


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE Adirondack Park Agency</p> <p>PO Box 99 · 1133 NYS Route 86 Ray Brook, NY 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	APA General Permit/Order 2023G-1 Certificate	Project #: 2025-0028
	Certificate for Certain Modifications of Existing Wireless Towers or Base Stations (Eligible Facilities Requests)	
	To the County Clerk: Please index this permit in the grantor index under the following names: 1. Cellco Partnership d/b/a Verizon 2. American Tower Corporation 3. Henri Sargent and Wendy Sargent	

This certificate under General Permit 2023G-1 is granted to Cellco Partnership d/b/a Verizon, authorizing the modification of an existing wireless tower or base station that meets the definition of an “Eligible Facilities Request” as defined by Section 6409 of the Spectrum Act of 2012, in an area classified Low Intensity Use by the Official Adirondack Park Land Use and Development Plan in the application received by the Agency on February 5, 2025 and as depicted on the attached reduced-scale plan. The project site is in the Town of Johnsbury, Warren County.

This authorization shall expire unless recorded in the Warren County Clerk’s Office within 60 days of issuance of a signed and notarized permit/order. The signed and notarized certificate 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 certificate is recorded in the Warren County Clerk’s Office. The Agency will consider the project in existence when the authorized facility has been constructed.

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 100-foot by 100-foot area located within a 54.8±-acre parcel of land located on NYS Route 28 in the Town of Johnsbury, Warren County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. It is identified on Town of Johnsbury Tax Map Section 118, Block 1, as a portion of Parcel 64.

The project site is improved by an existing 105-foot-tall monopole tower and associated fenced equipment compound accessed by an approximately 1,800-foot-long existing gravel road as authorized by Agency Permits 2010-229 and 2010-229A.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves co-location and operation of a wireless antenna array at a center line of 90 feet above grade on the 105-foot-tall monopole tower and construction of associated base station equipment.

The project is shown on 16 pages of plans titled, "Wevertown, FUZE ID# 17221138, MDG# 5000946677," prepared by Tectonic, and dated August 2, 2024 (Project Plans).

A reduced-scale copy of Sheet C-3 of the Project Plans for the project, showing the Elevation, Orientation Plan, & RF Info is 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. The modification shall comply with all requirements of an Eligible Facilities Request as defined under Section 6409 of the Spectrum Act of 2012 and clarified in Federal Communications Commission (FCC) regulations at 47 CFR 1.6100 and various FCC rulings and orders.
2. 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 General Permit/Order 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 2023G-1 for Project 2025-0028 issued February 26, 2025, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
3. Subject to the conditions stated herein, this certification authorizes modification of the existing wireless tower/base station in the location shown and as depicted on the Project Plans referenced herein. The antennas and associated equipment shall be located as shown on the Project Plans referenced herein, with the centerline elevation of the antennas no higher than 90 feet above ground level.
4. Any change to the location, dimensions, or other aspect of the development authorized herein shall require prior written Agency authorization.
5. The authorized antennas and related infrastructure shall be a grey color with a non-reflective flat or matte finish. The grey color shall match and blend with the existing antennas and infrastructure on the tower.
6. 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 NYS Route 28, or adjoining property. Any lighting

mandated by the Federal Aviation Administration (FAA) shall comply with all applicable regulations and specifications.

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.
8. The Agency shall be provided with color photographs showing the completed antennas 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.
9. The authorized antennas shall be removed from the project site within one year of discontinuance of use for telecommunications purposes.
10. Any 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].

CERTIFICATION issued this 26th day
of February, 2025.

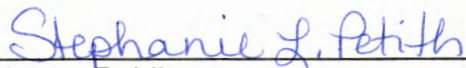
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 26th day of February in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, 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.

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


Notary Public

