

Matthew T. Kerwin
Counsel

March 18, 2016

VIA OVERNIGHT MAIL

Town of Lansing
29 Auburn Road
Box 186
Lansing, NY 14882
Attn: Lynn Day, Code Enforcement Officer

Re: Application of Crown Castle to Construct a
Monopole Telecommunications Facility
1901 E. Shore Drive
Tax Map No. 37.1-8-4.1.

Dear Mr. Day:

We represent Crown Castle (“Crown”), which proposes to construct and operate a public utility monopole tower telecommunications facility to be located on property at 1901 E. Shore Drive (tax map no. 37.1-8-4.1) to be used by Verizon Wireless (“Verizon”). Verizon will collocate its antennas and related equipment on the tower and within the fenced compound located at the base of the tower.

Verizon is considered a public utility in New York for zoning purposes and is licensed and regulated by the Federal Communications Commission. Verizon is responsible for providing wireless telephone service to emergency services, businesses and individuals in the geographic area that includes Tompkins County and Lansing. Verizon is currently upgrading its network in Tompkins County to provide its public utility service to the residents and visitors in the area and improve its service due to customer demand. In order to provide adequate wireless service to the Lansing area, Verizon must place a telecommunications facility in a technologically appropriate location.

Specifically, the project entails the construction of a 155’ monopole, as well as the placement of twelve (12) panel antennas and related equipment at a height of 150’ on the monopole. Cabling will run along the interior of the monopole and connect the antennas to Verizon’s 12’ by 30’ equipment shelter located near the base of the facility. The monopole, equipment shelter and related equipment will be surrounded by a 60’ by 60’ fenced compound.

Crown, in connection with Verizon, submits the following amended and supplemental exhibits and enclosures in support of its application for special permit and site plan approval from the Planning Board:

- Exhibit 1: Application form and agricultural data statement;
- Exhibit 2: Project description;
- Exhibit 3: Compliance with public utility standards and the Telecommunications Act of 1996;
- Exhibit 4: SEQRA environmental assessment form;
- Exhibit 5: FCC licenses;
- Exhibit 6: Site selection analysis;
- Exhibit 7: RF memorandum and propagations;
- Exhibit 8: Redacted ground lease;
- Exhibit 9: FAA no hazard determination;
- Exhibit 10: FCC site compliance report;
- Exhibit 11: Non-interference certification; and
- Exhibit 12: Removal estimate letter.

We have also enclosed the following materials:

- 14 sets of plans for the project;
- 14 sets of this application packet; and
- Application fees of \$1,000 (special use permit) and \$175 (site plan).

We have not included a visual assessment of the project (i.e., zone of visibility map, before and after photo simulations) as we would like to discuss the specifics of that submittal with the Planning Board at its meeting on March 28, 2016.

Please note that on November 18, 2009, the Federal Communications Commission (“FCC”) issued a ruling requiring that a reviewing authority has 150 days from the date of application for a new tower to render a decision on the application. *See* FCC Declaratory Ruling, 24 FCC red. 13994, 14006 (¶ 45) (2009) (“Shot Clock Ruling”). The Shot Clock Ruling requires

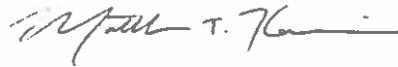
March 18, 2016

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that the reviewing authority notify the applicant within 30 days as to whether its application is incomplete.

We look forward to discussing the project with the Planning Board on March 28, 2016. If you have any questions, please contact me at the number below.

Very truly yours,

A handwritten signature in black ink, appearing to read "Matthew T. Kerwin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matthew T. Kerwin

Enclosures

TOWN OF LANSING

APPLICATION FOR SPECIAL PERMIT

MAIL OR BRING THIS FORM

TO: Code Enforcement Office
Town Of Lansing
Box 186
Lansing, NY 14882
607 533-7054
tolcodes@twcny.r.com

Special Permit No. _____
Application Date _____
Tax Map # 37.1-8-4.1
Zoning District B2
Fee paid & date _____
Receipt No. _____

Application is hereby made to: (check one) Build Extend Convert Other

LOCATION: 1901 E. Shore Drive, Town of Lansing, New York.

Proposed use: public utility telecommunications facility Estimated cost _____
Property owner: Victor Rondano, Jr. & Douglas Branchi
Address: 1901 E. Shore Drive Lansing, NY 14882 co-applicant: Verizon Wireless

Name of person or organization Special Permit is being requested for: (if other than owner)
Name: Crown Castle Mailing Address: 3530 Torimadon Way, Suite 300
Phone: (704) 405-6591 Charlotte, NC 28277

The Structure(s) will be as follows:

Type of Construction	Applicable:	Required Permits Obtained	Date
<u>telecommunications facility</u>	Tompkins County Health Dept.		<u>n/a</u>
Number of Stories	Water		<u>n/a</u>
Number of Units	Culvert		<u>n/a</u>
Type of Heat	Other		<u>n/a</u>
Number of Baths			

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

Date referred to County Planning _____ Date response from County Planning received _____

NAME OF APPLICANT (PLEASE PRINT) Crown Castle

Date of Public Hearing _____ SIGNATURE Matthew T. Keenan, Attorney

Date of Advertising _____
Fee Paid Advertising _____ ADDRESS 3530 Torimadon Way, Suite 300
Charlotte, NC 28277

Special Permit Approved _____
Special Permit Denied _____ PHONE NO. (704) 405-6591

Town of Lansing

AGRICULTURAL DATA STATEMENT

Date: March 16, 2016

Instructions: In accordance with Section 283-a of the New York State Town Law, this form must be completed for an application for a special permit, site plan approval, use variance, or a subdivision requiring municipal review that would occur on property with 500 feet of a farm operation in a certified Agricultural District.

Applicant	Owner (if different from applicant)
Name: Crown Castle Towers 06-2 LLC	Name: Victor Renaldo, Douglas Bianchi
Address: 46 Broadway Albany, NY 12204	Address: 1901 E Shore Drive Lansing, NY 14882

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Subdivision Approval
2. Project Name/Location: Crown Castle Towers Reach Run Public Utility
1901 E Shore Drive, Lansing, NY 14882
3. Tax Parcel Number(s): 37.1-8-4.1
4. Description of proposed project: Construction of a 155' monopole tower and antennas within a 10,000 Sq. Ft. lease area.
30 ft. wide utility and access easement and gravel access driveway proposed from existing road.
5. Number of total acres involved with project: 0.33
6. Number of acres presently in Tax Parcel: 3.94
7. How much of the site is currently farmed? 0 Acres
8. Please identify who is farming the site: Site is not farmed
9. Does this person own, or X rent the land. (Please check only one).
10. Please indicate what the intentions are for the use of the remainder of the property
Remainder of land to remain undeveloped

11. Who will maintain the remainder of the property not being used for this development?
Property owners Ronaldo & Bianchi

12. Other project information. Please include information about the existing land cover (crops or vegetation), any known impacts on existing stormwater drainage (including field tiles), or other significant plant materials: _____

Existing land cover of the parcel is lightly wooded,
no crops or farmed vegetation on parcel. There are no
impacts to existing stormwater drainage expected.
Landscaping will be planted per construction drawings
to minimize visual impacts.

Matthew T. Kamin, Attorney
Signature of Applicant

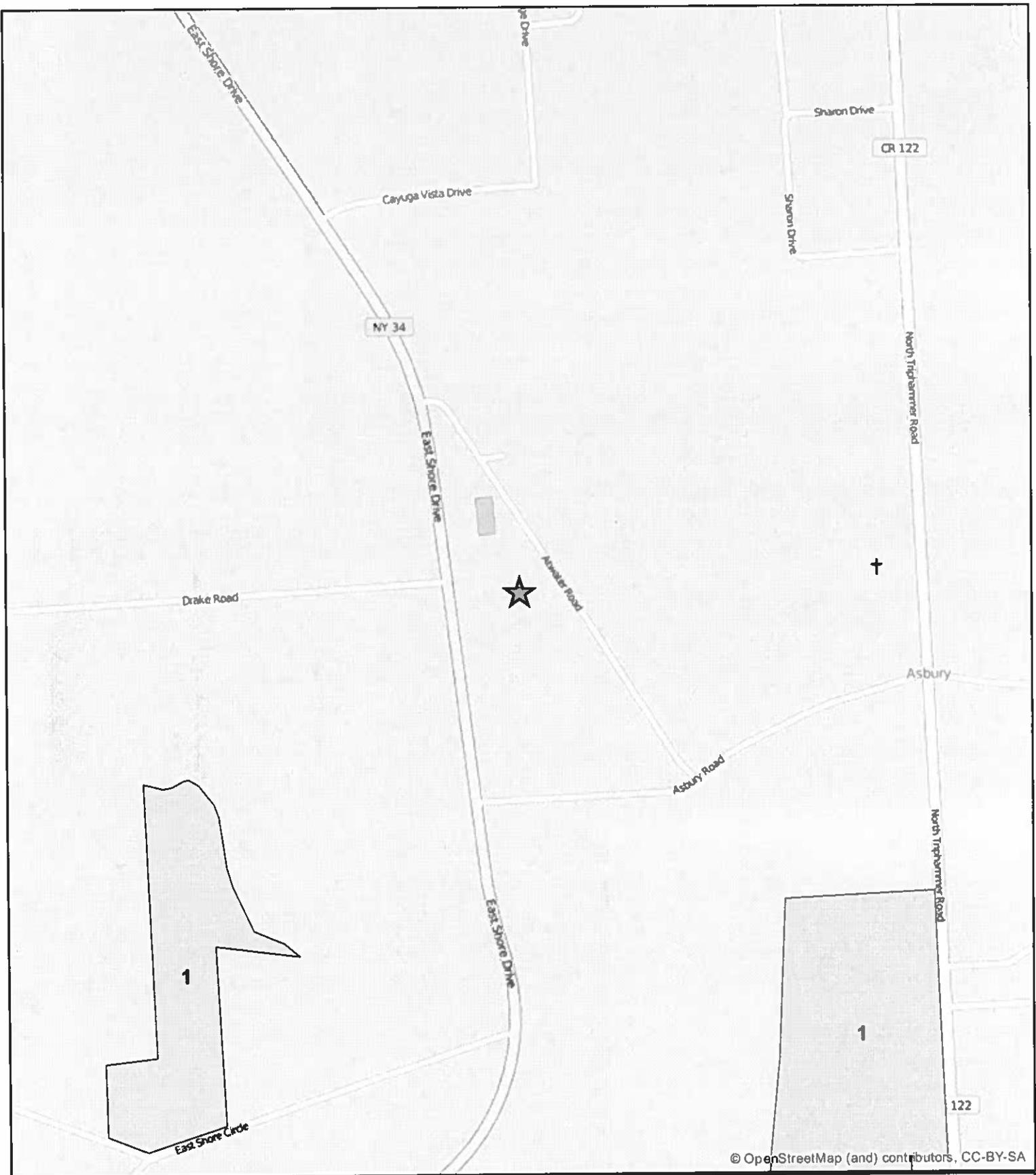
* see attached lease agreement
Signature of Owner (if other than app)

FOR TOWN USE ONLY:

Note: This form and a map of the parcel(s) should be mailed to County Planning as part of the GML 239 m and n referral. It should also be mailed to property owners within 600 feet of the property boundary (Attach list of property owners within 600 feet).

Name of Staff Person: _____

Date referred to County Planning: _____



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Crown Castle - Reach Run

Agricultural District Map

Data Sources - Infigy Engineering, National Wetlands Inventory NWI GIS, NYSOPRHP
 NYSDEC (State Wetland Areas GIS Data), Federal Emergency Management Agency FEMA Q3 Flood Data GIS

Prepared for: Infigy Engineering 3-16-2016

Legend

-  Proposed Site
-  Agricultural District





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, SPP, Swire, and the GIS User Community

Crown Castle - Reach Run

Agricultural District Map

Data Sources - Infigy Engineering, National Wetlands Inventory NWI GIS, NYSOPRHP NYSDEC (State Wetland Areas GIS Data), Federal Emergency Management Agency FEMA Q3 Flood Data GIS

Prepared for: Infigy Engineering 3-16-2016

Legend

-  Proposed Site
-  500ft Buffer
-  Proposed Parcel
-  Parcels
-  Agricultural District

0 140 280 560 840 1,120 Feet

