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December 19, 2014

VIA FEDERAL EXPRESS

City of Ithaca
Planning and Development Board
108 E. Green Street
Ithaca, New York 14850

RE: Application for Site Plan Review and Approval from the City of Ithaca Planning and Development Board by Upstate Cellular Network d/b/a Verizon Wireless to Construct and Operate a Small Cell Wireless Telecommunications Facility on the Rooftop of the Existing Building Located at 214 N. Meadow Street, City of Ithaca, New York (Tax Parcel No. 59.-7-13) (Verizon Wireless' "Meadow and Buffalo" Site).

Dear Members of the City Planning and Development Board:

Upstate Cellular Network d/b/a Verizon Wireless ("**Verizon Wireless**") is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("**FCC**"). To provide adequate and reliable wireless telecommunications service in its Meadow and Buffalo cell, Verizon Wireless proposes to construct and operate a small cell wireless telecommunications facility located on the rooftop of the existing building located at 214 N. Meadow Street in the City of Ithaca (the "**Site**").

The Site consists of (1) a 6' x 6' area of leased space for the equipment cabinet(s); and (2) additional leased space on the rooftop of the existing building for the "cantenna" from Bull Bros Inc. (the "**Landowner**"). Verizon Wireless proposes to construct and operate a small cell wireless telecommunications facility, consisting of a single 24.2" (15.1" in diameter) wireless telecommunications antenna mounted on the roof of the existing building at a height of 23' AGL, an equipment cabinet, and other site improvements on the Site, as shown on the enclosed site plan prepared by C&S Engineers Inc. (the "**Project**"). Verizon Wireless' proposed Project conforms to the PCIA consensus definition of a small cell facility, which states that such installations "consist of relatively inconspicuous, small form-factor installations consisting of one or more radio transceivers, antennas, interconnecting cables, power supply, and other associated electronics."

The Project is located in the City's WEDZ-1a zoning district. Therefore, site plan review and approval from the City Planning and Development Board is required (City of Ithaca Zoning Ordinance (the "**Zoning Ordinance**") § 325-29.7(C)).

Please accept this letter and the following exhibits and enclosures as Verizon Wireless' application for Site Plan Review and Approval from the City Planning and Development Board:

- Exhibit A: Completed City-supplied application form;
- Exhibit B: Project description;
- Exhibit C: Applicable legal standards;
- Exhibit D: Compliance with the Code § 325-29(8);
- Exhibit E: Radio frequency ("RF") and site selection analysis with propagation studies;
- Exhibit F: Site selection analysis;
- Exhibit G: A report detailing the Applicant's existing and proposed wireless telecommunication sites in the City;
- Exhibit H: 11" x 17" copy of the site plan;
- Exhibit I: Proof of compliance with applicable federal regulations;
- Exhibit J: Non-interference letter;
- Exhibit K: Structural integrity letter;
- Exhibit L: Short Form Environmental Assessment Form ("EAF");
- Exhibit M: Copy of Verizon Wireless' FCC licenses;
- Exhibit N: Photosimulation report (including viewshed map); and
- Exhibit O: Copy of License Agreement evidencing Landowner's consent to this Application.

- Twenty-six (26) copies of this Application booklet;
- Twenty-six (26) copies of the full-size Project site plan prepared by C&S Engineers Inc.; and
- Check in the amount of \$300.00 for the application fee.

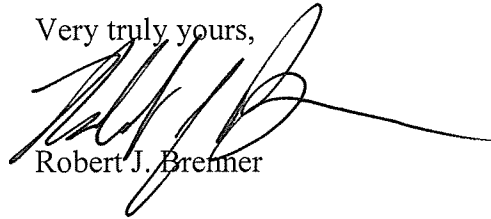
In addition, since the Project is within 500' of a State or County resource, the Project must be referred to the Tompkins County Planning Department, pursuant to New York General Municipal Law § 239-m. An extra copy of the application booklet has been included for that purpose.

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We request that this application be placed on the next available agenda of the City Planning and Development Board. Please let us know if you have any questions or need any additional information.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R. Bremner', with a long horizontal flourish extending to the right.

Robert J. Bremner

JCL/mg

cc: Jim Deloria