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May 11, 2026

VIA FEDERAL EXPRESS AND ELECTRONIC MAIL

Planning Board
Rome City Hall
198 N Washington St.
Rome, NY 13440

RE: Bell Atlantic Mobile Systems LLC d/b/a Verizon and Tarpon Towers III, LLC's application to the City of Rome Planning Board for approval to construct and operate a 190' (plus 4' lightning rod) wireless telecommunications facility and associated improvements on land owned by Cranesville Block Company, Inc at 6507 State Route 26 (Tax Parcel No. 272.000-2-47), City of Rome, Oneida County, New York (the "Rt. 365 Rome" site).

Dear Members of the Planning Board:

Bell Atlantic Mobile Systems LLC d/b/a Verizon ("Verizon") and Tarpon Towers III, LLC ("Tarpon") (collectively, the "Applicant") make this application to construct and operate a wireless telecommunications facility (the "Project") in the City of Rome (the "City"). Verizon is a public utility licensed and regulated by the Federal Communications Commission, and responsible for providing wireless telecommunications services to emergency services, businesses and individuals throughout the United States, including the area in and around the City. To remedy service inadequacies in and around the Rt. 365 Rome Cell, Verizon makes this Application to construct and operate a wireless telecommunications facility (the "Project") at 6507 State Route 26, Oneida County, New York, Tax Parcel No. 272.000-2-47 (the "Site").

The Site consists of a 100' x 100' parcel leased from Cranesville Block Company, Inc (the "Landowner"). The Project would consist of the construction of a 190' self-support tower (with an additional 4' lightning rod) with other site improvements, all as shown on the enclosed site plan prepared by Tectonic Engineering (the "Site Plan").

The Site is located in the City's General Industrial ("I-G") zoning district. Pursuant to Section 80-12.3 Principal use standards, Subsection aa, Wireless telecommunications, and Section 80-19.4 Site plan review, Subsection g, of Chapter 80, Zoning Code, of the Code of the City of Rome (the "Code"), telecommunications facilities are permitted in the I-G zoning district upon the issuance of Expanded Site Plan Approval from the Planning Board.

Accordingly, please accept this letter and the following exhibits and enclosures as Verizon's application for Expanded Site Plan Approval from the Planning Board:

- Exhibit A: City-supplied application forms;
- Exhibit B: Project description;
- Exhibit C: Applicable legal standards;
- Exhibit D: Proof of the Project's compliance with the applicable site plan review requirements set forth in §§ 80-12.3(aa) and 80-19.4(g) of the Code;
- Exhibit E: Radio frequency search ring justification ("**RF Justification**"), with propagation studies setting forth the need for the Project;
- Exhibit F: Site selection analysis;
- Exhibit G: Long environmental assessment form ("**Long EAF**"), with visual addendum;
- Exhibit H: Applicant's co-location policy;
- Exhibit I: Proof of the Landowner's consent to this Application;
- Exhibit J: Structural report;
- Exhibit K: Tower removal letter;
- Exhibit L: Verizon's FCC licenses for Oneida County;
- Exhibit M: Ag data statement;
- Exhibit N: Proof of compliance with applicable Federal regulations; and
- Exhibit O: 11" x 17" copy of the site plan.

Also included with this Application are:

- Ten (10) copies of this Application book; and
- A check payable to the City of Rome in the amount of \$250 for the applicable fees for this Application.

Because the Project is located within 500 feet of the right-of-way of NY 26, land owned by New York State which contains a NYSDOT facility and the Mohawk Correctional Facility, and the boundary of a farm operation located in an agricultural district, the Application must be referred to the Monroe County Planning Department ("**County Planning**") pursuant to General Municipal Law § 239-m. Please refer this Application to County Planning as soon as possible. An extra copy of the Application is enclosed for the referral.

Also, because the Site is within 500 feet of farm operations in an Agricultural District, as defined under Article 25-AA of the Agriculture and Markets Law, Verizon Wireless has submitted as Exhibit N an Agricultural Data Statement pursuant to Agriculture and Markets Law §305-B. Section 305-B requires the City 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. A form notice and a list of recipients are included in Exhibit M for the City's convenience.

We respectfully request that this Application be placed on the agenda for the next available Planning Board and Zoning Board of Appeals meeting. In the meantime, should you have any questions or require additional information, please do not hesitate to contact me. Thank you.

Sincerely,



Robert W. Burgdorf

RWB/jcm
Enclosures

cc:

Brett Buggln, Tarpon Tower
Lindsay Beckwith, Verizon
Nathan Keenan, Tectonic Engineering

EXHIBIT A

CITY OF ROME PLANNING BOARD

CARE OF: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
ROME CITY HALL, 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7643 Fax: (315) 838-1167
www.RomeNewYork.com



Application for Planning Board Review

Property Address: 6507 State Route 26
Rome, NY 13340

County Tax ID #: 272.000-2-47

Type of Action Requested

- Site Plan Review Site Plan Revision Minor Subdivision (less than 5 lots)
 Major Subdivision (5 lots or more)
 Preliminary Plat Final Plat

Please fill out all the application forms completely and ensure that you are submitting all required supporting documentation. Review and complete the application checklist form prior to submission to confirm that your application is complete.

A complete application must include, at minimum:

- *Completed Application Form*
- *Application Fee*
- *All Required Submittals*
- *Digital Copy of All Documents*
- *10 Paper Copies of All Documents Printed to Full Original Scale*

*A **complete** application package must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting to be placed on an agenda. **Please note that for review items which require a State Environmental Quality Review (SEQR), by law, each agency that is part of the project review has up to thirty (30) days for comment. With this in mind, if an item subject to SEQR is submitted at the deadline (16 days prior to the meeting), it is unlikely that the review item will be able to be acted on at the following regular meeting of the planning board.***

The Planning Board generally meets on the first Tuesday of each month, but consult the publicly posted schedule as this can vary as a result of public holidays.

Office Use	Date Received:	Fee Recieved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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City of Rome, New York
Application for Planning Board Review

Applicant Information

Name: Tarpon Towers III, LLC and Bell Atlantic Mobile Systems LLC d/b/a Verizon Address: 8916 77th Terrace East, Sute 103
Phone: 941-757-5010 x104 City: Lakewood Ranch State: FL Zip: 34202
E-Mail: bbuggeln@tarpontowers.com

Property Owner Information (Check if same as applicant)

Name: Cranesville Block Company Inc Address: 1250 Riverfront Ctr
Phone: 518-684-6007 City: Amsterdam State: NY Zip: 12010
E-Mail: tesiero@cranesville.com

Agent Information

Name: Robert Burgdorf, Nixon Peabody LLP Address: 211 High Point Drive, Suite 110
Phone: 585-263-1333 City: Victor State: NY Zip: 14564
E-Mail: rburgdorf@nixonpeabody.com

City of Rome, New York
Application for Planning Board Review

Brief Project Summary/Description:

Proposed 190' telecommunications tower facility with associated accessory equipment. See Cover Letter and Exhibit B for more extensive project description.

Property Zoning: IG- General Industrial **Property Size:** 58.698 Acres

Current Land Use: Industrial Use

Are there any easements or rights-of-way on the property? Yes No
 Utility Right-of-Way Access Other

Are there any known archaeological or historically significant features on the property? Yes No

If yes, please explain: See Exhibit G, Long Environmental Assessment Form

Are there any federal or state wetlands located on the property? Yes No

Federal Wetlands New York State Wetlands

See Exhibit G, Long Environmental Assessment Form, and Exhibit O, Site Plan, Sheet C-1B

Is the property located within a floodplain? Yes No

100-Year 500-Year

Site Plan Review Supplement

Please complete this section if you are applying for site plan review

Proposed Building Square Footage: _____

Proposed Building Height: 190' plus 4' lightning rod

Proposed Lot Coverage: Proposed 0.37 Acre increase

Proposed Impervious Surface Coverage: Proposed 0.37 Acre increase

Proposed Building Setbacks: See Exhibit O, Sheet SB-1, Bulk Requirements
_____ (Front, Side, Side, Rear)

Breakdown of Proposed Uses by Square Footage: See Exhibit G, Long EAF, pp 9

Proposed Number of Residential Units: N/A
_____ (If Applicable)

Does the proposed project involve the construction of wireless telecommunication facilities or infrastructure?

Yes No

Does the proposed project involve the construction of a Tier 2 or Tier 3 Solar Energy Project as defined in the City of Rome Zoning Code?

No Yes, Tier 2 Yes, Tier 3

Additional information is required for projects involving wireless telecommunication facilities and infrastructure, as well as Tier 2 and 3 solar arrays. For these types of project, please contact the Department of Community and Economic Development for assistance.

City of Rome, New York
Application for Planning Board Review

Application Submittals Checklist (Site Plan Review)

*This checklist **must** be completed if you are applying for Site Plan Review in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Application Fee (\$50 Minor Site Plan, \$250 Major Site Plan) (Make Checks Payable to City of Rome)
- Completed Short or Long Form Environmental Assessment Form, Part 1, As Applicable See Exhibit G, Long EAF
- Project Drawings including the following and scaled to no more than 1"=100': See Exhibit O, Site Plan
 - Project Title (cover page)
 - Name and address of applicant (all drawings)
 - Name and address of person/firm who prepared the drawings (all drawings)
 - North Arrow and scale (all drawings)
 - Date of drafting and most recent revision (all drawings)
 - Boundaries of property (all drawings)
 - Grading and drainage plan, including both existing and proposed contours
 - Location, type of construction, and exterior dimensions of all buildings
 - Elevations and design of all proposed buildings
 - Location, design, and type of construction of all parking and loading areas
 - Access and egress for all buildings and parking and loading areas
 - Location, design, and construction details for all existing and proposed site improvements
 - Pedestrian access and circulation N/A
 - Emergency vehicle access and circulation
 - Location, design, and construction details for all utilities provisioning and connection
 - Location, design, and construction details for all proposed signs
 - Landscaping plan and planting schedule, including proposed buffer areas and vegetative cover
 - Outdoor lighting plan, including photometrics N/A
 - Estimated project construction schedule N/A
 - List of all state and county permits required for the project and their status

Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above.

City of Rome, New York
Application for Planning Board Review

General Information and Certification

The City of Rome's Planning Board regularly meets the first Tuesday of every month. To be placed on an agenda, a complete application must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting.

Please note that you *must* have a representative in attendance at the meeting in order for your application to be considered.

All required supporting documentation including the required number of copies of plans, documents, drawings and/or other illustrative materials must be submitted in an application packet in order for it to be considered complete. Please refer to the relevant application checklist to confirm that you are submitting all necessary information.

Failure to provide complete information may result in unnecessary delays or revocation of approvals.

I do hereby state that the information submitted is an accurate representation of my request and complete to the best of my knowledge:

Bell Atlantic Mobile Systems d/b/a Verizon

By Nixon Peabody LLP

Its Attorney- Robert Burgdorf

Applicant Signature: 

Date: 5/11/26

See Exhibit I, Proof of Landowner's consent to this application

Owner Signature: _____

Date: 5/11/26

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. It currently has service inadequacies in the City of Rome (the “**City**”). To remedy this service inadequacy, Verizon is proposing to construct and operate a new wireless telecommunications facility (the “**Project**”) at 6507 State Route 26 on property owned by Cranesville Block Company, Inc and identified as Tax Parcel No. 272.000-2-47 (the “**Project Site**”). This application consists of a request for Expanded Site Plan Approval from the Planning Board.

The Project would consist of the construction and operation of a 190’ tower (plus a 4’ lightning rod), exterior equipment cabinets and other associated improvements, all as shown on the enclosed site plan prepared by Tectonic Engineering.

Essentially, wireless telecommunication devices operate by transmitting a very low power radio signal between the wireless telecommunication devices and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to electronic apparatus located near the antenna (the “**base station**”), where it is connected to traditional telephone systems, and is then routed anywhere in the world. The antennas and base station are known as a “cell site.”

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

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

Because each cell site must be placed in such a manner as to provide service within a particular cell, and so as to provide overlapping (but not duplicate) coverage with the existing or planned cells around it, there is limited flexibility as to where a cell site can be placed. Wireless

telecommunications providers conduct a thorough engineering study, including using an elaborate computer program known as a “propagation study.” A propagation study shows, based on cell boundaries, topography and other factors, where a cell site needs to be located in order to provide wireless telecommunications coverage in a particular cell. The wireless telecommunication companies and RF engineers identify technologically feasible locations for the cell site.

In this case, the proposed site was identified by the Applicant as being an appropriate site to remedy the service deficiencies. The Project Site was located within that area and was available to the Applicant to meet the technological requirements.

As set forth in this application, the Applicant meets the legal standards necessary for the requested approvals. Moreover, the Project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the Project will not create any detriment to adjoining properties or change the character of the neighborhood. Instead, the Project will enhance governmental facilities and promote the public welfare by providing a modern, more efficient system of communications for police, fire and other emergency services, as well as provide modern wireless telecommunication service to business, industry and individuals in and around the Rt. 365 Rome cell.

EXHIBIT C

EXHIBIT C

APPLICABLE LEGAL STANDARDS

In Cellular Tel. Co. v. Rosenberg, 82 N.Y.2d 364 (1993), the New York Court of Appeals determined that wireless telephone facilities are public utilities. The Court held that proposed wireless 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.’. . . Application of our holding in Matter of Consolidated Edison to sitings of wireless telephone companies, such as Wireless One, permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community. . . . Moreover, the record supports the conclusion that Cellular One sustained its burden of proving the requisite public necessity. Cellular One established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the Dobbs Ferry area.

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

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

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

Salkin, New York Zoning Law Practice, 4th ed., § 7:12 (2013) (hereafter “Salkin”). See also, Wireless Tel. Co. v. Rosenberg, 82 N.Y.2d 364 (1993); Payne v. Taylor, 178 A.D.2d 979 (4th Dep’t 1991).

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

In the present case, the Applicant is suffering from inadequate service coverage in the southern part of the City of Rome. The Project is needed to remedy this service problem and to provide wireless telecommunications service coverage to this area. Therefore, the Applicant satisfies the requisite showing of need for the facility under applicable New York law.

EXHIBIT D

EXHIBIT D

PROOF OF THE PROJECT'S COMPLIANCE WITH THE APPLICABLE TELECOMMUNICATION TOWER REVIEW REQUIREMENTS SET FORTH IN §§ 80- 12.3(AA) AND 80-19.4 OF THE CODE

The Application submission requirements for Telecommunications Facilities are set forth below in bold italicized type, followed by the Applicant's responses in regular type.

(aa) Wireless telecommunications.

i. Purpose. The city recognizes the increased need and demand for wireless communications transmitting facilities. Often these facilities require the construction of a communications tower. The intent of these provisions is to protect the city's interest in siting telecommunications facilities in a manner consistent with sound land use planning by:

- a. Minimizing visual effects of facilities through careful design, siting, and vegetative screening.***
- b. Avoiding potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures.***
- c. Maximizing use of any existing towers, buildings, and structures.***
- d. Allowing wireless service providers to meet their technological and service objectives for the benefit of the public.***

No response necessary.

ii. Required approvals.

a. Lease approval. On municipal or government owned property, a telecommunications facility is permitted upon execution of a lease with the municipality or the government entity and upon the issuance of a building permit. For any property owned by the city, all leases must be approved by a majority vote of the common council and must address relevant issues of safety, height, aesthetics, setbacks, future expansions of the facility, and colocation. A telecommunications facility on municipal or government-owned property does not require review or approval from the planning board.

Not applicable; the Project is not located on municipal or government-owned property.

b. Site plan approval—Standard site plan. In the I-G and WR districts, installation of telecommunications antennas and supporting facilities that do not include the construction of a new tower is permitted upon standard site plan approval from the planning board, per section 80-19.4, and upon the issuance of a building permit.

Not applicable; the Project proposes construction of a new tower.

- c. Expanded site plan approval. Installation of a new telecommunications tower in the I-G and WR districts, and installation of telecommunications towers, antennas, and supporting facilities of any kind in all other zoning districts requires expanded site plan approval from the planning board, per section 80-19.4, and upon the issuance of a building permit.***

With this Application, the Applicant requests expanded site plan approval from the Planning Board.

iii. Development standards.

- a. Setbacks. All telecommunications towers must be set back from all adjacent property lines a sufficient distance to safeguard the general public and/or adjacent property. In the absence of any evidence supporting a greater or lesser setback distance, a setback of the tower from any adjacent residential property line equal to the tower height and a setback of at least 50 feet from any other adjacent property line is deemed adequate. The required setbacks may be decreased in those instances when the applicant has submitted plans for a tower designed to minimize damage to adjacent property in the event of a structural failure. Supporting facilities and guy anchors must comply with the minimum setback requirements of the underlying district.***
- b. Safety.***

- (1) A road turnaround and two parking spaces must be provided to assure adequate emergency and service access.***

The Project so complies; see Exhibit O, Sheet C-1B.

- (2) All towers and guy anchors, if applicable, must be enclosed by a fence not less than six feet in height or otherwise sufficiently secured to protect them from trespassing or vandalism.***

The Project so complies; see Exhibit O, Sheet C-2 and C-4A.

- (3) The applicant must comply with all applicable state and federal regulations including, but not limited to, FAA and FCC regulations.***

The Project so complies; see Exhibit L, Verizon's FCC licenses for Oneida County.

c. Height.

- (1) Towers. The height regulations otherwise applicable in the underlying district do not apply to towers, provided that the applicant submits sufficient***

information to justify the proposed height as the minimum necessary to achieve its coverage objectives.

For height justification of the project, see Exhibit E, Radio frequency search ring justification.

- (2) *Building-mounted antennas. Telecommunications antennas mounted on buildings or structures may be no higher than 60 feet from the ground or the building height, whichever is less, unless the applicant submits sufficient information to justify a greater height as the minimum necessary to achieve its coverage objectives.***

Not applicable; the project proposes antennae mounted on a telecommunications tower, not mounted on a building or existing structure.

d. *Design and siting.*

- (1) *The planning board may require that the tower be designed and sited so as to avoid, if possible, application of Federal Aviation Administration (FAA) lighting and painting requirements, it being generally understood that tower should not be artificially lighted, except as required by the FAA.***

The project so complies. No artificial lighting is proposed on the tower, either FAA-required or otherwise. See Exhibit O, Site plan.

- (2) *Telecommunications towers, antennas, and supporting facilities must be situated in a manner that minimizes their proximity and visibility to residential structures.***

The Project is located in an IG district, as far away from residential zoning districts as is feasible given the technological constraints. See Exhibit E, RF Justification, and Exhibit O, site plan.

- (3) *Every effort is made to conceal telecommunications towers, antennas, and supporting facilities within or behind architectural features to limit its visibility from public ways and residential uses while still allowing it to perform its designated function.***

The Project is located in an IG district, as far away from residential zoning districts as is feasible given the technological constraints. It is also located 770' from the public way. See Exhibit E, RF Justification, and Exhibit O, site plan.

- (4) *Telecommunications antennas mounted on a roof must be stepped back from the front facade in order to limit their impact on the building's silhouette.***

Not applicable; the project proposes antennae mounted on a telecommunications tower, not mounted on a building or existing structure.

- (5) The telecommunications antennas mounted on a building must blend in with the existing building's architecture and, if over five square feet, must be painted or shielded with material that is consistent with the design and materials of the building.***

Not applicable; the project proposes antennae mounted on a telecommunications tower, not mounted on a building or existing structure.

- (6) Antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to or closely compatible with the colors of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.***

The Project so complies.

- (7) A tower must be either blue/gray in color, have a galvanized finish or be colored appropriately to the extent that the tower is as unobtrusive as possible, unless otherwise required by the FAA. Accessory facilities should maximize use of building materials, colors, and textures designed to blend with the natural surroundings.***

The Project so complies.

- (8) No tower must contain any signs except signs displaying contact information and safety instructions. Such signs must not exceed five square feet in surface area.***

The Project so complies. No signs other than contact information and safety instructions are proposed at the Project site or on the tower.

- e. Landscape and screening. The planning board may require reasonable landscaping consisting of trees or shrubs to screen the base of the tower and accessory structures to the extent possible from adjacent residential property. Existing trees and vegetation must be preserved to the maximum extent possible.***

Because the view of the base of the tower from residential property is screened by existing vegetation, no additional landscaping and screening is proposed. See Exhibit O, site plan.

- iv. Preference for municipal or government-owned sites. All telecommunications towers, antennas, and supporting facilities erected, constructed or located within the city must comply with the following requirements. A proposal for the facility will not be approved unless the planning board finds that the antenna***

planned for the proposed facility cannot be accommodated on an existing structure located on municipal or government owned property within a one-mile radius of the proposed facility due to one or more of the following:

- a. The antenna would exceed the structural capacity of the existing structure, as documented by a qualified professional engineer, and the municipality or government entity has refused to reinforce, modify, or replace the structure to accommodate the planned or equivalent antenna.*

Not applicable. No structure suitable for co-location exists on municipally-owned property within the search radius. See Exhibit F, Site selection analysis, for more information.

- b. The antenna would cause interference materially impacting the usability of other existing antennae at the structure as documented by a qualified professional engineer and the interference cannot be prevented at a reasonable cost.*

Not applicable. No structure suitable for co-location exists on municipally-owned property within the search radius. See Exhibit F, Site selection analysis, for more information.

- c. Existing structures within the search radius cannot accommodate the antenna at a height necessary to function reasonably as documented by a qualified professional engineer.*

No structure suitable for co-location exists on municipally-owned property within the search radius. See Exhibit F, Site selection analysis, for more information.

- d. Other reasons that make it infeasible to locate the antenna upon an existing structure.*

Not applicable.

- v. Colocation requirements. A proposal for a tower will not be approved unless the planning board finds that the antenna planned for the proposed tower cannot be accommodated on an existing tower or structure within a one-mile radius of the proposed tower due to one or more of the following:*

- a. The antenna would exceed the structural capacity of the existing or tower or structure, as documented by a qualified professional engineer, and the existing tower or structure cannot be reinforced, modified, or replaced to accommodate the planned or equivalent antenna at a reasonable cost.*

Not applicable.

- b. The antenna would cause interference materially impacting the usability of other existing antenna at the tower or structure as documented by a qualified professional engineer and the interference cannot be prevented at a reasonable cost.***

Not applicable.

- c. Existing towers or structures within the search radius cannot accommodate the antenna at a height necessary to function reasonably as documented by a qualified professional engineer.***

This is the reason the facility could not be accommodated by water tank located on the Mohawk Correctional Facility parcel. The height of the water tank was deemed an insufficient height to satisfy the technical specifics that the Project needs to meet to fulfil its purpose. See Exhibit F, Site selection analysis, and Exhibit E, RF Justification, for more details.

- d. Other reasons that make it infeasible to locate the antenna upon an existing tower or structure.***

Not applicable.

- e. Any proposed tower must be designed structurally and electrically and in all respects to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the tower is 100 feet in height or more, or for at least one additional user if the tower is 60 feet in height up to 100 feet in height. Towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.***

The project so complies. See Exhibit H, Applicant's co-location policy.

- vi. Exemptions. The following are not subject to these provisions:***

- a. Antenna used solely for residential household television and radio reception.***

Not applicable.

- b. Satellite antennas measuring two meters or less in diameter and located in commercial districts and satellite antennas one meter or less in diameter, regardless of location.***

Not applicable.

- vii. Existing facilities. Telecommunications towers, antennas, and supporting facilities in existence that do not conform to or comply with these regulations are subject to the following provisions:***

- a. *Telecommunications towers, antennas, and supporting facilities may continue in use for the purpose now used and as now existing but may not be replaced or structurally altered without complying in all respects with these regulations.*

Not applicable.

- b. *If telecommunications towers, antennas, and supporting facilities are damaged or destroyed due to any reason or cause whatsoever, the facility may be replaced or restored to its former use, location, and physical dimensions without complying with these regulations, provided, however, if the cost of repair would be ten percent or more of the cost of a new facility of like kind and quality, then the facility may not be repaired or restored except in full compliance with these regulations.*

Not applicable.

(Ord. No. 9301A, 9-26-18; Ord. No. 9346A, 5-8-19; Ord. No. 9563A, 1-25-23)

Sec. 80-19.4. Site plan review.

§80-19.4(e)(iv)

The following additional procedural regulations apply to site plan review for wireless telecommunications:

- a. *The applicant must notify adjacent property owners within 500 feet by first class mail of the filing of any application for site plan and expanded site plan review.*

Notice will be provided to adjacent property owners within 500 feet after the application has been accepted and deemed complete, and the date of the public hearing confirmed for June 2, 2026.

- b. *The planning board must conduct a public hearing within 62 days from the day an application is received for either site plan or expanded site plan review. The applicant must notify adjacent property owner within 500 feet by first class mail of the public hearing. Said notices must be mailed at least ten days prior to the public hearing.*

Notice will be provided to adjacent property owners within 500 feet after the application has been accepted and deemed complete, and the date of the public hearing confirmed for June 2, 2026.

- c. *The planning board must issue a decision within 30 days after the hearing. The time within which the planning board must render its written decision may be extended by mutual consent of the applicant and the planning board. Any denials by the planning board must be in writing and supported by substantial evidence.*

No response necessary.

- d. The planning board may retain technical consultants as it deems necessary to provide assistance reviewing the site plan or expanded site plan application. The applicant will bear the reasonable costs associated with such consultation, to be assessed as an application fee. In no case may the fee be more than five percent of the total project cost as determined for building permit fee assessment purposes.*

The Applicant will bear the reasonable costs associated with consultation/review, to the extent such costs are able to be legally imposed.

- e. The planning board may review any site plan or expanded site plan approval at ten-year intervals, to determine whether the technology in the provision of telecommunications has changed such that the necessity for the approval has been eliminated or modified, and whether the approval should be modified or terminated as a result of such change.*

No response necessary.

§80-19.4(G)(i)

Site plan review applications for wireless telecommunications. For wireless telecommunication towers, antennas, and supporting facilities, the site plan review application must include the following:

- i. Site plan review application. Each site plan review application must include following:*
- a. An environmental assessment form (long form) with the visual addendum.*
See Exhibit G, Long EAF.
- b. A site plan prepared to scale and in sufficient detail and accuracy showing the following:*
- (1) The exact location of the proposed telecommunications facility, together with any guy wires and guy anchors, if applicable.*
See Exhibit O, Site plan, Sheet SB-1, C-1A, and C-2.
- (2) The maximum height of the proposed telecommunications facility.*
See Exhibit O, Site plan, Sheet C-3.
- (3) If applicable, a detail of tower type (monopole, guyed, freestanding or other).*
See Exhibit O, Site plan, Sheet C-3.
- (4) If applicable, the location, type and intensity of any lighting on the tower.*
Not applicable; no tower lighting is proposed.
- (5) Property boundaries and names of adjacent land owners.*

See Exhibit O, Site plan, Sheet AD-1.

(6) Proof of the landowner's consent, if the applicant does not own the property.

See Exhibit I, Proof of landowner's consent to the application.

(7) The location of all other structures on the property and all structures on any adjacent property within ten feet of the property lines, together with the distance of those structures to any proposed telecommunications facility.

See Exhibit O, Site plan, Sheet SB-1.

(8) The location nature and extent of any proposed fencing, landscaping and/or screening.

See Exhibit O, Site plan, Sheet C-3.

(9) The location and nature of proposed utility easements and access roads, if applicable.

See Exhibit O, Site plan, Sheet C-1A and C-1B.

c. A written report certifying that the applicant has made substantial effort to locate on municipal or governmental property, including the following information; the availability of any municipal or governmental property; the extent to which the municipal or governmental properties do or do not meet the applicant's needs, supported by engineer's certifications; and the reason why the subject site was chosen.

See Exhibit F, Site section analysis.

d. A certification from a qualified licensed engineer that the telecommunications facility meets applicable structural safety standards.

See Exhibit J, Structural report.

e. A certification from a qualified licensed engineer that the telecommunications facility will not interfere with local radio and/or television frequencies or with public safety communications.

See Exhibit K, Proof of compliance with applicable Federal regulations.

f. An engineering analysis of radio emissions. The analysis must be prepared and signed by a New York State licensed professional engineer specializing in electrical engineering with expertise in radio communication facilities. The results from the analysis must clearly show that the power density levels of the electromagnetic energy generated from the proposed facility are within the allowable limits established by the FCC. If the telecommunications facility will be co-located with an existing facility, the cumulative effects of all facilities

must also be analyzed. The power density analysis must be based on the assumption that all co-located antennas are simultaneously transmitting radio energy at a power level equal to the maximum antenna power rating specified by the manufacturer.

See Exhibit K, Proof of compliance with applicable Federal regulations.

- g. A "search ring" prepared, signed and sealed by a qualified radio frequency engineer registered in New York State and overlaid on an appropriate background map demonstrating the area within which the wireless communication facility needs to be located in order to provide the proper signal strength and coverage to the target area.*

See Exhibit E, RF Justification, and Exhibit F, Site selection analysis.

- h. An agreement in writing, signed by the applicant and the owner of the property, stating that the applicant will remove the facility if it becomes obsolete or ceases to be used for its intended purpose for 12 consecutive months. The agreement must state that if the facility is not removed after the 12-month abandonment period and after the city has given 90 days' notice and an opportunity for a hearing to the applicant and the owner, the city may remove the facility and may charge any costs plus 50 percent to the applicant.*

See Exhibit K, Tower removal letter.

- ii. Expanded site plan review application. Each applicant for expanded site plan review must include the submittal requirements above (item i.) and the following additional submittal requirements:*

- a. A written report inventorying existing towers and/or structures within a reasonable distance of the proposed site and outlining opportunities for shared use of existing facilities as an alternative to a proposed new structure. The applicant must submit documentation demonstrating good faith efforts to secure shared use on existing towers and structures as well as documentation of the technical, physical, and/or financial reasons why shared usage is not proposed. Written requests for shared use must be provided where applicable.*

See Exhibit F, Site selection analysis.

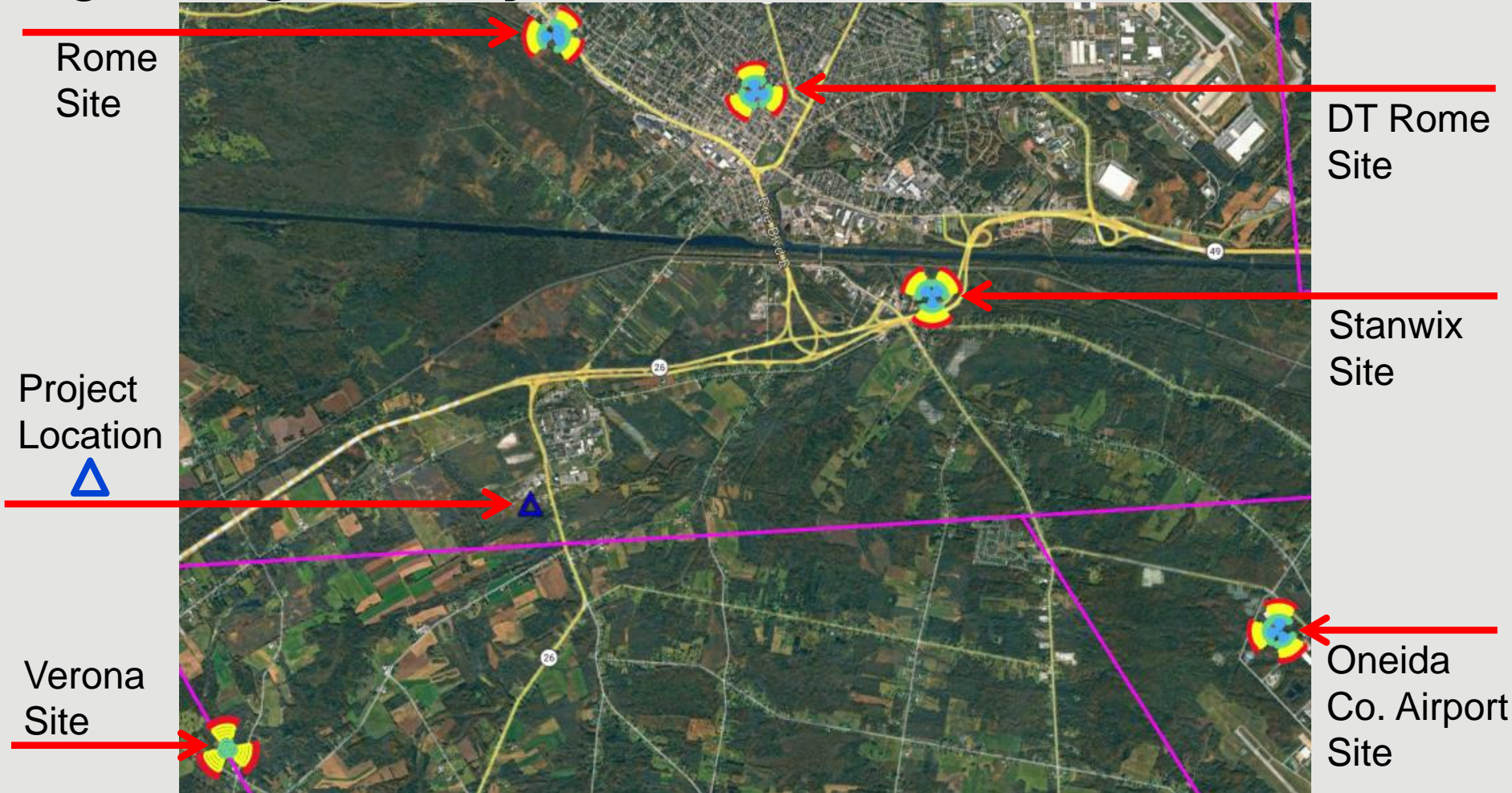
- b. A written agreement stating that the applicant is committed to colocation of telecommunications facilities and that the applicant will negotiate in good faith for shared use of the proposed tower in the future. The applicant shall also agree to the following:*
 - (1) To respond in a timely comprehensive manner to a request for information from a potential shared use applicant.*
 - (2) To negotiate in good faith concerning future requests for shared use of the new tower.*
 - (3) To allow shared use of the new tower if another applicant agrees in writing to pay charges.*
 - (4) To make no more than a reasonable charge for shared usage, based on generally accepted accounting principles.*

See Exhibit H, Applicant's co-location policy.

EXHIBIT E

Verizon Wireless Communications Facility

Engineering Necessity Case – “Rt365 Rome”



Prepared by: Daniel Scholl, RF Engineer, Verizon Wireless

Project: The project is the installation and operation of a new tower / co-located wireless telecommunications site in the City of Rome (i.e. the “Project Facility”).



Introduction

The purpose of this forthcoming engineering analysis is to summarize and illustrate the technical radio frequency (RF) information (provided by a qualified RF engineer) in the justification of this new 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 continuously provide **adequate and reliable coverage**. In areas where adequate and reliable coverage does not exist the mobile user will not be able to make a connection (this scenario is characterized as a "Gap in Service"). A "Gap in Service" can also be characterized when coverage exists, but the network is over utilized – and therefore the mobile user can not successfully establish a reliable connection to the network. Therefore, the objective of the proposed cell site (exhibited and discussed within this engineering analysis) is to improve the cellular network service deficiencies within the identified project area, including inadequate network coverage, failed / broken calls and the inability of mobile users to establish and/or maintain uninterrupted/reliable connections to the local area cellular network – whether that be voice or data network connections.

- **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 effect people experiencing a real emergency situation - as well as the emergency responders - which 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).*

Project Need Overview

The project area, located within the southwestern portion of the **City of Rome** is currently being served by several distant sites. These sites are overloaded - requiring capacity relief and/or otherwise unable to adequately serve the project area from their relatively distant locations. Specifically, the project area is subject to terrain and/or foliage challenges for available and reliable RF (signal) propagation within the project area, compounding the capacity issue with areas of variable coverage (due to disadvantages resulting from terrain, foliage and distance) – and therefore creating significant gaps in adequate 4G/5G wireless services. Below is the list of Verizon Wireless cell sites identified as not having adequate RF capacity and/or RF coverage within the project area.

- “**Rome**”, located off 1117 Erie Boulevard West within the **City of Rome**, is approximately 2.7 miles north of the proposed site location – and is situated on an existing tower with an Antenna Center Line (ACL) of 196’.
- “**DT Rome**”, located off 418 N George St. within the **City of Rome**, is approximately 2.9 miles northeast of the proposed site location – and is situated on an existing tower with an ACL of 90’.
- “**Stanwix**”, located off 6821 Martin St. within the **City of Rome**, is approximately 3.1 miles east of the proposed site location – and is situated on an existing tower with an ACL of 146’.
- “**Oneida Co. Airport**”, located off 6301 Sutliff Rd. within the **Town of Whitestown**, is approximately 5.6 miles southeast of the proposed site location – and is situated on an existing tower with an ACL of 116’.
- “**Verona**”, located off 5973 Greenway-Lowell Rd. within the **Town of Westmoreland**, is approximately 2.9 miles southwest of the proposed site location – and is situated on an existing tower with an ACL of 186’.

“Note that the Mid-Band carriers (at the existing sites listed above) are also not capable of effectively serving/offloading the project area due to inherent propagation losses (because of their higher frequencies) from distance, challenging terrain (and/or in building coverage losses) - negatively impacting the Mid-Band coverage and capacity offload capabilities. Additionally, note that there are other Verizon sites also located just a bit further outside of the general area - however again, due to distance and terrain/foliage, they as well do not provide a significant overlapping coverage capability within the targeted improvement area that could result in any increased capacity or improved coverage.

The **primary objectives** for this project are to increase capacity and provide new/improved coverage throughout the southwestern portion of the **City of Rome**. Specifically, community homes, farms & businesses and also including the Rome Correctional Facility - as well as a significant portions of NY-365 and NY-26 (and other local community roads) will gain new/improved RF coverage, capacity and performance. Furthermore, in order to offload capacity from the sites listed above, a new dominant server must be created. This new dominant coverage will effectively offload the existing overloaded sites/cells - as well as provide improved coverage where significant gaps in coverage currently exist today.

Subsequent to the search for co-locatable structures to resolve the aforementioned challenges and finding none available, Verizon proposes to attach the necessary antenna(s) to a new tower located off 6507 NY-26 within the **City of Rome**, NY. After careful RF analysis and review of several different RF propagations at the proposed site location, Verizon’s RF engineer has concluded that the antennas at the proposed site location will require to utilize an ACL of 186’ (with a top of antenna height of 190’). This minimally required ACL of 186’ will provide the required coverage, capacity and performance improvements needed to achieve the project’s RF objectives within the southwestern portion of the **City of Rome**.

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

The average monthly usage of mobile data per smartphone in 2022 and 2028.¹

523M

523 million wireless connections as of 2022.¹

1. CTA 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.

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 **76%** **74%**

Globally, total mobile network data traffic will grow to an estimated 466 EB per month by the end of 2029.¹

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

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

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 Capacity

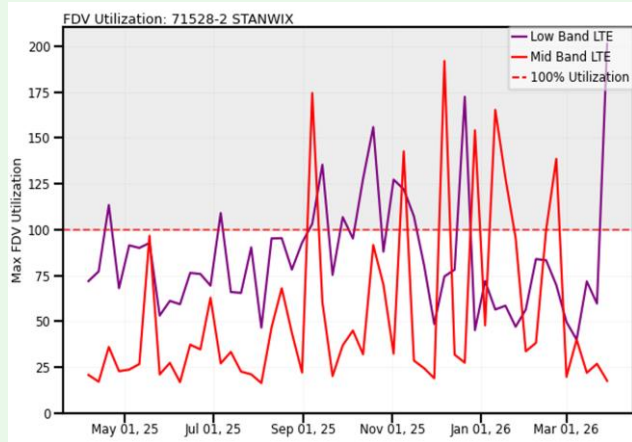


Capacity in this analysis is evaluated with up to three metrics further explained below. These metrics assist Verizon traffic planning and RF Engineers in determining actual usage for a given site as well as can be used to project when a site is expected to run out of capacity (i.e. reach a point of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

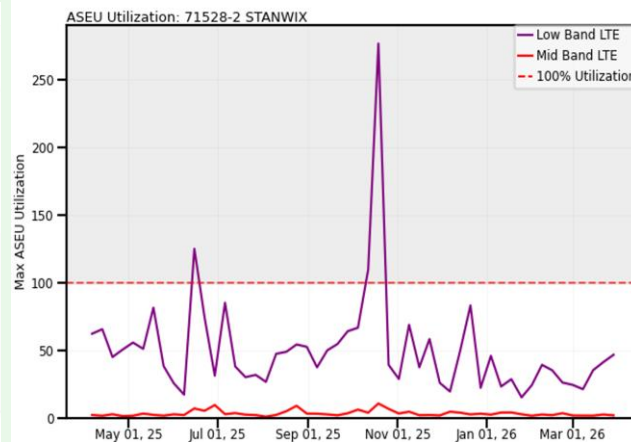
- Forward Data Volume (“**FDV**”), is a measurement of usage (data throughput) on a particular site over a given period of time.
- Average Schedule Eligible User (“**ASEU**”), is a measurement of the loading of the control channels and systems of a given site.
- Average Active Connections (“**AvgAC**”)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

Verizon Wireless uses proprietary algorithms developed by a task force of traffic planning engineers to monitor each site in the network, so as to accurately identify and project when a site will approach its capacity limits. Utilizing a rolling two-year window for projected exhaustion dates typically allows enough time, in most cases, to develop and activate a new site. Therefore, it is critical that these capacity approaching sites / sectors are identified early - and that the site development process is started and completed in time for new solutions (sites) to be on air before network issues begin to impact the local area users of Verizon’s emergency and non-emergency 4G/5G wireless communication services. As mentioned previously, actual utilization for the last year indicates several Key Performance Indicators (KPI’s) have already exceeded 100% utilization, creating a more urgent need for this project.

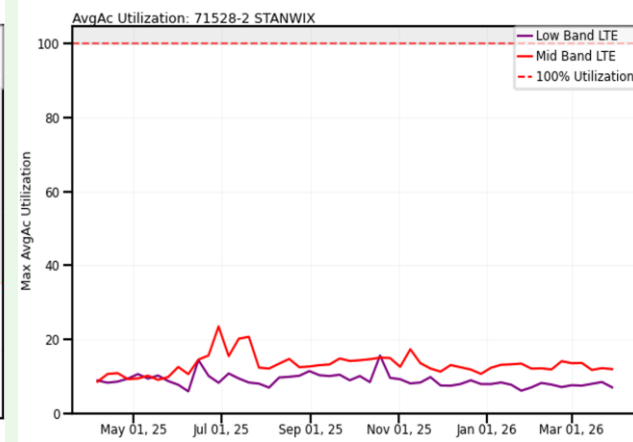
Capacity Utilization (Stanwix Beta)



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



ASEU (Average Schedule Eligible User), shown above is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

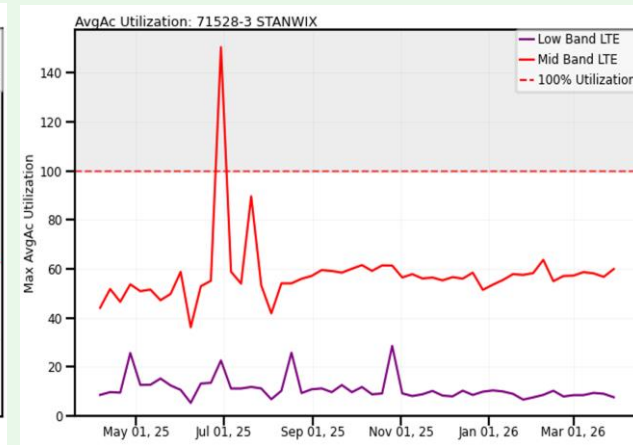
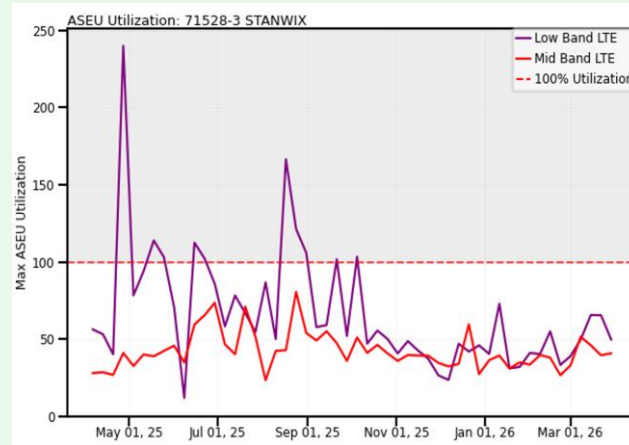
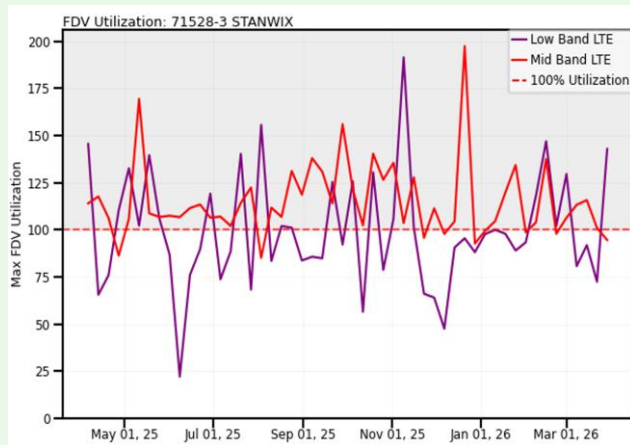


AvgAC (Average Active Connections), shown above is utilization by carrier showing a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

In each graph above, the purple line represents the daily max busy hour low-band LTE utilization and the dark red line represents the daily max busy hour mid-band LTE utilization on the **Beta** sector of the **Stanwix** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple and/or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase. Capacity exhaustion can create the same degraded customer experience as a coverage gap.

Ideally, capacity relief should be implemented prior to reaching exhausted conditions. In this case the site/sector shown has already exceeded its capability to support one or more of these capacity KPI's. In order to provide adequate and reliable service to the general project area, network densification is required.

Capacity Utilization (Stanwix Gamma)



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

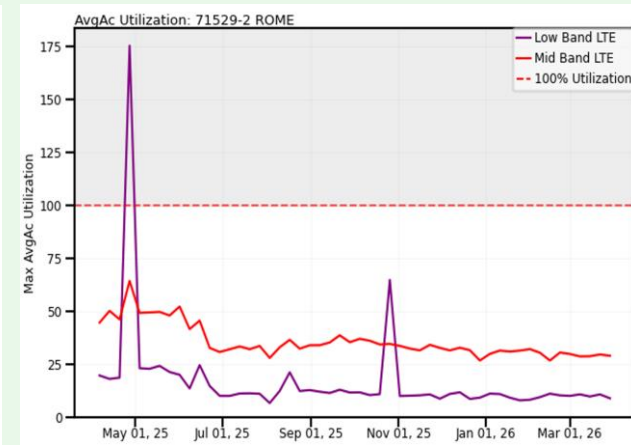
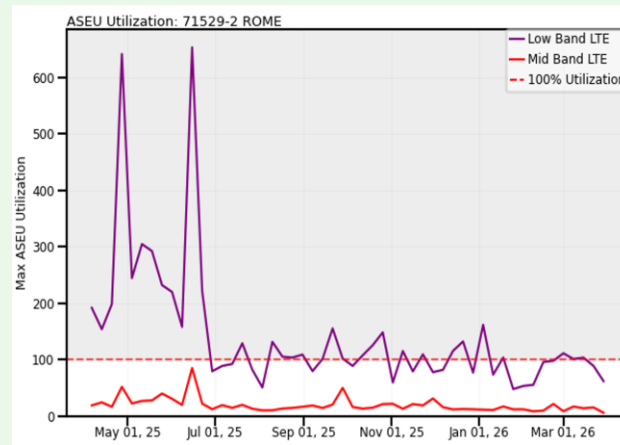
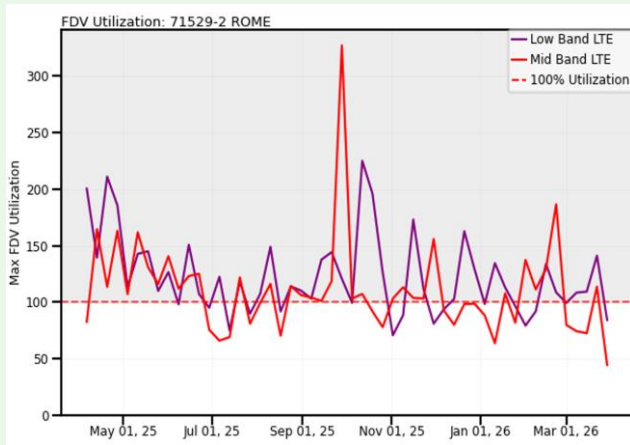
ASEU (Average Schedule Eligible User), shown above is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

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

In each graph above, the purple line represents the daily max busy hour low-band LTE utilization and the dark red line represents the daily max busy hour mid-band LTE utilization on the **Gamma** sector of the **Stanwix** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple and/or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase. Capacity exhaustion can create the same degraded customer experience as a coverage gap.

Ideally, capacity relief should be implemented prior to reaching exhausted conditions. In this case the site/sector shown has already exceeded its capability to support one or more of these capacity KPI's. In order to provide adequate and reliable service to the general project area, network densification is required.

Capacity Utilization (Rome Beta)



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

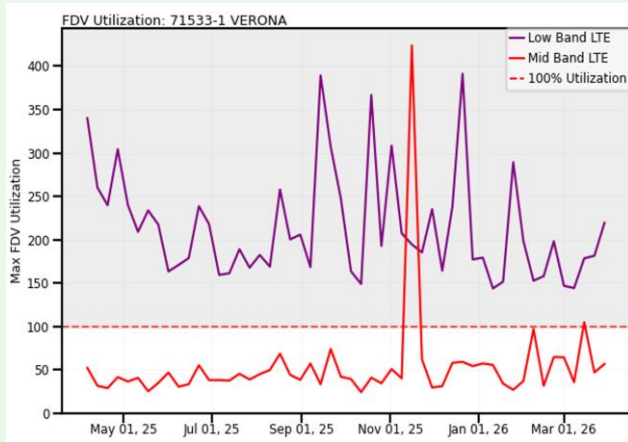
ASEU (Average Schedule Eligible User), shown above is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

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

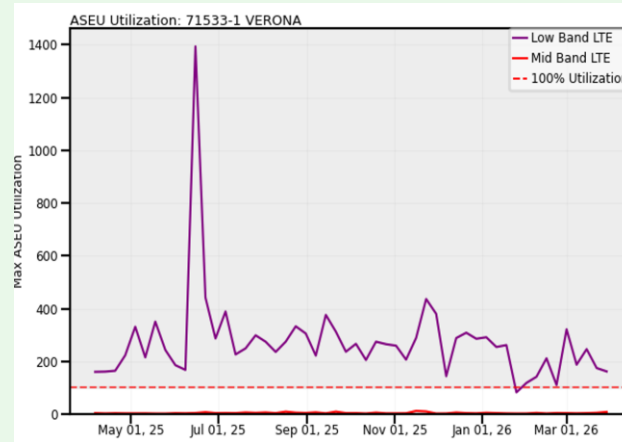
In each graph above, the purple line represents the daily max busy hour low-band LTE utilization and the dark red line represents the daily max busy hour mid-band LTE utilization on the **Beta** sector of the **Rome** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple and/or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase. Capacity exhaustion can create the same degraded customer experience as a coverage gap.

Ideally, capacity relief should be implemented prior to reaching exhausted conditions. In this case the site/sector shown has already exceeded its capability to support one or more of these capacity KPI's. In order to provide adequate and reliable service to the general project area, network densification is required.

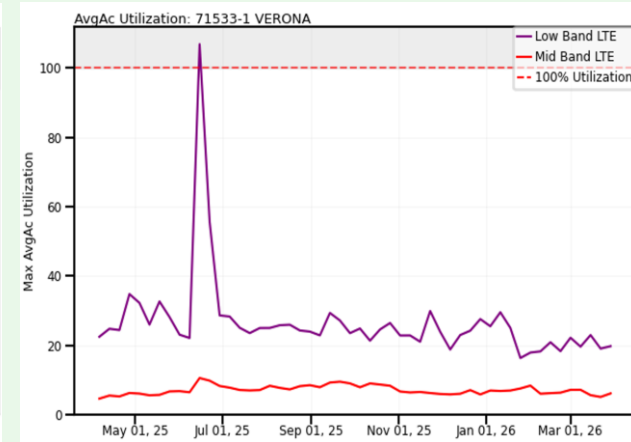
Capacity Utilization (Verona Alpha)



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



ASEU (Average Schedule Eligible User), shown above is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

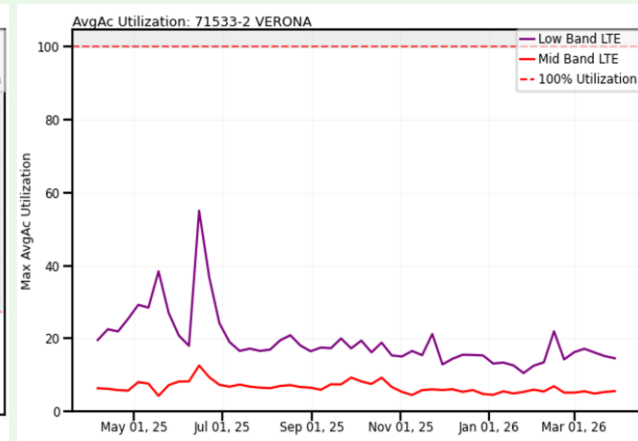
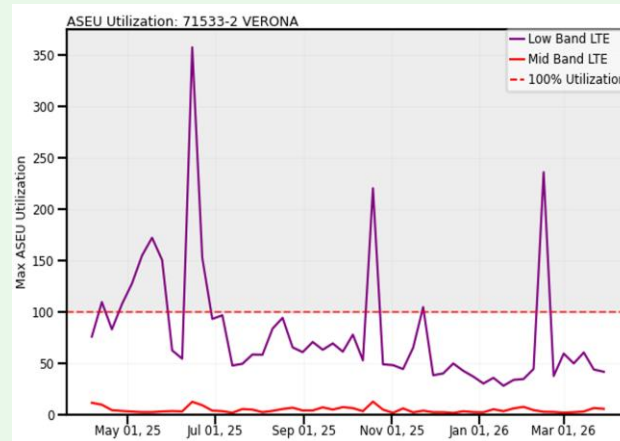
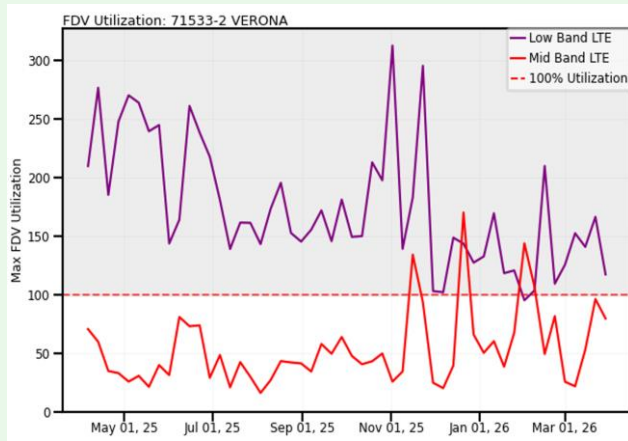


AvgAC (Average Active Connections), shown above is utilization by carrier showing a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

In each graph above, the purple line represents the daily max busy hour low-band LTE utilization and the dark red line represents the daily max busy hour mid-band LTE utilization on the **Alpha** sector of the **Verona** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple and/or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase. Capacity exhaustion can create the same degraded customer experience as a coverage gap.

Ideally, capacity relief should be implemented prior to reaching exhausted conditions. In this case the site/sector shown has already exceeded its capability to support one or more of these capacity KPI's. In order to provide adequate and reliable service to the general project area, network densification is required.

Capacity Utilization (Verona Beta)



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

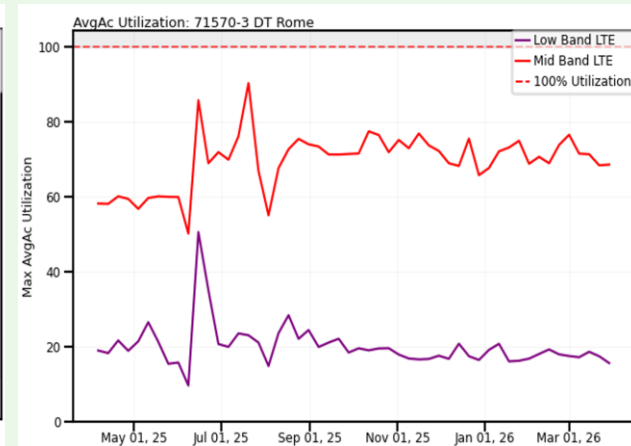
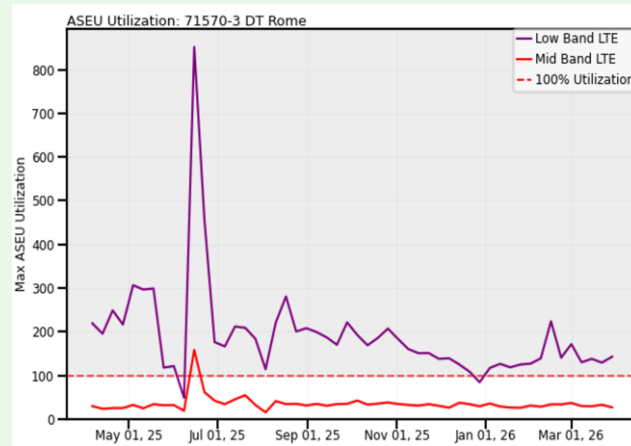
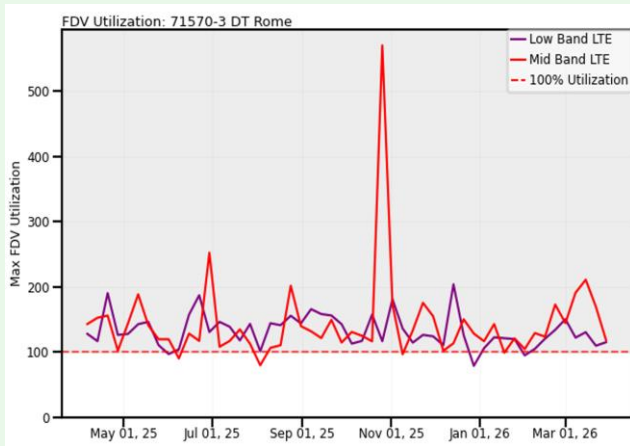
ASEU (Average Schedule Eligible User), shown above is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

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

In each graph above, the purple line represents the daily max busy hour low-band LTE utilization and the dark red line represents the daily max busy hour mid-band LTE utilization on the **Beta** sector of the **Verona** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple and/or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase. Capacity exhaustion can create the same degraded customer experience as a coverage gap.

Ideally, capacity relief should be implemented prior to reaching exhausted conditions. In this case the site/sector shown has already exceeded its capability to support one or more of these capacity KPI's. In order to provide adequate and reliable service to the general project area, network densification is required.

Capacity Utilization (DT Rome Gamma)



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

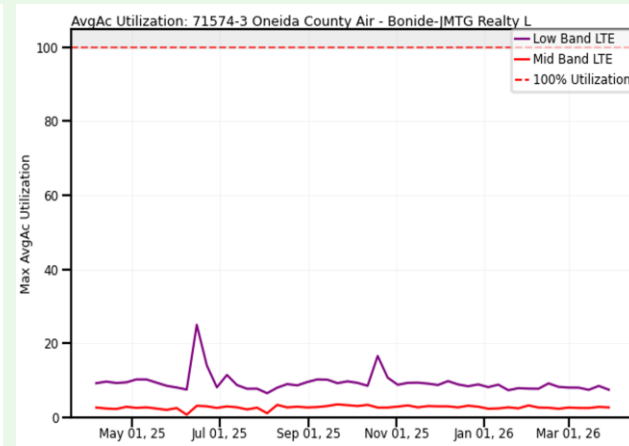
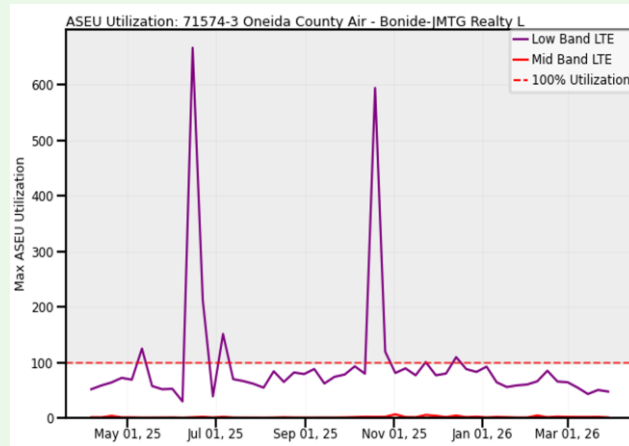
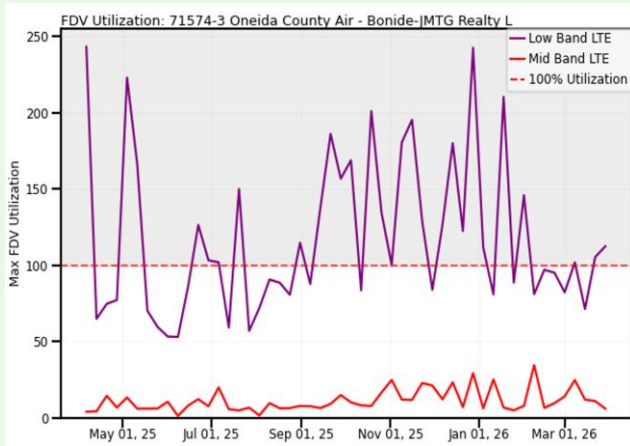
ASEU (Average Schedule Eligible User), shown above is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

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

In each graph above, the purple line represents the daily max busy hour low-band LTE utilization and the dark red line represents the daily max busy hour mid-band LTE utilization on the **Gamma** sector of the **DT Rome** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple and/or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase. Capacity exhaustion can create the same degraded customer experience as a coverage gap.

Ideally, capacity relief should be implemented prior to reaching exhausted conditions. In this case the site/sector shown has already exceeded its capability to support one or more of these capacity KPI's. In order to provide adequate and reliable service to the general project area, network densification is required.

Capacity Utilization (Oneida Co. Airport Gamma)



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

ASEU (Average Schedule Eligible User), shown above is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

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

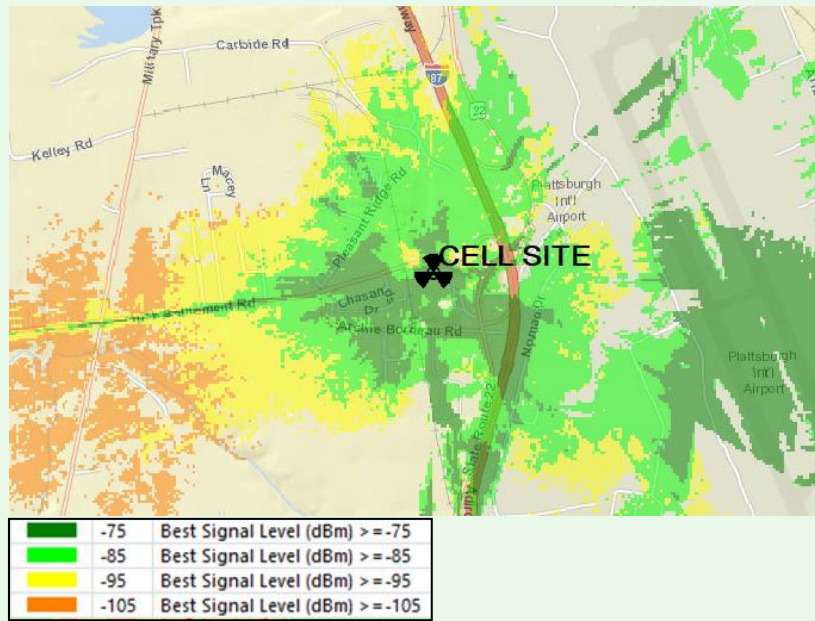
In each graph above, the purple line represents the daily max busy hour low-band LTE utilization and the dark red line represents the daily max busy hour mid-band LTE utilization on the **Gamma** sector of the **Oneida Co. Airport** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple and/or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase. Capacity exhaustion can create the same degraded customer experience as a coverage gap.

Ideally, capacity relief should be implemented prior to reaching exhausted conditions. In this case the site/sector shown has already exceeded its capability to support one or more of these capacity KPI's. In order to provide adequate and reliable service to the general project area, network densification is required.

Explanation of Wireless Coverage

Generic Coverage Example

See color explanations below:



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

Upstate NY Verizon Wireless sites provide customers service using several FCC licensed frequencies including 700 and 850MHz low-band carriers. To resolve capacity congestion for these coverage layers, higher frequency (and bandwidth) mid-band carriers are added - however due to differences in propagation characteristics, many gaps in coverage and capacity still remain requiring network densification in order to resolve. In rural terrain areas or long distance situations, the mid-band / higher frequency carriers are 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. In urban/sub-urban areas mid-band coverage is typically challenged by the clutter environment - including buildings and other structures that are above the small cell’s line of site. 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 Samsung radio hardware capabilities.

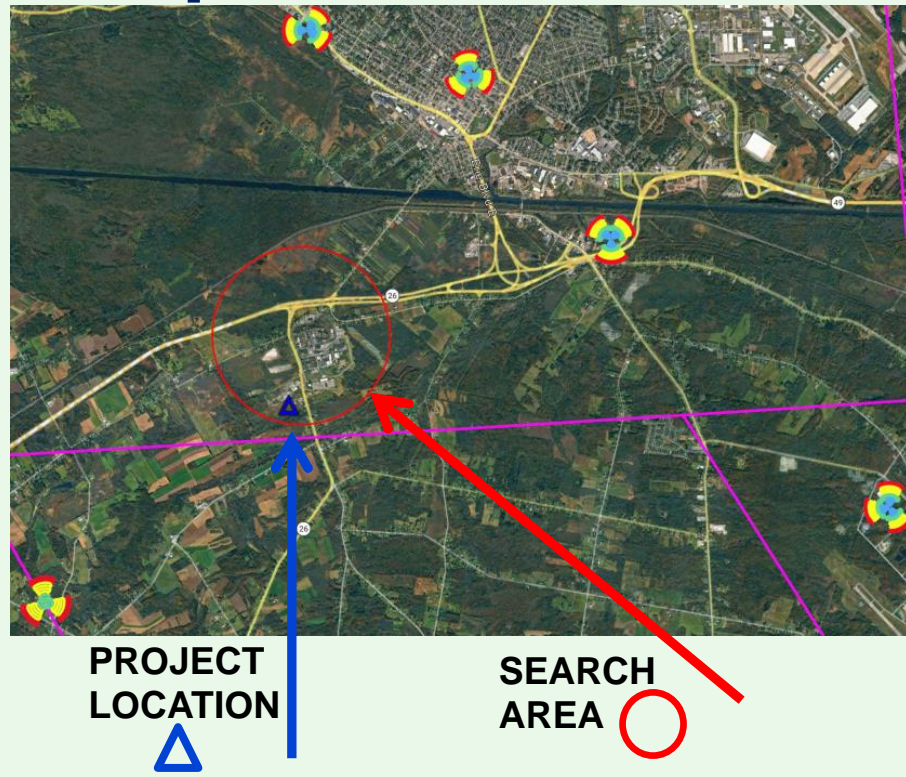
Signal strength throughout a given site’s coverage area is subject to the limitations of the frequencies used. Lower frequencies with narrower bandwidth propagate further distance and are less attenuated by clutter than higher frequencies with wider bandwidth. Unfortunately due to relatively narrow spectrum 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 4G 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 non-existent. 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.

- **Dark Green \geq -75dBm RSRP, typically serves dense urban areas as well as areas of substantial construction (colleges, hospitals, dense multi family etc.)
- Green \geq -85dBm RSRP, typically serves suburban single family residential and light commercial buildings
- Yellow \geq -95dBm RSRP, typically serves most rural/suburban-residential and in car applications
- Orange \geq -105dBm RSRP, rural highway coverage, subject to variable conditions including fading and seasonality gaps
- No Color = $<$ -105dBm RSRP, with “variable” to “non-existent” reliable wireless services

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

*Signal strength requirements vary as dictated by market and conditions

Explanation of Rt365 Rome Search Area



A **Search Area** is a geographical area within which a new site is proposed to solve a coverage and/or capacity deficiency within the network. Four of the factors considered when defining a geographical search area are **topography, user population, existing network conditions** and **existing co-locatable area structures**.

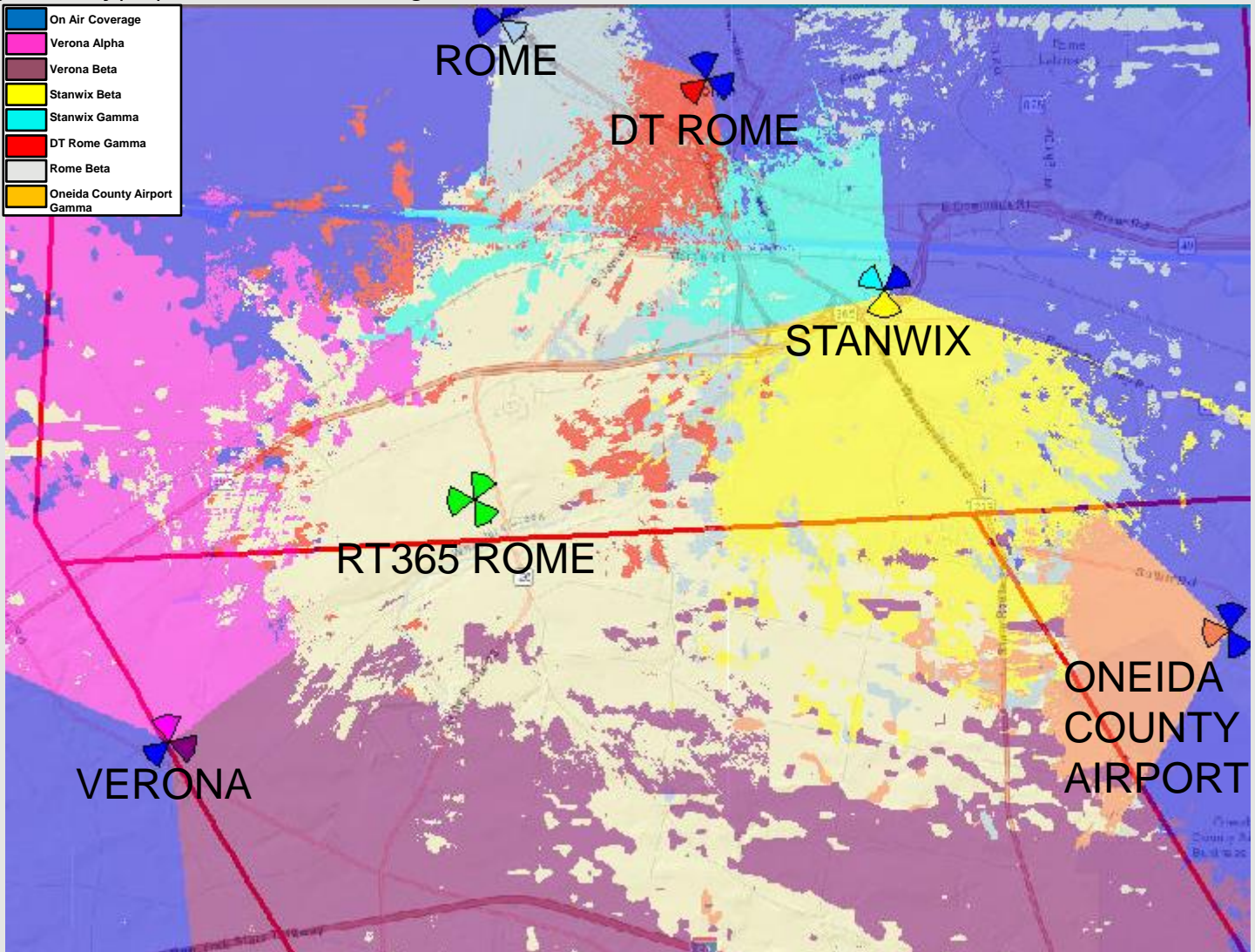
- **Topography** must be considered to minimize the obstacles (terrain, ground clutter, foliage, etc.) between the proposed site and the targeted improvement area. For example, a site proposed at the bottom of a steep valley will not be able to effectively cover the other areas outside of the valley from a certain height.
- In general, the farther a cell site is from the **User Population**, the weaker the RF conditions are - and the worse the wireless service experience is likely to be. Distant users of a cell site also have an increased impact on the cell site's capacity. Thus, the proximity of the site to the **User Population** within the targeted improvement area is essential to allow users to be evenly distributed - and to allow for efficient utilization of the site's coverage and capacity.
- The existing **Network Conditions** also guide the location and design of a new site. Sites placed too close together create interference due to RF signal overlap - and are an inefficient use of resources. Sites that are too short or too tall - or not properly integrated with the other existing sites - can cause interference and degrade wireless services for existing users.
- **Existing co-locatable structures** within the search area (as well as within a reasonable distance of the search area) are submitted by the real estate team and reviewed by the RF team. The RF team will evaluate using existing or nearby structures, before proposing to build a new tower - and will typically defer to using existing structures, provided that the project's RF coverage and capacity objectives within the targeted improvement area can be achieved.

Rt365 Rome Search Area & Project Location

To resolve the coverage and capacity deficiencies previously detailed, Verizon Wireless is seeking to add a new telecommunications facility within this area to improve local and community wide RF wireless services. By providing a new dominant server and dedicated RF signal from the new **Rt365 Rome** site (and thereby offloading weak and distant traffic - currently being served from the local area cell sites identified previously on Slide 3 - new and improved wireless services will be provided within the project area and within the southwestern portion of the **City of Rome**. Also, the addition of the proposed site will result in significant capacity and performance improvements for the existing users of the above mentioned overloaded area cell sites, ultimately improving the overall emergency and non-emergency wireless services within the **Rt365 Rome** project area and within the southwestern portion of the **City of Rome**.

Existing low-band (700/850MHz) Best Server -105dBm RSRP

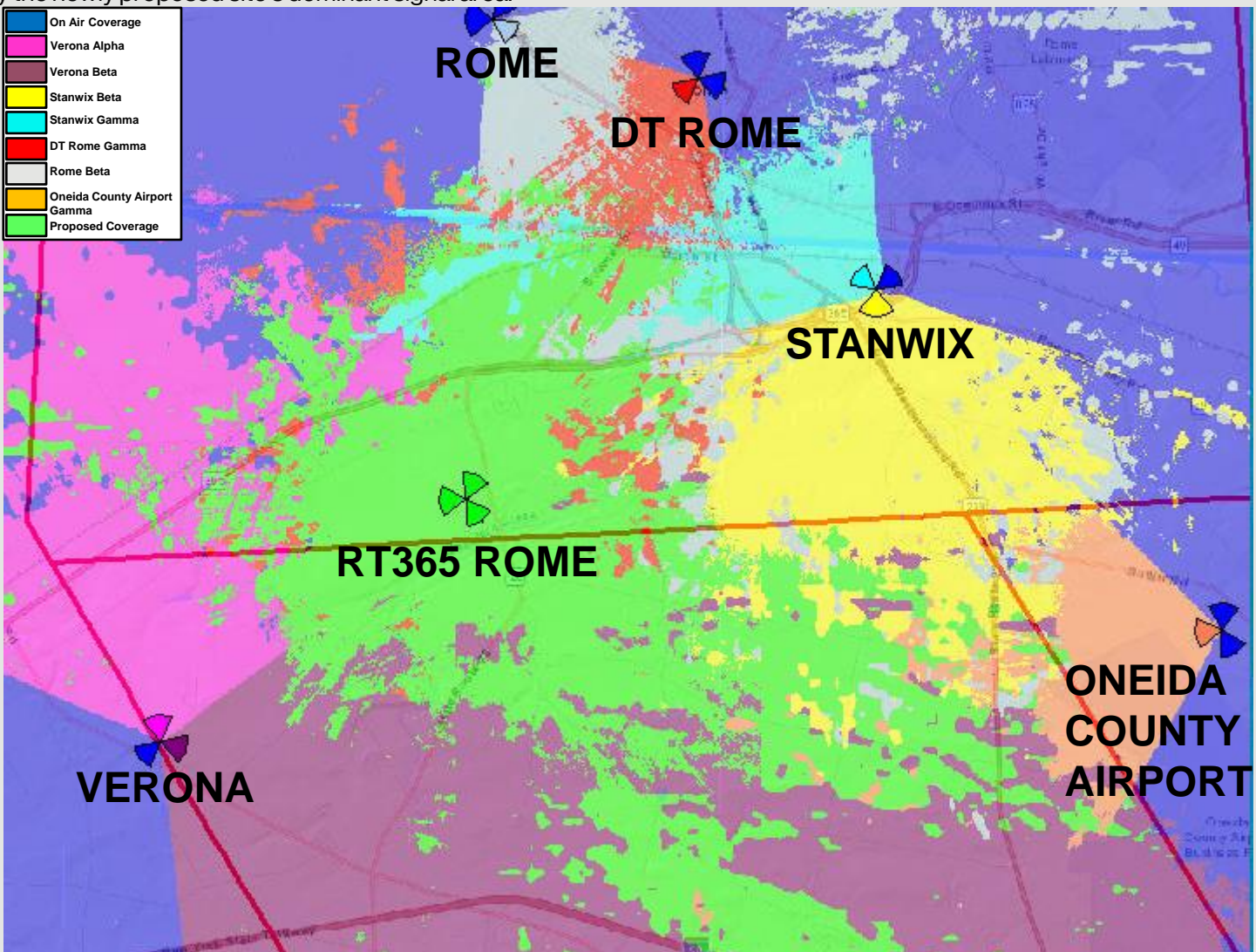
Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the newly proposed site's dominant signal area.



The map above represents the existing RF low-band coverage from existing sites - with the area site sectors in need of capacity offload detailed in the legend above. The Dark Blue coverage is from the existing ON-AIR low-band sectors that are not effected by the proposed site. Notice the lack of a dominant server throughout the **Rt365 Rome** project area - whereby the other site's sectors are stretching their coverage capabilities excessively - resulting in poor coverage and performance capabilities.

Proposed low-band (700/850MHz) Best Server -105dBm RSRP

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

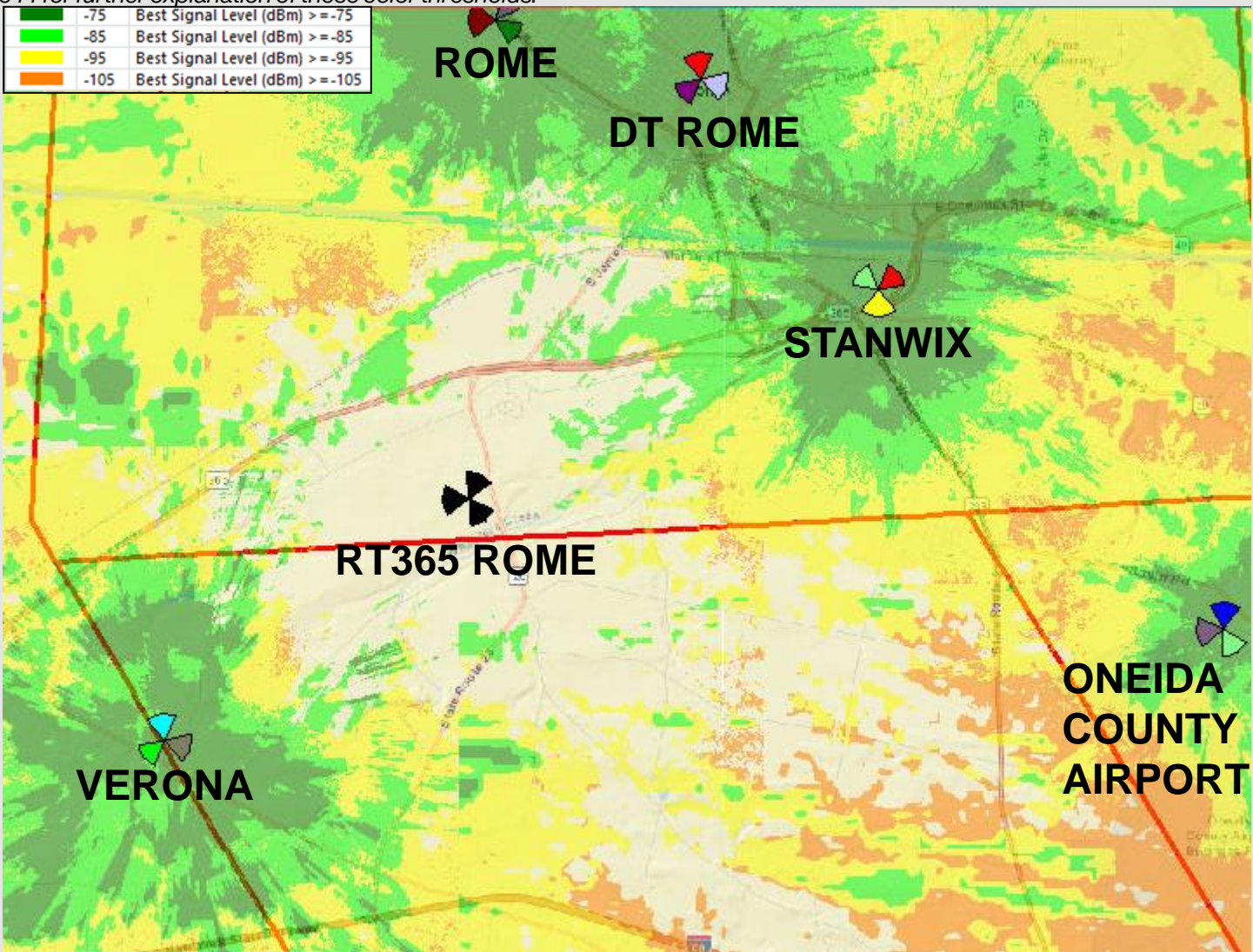


The map above shows the low-band coverage added (in NEON GREEN) to the existing low-band coverage within the **Rt365 Rome** project area (at an ACL of 186'). The **NEON GREEN** best server footprint shows improved coverage, capacity and performance throughout the identified reliable service gap area. This will improve wireless services to mobile users within the **NEON GREEN** area, as well as help to resolve the coverage and capacity issues impacting the existing overloaded sectors identified in the image above.

Existing low-band (700/850MHz) Coverage (signal strength)

This coverage map shows how weak the RF conditions are in portions of the **City of Rome** and surrounding area.

Refer to slide 14 for further explanation of these color thresholds.



The map above shows the existing low-band coverage from existing sites. This low-band signal is very weak to non-existent throughout much of the identified project area. Additional low-band network densification is required to improve these conditions. Notice the scattered coloring and blank coverage areas surrounding the proposed **Rt365 Rome** site that are subject to capacity challenges - as well as variable coverage conditions including shading / blocking due to ground clutter and seasonality gaps.

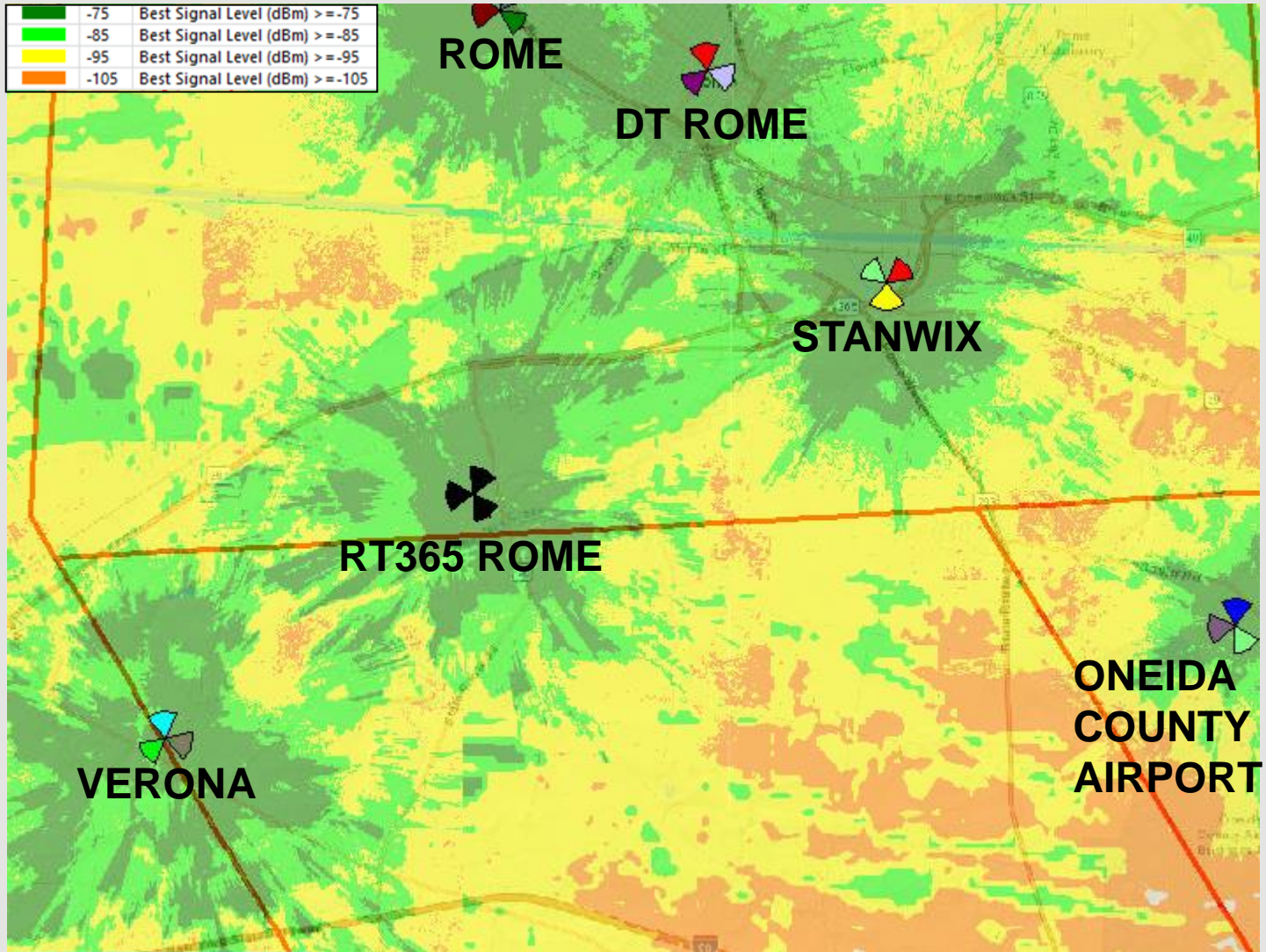


***NOTE**

Compare to Slide 16 to better understand the existing low-band best server footprint
Compare to Slide 19 to visualize the proposed site's low-band improvement

Proposed low-band (700/850MHz) Coverage (signal strength)

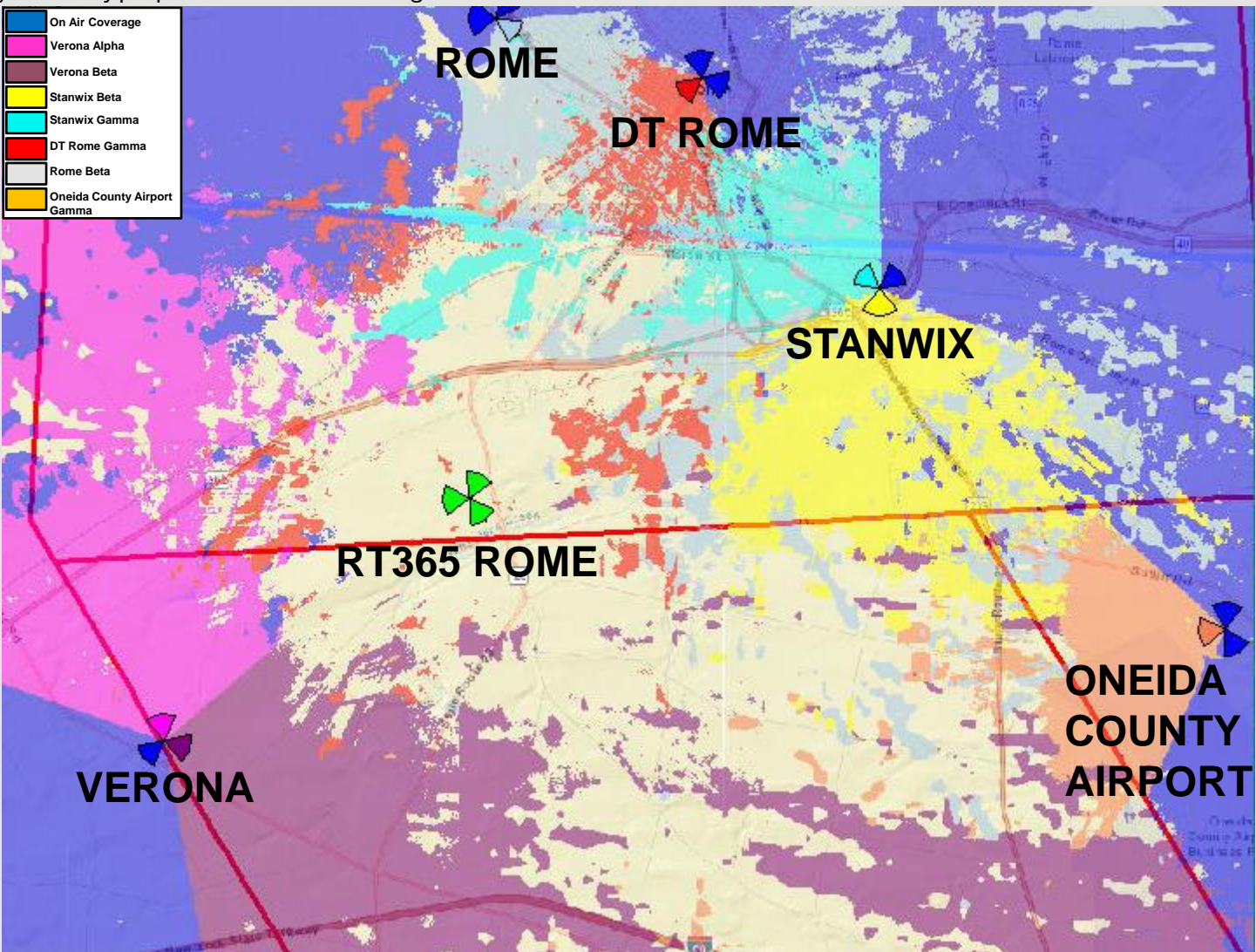
This coverage map shows how improved the RF conditions will be in portions of the **City of Rome** and surrounding area. Refer to slide 14 for further explanation of these color thresholds



The map above shows the planned low-band coverage added to the existing low-band coverage with the proposed **Rt365 Rome** site On-Air (at an ACL of 186'). The significantly improved signal strength demonstrated in the map above will correspond to improved coverage, capacity and performance throughout the southwestern portion **City of Rome**.

Existing mid-band (AWS/PCS/C-BAND) Best Server -105dBm RSRP

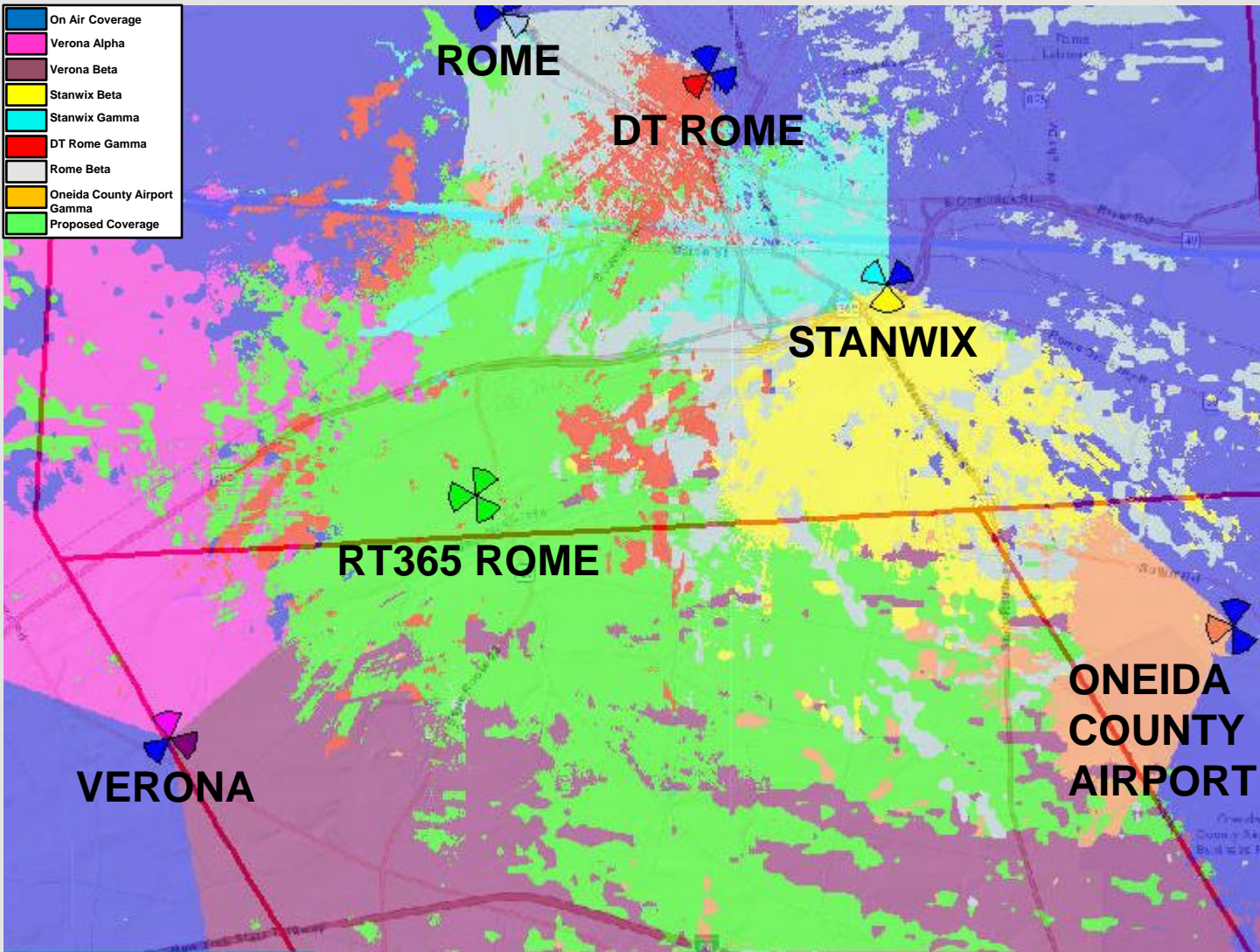
Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the newly proposed site's dominant signal area.



The map above represents the existing RF mid-band coverage from existing sites - with the area site sectors in need of capacity offload detailed in the legend above. The Dark Blue coverage is from the existing ON-AIR mid-band sectors that are not effected by the proposed site. Notice color scattering and the lack of a dominant server throughout the **Rt365 Rome** project area - whereby the other site's sectors are stretching their coverage capabilities excessively - resulting in poor coverage and performance capabilities.

Proposed mid-band (AWS/PCS/C-BAND) Best Server -105dBm RSRP

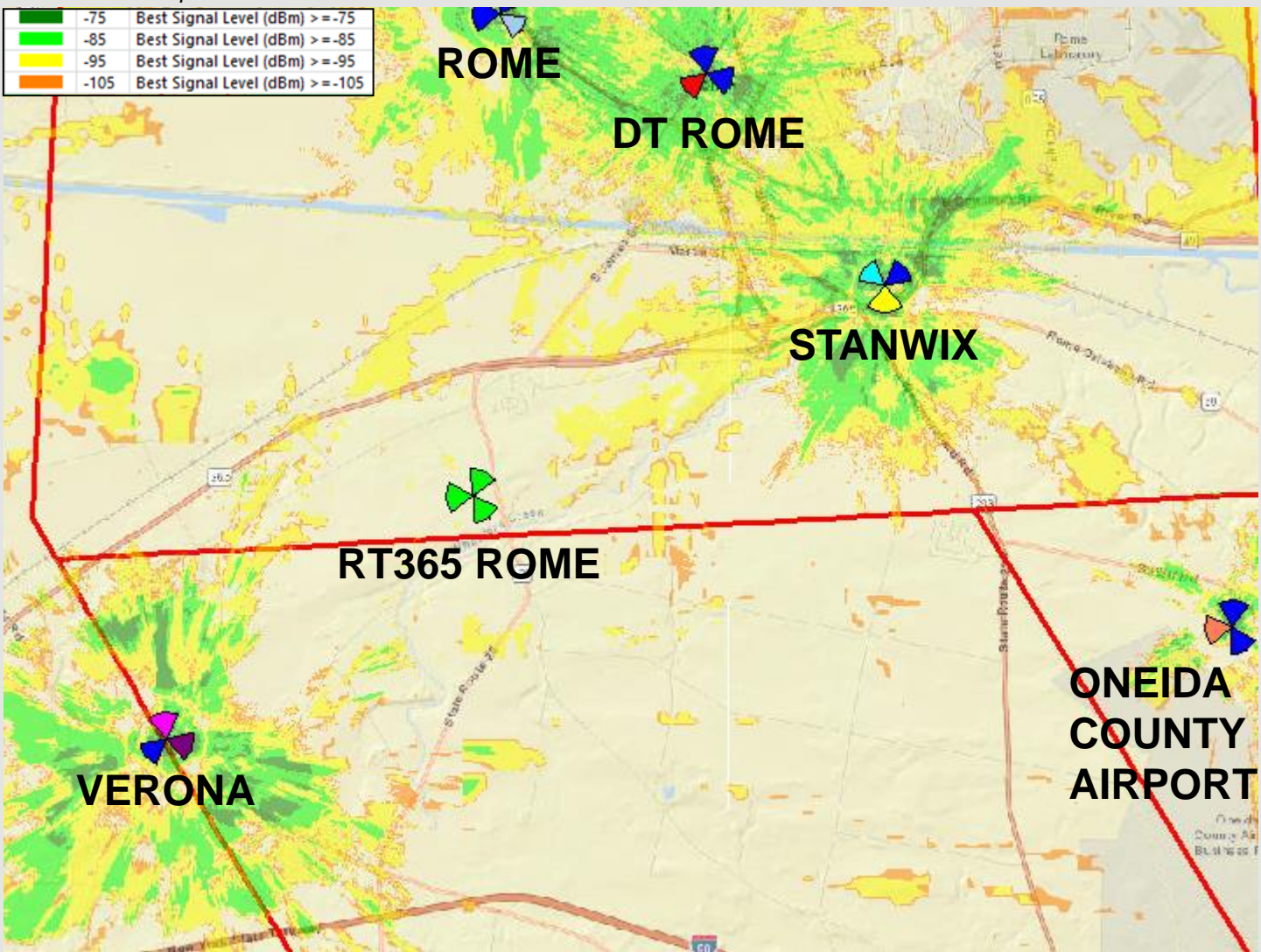
Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the newly proposed site's dominant signal area.



The map above demonstrates the RF mid-band coverage added (in **NEON GREEN**) to the existing mid-band coverage with the proposed **Rt365 Rome** site at an ACL of 186'. The **NEON GREEN** best server footprint provides improved coverage and capacity throughout the identified service gap area. This will improve service to users in the **NEON GREEN** area as well as help to resolve the coverage and capacity issues impacting the existing overloaded sectors identified in the image above.

Existing mid-band (AWS/PCS/C-BAND) Coverage (signal strength)

This coverage map shows how weak the RF conditions are in portions of the **City of Rome** and surrounding area. Refer to slide 14 for further explanation of these color thresholds

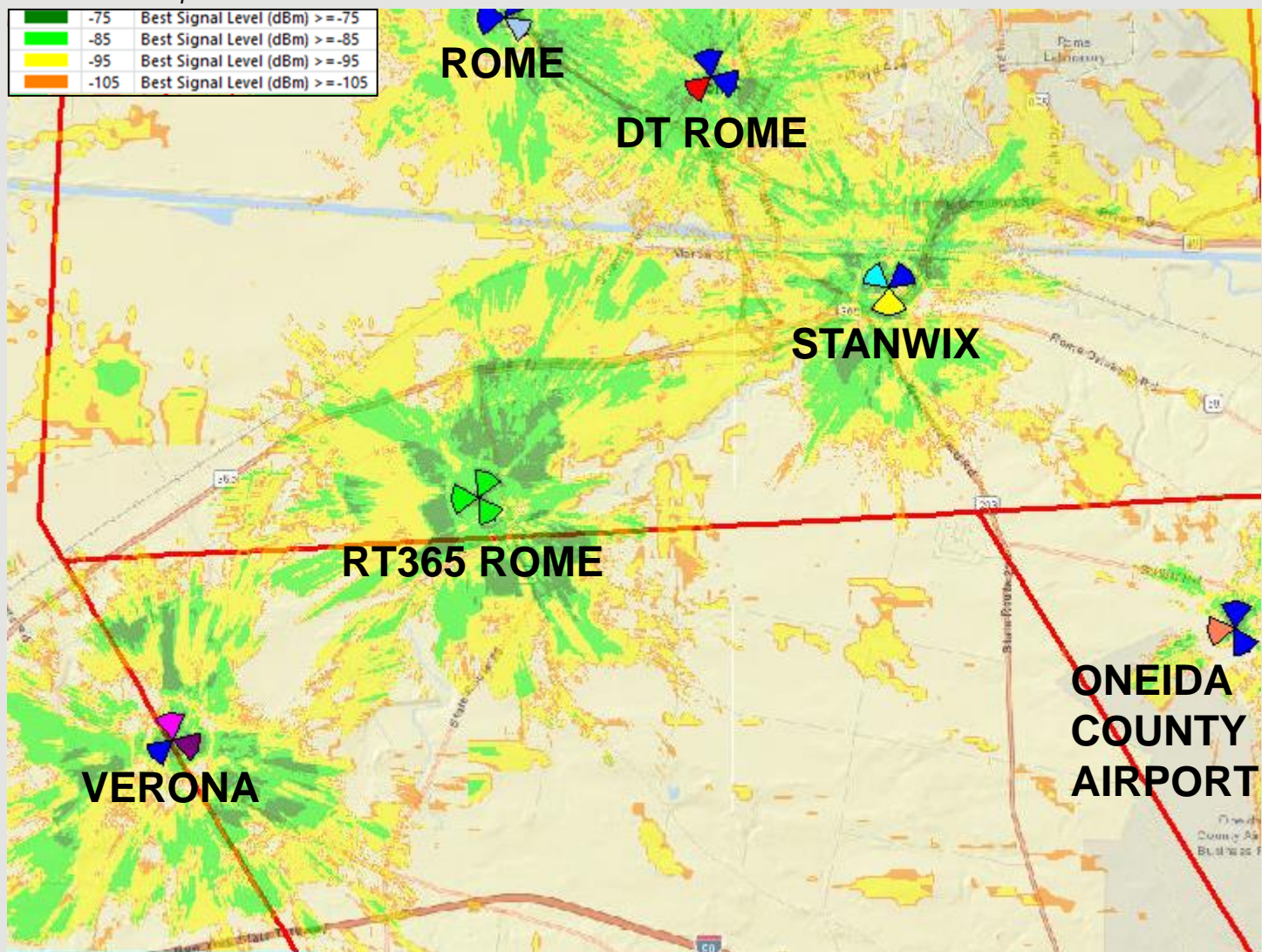


The map above demonstrate the existing mid-band coverage from existing sites. This mid-band signal is very weak to non existent throughout much of the project area. Additional mid-band network densification is required to resolve these conditions. Notice the scattered coloring and blank coverage areas surrounding the proposed **Rt365 Rome** site that are subject to capacity challenges - as well as variable coverage conditions including shading / blocking due to ground clutter and seasonality gaps.

Proposed mid-band (AWS/PCS/C-BAND) Coverage (signal strength)

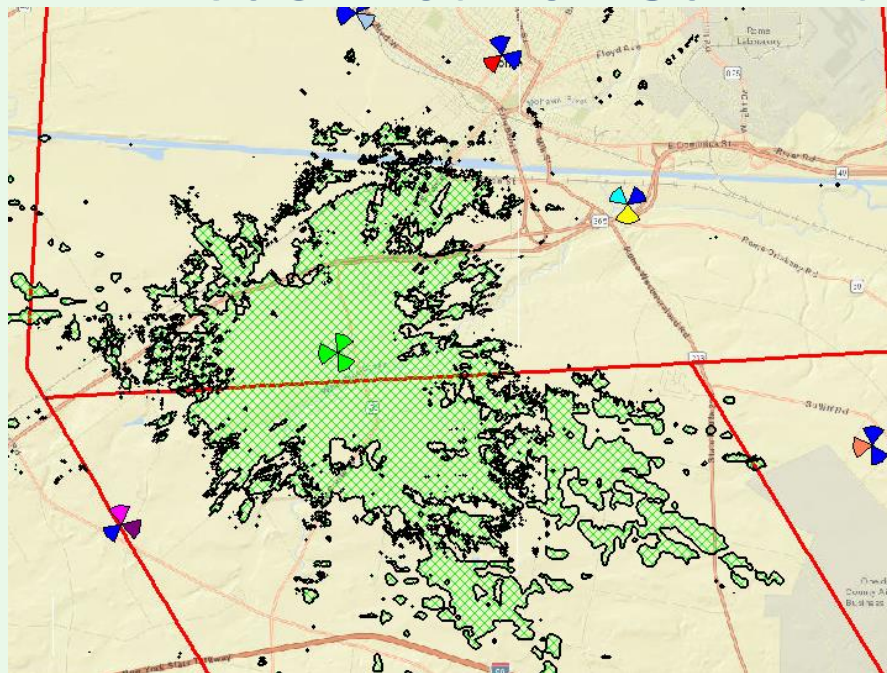
This coverage map shows how improved the RF conditions will be in portions of the **City of Rome** and surrounding area.


Refer to slide 14 for further explanation of these color thresholds



The map above shows the planned mid-band coverage added to the existing mid-band coverage with the proposed **Rt365 Rome** site On-Air (at an ACL of 186'). The significantly improved signal strength demonstrated in the map above will correspond to improved coverage, capacity and performance throughout the southwestern portion **City of Rome**.

RF Justification Summary



Gap Area 

The proposed site resolves the substantial and significant gaps in coverage and capacity impacting the southwestern portion of the **City of Rome**. The gap is illustrated above, as the green shaded area represents the gap in coverage, capacity and reliable network performance that the proposed **Rt365 Rome** site with an ACL of 186' will vastly improve.

The network was analyzed to determine whether there is sufficient **RF coverage and capacity** within the southwestern portion of the **City of Rome**. It was determined that there are significant gaps in adequate and reliable 4G/5G wireless services. In addition to the coverage deficiencies, Verizon Wireless' network does not have sufficient local area wireless capacity to handle the existing and projected voice and data traffic volume currently handled by the neighboring facilities. Based on the demonstrated need for additional coverage and capacity within the "targeted service improvement area" - and also while considering the area topography and other parameters - any further addition of capacity to the existing distant site neighbors would not remedy the significant gap in reliable and available wireless services. The proposed facility is also needed to provide "**capacity relief**" to the existing area Verizon Wireless cell sites, allowing the proposed facility and those neighboring sites to adequately serve the existing and projected capacity demand within this area.

With the existing network configuration, there are significant gaps in service which restricts users from originating, maintaining or receiving reliable calls and network access. It is our expert opinion that the proposed site will satisfy existing and future coverage and capacity needs of the local & surrounding area users within the southwestern portion of the **City of Rome**. The proposed location of this new site would resolve a significant portion of the currently identified wireless service gaps - and through careful RF engineering analysis - this site has been proposed at the minimum height necessary in order to provide adequate, reliable emergency and non-emergency 4G/5G wireless services to the area residences & businesses - as well as to mobile cell users traveling within & through the southwestern portion of the **City of Rome**.

Daniel J Scholl

Daniel J Scholl

RF Engineer – Verizon Wireless

1275 John Street, Suite 100

West Henrietta, NY 14586

EXHIBIT F



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

Site: RT 365 ROME

**6507 State Route 26
Rome, NY 13440**

**SITE SELECTION ANALYSIS
APRIL 20, 2026**

SITE SELECTION ANALYSIS

Tarpon Towers and Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new tower, associated antennas, ground equipment, and related appurtenances, at 6507 State Route 26 in the City of Rome, Oneida County, New York. The property, which is located within the City's General Industrial zoning district (I-G), is a 57.3-acre parcel, with a concrete/stone processing plant and other ancillary storage structures.

1. NEED FOR FACILITY

(a) Problem

The need for a new communications facility is determined by the Verizon Wireless RF Design Engineer. The need for this particular site and the methodology employed to identify the appropriate area for such a new site is described in the comprehensive Engineering Necessity Case prepared by the Verizon Wireless RF Engineer (and which is attached to the application). As indicated in that report, when the Verizon Wireless RF Engineer identifies significant coverage gaps in the network or sites that have or will reach data capacity exhaustion, a "search area" is issued. A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage and/or capacity relief sought. For the most part, locations outside of the search area will fail to provide adequate service to the target area. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a new communications facility that will provide adequate and reliable service to the target area and work properly as part of the overall network.

(b) Solution

A search area was developed based on the problems identified in the Engineering Necessity Case. In this case, the search area parameters generally focus around the RT 365 and Route 26 intersection expanding slightly north of RT 365, west down Old Oneida Rd, and further south along Route 26 ending before Shed Road. Again, for the most part, locations outside of the search area will fail to provide adequate service to the cell while locations within are likely, but not guaranteed, to do so. The Search area can be seen in Attachment 1.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The Rt 365 Rome search area has mildly varying topography, with ground elevation slightly increasing as you travel south. The subject property is located in the southwest portion of the search area which has the highest ground elevation. There are wetlands present throughout the search area. Specifically on the north, northeast, and northwest portion of the search area. See Attachment 3.

(b) Land Use

The search area is made up of residential, commercial and agriculturally developed parcels. The majority of the search area falls within the Agricultural zoning district (AG). The eastern portion expands into the Open Space district (OS), while the southwest portion expands into the General Industrial (I-G) zoning district.

3. ZONING CONSIDERATIONS

(a) Collocation

Verizon Wireless routinely seeks to install its antennas and equipment on existing wireless telecommunications towers or other tall structures (“collocation”), whenever feasible. Local communities universally favor collocation because they can minimize the number of wireless telecommunications towers in an area. To encourage collocation, many municipalities even provide for a streamlined application review process that is substantially less burdensome than the process for new towers. Collocation is often listed as the highest siting priority in a local municipality’s zoning law. In addition to the streamlined zoning application process, collocation is preferred by wireless providers because it is generally a less expensive and more efficient option, compared to construction of a new tower facility. There is an existing water tank located on the Mohawk Correctional Facility parcel but was deemed too short for collocation.

(b) New Structure on Municipally owned Property

As its next priority, Verizon Wireless generally seeks to locate wireless telecommunication facilities on municipally owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises. There appears to be one City-owned parcel located within the search ring (258.003-1-26.0) with the solar arrays taking up the majority of the property.

(c) New Structure on Privately-owned Property

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

4. SEARCH RING ANALYSIS

After a comprehensive investigation of the search area, it was determined that no existing towers or tall structures existed within the search area that could be used for co-location purposes. No suitable municipal properties were identified within the search area. There are several large parcels within the search area that were considered as potential site candidates.

5. CANDIDATE/ALTERNATIVES ANALYSIS

Initially, after detailed review and consideration, seven parcels were identified within or near the search area, as properties that could potentially be suitable candidates for a new wireless telecommunications facility. Two of those seven property owners expressed some interest in having Verizon Wireless locate a site on their property, including the subject property owner, whose property was determined to be the best and most suitable site by the Verizon RF engineer. The two (2) feasible candidate properties are identified in the map on Attachment 2. A summary of each of the properties is detailed below.

(A) 6507 NYS Route 26 – Primary Candidate (Tax Parcel ID# 272.000-0002-047)

This property is a 57.3-acre parcel located in the IG zoning district of. The northern portion of this parcel is within the southernmost portion of the search area (See attachment 2). The site location appears to be very slightly outside the search area perimeter, but the ground elevation is significant enough to be acceptable to the RF engineer, based on technical evaluation. The parcel contains a large open field with some of the highest ground elevation in the search area. The property appears to meet the necessary requirements (including zoning requirements such as setbacks, lot size, etc., RF technical requirements, construction feasibility, etc.), and the owner is interested in the project.

(B) Old Oneida Road (Tax Parcel ID# 257.0004-1-5)

This is a 14-acre parcel within the AG zoning district. The property owner did confirm interest but after further investigation of the parcel, this property was eventually ruled out due to wetlands. This parcel sits behind residential homes.

(C) Lamphear Rd – (Tax Parcel ID# 258.003-1-2)

This is a 10-acre parcel within the R-R zoning district. This parcel is located behind residential homes. We reached out to the owner by mail, and they did not express interest in the project.

(D) Lamphear Rd (Humane Society of Rome) – (Tax Parcel ID# 258.003-1-3.1)

This 14-acre parcel is located within the R-R zoning district. This parcel sits behind residential houses. We reached out to the owner by mail, and they did not express interest in the project.

(E) Old Oneida Road – (Tax Parcel ID# 257.004-1-26.2)

This is a 38-acre parcel is located within the AG zoning district. This is an open parcel located on the western portion of the search area that appears to be landlocked and contain wetlands on the far western side of the property. We reached out to the owner by mail, and they did not express interest in the project.

(F) groSolar Property Holdings LLC – (Tax Parcel ID# 257.004-1-26.5)

This is a 40-acre parcel is located within the AG zoning district on the. Access to this parcel appears to come from Old Oneida Road. There are two large solar fields currently taking up the majority of space. We reached out to the owner by mail, and they did not express interest in the project.

(G) 6282 Lamphear Rd – (Tax Parcel ID# 258.003-1-25)

This 80-acre parcel is located within the R-R zoning district. The parcel has a residential house and barn located on the property. Access comes off of Lamphear Rd. We reached out to the owner by mail, and they did not express interest in the project.

6. CONCLUSION

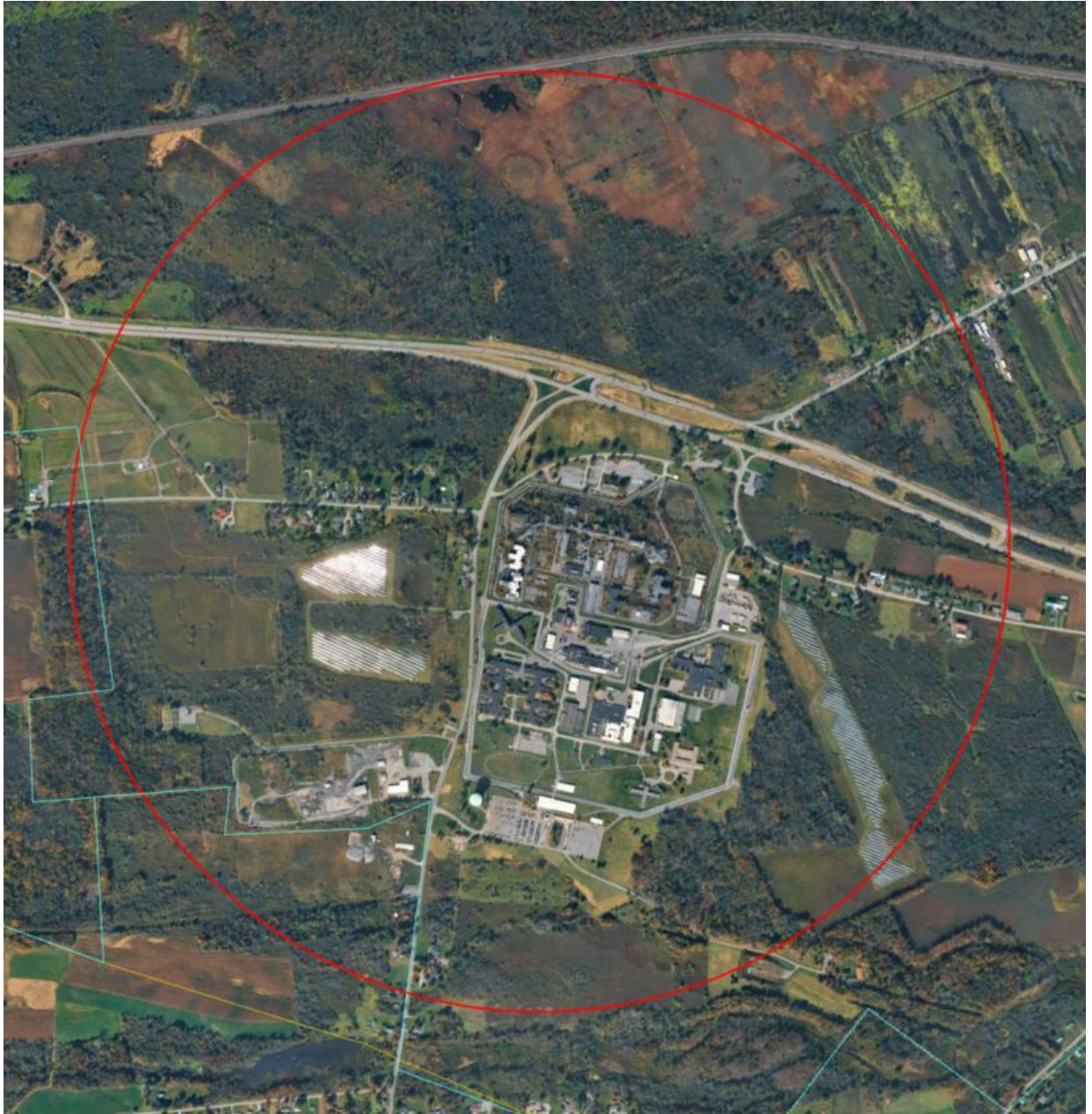
Based on the requirements of the town code, the existing conditions and land use, seven (parcels) landowners were identified for consideration. For the reasons identified above, as well as the results of RF review and analysis, we believe Candidate A parcel is the best location for the proposed facility.

Respectfully submitted by,

Nathan Keenan

Nathan Keenan
Tectonic Engineering
Consultant to Verizon Wireless

Attachment 1
RT 365 Rome Search Area



Attachment 2
RT 365 Rome Search Area with Candidates



EXHIBIT G

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Tarpon Towers III, LLC - NY1158 RT 365 Rome - Unmanned Wireless Communications Facility		
Project Location (describe, and attach a general location map): 6507 State Route 26, City of Rome, Oneida County, NY, 13440		
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 0.37 miles North of the intersection of Rome Rd and Shed Rd. Access to the proposed facility will originate from Rome Rd utilizing an existing concrete and gravel driveway/parking area and a proposed 12' wide gravel driveway. In general, the installation will consist of the following: a 190' tall self-support tower (194' including 4' lightning rod), nine (9) antennas and related equipment to be mounted to the tower at center-line heights of 186', and 188.8'; 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: BBugeln@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: Jon Mead	Telephone: (585) 263-1313	E-Mail: jmead@nixonpeabody.com
Address: 211 High Point Drive		
City/PO: Victor	State: New York	Zip Code: 14564-1061
Property Owner (if not same as sponsor): Cranesville Block Company Inc	Telephone:	E-Mail:
Address: 1250 Riverfront Ctr		
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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Site Plan approval	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Code Enforcement Officer - Building/Work Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Referral	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? 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?
I-G (General Industrial) _____
- 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? Westmoreland Central School District
- b. What police or other public protection forces serve the project site?
Rome Police Department, County Sheriff, New York State Police
- c. Which fire protection and emergency medical services serve the project site?
Rome Fire Department - Central Fire Station, Amcare Ambulance Services Inc
- d. What parks serve the project site?
Rome Wildlife Management Area, Bellamy Harbor Park, Gryziec Field, Pritchard park, Moresby Park, Mohawk River Trail

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? _____ 58.70 acres
b. Total acreage to be physically disturbed? _____ 0.47 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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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: 194' height; 20' 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 (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

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

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

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

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

If Yes:

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

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local utility (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.

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

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

If yes:

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.31	2.68	+0.37
• Forested	13.74	13.74	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	41.93	41.56	-0.37
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.13	0.13	0
• Wetlands (freshwater or tidal)	0.59	0.59	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 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:

Kendaia silt loam, 3 to 8 % slopes	_____	76.7 %
Udorthents, smoothed	_____	23.3 %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ 1.5 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 23.3 % of site
 Poorly Drained _____ 76.7 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 99.01 % of site
 10-15%: _____ 0.23 % of site
 15% or greater: _____ 0.76 % 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 On-Site Pond Classification PUBHh
- Wetlands: Name Federal Waters Approximate Size 0.09 acres, 0.50 acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
If Yes:
i. Name of aquifer: Principal Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p>		
Rabbits _____	Squirrels _____	Skunks _____
Chipmunks _____	Oppossums _____	Foxes _____
Birds _____	Raccoons _____	Deer _____
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 		
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>		
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>		
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>		
<p>E.3. Designated Public Resources On or Near Project Site</p>		
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>		
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>		
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>		
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>Rome Wildlife Management Area, Bellamy Harbor Park, Gryziec Field, Pritchard park, Moresby Park, Mohawk River Trail</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Recreation, Designated Greenway Trails</u>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation:	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Steven Matthews, agent on behalf of applicant Date 5/1/26

Signature Steven Matthews Title Director of Engineering



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]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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]	Yes

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

EXHIBIT H



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 I

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 **Cranesville Block Co., Inc.**, a New York corporation, whose address is 1250 Riverfront Ctr, Amsterdam, NY 12010 ("Owner") and **Tarpon Towers III, 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 State Route 26, Rome, Oneida County, New York (APN: 272.000-2-47), 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 as well as any increase in Owner's real property taxes that Owner demonstrates is
due to the Tenant's use of the Premises or Tenant's 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. Owner has the right to sell any property that borders Owner's Property without restriction. This Paragraph 9 will apply to the Owner's Property as long as the purchaser is not a direct decedent of John A. Tesiero, Jr.

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.** Owner indemnifies Tenant 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.** (a) 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.
(b) Tenant shall hold Owner harmless from and indemnify Owner against any damage, loss, expense, response costs, or liability, including consultant fees and attorneys' fees resulting from the introduction 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 by Tenant or anyone acting on behalf of Tenant or a subtenant of Tenant.

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 III, LLC
8916 77th Terrace East, Suite 103
Lakewood Ranch, FL 34202
Attn: Site Administration
Re: Site ID: NY1158 RTE365 Rome

For Owner: Cranesville Block Co., Inc.
1250 Riverfront Ctr
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)

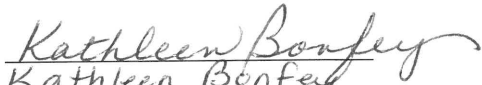

IN WITNESS WHEREOF, the parties hereto bind themselves to this Agreement effective as of the latter of the signature dates, below.

OWNER:

Cranesville Block Co, Inc.,
a New York corporation

Witnesses for Owner:


By: 
Print: Joseph Tesiero
Title: Corporate Secretary
Date: 11/18/2025

Sign: 
Print: Kathleen Bonfey
Sign: 
Print: William Whelan

TENANT:

Tarpon Towers III, LLC
a Delaware limited liability company

Witnesses for Tenant:

By: 
Print: Brett Buggeln
Title: COO
Date: 12/08/2025


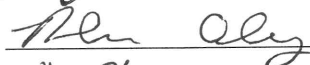
Sign: 
Print: Todd
Sign: 
Print: Alen Oleg

EXHIBIT "A" TO LAND LEASE AGREEMENT

OWNER'S PROPERTY

All that tract or parcel of land situate in the Town of Rome, County of Oneida, State of New York, being part of Great Lot 5 in the Second Grand Division of Cox's Patent in said town and being more particularly bounded and described as follows: Beginning at a point in the centerline of Route 26 at the Easterly extension of the Southerly line of lands heretofore appropriated by the State of New York by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1852 at Page 937, said appropriation being designated as Map Number 1-R-1, Parcel Number 1; thence South 10° 06' 40" East along said centerline of Route 26, a distance of 423.02 feet to an angle point therein; thence continuing along said centerline, South 11° 23' 25" East a distance of 328.74 feet to a point therein, said point being the Northeasterly corner of a parcel of land heretofore conveyed to Niagara Mohawk Power Corporation by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1688 at Page 260; thence South 78° 26' 35" West along the Northerly line of Niagara Mohawk Power Corporation lands, a distance of 224.75 feet to an iron pipe set in the Northwesterly corner thereof; thence South 11° 23' 25" East along the Westerly line thereof, a distance of 179.06 feet to the Southwest corner thereof, said corner being marked by an iron pipe therein; thence South 64° 40' 00" West along the Northerly line of lands heretofore conveyed to Szalkowski by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1939 at Page 849, and the Northerly line of lands heretofore conveyed to Pabis by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1549 at Page 225, a distance of 2411.98 feet to an iron pipe at the Northwest corner of lands of said Pabis; thence North 26° 12' 00" West along the Easterly line of other lands of Pabis (2091/765) and lands heretofore conveyed to Banasiewicz by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1320 at Page 537, a distance of 1184.33 feet to an iron pipe set in the Northeast corner of lands of said Banasiewicz and the Southerly line of lands heretofore conveyed to the People of the State of New York; thence North 65° 35' 55" East along said Southerly line, a distance of 1172.77 feet to a concrete monument at the Northwest corner of other lands heretofore conveyed to the People of the State of New York by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1852 at Page 937; thence South 23° 27' 10" East along the Westerly line of lands of the State of New York, a distance of 400.78 feet to an iron pipe at the Southerly line of said lands of the State of New York, a distance of 1264.49 feet to a concrete monument at a Southeast corner thereof; thence North 10° 55' 05" West, a distance of 133.64 feet to a concrete monument at a corner thereof; thence North 66° 13' 15" East along the Southerly line of said lands of the State of New York, a distance of 423.63 feet to the point of beginning, containing 58.698 acres.

Subject to all covenants, easements and restrictions of record.
Parcel No. 272.000-2-47 (SWIS; 301389)

This being the same property conveyed to Cranesville Block Company, Inc., a corporation from Frank A. Schillaci in deed dated February 24, 2014 and recorded April 1, 2014 as Instrument No. 2014-004176.

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

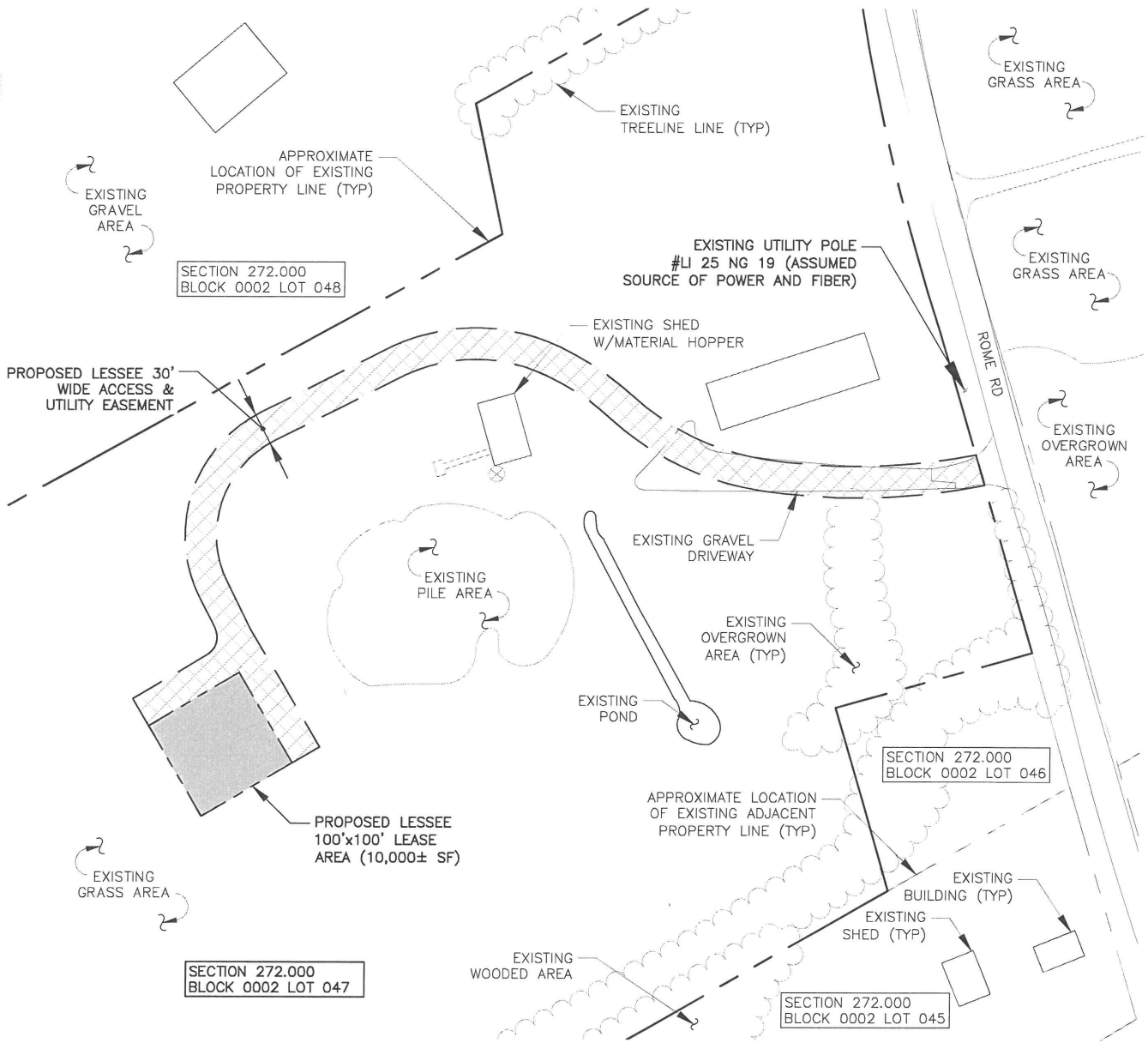
APPROVED Owner: _____ (Initial)
APPROVED Tenant: _____ (Initial)

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: 43° 10' 31.9" N (43.175530°)
75° 29' 17.4" W (-75.488160°)
GROUND ELEVATION: 513± 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.



PROPERTY PLAN

SCALE: 1" = 150'



NY1158 RT365 – LEASE EXHIBIT

6507 STATE RTE 26 – CITY OF ROME – ONEIDA COUNTY, NY 13440

**TARPON
TOWERS**

(LESSEE)

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

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

**PREPARED BY AND WHEN
RECORDED RETURN TO:**

Tarpon Towers
8916 77th Terrace East, Suite 103
Lakewood Ranch, FL 34202
Attn: Todd J Bowman

Tax Parcel ID:272.000-2-47

Site ID: NY1158 RTE365 Rome

MEMORANDUM OF LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement (“Memorandum”) is made this 8 day of December, 2025, by and between **Cranesville Block Co., Inc.**, a New York corporation (“Owner”), whose address is 1250 Riverfront Ctr, Amsterdam, NY 12010 and **Tarpon Towers III, LLC**, a Delaware limited liability company (“Tenant”), whose office address is 8916 77th Terrace East, Suite 103, Lakewood Ranch, FL 34202.

BACKGROUND

WHEREAS, Owner is owner of a certain parcel of land as more fully described on **Exhibit “A”** attached hereto (the “Owner’s Property”); and

WHEREAS, Owner and Tenant are parties to that certain Land Lease Agreement dated December 5, 2025, and any amendments thereto (collectively the “Agreement”), which Agreement pertains to certain land to which Owner has granted and Tenant has accepted a real property interest in and to and which is a portion of the Property. The location of said portion of property is more particularly described on **Exhibit “B”** attached hereto and incorporated herein by this reference, and includes a non-exclusive easement to access the Premises and for the installation and maintenance of utilities, over the Property (collectively, hereinafter the “Premises”); and

WHEREAS, the parties desire to establish record notice of the existence of the Agreement and the status of the rights and interests thereunder through the recording of this Memorandum in the public records.

OPERATIVE PROVISIONS

NOW, THEREFORE, for and in consideration of the sum of \$10.00, the mutual covenants contained herein, as well as other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and Tenant hereby state and agree as follows:

1. The Background recitals hereinabove are true and correct and are incorporated herein by this reference.

2. The Agreement provides for an initial term of five (5) years, commencing on the "Commencement Date" as set forth therein with eight (8) automatic renewal options of an additional five (5) years each and one (1) additional renewal option of four (4) years, at Tenant's discretion, and supercedes all prior written, unwritten recorded and/or unrecorded leases by and between the parties with respect to the Property and the Premises. In no event shall the term of the Agreement be for longer than forty nine (49) years. Owner agrees that Tenant may file and record an addendum or correction to this Memorandum, at Tenant's discretion, to set forth with particularity the "Commencement Date".

3. The Agreement also provides for Tenant's right to utilize the Premises to construct, install, remove, replace, operate and maintain a communications facility, including, but not limited to, associated equipment, shelters, buildings, antenna arrays, dishes, cables, wires, temporary cell site, electronics equipment, generators and other accessories, and to also lease or sublease portions of the Premises to third parties for such purposes as well as use of the easements for access and utilities.

4. The parties consent to the recording of this Memorandum in the public records of the county in which the Property is situated and agree that this Memorandum shall be executed in recordable form.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Land Lease Agreement as of the date first written above.

*Remainder of Page Intentionally Blank
Signature Pages to Follow*

OWNER SIGNATURE PAGE

CRANESVILLE BLOCK CO., INC., a New York corporation

By: [Signature]
Name: Joseph Tesiero
Title: Corporate Secretary

STATE OF New York)
COUNTY OF Montgomery) SS.

On the 18 day of November, 2025, before me, the undersigned a Notary Public in and for said state, personally appeared Joseph Tesiero, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

KATHLEEN BONFEY
STATE OF NEW YORK
COMMISSIONER OF DEEDS
Qualified in Montgomery County
My Commission Expires 2/6/2026

Kathleen Bonfey (SEAL)
Print Name: Kathleen Bonfey
Notary Public, Montgomery County
State of New York
My commission: 2/6/2026

TENANT SIGNATURE PAGE

IN WITNESS WHEREOF, the undersigned, by its duly elected officer(s), has duly executed, acknowledged and delivered this instrument as its true act and deed.

TARPON TOWERS III, LLC

By: Brett Buggeln
Name: Brett Buggeln
Title: COO

STATE OF FLORIDA)
) SS.
COUNTY OF MANATEE)

On the 7 day of December, 2025, before me, the undersigned a Notary Public in and for said state, personally appeared BRETT BUGGELN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Todd J. Bowman (SEAL)
Print Name: Todd J. Bowman
Notary Public, Manatee County
State of Florida
My commission: 8-10-26



TODD J. BOWMAN
Commission # HH 268423
Expires August 10, 2026

Exhibit "A"

Property

All that tract or parcel of land situate in the Town of Rome, County of Oneida, State of New York, being part of Great Lot 5 in the Second Grand Division of Cox's Patent in said town and being more particularly bounded and described as follows: Beginning at a point in the centerline of Route 26 at the Easterly extension of the Southerly line of lands heretofore appropriated by the State of New York by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1852 at Page 937, said appropriation being designated as Map Number 1-R-1, Parcel Number 1; thence South 10° 06' 40" East along said centerline of Route 26, a distance of 423.02 feet to an angle point therein; thence continuing along said centerline, South 11° 23' 25" East a distance of 328.74 feet to a point therein, said point being the Northeasterly corner of a parcel of land heretofore conveyed to Niagara Mohawk Power Corporation by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1688 at Page 260; thence South 78° 26' 35" West along the Northerly line of Niagara Mohawk Power Corporation lands, a distance of 224.75 feet to an iron pipe set in the Northwesterly corner thereof; thence South 11° 23' 25" East along the Westerly line thereof, a distance of 179.06 feet to the Southwest corner thereof, said corner being marked by an iron pipe therein; thence South 64° 40' 00" West along the Northerly line of lands heretofore conveyed to Szalkowski by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1939 at Page 849, and the Northerly line of lands heretofore conveyed to Pabis by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1549 at Page 225, a distance of 2411.98 feet to an iron pipe at the Northwest corner of lands of said Pabis; thence North 26° 12' 00" West along the Easterly line of other lands of Pabis (2091/765) and lands heretofore conveyed to Banasiewicz by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1320 at Page 537, a distance of 1184.33 feet to an iron pipe set in the Northeast corner of lands of said Banasiewicz and the Southerly line of lands heretofore conveyed to the People of the State of New York; thence North 65° 35' 55" East along said Southerly line, a distance of 1172.77 feet to a concrete monument at the Northwest corner of other lands heretofore conveyed to the People of the State of New York by deed recorded in the Oneida County Clerk's Office in Book of Deeds 1852 at Page 937; thence South 23° 27' 10" East along the Westerly line of lands of the State of New York, a distance of 400.78 feet to an iron pipe at the Southerly line of said lands of the State of New York, a distance of 1264.49 feet to a concrete monument at a Southeast corner thereof; thence North 10° 55' 05" West, a distance of 133.64 feet to a concrete monument at a corner thereof; thence North 66° 13' 15" East along the Southerly line of said lands of the State of New York, a distance of 423.63 feet to the point of beginning, containing 58.698 acres.

Subject to all covenants, easements and restrictions of record.
Parcel No. 272.000-2-47 (SWIS; 301389)

This being the same property conveyed to Cranesville Block Company, Inc., a corporation from Frank A. Schillaci in deed dated February 24, 2014 and recorded April 1, 2014 as Instrument No. 2014-004176.

Exhibit "B"

Premises

SEE ATTACHED ONE (1) PAGE

EXHIBIT J

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

May 4, 2026

**Re: STRUCTURAL AND GROUNDING DESIGN LETTER
PROPOSED TELECOMMUNICATIONS FACILITY
TARPON TOWERS SITE: NY1158 – RT 365 ROME
6507 STATE ROUTE 26, CITY OF ROME, ONEIDA COUNTY, NY 13440
TECTONIC W.O. 12399.002**

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 heights of 186' and 188.8' above ground level (AGL) on a proposed 190' self-support tower (194' 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 such that, in the event of a failure, the self-support tower will fall within a fall zone setback of 194'.

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 K



May 7, 2026

Planning Board
Rome City Hall
198 N Washington St.
Rome, NY 13440

RE: Bell Atlantic Mobile Systems LLC d/b/a Verizon and Tarpon Towers III, LLC's application to the City of Rome Planning Board for approval to construct and operate a 190' (plus 4' lightning rod) wireless telecommunications facility and associated improvements on land owned by Cranesville Block Company, Inc at 6507 State Route 26 (Tax Parcel No. 272.000-2-47), City of Rome Oneida County, New York (the "Rt. 365 Rome" site)

Dear Members of the Planning Board:

Tarpon Towers III, 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:

1A54ABE01EC348C...

Brett Buggeln
Chief Operating Officer

EXHIBIT L

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
-----	-----	------------

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		Gender

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

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

Rural Service Provider Bidding Credit

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

Reserved Spectrum

Reserved Spectrum

Market

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

3.7 GHz License Type

3.7 GHz Linked License

Dates

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

Buildout Deadlines

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

Discontinuance Dates

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

Notification Dates

1st	2nd	08/30/2021
-----	-----	------------

Licensee

FRN	0003290673	Type	General Partnership
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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

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

Basic Qualifications

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

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race	
Ethnicity	Gender

Cellular License - KNKA438 - Bell Atlantic Mobile Systems LLC

Call Sign	KNKA438	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA115 - Utica-Rome, NY	Channel Block	B
Submarket	0	Phase	2

Dates

Grant	12/19/2017	Expiration	01/22/2028
Effective	07/21/2020	Cancellation	

Five Year Buildout Date

10/19/1992

Control Points

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

Licensee

FRN	0029635588	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

Bell Atlantic Mobile Systems LLC 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 E:Licensing.Compliance@VerizonWireless.com
---	---

Contact

Verizon	P:(202)515-2453 E:sarah.trosch@verizon.com
1300 I Street NW - Suite 500 East Washington, DC 20005 ATTN Sarah Trosch	

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	Gender

PCS Broadband License - WQKI613 - Cellco Partnership

Call Sign	WQKI613	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	BTA453 - Utica-Rome, NY	Channel Block	C
Submarket	1	Associated Frequencies (MHz)	001895.00000000-001910.00000000-001975.00000000-001990.00000000

3.7 GHz License Type	3.7 GHz Linked License
----------------------	------------------------

Dates

Grant	05/23/2019	Expiration	06/03/2029
Effective	05/23/2019	Cancellation	

Buildout Deadlines

1st	06/03/2014	2nd	
-----	------------	-----	--

Discontinuance Dates

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

Notification Dates

1st	02/24/2011	2nd	
-----	------------	-----	--

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

Cellco Partnership Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(202)589-3750 E:LicensingCompliance@VerizonWireless.com
--	---

ULS License

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

 **This license has pending applications:** 0008657811

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

Rural Service Provider Bidding Credit

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

Reserved Spectrum

Reserved Spectrum

Market

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

Dates

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

Buildout Deadlines

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

Notification Dates

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

Licensee

FRN	0003290673	Type	General Partnership
-----	------------	------	---------------------

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	Gender

EXHIBIT M

Agricultural Data Statement

Date 05/01/2026

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: <u>Tarpon Towers III, LLC</u> Address: <u>8916 77th Terrace East, Suite 103</u> <u>Lakewood Ranch, FL 34202</u>	Name: <u>Cranesville Block Company Inc</u> Address: <u>1250 Riverfront Ctr</u> <u>Amsterdam, NY 12010</u>
---	---

1. Type of Application: Special Use Permit; Site Plan Approval ; Height Variance;
 (circle one or more) Subdivision Approval
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 190' (194' with lightning rod) tall self-support tower, at center-line heights of 186 & 188.8', cellular equipment at grade within a 75'x75' fenced area, and related cabling and utilities.
3. Location of project: Address: 6507 State Route 26, Rome, NY 13440
 Tax Map Number (TMP) 272.000-2-47
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 _____
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: <u>James Pritchard</u> Address: <u>Lowell Rd (Rear) (Route 26), Rome, New York 13440</u> Tax ID: <u>272.000-2-37</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: <u>James Pritchard</u> Address: <u>Lowell Rd (Rear) (Route 26), Rome, New York 13440</u> Tax ID: <u>272.000-2-38</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Name: <u>James Pritchard</u> Address: <u>5736 Shed Rd, Rome, New York 13440</u> Tax ID: <u>272.000-1-35.2</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: <u>James Pritchard</u> Address: <u>5736 Shed Rd, Rome, New York 13440</u> Tax ID: <u>272.000-1-44.2</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES

Signature of Applicant

Signature of Owner (if other than applicant)

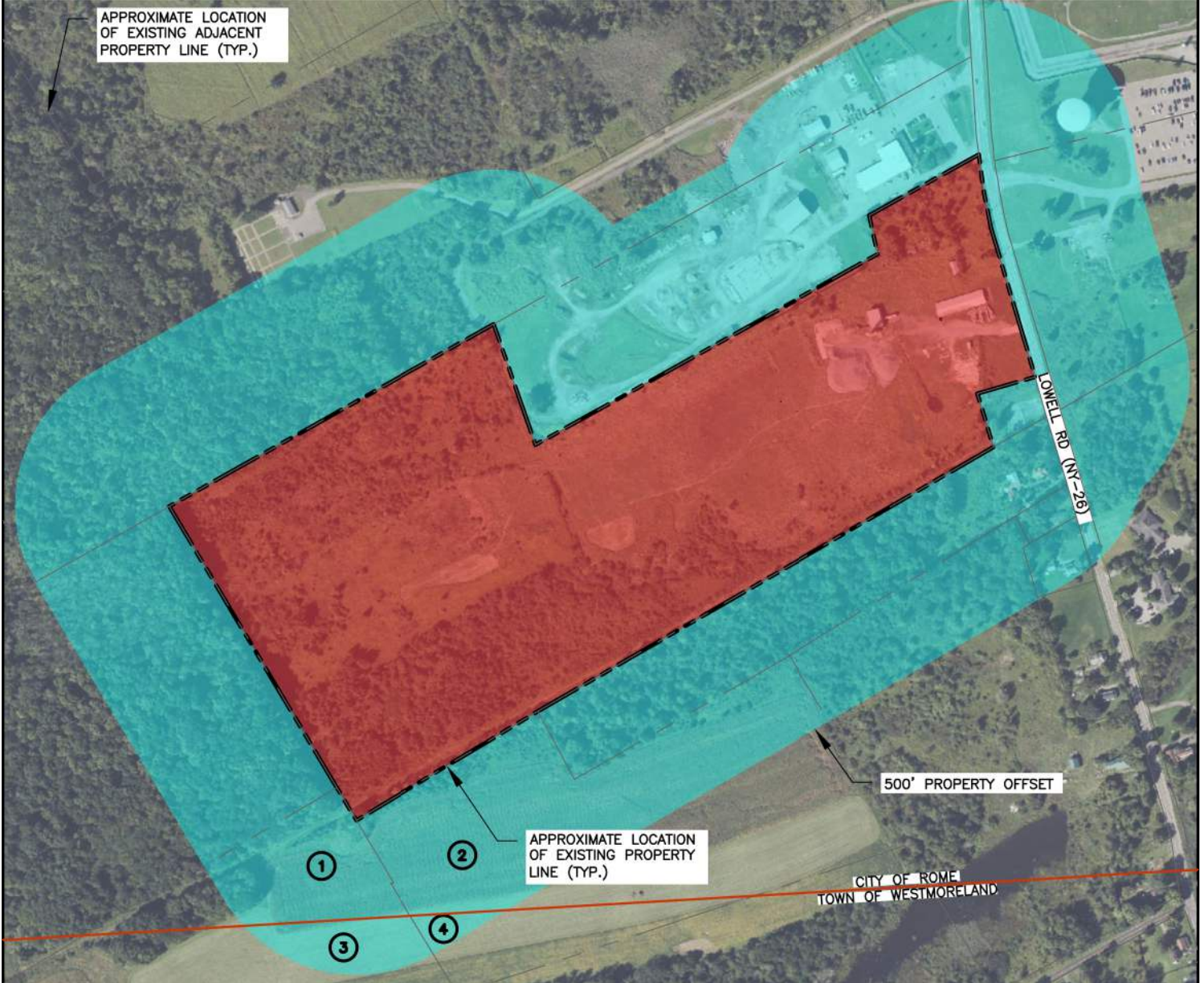
Reviewed by: _____
 Signature of Municipal Official

_____ 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.

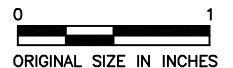


WORKING FARM LOCATED IN AG. DISTRICT		
ID	SBL	OWNER
1	272.000-2-37	JAMES PRITCHARD
2	272.000-2-38	JAMES PRITCHARD
3	272.000-1-35.2	JAMES PRITCHARD
4	272.000-1-44.2	JAMES PRITCHARD



PROPERTY PLAN

SCALE: 1" = 500'



Tectonic

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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

AGRICULTURAL DATA STATEMENT MAP

NY1158 RT365

6507 LOWELL RD (ROUTE 26) - CITY OF ROME
 ONEIDA COUNTY, NY 13440

TARPON TOWERS III, LLC
 (LESSEE)

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

EXHIBIT N



April 16, 2026

To: Daniel Scholl

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

RE: Verizon Wireless RFE Jurisdictional Compliance – **RT 365 ROME**

Site Address: Old Oneida Road, Rome, NY 13440

To Whom It May Concern,

We write to inform you that Verizon Wireless has had a radio frequency (RF) compliance pre-construction evaluation performed for the above-noted proposed antenna site, and based on the result of the evaluation, this site is compliant with FCC regulations in all areas at ground level. With the proposed Verizon Wireless facility on-air, the maximum predicted exposure in all areas at ground level is less than 1% of the FCC General Population maximum permissible exposure (MPE) limit. The information in this compliance document was prepared by Centerline, an approved Verizon vendor.

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

Sincerely,

Michael Fischer, P.E.
Director of Engineering
Centerline
mfischer@clinellc.com



Michael Fischer, P.E.
Registered Professional Engineer (Electrical)
New York License Number 101714
Expires March 31, 2028

Signed 16 April 2026

Property Owner Responsibilities

(M.E.N.U)

RF exposure safety and the protection of every licensee's infrastructure are very important. Property owners and licensees have a shared responsibility in maintaining a safe and secure RF environment. Property owners can help in this significant endeavor by:

- ⇒ **M**aintaining all necessary wireless licensee contact information.
- ⇒ **E**nforcing restricted access (help maintain a Controlled Environment). **E**nsuring all building/maintenance personnel are aware that the potential for exposure exists, and follow all appropriate entry and safety procedures.
- ⇒ **N**otifying all licensees when any non-carrier requests access to any area with antennas **at least 24 hours in advance**.
- ⇒ **U**nderstanding that compliance with the FCC and OSHA can be achieved with RF Exposure levels above the applicable limit if the proper signage, physical barrier, and access restrictions are implemented. Commitment to compliance and willingness to cooperate are essential.

For General RF Safety & Awareness Questions

Verizon Wireless

E-mail: VZWRFCCompliance@vzw.com

E-mail Subject: "ATTN: RF Compliance"

In The Event That Emergency Maintenance Is Required
24-Hour Network Operations Center:

1-800-264-6620



RF Safety & Awareness Training Contacts

Amirit Technologies
(www.amirit.com)

C-Squared Systems
(www.csquaredsystems.com)

Dtech Communications
(www.dtechcom.com)

EBI Consulting
(www.ebiconsulting.com)

Global RF Solutions
(www.grfs.net)

Hammett & Edison, Inc.
(www.h-e.com)

Lawrence Behr Associates, Inc.
(www.lbagroup.com)

LCC
(www.lcc.com)

Millennium Engineering
(www.millenniumengineering.net)

Pinnacle Telecom Group
(www.pinnacletelecomgroup.com)

Richard A. Tell Associates
(www.radhaz.com)

RSI
(www.rfcomply.com)

SiteSafe
(www.sitesafe.com)

Telnet
(www.telnet-inc.com)

Trott Communications Group
(www.trottergroup.com)

Waterford Consultants
(www.waterfordconsultants.com)

Radio Frequency (RF) Emissions

SAFETY
&
AWARENESS



EXHIBIT O



BELL ATLANTIC MOBILE SYSTEMS LLC.
d/b/a



SITE NUMBER:
NY1158
SITE NAME:
RT 365 ROME

SITE NAME:
RT 365 ROME
FUZE ID#: 17134069
MDG#: 5000347426



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



1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586



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Project Contact Info
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Suite 101 Latham, NY 12110 (900) 829-8531
www.tectonicengineering.com

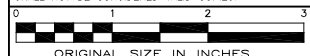
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RELEASED BY: _____ DATE: _____



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ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1158
RT 365 ROME

VERIZON WIRELESS SITE INFORMATION

RT 365 ROME
FUZE ID#: 17134069
MDG#: 5000347426

SITE ADDRESS

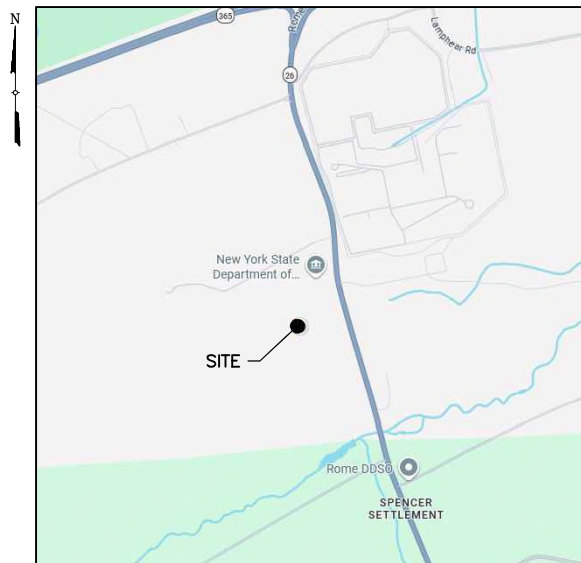
6507 STATE ROUTE 26
CITY OF ROME
ONEIDA COUNTY
NY 13440

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



VICINITY MAP

DIRECTIONS

DIRECTIONS TO SITE:

FROM SYRACUSE, HEAD TOWARD SANDERS CREEK PKWY FOR 3.38 FEET, THEN TURN LEFT ONTO SANDERS CREEK PKWY FOR 0.2 MILES. TURN RIGHT ONTO KINNE ST FOR 0.1 MILES, THEN LEFT ONTO NY-298 W FOR 0.5 MILES. TAKE THE RAMP ONTO I-90 E FOR 0.6 MILES. CONTINUE ON I-90 E FOR 25.8 MILES, THEN TAKE EXIT 33 TO MERGE ONTO NY-365 E TOWARD VERONA/ROME. FOLLOW NY-365 E FOR 7.1 MILES, THEN TURN RIGHT ONTO ROME RD FOR 0.7 MILES. MAKE ONE FINAL RIGHT TURN FOR 0.1 MILES TO REACH YOUR DESTINATION.

SITE ADDRESS:	6507 STATE ROUTE 26 ROME, NY 13440
MUNICIPALITY:	CITY OF ROME
COUNTY:	ONEIDA
TAX MAP NUMBER:	272.000-2-47
ZONING DISTRICT:	I-G - GENERAL INDUSTRIAL
STRUCTURE COORDINATES:	43.175487° -75.488200°
GROUND ELEVATION:	512.7± AMSL
PROPERTY OWNER:	CRANESVILLE BLOCK COMPANY INC 1250 RIVERFRONT CTR 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

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	4/27/26
AD-1	ADJOINERS PLAN	1	4/27/26
SB-1	SETBACK PLAN & BULK REQUIREMENTS	1	4/27/26
C-1A	OVERALL SITE PLAN	1	4/27/26
C-1B	DRIVEWAY PLAN & PROFILE	1	4/27/26
C-2	SITE DETAIL PLAN	1	4/27/26
C-3	ELEVATION & ORIENTATION PLAN	1	4/27/26
C-4A	SITE DETAILS	1	4/27/26
C-4B	SITE DETAILS	1	4/27/26
C-5	EQUIPMENT ELEVATIONS	1	4/27/26

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!

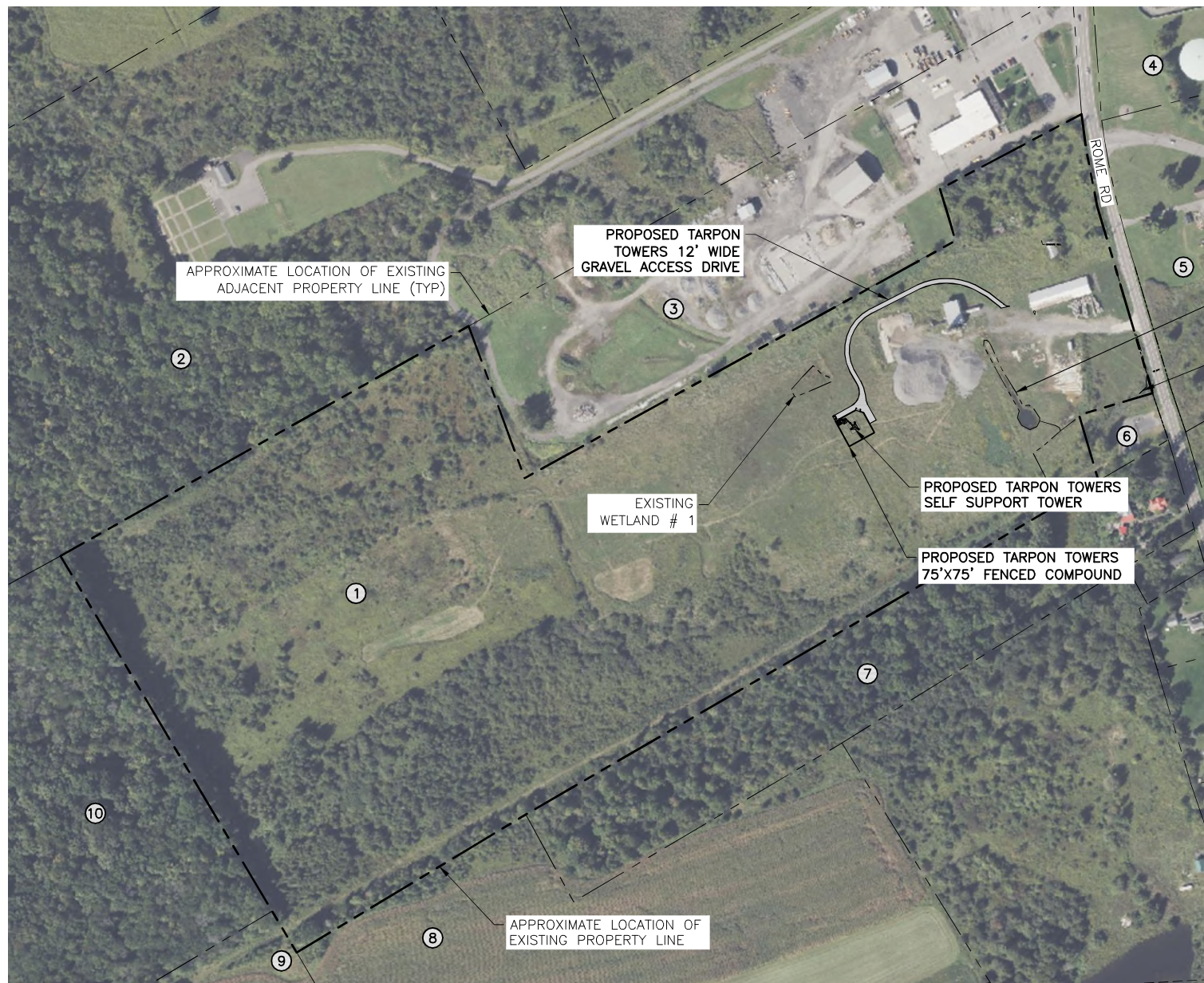
Dig Safely. New York

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.



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.

1
AD-1
ADJOINERS PLAN
SCALE: 1" = 400' (11x17 SIZE)
1" = 200' (22x34 SIZE)

EXISTING POND # 1
EXISTING WETLAND # 2

ADJOINERS LIST			
#	SBL	OWNER	ADDRESS
1	272.000-2-47	Cranesville Block Company Inc.	1250 Riverfront Ctr Amsterdam, NY 12010
2	258.000-1-5.1	State of New York (NYS)	P.O. Box 8450 Rome, NY 13442
3	272.000-2-48	State of New York (NYS)	P.O. Box 8450 Rome, NY 13442
4	258.000-1-5.1	State of New York (NYS)	P.O. Box 8450 Rome, NY 13442
5	273.000-3-1	State of New York (NYS)	515 Broadway Albany, NY 12207
6	272.000-2-46	Niagara Mohawk Power Corp (National Grid)	300 Erie Blvd West Syracuse, NY 13202
7	272.000-2-45	Albert Jager	6455 Lowell Rd Rome, NY 13440
8	272.000-2-38	James S. Pritchard	5736 Shed Rd Rome, NY 13440
9	272.000-2-37	James S. Pritchard	5736 Shed Rd Rome, NY 13440
10	272.000-2-36	James D. Elliott	6536 Henderberg Rd Rome, NY 13440

2
AD-1
ADJOINERS LIST
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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Project Contact Info
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Suite 101 Latham, NY 12110 (900) 829-8531
www.tectonicengineering.com

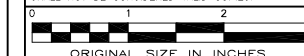
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ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1158
RT 365 ROME

VERIZON WIRELESS SITE INFORMATION

RT 365 ROME
FUZE ID#: 17134069
MDG#: 5000347426

SITE ADDRESS

6507 STATE ROUTE 26
CITY OF ROME
ONEIDA COUNTY
NY 13440

SHEET TITLE

ADJOINERS PLAN

SHEET NUMBER

AD-1



BULK REQUIREMENTS			
CITY OF ROME ZONING DISTRICT: I-G - GENERAL INDUSTRIAL			
	REQUIRED	EXISTING	PROPOSED
MINIMUM YARDS (TOWER)			
FRONT:	194 FT	-	770 FT
SIDE:	194 FT	-	299 FT
REAR:	194 FT	-	1954 FT
MINIMUM YARDS (COMPOUND)			
FRONT:	25 FT	-	725 FT
SIDE:	25 FT	-	262 FT
REAR:	25 FT	-	1916 FT
MAXIMUM TOWER HEIGHT:	BASED ON RF NEED	-	194 FT



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LAKEWOOD RANCH, FL 34202



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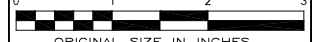
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NY1158
RT 365 ROME

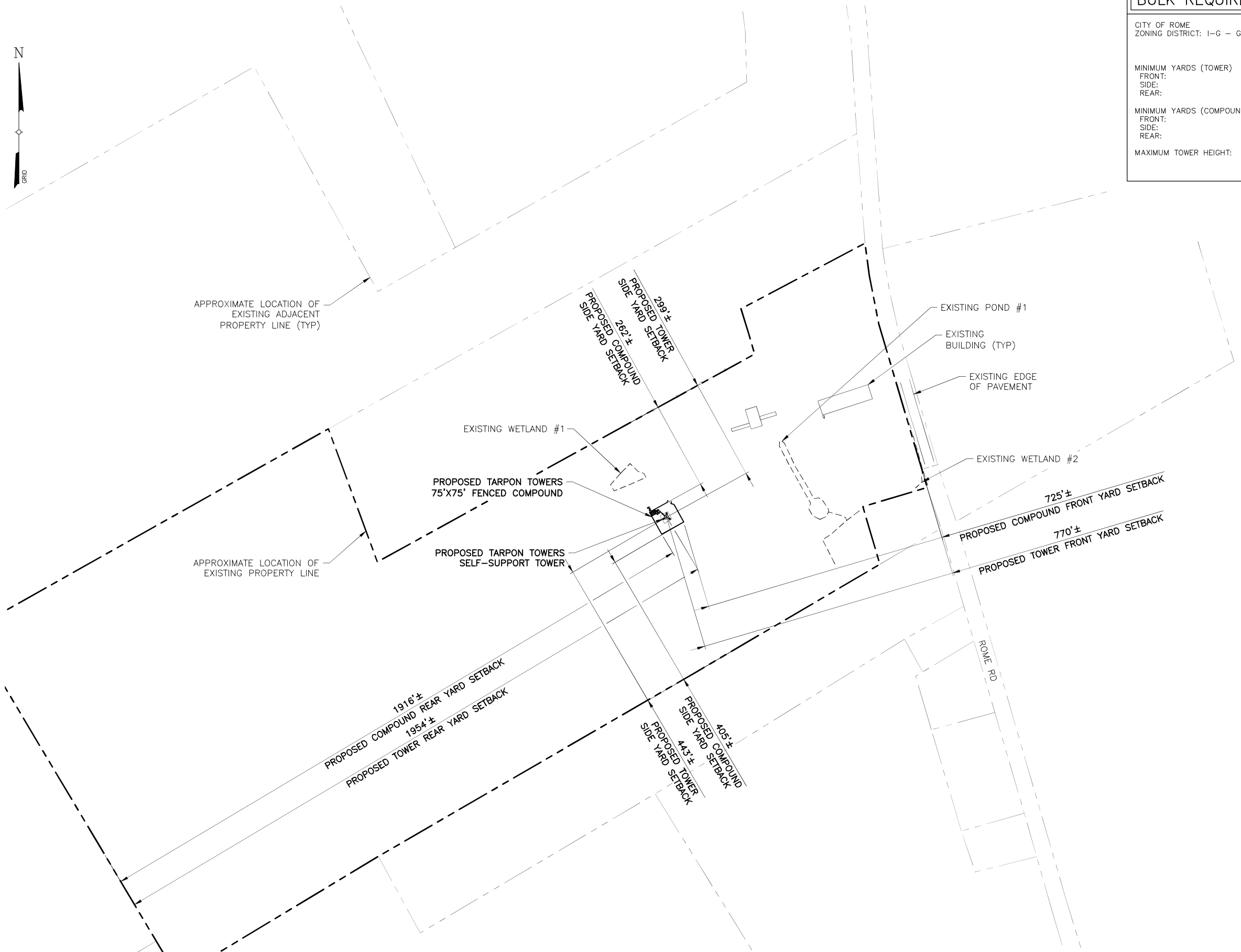
VERIZON WIRELESS SITE INFORMATION
RT 365 ROME
FUZE ID#: 17134069
MDG#: 5000347426

SITE ADDRESS
6507 STATE ROUTE 26
CITY OF ROME
ONEIDA COUNTY
NY 13440

SHEET TITLE
SETBACK PLAN & BULK REQUIREMENTS

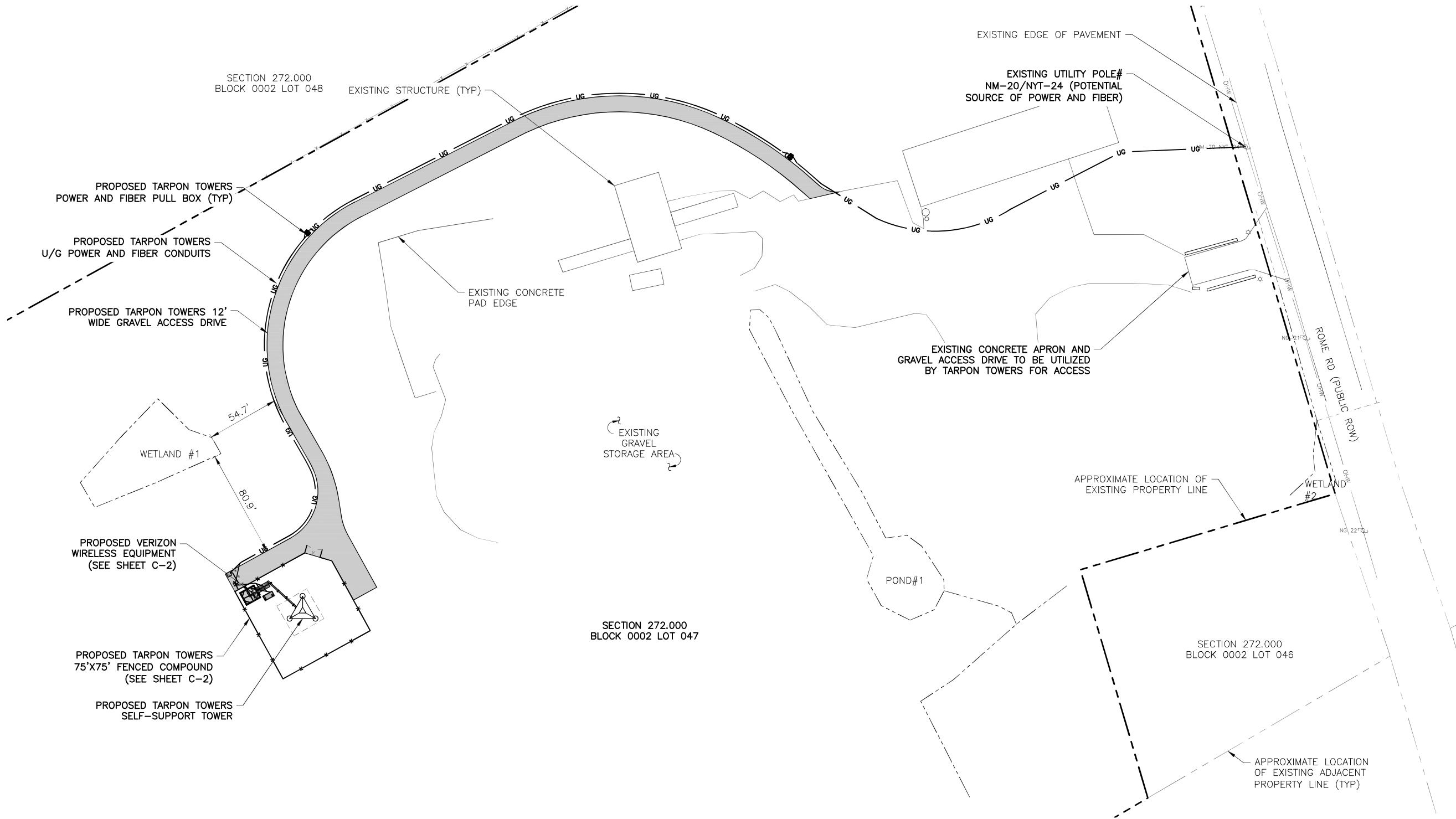
SHEET NUMBER

SB-1



1 SETBACK PLAN
SB-1
SCALE: 1" = 300' (11x17 SIZE)
1" = 150' (22x34 SIZE)

NOTE:
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NOTE:
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1 OVERALL SITE PLAN
C-1A SCALE: 1" = 80' (11x17 SIZE)
1" = 40' (22x34 SIZE)



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LAKEWOOD RANCH, FL 34202



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ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

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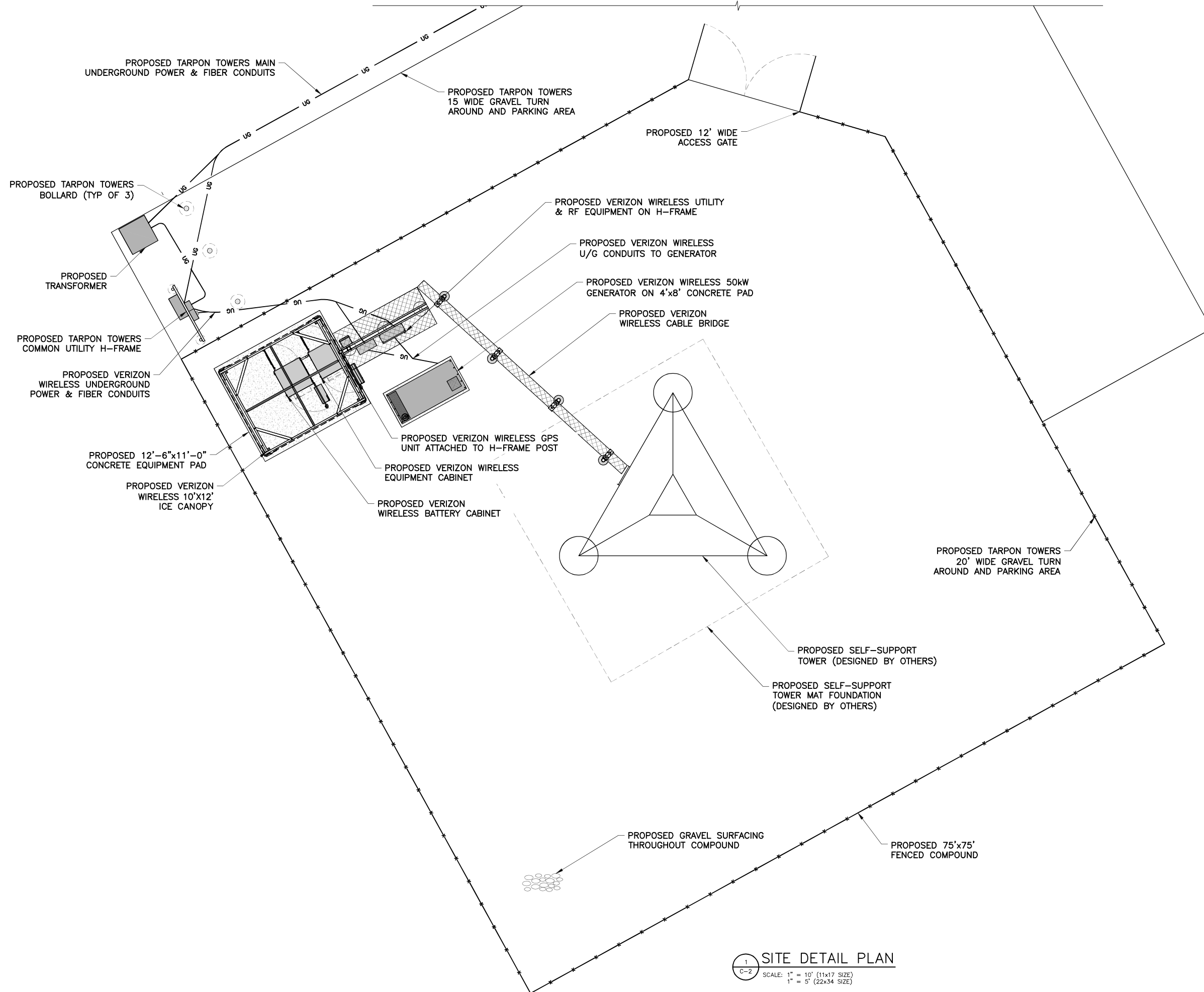
6507 STATE ROUTE 26
CITY OF ROME
ONEIDA COUNTY
NY 13440

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-1A



1 SITE DETAIL PLAN
C-2
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
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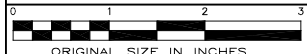
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ORIGINAL SIZE IN INCHES
TARPON SITE INFORMATION

NY1158

RT 365 ROME

VERIZON WIRELESS SITE INFORMATION

RT 365 ROME

FUZE ID#: 17134069

MDG#: 5000347426

SITE ADDRESS

6507 STATE ROUTE 26

CITY OF ROME

ONEIDA COUNTY

NY 13440

SHEET TITLE

SITE DETAIL PLAN

SHEET NUMBER

C-2

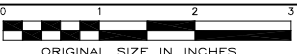
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ORIGINAL SIZE IN INCHES

TARPON SITE INFORMATION

NY1158
RT 365 ROME

VERIZON WIRELESS SITE INFORMATION

RT 365 ROME
FUZE ID#: 17134069
MDG#: 5000347426

SITE ADDRESS

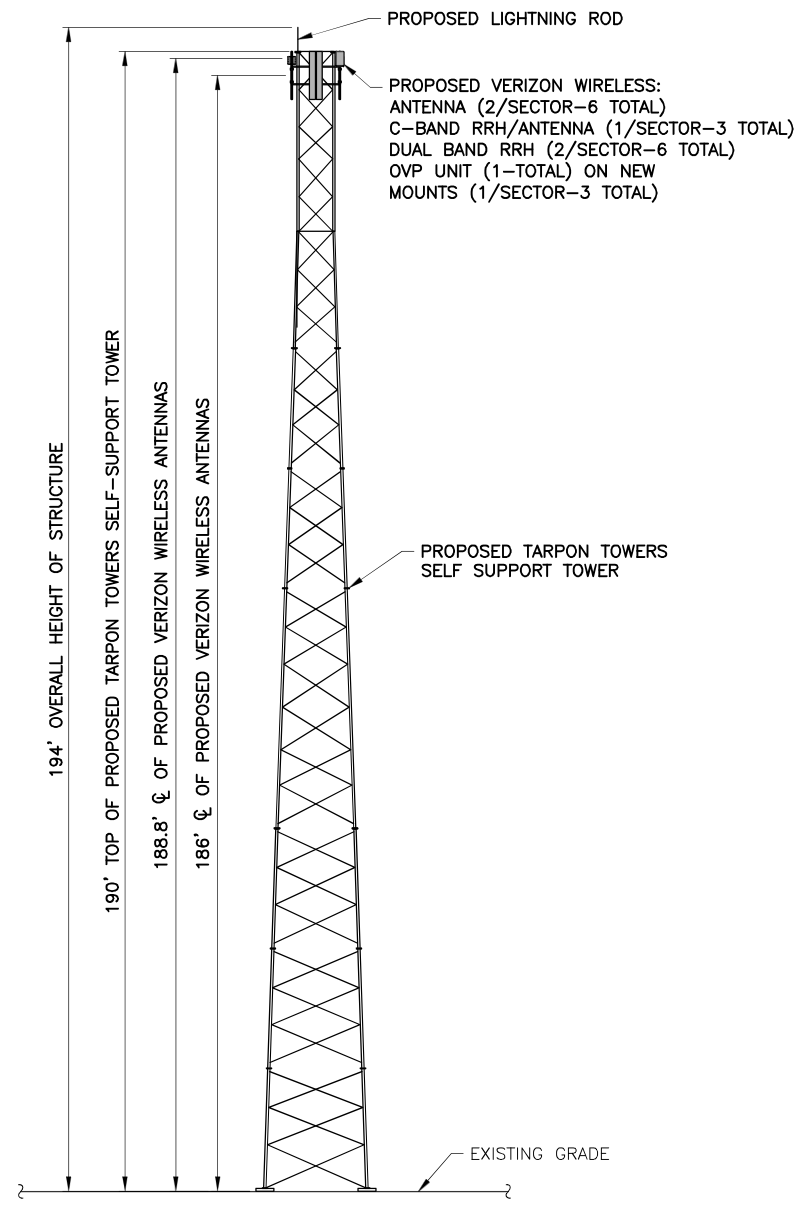
6507 STATE ROUTE 26
CITY OF ROME
ONEIDA COUNTY
NY 13440

SHEET TITLE

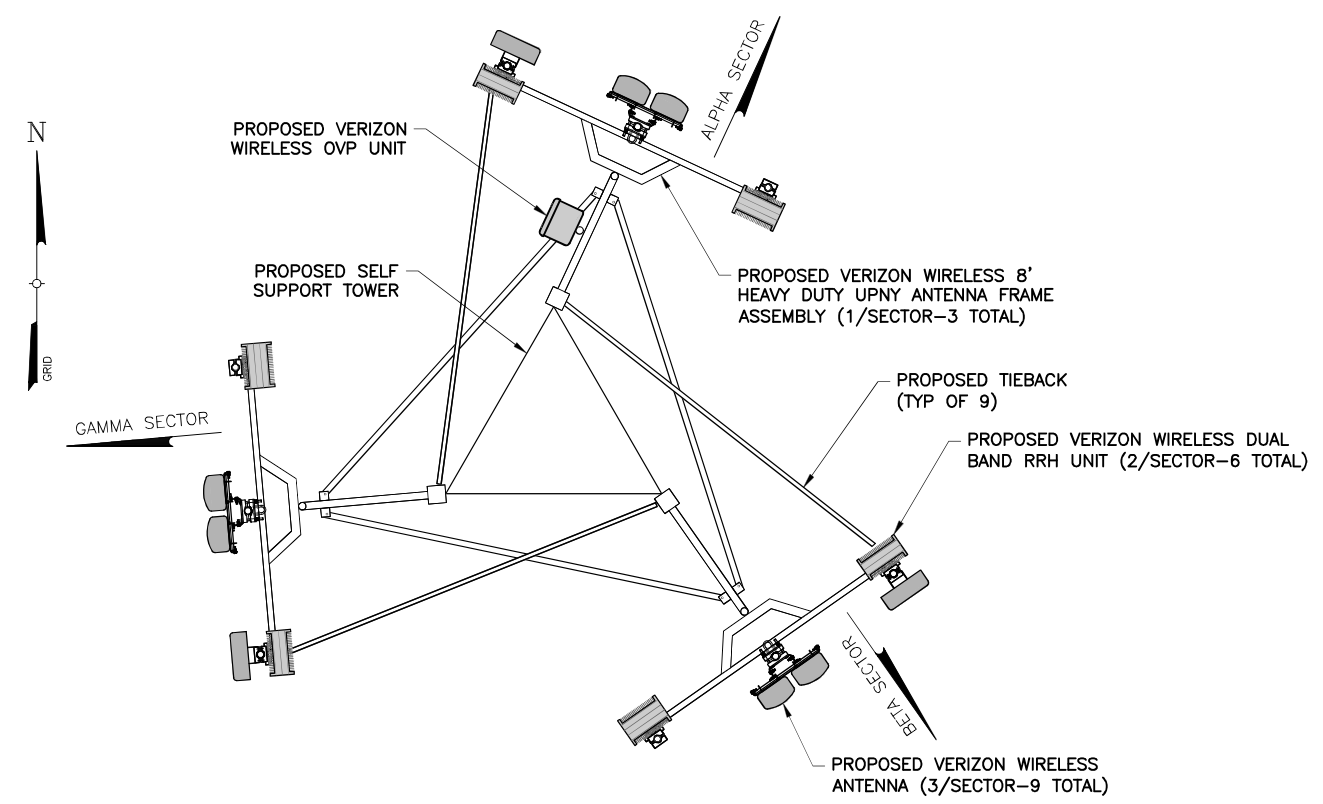
ELEVATION &
ORIENTATION PLAN

SHEET NUMBER

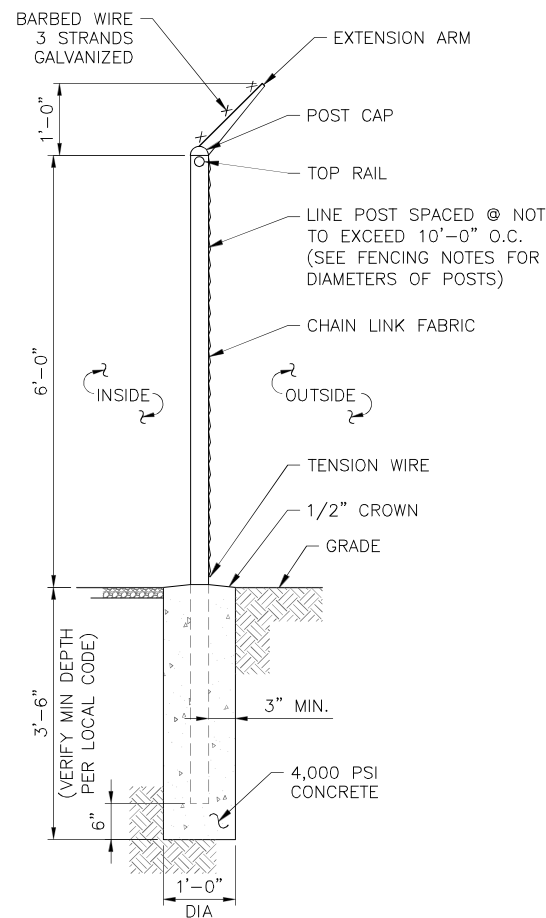
C-3



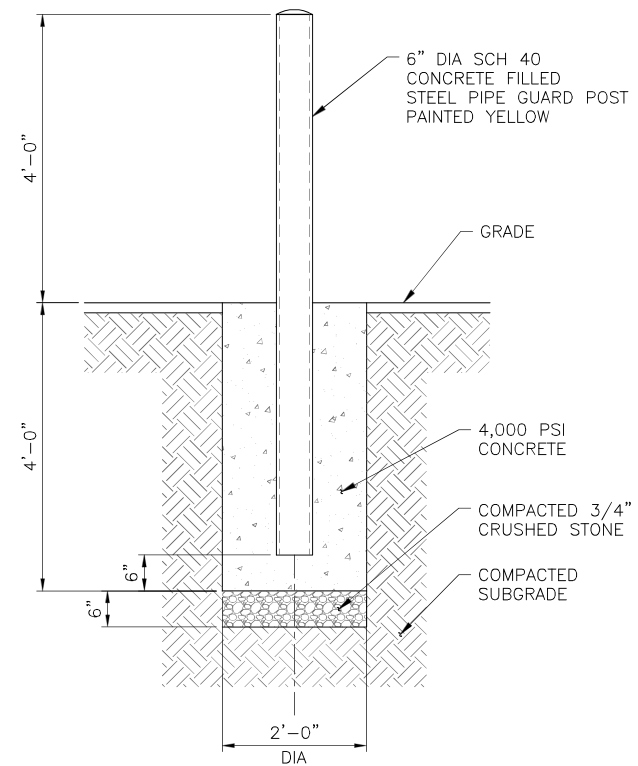
1 ELEVATION
SCALE: 1" = 32' (11x17 SIZE)
1" = 16' (22x34 SIZE)



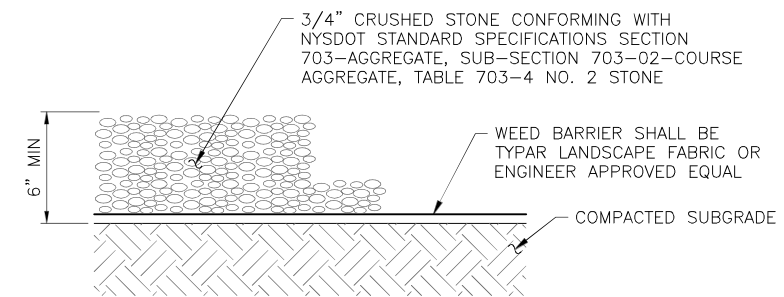
2 ANTENNA ORIENTATION
SCALE: 3/4" = 1'-0" (11x17 SIZE)
3/8" = 1'-0" (22x34 SIZE)



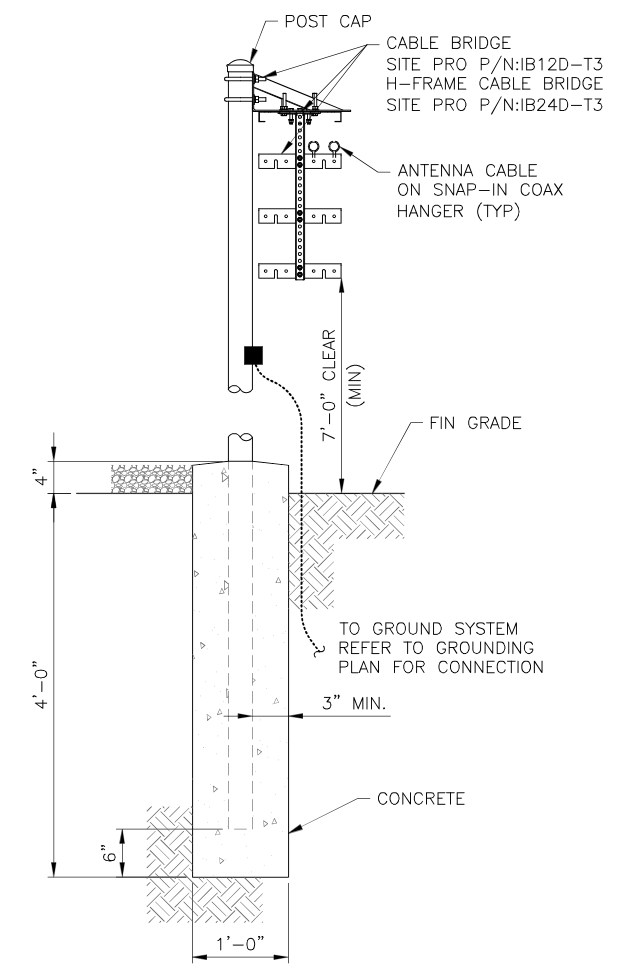
1 FENCE DETAIL
 C-4A SCALE: 3/8" = 1'-0" (11x17 SIZE)
 3/4" = 1'-0" (22x34 SIZE)



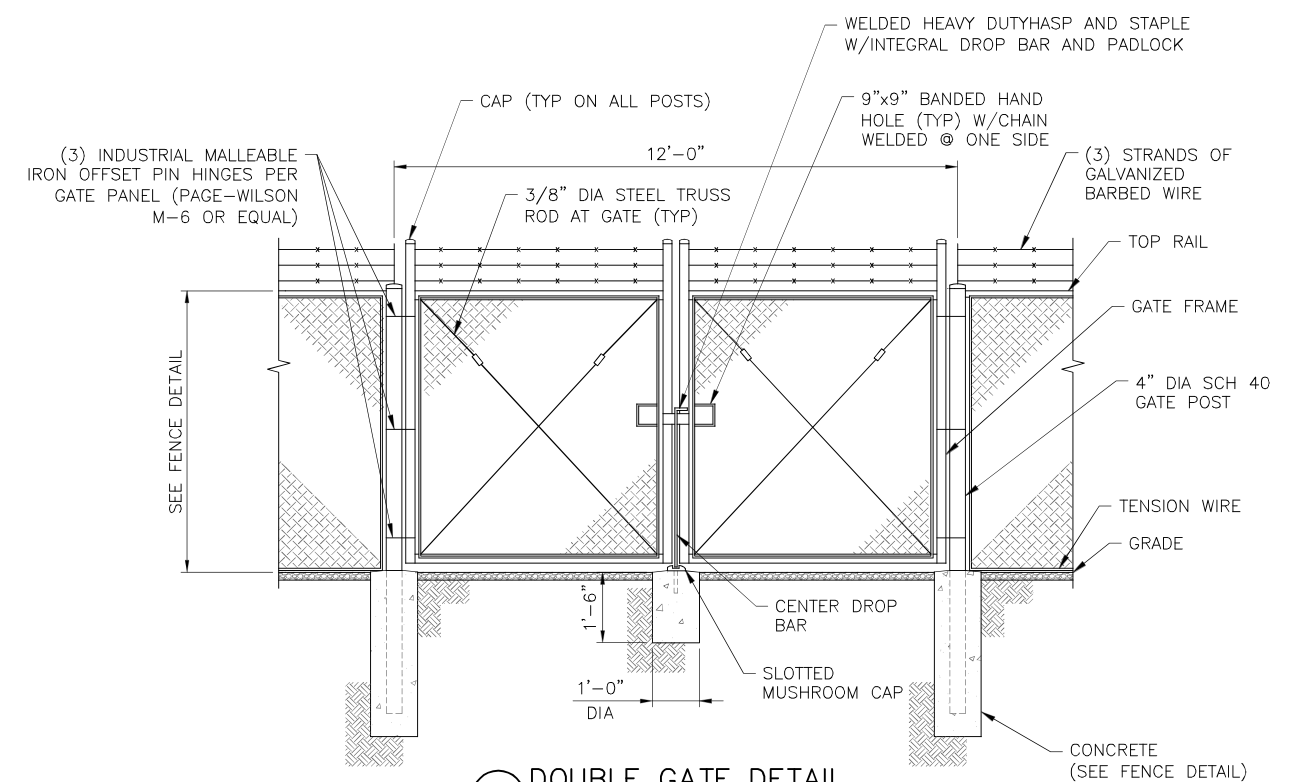
2 BOLLARD DETAIL
 C-4A SCALE: 3/8" = 1'-0" (11x17 SIZE)
 3/4" = 1'-0" (22x34 SIZE)



3 GRAVEL SURFACING TREATMENT
 C-4A SCALE: 1/2" = 1'-0" (11x17 SIZE)
 1 1/2" = 1'-0" (22x34 SIZE)



5 CABLE BRIDGE
 C-4A SCALE: 1/2" = 1'-0" (11x17 SIZE)
 1" = 1'-0" (22x34 SIZE)



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



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



1275 JOHN STREET, SUITE 100
 WEST HENRIETTA, NY 14586



NO.	DATE	ISSUE
0	3/5/26	FOR COMMENT
1	4/27/26	FOR ZONING

WORK ORDER NUMBER: 12399.002
 DRAWN BY: MQ



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 ORIGINAL SIZE IN INCHES
 TARPON SITE INFORMATION

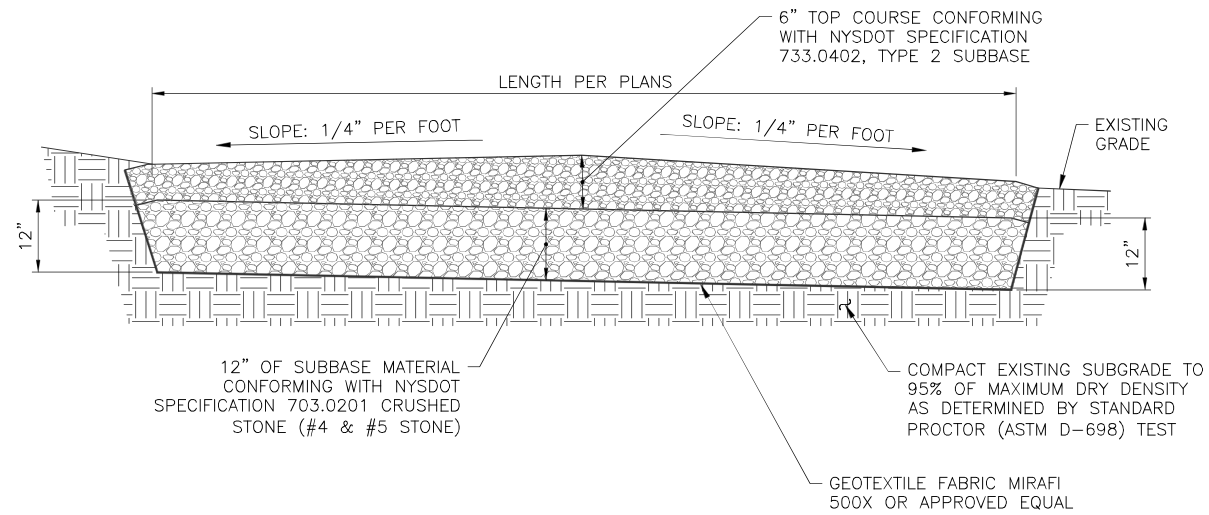
NY1158
 RT 365 ROME
 VERIZON WIRELESS SITE INFORMATION
 RT 365 ROME
 FUZE ID#: 17134069
 MDG#: 5000347426

SITE ADDRESS
 6507 STATE ROUTE 26
 CITY OF ROME
 ONEIDA COUNTY
 NY 13440

SHEET TITLE
 SITE DETAILS

SHEET NUMBER

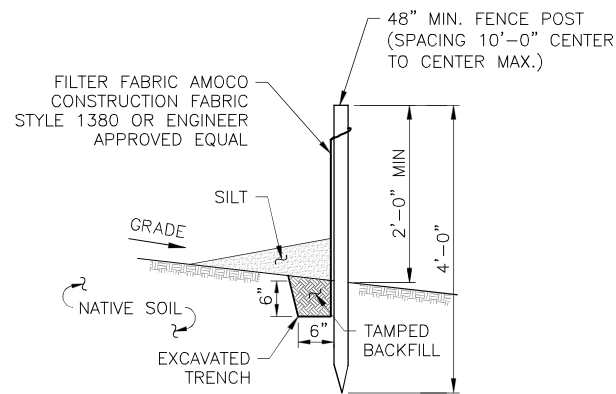
C-4A



EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE, WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
- ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557) AND WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
- CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

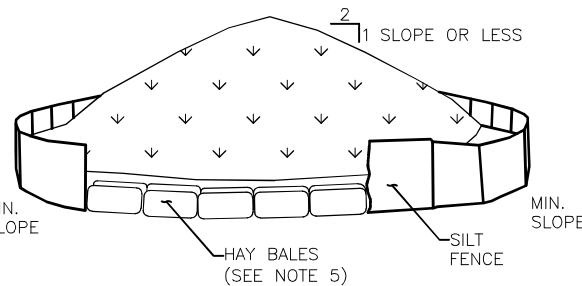
1 GRAVEL DRIVE CROSS SECTION
 SCALE: 3/8" = 1'-0" (11x17 SIZE)
 3/4" = 1'-0" (22x34 SIZE)



NOTES:

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

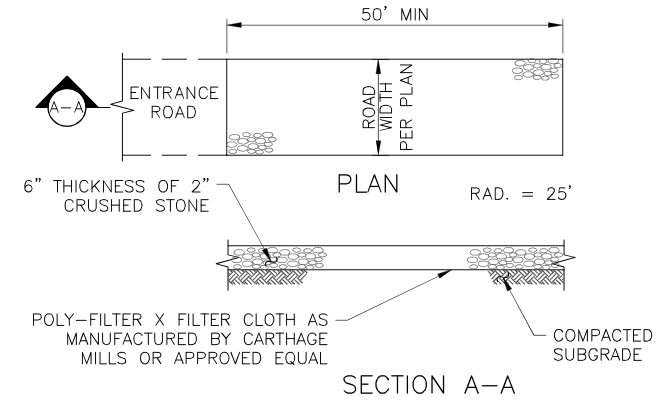
3 SILT FENCE DETAIL
 SCALE: NTS



NOTES:

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
- HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

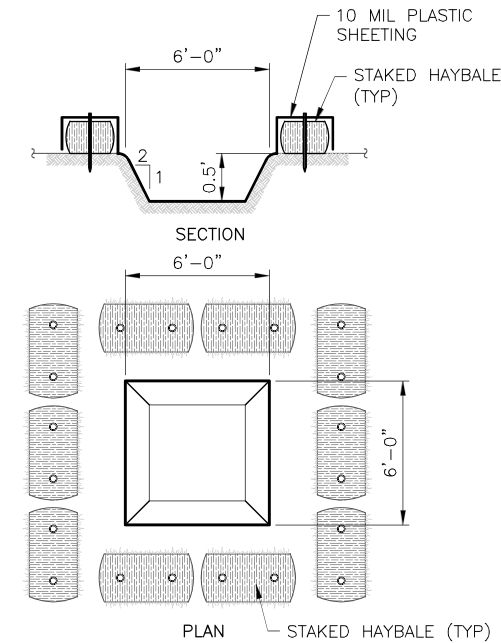
4 TEMPORARY SOIL STOCKPILE DETAIL
 SCALE: NTS



NOTES:

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET
- THICKNESS - NOT LESS THAN SIX INCHES
- WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. IF ACCUMULATED SOIL DOES NOT COME OFF BY WAY OF STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL KNOCK OFF ACCUMULATED SOIL BY MANUAL METHODS UPSLOPE OF A SILT FENCE BARRIER.
- SEDIMENT TRAPPING - SILT FENCE BARRIER SHALL BE INSTALLED DOWN SLOPE OF CONSTRUCTION ENTRANCE TO CATCH ANY SEDIMENT THAT COULD POTENTIALLY FALL OFF OF CONSTRUCTION EQUIPMENT AND/OR VEHICLES.
- PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE
 SCALE: NTS



5 TEMPORARY CONCRETE WASH
 SCALE: NTS



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 Project Contact Info
 38 British American Blvd. Phone: (518) 783-1830
 Suite 101 Latham, NY 12110 (900) 829-8531
 www.tectonicengineering.com

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12399.002		MQ	
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RELEASED BY	DATE



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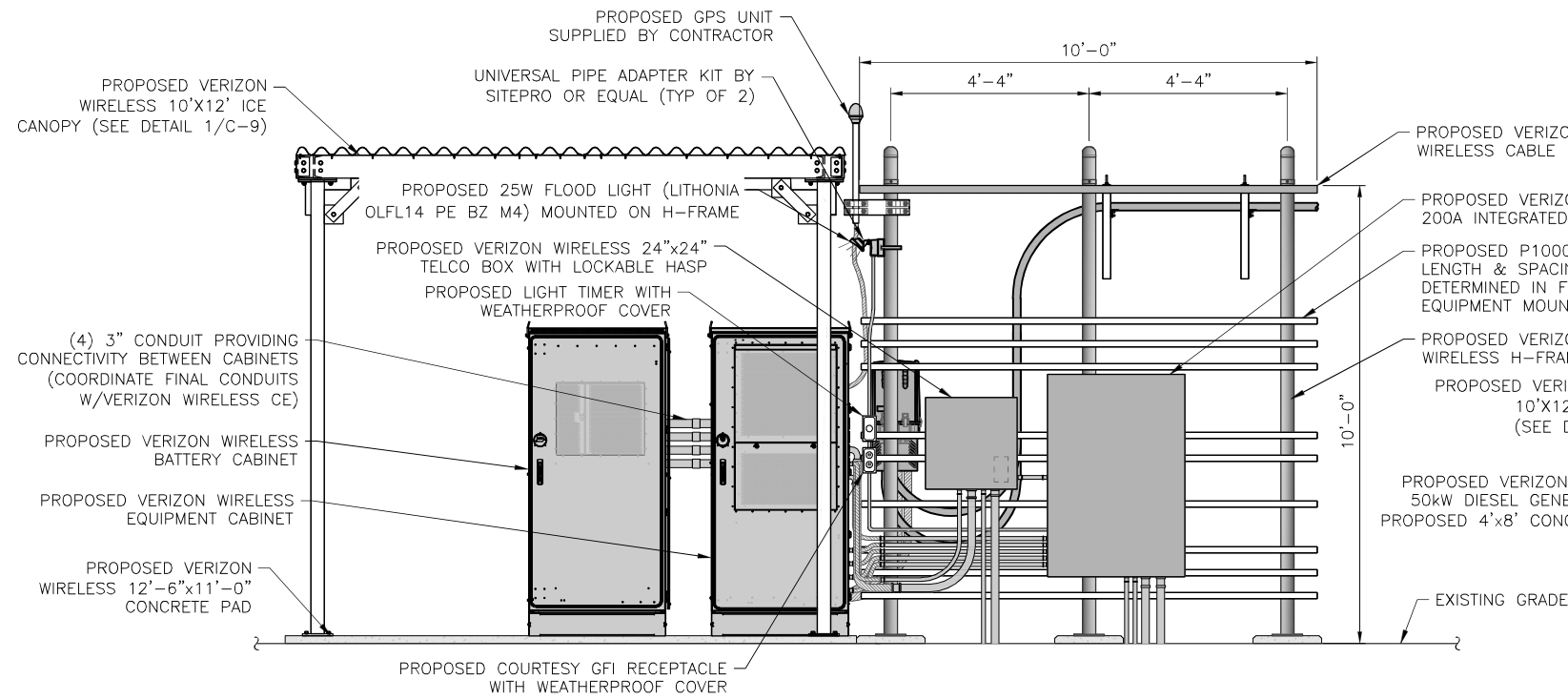
SITE ADDRESS
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SHEET TITLE

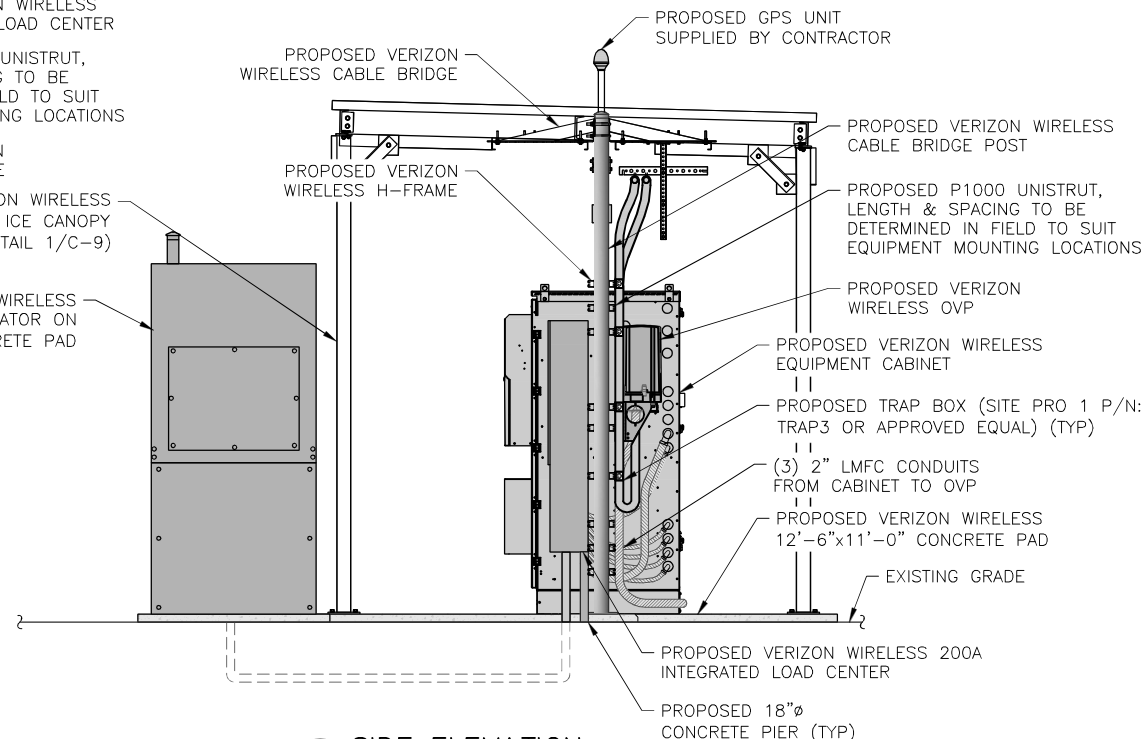
SITE DETAILS

SHEET NUMBER

C-4B



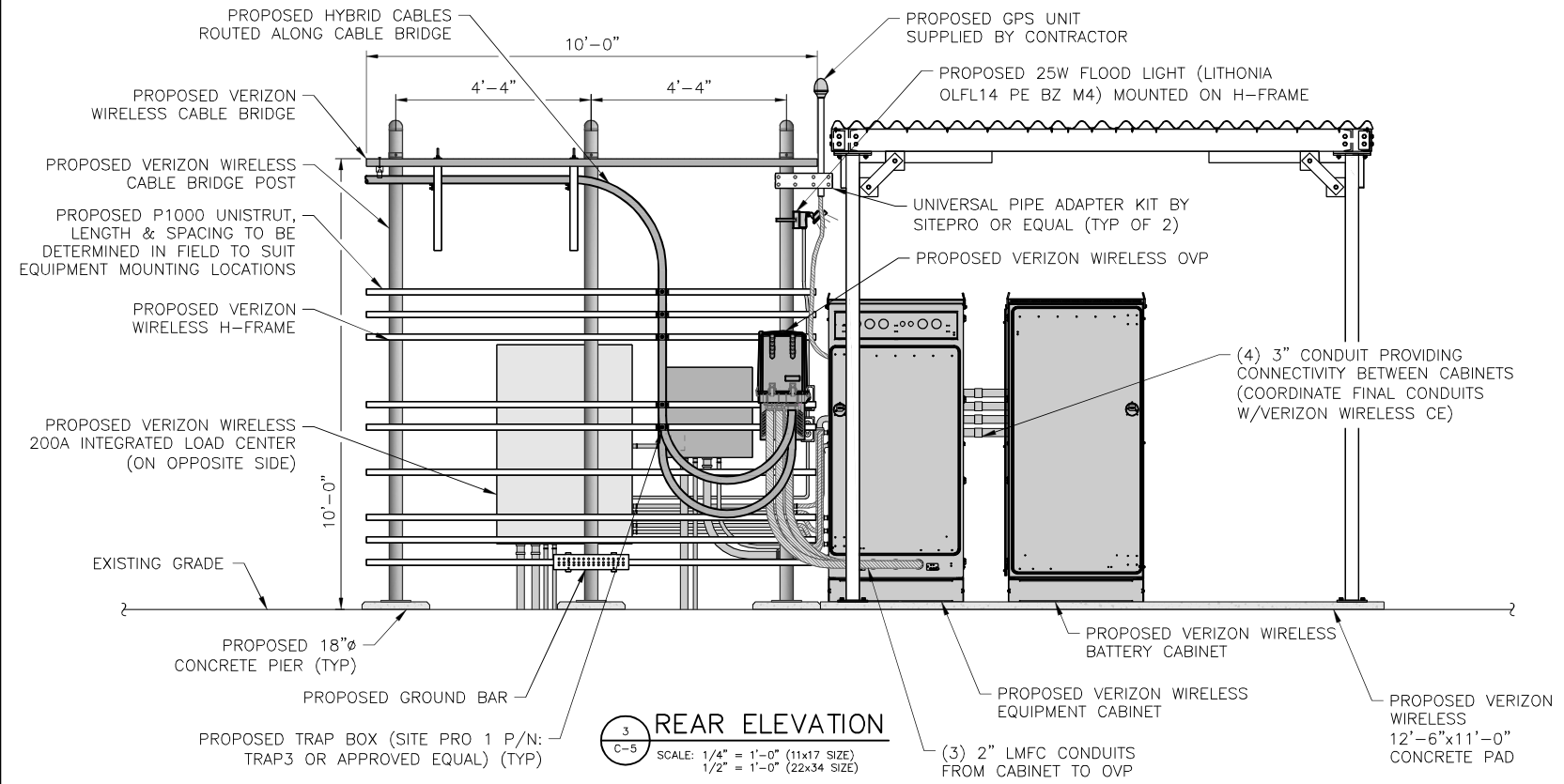
1 FRONT ELEVATION
C-5 SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



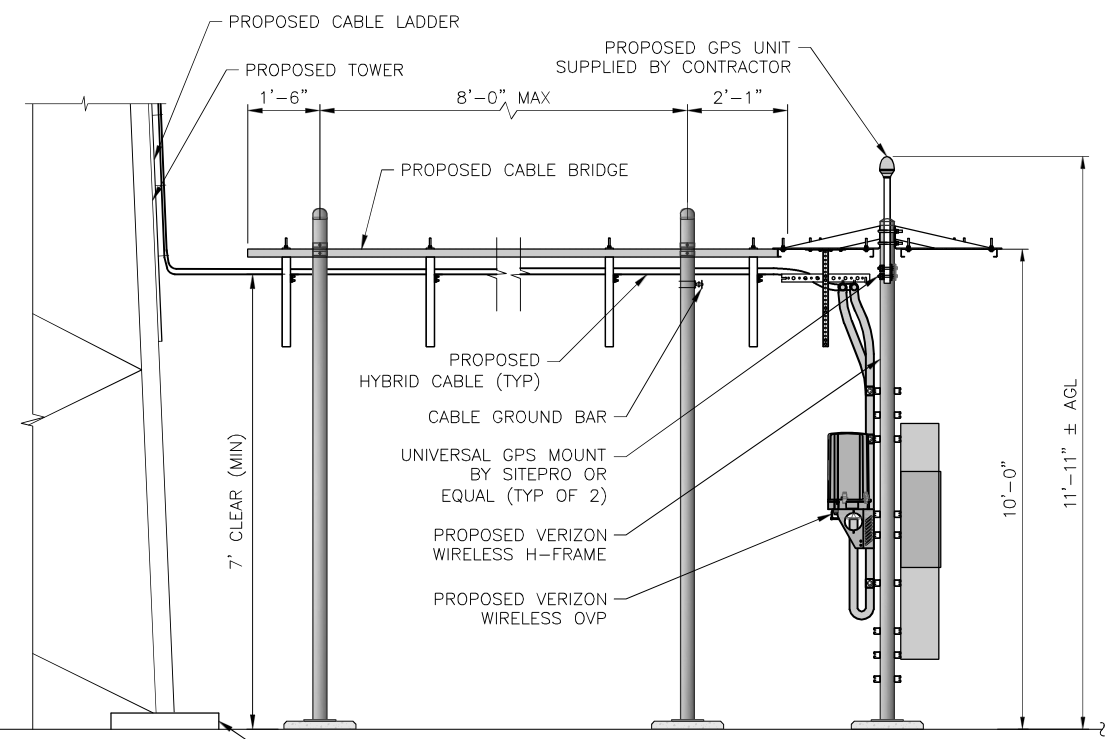
2 SIDE ELEVATION
C-5 SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

LEGEND

	EMT CONDUIT
	LMFC CONDUIT



3 REAR ELEVATION
C-5 SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



4 EQUIPMENT ELEVATION
C-5 SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



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LAKEWOOD RANCH, FL 34202



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0 1 2 3
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FUZE ID#: 17134069
MDG#: 5000347426

SITE ADDRESS
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CITY OF ROME
ONEIDA COUNTY
NY 13440

SHEET TITLE
EQUIPMENT ELEVATIONS

SHEET NUMBER

C-5