



**CELLCO PARTNERSHIP
d/b/a
VERIZON WIRELESS**

Wilmington Town

**1068 Bonnieview Rd
Wilmington, NY 12997**

**SITE SELECTION ANALYSIS
APRIL 2ND, 2025**

SITE SELECTION ANALYSIS

Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new tower structure, which would include associated antennas, equipment platform and related appurtenances at 1068 Bonnieview Rd, in the Town of Wilmington, Essex County, New York. The property, which is located in the Town's Low Intensity Zoning district, is currently a 6.83 acre lot in the Town of Wilmington. The property is owned by **Dean Antonucci** and consists of a forested area where the access and compound area would be located in the front of the parcel.

1. NEED FOR FACILITY

(a) Problem

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

(b) Solution

A search area was developed based on the problems identified in the **RF SEARCH RING JUSTIFICATION** and is attached herein as **Attachment 1**. This is the geographical area within which a new wireless telecommunications facility is likely to provide the required coverage (at an appropriate height). In this case, the search area parameter is a circle covering mainly Hamlet & Low Intensity zoning districts within the town.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The Wilmington Town cell is located in a relatively rural area with the terrain's elevation staying relatively the same.

(b) Land Use

The Search Ring is made up of predominately Hamlet & Low Intensity zoning districts. **Attachment 2** is an overlay of the Search Ring and the tax map on an aerial photograph of the area.

3. GENERAL ZONING CONSIDERATIONS

(a) Collocation

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

(b) New Structure on Municipally-owned Property

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

(c) New Structure on Privately-owned Property

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

4. SEARCH RING ANALYSIS

After a comprehensive investigation of the Search Ring, no technologically feasible towers or tall structures were available for collocation.

In all zoning districts within the Town, a Special Use Permit is required to place, construct, or modify a telecommunications facility. (Code, Telecom Code, Article VI(B)).

Telecommunications towers must be setback from all residential dwellings and building sites by at least five hundred feet (500') or 1.5 times the height of the tower – whichever is greater. (Telecom Code, Article VI(C)(1)). In any event, telecommunications towers must be set back a distance at least equal to its height. (Telecom Code, Article VI(C)(2)).

5. CANDIDATE/ALTERNATIVES ANALYSIS

Six (6) parcels were identified as being potential candidates for a new communications facility. These parcels are identified on **Attachment 3**. A summary of each of these properties located within the vicinity of Search Area is detailed below.

(a) Antonucci Dean S (Tax Parcel ID# 16.3-2-27.111) PRIMARY CANDIDATE

This site is comprised of one (1) parcel, located at 1068 Bonnie View Rd, in the Town of Wilmington, totaling 6.83 acres in size, the parcel is wooded and is located in Low Intensity Zoning district. This candidate owns (2) properties side by side that he submitted for consideration, but based on the wetlands on the property this parcel worked better.

(b) Antonucci Dean S (Tax Parcel ID# 16.3-2-27.112)

This site is comprised of one (1) parcel, located at 1082 Bonnie View Rd, in the Town of Wilmington, totaling 6.74 acres in size, the parcel is wooded and is located in Low Intensity Zoning district. This candidate owns (2) properties side by side that he submitted for consideration, but based on the wetlands on the property the other parcel worked better.

(c) Politi Robert T (Tax Parcel ID# 26.2-3-30.110)

This site is comprised of one (1) parcel, located at NYS Route 86, in the Town of Wilmington, totaling 37.27 acres in size, the parcel is wooded with an existing access road on the property and is located in Low Intensity Zoning district. After making several attempts to contact the landlord, they failed to respond or show any interest.

(d) Cantwell Jennifer L (Tax Parcel ID# 16.3-2-2.000)

This site is comprised of one (1) parcel, located at 1096 Bonnie View Rd, in the Town of Wilmington, totaling 18.40 acres in size, the parcel is wooded with the owner's home on the property and is located in Low Intensity Zoning district. The landlord showed initial interest, but became unresponsive when asking if they would like to be submitted as a candidate.

(e) Whitney Richard J Jr (Tax Parcel ID# 16.3-1-28.100)

This site is comprised of one (1) parcel, located at 1071 Bonnie View Rd, in the Town of Wilmington, totaling 5.75 acres in size, the parcel is wooded with the owner's home on the property and is located in Low Intensity Zoning district. The landlord failed to respond or show any interest after making several attempts to contact them.

(f) Biggs Donald W (Tax Parcel ID# 16.3-2-22.000)

This site is comprised of one (1) parcel, located at NYS Route 86, in the Town of Wilmington, totaling 4.5 acres in size, the parcel is open in the front and wooded in the rear with

the owner's home on the property and is located in Low Intensity Zoning district. The landlord failed to respond or show any interest after making several attempts to contact them.

Other properties and buildings within or near the search area are not feasible to meet RF's desired coverage objectives due to the long and narrow lot size or infeasibility due to existing wetlands.

5. CONCLUSION

Based on the requirements of the Zoning Law, the existing conditions and land use, six (6) or locations were identified for consideration. For these reasons, as well as the results of RF review and analysis, the Dean Antonucci location is the best location for the proposed facility.

Prepared by:

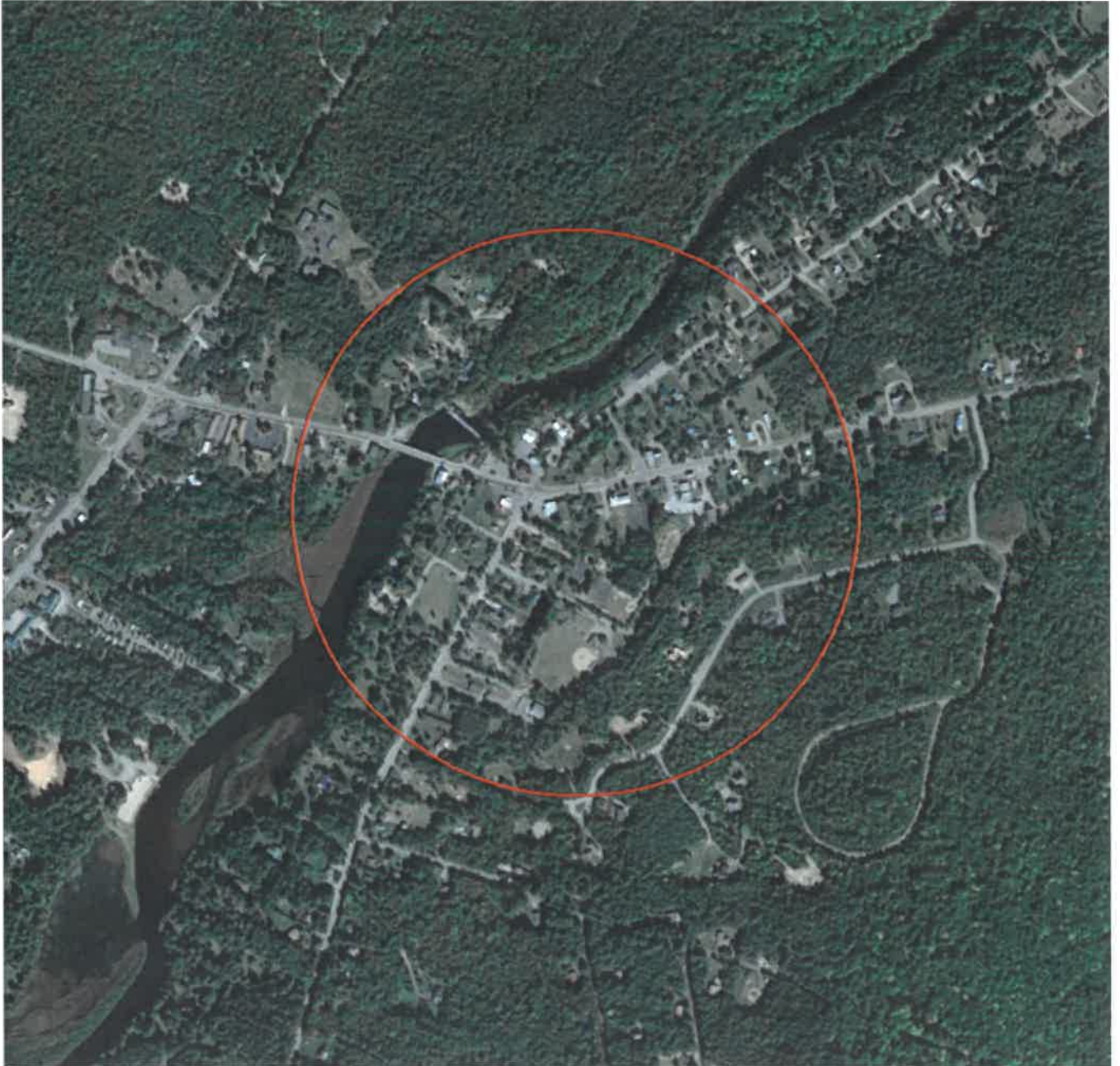
Will Brooking

Will Brooking
Airosmith Development
Consultant to Verizon Wireless

Walter Chernosky

Walter Chernosky
Radio Frequency (RF) Design Engineer
Verizon Wireless

ATTACHMENT 1
VERIZON WIRELESS
SEARCH RING



ATTACHMENT 2
VERIZON WIRELESS
OVERLAY – SEARCH RING, TAX MAP, WETLANDS AERIAL



ATTACHMENT 3

VERIZON WIRELESS

PARCELS IDENTIFIED & INVESTIGATED

