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April 22, 2026

VIA FEDERAL EXPRESS

Planning Board
Town of Florida
214 Fort Hunter Road
Amsterdam, NY 12010

RE: Application for special use permit and site plan approval from the Planning Board by Tarpon Towers III, LLC ("Tarpon Towers") and Bell Atlantic Mobile Systems LLC d/b/a Verizon ("Verizon") to construct and operate a 165′ wireless telecommunications tower (plus 4′ lightning rod) and associated improvements on land owned by James Van Eps located at 479 Sager Road (S.B.L. #54-3-2) (the "Site") in the Town of Florida, Montgomery County, New York (Verizon's "Gasner Farm" site)

Dear Members of the Planning Board:

Tarpon Towers makes this application, in conjunction with Verizon, to construct and operate a wireless telecommunications tower in the Town of Florida (the "**Town**"). Tarpon Towers will construct and own the facility for the benefit of Verizon (and potential subsequent users of the tower).

Verizon is a public utility licensed and regulated by the Federal Communications Commission, and is responsible for providing wireless telecommunications services to emergency services, businesses and individuals throughout the United States, including the area in and around the Town. Verizon currently provides service to its Gasner Farm cell from its existing facility co-located on the existing tower located just north of the Site (the "**Existing Tower**"). However, Verizon is seeking to improve the coverage over what is provided from the Existing Tower. In addition, Verizon and the existing tower owner have been unable to agree on a lease extension and consequently, Verizon has asked Tarpon Towers to develop, construct and own a technologically suitable tower, upon which Verizon would lease space to relocate its broadcast equipment, thereby allowing Verizon to continue to provide and improve reliable wireless telecommunications coverage to the Gasner Farm cell as more fully explained in Exhibit B of this application.

This application seeks approval to construct and operate a wireless telecommunications facility on property located at 479 Sager Road. The Site consists of approximately .23 acre of land a 100′ x 100′ area to be leased from James Van Eps. The facility will consist of a 165′ high lattice tower (plus 4′ lightning rod), Verizon equipment installed at the base of the tower,

together with other site improvements, all as shown on the enclosed site plan (the "**Site Plan**") prepared by Tectonic Engineering Consultants, Geologists and Land Surveyors D.P.C. ("**Tectonic**").

The proposed facility is permitted upon issuance of a special permit and site plan approval from the Planning Board. (See Town of Florida Zoning Ordinance (the "**Code**") §§ 9(B)(5), (18)).

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

Exhibit A:	Completed Town-supplied application forms;
Exhibit B	Project Description;
Exhibit C:	Applicable legal standards;
Exhibit D:	Proof of compliance with the Town's special permit and site plan procedure requirements as set forth in §§ 19-26 of the Code.
Exhibit E:	Radio frequency and network design analysis, including propagations demonstrating the improved coverage provided by the Project;
Exhibit F:	Site selection report;
Exhibit G:	Proof of unavailability of shared use of the Existing Tower;
Exhibit H:	Proof of Landowner consent to this application;
Exhibit I:	Tower removal letter;
Exhibit J:	Proof of compliance with applicable federal regulations;
Exhibit K:	Verizon's FCC licenses;
Exhibit L:	Proof of structural stability and grounding;
Exhibit M:	Tarpon Towers' co-location policy;
Exhibit N:	Full Environmental Assessment Form ("**EAF**") with visual addendum;
Exhibit O:	Ag Data Statement;

Exhibit P: 11″ x 17″ copy of the Site Plan; and

Exhibit Q: Visual Resource Evaluation.

- One (1) original and five (5) copies of this application book.
- A check in the amount of $600.00 for the special permit and site plan review fees.

As the site is located within 500 feet of County Route 153, this application needs to be referred to the Montgomery County Planning Board pursuant to General Municipal Law Section 239-m. An extra set of materials has been supplied for this purpose.

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, the Applicant has submitted as Exhibit O an Agricultural Data Statement pursuant to § 305A of the Agricultural and Markets Law. The Town is required 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. Please let us know if you have any questions regarding this, or if we can be of assistance in this regard.

We respectfully request that this application be placed on the Planning Board's first available agendas following County review.

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

Very truly yours,

Jared C. Lusk

JCL/mkv
Enclosures
cc: Tim Richmond
Kenneth Curley

EXHIBIT A

Application #:_____
Date:_____
Project Name:_____

Town of Florida
Planning Board
Application to the Planning Board

A completed Application must be filed at least ten (10) days prior to the meeting at which it is to be considered by the Planning Board, including all applicable attached information.

Applicant: Tarpon Towers III, LLC
Address: 8916 77th Terrace East, Suite 103
Lakewood Ranch, FL 34202
Phone: (941) 400-2202

Property Owner: James Van Eps
(if different)
Address: 479 Sager Road
Amsterdam, NY 12010
Phone:( )

Professional Advisor: Jared Lusk, Esq., Nixon Peabody LLP
Address: 211 High Point Drive, Suite 110
Victor, NY 14564
Phone: (585) 263-1140

Other:
(if appropriate, please specify)
Address:
Phone: ( )

1) Property Location:

Address: 479 Sager Road
General Location: _____
Zoning District: _____
Tax Parcel ID# (SBL): 54-3-2

2) Type of Application (please check appropriate box(s)):

☐ **Major Subdivision/**	**$500**
☐ **Minor Subdivision**	**$100**
☑ **Major Site Plan**	**$500**
☐ **Minor Site Plan**	**$100**
☑ **Special Permit**	**$100**
☐ **Lot Line Adjustment**	**$100**

3) Project Description: Construction and operation of 165' wireless telecommunications tower (plus 4' lightning rod).

For each type of application a checklist detailing the required information has been attached. These checklists are only intended to be a guide to the applicant, for specifics on submission requirements, procedures, timeframes, etc., the applicant should refer to the applicable Town Ordinance (Zoning, Subdivision, etc.), and or State Law (SEQR, Ag & Markets, etc).

Applicant Signature: _____ Date: 4/22/16
Jared C. Lusk, Esq., Nixon Peabody LLP, Attorneys for Tarpon Towers

Property Owner's Signature: See Exhibit H Date: _____

For Office Use Only

Total Amount received: $_____
Check # (s)/Date: _____
Received By: _____

Zoning Enforcement Officer's certification that application is complete and in conformance with Zoning Regulations.

_____
(Zoning Enforcement Officer)

For Planning Board Use Only

The Planning Board held a Public Hearing on _____ (day) of _____ (date), _____ (year) in consideration of this application.

The application is hereby:

- ☐ **Approved**
- ☐ **Approved with modifications**
- ☐ **Disapproved**

Modifications and comments: _____
_____
_____
_____
_____
_____
_____

_____
Chairman, Town of Florida Planning Board

_____
Date

Application #:_____
Date :_____
Project Name:_____

Town of Florida
Site Plan Submission Requirement
Checklist

Site Plan shall be prepared by a surveyor, registered professional engineer, architect, or landscape architect at a scale of one inch (1") equals twenty feet (20') or less, on standard 24"x 36" sheets.

__X__ 1) A completed and signed application to the Planning Board (including this checklist and all information required hereon).

__X__ 2) If the property is a farm operation within a NYS Agricultural District or with boundaries within 500 feet of a farm operation located in a NYS Agricultural District , the applicant must complete and submit (with this application) an Agricultural Data Statement (NYS Ag. & Markets) (see attached Appendix A). Yes; see Exhibit O.

__X__ 3) A completed part 1 of an Environmental Assessment Form (either short or full form, depending upon the nature of the proposal and in conformance with the New York State Environmental Quality Review Act SEQR (6 NYCRR 617), (see attached forms in Appendix B).
See Exhibit N.

In addition each submitted site plan shall include:

__X__ 4) Name of the project, boundaries, location maps showing site's location in the town, date, north arrow and scale of the plan. See Exhibit P (Sheet AD-1).

__X__ 5) Name and address of the owner of record, developer, and seal of the engineer, architect, surveyor or landscape architect. See Exhibit P (Sheet T-1).

__X__ 6) Name and address of all owners of record of abutting parcels and those within five hundred feet (500') of the property line. See Exhibit P (Sheet AD-1).

__X__ 7) All existing lot lines, easements, and right-of-ways. Include areas in acres or square feet, abutting land uses, and the location and size of structures within five hundred feet (500') of the site.
See Exhibit P (Sheet AD-1).

__X__ 8) The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, and showing all exterior entrances, and all anticipated future additions and alterations.
See Exhibit P (Sheet C-1A).

__X__ 9) The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping and walls. Location, type and screening details for all waste disposal containers shall also be shown.
See Exhibit P (Sheet C-1A).

__X__ 10) The location, height, intensity and bulk type (ie. Fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must be shown.
See Exhibit P (Sheet C-1A). A single 25W manually operated flood light.

__N/A__ 11) The location, height, size, materials and design of all proposed signage.

__X__ 12) The location of all present and proposed utility systems including:

a. Sewage or septic systems
b. Water supply systems
c. Telephone, cable and electrical systems
d. Storm drainage systems including existing and proposed drainage lines, culverts, catch basins, headwalls, end walls, hydrants, manholes, and drainage swales

See Exhibit P (Sheet C-1A).

The planning board may also require soil logs, soil profile analysis (deep hole test pits), percolation tests and storm water run-off calculations for large developments or developments in environmentally sensitive areas.

__X__ 13) Plans to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable. There shall be pre and post drainage calculations for the site done by a certified engineer. From this the engineer must show how there will be no increase in runoff from the site. The use of ponds, dry wells, ect. Shall be used, but all sites shall have zero increase in runoff so as not to disturb neighboring properties.

See Exhibit P (Sheet C-1B).

__X__ 14) Existing and proposed topography at five foot (5') contour intervals. All elevations shall refer to the nearest US Coastal and Geodetic Bench Mark. If any portion of the parcel is within the 100-year floodplain, the area will be shown, and base flood elevation given. Indicate areas within site where ground removal or filling is required, and give its approximate volume in cubic yards.

See Exhibit P (Sheet C-1B).

__X__ 15) A landscape plan showing all existing natural land features, trees, forest cover and water sources, and all proposed changes to these features, including size and type of plant material, and erosion control measure. Water sources will include ponds, lakes, brooks, streams, wetlands, floodplains, and drainage retention areas.

See Exhibit P (Sheet C-1A).

__X__ 16) Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within two hundred feet (200') of the site.

See Exhibit P (Sheet C-1A).

The planning board may require a detailed traffic study for large developments or for those in heavy traffic areas to include:

a. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic level;
b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site;
c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels as well as road capacity levels shall also be given.

__N/A__ 17) For new construction or alterations to any existing building, a table containing the following information must be included:

a. Area of building to be used for a particular use such as retail operation, office storage, ect.;
b. Maximum number of employees;
c. Maximum seating capacity, where applicable;
d. Number of parking spaces existing and required for the intended use

__X__ 18) Elevation plans at a scale of ¼"=1' for all exterior facades of the proposed structure(s) and/or existing facades, plus addition(s) showing design features and indicating the type and color of materials to be used.

See Exhibit P (Sheet C-3).

Application #:_____
Date:_____
Project Name:_____

Town of Florida
Site Plan Approval Checklist

Applicant: Tarpon Towers III, LLC **Date Completed**

☐ Pre-Submission Conference is held between the Code Enforcement Officer and the Applicant _____

☐ Nine (9) copies of the Site Plan and Application are submitted to the Code Enforcement Officer accompanied by the required fee _____

Code Enforcement Officer:_____
(signature)

☐ Within ten (10) days of submission by the applicant, the Code Enforcement Officer certifies Whether or not the application is complete and is in conformance with the Town's Zoning Ordinance _____

☐ The Code Enforcement Officer forwards the complete application to the Planning Board Chairman no later than twenty (20) days prior to its meeting _____

☐ Planning Board reviews Site Plan Application and declares intent to be Lead Agency (SEQR); sets public hearing date and notifies applicant _____

☐ Planning Board refers Site Plan to County Planning Board (if applicable) _____

☐ Hold Public Hearing _____

☐ Planning Board completes SEQR process, and files all documents as required by law _____

☐ Planning Board approves, conditionally approves, disapproves Site Plan _____

☐ Planning Board files all documents as necessary _____

State Environmental Quality Review Act (SEQR) Forms

All Downloadable SEQR Forms are PDF Files

The Environmental Assessment Forms (Appendices A and B) should be used (as of October 7, 2013) for applications to be submitted to reviewing, funding or approving agencies. **If you are new to filling out the EAFs or using the EAF Mapper, or have questions about how to use them, we recommend that you begin with the Environmental Assessment Form (EAF) Workbooks** at http://www.dec.ny.gov/permits/90125.html. You may also want to view The New EAFs - EAFs for the 21st Century (PDF) at http://www.dec.ny.gov/docs/permits_ej_operations_pdf/eafwebinar.pdf, which is a training program on using the new (2013) Environmental Assessment Forms, Workbooks and EAF Mapper. EAF forms can be filled out and saved with Acrobat Reader.

- EAF Mapper Application at http://www.dec.ny.gov/eafmapper/, (will generate partially filled-in EAFs) The EAF Mapper Application is an Internet-based Geographic Information System (GIS) specifically designed to facilitate the NY State Environmental Quality Review (SEQR) process by answering geographic or place-based questions on the Short and Full Environmental Assessment Forms (EAFs). The EAF Mapper will provide its results by directly filling out many place-based questions in Part 1 of an electronically fillable SEAF or FEAF form and returning the partially completed form to the applicant or sponsor to finish. If you are using the EAF Mapper, do not complete any part of a PDF for either the SEAF or FEAF first. Rather, start with the EAF Mapper and wait for the program to fill in the various answers, then save the document to your computer and continue completing the forms from there. If you start a PDF before running the EAF Mapper, any information entered will be lost when the program applies its GIS data. Help in using the EAF Mapper application at http://www.dec.ny.gov/EAFHelp/, is located on the EAF Mapper Application's main page next to "feedback". Additional guidance can be found in the EAF Workbook at http://www.dec.ny.gov/permits/90201.html, under the subsection "Using the EAF Mapper".
- Short Environmental Assessment Form (SEAF) *(Appendix B to 6 NYCRR 617.20)*
  - SEAF Part 1 (PDF) at http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf
  - SEAF Part 2 & 3 (PDF) at http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartwo.pdf
- Full Environmental Assessment Form (FEAF) *(Appendix A to 6 NYCRR 617.20)*
  - FEAF Part 1 (PDF) at http://www.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
  - FEAF Part 2 (PDF) at http://www.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart2.pdf
  - FEAF Part 3 (PDF) at http://www.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart3.pdf

Town of Florida
Site Plan Approval Flow Chart

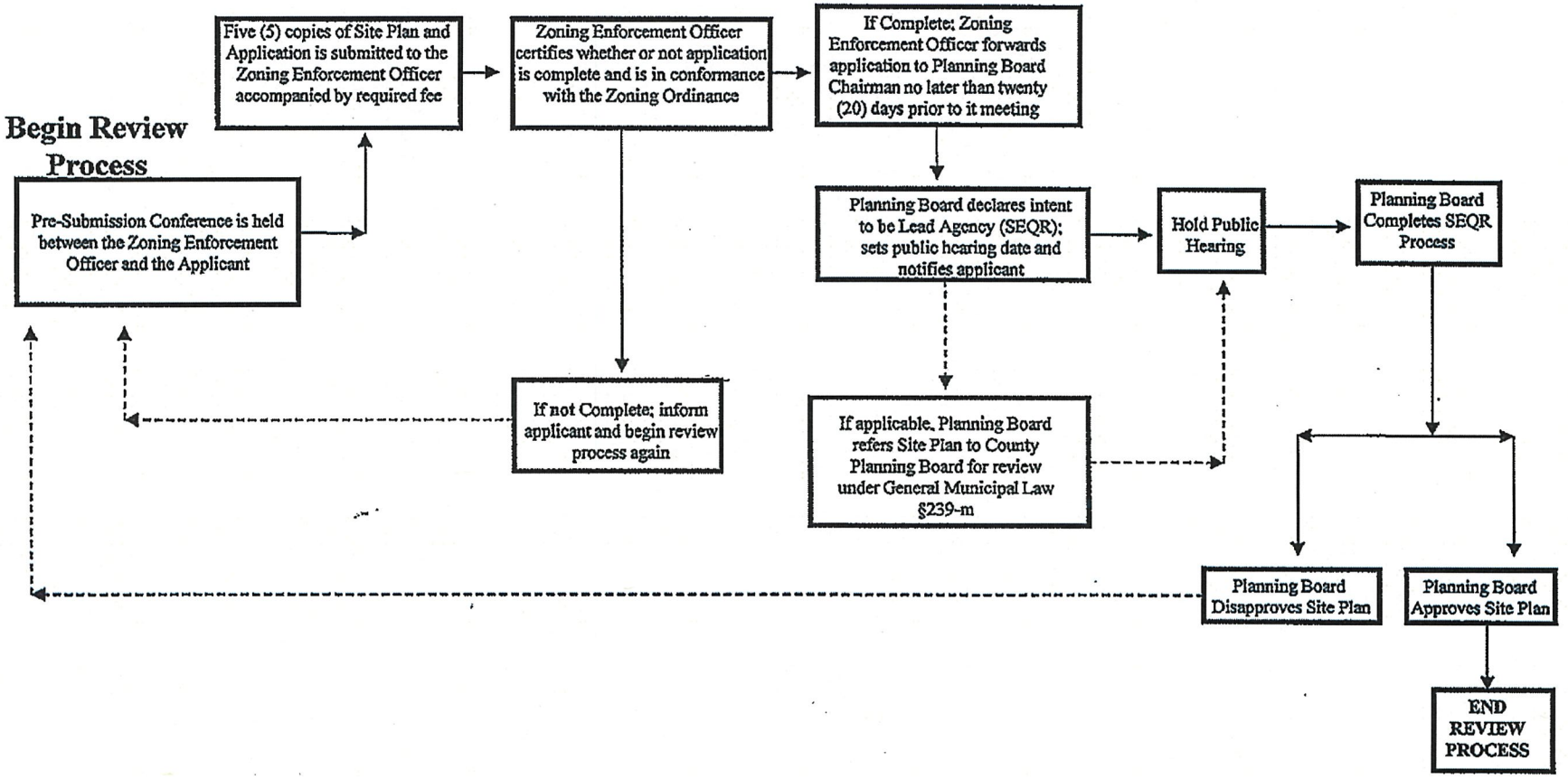


EXHIBIT B

EXHIBIT B

PROJECT DESCRIPTION

Bell Atlantic Mobile Systems, LLC d/b/a Verizon ("**Verizon**") is a public utility, and federally licensed wireless telecommunications provider. While it currently provides service in the Town of Florida (the "**Town**"), Verizon proposes to expand coverage beyond the current coverage area. To do so, Verizon is proposing to construct and operate a new wireless telecommunications facility (the "**Project**") in a technologically appropriate site. The proposed site is located at 479 Sanger Road in the Town of Florida (the "**Site**"). This application includes, on behalf of Tarpon Towers and Verizon, a request for a special permit and site plan approval from the Planning Board to construct and operate a wireless telecommunications facility at the Site (the "**Project**") in order to maintain adequate and reliable wireless telecommunications service to emergency services, businesses and individuals in and around the Gasner Farm cell in the Town of Florida, all as shown on the enclosed site plan prepared by Tectonic.

Wireless telecommunication use has burgeoned since the technology was introduced in the mid-1980s. There are currently more than 390.9 million mobile voice subscriptions in the United States and approximately 75% of adults are living in wireless only households as of December 2023[1]. Wireless technology provides a critical link for emergency services, such as ambulances, which use such service to transmit vital signs and medical information via medical telemetry. Increasingly, police and other emergency service providers are relying on wireless telecommunication to communicate with dispatch and receive calls for assistance. Additionally, many businesses heavily rely on wireless telecommunication service, and individuals use it not only for their convenience, but for safety reasons as well.

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

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

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

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

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

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[1] See FCC Order 26-19, para. 34

EXHIBIT C

EXHIBIT C

APPLICABLE LEGAL STANDARDS

This Application is governed by: (1) the Telecommunications Act of 1996 (the "TCA"), and (2) New York's public utility standard.

The TCA prohibits local governments from taking actions that effectively prohibit wireless services and requires that any denial of an application be supported by substantial evidence in the written record. Courts interpreting the TCA have recognized that prohibitively high costs[2] or failure to reach agreement on lease terms[3] can render an alternative site unavailable or infeasible and is not a valid basis for denial.

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

[2] Up State Tower Co., LLC v. Town of Kiantone, New York, 2019 WL 1117220, at *8 (W.D.N.Y. 2019) (finding that substantial evidence does not support the Board's determination that a property was available or viable where the property owner's counteroffer demanded a 250% rent increase and an unacceptable revenue-sharing component).

[3] New York SMSA L.P. v. Town of Oyster Bay Zoning Board of Appeals, 2010 WL 3937277, at *6 (E.D.N.Y. 2010) (concluding that Verizon satisfied its burden of investigating alternatives and presented credible evidence of the proposed sites' infeasibility, including one alternative site owner's demand for a mutual right to unilateral termination, which could compel Verizon to remove the facility at any time and significantly disrupt network service).

> 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, 4th ed., § 7:12 (2013). 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).

State and federal courts have applied the standard set forth in Consolidated Edison and Rosenberg to a wide range of telecommunications land use decisions, including use variances,[4] area variances,[5] special permits,[6] and site plans.[7]

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[4] Nextel Partners, Inc. v. Town of Fort Ann, 1 A.D.3d 89, 93 (3rd Dept., 2003) ("There is no question that petitioners are public utilities whose entitlement to a use variance is governed by the 'public utility' exception articulated by the Court of Appeals.")

[5] Lloyd v. Town of Greece Zoning Board of Appeals, 292 A.D.2d 818 (4th Dept., 2002), lv. dismissed, lv. denied 98 N.Y.2d 691 (2002) ("As a public utility, AT&T qualifies for the diminished standard of review for its area variance application.")

As set forth in Exhibit G, the Project is needed to maintain and improve wireless telecommunications service coverage to this area. Moreover, as set forth in Exhibit F, Verizon would pay over 38% more under the existing lease for the American Tower Company tower (the "**ATC Tower**") than it will pay under its agreement for the Project without improving coverage to the area. This comparison does not account for Verizon's necessary technological upgrades or requirement to increase the height of its antennas, as detailed in Exhibit F and Exhibit P, which would be subject to additional fees. Therefore, Verizon satisfies the requisite showing of need to relocate from the ATC Tower under applicable federal law and the need for the facility under applicable New York law.

[6] ExteNet Sys., LLC v. Vill. of Kings Point, 2022 WL 1749200 (E.D.N.Y. 2022) (applying the public utilities standard to a wireless telecommunications provider's application for a special use permit); Cellco P'ship v. Town of Clifton Park, New York, 365 F. Supp. 3d 248 (N.D.N.Y. 2019) (applying the public utilities standard to a wireless telecommunications provider's application for a special use permit); Orange County-Poughkeepsie Ltd. Partnership v. Town of E. Fishkill, 84 F. Supp. 3d 274 (S.D.N.Y. 2015), aff'd 632 F. App'x 1 (2d Cir. 2015) (applying the public utilities standard to a wireless telecommunications provider's application for a special use permit and area variance).

[7] Cellular Tel. Co. v. Meyer, 200 A.D.2d 743, 744 (2nd Dept., 1994) ("The Planning Board's contention that the petitioner is not a public utility entitled to favored status when considering its site plan application is without merit. The Court of Appeals recently held in [Rosenberg], that a cellular telephone company falls within the definition of a public utility.").

EXHIBIT D

EXHIBIT D

PROOF OF COMPLIANCE WITH THE TOWN OF FLORIDA'S SPECIAL PERMIT AND SITE PLAN APPROVAL PROCEDURES AND REQUIREMENTS SET FORTH IN §§ 19-26 OF THE CODE

As discussed in Exhibit C, the legal standard applicable to Verizon is the standard afforded to public utilities, rather than the standard to be generally applied. As demonstrated below, the Project also complies with the Town's special permit and site plan approval procedures and requirements. The relevant provisions of the Town of Florida Code are set forth in §§ 19-26 of the Code (the Town's requirements are outlined below in bold italicized type with Tarpon/Verizon's response in regular type).

SECTION 19 - Procedure

A. ***Prior to the submission of a formal site plan, a pre-submission conference may be held wherein the applicant shall meet in person with the Zoning Enforcement Officer to discuss the proposed site plan so that the necessary subsequent steps may be undertaken with a clear understanding of the Town's requirements in matters relating to the development of the site.***

No response necessary.

B. ***Within six (6) months following the pre-submission conference, five (5) copies of the site plan and any related information shall be submitted to the Zoning Enforcement Officer, accompanied by a fee in accordance with the schedule of fees of the Town of Florida, payable to the Town Clerk. If the application is not submitted within this six-month period, another pre-submission conference may be required. An Environmental Assessment Form, as required by the State Environmental Quality Review Act, shall also be submitted with the application.***

One (1) original and five (5) copies of this Application package are enclosed. The site plan is enclosed as Exhibit P.

C. ***The Zoning Enforcement Officer shall certify on each site plan or amendment whether or not the application is complete in accordance with the requirements of this section, and whether the plan meets the requirements of all zoning ordinance provisions other than those of this section, such as setbacks, number of parking spaces, etc. The Zoning Enforcement Officer shall act to certify the application or return it to the applicant for completion or revision within ten (10) days of submission by the applicant.***

No response necessary.

D. ***Following certification of a complete application, the Zoning Enforcement Officer shall forward the application to the Planning Board no later than ten (10) days prior to its next meeting.***

No response necessary.

E. The Planning Board may, at its discretion, hold a public hearing on the application. Said hearing shall be held within sixty-two (62) days of submission to the Planning Board of said complete application. The Planning Board shall give notice of the hearing in a newspaper of general circulation in the Town at least ten (10) days prior to the hearing. In addition, the applicant shall give notice in writing by certified mail, return receipt required to all property owners of the land immediately adjacent to, extending five hundred feet (500') there from, and directly opposite thereto, extending five hundred feet (500') from the street frontage of the land in said application. The applicant shall mail these notices at least ten (10) days in advance of the hearing and furnish the Planning Board with such Post Office receipts as have been received as of the date of such hearing.

No response necessary.

F. The Planning Board shall make a determination of significance of the proposed site plan according to SEQR. The time limitations of paragraph H of this section shall not apply until the conclusion of the SEQR process.

No response necessary.

G. Whenever any Site Plan involved real property in an area described in Section 239-m of the General Municipal Law, said Site Plan shall be referred to the County Planning Board, which Board shall report is recommendations to the Town Planning Board. Failure of the County Planning Board to report within thirty (30) days may be construed to be approval.

The concurring vote a majority plus one of the Town Planning Board shall be necessary to override County Planning Board recommendations of approval with modification or disapproval. In the event that the County Planning Board recommends modifications or disapproval of a referred matter and the Town Planning Board acts to the contrary, the Town Planning Board shall file a report of its final action with the County Planning Board within seven (7) days after final action.

Since the Project is located in both a NYS agricultural district and adjacent to County Route 153 (Sager Road), referral to the County Planning Board is required. An extra copy of the Application has been provided for such submission.

H. The Planning Board shall, within 62 days of the public hearing, if one is held, or within 62 days of the receipt of a complete site plan application either:

1. Approve the site plan if the Board finds that the plan meets the requirements of this ordinance and any other applicable rules and regulations; or

No response necessary.

2. Condition approval of the site plan upon the applicant making certain changes or modifications to the plan, said conditions to be set forth in writing by the Board; or

No response necessary.

3. ***Disapprove the site plan, the reasons for such action to be set forth in writing by the Board.***

No response necessary.

Failure to act by the Planning Board within the required time shall be deemed approval. Should the Planning Board need an additional amount of time to consider the application, then they may do so with the consent of the applicant. Said agreement shall be recorded in the minutes.

1. ***Review of amendments to an approved site plan shall be acted upon in the same manner as the review of an original plan.***

No response necessary.

SECTION 20 - Enforcement

A. ***The Planning Board may require the posting of a bond or other similar performance guarantee to ensure compliance with the plan and stated conditions of approval. The Zoning Enforcement Officer may suspend any permit or license when work is not performed as required.***

Verizon will so comply.

B. ***Any Special Permit issued under this section shall lapse within one year if a substantial use thereof has not commenced, except for good cause. The time required to pursue and await determination of a judicial appeal pursuant to Chapter 274-b of the Town Law shall be included within the one-year time limit.***

Verizon will so comply.

C. ***The Planning Board may adopt additional detailed design guidelines and performance standards, as it deems necessary by majority vote of the Planning Board, after conducting a public hearing to receive comments on any proposed revisions. Such hearing shall be advertised once in a newspaper of general local circulation, at least seven (7) days prior to the hearing. Such standards and guidelines shall not become effective until adopted by the Town Board following a public hearing.***

No response necessary.

D. ***No topsoil, tree, shrubs or other vegetation shall be removed from the site until a site plan has been approved for the property in question.***

Verizon will so comply.

SECTION 21 - Submission Requirements

A. The site plan shall include the following data, details and supporting plans. The number of pages submitted will depend on the proposal's size and complexity. All of the requirements must be met in each plan except in accordance with Section 21, B, below.

See Exhibit P; the site plan has the required information.

B. The Planning Board may waive any of the requirements of Section 21, C or D or parts thereof, prior to the submission of a formal site plan, when such requirements are not material to the project under review.

No response necessary.

C. Site plans shall be prepared by a surveyor, registered professional engineer, architect, or landscape architect at a scale of one inch (1") equals twenty feet (20') or less, on standard 24" x 36" sheets, with continuation on 8 1/2 x 11" sheets as necessary for written information.

See Exhibit P; the site plan so complies.

D. Items required for submission include:

1. Name of the project, boundaries, location maps showing site's location in the town, date, north arrow and scale of the plan. This title block shall be located in the lower right hand corner of the Site Plan.

See Exhibit P (Sheet T-1).

2. Name and address of the owner of record, developer, and seal of the engineer, architect, surveyor or landscape architect.

See Exhibit P (Sheet T-1).

3. Name and address of all owners of record of abutting parcels and those within five hundred feet (500') of the property line.

See Exhibit P (Sheet AD-1).

4. All existing lot lines, easements, and rights-of-way. Include areas in acres or square feet, abutting land uses, and the location and size of structures within five hundred feet (500') of the site.

See Exhibit P (Sheet AD-1).

5. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, and

shown all exterior entrances, and all anticipated future additional and alterations.

See Exhibit P (Sheet C-1A).

6. ***The location of all present and proposed public and private way, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping and walls. Location, type and screening details for all waste disposal containers shall also be shown.***

See Exhibit P (Sheet C-1A).

7. ***The location, height, intensity and bulk type (e.g. fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.***

See Exhibit P (Sheet C-5).

8. ***The location, height, size, materials and design of all proposed signage.***

Not applicable.

9. ***The location of all present and proposed utility systems including:***

   a. ***Sewage or septic systems***

      Not applicable.

   b. ***Water supply system***

      Not applicable.

   c. ***Telephone, cable and electrical systems***

      Not applicable.

   d. ***Storm drainage system including existing and proposed drainage lines, culverts, catch basins, headwalls, end walls, hydrants, manholes, and drainage swales***

      Not applicable.

The Planning Board may also require soil logs, soil profile analysis (deep hole test pits), percolation tests and storm water run-off calculations for large developments or developments in environmentally sensitive areas.

Not applicable.

10. ***Plans to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable. There shall be pre and post drainage calculations for the site done by a certified engineer. From this the engineer must show how there will be no increase in runoff from the site. The use of ponds, dry wells, etc. shall be used, but all sites shall have zero increase in runoff so as not to disturb neighboring properties.***

    See Exhibit P (Sheets C-1B, C-4B-C).

11. ***Existing and proposed topography at five foot (5') contour intervals. All elevations shall refer to the nearest United States Coastal and Geodetic Bench Mark. If any portion of the parcel is within the 100-year floodplain, the area will be shown, and base flood elevations given. Indicate areas within site where ground removal or filling is required, and give its approximate volume in cubic yards.***

    See Exhibit P (Sheet C-1B).

12. ***A landscape plan showing all existing natural land features, trees, forest cover and water sources, and all proposed changes to these features, including size and type of plant material, and erosion control measure. Water sources will include ponds, lakes, brooks, streams, wetlands, floodplains, and drainage retention areas.***

    See Exhibit P (Sheet C-1B).

13. ***Zoning district boundaries within two hundred feet (200') of the site's perimeter shall be drawn and identified on the plan.***

    See Exhibit P (Sheet AD-1).

14. ***Traffic flow patterns within the site, entrances and exits, loading and unloading area, curb cuts on the site and within two hundred feet (200') of the site.***

    See Exhibit P (Sheet AD-1).

    The Planning Board may require a detailed traffic study for large developments or for those in heavy traffic areas to include:

    a. ***The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic level;***

        Tarpon anticipates 1-2 vehicle trips/month once the Project is constructed.

    b. ***The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site;***

See Exhibit P (Sheet).

c. ***The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels as well as road capacity levels shall also be given.***

Tarpon anticipates 1-2 vehicle trips/month once the Project is constructed.

15. ***For new construction or alterations to any existing building, a table containing the following information must be included:***

a. ***Area of building to be used for a particular use such as retain operation, office, storage, etc.***

Not applicable.

b. ***Maximum number of employees;***

Not applicable.

c. ***Maximum seating capacity , where applicable;***

Not applicable.

d. ***Number of parking spaces existing and required for the intended use***

2 parking spots are provided.

e. ***Dimensions, materials, and designs of all structures***

See Exhibit P (Sheet C-3).

16. ***Elevation plans at a scale of 1/4" = 1' for all exterior facades of the proposed structures) and/or existing facades, plus addition(s) showing design features and indicating the type and color of materials to be used.***

See Exhibit P (Sheet C-3).

E. ***An Environmental Assessment Form (either a short or long form, depending upon the nature of the proposal) shall be submitted with the site plan to insure compliance with the New York State Environmental Quality Review Act (6 NYCRR 617), to identify the potential environmental, social, and economic impacts of the project.***

See Exhibit N.

SECTION 22 - Standards for Review

The Planning Board shall review the site plan and supporting documents, taking into consideration the reasonable fulfillment of the objectives listed below. Pursuant to Section 20, Paragraph C, detailed design guidelines and performance standards may be adopted by the Planning Board to guide decisions with respect to these objectives, and to help ensure consistency in the review of all applications.

A. Legal

Conformance with the provisions of the Local Laws and Ordinances of the Town, the Town Law of New York State, and all applicable rules and regulations of State and Federal agencies.

See Exhibit C and Exhibit D; the Project complies with applicable law.

B. Traffic

Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.

Not applicable.

C. Parking

Provision for off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate parking, adequate lighting, and internal traffic.

See Exhibit P (Sheet C-1A); adequate parking is provided.

D. Public Services

Reasonable demands placed on public services and infrastructure.

Not applicable.

E. Pollution Control

Adequacy of methods of sewage and refuse disposal and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.

See Exhibit P; stormwater has been managed in accordance with applicable law.

F. Nuisances

Protection of abutting properties and town amenities from any undue disturbances caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, storm water runoff, etc.

See Exhibit P; the project will not adversely impact adjacent neighbors.

G. Existing Vegetation

Minimize the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.

See Exhibit P; Verizon has proposed landscaping as required to surround the compound.

H. Amenities

The applicant's efforts to integrate the proposed development into existing landscape through design features, such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.

See Exhibit P (Sheet C-1A).

I. Town Character

The building setbacks, area and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding landscape and the natural landscape.

See Exhibit L and Exhibit P (Sheet SB-1). The proposed tower will be designed to stay on the Landowner's parcel in the event of a tower failure.

SECTION 23 - Consultant Review

In its review, the Planning Board may consult with the Town Building Inspector, Fire Commissioners, Highway Superintendent and other local and county officials, and its design private consultants, in addition to representatives of federal and state agencies including, but not limited to, the Soil Conservation Service, the State Department of Transportation, the State Department of Environmental Conservation, and the NYS Department of Health. If a consultant is retained by the board, the developer shall agree to pay his/her fees. An estimate of his/her fees shall be provided at the beginning of the project. The developer will be required to pay one-third at this time, another third at the time of the public hearing and a final third before a decision is rendered by the Board.

No response necessary.

SECTION 24 - Additional Requirements

The Planning Board may require such additional provisions and conditions that appear necessary for advancement of the public environment. Such shall include but shall not be limited to the following:

A. REIMBURSABLE COSTS: Reasonable costs incurred by the Planning Board for private consultation fees or other extra ordinary expense in connection with the review of a proposed site plan shall be charged to the applicant. Such reimbursable costs shall he in addition to the fee required in the Town Schedule of Fees for site plan review.

Tarpon is happy to reimburse the Town for its reasonable expenses associated with review of this application by qualified consultants.

B. PERFORMANCE GUARANTEE: No Certificate of Occupancy shall be issued until all improvements shown on the final site plan are installed or a performance guarantee, a letter of credit or a certificate of deposit has been posted for improvements not yet completed. Such performance guarantee, letter of credit or certificate of deposit shall be posted in accordance with procedures specified within Section 277 of the Town Law relating to subdivisions. Other requirements relating to performance guarantees may be established from time to time by the Town Board. The amount and sufficiency of such performance guarantee shall be established by the Planning Board after consultation with the Building Inspector, Attorney(s) for the Town and the Planning Board's designated consultants, or other competent persons.

Tarpon will comply to the extent applicable.

C. INSPECTION OF IMPROVEMENTS: The Zoning Enforcement Office shall be responsible for the overall inspection of site improvements, including coordination with the Town's private consultants, as may be appropriate an multi-family residential, commercial and industrial projects.

No response necessary.

SECTION 25 - Appeals

APPEALS: Any person or persons, jointly or severally aggrieved by any decision of the planning board concerning review of a site plan may bring a proceeding to review in a manner provided by Article Seventy-Eight of the Civil Practice Laws and Rules in a court of record.

No response necessary.

SECTION 26 - Special Permits

On application and after public notice and hearing by the Planning Board, said board may authorize, by resolution, the issuance of a special permit only for those uses in a district where this ordinance requires such a permit. In authorizing the issuance of a special permit, the Planning Board shall take into consideration the public health, safety, and general welfare and shall prescribe appropriate conditions and safeguard to insure the accomplishment of the following objectives, unless otherwise provided all special permits shall be valid for period as determined by the Planning Board.

A. OBJECTIVES:

1. ***That all proposed structures, equipment, or material shall be readily accessible for fire and police protection.***

   See Exhibit P (Sheet C-1A); the Project so complies.

2. ***That the proposed use is of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.***

   See Exhibit P; the Project so complies.

3. ***That, in addition to the above, in the case of any use located in, or directly adjacent to a residential district:***

   a. ***The location size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access street shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or incongruous with, the said residential district or conflict with the normal traffic or the neighborhood and use of adjacent land and buildings or diminish the value thereof.***

      See Exhibit P; the Project so complies.

   b. ***The location and height of buildings and structures, the location, nature, and height of walls and fences, and the nature and extent of screening and landscaping on the site shall be such that the use will not hinder or discourage the appropriate development.***

      See Exhibit P; the Project so complies.

B. PROCEDURE:

Since all special permits require site plan review, the procedure for a special permit shall be the same as specified for a site plan review, Section 17-25 except that a public hearing is mandatory. Site plan and special permit review should be conducted jointly to save time, effort, and repetition of information.

No response necessary.

C. CONDITIONS AND SAFEGUARDS:

In authorizing the issuance of a special permit it shall be the duty of the Planning Board to attach such conditions and safeguards as may be required in order that the results of its action

may, to the maximum extent possible, further the general objectives of this ordinance. The Planning Board may require that special permitted uses be periodically renewed. Such renewal shall be granted allowing due public notice and hearings, and may be withheld only upon determination that such conditions as may have been prescribed by the Board in conjunction with the issuance of the original permit have not been, or are no longer being complied with.

In such cases, a period of 60 days will be granted the applicant for full compliance prior to the revoking of the said permit. Any use for which a special permit may be granted shall be deemed to be a conforming use in the district in which such use is located providing that:

a. ***The provision in this ordinance under which such exception was issued is still in effect.***

b. ***Such exception was issued in conformity with the provisions of this ordinance.***

c. ***Such use shall be deemed to affect only the lot or portion thereof for which such permit shall have been granted.***

Tarpon will so comply, except that following zoning approval, the Project will require federal regulatory approval that can take as long as 6-9 months. Tarpon, therefore, respectfully requests a waiver of the 60-day time limit.

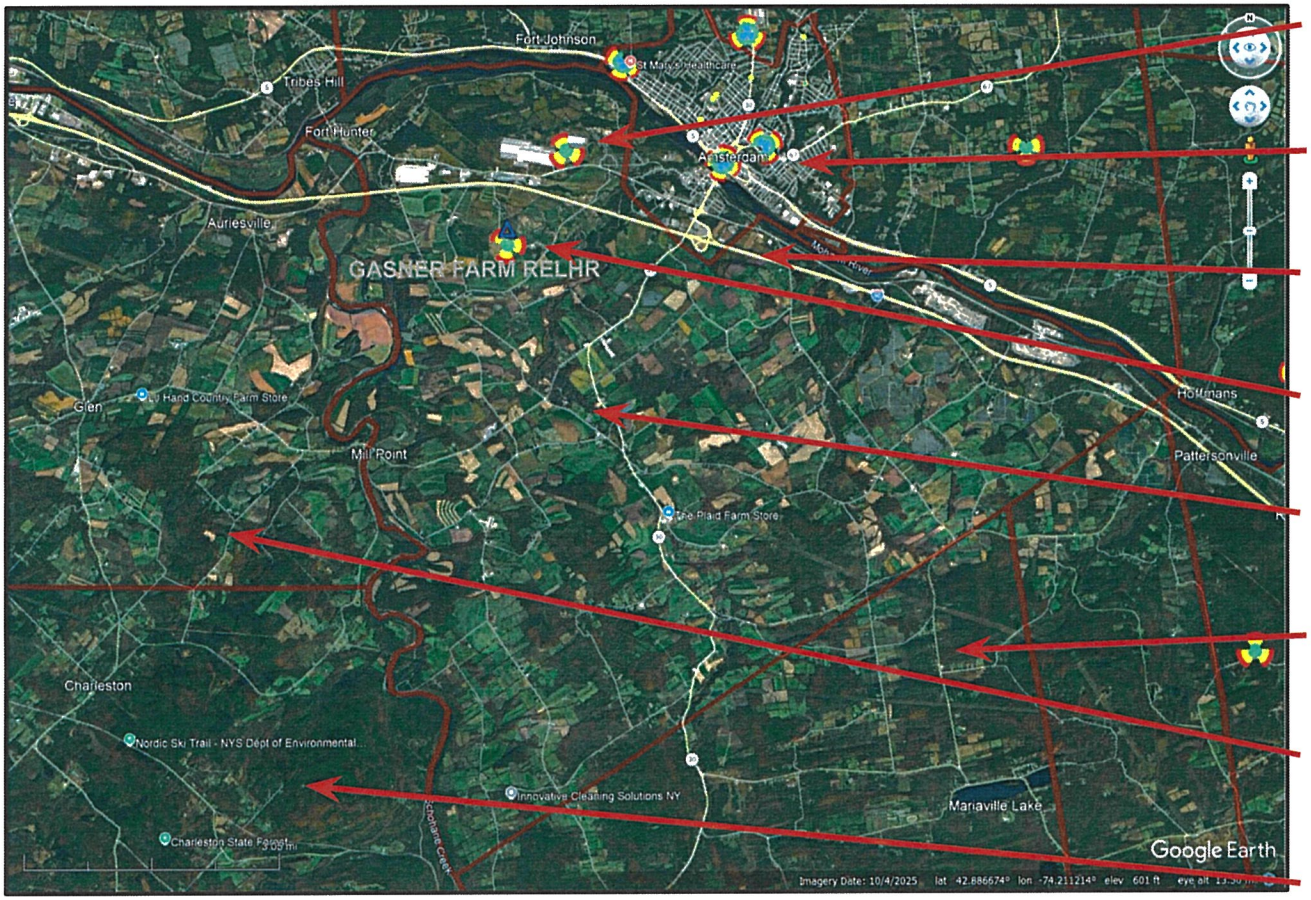
D. APPEALS:

Any person or personal, jointly or severally aggrieved by any decision of the Planning Board concerning review of a special permit may bring a proceeding to review in a manner provided by Article Seventy-Eight of the Civil Practice Laws and rules in a court of record.

EXHIBIT E

Verizon Wireless Communications Facility

Engineering Necessity Case – "GASNER FARM RELHR"



Yankee Hill Site

Amsterdam

I-90

Project Location

Town of Florida

Town of Duanesburg

Town of Glen

Town of Charleston

Prepared by: Timothy Dolan, RF Engineer, Verizon Wireless

Project: The project is the installation and operation of a new tower co-located wireless telecommunications site in the Town of Florida, NY (the "Project Facility").

verizon

April 7th, 2026

Project Need Overview

The project area, located in the north-central portion of the Town of **Florida** is currently served from an existing site located off Sager Rd. located off Snooks Corners Rd. The lease terms between the tower owner and Verizon have reached a scenario that is not reasonable or sustainable. Extensive good faith efforts to resolve this issue have failed. To maintain network viability Verizon must develop an alternate means to serve this area. If Verizon is not able to develop an alternate solution to serve this area and the existing site is forced off air due to unreasonable tower owner terms it will result with two primary impacts:

- The first is an obvious decrease in area coverage, meaning gaps in coverage will occur impacting customers in this area and their ability to make and receive voice calls as well as data services provided to the community from this site.
- The second is that distant neighboring sites will struggle to serve this area at very weak to non-existent RF levels. The project area is subject to significant terrain and or foliage challenges for RF (signal) propagation. This terrain and or foliage combined with long distance from the neighboring sites prevents effective propagation of Verizon's RF signals into this area compounding the capacity issue with areas of variable coverage creating significant gaps in service. The end result is overloaded neighboring sites ultimately degrading service not just to the area served by the existing **Gasner Farm** site but also the surrounding area resulting with a community wide impact.
    - Neighboring sites expected to be impacted include: Yankee Hill (Hirshfield Rd), Duanesburg (Duanesburg Churches Rd.), Johnstown South (State Highway 67) and Fultonville (Lusso Rd).

The proposed solution is a new 165' tower .2 mi north of the existing site that when approved and constructed will allow Verizon to maintain adequate and reliable coverage and capacity ultimately allowing for seamless continuation of service to this area.

The primary objectives for this project are to maintain existing coverage and capacity by replacing the existing no longer viable site with a replacement site that will continue to serve the north-central portion of the Town of Florida, more specifically portions of Rt 30, Rt 161, Fort Hunter Rd, Hartley Rd, Snooks Corners Rd, Denice Rd, Knapik Rd, Hollow Rd, Newkirk Rd, Auspelmyer Rd, Rt 5S, I-90, as well as the hamlet of Fort Hunter and neighboring residential and commercial areas throughout this area. In order to replace the existing **Gasner Farm** site, a new dominant server must be created that is equivalent to the existing dominant server that is being deactivated. This new dominant coverage will effectively replace the existing site and provide coverage and capacity needed to maintain service to this area.

Following the search for co-locatable structures to resolve the aforementioned challenges and finding none available or properly situated, Verizon proposes to attach the necessary antenna(s) to a new tower located at **479 Sager Rd, Amsterdam, NY 12010**. Verizon's antennas will utilize 160' ACL (Antenna Centerline) with a top of antenna height of 164'. This solution is the minimum height necessary to overcome existing obstructions and maintain the coverage and capacity requirements for this area.

Introduction

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

Coverage and/or capacity deficiencies are the two primary driving conditions that typically prompt the need for a new wireless communications facility/site. All wireless customers depend on their wireless provider's ability to provide **adequate and reliable coverage** where needed. In areas where coverage does not exist the user can not make a connection which is categorized as a "Gap in Service" lacking adequate and reliable coverage. Where coverage exists but is over utilized, this can also result with the user not being able to successfully use the connection which is also a "Gap in Service" and categorized as lacking adequate and reliable coverage. The service deficiencies sought to be remedied by this proposed cell site include a significant number of failed calls, resulting in users being unable to connect and/or maintain a connection capable of supporting a reasonably uninterrupted communication.

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

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

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

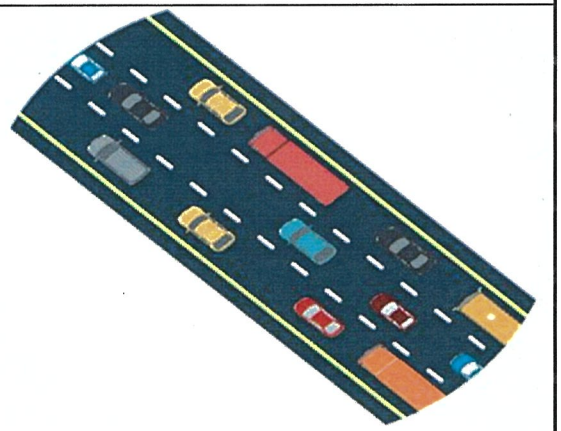
When traffic volume exceeds the capacity limits of a site serving a given area, network reliability and user experience degrades. Ultimately this prevents customers from making/receiving calls, applications cease functioning, internet connections time out and data speeds fail. This critical condition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

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

Wireless 4G/5G Safety and Growth

Staying ahead of demand.

A wireless network is like a highway system...



More wireless traffic needs more wireless facilities just like more vehicle traffic needs more lanes.

- Many wireless users share each cell site and congestion may result when too many try to use it at the same time.
- Wireless coverage may already exist in an area, but with data usage growth increasing exponentially each year,more capacity is needed.
- To meet capacity demands, we need to add more sites closer to users and strategically spaced with other cell sites to provide the reliable service customers have come to expect from Verizon.

The monthly data traffic in North America is projected to amount to 19.53 exabytes (the equivalent of over four billion DVD's) by 2027. In 2021, the average data traffic amounted to almost 5 EB per month.*

Health and safety background.

Health and safety organizations worldwide have studied potential health effects of RF emissions for decades, and studies continue.

The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

Wireless technology, equipment and network operations are highly regulated.

Wireless facilities and property values.

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

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

90% Of single family homebuyers consider an area of good cellular service somewhat important or very important when buying a home.[1]

87% Of prospective homebuyers identified faster mobile phone connections as somewhat or very important when looking at 5G and a potential home.[1]

71% of adults live in wireless-only households.[2]

Connectivity at home.

The demand for access to wireless broadband continues.

People continue to rely more and more on their wireless broadband for work and personal uses.

82% Of voters say wireless is important driving innovation in the U.S.[1]

55GB 17.4 to 55 gigabytes. The average monthly usage of mobile data per smartphone in 2022 and 2028.[1]

523M 523 million wireless connections as of 2022.[1]

1. CTIA Infographics (8/21/24)

Wireless connectivity is critical in schools and communities.

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

20k Learning apps are available for iPads.

72% Of iTunes top selling educational apps are designed for preschool and elementary students.

600+ School districts replaced text books with tablets in classrooms.

77% Of parents think tablets are beneficial to kids.

74% Of school administrators feel digital content increases student engagement.

70% Of teens use cellphones to help with homework.

verizon

Reliable and Critical Communications

More people than ever before rely on wireless connections to manage their lives and businesses.

Verizon is expanding its wireless network to meet the growing demands of today and tomorrow.

But it takes time.

466

Globally, total mobile network data traffic will grow to an estimated 466 EB per month by the end of 2029.[1]

76%

of adults and 86.8% of children live in wireless-only households.[2]

74%

Of Americans say government should make it easier to build wireless networks.[3]

The reliability of your cell phone is never more important than when crisis strikes.

That's when a simple call or text message can make the difference between life and death.

We build reliability into every aspect of our wireless network to keep customers connected when you need it most. Reliability starts when we choose the safest, most secure locations for our wireless equipment. The likelihood of earthquakes, and risk from wildfires, mudslides, floods, hurricanes and more are all considered. When disaster strikes, we coordinate with first responders and can mobilize charging stations, special equipment, emergency vehicles and more to support local, state and federal agencies in all 50 states.

80%

Of 911 calls originate from a cell phone.[1]

240

Million 911 calls are made annually. In many areas, 80% or more are from wireless devices.[1]

verizon

Wireless is a critical component in today's medical fields.

Smart pill bottles and cases can help patients and their caregivers track medication usage, ensuring medications are taken on time and correctly. This supports increased medical compliance, provides more consistent care, and enables preventative care, keeping patients in their homes longer and reducing the number of emergency visits to the doctor's office or hospital.

Wireless connected glucose monitors, blood-pressure cuffs, and EKGs can track a patient's vital signs and catch an issue before it turns into an emergency.

Pacemakers and sleep apnea monitors can be tracked remotely.

Routine eye exams can be conducted with a wireless device connected to a smartphone, bringing solutions and services to low-income and remote areas that would otherwise go unsupported.

Wireless is a critical component in today's communities.

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

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

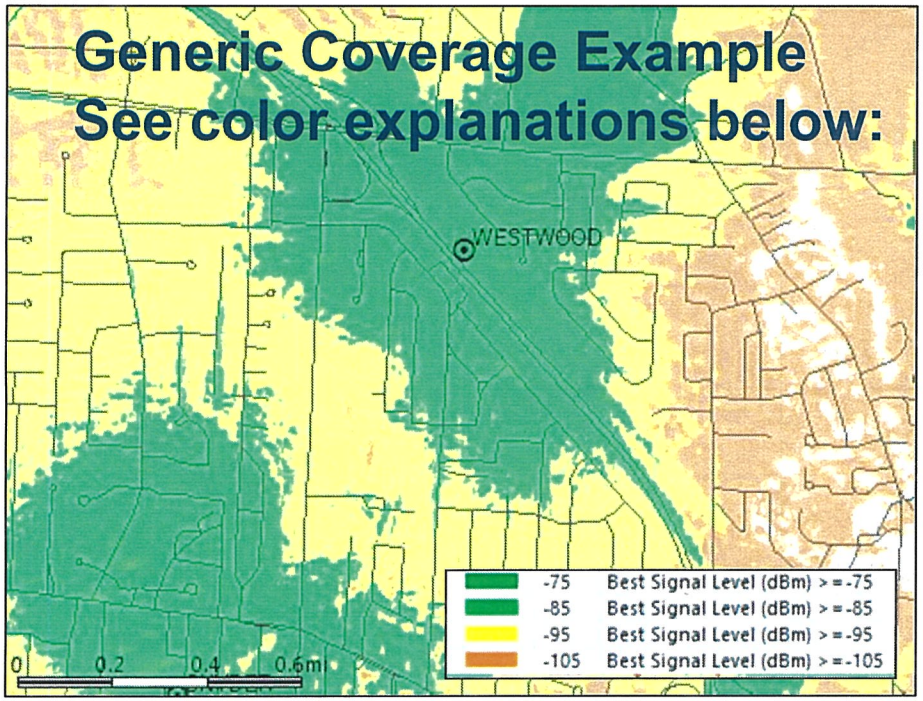
Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.

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

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

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

Explanation of Wireless Coverage



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

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

**Signal strength requirements vary as dictated by market and conditions*
*** Not displayed in example map, layer not used in all site justifications*

verizon

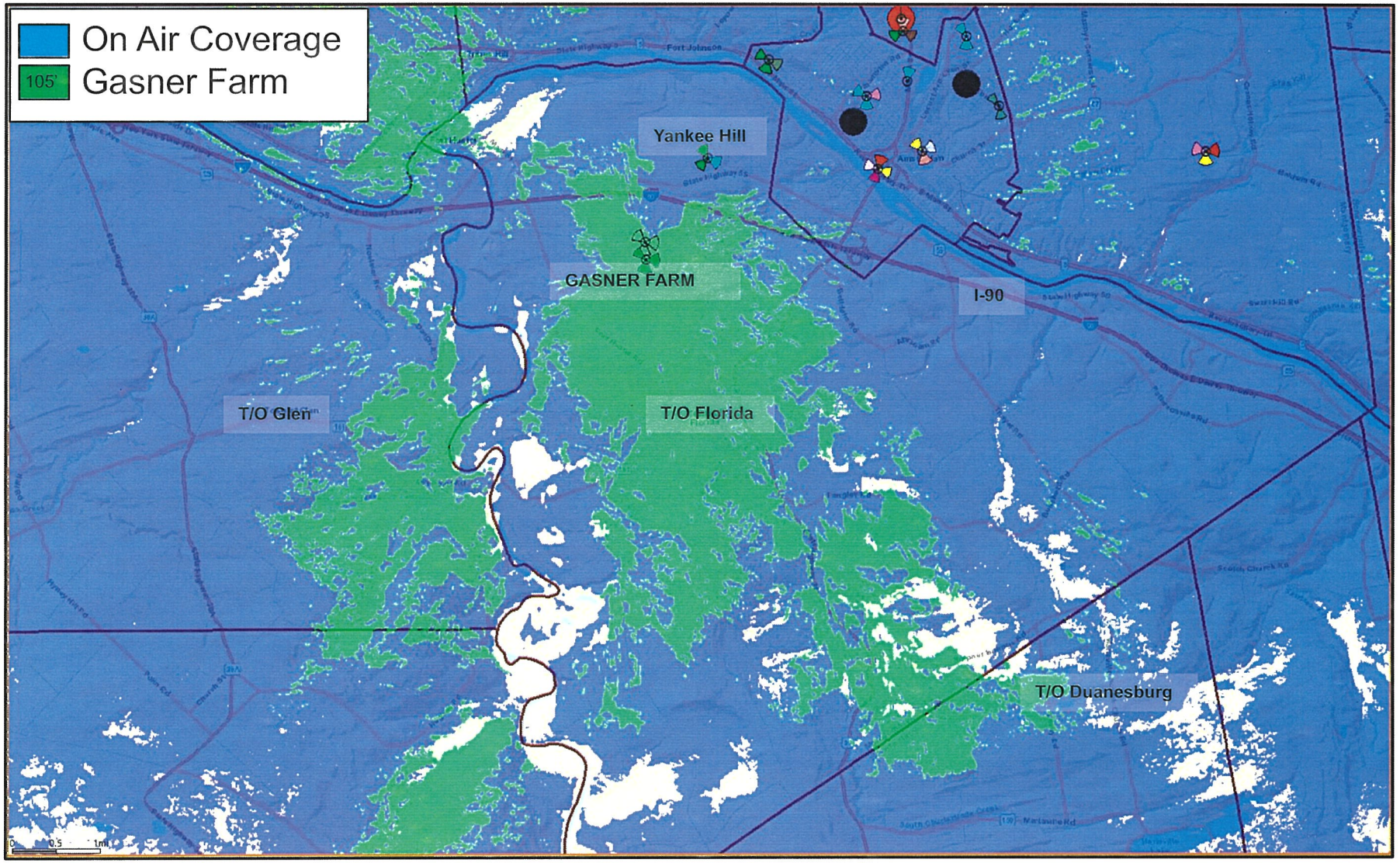
Coverage is best conveyed via coverage maps. RF engineers use computer simulation tools (in this case Verizon uses Forsk Atoll) which takes into account terrain, foliage, building types, and other site/network specifics to model the RF environment. This propagation model is used to simulate the real world network which assists RF Engineers in evaluating the impact of a proposed site (along with industry experience and other tools). Modern network complexity, exponential traffic growth and wide reaching customer utilization areas have evolved the coverage justification discussion far beyond the ability of antiquated justification methods including drive test data and dropped call records. For many years drive data and dropped call data have simply not been able to comprehensively articulate the gaps (need) in coverage or capacity capability for 4 and 5G networks.

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

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

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

Best Server plots depict the actual footprint of each site in question at one threshold so the viewer can accurately evaluate the area that is served by the **Gasner Farm** site.

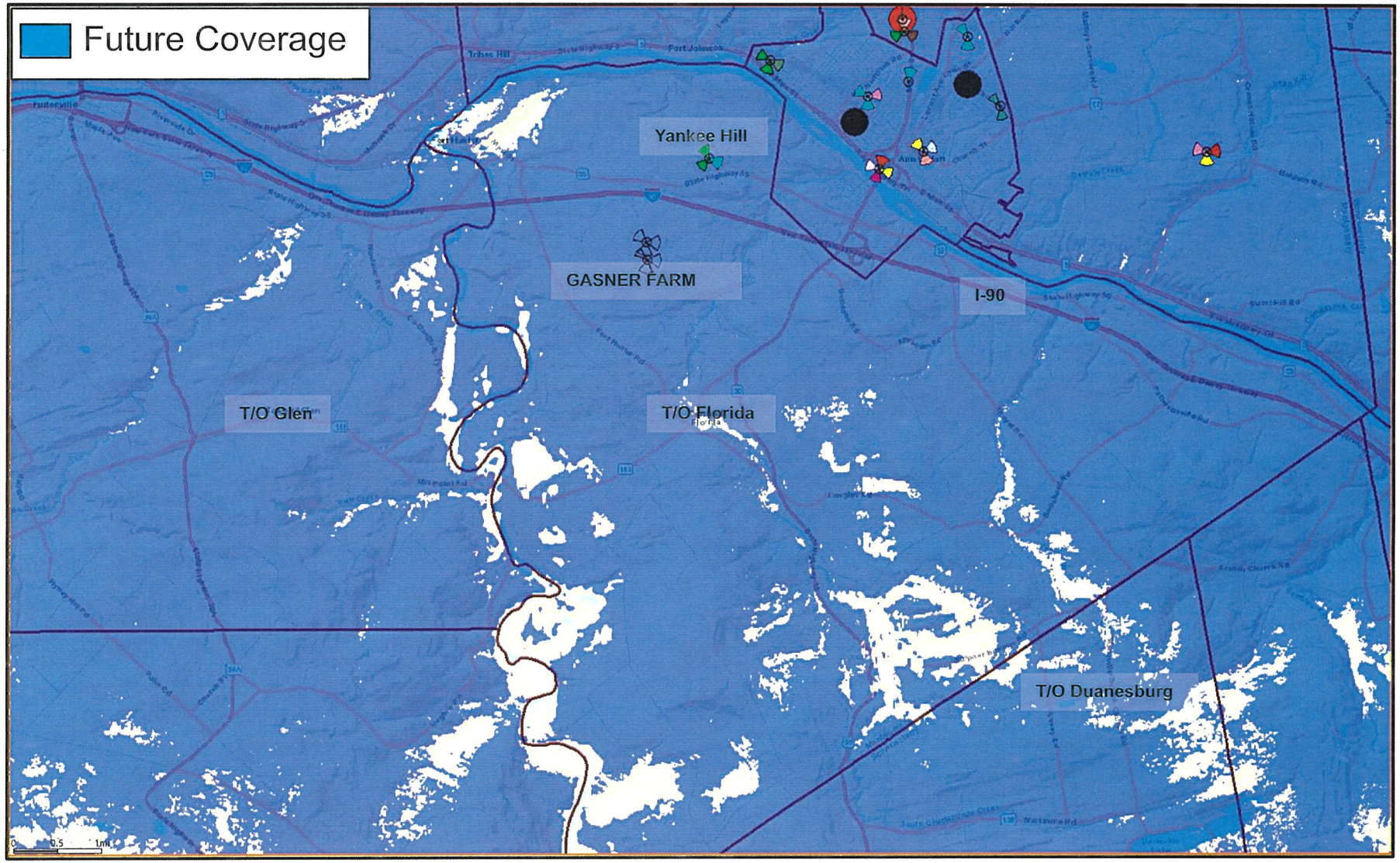


The map above represents coverage from existing sites, with the site in need of replacement detailed in the legend above. Blue coverage is from other on air (Low Band) sites.

verizon

Future Low Band (700/850MHz) Best Server -105dBm RSRP

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

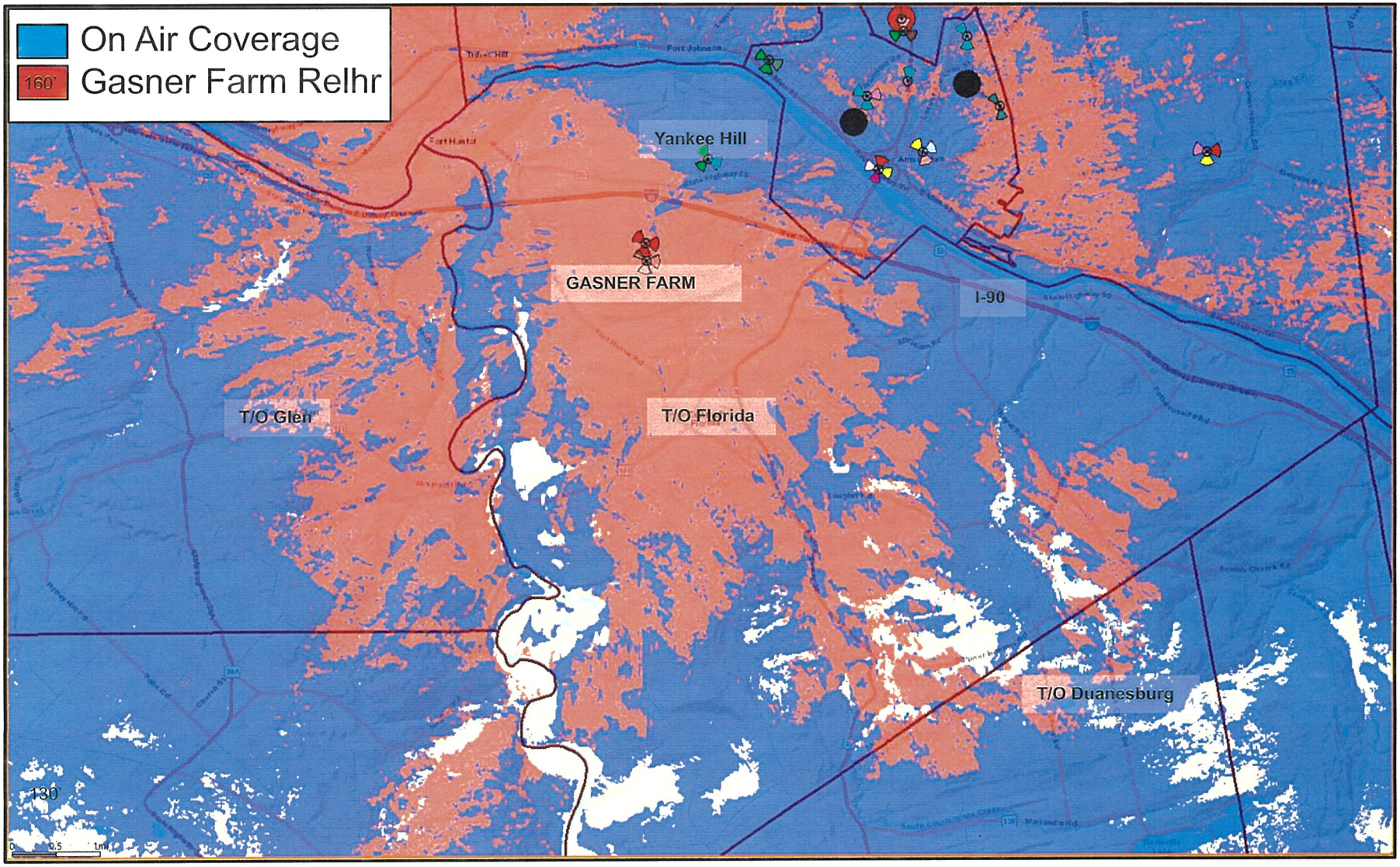


The map above represents coverage from existing sites, with the site in need of replacement removed from the coverage composite. Keep in mind this is only a best server plot showing that other neighboring low band sites will overshoot into this area to provide some coverage. The following signal strength slides will detail the level of service and reliability (or lack thereof).

verizon

Proposed Low Band (700/850MHz) Best Server -105dBm RSRP

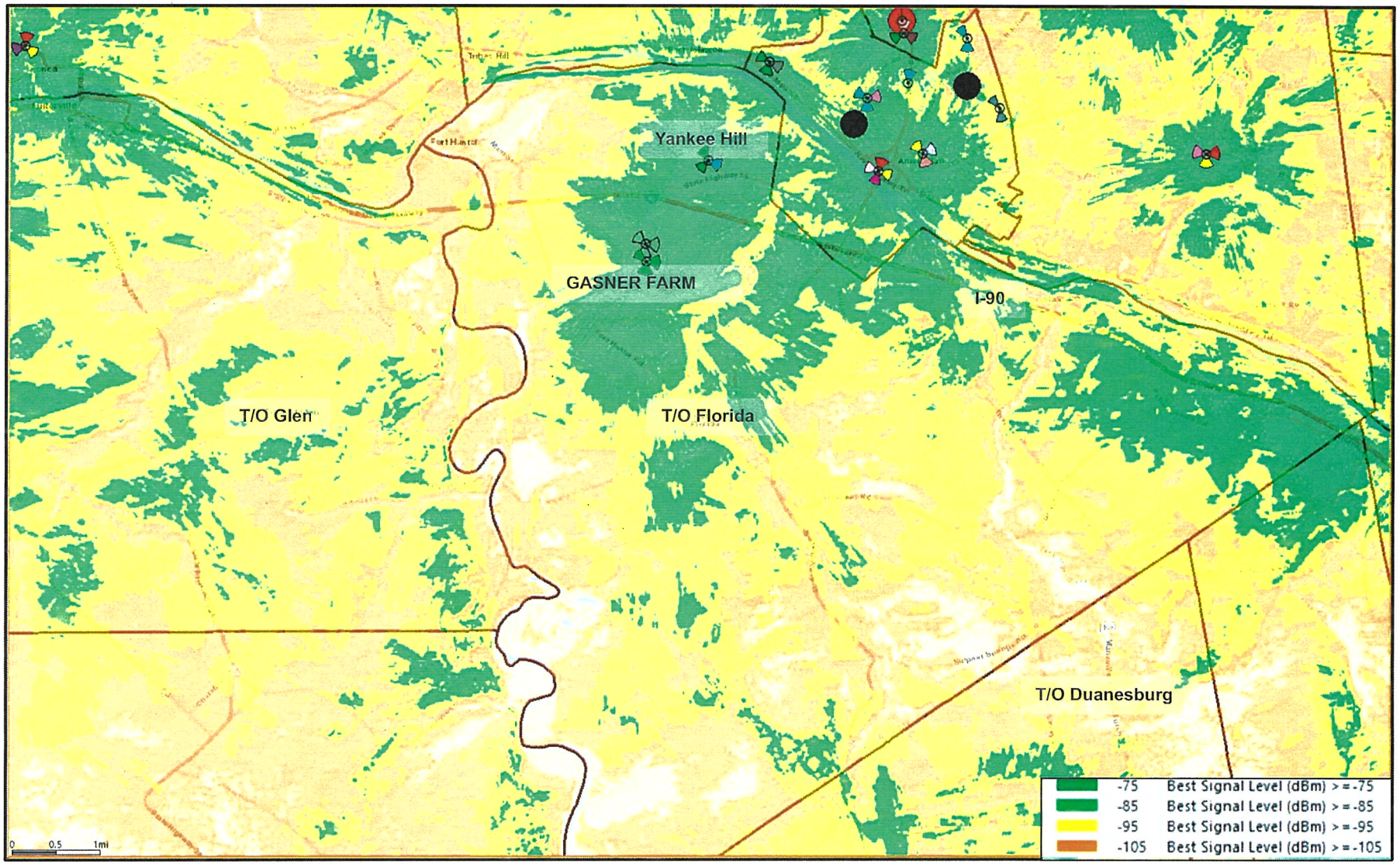
Best Server plots depict the actual footprint of each site in question at one threshold so the viewer can accurately evaluate the area that will be served by the proposed **Gasner Farm RELHR** site.



verizon

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

This coverage map shows the existing RF conditions in portions of the Town of **Florida** and surrounding area.
Refer to slide 6 for further explanation of these color thresholds



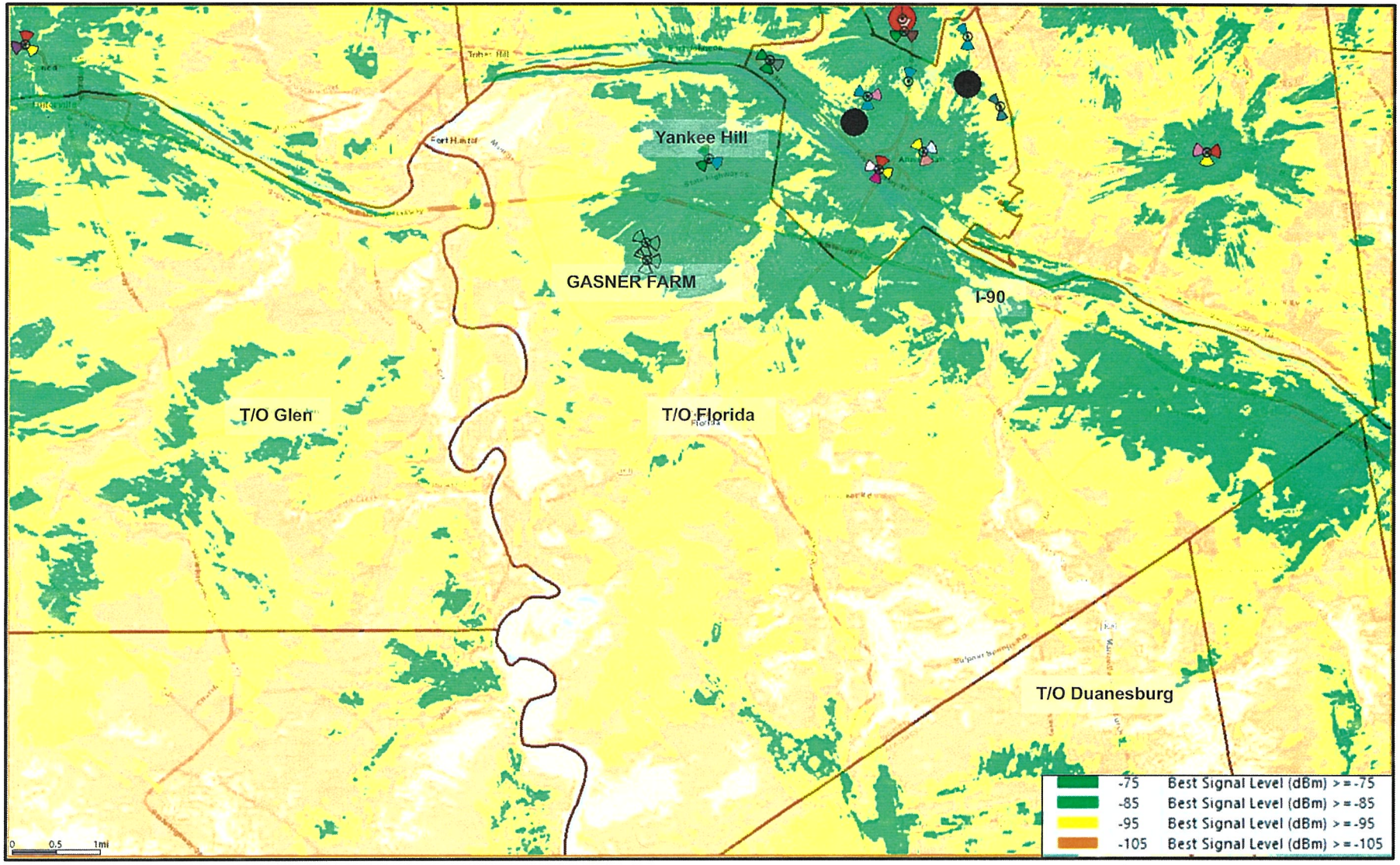
The map above represents low band signal strength coverage from existing sites including the **Gasner Farm** site.

verizon

*PRO TIP *Compare to p12 to evaluate existing vs proposed signal strength*
*Compare to p7 to visualize the existing **Gasner Farm** footprint to signal strength relationship*

Future Low Band (700/850MHz) Coverage (signal strength)

This coverage map shows how weak the future RF conditions would be without the **Gasner Farm** site.
Refer to slide 6 for further explanation of these color thresholds



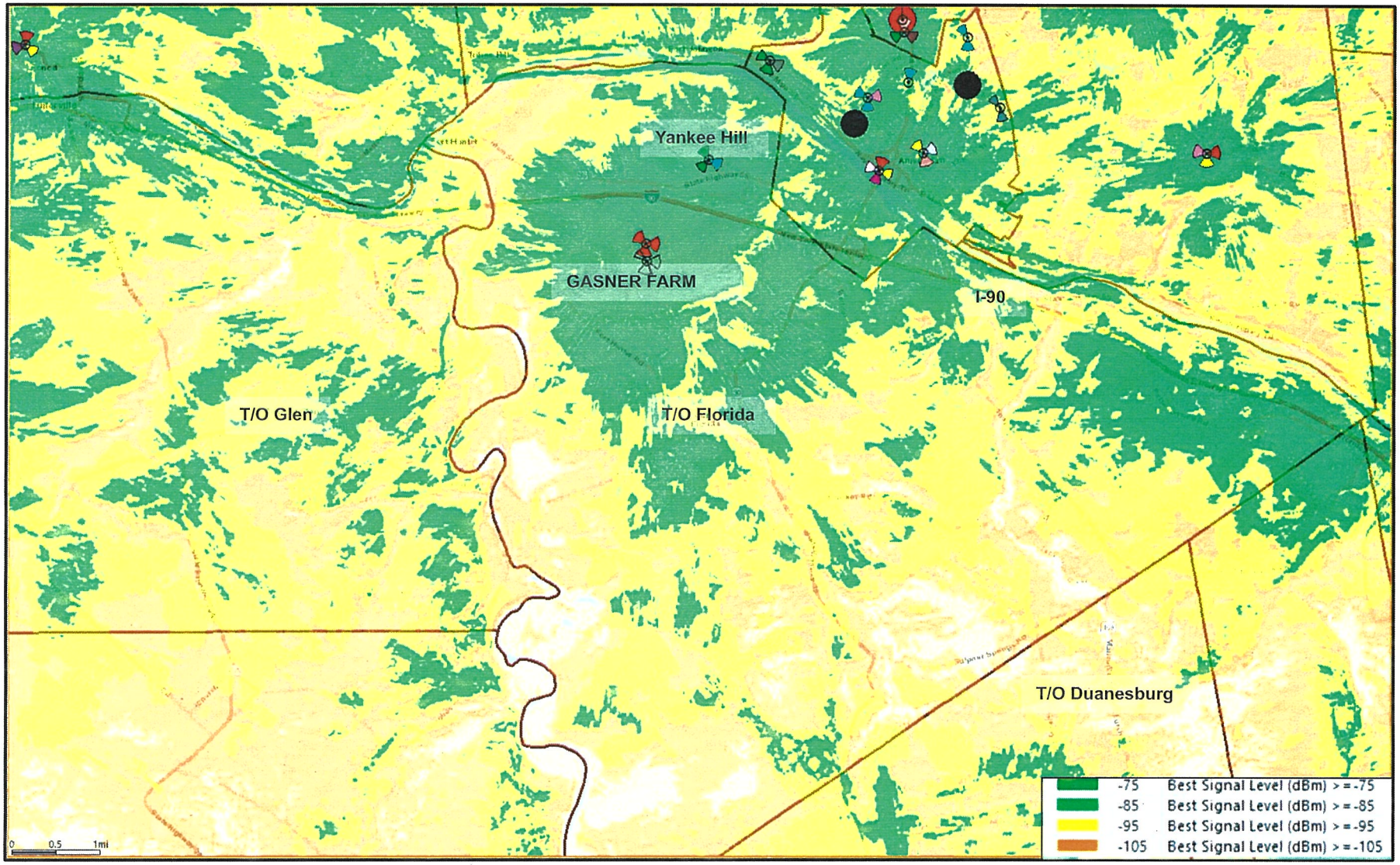
The map above represents low band signal strength coverage from existing sites excluding the **Gasner Farm** site.

verizon

*PRO TIP *Compare to p12 to evaluate w/o existing **Gasner Farm** site vs proposed signal strength*
*Compare to p8 to visualize the footprint to signal strength relationship without the **Gasner Farm** site*

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

This coverage map shows how coverage can be maintained by the proposed **Gasner Farm RELHR** site at 160' ACL.
Refer to slide 6 for further explanation of these color thresholds



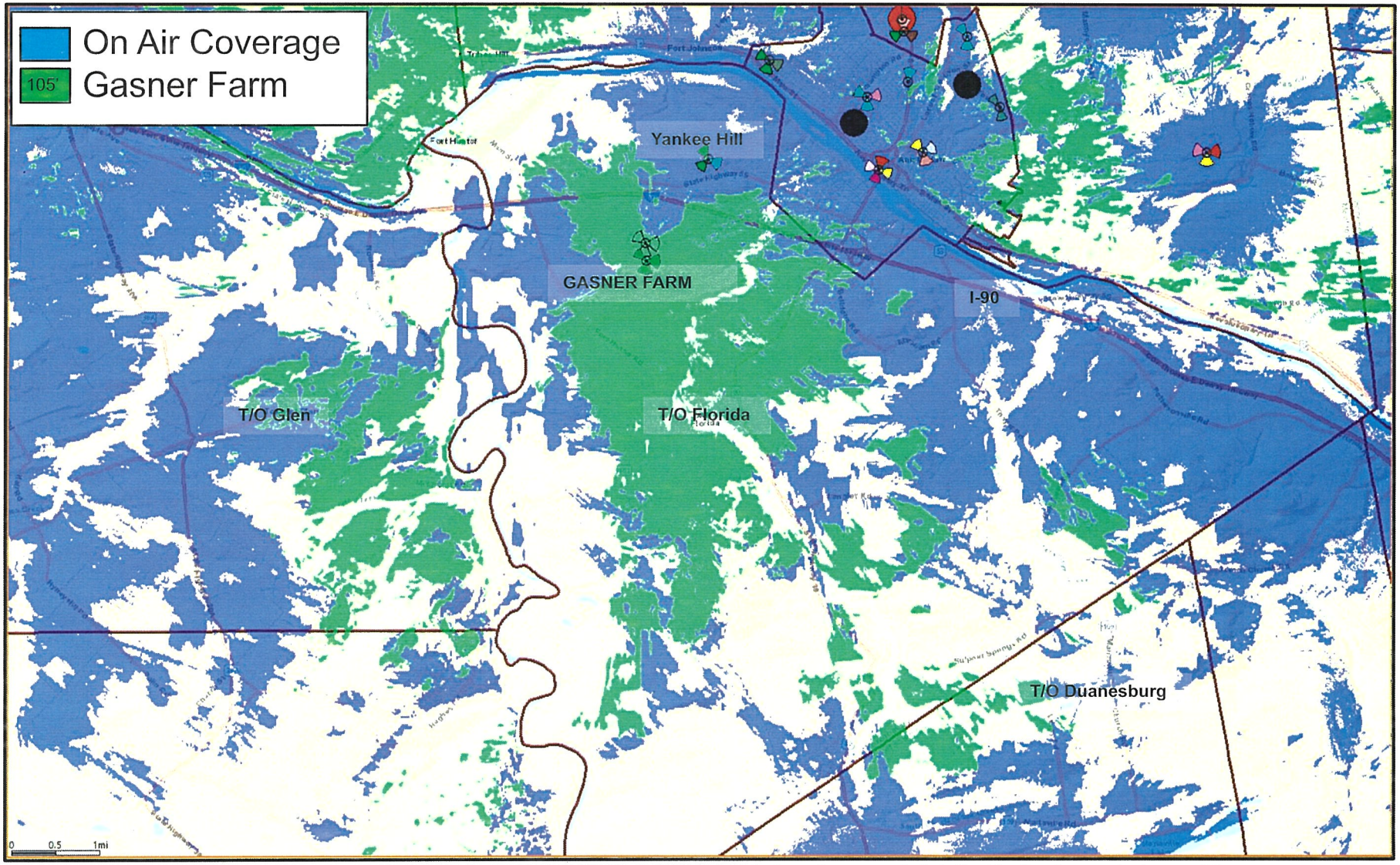
The map above represents low band signal strength coverage from existing sites including the future **Gasner Farm RELHR** site.

verizon

*PRO TIP *Compare to p10 to evaluate existing vs proposed signal strength*
*Compare to p9 to visualize the proposed **Gasner Farm** footprint to signal strength relationship*

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

Best Server plots depict the actual footprint of each site in question at one threshold so the viewer can accurately evaluate the area that is served by the **Gasner Farm** site.

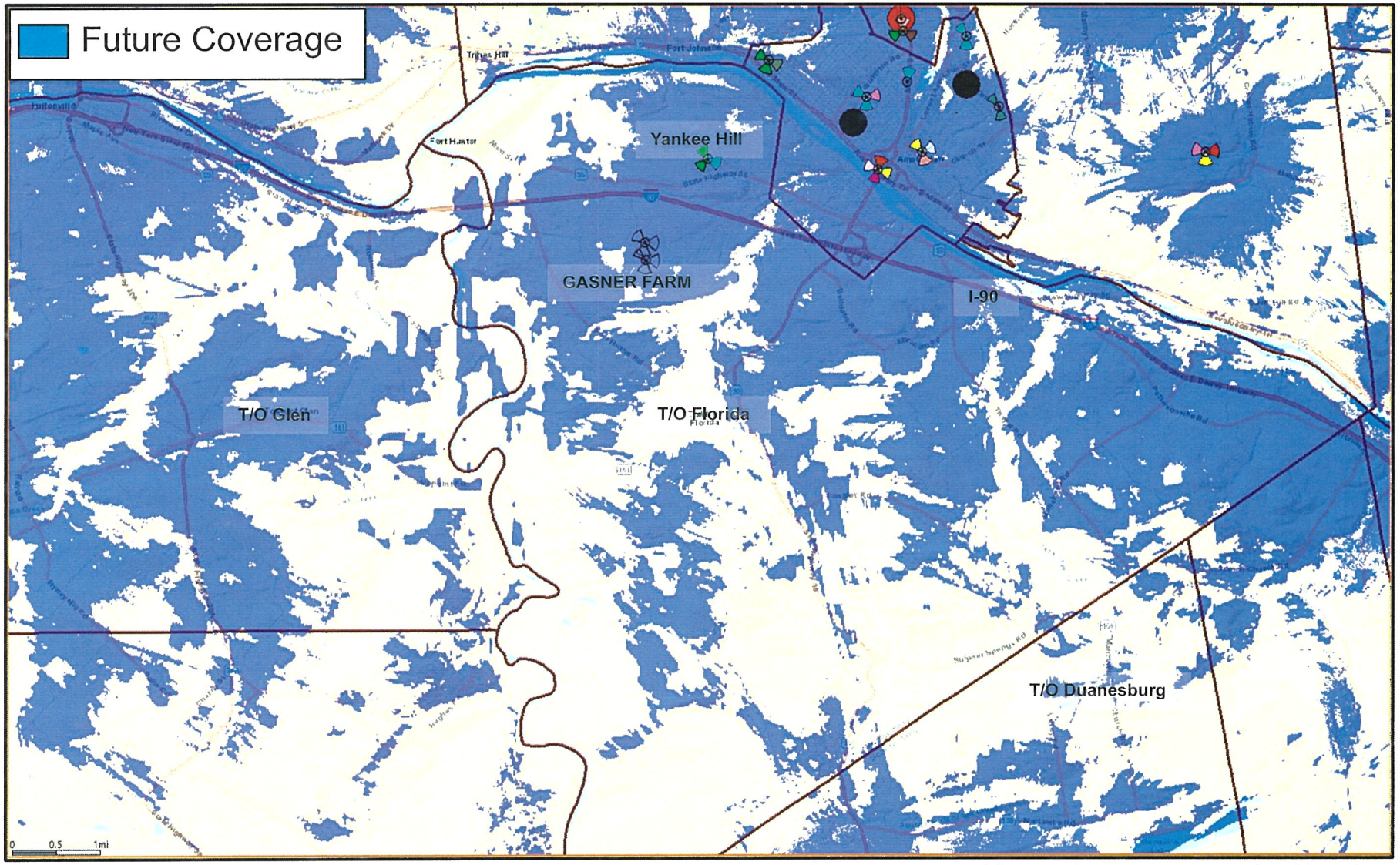


The map above represents coverage from existing sites, with the site in need of replacement detailed in the legend above. Blue coverage is from other on air (Mid Band) sites.

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Future Mid Band (AWS/PCS/C-Band) Best Server -105dBm RSRP

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

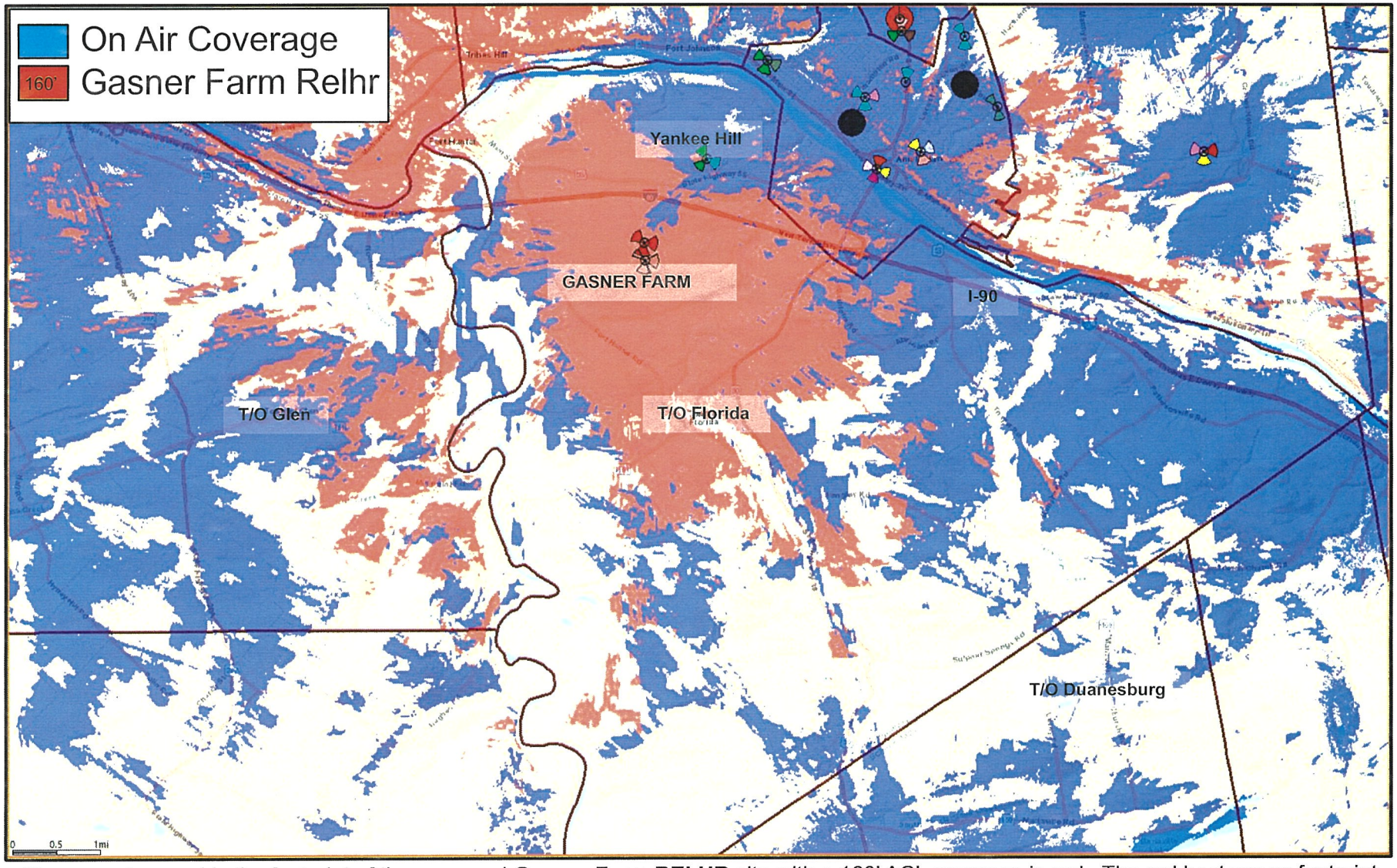


The map above represents coverage from existing sites, with the site in need of replacement removed from the coverage composite. Keep in mind this is only a best server plot showing that other neighboring mid band sites will overshoot into this area to provide some coverage. The following signal strength slides will detail the level of service and reliability (or lack thereof).

verizon

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

Best Server plots depict the actual footprint of each site in question at one threshold so the viewer can accurately evaluate the area that will be served by the proposed **Gasner Farm RELHR** site.

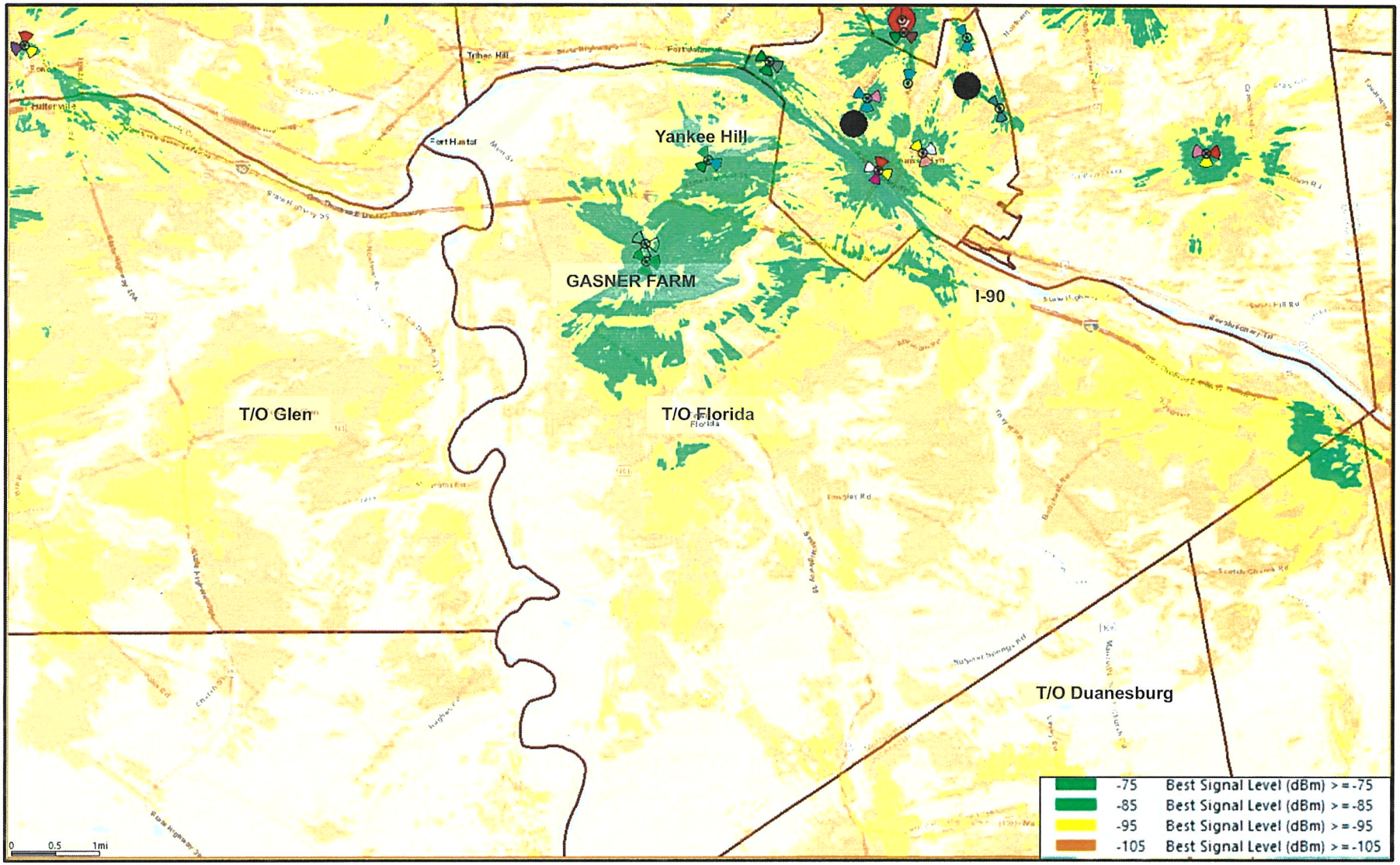


The map above adds the footprint of the proposed **Gasner Farm RELHR** site with a 160' ACL coverage in red. The red best server footprint provides the ability to maintain coverage and capacity throughout the requisite project area. This slide can be compared to slide 13 that shows the existing **Gasner Farm** mid band coverage footprint.

verizon

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

This coverage map shows the existing RF conditions in portions of the Town of **Florida** and surrounding area.
Refer to slide 6 for further explanation of these color thresholds



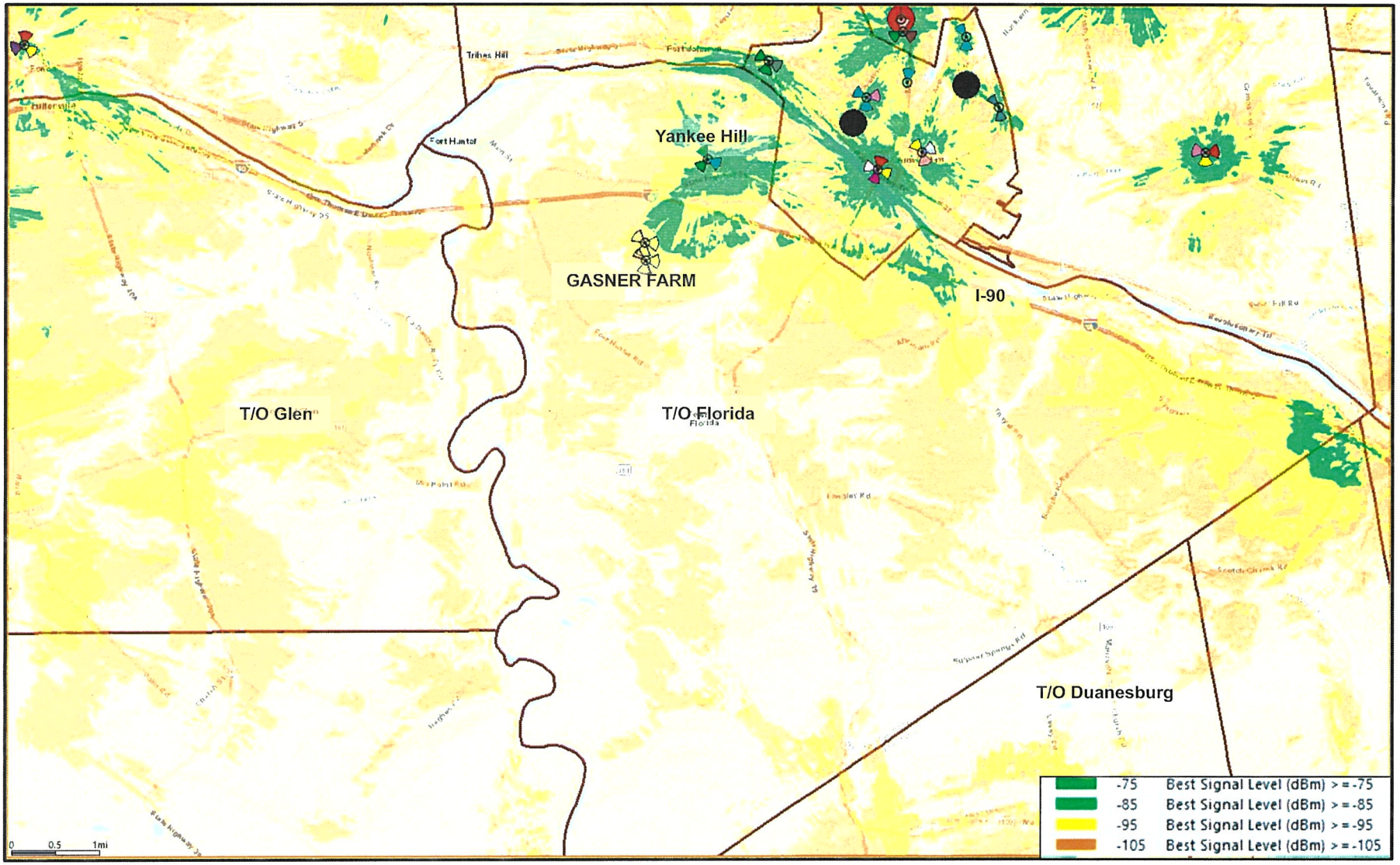
The map above represents mid band signal strength coverage from existing sites including the **Gasner Farm** site.

verizon

*PRO TIP *Compare to p18 to evaluate existing vs proposed signal strength*
*Compare to p13 to visualize the existing **Gasner Farm** footprint to signal strength relationship*

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

This coverage map shows how weak the future RF conditions would be without the **Gasner Farm** site.
Refer to slide 6 for further explanation of these color thresholds



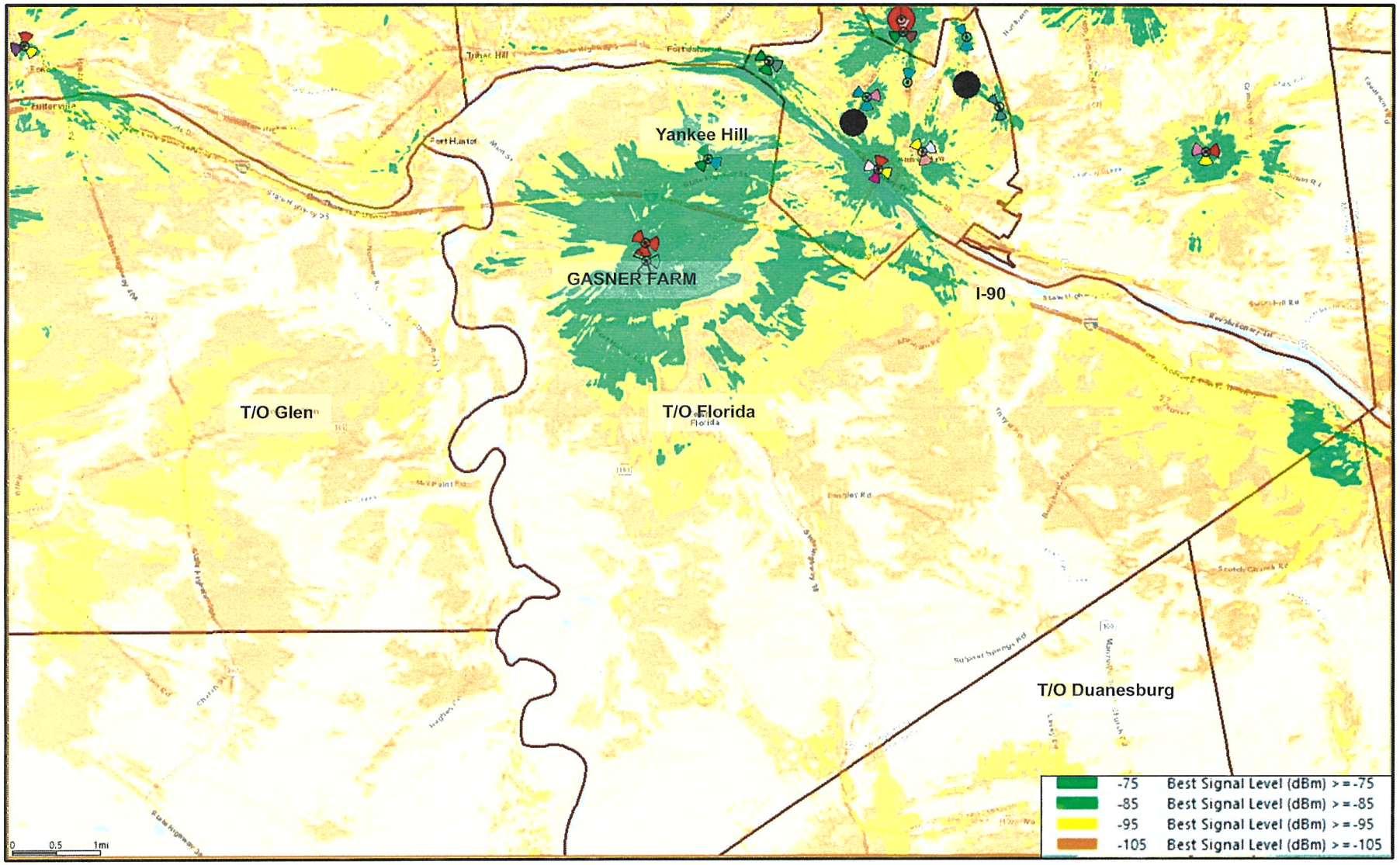
The map above represents mid band signal strength coverage from existing sites excluding the **Gasner Farm** site.

verizon

*PRO TIP *Compare to p18 to evaluate w/o existing **Gasner Farm** site vs proposed signal strength*
*Compare to p14 to visualize the footprint to signal strength relationship without the **Gasner Farm** site*

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

This coverage map shows how coverage can be maintained by the proposed **Gasner Farm RELHR** site at 160' ACL.
Refer to slide 6 for further explanation of these color thresholds

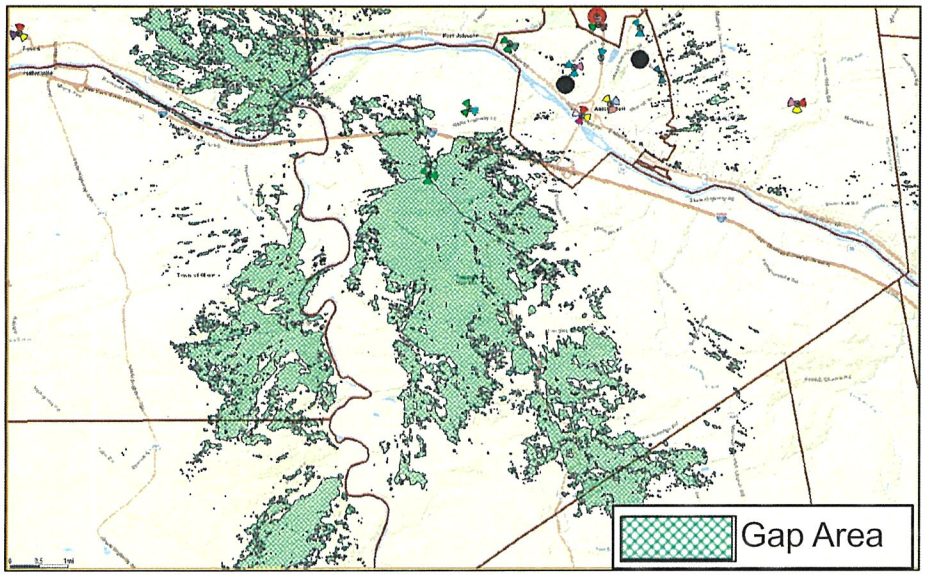


The map above represents mid band signal strength coverage from existing sites including the future **Gasner Farm RELHR** site.

verizon

*PRO TIP *Compare to p16 to evaluate existing vs proposed signal strength*
*Compare to p15 to visualize the proposed **Gasner Farm** footprint to signal strength relationship*

RF Justification Summary



The proposed site resolves the substantial and significant gaps in coverage and capacity impacting this portion of the **Town of Florida.** These gaps are shown above: The green shaded area represent the gaps in coverage and capacity that the proposed **GASNER FARM RELHR** site with a **160' ACL** will resolve.

It has come to the attention of the Upstate NY Verizon RF Engineering team that the existing **Gasner Farm** site is in jeopardy due to forces outside Verizon's control. As a result, the network was analyzed to determine whether there is sufficient **RF coverage and capacity** in the **Town of Florida** following the deactivation of the existing **Gasner Farm** site**.** It was determined that there would be significant gaps in adequate LTE service for Verizon Wireless in the Low and Mid Band LTE 4G and 5G frequencies. In addition to the coverage deficiencies, Verizon Wireless' network would not have sufficient capacity (low band or mid band) to handle the existing and projected LTE voice and data traffic in the area near and neighboring the existing and proposed site. Based on the need to maintain existing coverage and capacity while considering the topography and specific area requiring service, any further addition of capacity to distant existing sites does not offer an alternative remedy for Verizon's expected significant gaps in reliable service.

With the expectation that the existing **Gasner Farm** site will need to be deactivated, there will be significant gaps in service which will restrict Verizon Wireless customers from originating, maintaining or receiving reliable calls and network access. It is our expert opinion that the proposed site will satisfy the coverage and capacity needs of Verizon Wireless and users on it's network in these portions of the **Town of Florida** and this project area. The proposed location depicted herein satisfies the identified service gaps and is proposed at the minimum height necessary for adequate and reliable service.

Timothy Dolan

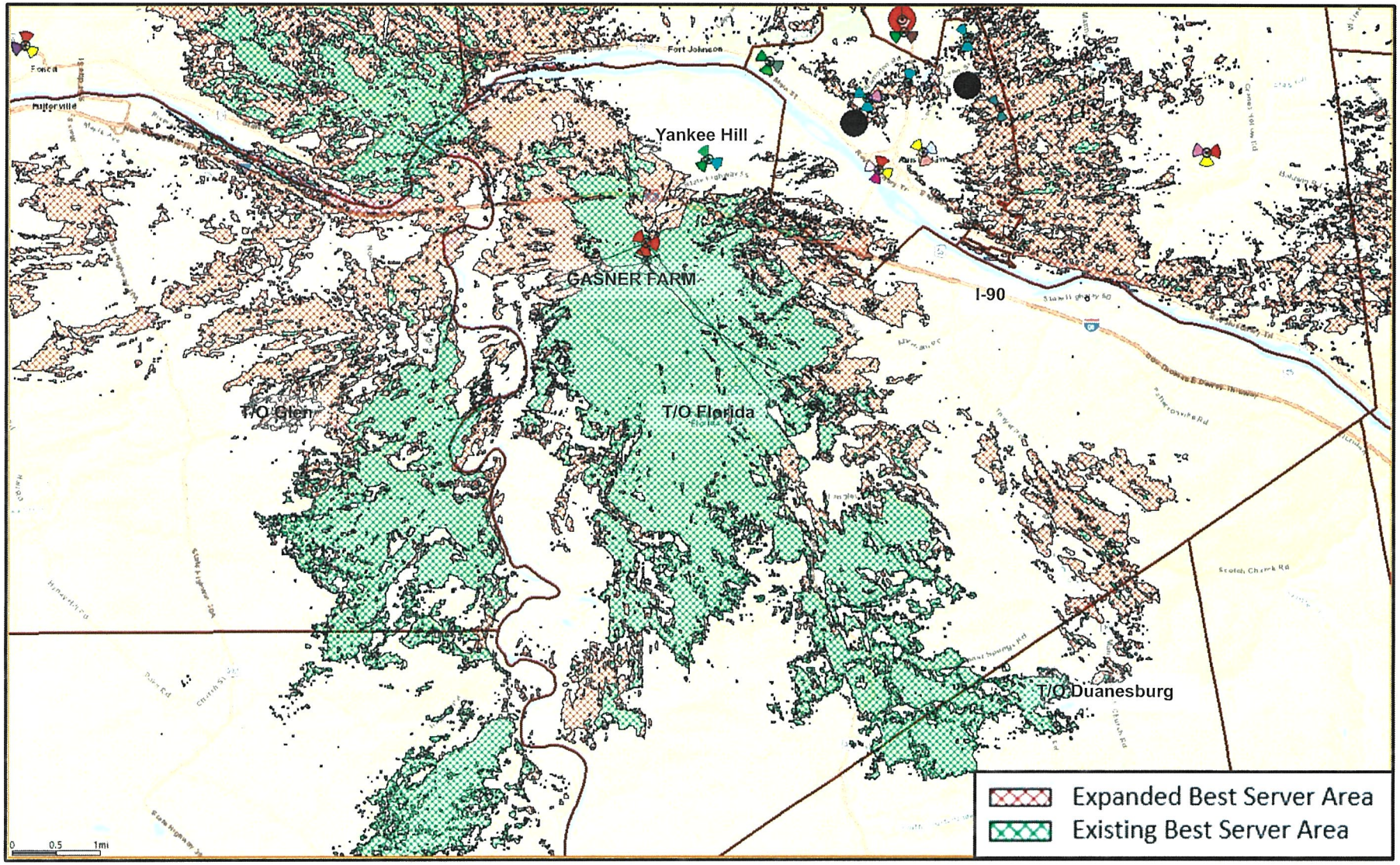
Timothy Dolan

RF Design Engineer
225 Jordan Rd, Troy, NY 12180
Verizon Wireless

verizon

Supplemental: Improved Coverage Area (Best Server)

A portion of this site relocation project includes the ability to improve area coverage.



The map above represents low band best server coverage from existing and proposed **Gasner Farm/RELHR** sites. The red areas represent areas the RELHR site would be able to improve signal strength where variable to no signal strength exists today. The green areas are currently served by the existing **Gasner Farm** site and would continue to be served by the RELHR site.

verizon

Supplemental: Improved Coverage Area (Signal Strength)

A portion of this site relocation project includes the ability to improve area coverage.
Refer to slide 6 for further explanation of these color thresholds

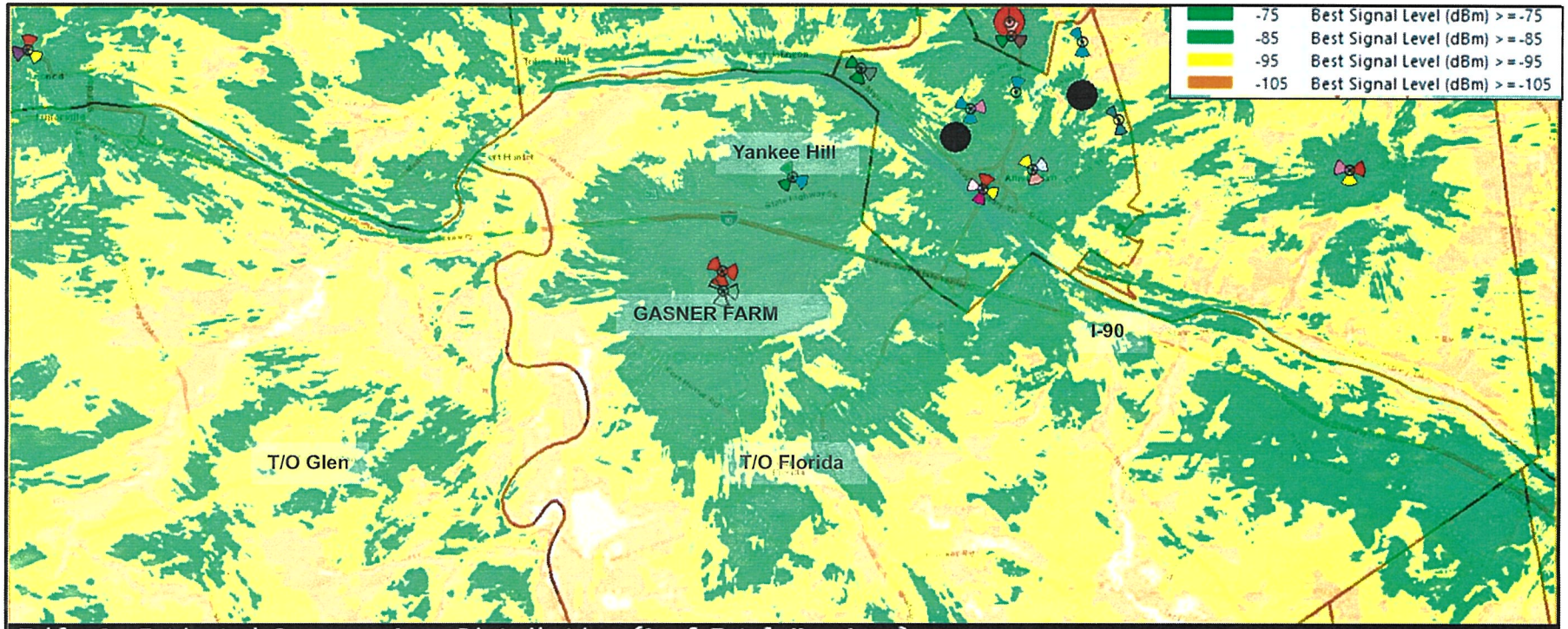


Table 1: Estimated Coverage Area Distribution (% of Total Map Area)

Signal Tier	Image 1 (Existing)	Image 2 (Proposed)	Delta (pp)	Relative Improvement
>= -75 dBm (Dark Green)	~13%	~21%	+8 pp	**+62%**
>= -85 dBm (Light Green)	~20%	~22%	+2 pp	**+10%**
>= -95 dBm (Yellow)	~42%	~38%	-4 pp	-10% (upgraded upward)
>= -105 dBm (Orange)	~23%	~17%	-6 pp	-26% (upgraded upward)
Total Covered	**~98%**	**~98%**	~0 pp	–

The map above represents low band signal strength coverage from the proposed **Gasner Farm RELHR** sites. The table shown displays an (AI) analysis of signal strength improvement for the identified thresholds (compared to the existing **Gasner Farm** site). The relative improvement for the in-building/In-Car coverage thresholds show significant gains while the weaker coverage also shows upward movement. The proposed site will not only provide equivalent service to what exists today but also solve countless existing coverage challenges/gaps throughout the project area.

verizon

EXHIBIT F

SITE SELECTION ANALYSIS
Gasner Farm / NY-1195
April 10, 2026

Tarpon Towers V, LLC

Gasner Farm / NY-1195

479 Sager Road,

Amsterdam, NY 12010

REAL ESTATE SITE SELECTION REPORT
APRIL 10, 2026

SITE SELECTION ANALYSIS
Gasner Farm / NY-1195
April 10, 2026

SITE SELECTION REPORT

Tarpon Towers V, LLC proposes to install and operate a new wireless telecommunications facility, including a new tower structure, associated antennas and equipment and related appurtenances located at 479 Sager Road on James Van Eps property in the Town of Florida, Montgomery County, New York. The property is a 12.7-acre parcel, zoned Agriculture (A) and is part of a privately owned and operated farm.

1. The Search Area

The need for a new Verizon Wireless site in the Town of Florida is based on a comprehensive analysis prepared separately by Verizon Wireless' in-house Radio Frequency ("RF) Design Engineer. As part of that RF analysis, the Verizon Wireless RF Design Engineer developed a one-mile diameter search area for the proposed new site. The project area, located in the north-central portion of the Town of Florida, is currently served from an existing site located off Sager Road, located off Snooks Corners Road. The lease terms between the tower owner and the tenant Verizon have reached a scenario that is not reasonable or sustainable. Extensive good faith efforts to resolve this issue have failed. As a result, this search area was created to resolve this leasing issue. The search area is the geographical area within which a new wireless telecommunications facility is needed to provide the required coverage and/or capacity relief. One of the purposes of the search area is to assist the site acquisition firm to focus its efforts on the particular area within which a new facility can be located to remedy the specific RF concern identified by the RF Design Engineer. This search area had a second criteria to maintain a one quarter mile radius around the existing tower in the search area or stay within one quarter mile of the New York State Thruway.

The search area for the Gasner Farm ("Search Area") is illustrated by the red line in **Figure 1**, attached hereto.

(a) Geography & Topography

The Gasner Farm Search Area is characterized as almost entirely an Agricultural (A) zoning district, with a few Commercial (C-1 and C-2) parcels within the north side of the Search Area, north of the New York State Thruway. All the parcels within the Search Area that are south of New York State Thruway, are Agricultural lots. New wireless facilities are permitted within the Agricultural (A) district. Some of the parcels within the Search Area were identified as having Federal wetlands or were smaller residential parcels and those parcels were eliminated as potential candidates. We concentrated our search on parcels within one-quarter mile of the existing tower and within one-quarter mile of the south side of the New York State Thruway. The Search Area has many hills and elevation changes. The ground elevation is generally higher near the center of the Search Area and gradually goes downhill as you head north to the Thruway, east and south

from the ring center. Due to low ground elevation in certain areas of the Search Area, most of the parcels on the south and east side of the Search Area were eliminated with ground elevation lower than 600'. **Figure 2** depicts an overlay of the Search Area on an aerial tax map/wetland(s) for the area.

(b) Land Use

The Search Area is made up of predominantly residential lots and farms. Part of the Search Area to the north of the New York State Thruway has commercial stores and businesses. During the review of the Search Area, the site acquisition firm attempts to identify properties that are sufficiently removed from existing residential areas whenever feasible. However, because network densification often involves existing residential areas, it is often not practicable to locate new sites great distances from such residential areas.

(c) Description of Figures

The following figures are provided to illustrate the different characteristics which exist within the Search Area relative to the identification of a location for a new wireless communications facility.

Figure 1 - Depicts an overlay of the Overall Search Area.

Figure 2 – Depicts an overlay of the Search Area with Candidates and Tax Map and Wetlands/Floodplains Overlay.

Figure 3 –Depicts the Search Area with potential Candidate(s) that were considered and Tax Map.

Figure 4 - Depicts a one-mile radius from the proposed Search Area center, with existing towers or tall structures identified.

2. Zoning Considerations

(a) Collocation

Verizon Wireless routinely seeks to install its antennas and equipment on an existing communication towers or other tall structures, including municipally owned properties ("Collocation"), whenever feasible. Local communities universally favor Collocation because they can minimize the number of wireless telecommunications towers in an area and many municipalities even provide for a streamlined application review process. Collocation is often listed as the highest sighting 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 timely option, compared to installation of a new tower facility.

(b) New Structure on Privately-owned Property

When it is not feasible to collocate on an existing tower or tall structure, Verizon Wireless (or in his case, partnering with Tarpon) must find an appropriate site that 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 any required bulk area requirements such as setback and fall zones that may exist in the local zoning law. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, the presence of wetlands, floodplains and other contributing factors are also examined, as well as construction-related issues.

3. The Gasner Farm Search Area

After a comprehensive investigation of the Search Area, no tall structures were identified and/or suitable for Collocation within or near the limits of the Search Area apart from the existing tower at the center of the search area. Verizon Wireless currently has a wireless facility on the existing tower off Sager Road that is no longer reasonable or sustainable, so this structure has been eliminated as a candidate.

During our investigation of the Search Area, a total of six (6) property owners that owned most of the parcels within this search area were reviewed in the Town of Florida as potential candidates for a new communications facility. We based our evaluation upon available ground space, setbacks, topography, access, wetland locations and their proximity to the existing tower and/or the New York State Thruway. Of those six (6) property owners, three (3) parcel owners replied with interest in leasing Tarpon space for a new tower. Two (2) of those property owners own multiple parcels inside the Search Area, but only one (1) additional parcel owned by Jim Van Eps was reviewed as a potential candidate. One parcel met all the criteria for a new tower. The primary candidate, the Jim Van Eps parcel, is in an Agricultural (A) district, it is within a quarter mile of the existing tower, above 600' in ground elevation and can meet all setbacks. The location is identified on **Figure 3**. A summary of the properties evaluated as potential locations are detailed below.

(a) Jim Van Eps (Tax Parcel ID # 54.-3-2)

This parcel is located at 479 Sager Road and is a privately owned farm field and the owner's primary residence in the Town of Florida. The parcel is 12.7 acres and is currently utilized as an agricultural field and domicile. The property is located near the center of the Search Area and is large enough to accommodate a wireless facility. This parcel has higher overall ground elevation than its surrounding parcels, easy access and is only adjacent to one (1) residential house, (aside from the owner's house), which is on the south end of this parcel. The nearest neighboring house

is shielded by a dense hedge row of trees on its southern border, which will serve to block the view of this tower. This was the primary candidate selected by RF due to the AMSL, its centralized location within the search ring and its ability to meet RFs objective for a cell tower in this Search Area. Based on these extensive factors this was the best location within the search area.

(b) Jim Van Eps (Tax Parcel ID # 54.-3-2)

This parcel is located south of the New York State Thruway off Sager Road in the Town of Florida. The parcel is a 140.2-acre parcel that is entirely an agricultural farm field on the northern edge of the Search Area with wetlands on the south end of the parcel. While this parcel is large enough to accommodate the needs for a tower, the ground elevation of the parcel nearest to the New York State Thruway is much lower than our primary candidate. This property was not selected by RF as the primary candidate due to its decentralized location within the Search Area and its lower ground elevation.

(c) William McCoski (Tax Parcel ID # 54.-1-40)

This parcel is located at 250 Snooks Corners Road, south of New York State Thruway in the Town of Florida. The parcel is a 10-acre parcel that is primarily the owner's residence with a large field behind the owner's house, surrounded by trees on all sides. The property is located on the east side of the Search Area and is large enough to accommodate the space requirements of a tower, but it is very low in ground elevation and has four (4) residences within less than 1,500' of it. Due to the lower ground elevation of this parcel, this candidate was eliminated as a potential candidate.

(d) Creek Holdings (Tax Parcel ID # 54.-3-1)

This parcel is located off Sager Road near the center of the Search Area in the Town of Florida. The parcel is a 103-acre parcel that is entirely a large agricultural field. The property is located near the center of the Search Area and the existing tower and is large enough to accommodate the space requirements of a tower. Only the northwest side of the parcel has ground elevations above 600' and this area is nearest to a neighboring residence. The views from this field are wide open to the south and Sager Road, with little to no natural screening in that direction. To place a tower at a ground elevation above 600' would require a much longer access road as well from Sager Road. Due to the lack of natural screening and a further distance from the existing tower, RF eliminated this location as a potential candidate.

Other Parcels Evaluated, Contacted and Expressed NO Interest in The Project

D - Alpin Haus Ski Shop Inc. (54.-1-14)	Not Interested, no response, southern side of parcel are wetlands.
F - Chad Miller (54.-1-52.11)	Not Interested, no response.
G – Huchtins Trust (54.-1-50.1)	Not Interested, no response.
H – McCoski Kelli P (54.-1-38)	Not Interested, informed me by phone she was not interested.

5. SUMMARY

Based on the foregoing, the number of acceptable properties for a new wireless telecommunications facility within the Search Area is limited by the number of interested parties, their one-quarter mile proximity to the existing tower or the New York State Thruway and lower ground elevations. After evaluating each potential candidate within the Search Area, the primary candidate was chosen for its proximity to the existing tower, its higher ground elevation, easy access and its natural screening from neighboring properties.

By choosing the proposed Jim Van Eps farm field property for a new wireless telecommunications facility, Verizon Wireless can keep the height of the proposed tower at 165' feet and still screen a portion of the tower with the adjacent existing natural trees and vegetation on the property. The proposed property is also situated an appropriate distance away from the one (1) existing residential house (not owner by Mr. Van Eps. In this regard, use of the proposed property will mitigate potential adverse impacts to the greatest extent feasible.

Prepared by:

Timothy Richmond

Timothy Richmond
Pyramid Network Services, LLC
Consultant to Verizon Wireless

FIGURE 1

SITE SELECTION ANALYSIS
Gasner Farm / NY-1195
April 10, 2026

Verizon Wireless
Overall Gasner Farm Search Area



FIGURE 2

SITE SELECTION ANALYSIS
Gasner Farm / NY-1195
April 10, 2026

Verizon Wireless
Gasner Farm Search Area with Candidates and Tax Map and Wetlands/Floodplains Overlay

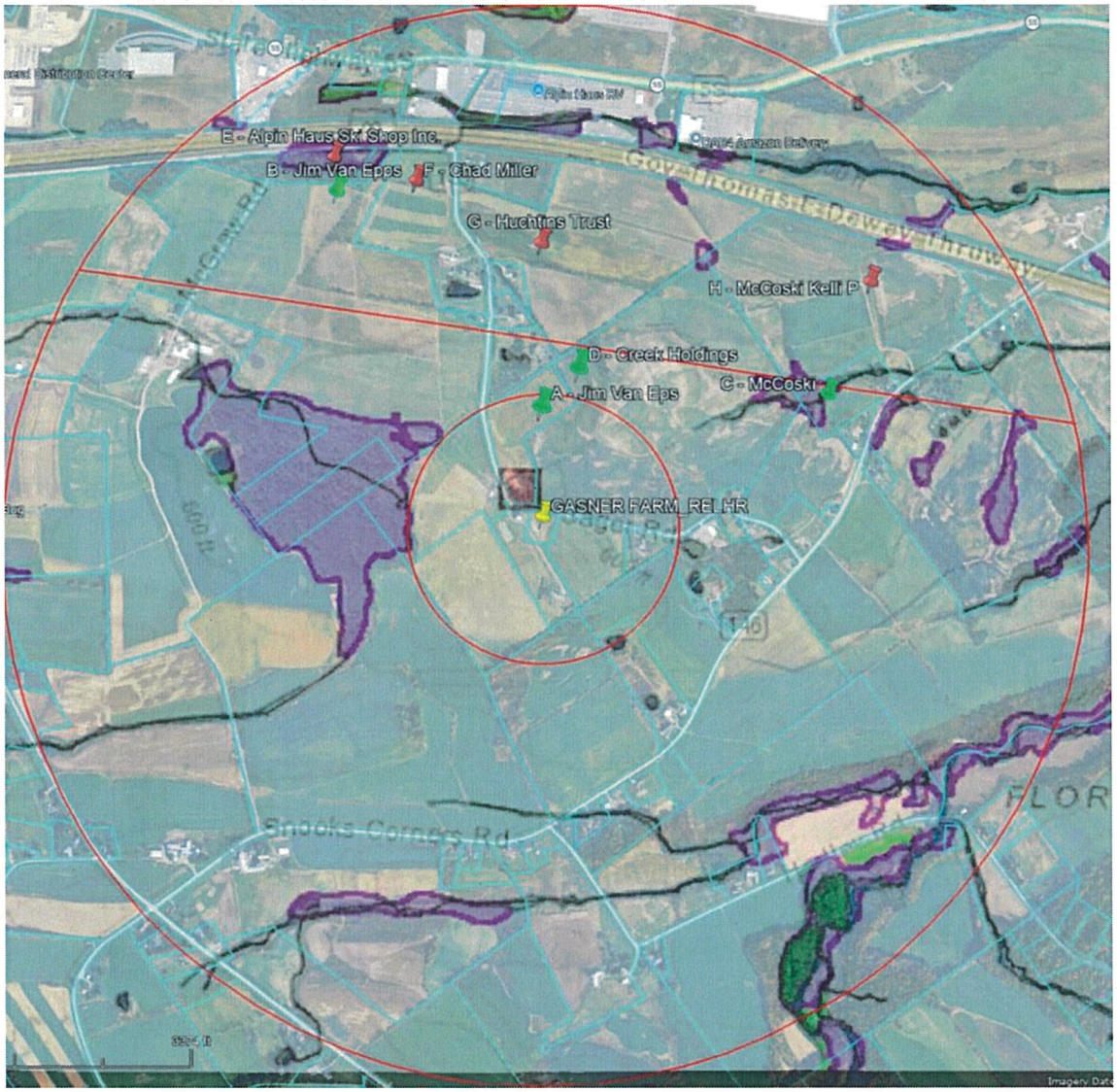


FIGURE 3

SITE SELECTION ANALYSIS
Gasner Farm / NY-1195
April 10, 2026

Verizon Wireless
Gasner Farm Search Area with Candidates

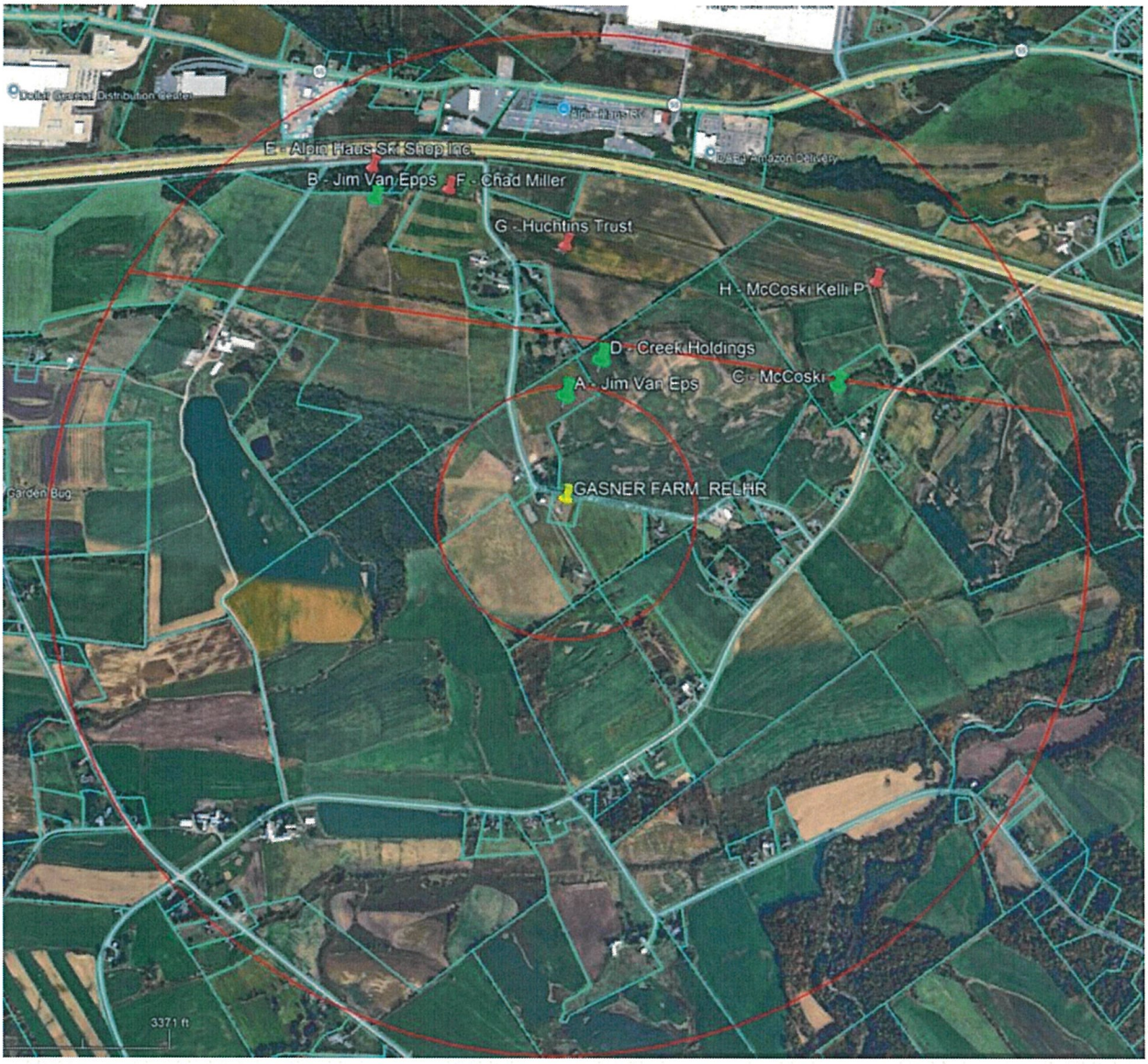


FIGURE 4

SITE SELECTION ANALYSIS
Gasner Farm / NY-1195
April 10, 2026

One Mile Radius from Proposed Tower Location Showing Existing Towers/Tall Structures

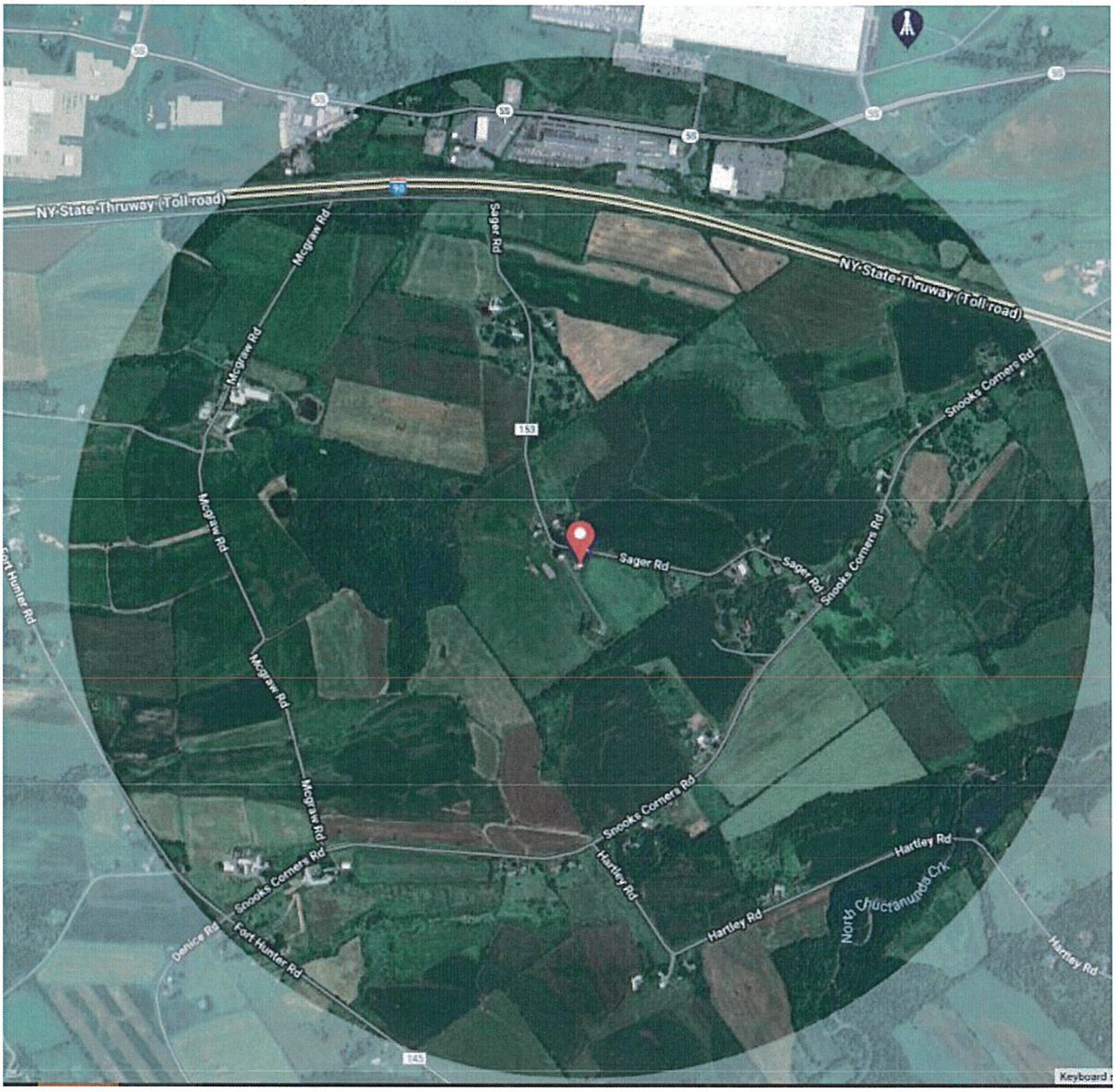


EXHIBIT G

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1275 John Street
Suite 100
West Henrietta, NY 14586

April 21, 2026

Planning Board
Town of Florida
214 Fort Hunter Road
Amsterdam, NY 12010

Re: Application for special use permit and site plan approval from the Planning Board by Tarpon Towers III, LLC ("Tarpon Towers") and Bell Atlantic Mobile Systems LLC d/b/a Verizon ("Verizon") to construct and operate a 165′ wireless telecommunications tower (plus 4′ lightning rod) and associated improvements on land owned by James Van Eps located at 479 Sager Road (S.B.L. #54-3-2) (the "Site") in the Town of Florida, Montgomery County, New York (Verizon's "Gasner Farm" site)

To Whom It May Concern:

I am employed by Verizon and serve on its Network Real Estate Team. My job duties include oversight of high rent tower sites in the State of New York. Please accept this letter on behalf of Verizon to serve as substantiation for the above referenced cellular tower application (the "**Application**").

Verizon presently leases space on an existing cellular tower, owned and/or operated by American Tower Company ("**ATC**") and located at 416 Sager Road Amsterdam, New York 12010 (the "**ATC Tower**"). Verizon desires to relocate its wireless facilities from the existing ATC Tower to the proposed new cellular tower to be owned and operated by Tarpon Towers III, LLC (the "**Tarpon Tower**"), which is the subject of this Application. This letter evidences Verizon's intent to relocate its wireless facilities onto the proposed Tarpon Tower for the reasons set forth herein.

Verizon does not pursue relocation from existing sites without a considerable amount of careful and deliberate consideration, given the additional time, costs and effort required for relocating a site. This is particularly the case when it determines that a site relocation is necessary due to unreasonable economic conditions at existing sites that far exceed market conditions, commonly referred to as "high rent relocations". In such instances, the high costs have a limiting impact on carriers' financial resources to serve a particular community, which then limits a carrier's ability to expand and improve wireless services needed to meet the demands of its customers. In some instances, a single cell tower in a jurisdiction can create an anti-competitive, monopolistic condition, where the tower owner controls the entire local market and leaves carriers with no other feasible option.

In this case, Verizon requests approval of the Application, because of ATC's economically unreasonable costs.

Rental Fees and Escalations:

Based upon Verizon's current market rates paid for new towers in similar locations, the fair market rate for this location supports a customary monthly rental rate with a 2% annual escalator. However, ATC's current rental fee charged to Verizon is approximately 38% higher than the rent Verizon would pay on the Tarpon Tower, a price difference that would significantly grow over the years, given Tarpon's far more flexible terms.

Equipment Modification Costs:

Tarpon's prices are all-inclusive, whereas ATC charges additional, unreasonable fees and rental increases for almost every technological upgrade or modification - whether Verizon seeks to add or replace its equipment. Due to ATC's cost-prohibitive rental rates, escalation terms and other costs, Verizon has had to defer modifications and upgrades to its equipment on the ATC Tower.

In contrast, the Tarpon Tower and lease terms would immediately offer dedicated space to accommodate Verizon's needs to improve and modify the wireless technology, serving the Florida community for many years.

Furthermore, the ATC Tower may require costly structural tower modifications to accommodate new Verizon equipment, which also has a chilling effect on making improvements. The Tarpon Tower is designed to provide ample structural support for future wireless equipment needed to meet the growing needs and demands of the Florida community.

In summary, under the existing lease for the ATC Tower, Verizon would be forced to spend over 38% more than what Verizon would pay under its agreement for the Tarpon Tower. This amount assumes that Verizon would perform no technological upgrades to its current equipment on the ATC Tower, which would result in additional rent increases. Verizon continuously works to make upgrades to its equipment on towers to improve service for its customers. Verizon seeks to relocate its facilities to the proposed Tarpon Tower, which will provide a new tower option and opportunity to make needed technical improvements with economically reasonable rates and fees, consistent with current market rates.

Thank you in advance for your consideration of the Application.

Sincerely,

Mark Coon

Associate Director, Network Real Estate

EXHIBIT H

LAND LEASE AGREEMENT

This Land Lease Agreement ("Agreement") entered into as of the latter of the dates set forth on the signature page hereof, by and between **James Van Eps a/k/a James R, Van Eps, a/k/a James K. Can Eps, a/k/a/ James VanEps and Lynne M. Van Eps, a/k/a Lynne M. Vaneps, a/k/a Lynn Burrell Van Eps, a/k/a Lynne M. Burrell**, whose address is 479 Sager Road, Amsterdam, NY 12010 ("Owner") and **Tarpon Towers V, LLC**, a Delaware limited liability company, 8916 77th Terrace East, Suite 103, Lakewood Ranch, FL 34202 ("Tenant"), provides for the granting and leasing of certain property interests on the following terms:

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **PROPERTY.** The property interests hereby leased and granted by Owner ("Premises") shall include the following:

    a) Real property comprised of approximately ten thousand (10,000) square feet of land
    b) Non – exclusive easement required to run utility lines and cables
    c) Non – exclusive easement across Owner's Property (hereinafter defined) for access

    IN OR UPON THE Owner's real property ("Owner's Property") located at 479 Sager Road, Amsterdam, Montgomery County, New York (APN: 54.00-3-2) which Owner's Property is more particularly described on Exhibit "A" and the Premises which are more particularly described on Exhibit "B" both exhibits of which are attached hereto and incorporated herein by this reference as if fully set forth.

2. **OPTION.** In consideration of the sum of (the "Option Money"), to be paid by Tenant to Owner within thirty (30) days of Tenant's execution of this Agreement, Owner hereby grants to Tenant the exclusive right and option (the "Option") to lease the Premises in accordance with the terms and conditions set forth herein.

    Tenant's obligation to pay the Option Money is contingent upon Tenant's receipt of a W-9 form setting forth the tax identification number or social security number of Owner, person or entity, to whom the Option Money is to be made payable as directed in writing by Owner.

    OPTION PERIOD. The Option may be exercised at any time within Twelve (12) months of execution of this Agreement by all parties (the "Option Period"). At Tenant's election and upon Tenant's written notice to Owner prior to expiration of the Option Period, the Option Period may be further extended for additional Twelve (12) month periods with an additional payment of by Tenant to Owner for each extension of the Option Period. If Tenant fails to exercise the Option within the Option Period as it may be extended as provided herein, the Option shall terminate, all rights and privileges granted hereunder shall be deemed surrendered, Owner shall retain all money paid for the Option, and no additional money shall be payable as either party to the other.

    CHANGES IN PROPERTY DURING THE OPTION PERIOD. If during the Option Period or any extension thereof, or during the term of this Agreement if the Option is exercised, Owner decides to sell, subdivide, or change the status of the zoning of the Premises, Owner's Property or other real Property of Owner contiguous to, surrounding, or in the vicinity of the Premises, Owner shall immediately notify Tenant in writing. Any sale of Owner's Property shall be subject to Tenant's rights under this Agreement. Owner agrees that during the Option Period or any extension thereof, or during the term of this Agreement if the Option is exercised, Owner shall not initiate or consent to any change in the zoning of Owner's Property or consent to any other restriction that would prevent or limit Tenant from using the Premises for the uses intended by Tenant as hereinafter set forth in this Agreement.

3. **TERM.** The term of this Agreement shall be five (5) years commencing on the date ("Commencement Date") specified in Tenant's written notice to Owner that Tenant is exercising the Option, and terminating on the fifth annual anniversary of the Commencement Date (the "Term"), unless otherwise terminated as provided in Paragraph 14. In no event will the Commencement Date be any later than the date that Tenant begins construction of the Communications Facility (as such term is defined in Paragraph 5 below). Tenant shall have the right to extend the Term for eight (8) successive five (5) year periods and one (1) additional successive period of four (4) years (each a "Renewal Term" and collectively the "Renewal Terms") on the same terms and conditions as set forth herein. This Agreement shall automatically be extended for each successive Renewal Term unless Tenant notifies Owner, in writing, of its intention not to renew prior to commencement of the succeeding Renewal Term. In no event shall this Agreement be for a term of longer than forty nine (49) years.

4. **RENT.** (a) Tenant shall pay to Owner an annual lease fee of ("Rent") in monthly payments of on the first day of each month. If the obligations to pay Rent commences or ends on a day other than the first day of the month, then the Rent shall be prorated for that month. The Rent shall increase annually by on the anniversary of the Commencement Date. The first Rent payment shall be delivered within twenty (20) business days of the Commencement Date.

5. **USE.** (a) Tenant may use the Premises for the purpose of constructing, installing, removing, replacing, maintaining and operating a communications facility subject to such modifications and alterations as required by Tenant (collectively, the "Communications Facility"), provided that Tenant shall not be required to occupy the Premises. The Communications Facility may include, without limitation, a tower, antenna arrays, dishes, cables, wires, temporary cell sites, equipment shelters and buildings, electronics equipment, generators, and other accessories. Owner shall provide Tenant with twenty – four (24) hour, seven (7) day a week, year-round access to the Property. Tenant shall have the right to park its vehicles on Owner's Property when Tenant is constructing, removing, replacing, and/or servicing its Communications Facility.

(b) Owner shall timely pay all real property taxes and assessments against the Owner's Property. Tenant shall pay any increase in real property taxes, directly or via reimbursement to Owner, attributed to the Premises and any improvements thereon upon receipt from Owner of a copy of said tax bill evidencing such an increase. Tenant shall pay all personal property taxes attributed to the Premises and any improvements thereon.

(c) Tenant, its agents and contractors, are hereby granted the right, at its sole cost and expense, to enter upon the Owner's Property and conduct such studies, as Tenant deems necessary to determine the Premises' suitability for Tenant's intended use. These studies may include surveys, soil tests, environmental evaluations, radio wave propagation measurements, field strength tests and such other analyses and studies, as Tenant deems necessary or desirable. Tenant shall not be liable to Owner or any third party on account of any pre-existing defect or condition on or with respect to Owner's Property, whether or not such defect or condition is disclosed by Tenant's analyses.

(d) Throughout the term of this Agreement, Owner shall cooperate with Tenant and execute all documents required to permit Tenant's intended use of the Premises in compliance with zoning, land use, utility service, and for building regulations. Owner shall not take any action that would adversely affect Tenant's obtaining or maintaining any governmental approval. Owner hereby appoints Tenant as its agent and attorney-in-fact for the limited purpose of making such filings and taking such actions as are necessary to obtain any desired zoning, land use approvals and/or building permits.

6. **SUBLEASING.** Tenant has the right to sublease all or any portion of the Premises during the Term and Renewal Terms of this Agreement, without Owner's consent, subject to the following conditions (i) the term of the sublease may not extend beyond the Term and any Renewal Terms of this Agreement, and, (ii) all subleases are subject to all the terms, covenants, and conditions of this Agreement.

7. **ASSIGNMENT.** (a) Tenant shall have the right to freely assign or transfer its rights under this Agreement, in whole or in part, to its holding company, at any time, without Owner consent. Tenant shall have the right to assign or transfer its rights under this Agreement, in whole or in part, to any person or any business entity at any time. After delivery by Tenant of an instrument of assumption by an assignee that assumes all of the obligations of Tenant under this Agreement to Owner, Tenant will be relieved of all liability thereafter.

(b) Tenant may assign, pledge, mortgage or otherwise encumber its interest in this Agreement to any third party (a "Leasehold Lender") as security for any loan to which Owner hereby consents to without requirement of further evidence of such consent. The Leasehold Lender may secure its interest in such a loan by Tenant's grant of (i) a leasehold mortgage and assignment of rents, leases, contracts, etc. (the "Leasehold Mortgage") encumbering all of Tenant's interest in this Agreement and the Premises; (ii) a security agreement and other security documents (the "Security Agreements") that will encumber and grant a security interest in all of Tenant's now or hereafter existing tangible or intangible personal property located on, derived from, or utilized in connection with the Premises and the Lease (collectively the "Personal Property").

1. **Successors.** Any Leasehold Lender under any note or loan secured by a Leasehold Mortgage or deed of trust lien on Tenant's interest (or any successor's interest to Tenant's interest) who succeeds to such interest by foreclosure, deed in lieu of foreclosure, or otherwise, may take title to and shall have all of the rights of Tenant under this Agreement including the right to exercise any renewal option(s) or purchase option(s) set forth in this Agreement, and to assign this Agreement as permitted hereunder.

2. **Default Notice.** Owner shall deliver to the initial Leasehold Lender and any subsequent Leasehold Lender(s) a copy of any default notice given by Owner to Tenant under this Agreement. No default notice from Owner to Tenant shall be deemed effective against the Leasehold Lender unless sent to the notice address for Leasehold Lender (if provided to Owner as set forth herein) or as amended from time to time. Until such time as Tenant has notified Owner of the notice address of the Leasehold Lender, it shall be Tenant's obligation to notify any of its lenders. The foregoing sentence shall in no way alleviate Owner's obligations under this section upon Tenant's notification to Owner of the address of the Leasehold Lender, at which time Owner's obligations under this paragraph shall be in full force and affect.

3. **Notice and Curative Rights.** If Tenant defaults on any obligations under this Agreement then Owner shall accept a cure thereof by the Leasehold Lender within the same time periods proscribed for Tenant's cure of a default, commencing upon Leasehold Lender receipt of written notice of such default. If curing any non-monetary default requires possession of the Tenant's interest in Premises then Owner agrees to give the Leasehold Lender a reasonable time to obtain possession of the Premises and to cure such default, provided all monetary defaults and any defaults not requiring possession are timely cured and Leasehold Lender remains current in the payment of rent and other monetary obligations under this Agreement. Notwithstanding the foregoing, until such time as Tenant has notified Owner of the address of the initial Leasehold Lender, the time periods for any Leasehold Lender to cure a default shall run concurrently with the time periods for Tenant to cure a default.

4. **No Amendment.** This Agreement may not be amended in any respect which would be reasonably likely to have a material adverse effect on Leasehold Lender's interest therein and this Agreement will not be surrendered, terminated or cancelled without the prior written consent of the Leasehold Lender.

5. **New Lease.** If this Agreement is terminated for any reason or otherwise rejected in bankruptcy then Owner will enter into a new lease with Leasehold Lender (or its designee) on the same terms as this Agreement as long as Leasehold Lender pays all past due amounts under this Agreement within thirty (30) calendar days of notice of such termination.

6. **Subordination.** Owner hereby agrees that all right, title and interest of the Owner in and to any collateral encumbered by the Leasehold Mortgage or Security Agreements in favor of Leasehold Lender, is hereby subordinated and made subject, subordinate and inferior to the lien and security interest of the Leasehold Mortgage and Security Agreements which subordination shall remain in effect for any modifications or extensions of the Leasehold Mortgage and Security Agreements.

7. **Initial Leasehold Lender/Third Party Beneficiary.** Any Leasehold Lender shall be considered a third party beneficiary of the terms and conditions of this Agreement. Until such time as Tenant provides notice to Owner of the address of Leasehold Lender, Owner's obligations under section 7(b)(2), above, shall not apply and the time periods for any Leasehold Lender to cure a default shall commence upon Tenant's receipt of a notice of default.

8. **Notice.** Notices to Leasehold Lender shall be sent to such address as affirmatively provided in a later writing to Owner by Tenant and may be updated from time to time by subsequent notices from Tenant to Owner concerning a new address for the initial Leasehold Lender or any subsequent Leasehold Lender.

8. **TRANSFER WARRANTY.** During the term of this Agreement, Owner covenants and agrees that it will not grant, create, or suffer any claim, lien, encumbrance, easement, restriction, or other charge or exception to title to the Owner's Property and the Premises without the prior written consent of Tenant. Upon Tenant's prior written consent, Owner may sell, lease, transfer, grant a perpetual easement or otherwise convey all or any part of the Owner's Property to a transferee and such transfer shall be under and subject to this Agreement and all of Tenant's rights hereunder. It is agreed that in no event will Owner allow any sale, lease, transfer, or grant of easement that adversely affects Tenant's rights under this Agreement.

9. **RIGHT OF FIRST REFUSAL.** If at any time after the Effective Date, Owner receives a bona fide written offer from a third party seeking (a) an assignment of this Agreement or the rental stream associated with this Agreement, or (b) to purchase the Premises or Owner's Property (each being a "Purchase Offer"), Owner shall immediately furnish Tenant with a copy of the Purchase Offer, together with a representation that the Purchase Offer is valid, genuine and true in all respects. Tenant shall have thirty (30) days after it receives such copy and representation to match the Purchase Offer and agree in writing to match the terms of the Purchase Offer, or to request additional information. Owner shall provide any reasonably requested additional information, after which Tenant shall have an additional fifteen (15) days to match the Purchase Offer and agree in writing to match the terms of the Purchase Offer. Such writing shall be in the form of a contract similar to the Purchase Offer. If Tenant chooses to exercise this right, Owner shall be obligated to consummate the transaction with Tenant on the terms and conditions of the Purchase Offer and shall not have the right to seek additional offers from new parties or a new offer from the original third party. If Tenant chooses not to exercise this right of first refusal or fails to provide written notice to Owner within the timeframes outlined above, Owner may consummate the transaction pursuant to the Purchase Offer, subject to the terms of this Agreement (including without limitation the terms of this Paragraph 9), to the person or entity that made the Purchase Offer provided that (i) the assignment is on the same terms contained in the Purchase Offer and (ii) the assignment occurs within ninety (90) days of Tenant's receipt of a copy of the Purchase Offer. If such third party modifies the Purchase Offer or the assignment does not occur within such ninety (90) day period, Owner shall re-offer to Tenant, pursuant to the procedure set forth in this Paragraph 9, the assignment on the terms set forth in the Purchase Offer, as amended. The right of first refusal hereunder shall (i) survive any transfer of all or any part of the Property or assignment of all or any part of the Agreement; (ii) bind and inure to the benefit of, Owner and Tenant and their respective heirs, successors and assigns; (iii) run with the land; and (iv) terminate upon the expiration or earlier termination of this Agreement.

10. **UTILITIES.** Tenant shall have the right, at its expense, to install or improve utilities servicing Owner's Property (including, but not limited to, the installation of emergency power generators, power lines and utility poles). Payment for electric service and for telephone or other communication services to the Communications Facility shall be Tenant's responsibility. Owner agrees to cooperate with Tenant in its efforts to obtain, install and connect the Communications Facility to existing utility service at Tenant's expense. In the event that a utility company requires a separate easement for its use, Owner agrees to execute, within fifteen (15) business days of receipt, whatever documents necessary to evidence such easement and agrees to the recording of any such easement in the public records for the town or county where Owner's Property is located.

11. **REMOVAL OF COMMUNICATIONS FACILITY.** All portions of the Communication Facility brought onto Owner's Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during the Term or any Renewal Term. Owner covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, Owner's Property, it being the specific intention of the Owner that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of the Tenant and may be removed by Tenant at any time during the Term or any Renewal Term. Upon written request of Owner, to be given within ten (10) days of the expiration or earlier termination of this Agreement, or at Tenant's option, all personal property and trade fixtures of Tenant, specifically including towers and buildings, shall be removed by Tenant within sixty (60) days after the expiration or earlier termination of this Agreement. Notwithstanding the foregoing, upon expiration or earlier termination of this Agreement, Tenant shall not be required to remove any foundation more than two (2) feet below grade level.

12. **INSURANCE.** Tenant shall maintain commercial general liability insurance insuring Tenant against liability for personal injury, death or damage to personal property arising out of use of the Premises by Tenant, with combined single limits of One Million Dollars ($1,000,000).

13. **CONDITION OF PROPERTY.** Owner represents that the Owner's Property and all improvements thereto, are in compliance with all building, life/safety, and other laws of any governmental or quasi-governmental authority.

14. **TERMINATION.** Tenant may terminate this Agreement at any time, in its sole discretion by giving written notice thereof to Owner not less than thirty (30) days prior to the Commencement Date. Further, this Agreement may be terminated by Tenant immediately, at any time, upon giving written notice to Owner, if (a) Tenant cannot obtain all governmental certificates, permits, leases or other approvals (collectively, "Approvals") required and/or any easements required from any third party, or (b) any Approval is canceled, terminated, expired or lapsed, or (c) Owner fails to deliver any required non-disturbance agreement or subordination agreement, or (d) Owner breaches a representation or warranty contained in this Agreement, or (e) Owner fails to have proper ownership of the Owner's Property and/or authority to enter into this Agreement, or (f) Tenant determines that the Owner's Property contains substances of the type described in Section 16 of this Agreement, or (g) Tenant determines that the Premises is not appropriate for its operations for economic, environmental or technological reasons.

15. **INDEMNITY.** Each party indemnifies the other against, and holds harmless from any and all costs (including reasonable attorney's fees and expenses) and claims, actions, damages, obligations, liabilities and liens which arise out of (a) the breach of this Agreement by the indemnifying party; and (b) the use and/or occupancy of the Premises, or the balance of the Owner's Property, by such indemnifying party. This indemnity shall not apply to any claims, actions, damages, obligations, liabilities and liens arising from any negligent or intentional misconduct of the indemnified party and shall survive the termination of this Agreement.

16. **HAZARDOUS SUBSTANCES.** Owner represents that Owner has no knowledge of any substance, chemical, or waste on the Owner's Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Owner shall hold Tenant harmless from and indemnify Tenant against any damage, loss, expense, response costs, or liability, including consultant fees and attorneys' fees resulting from the presence of hazardous substances on, under or around the Owner's Property or resulting from hazardous substances being generated, stored, disposed of, or transported to, on, under, or around the Owner's Property as long as the hazardous substances were not generated, stored, disposed of, or transported by Tenant or its employees, agents or contractors.

17. **CASUALTY/CONDEMNATION.** (a) If any portion of the Owner's Property or Communication Facility is damaged by any casualty and such damage adversely affects Tenant's use of the property, or if a

condemning authority takes any portion of the Owner's Property and such taking adversely affects Tenant's use of the Owner's Property, this Agreement shall terminate as of the date of casualty or the date the title vests in the condemning authority, as the case may be if Tenant gives written notice of the same within thirty (30) days after Tenant receives notice of such casualty or taking. The parties shall be entitled to make claims in any condemnation proceeding for value of their respective interests in the Property (which for Tenant may include, where applicable, the value of the Communications Facility, moving expenses, prepaid Rents, and business dislocation expenses). Sale of all or part of the Owner's Property including the Premises to a purchaser with the power of eminent domain in the face of the exercise of the power shall be treated as a taking by condemnation.

(b) Notwithstanding anything in this Agreement to the contrary, in the event of any casualty to or condemnation of the Premises or any portion thereof during such time as any Leasehold Mortgage shall remain unsatisfied, the Leasehold Lender shall be entitled to receive all insurance proceeds and/or condemnation awards (up to the amount of the indebtedness secured by the Leasehold Mortgage) otherwise payable to Tenant or Owner or both and apply them in accordance with the Leasehold Mortgage and shall have the right, but not the obligation, to restore the Premises.

18. **WAIVER OF LANDLORD'S LIEN.** To the extent permitted by law, Owner hereby waives any and all lien rights it has or may have, statutory or otherwise, concerning the Communications Facility or any portion thereof, regardless of whether or not the same is deemed real or personal property under applicable law.

19. **QUIET ENJOYMENT.** Tenant, upon payment of the Rent, shall peaceably and quietly have, hold and enjoy the Property. If, as of the date of execution of this Agreement or hereafter, there is any mortgage, or other encumbrance affecting Owner's Property, then Owner agrees to obtain from the holder of such encumbrance a Non-Disturbance and Attornment Agreement that Tenant shall not be disturbed in its possession, use, and enjoyment of the Property. Owner shall not cause or permit any use of Owner's Property that interferes with or impairs the quality of the communication services being rendered by Tenant from the Premises. Owner shall not grant any other person or entity the right to operate a wireless communication facility on Owner's Property without the express written consent of Tenant. Except in cases of emergency, Owner shall not have access to the Premises unless accompanied by Tenant personnel except in cases of emergency threatening life and/or personal property.

20. **DEFAULT.** Except as expressly limited herein, Owner and Tenant shall each have such remedies for the default of the other party hereto as may be provided at law or equity following written notice of such default and failure to cure the same within thirty (30) days. Notwithstanding anything in this Agreement to the contrary, if, pursuant to the provisions of this Agreement or as a matter of law, Owner shall have the right to terminate this Agreement, then (i) Owner shall take no action to terminate the Agreement without first giving to the Leasehold Lender written notice of such right, a description of the default in reasonable detail, and a reasonable time thereafter in the case of a default susceptible of being cured by the Leasehold Lender, to cure such default or (ii) in the case of a default not so susceptible of being cured, to institute, prosecute and complete foreclosure proceedings to otherwise acquire Tenant's interest under this Agreement; provided however, that the Leasehold Lender shall not be obligated to continue such possession or continue such foreclosure proceedings after such default shall have been cured.

21. **ESTOPPEL CERTIFICATES.** Owner shall from time to time, within ten (10) days after receipt of request by Tenant, deliver a written statement addressed to Tenant or any Leasehold Lender certifying:

(a) that this Agreement is unmodified and in full force and effect (or if modified that this Agreement as so modified is in full force and effect);

(b) that the agreement attached to the certificate is a true and correct copy of this Agreement, and all amendments hereto;

(c) that to the knowledge of Owner, Tenant has not previously assigned or hypothecated its rights or interests under this Agreement, except as described in such statement with as much specificity as Owner is able to provide;

(d) the term of this Agreement and the Rent then in effect and any additional charges;

(e) the date through which Tenant has paid the Rent;

(f) that Tenant is not in default under any provision of this Agreement (or if in default, the nature thereof in detail) and a statement as to any outstanding obligations on the part of Tenant and Owner; and

(g) such other matters as are reasonably requested by Tenant.

Without in any way limiting Tenant's remedies which may arise out of Owner's failure to timely provide an estoppel certificate as required herein, Owner's failure to deliver such certificate within such time shall be conclusive (i) that this Agreement is in full force and effect, without modification except as may be represented by Tenant; (ii) that there are no uncured defaults in Tenant's or Owner's performance hereunder; and (iii) that no Rent for the then current month, has been paid in advance by Tenant.

22. **MISCELLANEOUS**

(a) Owner represents and warrants that Owner has full authority to enter into and sign this Agreement and has good and indefeasible fee simple title to the Owner's Property. The person executing on behalf of Owner represents individually that such person has the authority to execute this Agreement on behalf of Owner.

(b) Tenant warrants and represents that it is duly authorized to do business in the state in which the Premises is located and that the undersigned is fully authorized by Tenant to enter into this Agreement on behalf of Tenant.

(c) This Agreement supersedes all prior discussions and negotiations and contains all agreements and understandings between the Owner and Tenant. A writing signed by both parties may only amend this Agreement. .

(d) The parties may sign this Agreement in counterparts hereto.

(e) The terms and conditions of this Agreement shall extend to and bind the heirs, personal representatives, successors and assigns of Owner and Tenant.

(f) The prevailing party in any action or proceeding in court to enforce the terms of this Agreement shall be entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing party.

(g) Owner shall execute and acknowledge and deliver to Tenant for recording a Memorandum of this Agreement ("Memorandum") upon Tenant's reasonable request to properly memorialize and give notice of this Agreement in the public records. Tenant will record such Memoranda at Tenant's sole cost and expense.

(h) Rent payments and notices, requests, and other communication shall be in writing and sent by United States Mail, postage prepaid, certified or registered with return receipt requested or by any nationally recognized overnight courier service to the address set forth beneath the signature of each party

below. Any such notice shall be deemed given when deposited in the United States Mail or delivered to such courier service. Notices shall be sent to:

For Tenant:	Tarpon Towers V, LLC 8916 77th Terrace East, Suite 103 Lakewood Ranch, FL 34202 Attn: Site Administration Re: Site ID: NY1195 Gasnerfarm
For Owner:	James and Lynne Van Eps 479 Sager Road Amsterdam, NY 12010

(i) This Agreement shall be construed in accordance with the laws of the state in which the Owner's Property is located.

(j) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(k) Owner and Tenant each represent that a real estate broker or other agent in this transaction has not represented them. Each party shall indemnify and hold harmless the other from any claims for commission, fee or other payment by such broker or any other agent claiming to have represented a party herein.

(l) Owner agrees to pay when due all taxes, charges, judgments, liens, claims, assessments, and/or other charges outstanding which are levied upon Owner or the Owner's Property and which are or in the future could become liens upon the Owner's Property, in whole or in any part (individually or collectively, "Liens"). Upon failure of the Owner to pay the Liens when due as provided above, Tenant at its option, may pay said Liens. Tenant shall have the right to setoff and offset any sum so paid by Tenant and any and all costs, expenses and fees (including reasonable attorney's fees) incurred in effecting said payment, against Rents or against any other charges payable by Tenant to Owner under the terms of this Agreement. In the event that Tenant elects not to set off or offset the amounts paid by Tenant against Rents or in the event that the amounts paid by Tenant exceed the Rents payable to Owner for the then term of the Agreement, Owner shall reimburse Tenant for all amounts paid by Tenant (or not offset) immediately upon demand. Any forbearance by Tenant in exercising any right or remedy provided in this paragraph or otherwise afforded by law shall not be deemed a waiver of or preclude the later exercise of said right or remedy.

(m) Notwithstanding anything to the contrary contained in this Agreement, Owner agrees and acknowledges that all of the terms of this Agreement and any information furnished to Owner by Tenant in connection therewith are confidential. Owner shall not disclose any such terms or information without Tenant's prior written consent, except (i) to Owner's attorney, accountant, lender and/or a prospective fee simple purchaser of Owner's Property, provided that such party agrees to adhere to the terms and provisions of this section, or (ii) as otherwise required by law. The terms and provisions of this section shall survive the execution and delivery of this Agreement.

(n) Owner's recourse against any Leasehold Lender shall be expressly limited to such Leasehold Lender's interest in this Agreement.

(Remainder of Page Intentionally Blank. Signature Page to Follow)

IN WITNESS WHEREOF, the parties hereto bind themselves to this Agreement effective as of the latter of the signature dates, below.

OWNER:
James Van Eps a/k/a James R, Van Eps, a/k/a James K. Can Eps, a/k/a/ James VanEps and Lynne M. Van Eps, a/k/a Lynne M. Vaneps, a/k/a Lynn Burrell Van Eps, a/k/a Lynne M. Burrell

Witnesses for Owner:

By: _____
Print: James Van Eps

Sign: _____
Print: _____

By: _____
Print: Lynne M. Van Eps

Sign: _____
Print: _____

TENANT:
Tarpon Towers V, LLC
a Delaware limited liability company

Witnesses for Tenant:

By: _____
Print: Brett Buggeln
Title: COO
Date: 3/6/2026

Sign: _____
Print: _____

Sign: _____
Print: _____

EXHIBIT "A" TO LAND LEASE AGREEMENT

OWNER'S PROPERTY

That piece or parcel of land situate, lying and being in the Town of Florida, County of Montgomery and State of New York, bounded and described as follows:

Beginning at a set iron pin on the Easterly line of Sager Road where said Easterly line is intersected by the common boundary line of lands of Gasner, herein described, on the Southeast, and lands of Michael & Alfreda Scott, on the Northwest, and running thence from the place of beginning N 69° 05' 55" E, along a tree row and stonewall at the aforesaid Gasner-Scott Common boundary line a distance of 84.41 feet to a set iron pin: thence through the lands of Gasner the following four (4) courses: S 17° 36' 50" E, 463.84 feet distance, 5 feet more or less, Easterly of a tree row, to a set iron pin; thence S. 69° 56' 25" W. 626.62 feet distance, 5 feet more or less, South of a tree row, to a set iron pin; thence S 09° 56' 30" E. 335.06 feet distance along a wire fence to a set iron pin; thence S 15° 17' 40" W. 332.36 feet distance to a set iron pin; thence along the Northerly and Easterly line of Sager Road the following nine (9) courses: N 67° 07' 10" W, 138.57 feet to a point; thence N 64° 26' 00" W. 37.57 feet to a point; thence on a curve to the right a distance of 91.40 feet, said curve having a radius of 90.76 feet and a chord bearing and distance of N 35° 35' 00" W, 87.59 feet; thence N 06° 44' 00" W, 94.63 feet to a point; thence N 08° 55' 55" W, 191.25 feet to a point; thence N 04° 32' 50" W, 121.51 feet to a point; thence N 00° 18' 00" E, 224.36 feet to a point; thence N 00° 52' 10" W, 180.62 feet to a point; thence N 05° 13' 30" E, 76.74 feet distance to the place of beginning and containing 12.78 acres of land, more or less.

Parcel ID #54.-3-2 (SWIS: 272600)

This being the same property conveyed to James Van Eps and Lynne Burrell, as joint tenants with rights of survivorship, from William Gasner and Patricia Gasner, his wife, in a Warranty Deed dated May 22, 1996 and recorded September 10, 1997 in Book 626 Page 219.

Owner and Tenant agree that the precise legal description for the Owner's Property will be corrected, if necessary, and that Tenant may place the correct legal description on this Exhibit "A".

EXHIBIT "B" TO LAND LEASE AGREEMENT

PREMISES

a) Real property comprised of approximately ten thousand (10,000) square feet of land
b) Non – exclusive easement required to run utility lines and cables
c) Non – exclusive easement across Owner's Property (hereinafter defined) for access

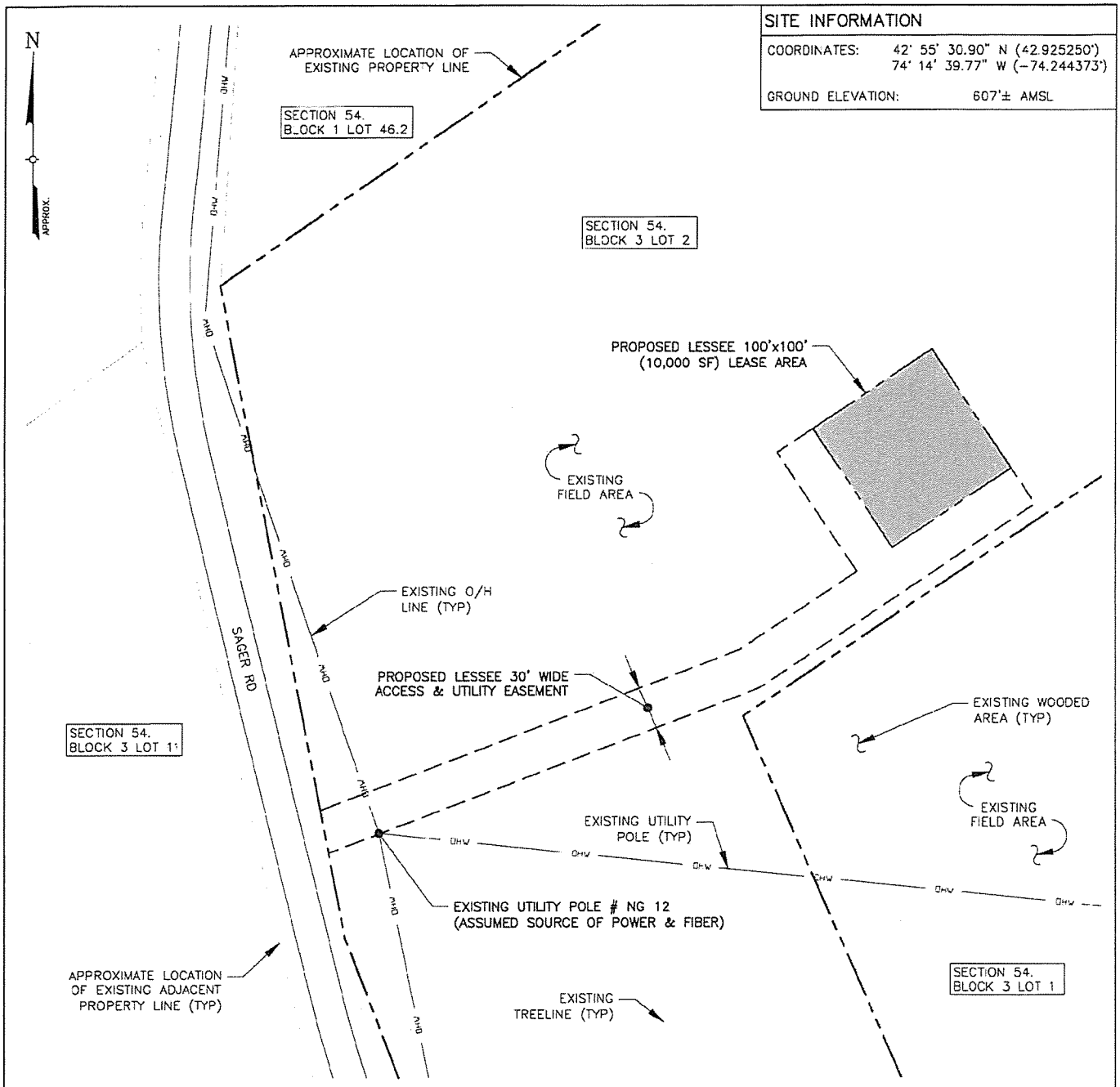
SITE SKETCH:

SEE ATTACHED ONE (1) PAGE

APPROVED Owner: JV *(Initial)*
APPROVED Tenant: BB *(Initial)*

Notes:

1. *This Exhibit may be replaced by a land survey of the Premises at Tenant's sole cost and expense, together with non-exclusive easements for utility lines and cables to service the Premises, and a non-exclusive easement for ingress and egress across Owner's Property to the Premises.*
2. *Setback of the Premises from the Owner's Property lines shall be the distance required by the applicable governmental authorities.*
3. *Width of access road, if any, shall be the width required by the applicable governmental authorities, including police and fire departments.*



SITE INFORMATION	
COORDINATES:	42° 55' 30.90" N (42.925250°) 74° 14' 39.77" W (−74.244373°)
GROUND ELEVATION:	607'± AMSL

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.

1 / LE-1 PROPERTY PLAN

SCALE: 1" = 100'

0 1

ORIGINAL SIZE IN INCHES

Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.

Project Contact Info

36 British American Blvd.
Suite 101
Latham, NY 12110

Phone: (518) 783-1630
(800) 829-6531
www.tectonicengineering.com

NY1195 GASNER FARM – LEASE EXHIBIT

479 SAGER RD – CITY OF AMSTERDAM – MONTGOMERY COUNTY, NY 12010

TARPON TOWERS

(LESSEE)

8916 77th TERRACE EAST, STE 103, LAKEWOOD RANCH, FL 34202

TEC WO: 12399.006	ISSUED BY: TRR	DATE: 1/12/26	SCALE: AS NOTED	SHEET: LE-1	REV: 1

EXHIBIT I

TARPON TOWERS

TARPON TOWERS III, LLC
8916 77th Terrace East, Suite 103
Lakewood Ranch, FL 34202

April 22, 2026

Planning Board
Town of Florida
214 Fort Hunter Road
Amsterdam, NY 12010

RE: Application for special use permit and site plan approval from the Planning Board by Tarpon Towers III, LLC ("Tarpon Towers") and Bell Atlantic Mobile Systems LLC d/b/a Verizon ("Verizon") to construct and operate a 165′ wireless telecommunications tower (plus 4′ lightning rod) and associated improvements on land owned by James Van Eps located at 479 Sager Road (S.B.L. #54-3-2) (the "Site") in the Town of Florida, Montgomery County, New York (Verizon's "Gasner Farm" site)

Dear Members of the Planning Board:

Tarpon Towers II, LLC ("Tarpon"), on behalf of itself and Bell Atlantic Mobile Systems LLC d/b/a Verizon, agrees to remove the proposed wireless telecommunication facility and related improvements installed as part of the above-referenced project if the facility becomes obsolete, damaged beyond use or ceases to be used for its intended purpose for a period of twelve (12) consecutive months. If necessary, Tarpon will also provide the bond in an amount determined by the Town at the time it applies for the required building permit.

If you have any questions, please feel free to contact me at (941) 757-5010 x104.

Sincerely,

Signed by:
Brett Buggeln
1A54ABE01EC348C...

Brett Buggeln

EXHIBIT J

verizon

April 8, 2026

To: Town of Florida
RE: Verizon Wireless Macro Site Located at: 479 Sager Rd, Amsterdam, NY 12010

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines.

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

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities. Questions related to compliance with federal regulations should be directed to VZWRFCompliance@VerizonWireless.com.

Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Timothy Dolan	timothy.dolan@verizon.com	518 878-0452

Sincerely,

Timothy Dolan

Timothy Dolan
RF System Design
Verizon Wireless

EXHIBIT K

Federal Communications Commission

Universal Licensing System

ULS License

3.7 GHz Service License - WRNE950 - Cellco Partnership

Call Sign	WRNE950	Radio Service	PM - 3.7 GHz Service
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?	No

Reserved Spectrum

Reserved Spectrum

Market

Market	PEA049 - Albany, NY	Channel Block	A1
Submarket	0	Associated Frequencies (MHz)	003700.00000000-003720.00000000
3.7 GHz License Type	Combo	3.7 GHz Linked License	

Dates

Grant	07/23/2021	Expiration	07/23/2036
Effective	07/23/2021	Cancellation	

Buildout Deadlines

1st	07/23/2029	2nd	07/23/2033

Discontinuance Dates

1st	2nd

Notification Dates

1st	2nd

ECIP Information

ECIP Flag

Small Carrier or Tribal Nation Transaction	Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins	5-Year Holding Period Ends

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date

Licensee

FRN	0003290673 (View Ownership Filing)	Type	General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
E:licensingcompliance@verizonwireless.com

Contact

Verizon
Sarah Trosch
1300 I St NW - Suite 500 East
Washington, DC 20005

P:(202)515-2453
E:sarah.trosch@verizon.com

Ownership and Qualifications

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

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

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

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

Demographics

Race

Ethnicity Sex

ULS Help	FAQ - Online Help - Technical Support - Licensing Support
ULS Online Systems	CORES - ULS Online Filing - License Search - Application Search - Archive License Search
About ULS	Privacy Statement - About ULS - ULS Home
Basic Search	By Call Sign = SEARCH

FCC | Wireless | ULS | CORES

Help | Tech Support

Federal Communications Commission
45 L Street NE
Washington, DC 20554

Phone: 1-877-480-3201
ASL Videophone:1-844-432-2275
Submit Help Request

ULS License

Cellular License - KNKA246 - Cellco Partnership

PA This license has pending applications: 0011607666

Call Sign	KNKA246	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA044 - Albany-Schenectady-Troy, NY	Channel Block	B
Submarket	0	Phase	2

Dates

Grant	04/15/2025	Expiration	05/15/2035
Effective	04/15/2025	Cancellation	

Five Year Buildout Date

06/06/1990

ECIP Information

ECIP Flag			
Small Carrier or Tribal Nation Transaction		Rural-Focused Transaction	

ECIP Dates

5-Year Holding Period Begins		5-Year Holding Period Ends	

Required Operational Filing Dates

IORN Operation Begin Date		FORN Deadline Date	FORN Filed Date

Control Points

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

Licensee

FRN	0003290673	Type	General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Licensing Manager

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Contact

Verizon Wireless
Licensing - Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
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
The Applicant answered "No" to each of the Alien Ownership questions.

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

Demographics

Race

Ethnicity Sex

ULS License

PCS Broadband License - WQCS418 - Cellco Partnership

Call Sign	WQCS418	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

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

Reserved Spectrum

Reserved Spectrum

Market

Market	BTA007 - Albany-Schenectady, NY	Channel Block	C
Submarket	6	Associated Frequencies (MHz)	001895.00000000-001910.00000000 001975.00000000-001990.00000000
3.7 GHz License Type		3.7 GHz Linked License	

Dates

Grant	04/30/2025	Expiration	05/13/2035
Effective	04/30/2025	Cancellation	

Buildout Deadlines

1st	05/13/2010	2nd	

Discontinuance Dates

1st		2nd	

Notification Dates

1st	03/26/2010	2nd	

ECIP Information

ECIP Flag			
Small Carrier or Tribal Nation Transaction		Rural-Focused Transaction	

ECIP Dates

5-Year Holding Period Begins

5-Year Holding Period Ends

Required Operational Filing Dates

IORN Operation Begin Date

FORN Deadline Date

FORN Filed Date

Licensee

FRN 0003290673

Type Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Licensing Manager

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Contact

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Licensing Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

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

Sex

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGA715 - Cellco Partnership

Call Sign	WQGA715	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

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

Reserved Spectrum

Reserved Spectrum

Market

Market	REA001 - Northeast	Channel Block	F
Submarket	21	Associated Frequencies (MHz)	001745.00000000-001755.00000000 002145.00000000-002155.00000000
3.7 GHz License Type		3.7 GHz Linked License	

Dates

Grant	12/14/2021	Expiration	11/29/2036
Effective	12/14/2021	Cancellation	

Buildout Deadlines

1st	2nd

Discontinuance Dates

1st	2nd

Notification Dates

1st		2nd	08/26/2021

ECIP Information

ECIP Flag

Small Carrier or Tribal Nation Transaction	Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins		5-Year Holding Period Ends	

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date

Licensee

FRN	0003290673	Type	General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Contact

Cellco Partnership
Licensing - Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

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**

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

Sex

ULS License

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

This license has pending applications: 0011464101, 0011763344, 0011474668

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

Rural Service Provider Bidding Credit

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

Reserved Spectrum

Reserved Spectrum

Market

Market	REA001 - Northeast	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000746.00000000-000757.00000000 000776.00000000-000787.00000000
3.7 GHz License Type		3.7 GHz Linked License	

Dates

Grant	09/11/2019	Expiration	06/13/2029
Effective	08/25/2025	Cancellation	

Buildout Deadlines

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

Discontinuance Dates

1st		2nd	

Notification Dates

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

ECIP Information

ECIP Flag

Small Carrier or Tribal Nation Transaction		Rural-Focused Transaction	

ECIP Dates

5-Year Holding Period Begins

5-Year Holding Period Ends

Required Operational Filing Dates

IORN Operation Begin Date

FORN Deadline Date

FORN Filed Date

Licensee

FRN 0003290673

Type General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
E:LicensingCompliance@VerizonWireless.com

Contact

Verizon Wireless
Licensing Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
E:LicensingCompliance@VerizonWireless.com

Ownership and Qualifications

Radio Service Type Mobile

Regulatory Status Common Carrier Interconnected Yes

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

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

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

Demographics

Race

Ethnicity

Sex

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQPZ962 - Cellco Partnership

Call Sign	WQPZ962	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

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

Reserved Spectrum

Reserved Spectrum

Market

Market	REA001 - Northeast	Channel Block	E
Submarket	13	Associated Frequencies (MHz)	001740.00000000-001745.00000000 002140.00000000-002145.00000000
3.7 GHz License Type		3.7 GHz Linked License	

Dates

Grant	02/16/2022	Expiration	11/29/2036
Effective	02/16/2022	Cancellation	

Buildout Deadlines

1st		2nd	

Discontinuance Dates

1st		2nd	

Notification Dates

1st		2nd	10/04/2021

ECIP Information

ECIP Flag

Small Carrier or Tribal Nation Transaction		Rural-Focused Transaction	

ECIP Dates

5-Year Holding Period Begins

5-Year Holding Period Ends

Required Operational Filing Dates

IORN Operation Begin Date

FORN Deadline Date

FORN Filed Date

Licensee

FRN 0003290673

Type General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Contact

Cellco Partnership
Licensing Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

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**

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

Sex



Universal Licensing System

ULS License

AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz) License - WQVN924 - Cellco Partnership

HELP

New Search | Refine Search | Return to Results | Printable Page | Reference Copy

MAIN | ADMIN | MARKET | MAP

Call Sign	WQVN924	Radio Service	AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

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

Reserved Spectrum

Reserved Spectrum

Market

Market	BEA005 - Albany-Schenectady-Troy, NY	Channel Block	J
Submarket	0	Associated Frequencies (MHz)	001770.00000000-001780.00000000 002170.00000000-002180.00000000
3.7 GHz License Type		3.7 GHz Linked License	

Dates

Grant	04/08/2015	Expiration	04/08/2027
Effective	11/01/2016	Cancellation	

Buildout Deadlines

1st	04/08/2021	2nd	04/08/2027

Discontinuance Dates

1st		2nd	

Notification Dates

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

ECIP Information

ECIP Flag

Small Carrier or Tribal Nation Transaction	Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins	5-Year Holding Period Ends

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date

Licensee

FRN	0003290673 (View Ownership Filing)	Type	General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:licensingcompliance@verizonwireless.com

Contact

Cellco Partnership
Licensing Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
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

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 Sex

ULS Help	FAQ - Online Help - Technical Support - Licensing Support
ULS Online Systems	CORES - ULS Online Filing - License Search - Application Search - Archive License Search
About ULS	Privacy Statement - About ULS - ULS Home
Basic Search	By Call Sign = SEARCH

FCC | Wireless | ULS | CORES

Help | Tech Support

Federal Communications Commission
45 L Street NE
Washington, DC 20554

Phone: 1-877-480-3201
ASL Videophone:1-844-432-2275
Submit Help Request

ULS License

AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz) License - WQVP245 - Cellco Partnership

Call Sign	WQVP245	Radio Service	AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

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

Reserved Spectrum

Reserved Spectrum

Market

Market	CMA044 - Albany-Schenectady-Troy, NY	Channel Block	G
Submarket	0	Associated Frequencies (MHz)	001755.00000000-001760.00000000 002155.00000000-002160.00000000
3.7 GHz License Type		3.7 GHz Linked License	

Dates

Grant	04/08/2015	Expiration	04/08/2027
Effective	11/01/2016	Cancellation	

Buildout Deadlines

1st	04/08/2021	2nd	04/08/2027

Discontinuance Dates

1st		2nd	

Notification Dates

1st	03/17/2021	2nd	

ECIP Information

ECIP Flag

Small Carrier or Tribal Nation Transaction		Rural-Focused Transaction	

ECIP Dates

5-Year Holding Period Begins	5-Year Holding Period Ends

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date

Licensee

FRN	0003290673	Type	General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:licensingcompliance@verizonwireless.com

Contact

Verizon Wireless
Licensing Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
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
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

Sex

EXHIBIT L

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Tarpon Towers III, LLC
8916 77th Terrace East, Suite 103
Lakewood Ranch, FL 34202
Attention: Brett Buggeln

April 14, 2026

Re: STRUCTURAL AND GROUNDING DESIGN LETTER
PROPOSED TELECOMMUNICATIONS FACILITY
TARPON TOWERS SITE: NY1195 – GASNER FARM
479 SAGER RD, TOWN OF AMSTERDAM, MONTGOMERY COUNTY, NY 12010
TECTONIC W.O. 12399.006

Dear Mr. Buggeln:

Tarpon Towers is proposing a telecommunication facility at the above referenced address. The site includes the installation of a Verizon Wireless antenna array at a centerline height of 160' above ground level (AGL) on a proposed 165' self-support tower (169' to tip of lightning rod). The self-support tower will be designed to accommodate antenna arrays for three (3) future carriers in addition to the proposed Verizon Wireless installation. The future carrier's design loading will be equal to that of the proposed Verizon Wireless loading. The make, model, and manufacturer of the proposed self-support tower will be provided as part of the construction documents to be submitted for the building permit application.

For the purpose of structural design of the self-support tower, foundation and antenna supports, the most stringent criteria of the 2025 Building Code of New York State and ANSI/TIA-222-I-2024 "Structural Standard for Antenna Supporting Structures and Antennas and Small Wind Turbine Support Structures" 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-support tower will be designed to resist overturning, shear, and all other failure modes. The self-support tower will be designed with a hinged break point near the mid-point of the tower such that, in the event of a failure, the self-support tower will fall within a fall zone setback of 84.5'.

For the purpose of lightning protection, the tower, antennas, cabling, ground equipment, utility equipment, fencing, and all related objects will be grounded in accordance with the NEC/NFPA 780, ANSI/TIA-222-I-2024, and all other applicable local, state, and federal standards.

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

Sincerely,
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.

Steven M. Matthews, PE
Director of Engineering



Latham Office

36 British American Boulevard, Suite 101 |
518.783.1630 Tel | 518.783.1544 Fax

tectonicengineering.com
Equal Opportunity Employer

EXHIBIT M



TARPON TOWERS III, LLC
8916 77th Terrace East, Suite 103
Lakewood Ranch, FL 34202

CO-LOCATION POLICY

Tarpon Towers' co-location policy is as follows:

Tarpon Towers encourages and promotes co-location by actively encouraging and allowing other providers to locate on its towers.

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

Tarpon Towers maintains the following requirements for other wireless communications providers who desire to locate on Tarpon Towers' towers:

1. The provider must pay Tarpon Towers appropriate and fair compensation reflecting market prices for the lease, which among other things, takes into account Tarpon Towers' investment in the engineering, legal, construction, material, and related costs for the site and facility, as well as a financial return; and

2. The co-location must be technologically feasible both in terms of radio frequency transmissions and structural integrity of the tower.

3. The provider must obtain all required zoning permits and governmental approvals.

EXHIBIT N

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Tarpon Towers III, LLC - NY1195 Gasner Farm - Unmanned Wireless Communications Facility		
Project Location (describe, and attach a general location map): 479 Sager Rd, Town of Florida, Montgomery County, NY, 12010		
Brief Description of Proposed Action (include purpose or need): Tarpon Towers III, LLC proposes the installation of an unmanned wireless communications facility located on the existing property. Said property being located approximately 0.71 miles Northwest of the intersection of Sager Rd and Snooks Corners Rd. Access to the proposed facility will originate from Sager Rd utilizing a proposed 12' wide gravel driveway. In general, the installation will consist of the following: a 165' tall self-support tower (169' including 4' lightning rod), nine (9) antennas and related equipment to be mounted to the self-support tower at a center-line height of 160', cellular and utility equipment at grade in a proposed 75'x75' fenced compound. The project also includes the installation of power and fiber utilities to service the facility.		
Name of Applicant/Sponsor: Tarpon Towers III, LLC; attn: Brett Buggeln	Telephone: (941) 400-2202 E-Mail: BBuggeln@TarponTowers.com	
Address: 8916 77th Terrace East, Suite 103		
City/PO: Lakewood Ranch	State: FL	Zip Code: 34202
Project Contact (if not same as sponsor; give name and title/role): Nixon Peabody, LLP; attn: Jared C. Lusk, Esq.	Telephone: (585) 263-1140 E-Mail: jlusk@nixonpeabody.com	
Address: 1300 Clinton Square		
City/PO: Rochester	State: New York	Zip Code: 14604
Property Owner (if not same as sponsor): James Van Eps	Telephone: E-Mail:	
Address: 479 Sager Rd		
City/PO: Amsterdam	State: NY	Zip Code: 12010

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 Counsel, Town Board, ☐Yes ☑No or Village Board of Trustees		
b. City, Town or Village ☑Yes ☐No Planning Board or Commission	Planning Board - Site Plan approval, Special Use Permit	TBD
c. City, Town or ☐Yes ☑No Village Zoning Board of Appeals		
d. Other local agencies ☑Yes ☐No	Code Enforcement Officer - Building/Work Permit	TBD
e. County agencies ☑Yes ☐No	County Planning Referral, County Hwy Permit	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Agricultural

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? Greater Amsterdam School District

b. What police or other public protection forces serve the project site?
Amsterdam Police Department, Montgomery County Sheriff, New York State Police

c. Which fire protection and emergency medical services serve the project site?
Lake Valley EMS, Amsterdam Fire Department, Florida Volunteer Fire Department

d. What parks serve the project site?
Erie Canal Trailway, South Side Veterans Memorial Park, Ron "Ronnie" Mead Park, Schoharie Creek Aqueduct Picnic Area

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 telecommunications facility

b. a. Total acreage of the site of the proposed action? 12.70 acres
b. Total acreage to be physically disturbed? 0.54 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.23 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 2 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1 (tower)
ii. Dimensions (in feet) of largest proposed structure: 169' height; 18' width; and _____ 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No
If Yes:
i .What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
_____
_____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: _____
_____
_____

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

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

_____

_____

_____

_____

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

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

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

If Yes:

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

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

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

If, Yes:

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

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

_____

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

d. Will the proposed action generate liquid wastes? ☐Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

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

If Yes:

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

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

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

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

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

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

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

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
N/A

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Construction equipment

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Emergency Backup Generator

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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 (National Grid)

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

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

i. During Construction:

- Monday - Friday: 8am-5pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

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

If yes:

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

During construction, noise associated with the operation of construction equipment. During operations, noise associated with the emergency backup generator during commercial power outages and biweekly maintenance testing.

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

Describe: _____

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

If yes:

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

One (1) switch operated LED light fixture attached to the h-frame at grade, designed to illuminate the area in and around the Verizon equipment 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 the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s): _____

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

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

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☑ Agriculture ☐ Aquatic ☑ Other (specify): I-90 Corridor, Telecommunciations Tower

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	0.29	0.61	+0.32
• Forested	1.65	1.65	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.46	0.68	+0.22
• Agricultural (includes active orchards, field, greenhouse etc.)	10.30	9.76	-0.54
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• 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? 7+ 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:

ChB	70.5 %
DaB	27.9 %
PaB	1.6 %

d. What is the average depth to the water table on the project site? Average: 0.7 feet

e. Drainage status of project site soils:

☑ Well Drained:	1.6 % of site
☐ Moderately Well Drained:	_____ % of site
☑ Poorly Drained	98.4 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	94 % of site
☑ 10-15%:	6 % of site
☐ 15% or greater:	_____ % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ 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: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Rabbits	Squirrels	Skunks
Chipmunks	Opossums	Foxes
Birds	Raccoons	Deer

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

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

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

iii. Extent of community/habitat:

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

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

If Yes:

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

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

If Yes:

i. Species and listing: _____

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

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

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

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

If Yes, provide county plus district name/number: MONT003

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

i. If Yes: acreage(s) on project site? 0.7

ii. Source(s) of soil rating(s): USDA Soil Survey

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

If Yes:

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

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

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

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Erie Canal Trailway, South Side Veterans Memorial Park, Ron "Ronnie" Mead Park, Schoharie Creek Aqueduct Picnic Area

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

iii. Distance between project and resource: 5 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Steven Matthews, agent on behalf of applicant Date 4/10/26

Signature Steven Matthews Title Director of Engineering

PRINT FORM

EAF Mapper Summary Report

Friday, April 10, 2026 10:00 AM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	MONT003
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Agency Use Only [If applicable]

Project :

Date :

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

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
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐NO ☐YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	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	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____		☐	☐

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) ☐NO ☐YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	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	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

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) ☐NO ☐YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	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	☐	☐
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	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
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	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
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	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

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. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	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	☐	☐
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	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
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	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
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	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐NO ☐YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	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	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☐NO ☐YES

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)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. 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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐

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	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
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	☐	☐
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	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	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	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
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	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

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.) ☐NO ☐YES
If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	☐ ☐	☐ ☐
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	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

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.) ☐NO ☐YES
If "Yes", answer questions a - e. If "No", go to Section 11.

	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 the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
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	☐	☐
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	☐	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", 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	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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	☐	☐

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 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☐ NO ☐ 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	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☐ NO ☐ 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	☐	☐
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	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. 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	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☐ YES
(See Part 1. 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	☐	☐
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	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____		☐	☐

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 1. 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	☐	☐
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	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

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.) ☐ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☐ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	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	☐	☐
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	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	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	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
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	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

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 617.7(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

PRINT FULL FORM

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+
!	*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?*	☐	☐	☐	☐	☐
!	*An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?*	☐	☐	☐	☐	☐
!	*A site or structure listed on the National or State Registers of Historic Places?*	☐	☐	☐	☐	☐
!	*State Parks?*	☐	☐	☐	☐	☐
!	*The State Forest Preserve?*	☐	☐	☐	☐	☐
!	*National Wildlife Refuges and State Game Refuges?*	☐	☐	☐	☐	☐
!	*National Natural Landmarks and other outstanding natural features?*	☐	☐	☐	☐	☐
!	*National Park Service lands?*	☐	☐	☐	☐	☐
!	*Rivers designated as National or State Wild, Scenic or Recreational?*	☐	☐	☐	☐	☐
!	*Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?* Interstate 90	☐	☐	☑	☐	☐
!	*A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?*	☐	☐	☐	☐	☐
!	*A site, area, lake, reservoir or highway designated as scenic?*	☐	☐	☐	☐	☐
!	*Municipal park, or designated open space?*	☐	☐	☐	☐	☐
!	*County road?* Co Rte 153, Co Rte 146, Co Rte 145	☑	☐	☐	☐	☐
!	*State road?* NY-5S, NY-30, NY-161	☐	☐	☑	☐	☐
!	*Local road?* Sager Rd, Hartley Rd, Thruview Dr, McGraw Rd, Snooks Corners Rd, Fort Hunter Rd, Denice Rd	☑	☐	☐	☐	☐

2. *Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)*

☐ *Yes* ☑ *No*

3. *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?*

☑ *Yes* ☐ *No*

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

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

	Within *¼ mile	*1 mile
Essentially undeveloped	☑	☐
Forested	☑	☐
Agricultural	☑	☐
Suburban Residential	☑	☐
Industrial	☐	☑
Commerical	☐	☑
Urban	☐	☐
River, Lake, Pond	☐	☐
Cliffs, Overlooks	☐	☐
Designated Open Space	☐	☐
Flat	☑	☐
Hilly	☑	☐
Mountainous	☐	☐
Other	☐	☐

***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 15 Million *?*

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

CONTEXT

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

	FREQUENCY			
Activity	***Daily***	***Weekly***	***Holidays/ Weekends***	***Seasonally***
Travel to and from work	◉	○	○	○
Involved in recreational activities	◉	○	○	○
Routine travel by residents	◉	○	○	○
At a residence	◉	○	○	○
At worksite	◉	○	○	○
Other _____	○	○	○	○

Reset

EXHIBIT O

Town of Florida Application #_____

(circle one)

Agricultural Data Statement

Date 04/10/2026

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: Verizon Wireless Address: 1275 John Street, Suite 100 West Henrietta, NY 14586	Name: James Van Eps Address: 479 Sager Rd Amsterdam, NY 12010

1. Type of Application: ☑ Special Use Permit; ☑ Site Plan Approval ; ☐ Height Variance; ☐ Subdivision Approval
   (circle one or more)

2. Description of proposed project: Tarpon Towers III, LLC. ("Applicant") proposes the installation of an unmanned wireless communications facility located on the existing property. In general, the installation will consist of the following: nine (9) antennas and related equipment mounted on a proposed 165' (169' with lightning rod) tall self-support tower, at center-line height of 160', cellular equipment at grade within a 75'x75' fenced area, and all related cabling and utilities.

3. Location of project: Address: 479 Sager Rd, Amsterdam, NY 12010
   Tax Map Number (TMP) 54.-3-2

4. Is this parcel within an Agricultural District? ☐ NO ☑ YES (Check with your local assessor if you do not know)
5. If YES, Agricultural District Number MONT003
6. Is this parcel actively farmed? ☐ NO ☑ YES
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: James Van Eps Address: Sager Rd, Amsterdam, NY 12010 Tax ID: 54.-1-52.13 Is this parcel actively farmed? ☐ NO ☑ YES	Name: Hutchison Irrevocable Trust Address: Sager Rd, Amsterdam, NY 12010 Tax ID: 54.-1-50.1 Is this parcel actively farmed? ☐ NO ☑ YES
Name: Creek Acre Holdings, LLC Address: Sager Rd, Amsterdam, NY 12010 Tax ID: 54.-3-1 Is this parcel actively farmed? ☐ NO ☑ YES	Name: James Van Eps Address: Sager Rd, Amsterdam, NY 12010 Tax ID: 54.-3-9.2 Is this parcel actively farmed? ☐ NO ☑ YES

Town of Florida Application #_____

(circle one)

Agricultural Data Statement

Date 04/10/2026

Name: William Gasner Address: Sager Rd, Amsterdam, NY 12010 Tax ID: 54.-3-9.1 Is this parcel actively farmed? ☐NO ☑YES	Name: Ronald Dorn Address: 482 Sager Rd, Amsterdam, NY 12010 Tax ID: 54.-3-10 Is this parcel actively farmed? ☐NO ☑YES
Name: James Van Eps Address: Off Sager Rd, Amsterdam, NY 12010 Tax ID: 54.-3-12 Is this parcel actively farmed? ☐NO ☑YES	Name: James Van Eps Address: 482 Sager Rd, Amsterdam, NY 12010 Tax ID: 54.-3-11 Is this parcel actively farmed? ☐NO ☑YES
Name: _____ Address: _____ _____ Is this parcel actively farmed? ☐NO ☐YES	Name: _____ Address: _____ _____ Is this parcel actively farmed? ☐NO ☐YES
Name: _____ Address: _____ _____ Is this parcel actively farmed? ☐NO ☐YES	Name: _____ Address: _____ _____ Is this parcel actively farmed? ☐NO ☐YES
Name: _____ Address: _____ _____ Is this parcel actively farmed? ☐NO ☐YES	Name: _____ Address: _____ _____ Is this parcel actively farmed? ☐NO ☐YES
Name: _____ Address: _____ _____ Is this parcel actively farmed? ☐NO ☐YES	Name: _____ Address: _____ _____ Is this parcel actively farmed? ☐NO ☐YES



Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ _____

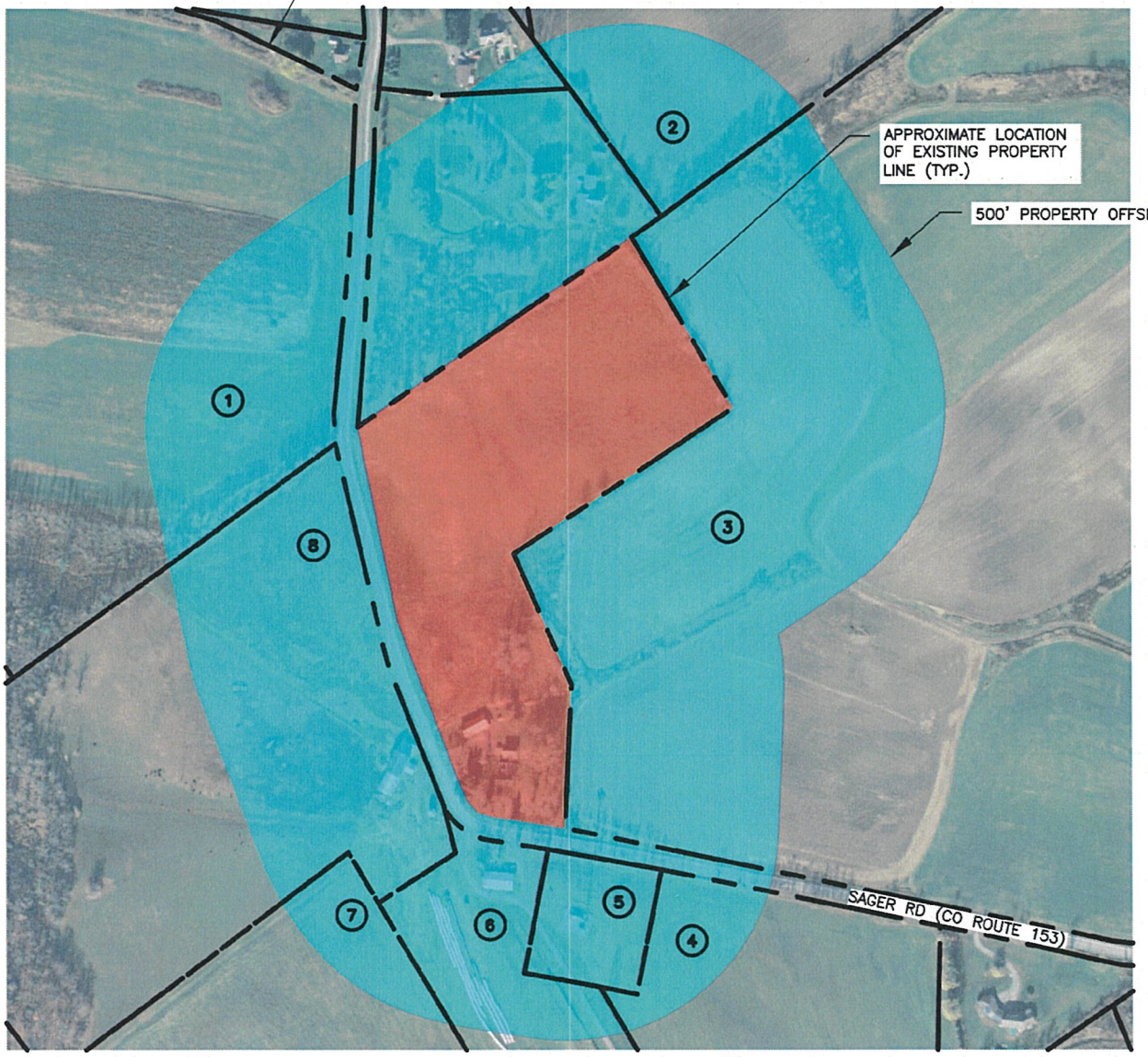
Signature of Municipal Official Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

N

APPROX.

WORKING FARM LOCATED IN AG. DISTRICT		
ID	SBL	OWNER
1	54.-1-52.13	JAMES VAN EPS
2	54.-1-50.1	HUTCHISON IRREVOCABLE TRUST
3	54.-3-1	CREEK ACRE HOLDINGS, LLC
4	54.-3-9.2	JAMES VAN EPS
5	54.-3-9.1	WILLIAM GASNER
6	54.-3-10	RONALD DORN
7	54.-3-12	JAMES VAN EPS
8	54.-3-11	JAMES VAN EPS



1
AG MAP

PROPERTY PLAN

SCALE: 1" = 400'

0 1
ORIGINAL SIZE IN INCHES

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd.
Suite 101
Latham, NY 12110
Phone: (518) 783-1630
(800) 829-6531
www.tectonicengineering.com

AGRICULTURAL DATA STATEMENT MAP

NY1195 GASNER FARM

479 SAGER RD – TOWN OF FLORIDA
MONTGOMERY COUNTY, NY 12010

TARPON TOWERS III, LLC
(LESSEE)
8916 77TH TERRACE EAST, SUITE 103, LAKEWOOD RANCH, FL 34202

TEC WO: 12399.006	ISSUED BY: NMW	DATE: 4/10/26	SCALE: AS NOTED	SHEET: AG-MAP	REV: 0

EXHIBIT P

TARPON TOWERS

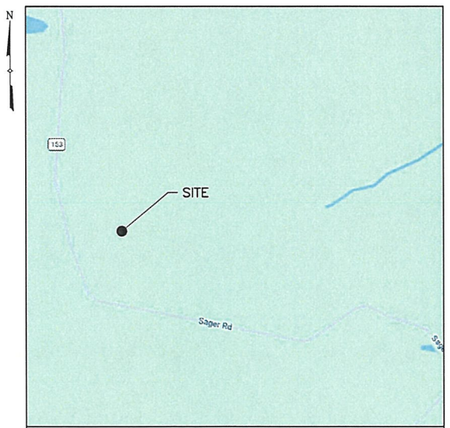
SITE NUMBER:
NY1195
SITE NAME:
GASNER FARM

CELLCO PARTNERSHIP,
d/b/a

verizon

SITE NAME:
GASNER FARM_RELHR

FUZE ID#: 17342885
MDG#: 5000983216



VICINITY MAP

SITE ADDRESS:	479 SAGER RD, AMSTERDAM, NY 12010
MUNICIPALITY:	TOWN OF FLORIDA
COUNTY:	MONTGOMERY
TAX MAP NUMBER:	54.-3-2
ZONING DISTRICT:	AGRICULTURAL
STRUCTURE COORDINATES:	42.925205° -74.244441°
GROUND ELEVATION:	609'± AMSL
PROPERTY OWNER:	VAN EPS, JAMES 479 SAGER RD AMSTERDAM, NY 12010
APPLICANT:	TARPON TOWERS III, LLC 8916 77TH TERRACE EAST, SUITE 103 LAKEWOOD RANCH, FL 34202
CONTACT PERSON:	BRETT BUGGELN
CONTACT PHONE:	(941) 400-2202
TENANT:	VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586

PROJECT SUMMARY

DIRECTIONS

DIRECTIONS TO SITE:

FROM JORDAN ROAD SWITCH, HEAD EAST ON JORDAN RD FOR 0.3 MILES, THEN TURN RIGHT ONTO US-4 S/N GREENBUSH RD FOR 1.5 MILES. TURN RIGHT ONTO NY-43 W FOR 1.1 MILES, THEN USE THE RIGHT TWO LANES TO MERGE ONTO I-90 W FOR 0.2 MILES. CONTINUE ON I-90 W FOR 7.8 MILES, STAY LEFT FOR ANOTHER 25.5 MILES, AND TAKE EXIT 27 FOR NY-30 N. USE THE RIGHT LANE TO TURN RIGHT ONTO NY-30 N, THEN TAKE THE NY-5S EXIT TOWARD AURIESVILLE/SCHENECTADY. TURN LEFT ONTO NY-5S W FOR 1.2 MILES, THEN LEFT ONTO MEAD RD FOR 0.4 MILES. TURN RIGHT ONTO SNOOKS CORNERS RD FOR 0.9 MILES, THEN RIGHT ONTO SAGER RD FOR THE FINAL 0.6 MILES; THE DESTINATION WILL BE ON THE RIGHT.

PROJECT DESCRIPTION

THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED SELF SUPPORT TOWER, THE INSTALLATION OF EQUIPMENT AT GRADE WITHIN A PROPOSED FENCED COMPOUND AND THE INSTALLATION OF A PROPOSED ACCESS DRIVE.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	1	4/10/26
AD-1	ADJOINERS PLAN	1	4/10/26
SB-1	SETBACK PLAN & BULK REQUIREMENTS	1	4/10/26
C-1A	OVERALL SITE PLAN	1	4/10/26
C-1B	DRIVEWAY PLAN & PROFILE	1	4/10/26
C-2	SITE DETAIL PLAN	1	4/10/26
C-3	ELEVATION & ORIENTATION PLAN	1	4/10/26
C-4A	SITE DETAILS	1	4/10/26
C-4B	SITE DETAILS	1	4/10/26
C-4C	SITE DETAILS	1	4/10/26
C-5	EQUIPMENT ELEVATIONS	1	4/10/26

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".

Before You Dig, Drill Or Blast!

Dig Safely. New York

UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7962

NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

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.

TARPON TOWERS
8916 77TH TERRACE EAST, SUITE 103
LAKEWOOD RANCH, FL 34202

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

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Project Contact info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
12399.006	MQ

NO.	DATE	ISSUE
0	3/31/26	FOR COMMENT
1	4/10/26	FOR ZONING

RELEASED BY | DATE

STATE OF NEW YORK · STEPHEN M. MATTINA · 087507 · LICENSED PROFESSIONAL ENGINEER

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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0 1 2 3
ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION

GASNER FARM_RELHR
FUZE ID#: 17342885
MDG#: 5000983216

SITE ADDRESS

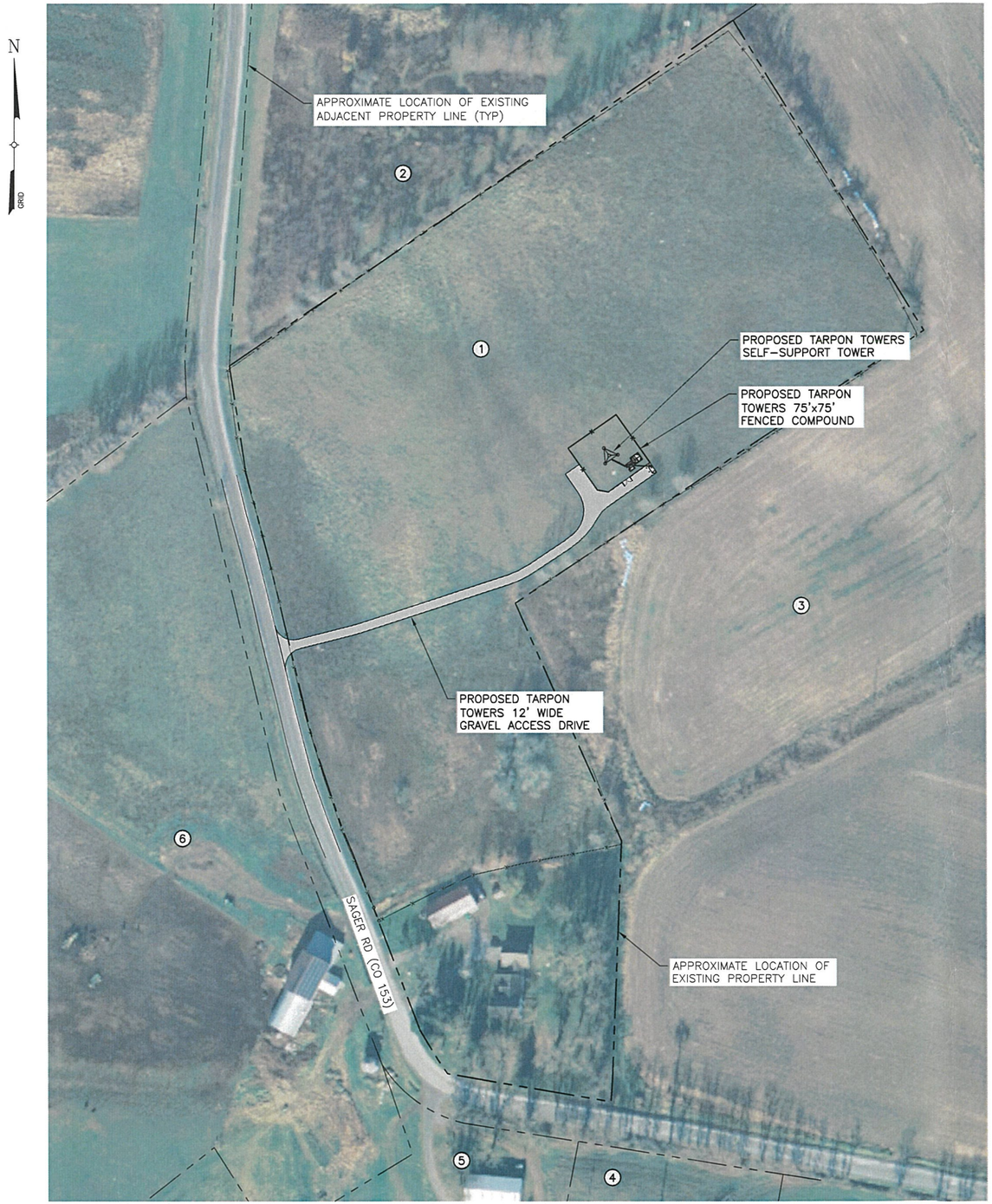
479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



1 AD-1 ADJOINERS PLAN

SCALE: 1" = 160' (11x17 SIZE)
1" = 80' (22x34 SIZE)

NOTE:

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

ADJOINERS LIST

#	SBL	OWNER	ADDRESS
1	54.-3-2	Van Eps, James	479 Sager Rd Amsterdam, NY 12010
2	54.-1-46.2	Richards, Shannon V	421 Sager Rd Amsterdam, NY 12010
3	54.-3-1	Creek Acre Holdings, LLC	6419 St Hwy 30 Amsterdam, NY 12010
4	54.-3-9.1	William J & Patricia Gasner	473 Snooks Corners Rd Amsterdam, NY 12010
5	54.-3-10	Dorn, Ronald	482 Sager Rd Amsterdam, NY 12010
6	54.-3-11	Van Eps, James R	479 Sager Rd Amsterdam, NY 12010

2 AD-1 ADJOINERS LIST

SCALE:

TARPON TOWERS
8916 77TH TERRACE EAST, SUITE 103
LAKEWOOD RANCH, FL 34202

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

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER: 12399.006
DRAWN BY: MQ

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0	3/31/26	FOR COMMENT
1	4/10/26	FOR ZONING

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DATE

STATE OF NEW YORK
STEVEN M. MATTERN
087507
LICENSED PROFESSIONAL ENGINEER

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ORIGINAL SIZE IN INCHES

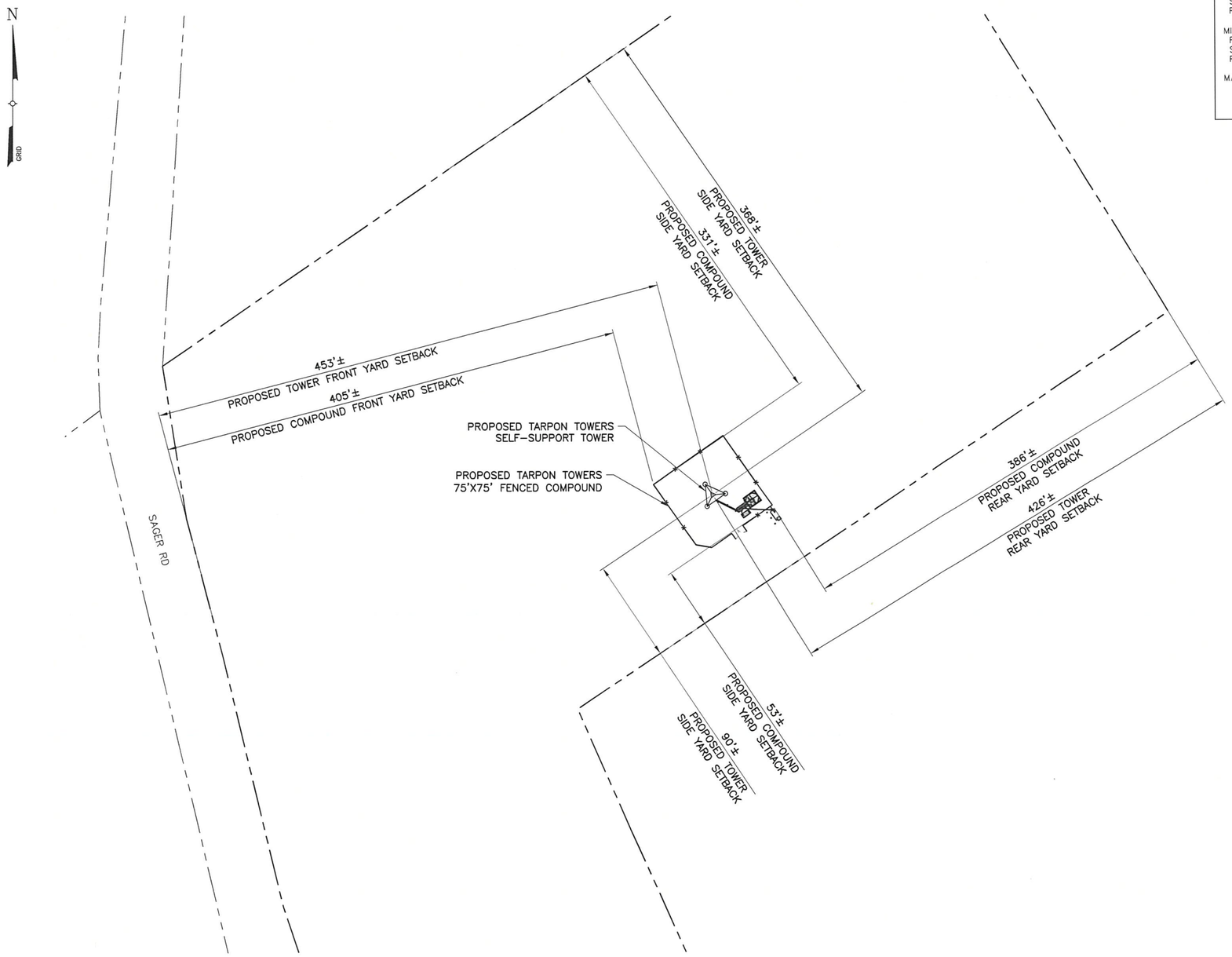
TARPON SITE INFORMATION
NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION
GASNER FARM_RELHR
FUZE ID#: 17342885
MDG#: 5000983216

SITE ADDRESS
479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

SHEET TITLE
ADJOINERS PLAN

SHEET NUMBER
AD-1



NOTE:

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1 / SB-1 SETBACK PLAN
SCALE: 1" = 100' (11x17 SIZE)
1" = 50' (22x34 SIZE)

BULK REQUIREMENTS

TOWN OF GASNER FARM
ZONING DISTRICT: AGRICULTURAL

	REQUIRED	EXISTING	PROPOSED
MINIMUM YARDS (TOWER)			
FRONT:	–	–	453 FT
SIDE:	–	–	90 FT
REAR:	–	–	426 FT
MINIMUM YARDS (COMPOUND)			
FRONT:	50 FT	–	405 FT
SIDE:	30 FT	–	53 FT
REAR:	50 FT	–	386 FT
MAXIMUM TOWER HEIGHT:	BASED ON RF NEED	–	169 FT

Before You Dig, Drill Or Blast!
UDIG·NY
UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION
CALL US TOLL FREE 811 OR 1-800-962-7962
NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.
UDIGNY – NEW YORK

TARPON TOWERS
8916 77TH TERRACE EAST, SUITE 103
LAKEWOOD RANCH, FL 34202

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

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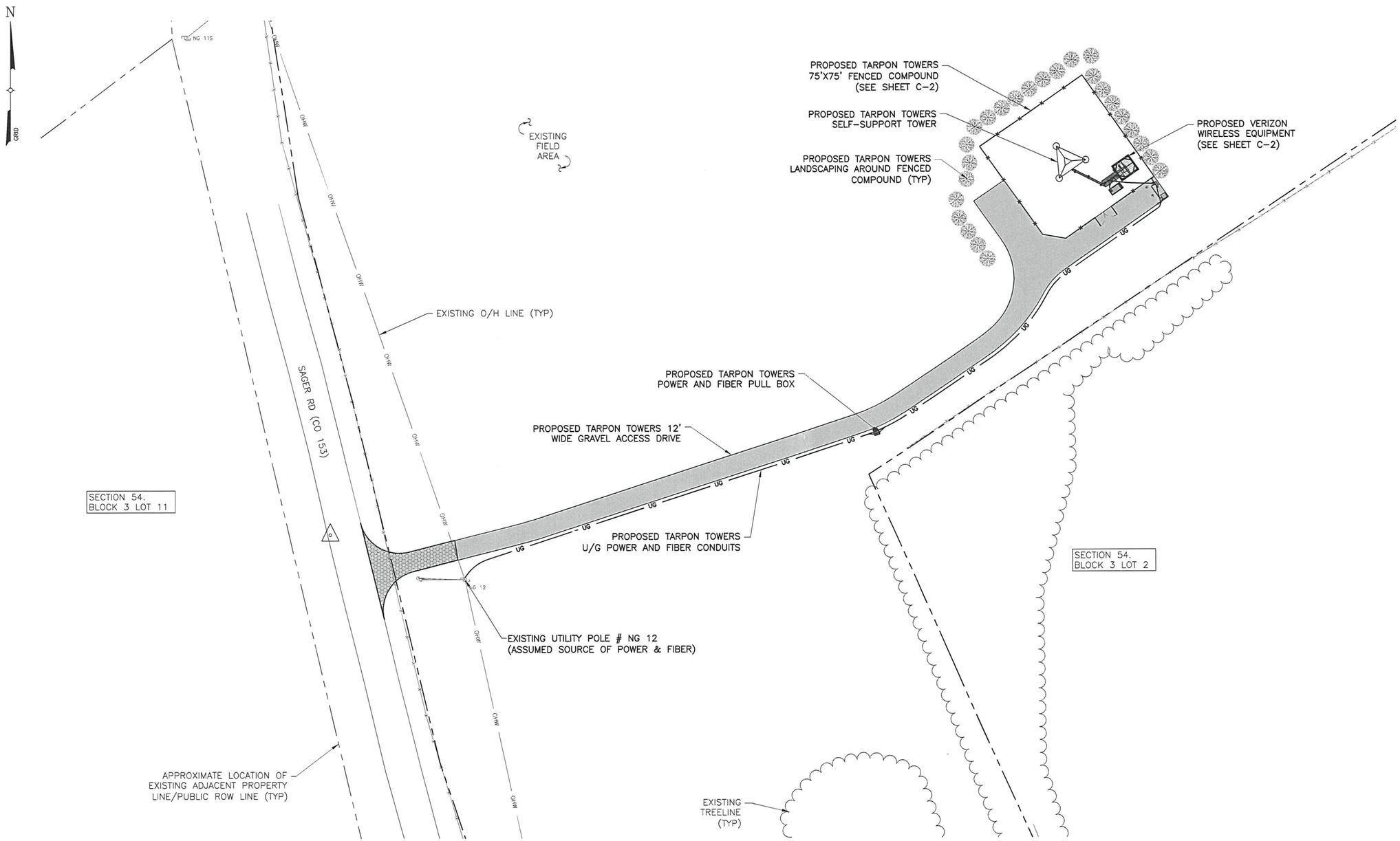
TARPON SITE INFORMATION
NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION
GASNER FARM_RELHR
FUZE ID#: 17342885
MDG#: 5000983216

SITE ADDRESS
479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

SHEET TITLE
SETBACK PLAN & BULK REQUIREMENTS

SHEET NUMBER
SB-1



NOTE:

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1 / C-1A OVERALL SITE PLAN

SCALE: 1" = 60' (11x17 SIZE)
1" = 30' (22x34 SIZE)

TARPON TOWERS
8916 77TH TERRACE EAST, SUITE 103
LAKEWOOD RANCH, FL 34202

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

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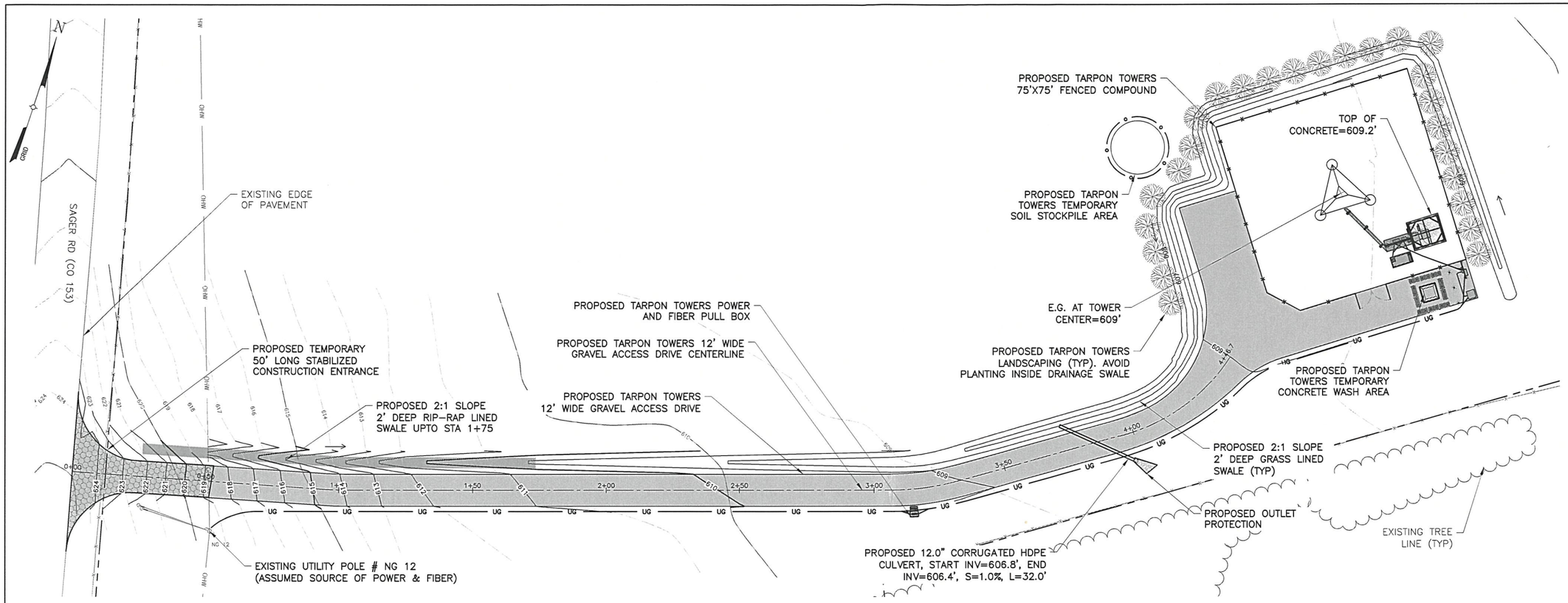
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NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION
GASNER FARM_RELHR
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SITE ADDRESS
479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

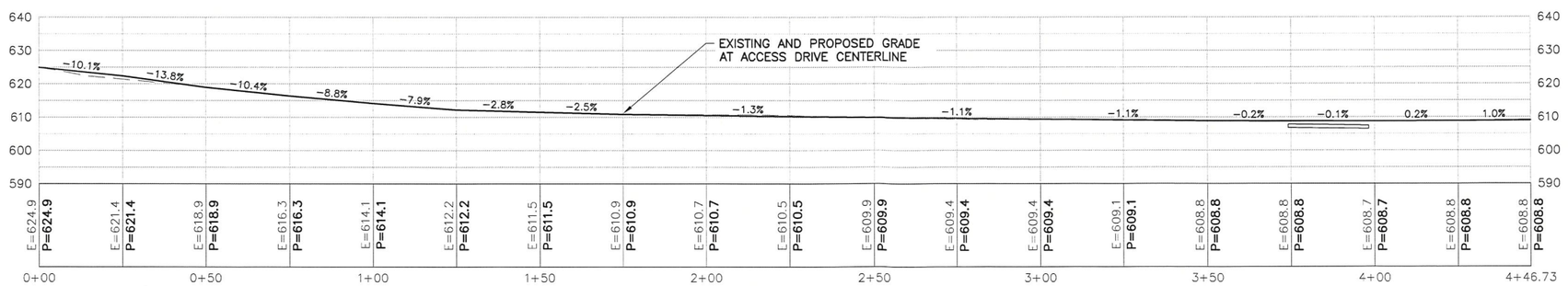
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1A



1 C-1B DRIVEWAY PLAN VIEW

SCALE: 1" = 40' (11x17 SIZE)
1" = 20' (22x34 SIZE)



2 C-1B DRIVEWAY PROFILE VIEW

SCALE: 1" = 40' (11x17 SIZE)
1" = 20' (22x34 SIZE)

PROPOSED GRAVEL DRIVE LENGTH = 446.7'±

UNDERGROUND UTILITY LENGTH = 500'±

AREA OF DISTURBANCE = 23,500 SF ± (0.54 ACRES)

TARPON TOWERS
8916 77TH TERRACE EAST, SUITE 103
LAKEWOOD RANCH, FL 34202

verizon
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WEST HENRIETTA, NY 14586

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0 1 2 3
ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION
NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION
GASNER FARM_RELHR
FUZE ID#: 17342885
MDG#: 5000983216

SITE ADDRESS
479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

SHEET TITLE
DRIVEWAY PLAN & PROFILE

SHEET NUMBER
C-1B

N

GRID

PROPOSED GRAVEL SURFACING THROUGHOUT COMPOUND

PROPOSED LANDSCAPING (TYP)

PROPOSED SELF-SUPPORT TOWER (DESIGNED BY OTHERS)

PROPOSED 75'x75' FENCED COMPOUND

PROPOSED 12'-6"x11'-0" CONCRETE EQUIPMENT PAD

PROPOSED VERIZON WIRELESS 10'X12' ICE CANOPY

PROPOSED VERIZON WIRELESS BATTERY CABINET

PROPOSED VERIZON WIRELESS EQUIPMENT CABINET

PROPOSED VERIZON WIRELESS UNDERGROUND POWER & FIBER CONDUITS

PROPOSED TARPON TOWERS COMMON UTILITY H-FRAME

PROPOSED TARPON TOWERS BOLLARD (TYP OF 3)

PROPOSED TRANSFORMER

PROPOSED 22' PARKING AND TURNAROUND AREA

PROPOSED VERIZON WIRELESS UTILITY & RF EQUIPMENT ON H-FRAME

PROPOSED VERIZON WIRELESS CABLE BRIDGE

PROPOSED VERIZON WIRELESS U/G CONDUITS TO GENERATOR

PROPOSED VERIZON WIRELESS 50kW GENERATOR ON 4'x8' CONCRETE PAD

PROPOSED 12' WIDE ACCESS GATE

PROPOSED 15' PARKING AND TURNAROUND AREA

PROPOSED TARPON TOWERS MAIN UNDERGROUND POWER & FIBER CONDUITS

UG

1 C-2 SITE DETAIL PLAN

SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)

TARPON TOWERS

8916 77TH TERRACE EAST, SUITE 103
LAKEWOOD RANCH, FL 34202

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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0 1 2 3
ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION

GASNER FARM_RELHR
FUZE ID#: 17342885
MDG#: 5000983216

SITE ADDRESS

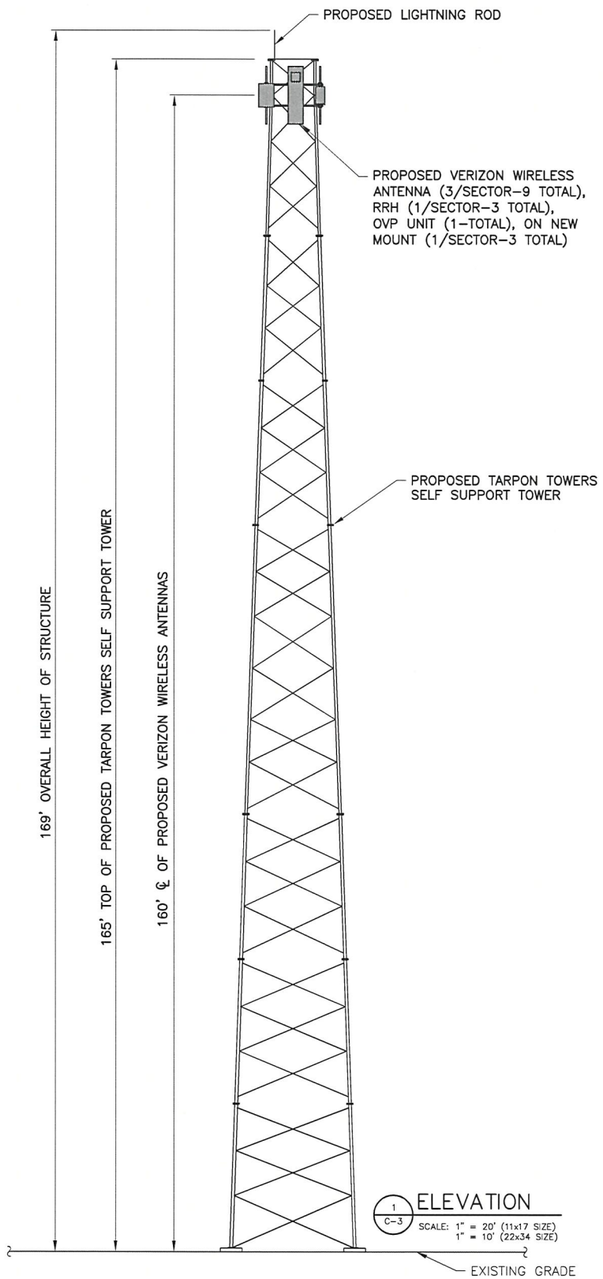
479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

SHEET TITLE

SITE DETAIL PLAN

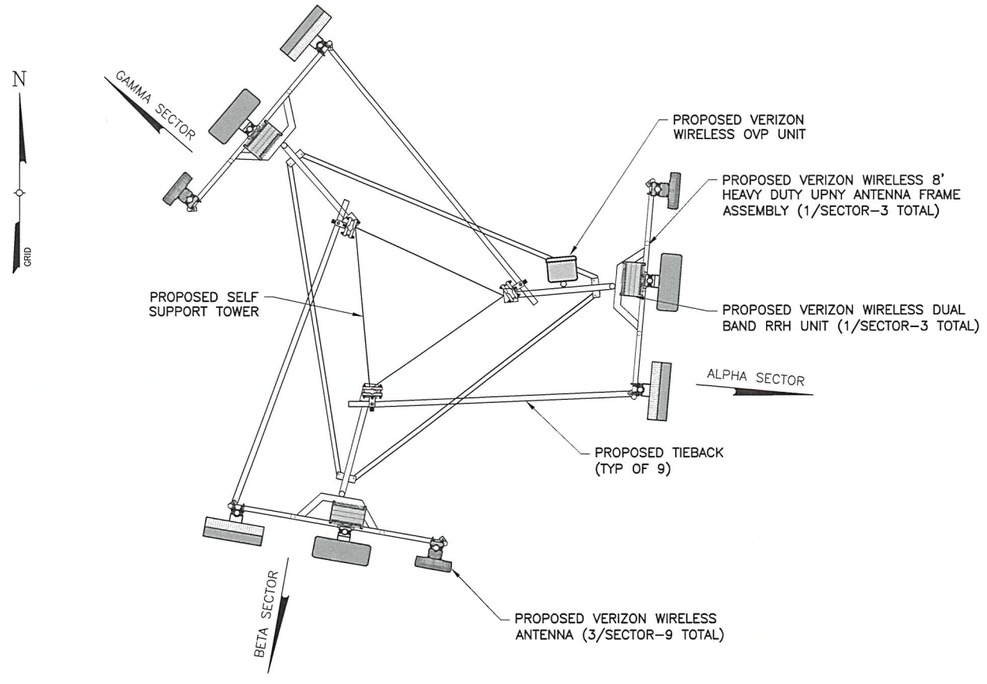
SHEET NUMBER

C-2



1 C-3 ELEVATION

SCALE: 1" = 20' (11x17 SIZE)
1" = 10' (22x34 SIZE)



2 C-3 ANTENNA ORIENTATION

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

TARPON TOWERS
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verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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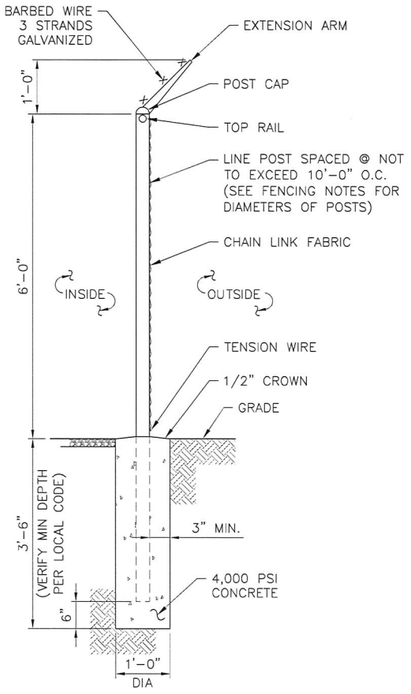
TARPON SITE INFORMATION
NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION
GASNER FARM_RELHR
FUZE ID#: 17342885
MDG#: 5000983216

SITE ADDRESS
479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

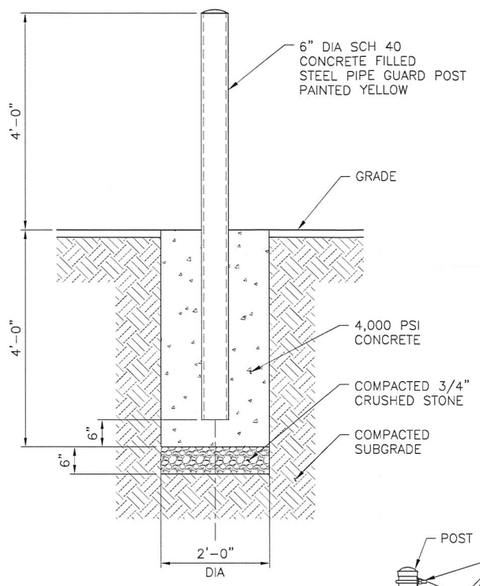
SHEET TITLE
ELEVATION &
ORIENTATION PLAN

SHEET NUMBER
C-3



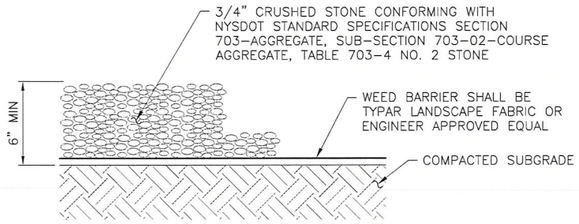
1 C-4A FENCE DETAIL

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



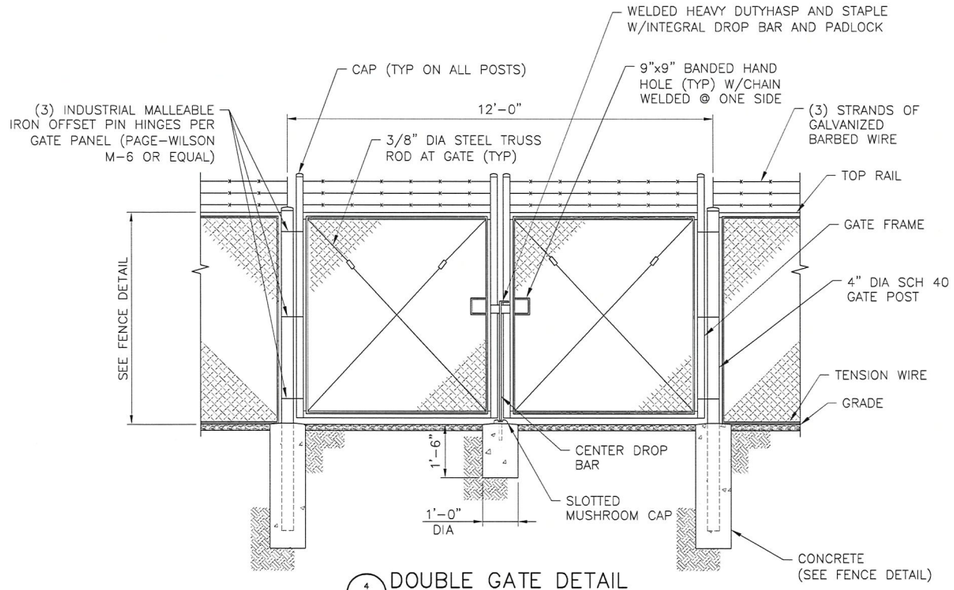
2 C-4A BOLLARD DETAIL

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



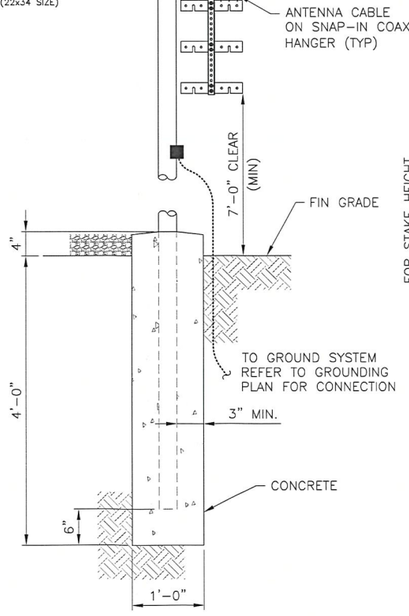
3 C-4A GRAVEL SURFACING TREATMENT

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



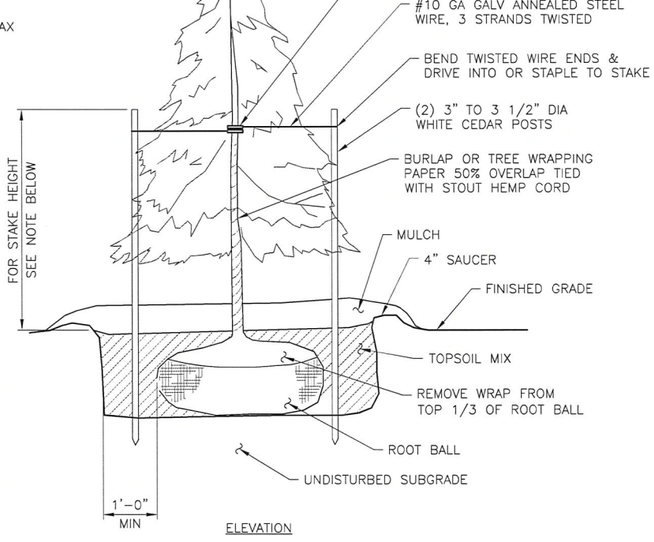
4 C-4A DOUBLE GATE DETAIL

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



5 C-4A CABLE BRIDGE

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



NOTE:
FOR TREES 2'-5' HIGH, USE 2 STAKES, 1/2 HT. OF TREE + 1-1/2'.
FOR TREES 6'-9' HIGH, USE 2 STAKES, 1/2 HT. OF TREE + 2'.

6 C-4A TREE PLANTING DETAIL

SCALE: NTS

TARPON TOWERS
8916 77TH TERRACE EAST, SUITE 103
LAKEWOOD RANCH, FL 34202

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

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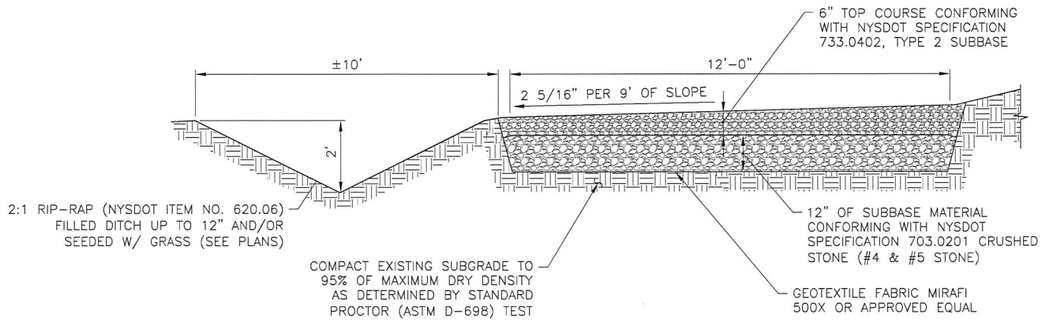
TARPON SITE INFORMATION
NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION
GASNER FARM_RELHR
FUZE ID#: 17342885
MDG#: 5000983216

SITE ADDRESS
479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-4A

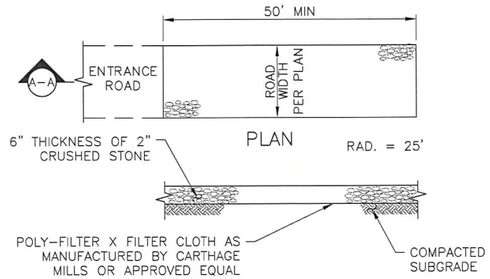


EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

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

1 / C-4B GRAVEL DRIVE CROSS SECTION

SCALE: NTS



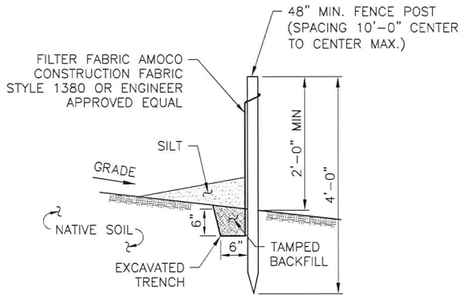
SECTION A-A

NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN SIX INCHES
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. IF ACCUMULATED SOIL DOES NOT COME OFF BY WAY OF STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL KNOCK OFF ACCUMULATED SOIL BY MANUAL METHODS UPSLOPE OF A SILT FENCE BARRIER.
9. SEDIMENT TRAPPING - SILT FENCE BARRIER SHALL BE INSTALLED DOWN SLOPE OF CONSTRUCTION ENTRANCE TO CATCH ANY SEDIMENT THAT COULD POTENTIALLY FALL OFF OF CONSTRUCTION EQUIPMENT AND/OR VEHICLES.
10. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 / C-4B STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

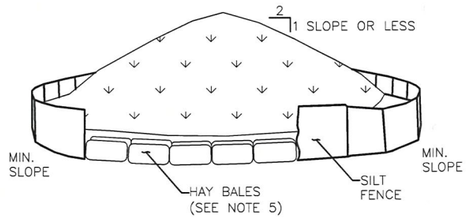


NOTES:

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

3 / C-4B SILT FENCE DETAIL

SCALE: NTS

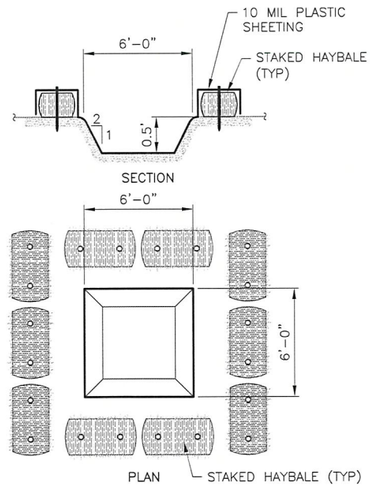


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

4 / C-4B TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NTS



5 / C-4B TEMPORARY CONCRETE WASH

SCALE: NTS

TARPON TOWERS
8916 77TH TERRACE EAST, SUITE 103
LAKEWOOD RANCH, FL 34202

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

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
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Suite 101 (800) 839-6531
Lathom, NY 12110 www.tectonicengineering.com

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0	3/31/26	FOR COMMENT
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STATE OF NEW YORK · STEVEN M. MATTHEWS · 087507 · LICENSED PROFESSIONAL ENGINEER

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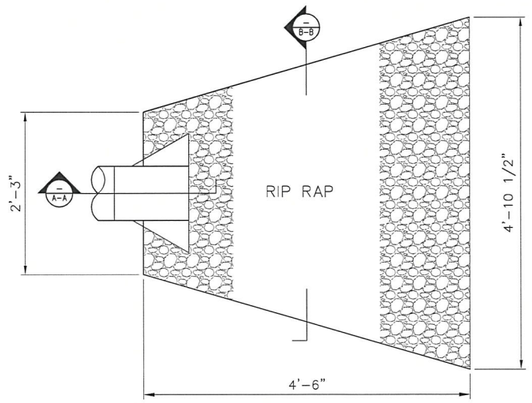
TARPON SITE INFORMATION
NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION
GASNER FARM_RELHR
FUZE ID#: 17342885
MDG#: 5000983216

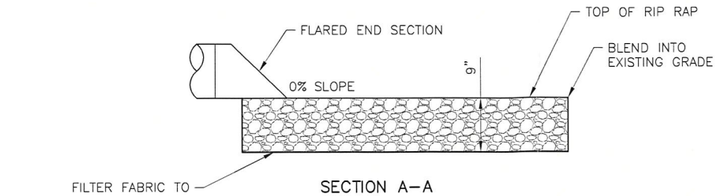
SITE ADDRESS
479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

SHEET TITLE
SITE DETAILS

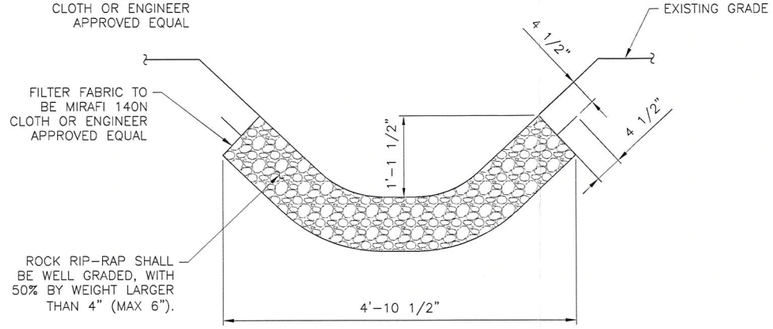
SHEET NUMBER
C-4B



PLAN



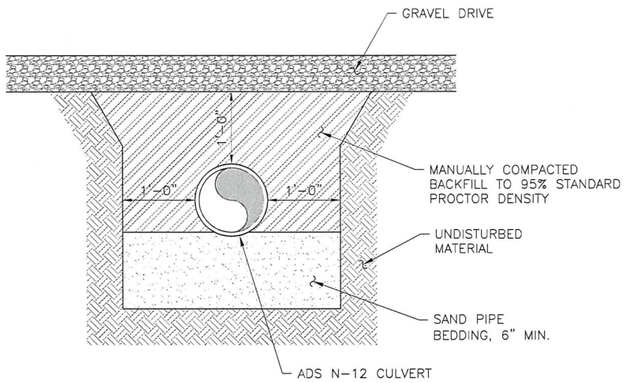
SECTION A–A



SECTION B–B

1 / C-4C OUTLET PROTECTION

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



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

2 / C-4C CULVERT TRENCH DETAIL

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

TARPON TOWERS
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verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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Latham, NY 12110 www.tectonicengineering.com

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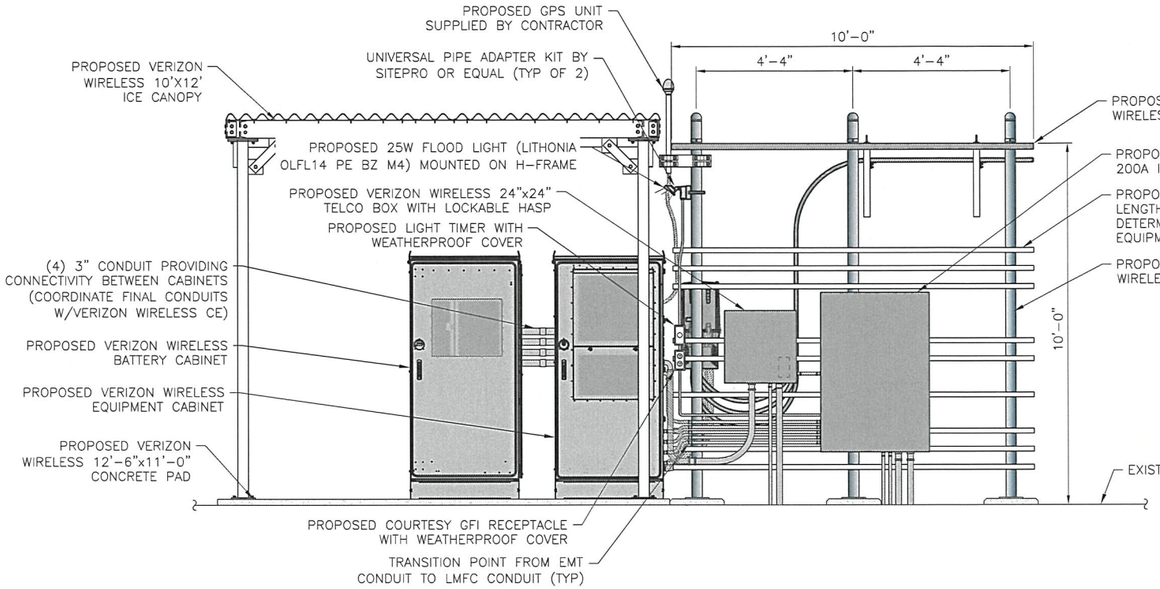
TARPON SITE INFORMATION
NY1195
GASNER FARM

VERIZON WIRELESS SITE INFORMATION
GASNER FARM_RELHR
FUZE ID#: 17342885
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SITE ADDRESS
479 SAGER RD
TOWN OF FLORIDA
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NY 12010

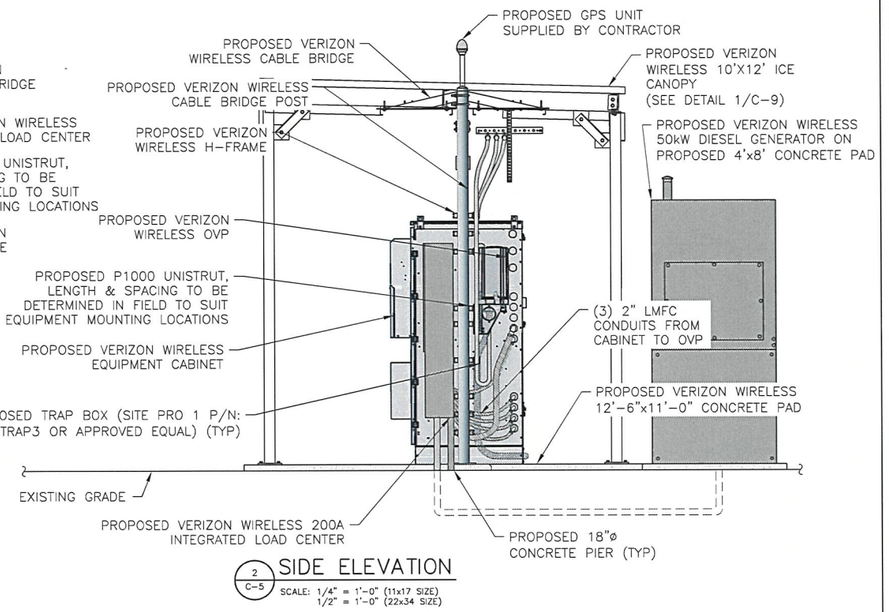
SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-4C



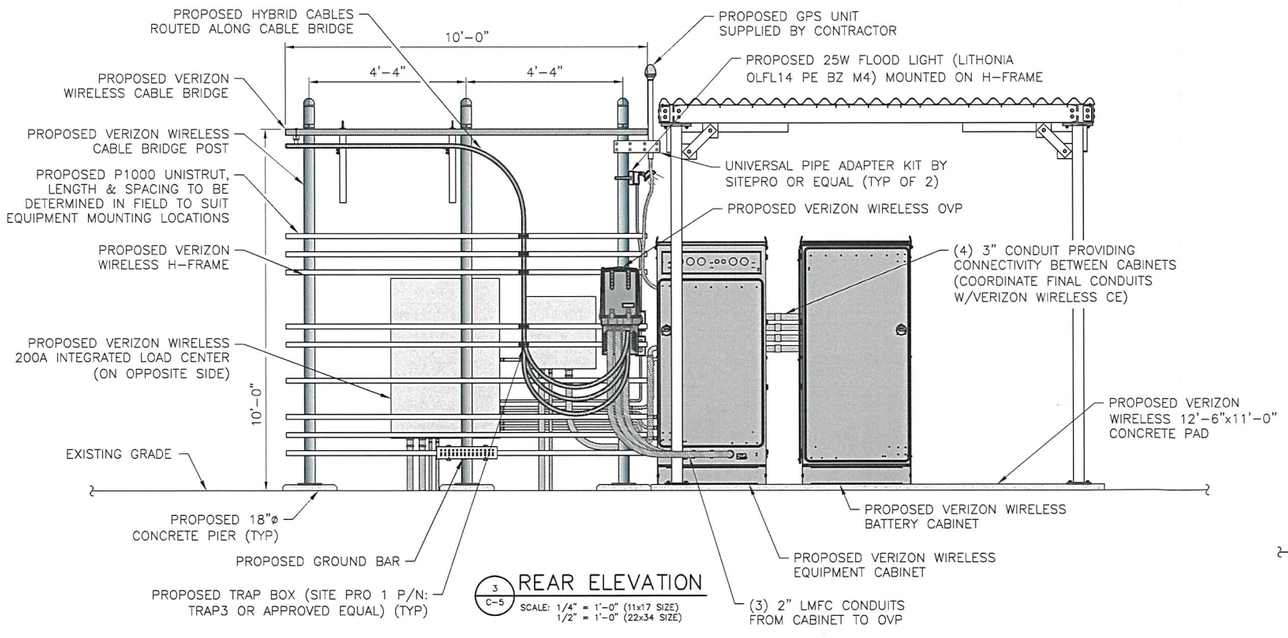
1 C-5 FRONT ELEVATION

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



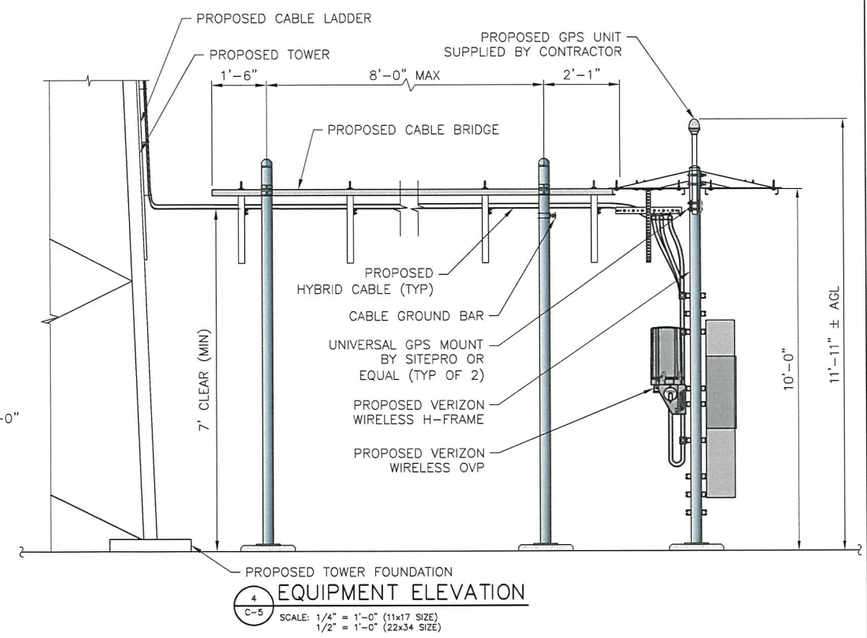
2 C-5 SIDE ELEVATION

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



3 C-5 REAR ELEVATION

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



4 C-5 EQUIPMENT ELEVATION

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

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479 SAGER RD
TOWN OF FLORIDA
MONTGOMERY COUNTY
NY 12010

SHEET TITLE
EQUIPMENT ELEVATIONS

SHEET NUMBER
C-5

EXHIBIT Q

VISUAL RESOURCE EVALUATION

PROPOSED 165' TALL TELECOMMUNICATIONS STRUCTURE SITE NAME: NY1195 GASNER FARM

479 Sager Rd
Town of Florida,
Montgomery County
New York, 12010

Submitted by:

TARPON TOWERS

8916 77TH Terrace East, Suite 103
Lakewood Ranch, FL 34202

Tectonic

36 British American Blvd., Suite 101
Latham, New York 12110
518-783-1630
845-567-8703 FAX

April 1, 2026

VISUAL RESOURCE EVALUATION

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., was contracted by Tarpon Towers to conduct a "Visual Resource Evaluation" to determine which areas within the Town of Florida will contain views of the proposed 165-foot-tall wireless telecommunications structure.

Setting:

The proposed site is located at 479 Sager Road in the Town of Florida, Montgomery County, New York, approximately half a mile south of the New York State Thruway (I-90). The surrounding land use is predominantly agricultural, with a commercial corridor to the north along NY-5S that includes a Dollar General, the Target Distribution Center, and the Beech-Nut manufacturing facility. Small residential properties are located at the ends of this commercial corridor along NY-5S, as well as along NY-30 to the south. The nearby forested areas consist primarily of mixed deciduous and coniferous species, with an estimated canopy height ranging from 30 to 60 feet. The field study for this visual resource evaluation was conducted in early spring, when approximately 0% of the tree foliage remained.

Methodology:

On Tuesday, March 24, 2026, Tectonic conducted a field investigation for the purpose of evaluating the viewshed associated with the proposed installation of the 165-foot tower. The weather conditions during the investigation included a temperature of approximately 30°F and wind speeds ranging from 4 to 7 mph. The study area consisted of a 2-mile radius from the project site.

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 4' diameter, helium-filled weather balloon at 165-feet above ground level (AGL). The balloon provides reference points for height as well as location and also provides a known dimension that later aids in the production of photo simulations.

Prior to the field study, Tectonic assessed the potential visibility in the study area by creating desktop viewshed maps using ESRI ArcGIS Desktop 10.8 in conjunction with a USGS 7.5 Minute Series Topographic Quadrangles Map and aerial base maps and street maps. A viewshed map was created delineating areas where visibility would be blocked by topography and areas where visibility would be blocked by vegetation.

Tectonic drove the study area to confirm the potential visibility of the structure. During the "in field" review the participants reviewed and documented those areas from which views of the structure may be "visible" and those which are blocked by topography and vegetation. The resulting data from this analysis was reviewed and referenced on the "Photo Log" and "Viewshed Map" attached. The colors on the map delineate which areas have a line of sight to the structure. The viewshed analysis indicates that the proposed structure will have limited and highly fragmented visibility, with most areas within a two-mile radius screened by topography, vegetation, or structures. Pockets of visibility occur primarily near the site in open agricultural areas along Snooks Corners Road and Sager Road, with a few scattered elevated locations showing confirmed views along NY-30 and Denice Road.

Photographs were taken from various vantage points within the study area to document the actual view towards the proposed structure, as well as the general character of the viewshed. Each photograph

attached includes a brief description of the location and orientation from which it was taken, and the photo number corresponds to the key number on the photo log map.

Process:

Photographs of the weather balloon from the specified viewpoints were taken with a Nikon D5300 Digital 24-megapixel camera, which has a built-in 1.5x zoom. Using a 37mm focal length lens, we can mimic the view as observed from the human eye at 55mm.

In order to analyze the potential visual impacts of the proposed structure, Tectonic took photographs of the balloon from locations within the search area for the purpose of preparing simulations of the proposed structure. Photographs for which there is a corresponding simulated view (#1, #3, #5, #7, #10, #11, #12, #14, #15, #18 & #19) of the proposed structure were produced by first photographing an existing similar type of structure, then photographing the view towards the proposed site where the marker balloon was set to a height of 165-feet AGL. The digital images of the balloon and similar structure were then merged and scaled with digital image editing software. With this process, the structure is scaled to the correct height and width by scaling the similar type of structure using measurements from the marker balloon. The similar type of structure used has an antenna array that spans eight feet (8'). By measuring the balloon width of 4', one can determine the proper width of the antenna array by multiplying the balloon width by a factor of 2. The composite is printed out to a PDF file, producing the final image.

We note that the simulations provided are artistic renderings of views from chosen locations and should not be interpreted to be the actual view of the tower following construction. While we utilize best efforts to simulate the view of the proposed tower from a particular location, some variance between simulations, manufacturer products and final installed towers is to be expected.

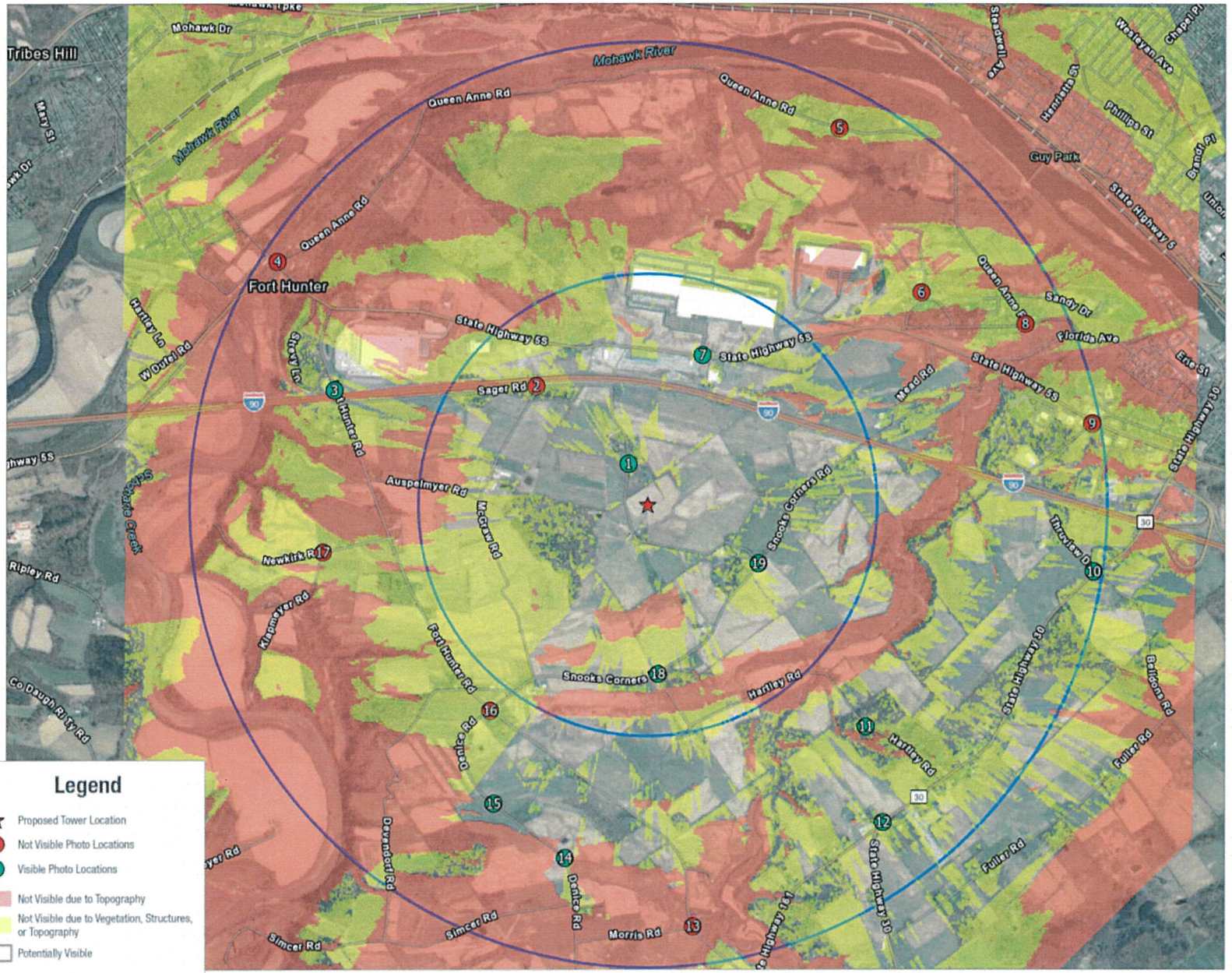
Conclusion:

The Viewshed Analysis Map presents a conservative delineation of the viewshed within the study area along public roadways. The photo slides have been prepared per the methodology described above and provide a general depiction of the appearance of the structure from the photographed viewpoints.

Sincerely,
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.



Steven M. Matthews, PE
Managing Director - Engineering



Tectonic

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.

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www.tectonicengineering.com

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0 0.5 1 Mi

GRAPHICAL SCALE

SITE NAME

NY1195 Gasner Farm
479 Sager Rd
Amsterdam, NY 12010

SHEET NAME

Field Verified
Viewshed Map

SHEET NUMBER

VSM With Photo Locations



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from near #421 Sager Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

P-1

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from near #421 Sager Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

S-1

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the intersection of McGraw Rd and Sager Rd
The proposed Self-Support Tower will not be visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

P-2

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the intersection of Strevy Ln & Fort Hunter Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.46 miles±

P-3

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the intersection of Strevy Ln & Fort Hunter Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.46 miles±

S-3

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the intersection of Main St & Queen Anne Rd
The proposed Self-Support Tower will not be visible from this location.

Distance from the photographic location to the proposed site is 1.94 miles±

P-4

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from near #678 Queen Anne Rd
The proposed Self-Support Tower will not be visible from this location.

Distance from the photographic location to the proposed site is 1.84 miles±

P-5

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from #119 Joann Way.
The proposed Self-Support Tower will not be visible from this location.

Distance from the photographic location to the proposed site is 1.50 miles±

P-6

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking South from the entrance of the Target Distribution Center on NY-5S.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

P-7

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking South from the entrance of the Target Distribution Center on NY-5S.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

S-7

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of Broadway and Queen Anne Rd.
The proposed Self-Support Tower will not be visible from this location.

Distance from the photographic location to the proposed site is 1.84 miles±

P-8

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of NY-5S and Verbraska Ave.
The proposed Self-Support Tower will not be visible from this location.

Distance from the photographic location to the proposed site is 1.96 miles±

P-9

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the intersection of NY-30 & Thruview Dr / Belldons Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.96 miles±

P-10

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the intersection of NY-30 & Thruview Dr / Belldons Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.96 miles±

S-10

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from #185 Hartley Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.35 miles±

P-11

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from #185 Hartley Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.35 miles±

S-11

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of NY-30 & NY-151.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.70 miles±

P-12

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of NY-30 & NY-151.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.70 miles±

S-12

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Morris Rd & Fort Hunter Rd.
The proposed Self-Support Tower will not be visible from this location.

Distance from the photographic location to the proposed site is 1.80 miles±

P-13

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from between #221 & #329 Denice Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.60 miles±

P-14

12399.006



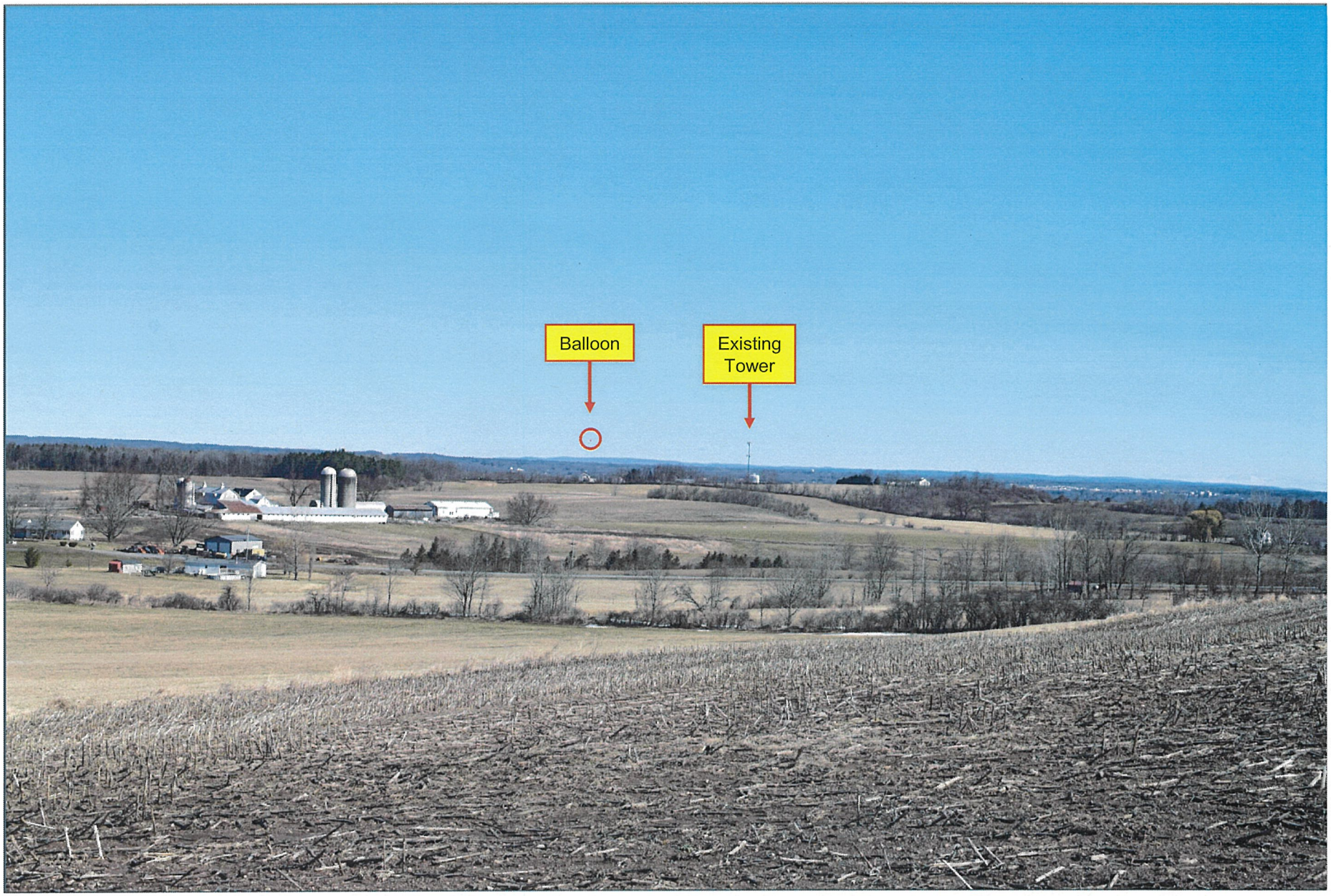
Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from between #221 & #329 Denice Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.60 miles±

S-14

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from just northwest of #221 Denice Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.45 miles±

P-15

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from just northwest of #221 Denice Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 1.45 miles±

S-15

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Denice Rd & Fort Hunter Rd.
The proposed Self-Support Tower will not be visible from this location.

Distance from the photographic location to the proposed site is 1.12 miles±

P-16

12399.006



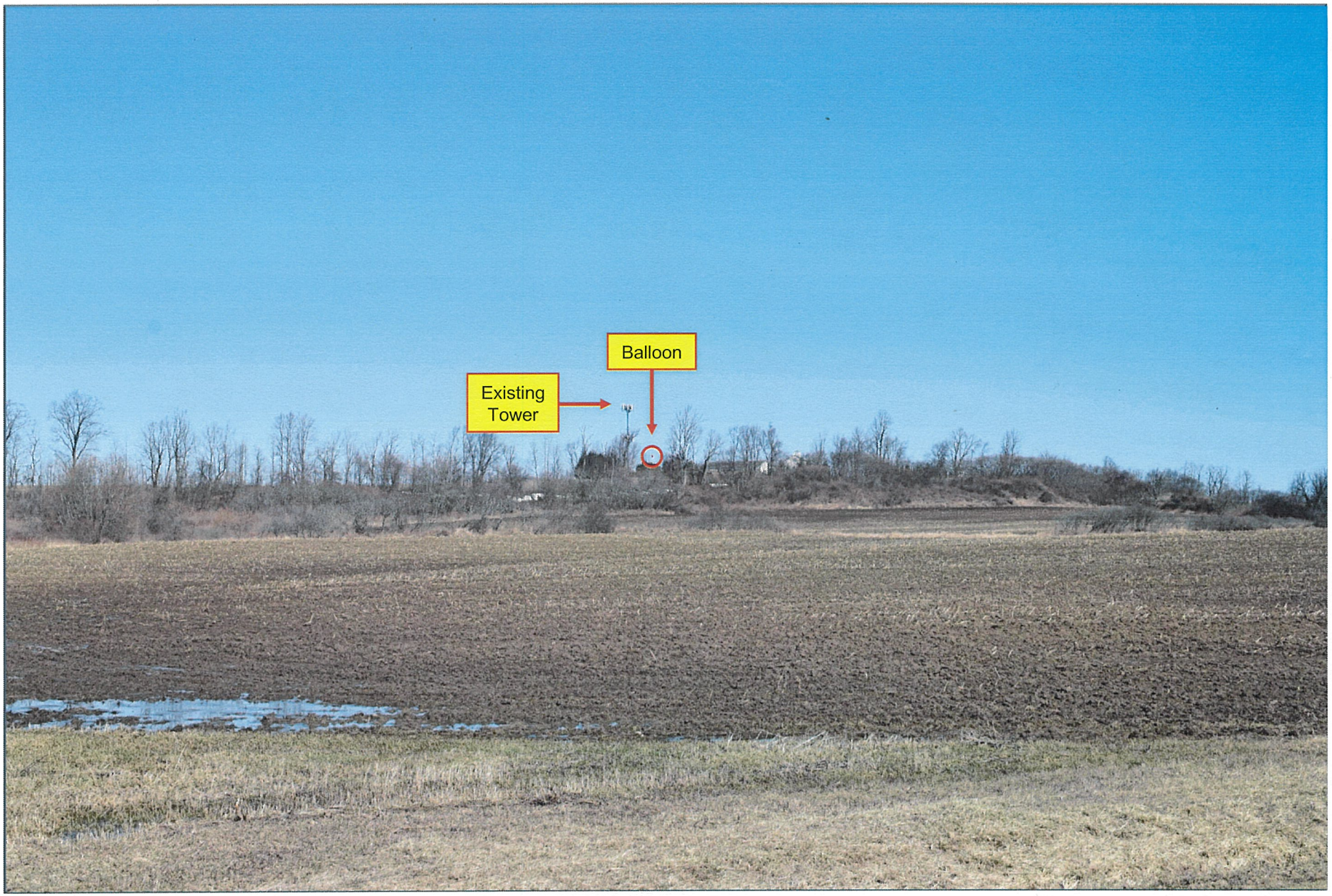
Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking East from the intersection of Newkirk Rd & Klapmeyer Rd.
The proposed Self-Support Tower will not be visible from this location.

Distance from the photographic location to the proposed site is 1.44 miles±

P-17

12399.006



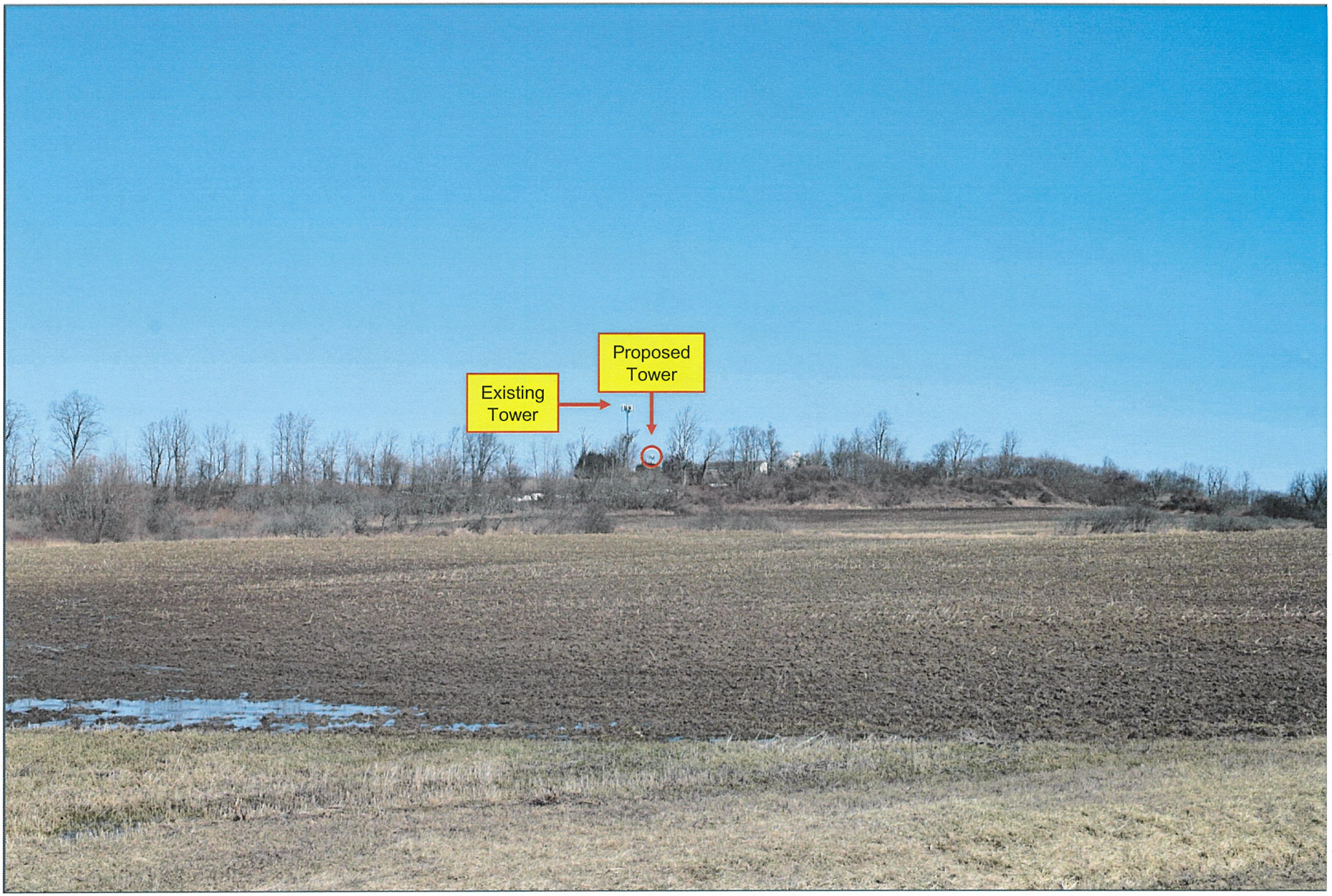
Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Snooks Corners & Hartley Rd.
The proposed Self-Support Tower will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

P-18

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Snooks Corners & Hartley Rd.
The proposed Self-Support Tower will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

S-18

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the intersection of Snooks Corners & Sager Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 0.55 miles±

P-19

12399.006



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the intersection of Snooks Corners & Sager Rd.
The proposed Self-Support Tower will be visible from this location.

Distance from the photographic location to the proposed site is 0.55 miles±

S-19

12399.006