

EXHIBIT A

SPECIAL USE PERMIT APPLICATION FORM



TELECOMMUNICATIONS SPECIAL USE PERMIT APPLICATION FORM AND INSTRUCTIONS

Please Read Carefully
(Submit checklist with application)

The Town of Aurora Town Board has the authority to issue special use permits in accordance with Town Code Chapter 116 Zoning Article III and Article VII.

Application requirements:

For review and approval of a Telecommunications Special Use Permit Application, the following items must be submitted to the Town Board:

- _____ Completed Application
- _____ Application Fee with check made payable to: "Town of Aurora"
- _____ Owner Authorization form, if necessary. (If the applicant/petitioner is not the property owner and the owner did not sign the application; an owner authorization form must be submitted.)
- _____ Narrative describing all activities proposed for the site.
- _____ Survey of the property
- _____ Demonstration of Location requirement
- _____ Demonstration of Co-Location attempts/analysis
- _____ Federal Communications License
- _____ Structural/Design Plans (Tower, Antennae, and accessory structures)
- _____ Site plan: A Site Plan and/or Site Plan application may be required as part of the Special Use Permit Application. Please consult with the Building Department to determine if a Site Plan Review Application will be required.
- _____ Environmental Assessment Form (EAF), with Part 1 completed and signed. (Short or Full EAF - Please visit <http://www.dec.ny.gov/permits/6191.html> for EAF information and forms. If you have questions regarding which EAF to submit, please contact the Building Department.)

Agency Review: The Town Board may circulate the Telecommunications Special Use Permit application packet to the following agencies for review and comment, as necessary:

Town: Planning Board, Building Department, Town Attorney

County: Department of Environment and Planning

Fire: East Aurora FD or South Wales FD or West Falls FD

Town Engineer Review: Telecommunications Special Use Permit applications may require review by the Town Engineer. If it is determined that such review is necessary, an escrow account will be required to defray the costs of this review. An estimate of the costs will be provided to the applicant and a check must be received prior to further consideration by the Town Board.

Incomplete applications will not be accepted for review. Applications submitted by the deadline (14 days prior to the Town Board work session) will be placed on the agenda at the discretion of the Town Board.



Town of Aurora Town Board
575 Oakwood Avenue, East Aurora, New York 14052

Telecommunications Special Use Permit Application Form

I. PROJECT INFORMATION (Applicant/Petitioner):

Business/Project Name: Vertical Bridge-Verizon Wireless / Quaker Road Telecommunications Tower
Business/Project Address: 4399 Transit Road, Orchard Park, NY 14127
Applicant Name: VB BTS II, LLC and Bell Atlantic Mobile Systems LLC, d/b/a Verizon Wireless
Mailing Address: VB BTS II, LLC, 750 Park of Commerce Drive
City Boca Raton State FL ZIP 33487
Phone 518-225-9118 Fax Email AJ.DeSantis@verticalbridge.com
Interest in the property (ex: owner/franchisee/developer) Tenant

II. PROPERTY OWNER INFORMATION (If different from Applicant AND the Owner does not sign below, please submit and original, notarized "Owner Authorization" form - attached):

Property Owner(s) Name(s) Murray Bros. Nurseries, Inc.
If a corporate, please name a responsible party/designated officer: Daniel Murray, President
Address 4735 Orchard Road
City Orchard Park State NY ZIP 14127
Phone 716-662-3860 Fax Email murray2mbn@gmail.com

III. SPECIAL USE AND PROPERTY INFORMATION:

Property Address 4399 Transit Road, Orchard Park, NY 14127

SBL# 174.00-1-1.1

Describe Special Use requested (use additional pages if needed): 135' freestanding wireless telecommunications tower with 4' lighting rod for a total height of 139', with associated antennae, RRHs, antenna mounts and OVP on the tower and telecommunication equipment at its base, as shown in the Site Plan.

Property size in acres 32 Property Frontage in feet 1,246.16'

Zoning District A Surrounding Zoning RR

Current Use of Property Garden Center/Nursery

Height of existing telecommunications facility(ies)/towers/poles: N/A

Height of proposed telecommunications facility(ies)/towers/poles: 135' monopole with 4' lighting rod (total height 139')

Size of existing building(s): N/A sf Size of proposed building(s) N/A sf

Present/Prior tenant/use: N/A

Parking spaces: Existing: 50 Proposed additional spaces: 0 Total #: 50

Upon approval of this application, the applicant intends to apply for: (Check all that apply)

a. Building Permit x

b. Sign Permit

IV. SIGNATURE (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 4)

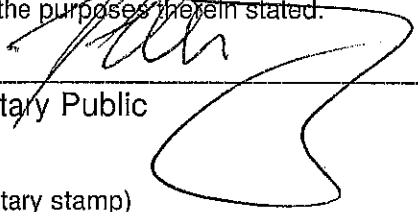


Signature of Applicant/Petitioner

A.J. DeSantis on behalf of VB BTS II, LLC and Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless
Print name of Applicant/Petitioner

State of New York; County of ~~Essex~~ SARATOGA

On the 1 day of February in the year 2024 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.



Notary Public

(Notary stamp)

PETER D. MURRAY
Notary Public, State of New York
No. 02MU6010698
Qualified in Albany County
Commission Expires July 20, 2026

Office Use Only: Date received: _____ Receipt #: _____

Application reviewed by: _____

Town of Aurora
575 Oakwood Avenue
East Aurora, NY 14052
www.townofaurora.com

**Telecommunication
Special Use Permit
Application
Owner Authorization**

The undersigned, who is the owner of the premises know as:

....., identified as Tax Map (SBL)#.....
(address)

hereby authorizes to bring an application for a
Telecommunications special use permit before the Town of Aurora Town Board for review and potential
approval. The undersigned further permits the Town or its authorized representative(s) access to the property
to review existing site conditions during the review process.

Owner (print)

Date

Owner (signature)

STATE OF NEW YORK)
 SS
COUNTY OF ERIE)

On this ____ day of _____, 20__, before me, the undersigned, a notary public in and for said state,
personally appeared _____, personally known to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their
signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,
executed the instrument.

Notary Public