

# **VISUAL RESOURCE EVALUATION**

## **PROPOSED 115' TALL TELECOMMUNICATIONS STRUCTURE SITE NAME: WILMINGTON TOWN**

**1068 Bonnie View Rd  
Town of Wilmington,  
Essex County  
New York, 12997**

Submitted by:



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REV June 27, 2025**

## **VISUAL RESOURCE EVALUATION**

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., was contracted by Verizon Wireless to conduct a "Visual Resource Evaluation" to determine which areas within the Town of Wilmington will contain views of the proposed 115-foot-tall wireless telecommunications structure.

### **Setting:**

The proposed site is located at 1068 Bonnieview Rd, approximately 0.30 miles northeast from the intersection of NY-86, Whiteface Memorial Hwy & Bonnieview Rd in the town of Wilmington, Essex County, New York. The surrounding land use has a mix of residential and commercial use properties with large, wooded areas. The predominant forest species are mixed deciduous and coniferous, with an estimated height of 40 to 65 feet. The field study for this visual resource evaluation was conducted during the late winter season with 100% leaf off conditions.

### **Methodology:**

On Wednesday March 12, 2025, Tectonic conducted a field investigation for the purpose of evaluating the viewshed associated with the proposed installation of the 115-foot tower. Conditions were clear with a temperature of approximately 23°, and with wind speeds of approximately 0-5 mph. The study area consisted of a 5-mile radius from the project site.

The methodology utilized during this field investigation is referred to as a "balloon test." The height of the proposed structure was simulated by floating a two 4' diameter, helium-filled weather balloons at 105-feet and 125-feet above ground level (AGL). The balloons provided reference points for height as well as location and also provides a known dimension that later aids in the production of photo simulations.

Prior to the field study, Tectonic assessed the potential visibility in the study area by creating desktop viewshed maps using ESRI ArcGIS Desktop 10.8 in conjunction with a USGS 7.5 Minute Series Topographic Quadrangles Map and aerial base maps and street maps. A viewshed map was created delineating areas where visibility would be blocked by topography and areas where visibility would be blocked by vegetation.

Tectonic drove the study area to confirm the potential visibility of the structure. During the "in field" review the participants reviewed and documented those areas from which views of the structure may be "visible" and those which are blocked by topography and vegetation. The resulting data from this analysis was reviewed and referenced on the "Photo Log" and "Viewshed Map" attached. The colors on the map delineate which areas have a line of sight to the structure. The viewshed analysis revealed that the proposed structure will be most visible from open areas to the south and east on NY-86, extending up to a mile from the site. Additionally, the site will only be visible from the north on Bonnieview Rd up to a quarter mile from the proposed site.

Photographs were taken from various vantage points within the study area to document the actual view towards the proposed structure, as well as the general character of the viewshed. Each photograph attached includes a brief description of the location and orientation from which it was taken, and the photo number corresponds to the key number on the photo log map.

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**Process:**

Photographs of the weather balloon from the viewpoints noted were taken with a Nikon D5300 Digital 24-megapixel camera using a 55mm focal length lens to mimic the view as observed from the human eye. Corresponding photos were also taken at a focal length of 85mm at the request of the Adirondack Park Association.

In order to analyze the potential visual impacts of the proposed structure, Tectonic took photographs of the balloons from locations within the search area to prepare simulations of the proposed structure. Photographs with corresponding simulated views (#1A, #3, #4, & #5) were produced by first photographing an existing similar type of structure, then photographing the view towards the proposed site where the marker balloons were set to heights of 105 and 125 feet AGL (Above Ground Level). The digital images of the balloons and the similar structure were then merged and scaled using digital image editing software.

Through this process, the structure is scaled to the correct height and width by using measurements from the marker balloons. The similar type of structure used has an antenna array that spans eight feet (8'). By measuring the balloon width of four feet (4'), one can determine the proper width of the antenna array by multiplying the balloon width by a factor of two. The composite is then printed out to a PDF file, producing the final image.

We note that the simulations provided are artistic renderings of views from chosen locations and should not be interpreted to be the actual view of the tower following construction. While we utilize best efforts to simulate the view of the proposed tower from a particular location, some variance between simulations, manufacturer products and final installed towers is to be expected.

**Conclusion:**








The Viewshed Analysis Map presents a conservative delineation of the viewshed within the study area along public roadways. The photo slides have been prepared per the methodology described above and provide a general depiction of the appearance of the structure from the photographed viewpoints.

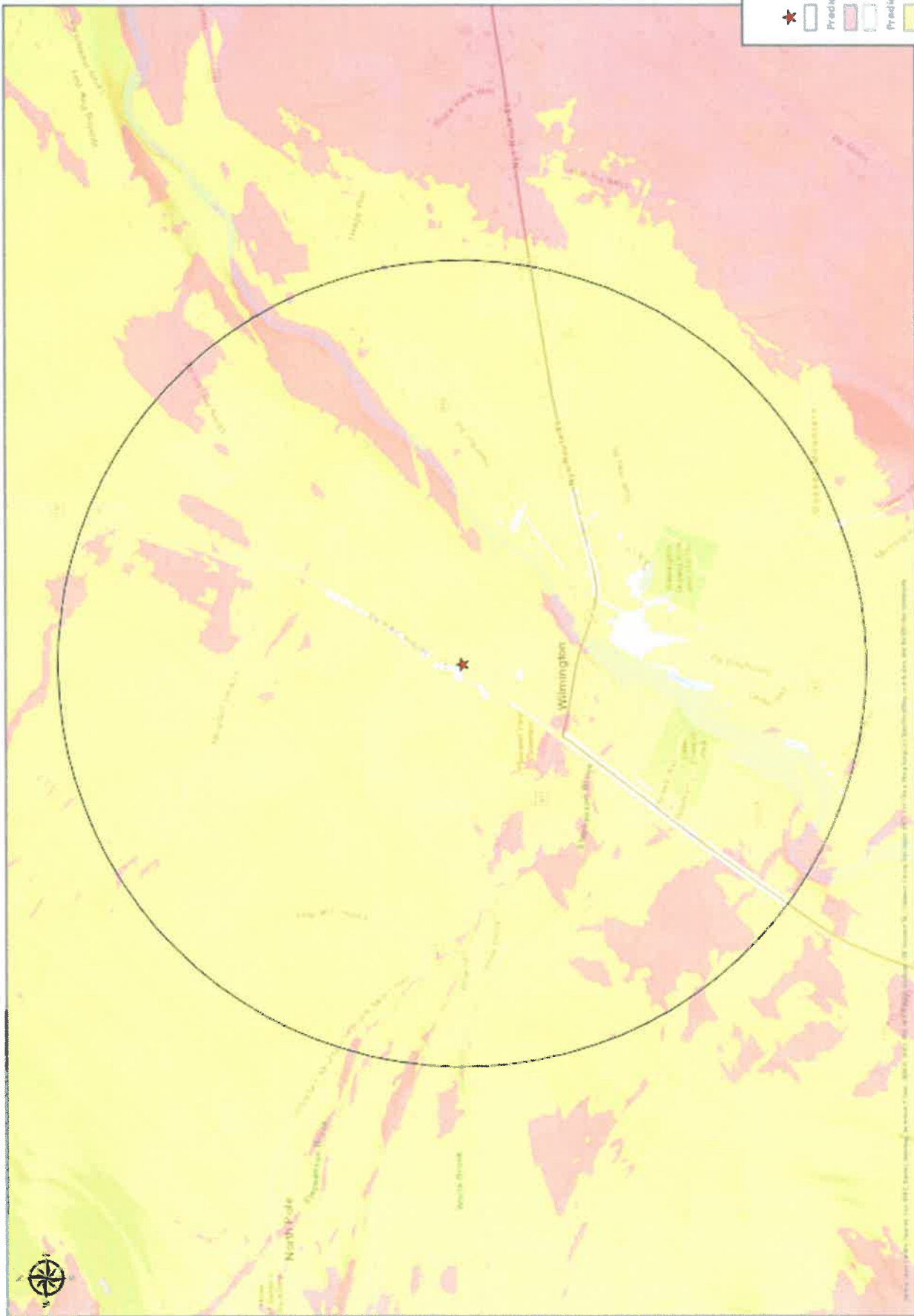
Sincerely,  
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.

A handwritten signature in blue ink, appearing to read 'S. Matthews', with a stylized, flowing script.

Steven M. Matthews, PE  
Managing Director - Engineering

**Legend**

-  Proposed Tower Location
-  Viewshed (3 mile buffer)
-  Predicted Topographic Viewshed
-  Not Visible due to Topography
-  Not Visible due to Vegetation
-  Predicted Vegetative Viewshed
-  Wetlands (100m)







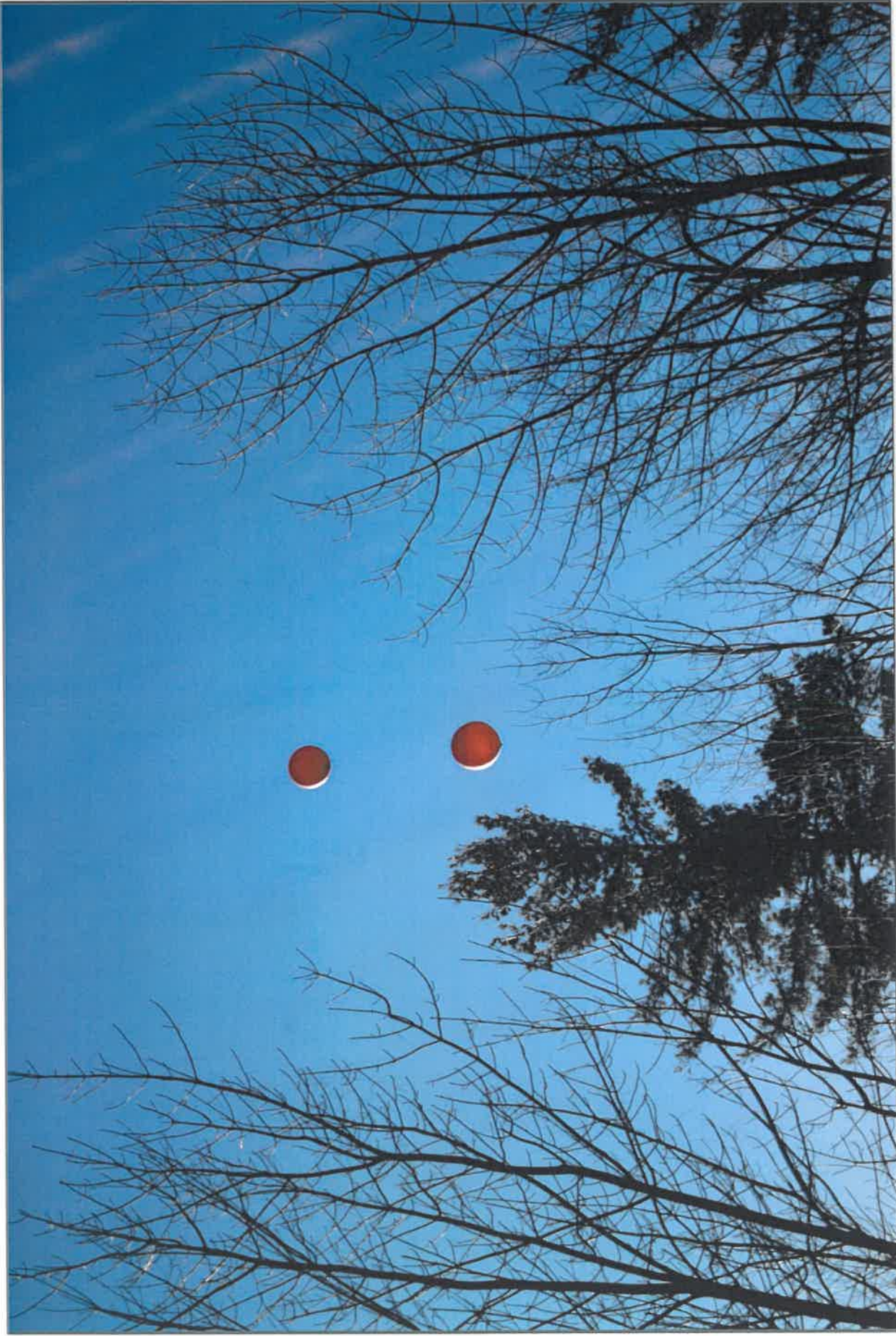












Looking Southwest from the site entrance on Bonnieview Ave

The proposed Verizon Wireless structure will be visible from this location.

Distance from the photographic location to the proposed site is 200' ±

55mm P-1

11860.166





Looking Southwest from the site entrance on Bonnieview Ave  
The proposed Verizon Wireless structure will be visible from this location.

**85mm P-1**

Distance from the photographic location to the proposed site is 200' ±

11860.166





Looking Southwest from along Bonnieview Ave

The proposed Verizon Wireless structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles ±

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**55mm P-2**

11860.166





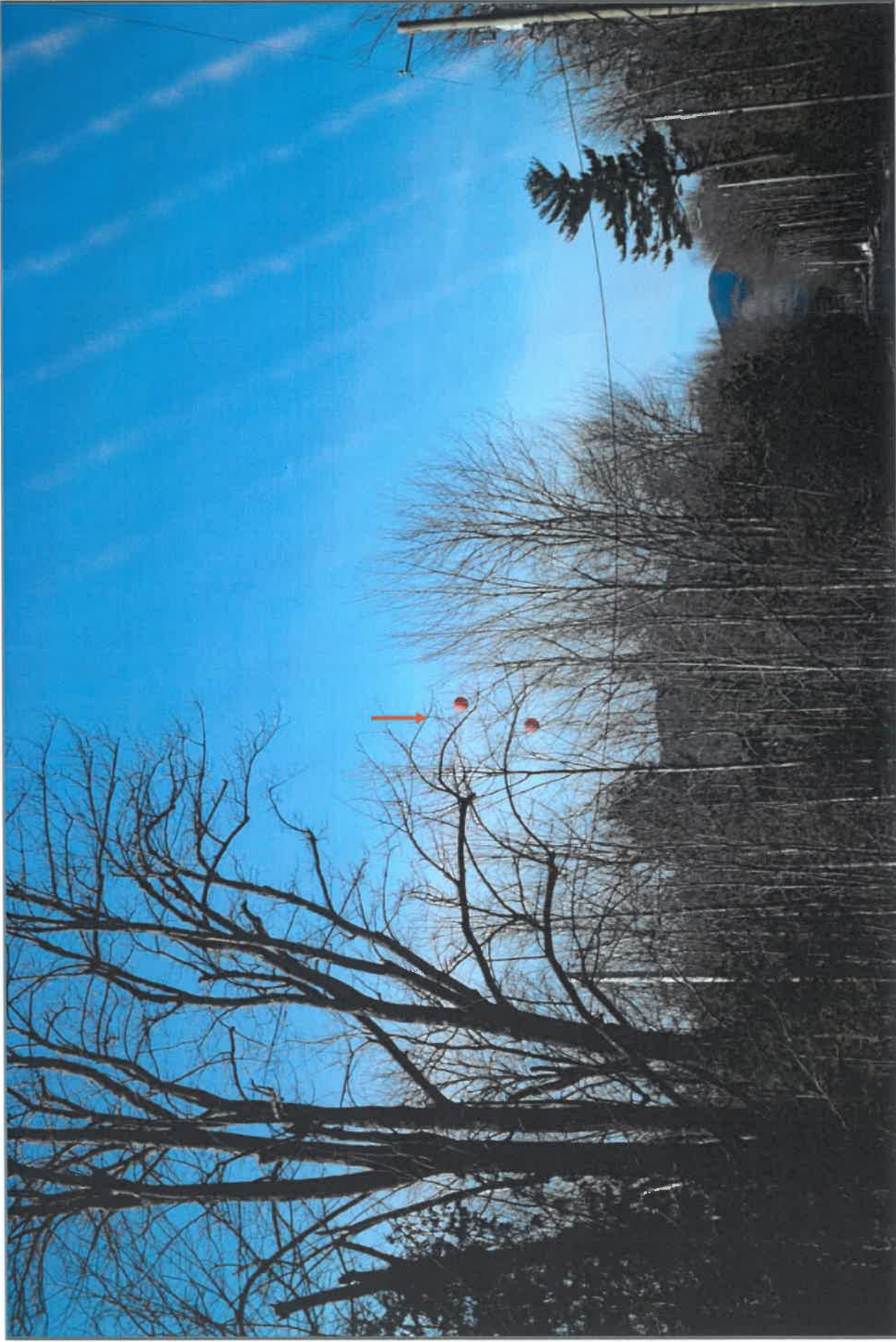
85mm P-2

Looking Southwest from along Bonnieview Ave  
The proposed Verizon Wireless structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles ±

11860.166





Looking Southwest from along Bonnieview Ave

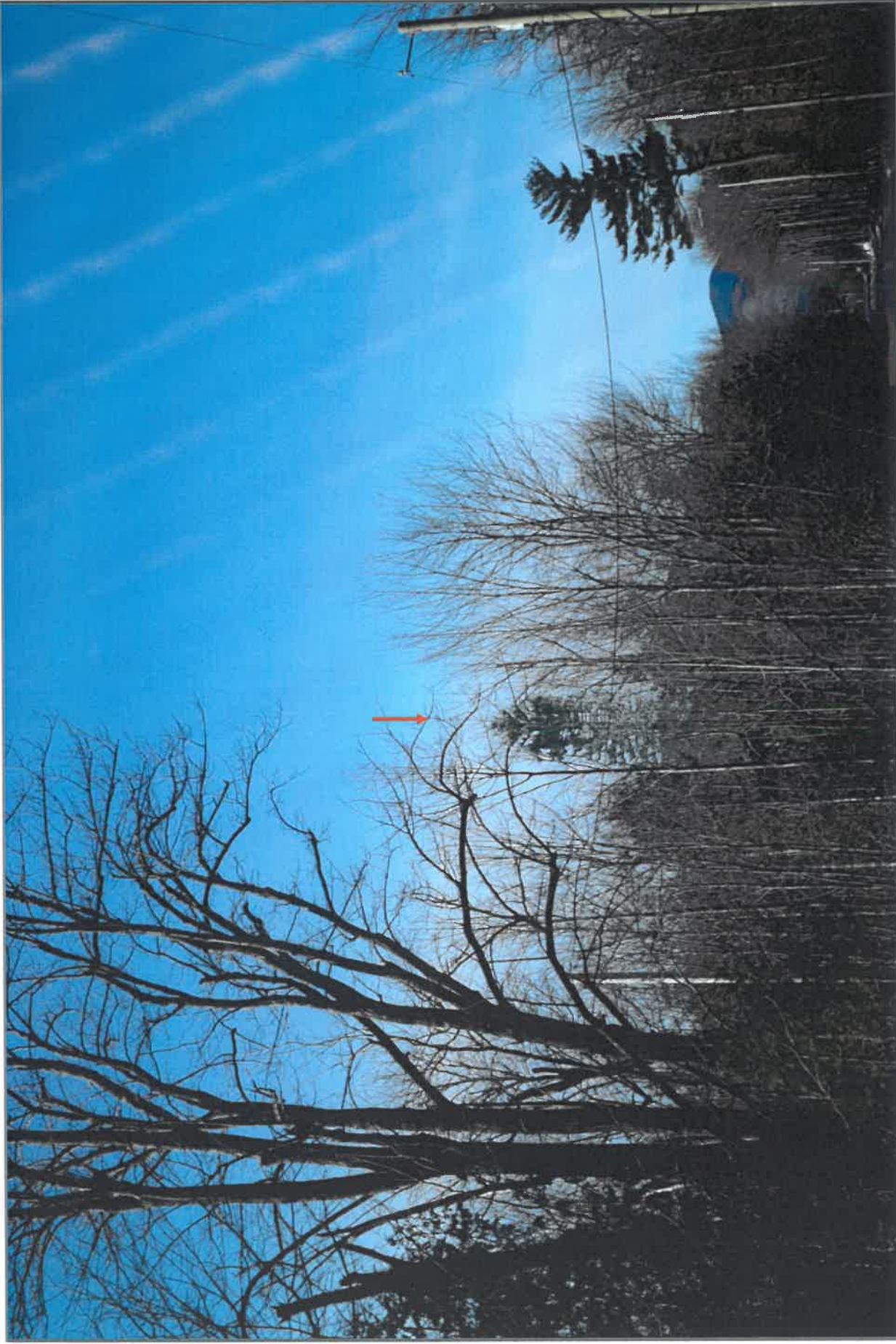
The proposed Verizon Wireless structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.11 miles ±

**55mm P-3**

11860.166





Looking Southwest from along Bonnieview Ave

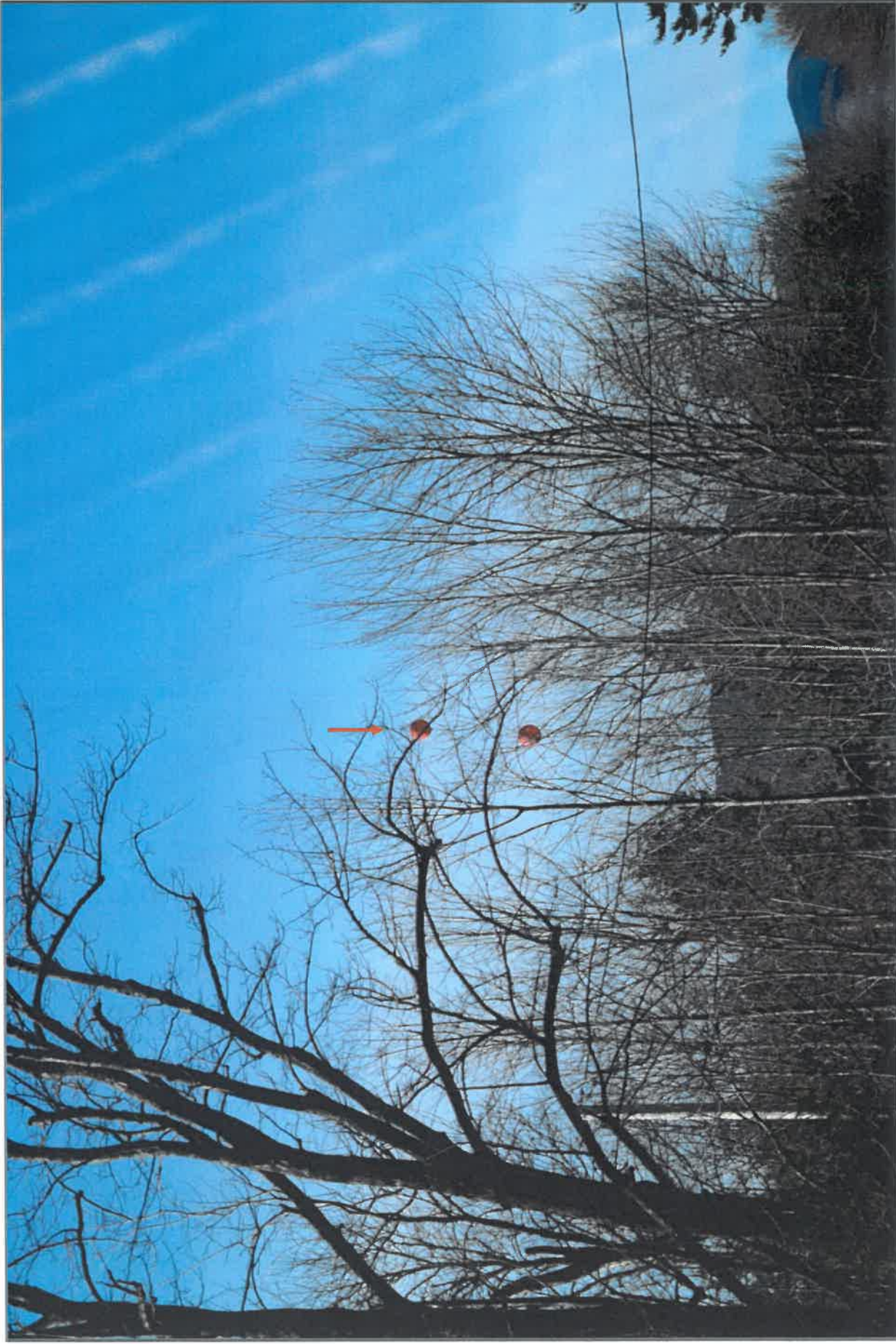
The proposed Verizon Wireless Monopine will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.11 miles ±

**55mm S-3**

11860.166





Looking Southwest from along Bonnieview Ave

The proposed Verizon Wireless structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.11 miles ±

85mm P-3

11860.166

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Looking Southwest from along Bonnieview Ave

The proposed Verizon Wireless Monopine will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.11 miles ±.

**85mm S-3**

11860.166





Looking Northeast from 5545 NY-86 (Up A Creek Restaurant).  
The proposed Verizon Wireless structure will be visible from this location.

Distance from the photographic location to the proposed site is 0.97 miles±

**55mm P-4**

11860.166





## 55mm S-4

11860.166

Looking Northeast from 5545 NY-86 (Up A Creek Restaurant).  
The proposed Verizon Wireless Monopine will be visible from this location.

Distance from the photographic location to the proposed site is 0.97 miles±





Looking Northeast from 5545 NY-86 (Up A Creek Restaurant).  
The proposed Verizon Wireless structure will be visible from this location.

Distance from the photographic location to the proposed site is 0.97 miles±

**85mm P-4**

11860.166





Looking Northeast from 5545 NY-86 (Up A Creek Restaurant).

The proposed Verizon Wireless Monopine will be visible from this location.

Distance from the photographic location to the proposed site is 0.97 miles±

**85mm S-4**

11860.166





Looking Northeast from 5591 NY-86 (Lake Placid / Whiteface KOA)

The proposed Verizon Wireless structure will be visible from this location.

Distance from the photographic location to the proposed site is 0.74 miles±

55mm P-5

11860.166

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Looking Northeast from 5591 NY-86 (Lake Placid / Whiteface KOA)  
The proposed Verizon Wireless Monopine will be visible from this location.

Distance from the photographic location to the proposed site is 0.74 miles±

**55mm S-5**

11860.166





Looking Northeast from 5591 NY-86 (Lake Placid / Whiteface KOA)

The proposed Verizon Wireless structure will be visible from this location.

Distance from the photographic location to the proposed site is 0.74 miles±

85mm P-5

11860.166

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Looking Northeast from 5591 NY-86 (Lake Placid / Whiteface KOA)

The proposed Verizon Wireless Monopine will be visible from this location.

Distance from the photographic location to the proposed site is 0.74 miles±

85mm S-5

11860.166

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Looking Northeast from the Town of Wilmington Beach on Bowman Ln.  
The proposed Verizon Wireless structure will not be visible from this location.

Distance from the photographic location to the proposed site is 0.60 miles ±

**55mm P-6**

11860.166





Looking Northeast from the Town of Wilmington Beach on Bowman Ln.  
The proposed Verizon Wireless structure will not be visible from this location.

Distance from the photographic location to the proposed site is 0.60 miles ±

85mm P-6

11860.166

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Looking Northwest from the Town of Wilmington Tee Ball Park.  
The proposed Verizon Wireless structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.45 miles ±

55mm P-7

11860.166

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Looking Northwest from the Town of Wilmington Tee Ball Park.  
The proposed Verizon Wireless structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.45 miles ±

**85mm P-7**

11860.166





Looking Northwest from across #5820 NY-86.

The proposed Verizon Wireless structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.45 miles  $\pm$

**55mm P-8**

11860.166





Looking Northwest from across #5820 NY-86.  
The proposed Verizon Wireless structure will be partially visible from this location.

85mm P-8

Distance from the photographic location to the proposed site is 0.45 miles  $\pm$

11860.166





Looking Northwest from #1029 Haselton Rd.

The proposed Verizon Wireless structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.40 miles ±

**55mm P-9**

11860.166





Looking Northwest from #1029 Haselton Rd.  
The proposed Verizon Wireless structure will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.40 miles ±

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**85mm P-9**

11860.166