


THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency PO Box 99 · 1133 NYS Route 86 Ray Brook, NY 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA General Permit 2005G-3R Certificate	Permit # 2009-0267A
	Certificate for Replacement of or Installation of Certain New Telecommunications Antennas on Existing Towers or Other Tall Structures	
	To the County Clerk: Please index this permit in the grantor index under the following names: 1. NY RSA 2 Cellular Partnership d/b/a Verizon Wireless 2. Town of Fine	

This certificate under General Permit 2005G-3R is granted to NY RSA 2 Cellular Partnership d/b/a Verizon Wireless and the Town of Fine, authorizing the replacement or installation of new telecommunications infrastructure in an area classified Hamlet by the Official Adirondack Park Land Use and Development Plan Map in the Town of Fine, St. Lawrence County.

This authorization shall expire unless recorded in the St. Lawrence County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the St. Lawrence County Clerk's Office. The Agency will consider the project in existence when the authorized structure has been completed.

This certificate does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this certificate shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, state, regional or local.

PROJECT SITE

The project site is a 35.8±-acre parcel of land located on New York State Route 3 in the Town of Fine, St. Lawrence County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 224, Block 1, Parcel 6.11, and is described in a deed from the County of St. Lawrence to Town of Fine, 4078 State Highway 3, Star Lake, NY 13690 dated November 29, 2021, and recorded November 30, 2021 in the St. Lawrence County Clerk's Office under Instrument Number R-2021-00016291.

The project site is improved by a 79-foot-tall monopine telecommunications tower (74-foot-tall tower and a 5-foot-tall crown branch) as authorized by Agency Permit 2009-0267. The centerline mounting height of the array was authorized at 60 feet above ground level (AGL).

PROJECT DESCRIPTION AS PROPOSED

This project as conditionally approved herein involves the following on the existing 79-foot-tall monopine telecommunications tower at the existing antenna centerline elevation of 60 feet AGL: removal of 12 existing panel antennas and installation of 6 new panel antennas; 9 new Remote Radio Heads (RRH's); and related infrastructure. In addition, 2 new OVP units will be installed, one on the tower and one inside the equipment shelter.

The project is shown on 14 sheets of plans titled "St. Lawrence Seaway Cell Partnership d/b/a Verizon Wireless; Site Name: Star Lake; C-Band Construction Drawings; Project Number: 20222386835; Location Code: 271680," prepared by Costich Engineering, last revised February 28, 2023 and received by the Agency on May 1, 2023 (Project Plans):

- GC001, Title Sheet;
- GC002, General Notes;
- CC100, Overall Site Plan;
- CC110, Compound Plan;
- CC120, Existing and Proposed Antenna Orientations;
- CC200, Existing and Proposed Tower Elevations;
- CC500 through CC502, Details; and
- CC510 through CC514, Mount Modification Details.

Reduced-scale copies of Sheet CC120 (Existing and Proposed Antenna Orientations) and Sheet CC200 (Existing and Proposed Tower Elevations) of the Project Plans are attached to this certificate for easy reference. The original, full-scale maps and plans described in this paragraph are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

CONDITIONS

1. This certificate is binding on the applicants, all present and future owners of the project site and all contractors undertaking all or a portion of the project. Copies of this certificate and the Project Plans shall be furnished by the applicants to all subsequent owners or lessees of the project site prior to sale or lease. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency General Permit 2005G-3R Certificate for Project 2009-0267A issued June 8, 2023, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
2. Subject to the conditions stated herein, this certification authorizes the installation of new telecommunications antennas with related infrastructure in the location shown and as depicted on the Project Plans referenced herein. The antennas shall be located as

shown on the Project Plans referenced herein, with the top of the antennas no higher than 64 feet above ground level (centerline elevation of 60 feet above ground level).

Any change to the location, dimensions, or other aspect of the development authorized herein, including the construction of any new tower or the addition to the authorized tower of any new antenna or other equipment, shall require prior written Agency authorization.

3. The authorized antennas and related infrastructure shall be a grey color with a non-reflective or matte finish. The grey color shall match and blend with the existing infrastructure on the tower.
4. In order to minimize the visual impact of the tower, simulated white pine tree branching which effectively mimics the structure, needle pattern, and coloration of an eastern white pine tree shall be installed, replaced, and/or maintained between the tower elevations of 52 and 74 feet above ground level. Branching shall be as described in Condition 6 of Agency Permit 2009-0267, to result in a monopine tower that is in scale with its surroundings and blends the facility with its visual setting. All branching shall be properly maintained and repaired if necessary to ensure the tower retains a tree-like appearance.
5. Installation of any lighting on the existing tower shall require prior written Agency authorization. Any other exterior lights within the equipment compound shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Star Lake, NYS Route 3, or adjoining property.
6. All signs associated with the telecommunications tower on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
7. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
8. The Agency shall be provided with color photographs showing the completed antennas and related infrastructure within 30 days of project completion. All photographs must clearly identify the date the picture was taken, the location of the photograph, and the lens size employed. Photographs shall be taken on a clear day with little cloud cover from immediately adjacent to the tower (such that the proposed equipment is visible) and from Photo Locations 4, 14 and 18 submitted with the application for Permit 2009-267, using the same lens equivalents provided in that application.
9. The authorized antennas shall be removed from the project site within one year of discontinuance of use for telecommunications purposes.

CERTIFICATION issued this 8th day
of June, 2023.

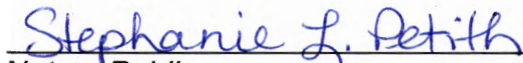
ADIRONDACK PARK AGENCY

BY: 

David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 8th day of June in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, personally known to me or proved 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 they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025

verizon

1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



• CIVIL
ENGINEERING
• LAND
SURVEYING
• LANDSCAPE
ARCHITECTURE
317 LANE AVENUE
HENRIETTA, NY 14860
(815) 434-3030

NO.	DATE	BY	COMMENTS
0	03/09/2023	TKW	ISSUED PRELIMINARY FOR REVIEW
1	02/17/2023	VP	ADD BA ASSESSOR PRELIMINARY FOR REVIEW
2	03/28/2023	VP	ISSUED FINAL

PROJECT MANAGER
C.D.M.

DRAWN BY
T.K.W.

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STAR LAKE
PROJECT#: 20222386835
LOCATION CODE: 271680

TOWN OF FINE
COUNTY OF ST. LAWRENCE
STATE OF NEW YORK

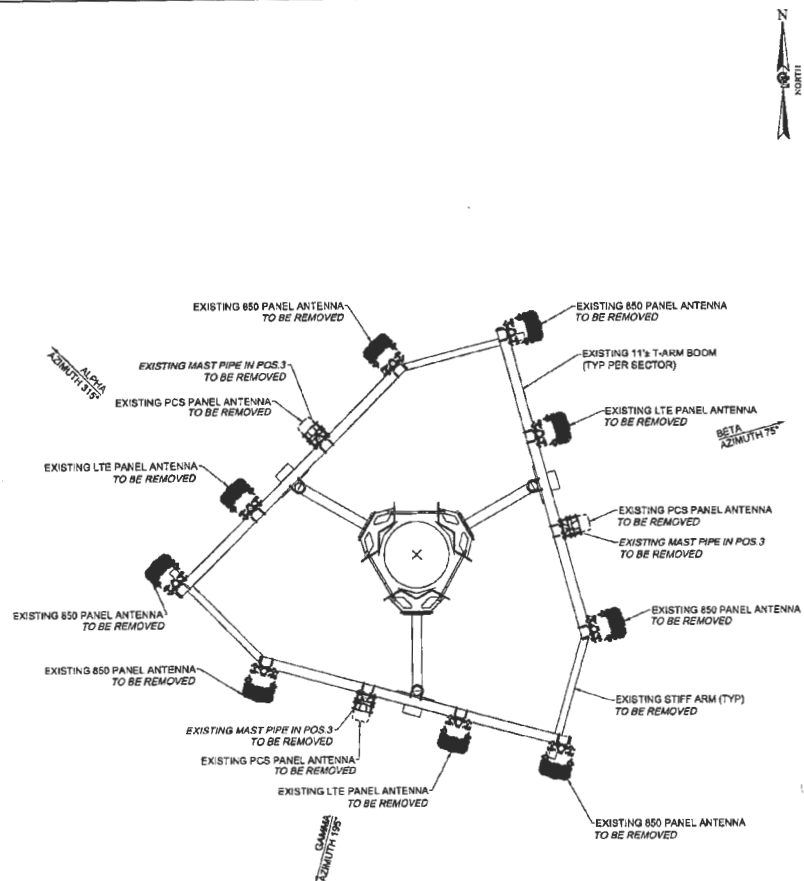
SHEET TITLE
**EXISTING AND
PROPOSED TOWER
ORIENTATIONS**

C.E. JOHNSON, SHEET NUMBER
4160.01

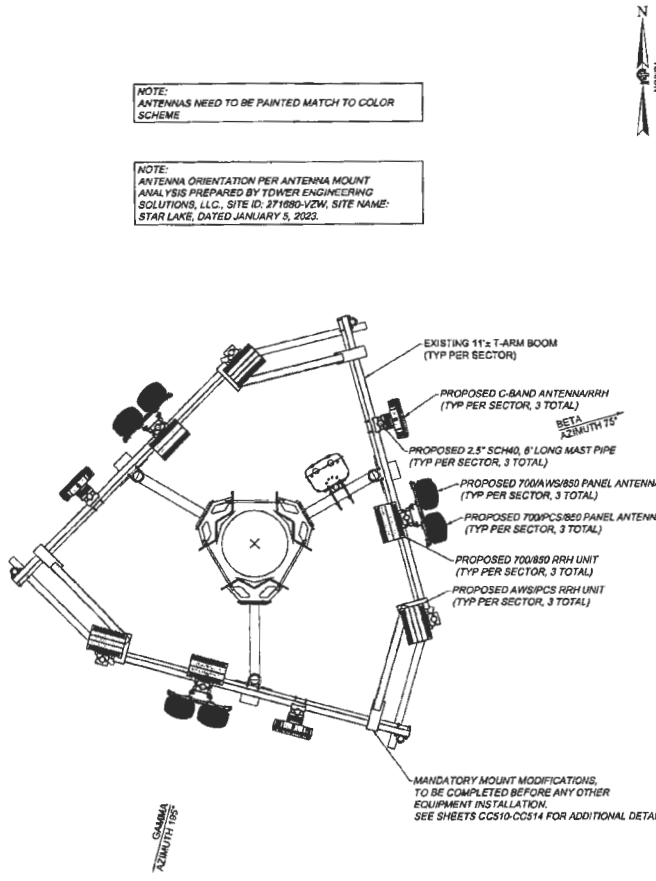
CC120
SHEET 06 OF 14

NOTE:
ANTENNAS NEED TO BE PAINTED MATCH TO COLOR
SCHEME

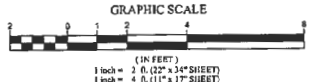
NOTE:
ANTENNA ORIENTATION PER ANTENNA MOUNT
ANALYSIS PREPARED BY TOWER ENGINEERING
SOLUTIONS, LLC, SITE ID: 271680-VZW, SITE NAME:
STAR LAKE, DATED JANUARY 5, 2023.



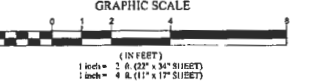
NOTE:
MONOPINE BRANCHING NOT SHOWN FOR CLARITY.
CONTRACTOR TO ENSURE THE SIMULATED TREE PORTION OF
THE TOWER SHALL MIMIC THE BRANCHING, STRUCTURE,
NEEDLE PATTERN, AND COLORATION OF A MATURE,
FULLY-FORMED EASTERN WHITE PINE TREE UPON
COMPLETION OF ALL WORK. IF ANY SIMULATED BRANCHES
BREAK OR FALL OFF, THEY SHALL BE REPAIRED OR
REPLACED TO RESTORE THE SUBSTANTIAL INVISIBILITY OF
THE SIMULATED TREE IN THIS LOCATION.

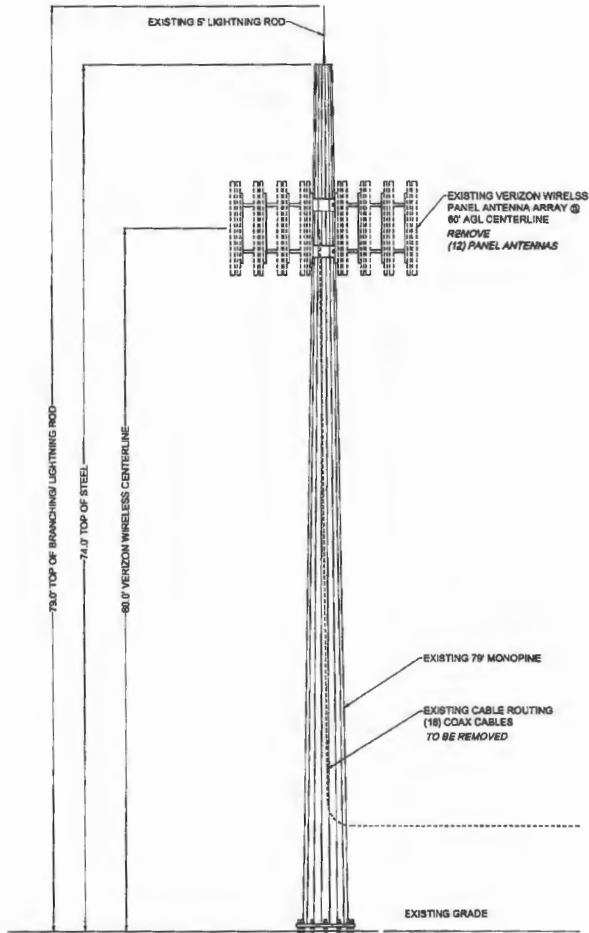


1
EXISTING TOWER ORIENTATION
SCALE: 1" = 2' (22 x 34 SHEET)
1" = 4' (11 x 17 SHEET)

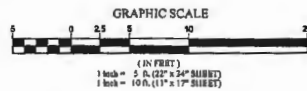


2
PROPOSED TOWER ORIENTATION
SCALE: 1" = 2' (22 x 34 SHEET)
1" = 4' (11 x 17 SHEET)





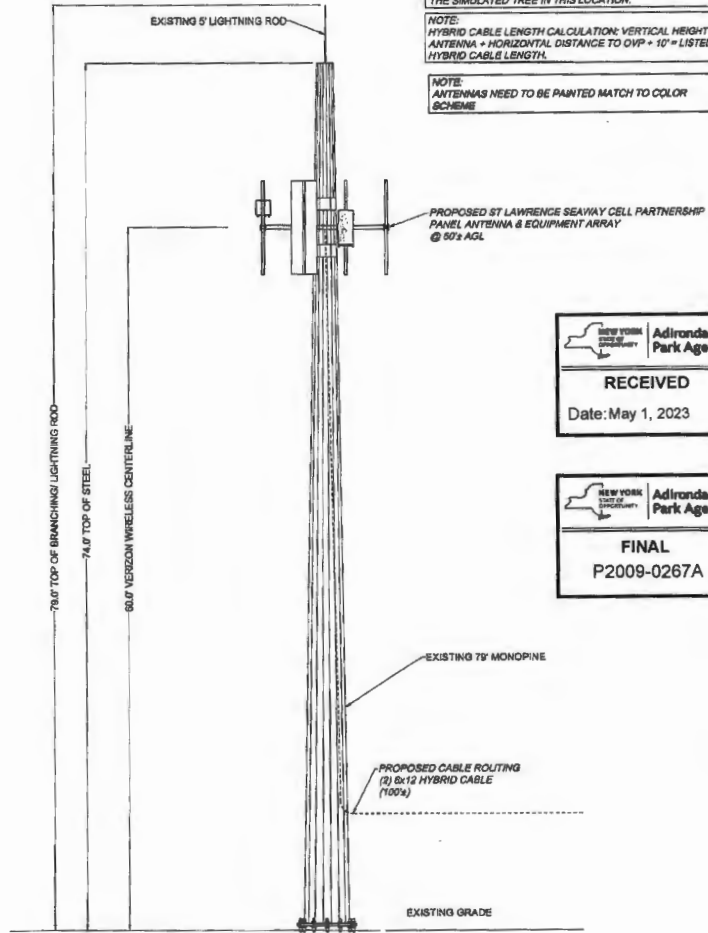
1 EXISTING TOWER ELEVATION
SCALE: 1" = 8' (23' x 34" SHEET)
1" = 10' (11' x 17" SHEET)



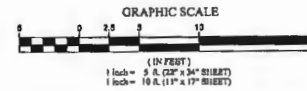
NOTE:
MONOPINE BRANCHING NOT SHOWN FOR CLARITY. CONTRACTOR TO ENSURE THE SIMULATED TREE PORTION OF THE TOWER SHALL MIMIC THE BRANCHING, STRUCTURE, NEEDLE PATTERN, AND COLORATION OF A MATURE, FULLY-FORMED EASTERN WHITE PINE TREE UPON COMPLETION OF ALL WORK. IF ANY SIMULATED BRANCHES BREAK OR FALL OFF, THEY SHALL BE REPAIRED OR REPLACED TO RESTORE THE SUBSTANTIAL INVISIBILITY OF THE SIMULATED TREE IN THIS LOCATION.

NOTE:
HYBRID CABLE LENGTH CALCULATION: VERTICAL HEIGHT TO ANTENNA + HORIZONTAL DISTANCE TO OVP + 10' = LISTED HYBRID CABLE LENGTH.

NOTE:
ANTENNAS NEED TO BE PAINTED MATCH TO COLOR SCHEME



2 PROPOSED TOWER ELEVATION
SCALE: 1" = 8' (23' x 34" SHEET)
1" = 10' (11' x 17" SHEET)



NEW YORK STATE
SEAL OF OFFICER
Adirondack
Park Agency
RECEIVED
Date: May 1, 2023

NEW YORK STATE
SEAL OF OFFICER
Adirondack
Park Agency
FINAL
P2009-0267A

verizon
1278 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
317 Lark Avenue
ROCHESTER, NY 14609
(716) 430-3000

NO.	DATE	BY	COMMENTS
0	02/09/2023	T.K.W.	ISSUED PRELIMINARY FOR REVIEW
1	03/17/2023	VP	ADD BA, RESUBMIT PRELIMINARY FOR REVIEW
2	03/29/2023	VP	ISSUED FINAL

PROJECT MANAGER
C.D.M.
DRAWN BY
T.K.W.

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SITE INFORMATION

STAR LAKE
PROJECT#: 20222386835
LOCATION CODE: 271680

TOWN OF FINE
COUNTY OF ST. LAWRENCE
STATE OF NEW YORK

SHEET TITLE
EXISTING AND PROPOSED TOWER ELEVATIONS

C.E. JOB NUMBER
4160.01

SHEET NUMBER
CC200
SHEET 25 OF 14