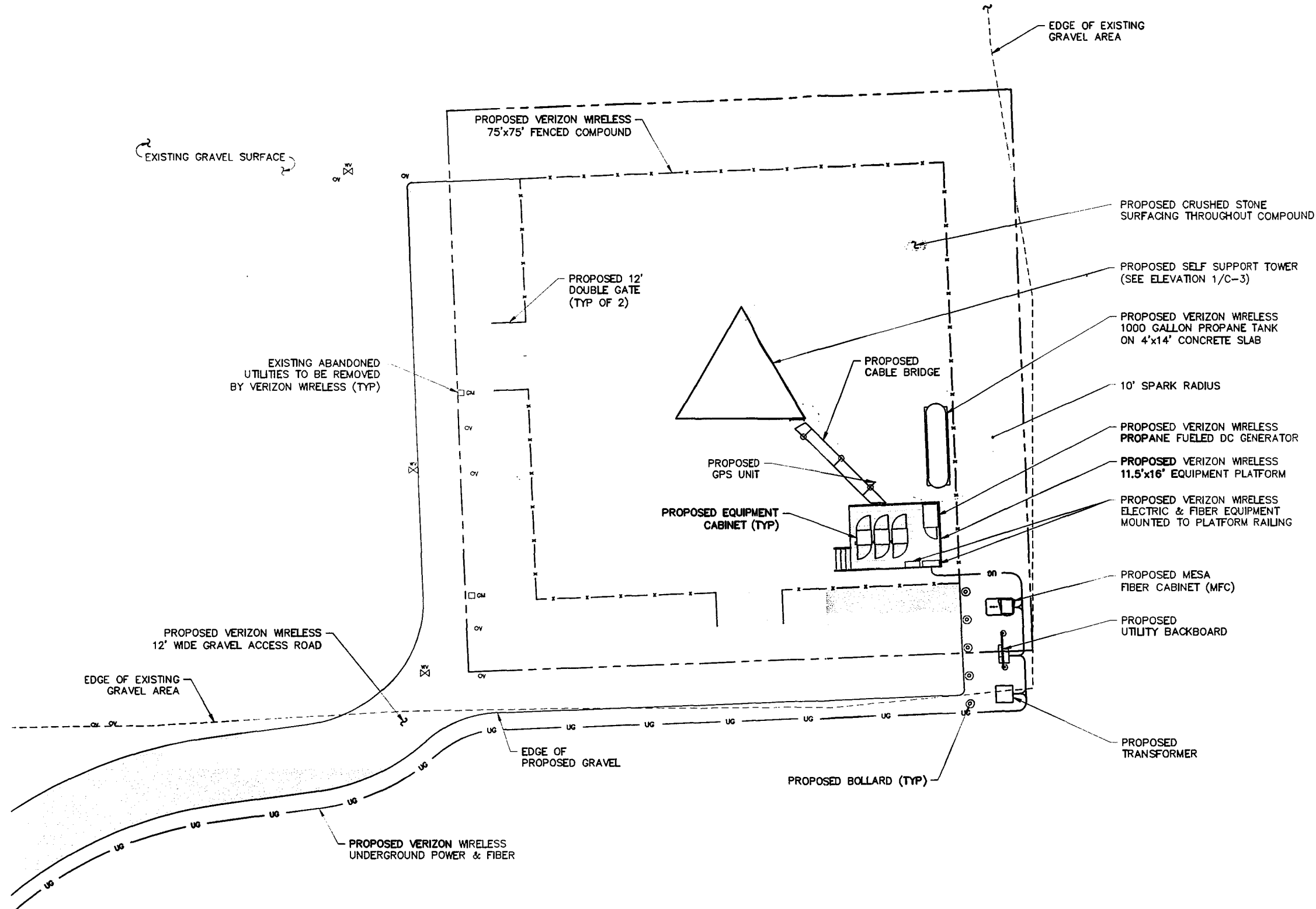


**SITE INFORMATION**  
 IRISH SETTLEMENT  
 PN: 20130991740  
 LC: 281515

**SITE ADDRESS**  
 2150 DRYDEN ROAD  
 TOWN OF DRYDEN  
 TOMPKINS COUNTY  
 NY 13068

**SHEET TITLE**  
 OVERALL SITE PLAN

**SHEET NUMBER**  
 C-1



1 SITE DETAIL PLAN  
C-2 SCALE: 1" = 20' (11x17 SIZE)  
1" = 10' (22x34 SIZE)

**verizon**

1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586

**TECTONIC**

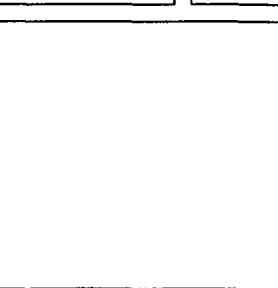
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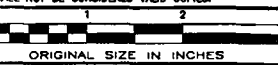
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SITE INFORMATION

IRISH SETTLEMENT  
PN: 20130991740  
LC: 281515

SITE ADDRESS

2150 DRYDEN ROAD  
TOWN OF DRYDEN  
TOMPKINS COUNTY  
NY 13068

SHEET TITLE

SITE DETAIL PLAN

SHEET NUMBER

C-2

Before You Dig, Drill Or Blast!

**Dig Safe.**  
**New York**

UNDERGROUND FACILITIES  
PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7962

**DIG SAFELY - NEW YORK**

- CONTRACTOR SHALL NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT TELEPHONE NUMBER 1-800-962-7962 PRIOR TO EXCAVATION AT SITE
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS

|                   |          |
|-------------------|----------|
| WORK ORDER NUMBER | DRAWN BY |
| 7072.32           | JRF      |

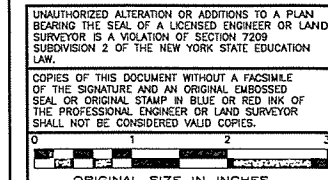
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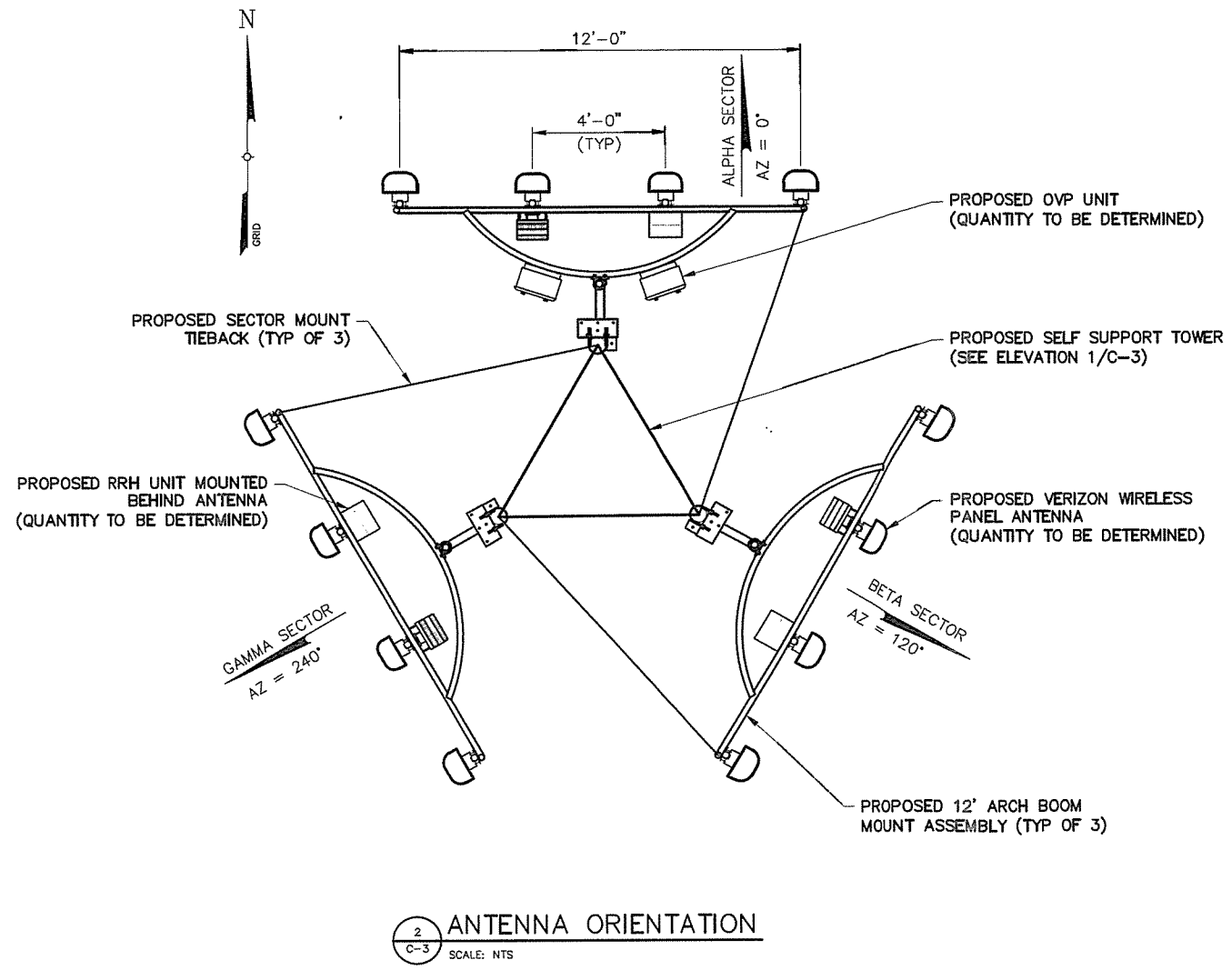
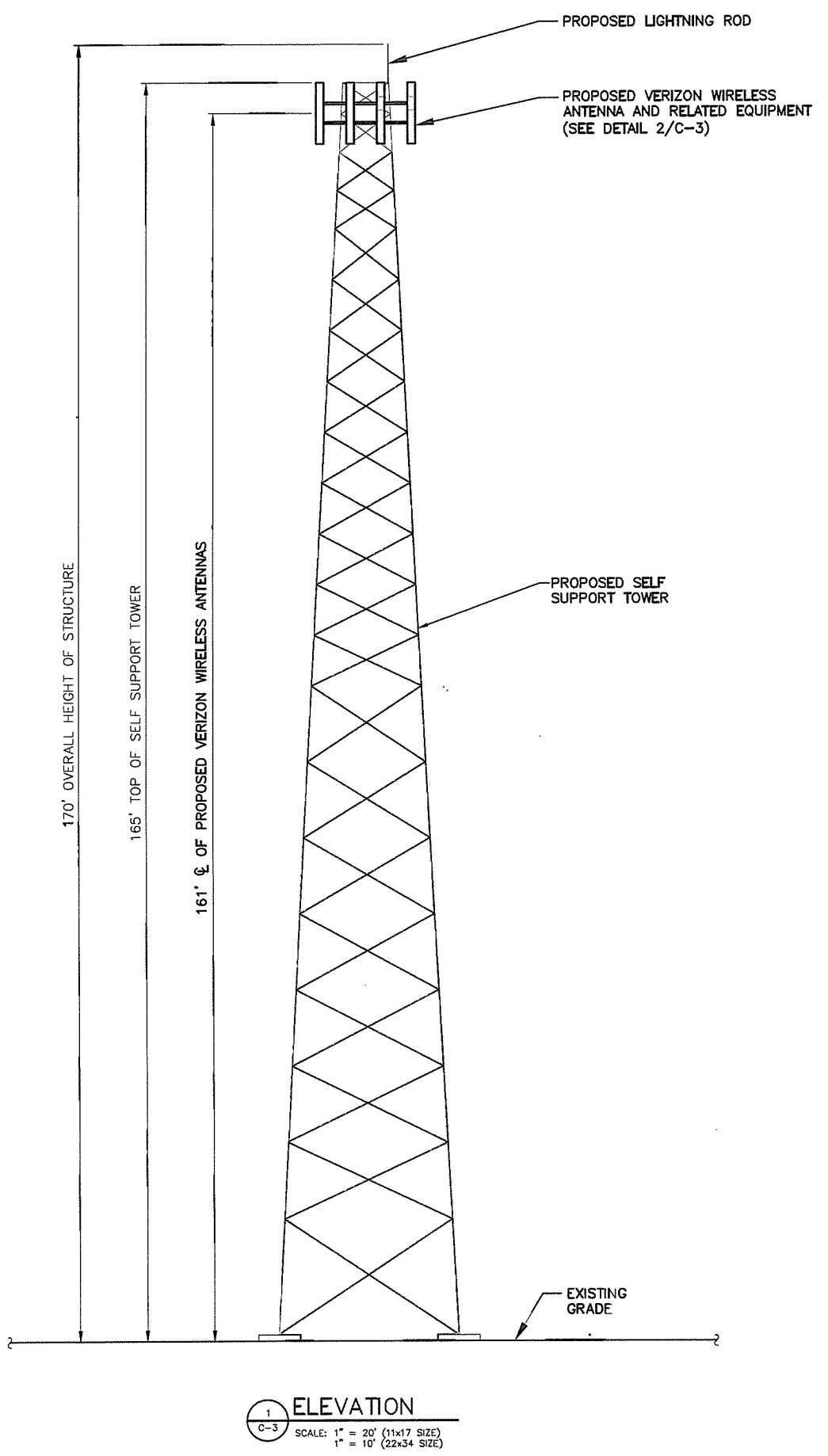


**SITE INFORMATION**  
IRISH SETTLEMENT  
PN: 20130991740  
LC: 281515

**SITE ADDRESS**  
2150 DRYDEN ROAD  
TOWN OF DRYDEN  
TOMPKINS COUNTY  
NY 13068

**SHEET TITLE**  
ELEVATION &  
ORIENTATION PLAN

**SHEET NUMBER**  
**C-3**





|                   |          |
|-------------------|----------|
| WORK ORDER NUMBER | DRAWN BY |
| 7072.32           | JRF      |

| NO. | DATE     | ISSUE       |
|-----|----------|-------------|
| 0   | 12/18/15 | FOR COMMENT |

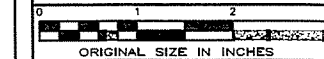
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| RELEASED BY | DATE |
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**SITE INFORMATION**

IRISH SETTLEMENT  
PN: 20130991740  
LC: 281515

**SITE ADDRESS**

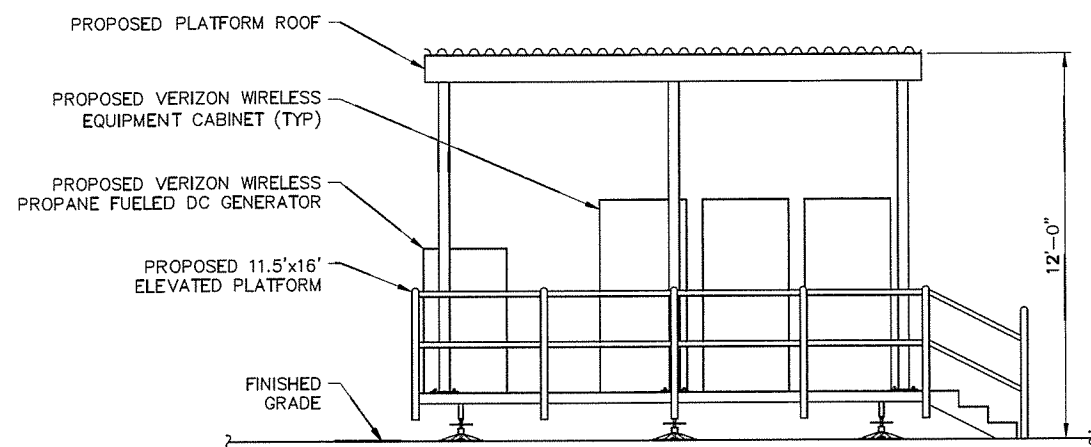
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TOWN OF DRYDEN  
TOMPKINS COUNTY  
NY 13068

**SHEET TITLE**

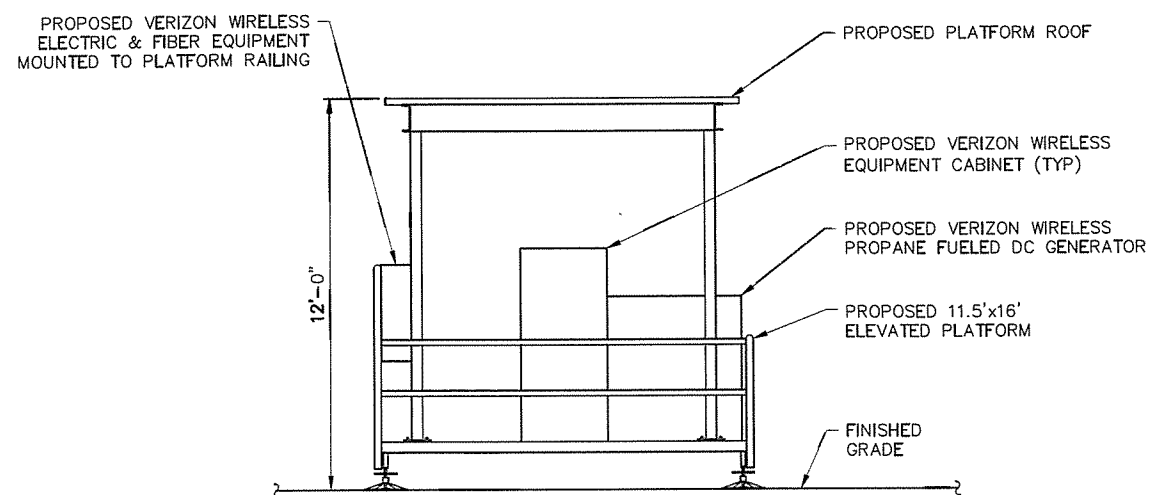
PLATFORM & EQUIPMENT ELEVATIONS

**SHEET NUMBER**

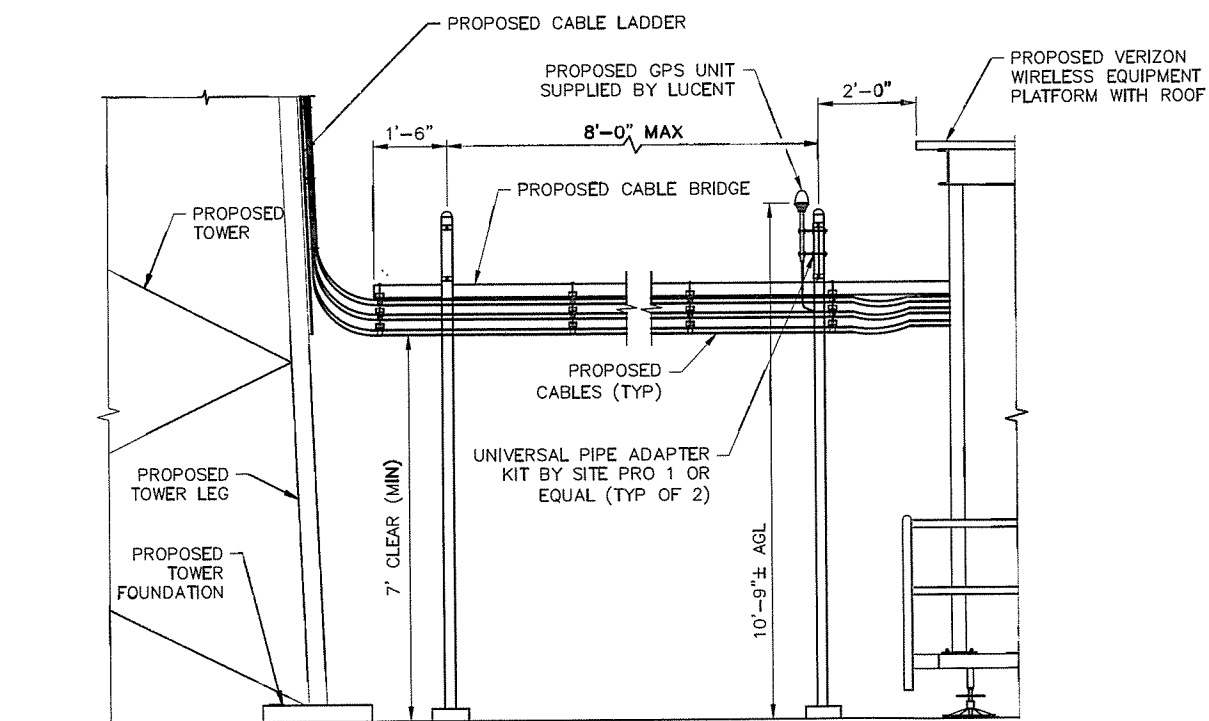
C-4



**1 FRONT ELEVATION**  
SCALE: 1" = 6'-0" (11x17 SIZE)  
1" = 3'-0" (11x17 SIZE)



**2 SIDE ELEVATION**  
SCALE: 1" = 6'-0" (11x17 SIZE)  
1" = 3'-0" (11x17 SIZE)



**3 EQUIPMENT ELEVATION**  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)