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June 30, 2025

***VIA FEDERAL EXPRESS***

Planning Board and Zoning Board of Appeals  
Town of Wilmington  
7 Community Circle  
Wilmington, NY 12997  
Attn: Doug Nemic, Code Enforcement Officer

**RE: New York RSA 2 Cellular Partnership d/b/a Verizon's Application to the Town of Wilmington for a special use permit and site plan approval to construct and operate a 115' wireless telecommunications facility on property located at 1068 Bonnie View Road (Tax Parcel No. 16.3-2-27.111) in the Town of Wilmington, Essex County, New York (Verizon's "Wilmington Town" site)**

Dear Members of the Planning Board and Zoning Board of Appeals:

New York RSA No. 2 Cellular Partnership d/b/a Verizon ("Verizon") is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("FCC"). In order to provide reliable service to its Wilmington Town cell, Verizon proposes to construct and operate a wireless telecommunications tower (the "Project") on property owned by Dean S. Antonucci (the "Landowner") located at 1068 Bonnie View Road (Tax Parcel No. 16.3-2-27.111) in the Town of Wilmington, New York (the "Site").

The Site consists of a .23 acre (100' x 100') leased from the Landowner. The Project will consist of a 115' monopine wireless telecommunications tower, and antennas, one (1) equipment cabinet, one (1) battery cabinet and a 10' x 12' ice canopy installed on a 12'-6" x 11' concrete equipment pad, and other associated improvements as shown on the site plan prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C. (the "Site Plan") and submitted with this application (an 11" x 17" version of the Site Plan is included at Exhibit L).

The Project is an integral part of Verizon's plan to provide reliable wireless telecommunications service to the Wilmington Town cell and the surrounding area for emergency service providers, businesses and individuals. In addition, since the proposed Project has been sited adjacent to a stand of tall trees, the Project will have only a limited visual impact to the area, as demonstrated by the viewshed resource evaluation submitted with this Application (see Exhibit J).

Concurrently with this application, Verizon applied to the Adirondack Park Agency (the “**Agency**”) for a Major Permit to construct and operate the Project (the “**APA Application**”) (a copy of which is enclosed herewith). As such, the Application is a Type II action for purposes of SEQRA (See 6 N.Y.C.R.R. § 617.5(c)(45)).

The Site is located in the Low Intensity zoning district. As such, the Project will require a special use permit and site plan approval from the Planning Board. (See Town of Wilmington Zoning Code (“**Code**”) Article IV(A), Zoning Code Schedule of Uses). In addition, since the Project is located less than 500’ from a residential dwellings, the Project will require one or more setback variances from the Zoning Board of Appeals. See Article VI(C) of the Code.

Accordingly, please accept this letter and the following exhibits and enclosures as Verizon’s application for a special use permit, site plan approval and setback variance(s) for the Project:

- Exhibit A: Completed Town application form(s);
- Exhibit B: Project description;
- Exhibit C: Applicable legal standards;
- Exhibit D: Proof of compliance with the requirements for telecommunications facilities outlined in § Article VI of the Code;
- Exhibit E: Proof of compliance with the applicable site plan approval standards and submission requirements outlined in Article IX of the Code;
- Exhibit F: Proof of compliance with area variance standards.
- Exhibit G: RF Analysis containing radio frequency (“**RF**”) propagation studies;
- Exhibit H: Site selection analysis;
- Exhibit I: Verizon’s FCC licenses;
- Exhibit J: Copy of the current deed and Lease Agreement between Verizon and the Landowner, evidencing the Landowner’s consent to this Application;
- Exhibit K: Photos and simulations of the Project;
- Exhibit L: Proof of compliance with applicable federal regulations;
- Exhibit M: 11” x 17” copy of the Site Plan;
- Exhibit N: Verizon’s co-location policy;
- Exhibit O: Long form EAF;
- Exhibit P: Structural and grounding certification; and
- Exhibit Q: Tower removal letter.

- One (1) original and fourteen (14) copies of this application book; and

- A check in the amount of \$200, payable to the Town of Wilmington, for the applicable application Planning Board (\$75) and Zoning Board of Appeals (\$125) fees.

Since the Site is located within the Adirondack Park and within 500' of Essex County Route 19A, the Project must be referred to the Essex County Planning Department ("County Planning"), pursuant to New York General Municipal Law § 239-m. We respectfully request that the Planning Board refer the application to County Planning. An additional copy of this application book has been supplied for that purpose.

We request that this Application be placed on the agenda for the next available Planning Board and Zoning Board of Appeals meeting following County Planning review. If additional fees are required, please let us know. In the meantime, should you have any questions or require additional information prior to the meeting, please do not hesitate to contact me.

Thank you.

Very truly yours,



Jared C. Lusk

JCL/mkv

Enclosures

cc: Brandon Farinaccio

William Brooking

Andrea Armstrong