

EXHIBIT F

COMPLIANCE WITH THE TOWN'S AREA VARIANCE STANDARDS

As set forth in Exhibit C, the Project complies with the applicable legal standards for public utilities. Additionally, the Project complies with the standards for the granting of an area variance as set forth in Town's Zoning Board of Appeals Permit Application and § 267-b of the Town Law. The relevant portions of the Town Law (and those considerations detailed in the area variance application) are outlined below in bold-italicized type followed by Verizon Wireless' response in regular type.

In making its determination, the Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider:

[1] Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

As outlined in Exhibit B, neither the Project nor the granting of the requested area variance(s) for the setback of the tower base to the adjoining residential property to the south will result in an undesirable change in the neighborhood. Therefore, it will not be a detriment to nearby properties. The facility will not pollute, will not create noise or vibration, will not increase population density, will not create any demand on governmental services, and will not create any increase in traffic. It is an inert facility and, as such, is in harmony with the orderly development of the area as well as the nationwide wireless telecommunications system.

[2] Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

As outlined in Exhibit B and Exhibit C, Verizon Wireless is considered a public utility for zoning purposes because it serves the public interest. The proposed location of the tower, which necessitates the area variance application regarding the setbacks, is the location needed by Verizon Wireless to permit the "Wilmington Town" cell site to meet the RF objectives of the Project and provide the adequate and reliable coverage in this cell. As further described in Exhibit H to this application, the Site was the only available location to deliver wireless telecommunications service in this area.

[3] Whether the requested area variance is substantial;

As set forth in the Site Plan at Exhibit M, the requested variances have been minimized to the maximum extent possible. The Code requires that a tower be set back from any residential property a distance of at least 500'. The setback variances requested are

relatively minimal, but unavoidable, and they correspond to the only available location for the tower. Varying the limitation imposed by the zoning ordinance, as set forth above, is least intrusive means by which the applicant can provide reliable wireless telecommunications coverage to the "Wilmington Town" cell.

[4] Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

No adverse effect or impact on the physical or environmental conditions in the area have been identified, as further supported by the EAF at Exhibit O. Rather, the Project will enhance the public health, safety, welfare and convenience by providing a more efficient system of wireless telecommunications service for police, fire and other emergency services, as well as provide modern wireless telecommunications service to business, industry and individuals in the Town.

[5] Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

The difficulty is not self-created, but a function of the need to install a wireless telecommunications facility in an appropriate location to serve Wilmington and the surrounding area. This Site is literally the only available location available to meet the RF objectives of the Project.