



# Telecommunications & Digital Infrastructure:

Adirondack Park Agency  
Permitting

and

Empire State Development ConnectALL  
Digital Initiatives



Adirondack  
Park Agency

2024

# Adirondack Planning Forum



American Planning Association  
New York Upstate Chapter



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**Adirondack  
Park Agency**

# **Telecommunications Permitting**

**Cellular, Emergency, Radio**

**April 22, 2024**

# Telecommunications Permitting Topics

- Introduction
  - When is an Agency permit necessary?
  - What are the approval criteria?
  - What applications are available?
- Telecommunications Permits Issued
  - Numbers
  - Examples

# Introduction

# Jurisdiction

- **All structures greater than 40 feet in height**, except agricultural use structures and residential radio and television antennas
  - all land use areas except Industrial Use
  
- **Major public utility use**
  - “...any television, cable television, radio, telephone or other communication transmission tower...”
  - all land use areas except Hamlet
  
- **Subdivision into sites**
  - all land use areas except Hamlet

# APA Act Section 809(10) Approval Criteria

- Project must:
  - Be consistent with **land use and development plan**
  - Be **compatible** with character description and purposes, policies, and objectives of each **land use area**
  - Have **no undue adverse impact** on Park resources

“The project [will] not have an undue adverse impact upon the **natural, scenic, aesthetic**, ecological, wildlife, historic, recreational or **open space resources** of the park or upon the ability of the public to provide supporting facilities and services made necessary by the project, **taking into account** the commercial, industrial, residential, recreational or **other benefits** that might be derived from the project.”

“Policy on Agency Review of Proposals for New Telecommunications Towers and Other Tall Structures in the Adirondack Park” (2002)

# Telecommunications Permit Applications

- **Major Project** (e.g., new tower)
  - General Information Request (GIR)
  - Supplemental Information Request (SIR) for Telecommunications
  
- **Permit Amendment**
  
- **General Permit for Co-Location (2005)**
  - Vertical co-location
  
- **General Permit for Additional Tower (2010)**
  - Horizontal co-location
  
- **General Permit for Eligible Facilities Requests (2023)**
  - Modifications to telecom facilities defined by Federal Communications Commission (FCC)



# Eligible Facilities Requests (EFR)

- New General Permit available (2023)
- Section 6409 of the Spectrum Act of 2012 and implementing regulations 47 CFR 1.6100
- Eligible Facilities Request =
  - Any request for modification of an *existing* wireless tower or base station
  - *that does not substantially change the physical dimensions of such tower or base station*
  - *and involves co-location, removal, or replacement of transmission equipment.*
- Any modification that defeats a concealment element(s) is a substantial change to existing facilities → not an EFR

# Telecommunications Permit Applicants

## Cellular Carriers

- AT&T
- T-Mobile
- Verizon Wireless

## Emergency Communications

- County governments
- Local governments
- NY State Police

## Other Private / Commercial

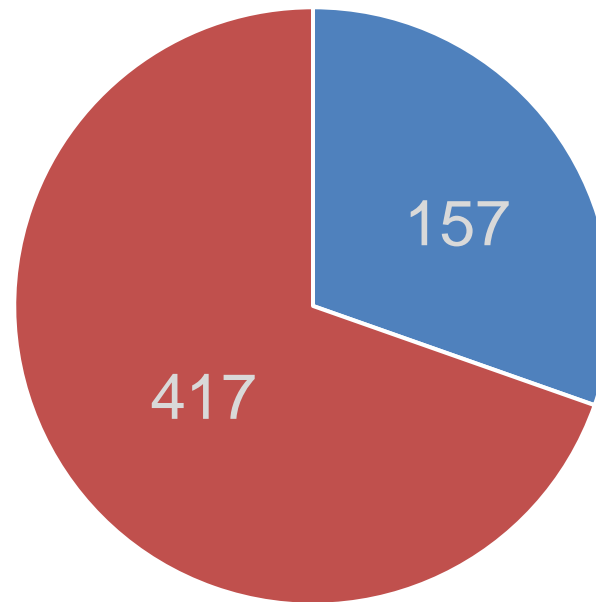
- Broadcast radio stations
- Paging services
- Wireless providers
- Environmental research

# Telecom Permits Issued – Numbers

# Telecom Permits Issued – overall (12/31/23)

572 Permits\* in Telecommunications Database

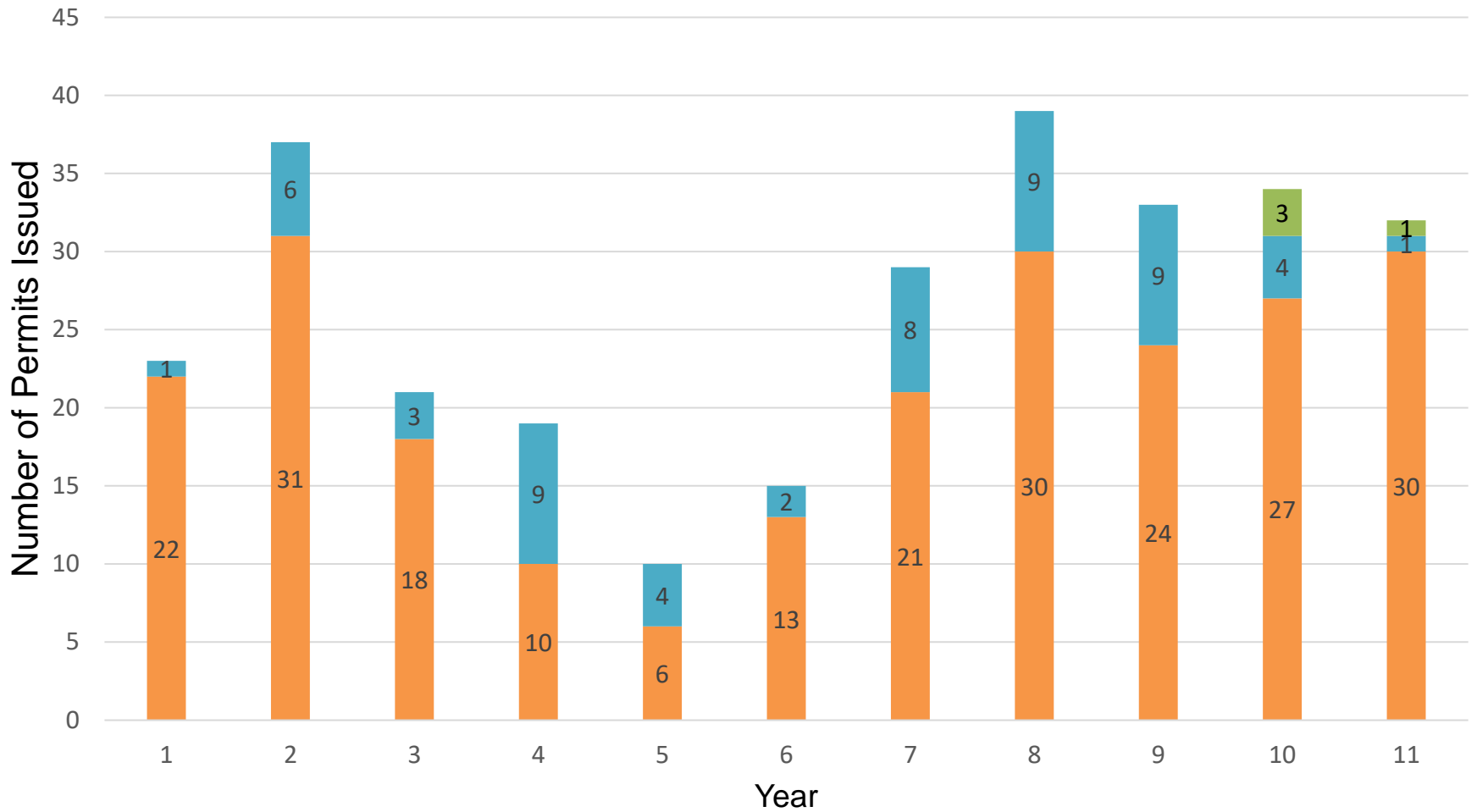
**417** permits for replacement and/or co-location of tower / antennas (cellular and non-cellular)



**157** new towers (cellular and non-cellular)

\*  $417 + 157 \neq 572$  because 2 permits authorized 2 new towers each

# Telecom Permits Issued by Year (2013-2023)



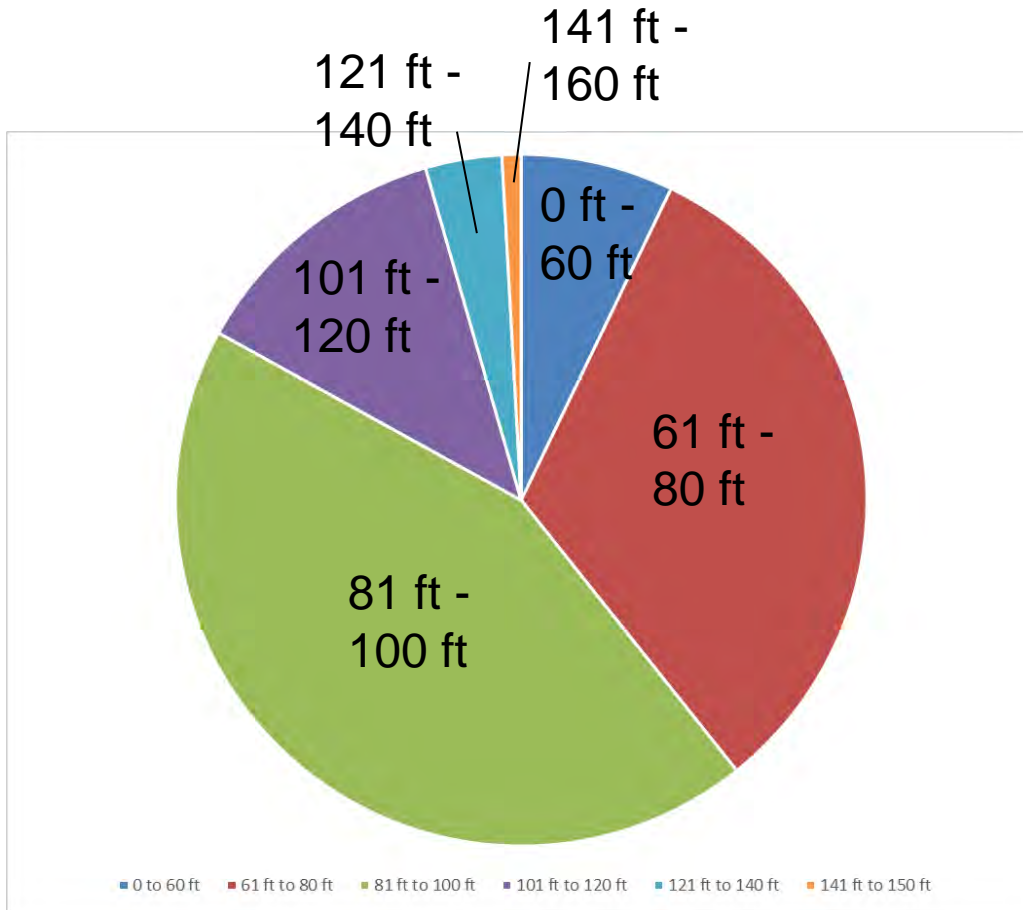
Co-locations / replacements

New towers

Small cell

# Tower Heights

Height of new towers (cellular, emergency, etc.) authorized by APA since 2002, in 20-ft increments



- \*0 to 60 ft = 8 towers (7%)
- 61 to 80 ft = 36 towers (32%)
- 81 to 100 ft = 49 towers (44%)
- 101 to 120 ft = 14 towers (13%)
- 121 to 140 ft = 4 towers (4%)
- 141 to 160 ft = 1 tower (1%)

\* > 20 ft increment

# APA.NY.GOV website



Services News Government

Adirondack Park Agency

About Property Owners Local Government State Land Business



The New York State Adirondack Park Agency is celebrating 50 years of long-range public and private land management planning for the largest park in the United States.

## NEWS & ACTIVITIES

Agency Meeting

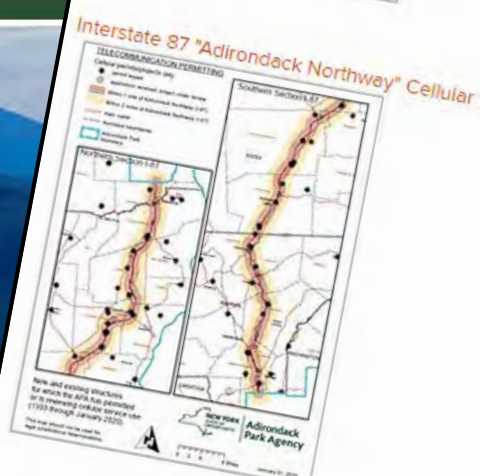
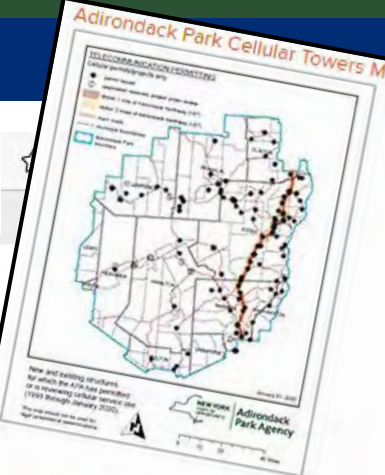
Telecommunication Permits/Amendments Issued by the NYS Adirondack Park Agency

PERMIT TYPE	ISSUE DATE	ISSUE YEAR	SPONSOR	COUNTY	TOWN	STRUCT. TYPE	STRUCT. AGE	ACTIVITY	SERVICE PROVIDER	CELLULAR CARRIER
General permit	7/16/2023	2023	NY RSA 2 Cellular Partnership dba Verizon Wireless	Essex	Essexbottom	Free standing tower (metallic lattice)	post-73	Installation of new telecommunication infrastructure on existing 100-foot-tall monopole tower	Verizon Wireless	Verizon Wireless
General permit	7/16/2023	2023	NY RSA 2 Cellular Partnership dba Verizon Wireless	Essex	Rain Ebb	Free standing tower (metallic lattice)	post-73	Installation of new telecommunication infrastructure on existing 100-foot-tall monopole tower	Verizon Wireless	Verizon Wireless
General permit	7/16/2023	2023	Sprint Spectrum U.S. LLC (subsidiary of T-Mobile USA, Inc.)	Washington	Port Arm	Free standing tower (metallic lattice)	post-73	Installation of new telecommunication infrastructure on existing 104-foot-tall monopole tower	Verizon Wireless	T-Mobile
General permit	7/16/2023	2023	ST Lawrence Cellular Partnership dba Verizon Wireless	St Lawrence	Port Arm	Free standing tower (metallic lattice)	post-73	Installation of telecommunication infrastructure on existing 85-foot-tall monopole tower	Verizon Wireless	Verizon Wireless
General permit	7/26/2023	2023	ST Lawrence Cellular Partnership dba Verizon Wireless	St Lawrence	Warrensburg	Free standing tower (metallic lattice)	post-73	Installation of telecommunication infrastructure on existing 85-foot-tall monopole tower	Verizon Wireless	Verizon Wireless
General permit	8/22/2023	2023	NY RSA 2 Cellular Partnership dba Verizon Wireless	Franklin	Duane	Free standing tower (metallic lattice)	post-73	Installation of new telecommunication infrastructure on existing 74-foot-tall monopole tower	Verizon Wireless	Verizon Wireless

Last updated: July 31, 2023  
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## DIG DEEPER

- Agency Laws and Regulations
- Agency Board Members
- Wetlands Mapping Data
- Science & Research
- Telecommunication Towers**
- Procurement Page
- APA Transparency Initiative Plan
- Permits Issued

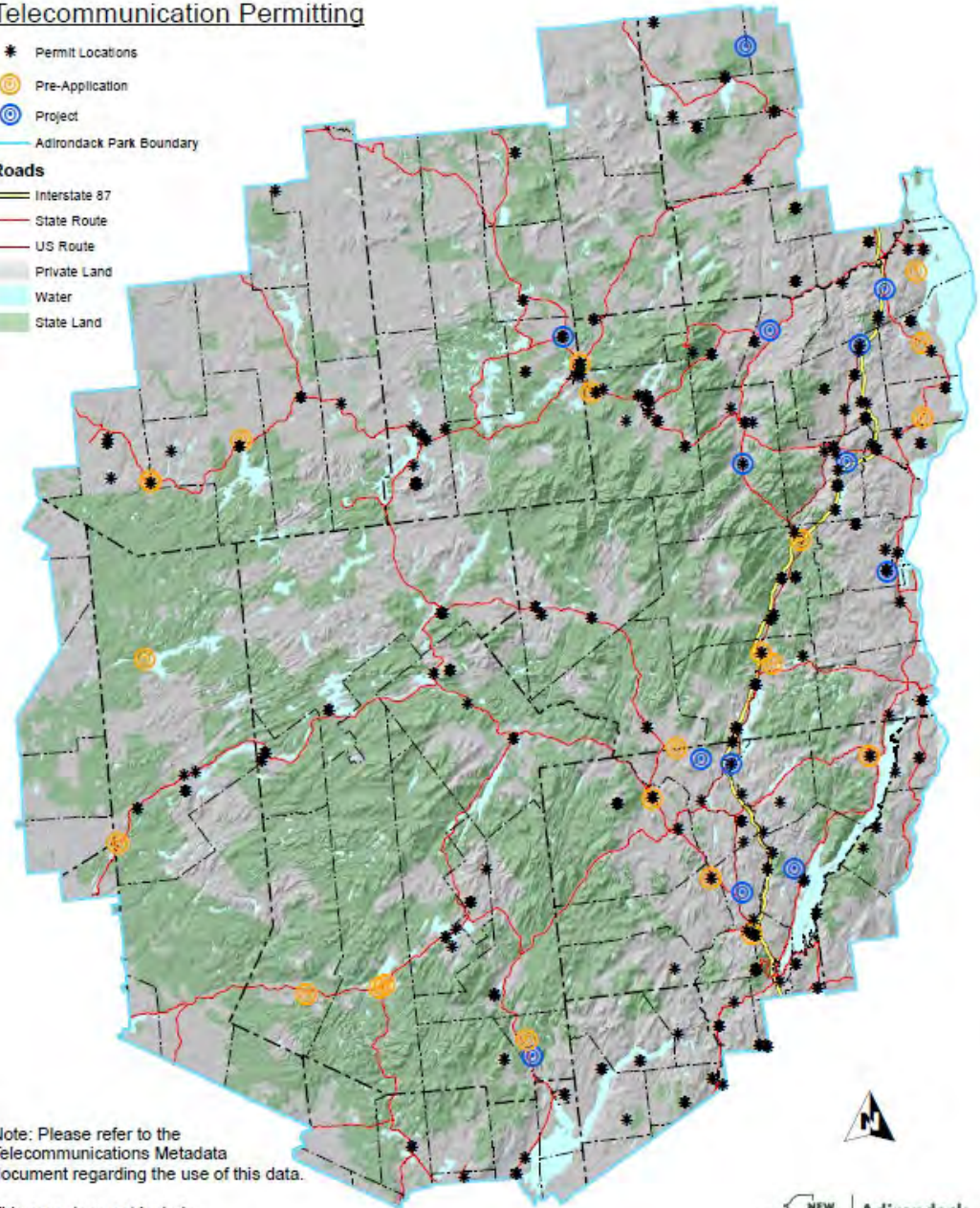


# Telecommunication Permitting – All Types

- \* Permit Locations
- 🎯 Pre-Application
- 🎯 Project (under review)

## Telecommunication Permitting

- \* Permit Locations
- 🎯 Pre-Application
- 🎯 Project
- Adirondack Park Boundary
- Roads**
  - Interstate 87
  - State Route
  - US Route
  - Private Land
  - Water
  - State Land



Note: Please refer to the Telecommunications Metadata document regarding the use of this data.

This map does not include temporary trailer/truck-mounted towers.



This map should not be used for legal jurisdictional determinations. Contact the APA at 518-891-4050.

0 10 20 40 Miles

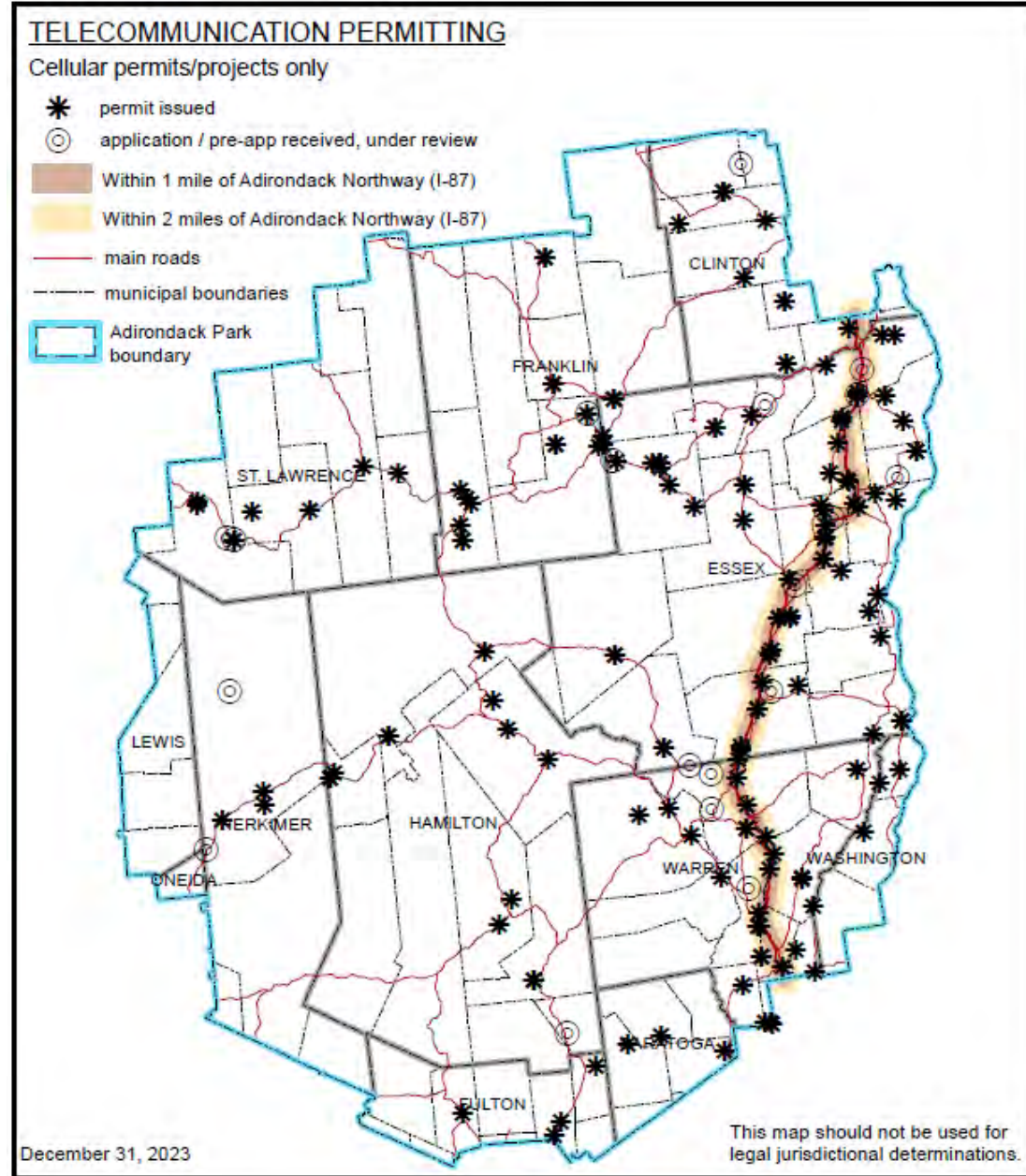






# Telecommunication Permitting – Cellular Only

-  permit issued
-  application / pre-app (under review)

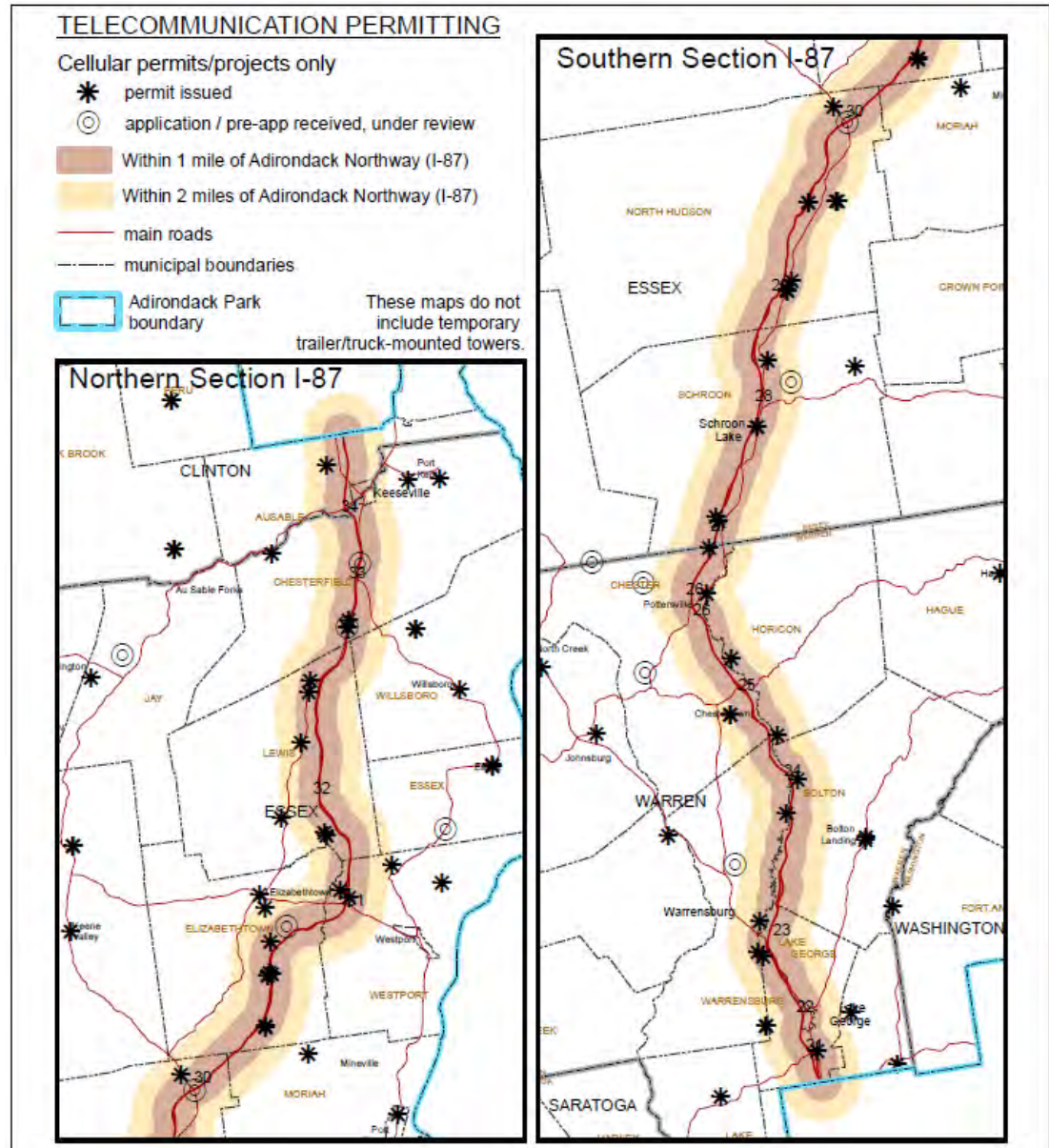
New and existing structures for which the APA has permitted or is reviewing cellular service use (1993 through 2023).



# Telecommunication Permitting – Cellular Only

-  permit issued
-  application / pre-app (under review)

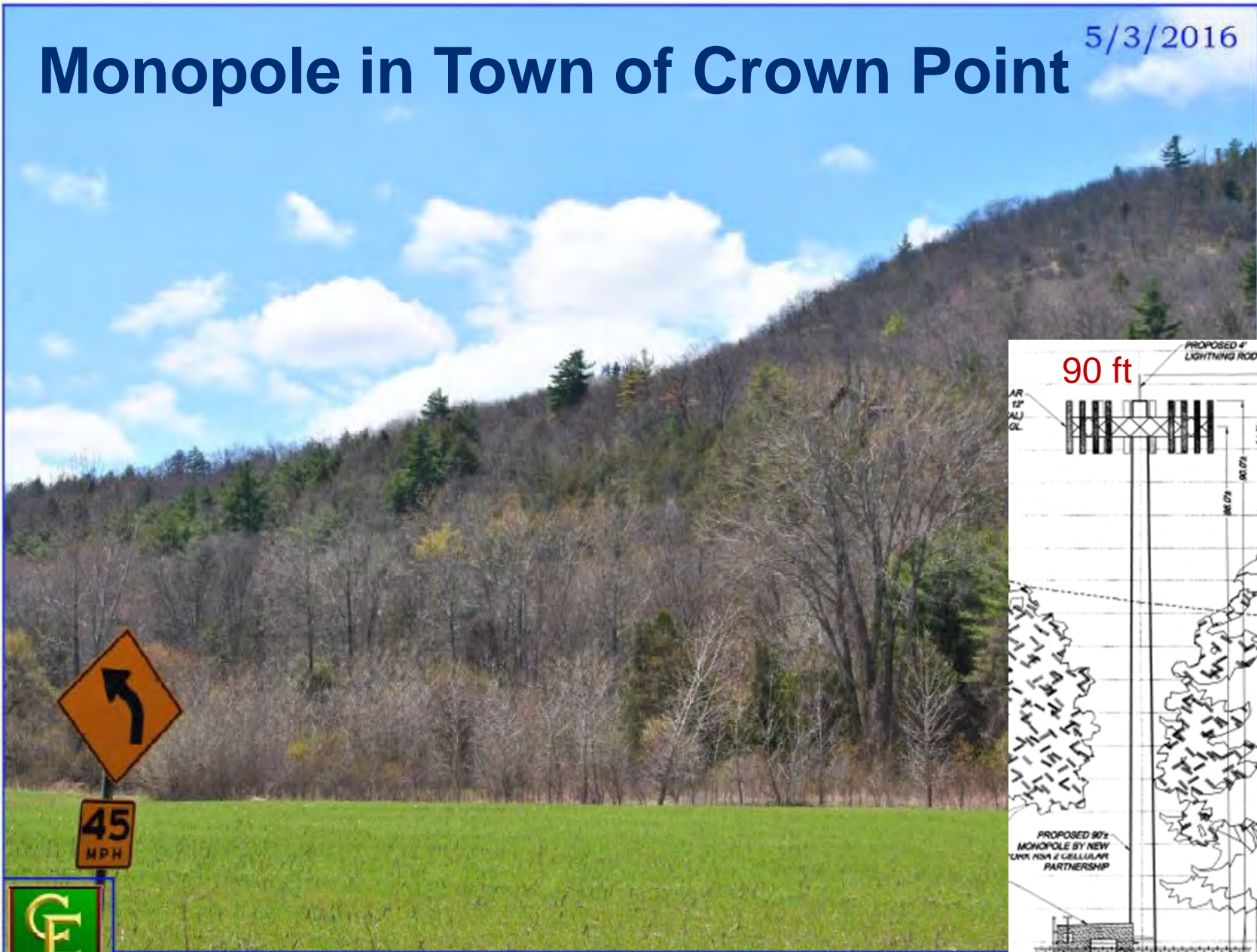
New and existing structures for which the APA has permitted or is reviewing cellular service use (1993 through 2023).



# Telecom Permits Issued – Examples

# Monopole in Town of Crown Point

5/3/2016



SITE NAME  
**Bulwagga Mountain**

Ash tilt photo of actual tower  
1650' from Site - View SW from State Highway 9N

# Monopole in Town of Dannemora

5/3/2016



SITE NAME  
Chazy Lake

Asbuilt photo of constructed tower  
View NW from Dubrey Rd. 1.17 miles from site

# Monopole in Town of Newcomb

Hamlet land use area  
Next to water storage tank



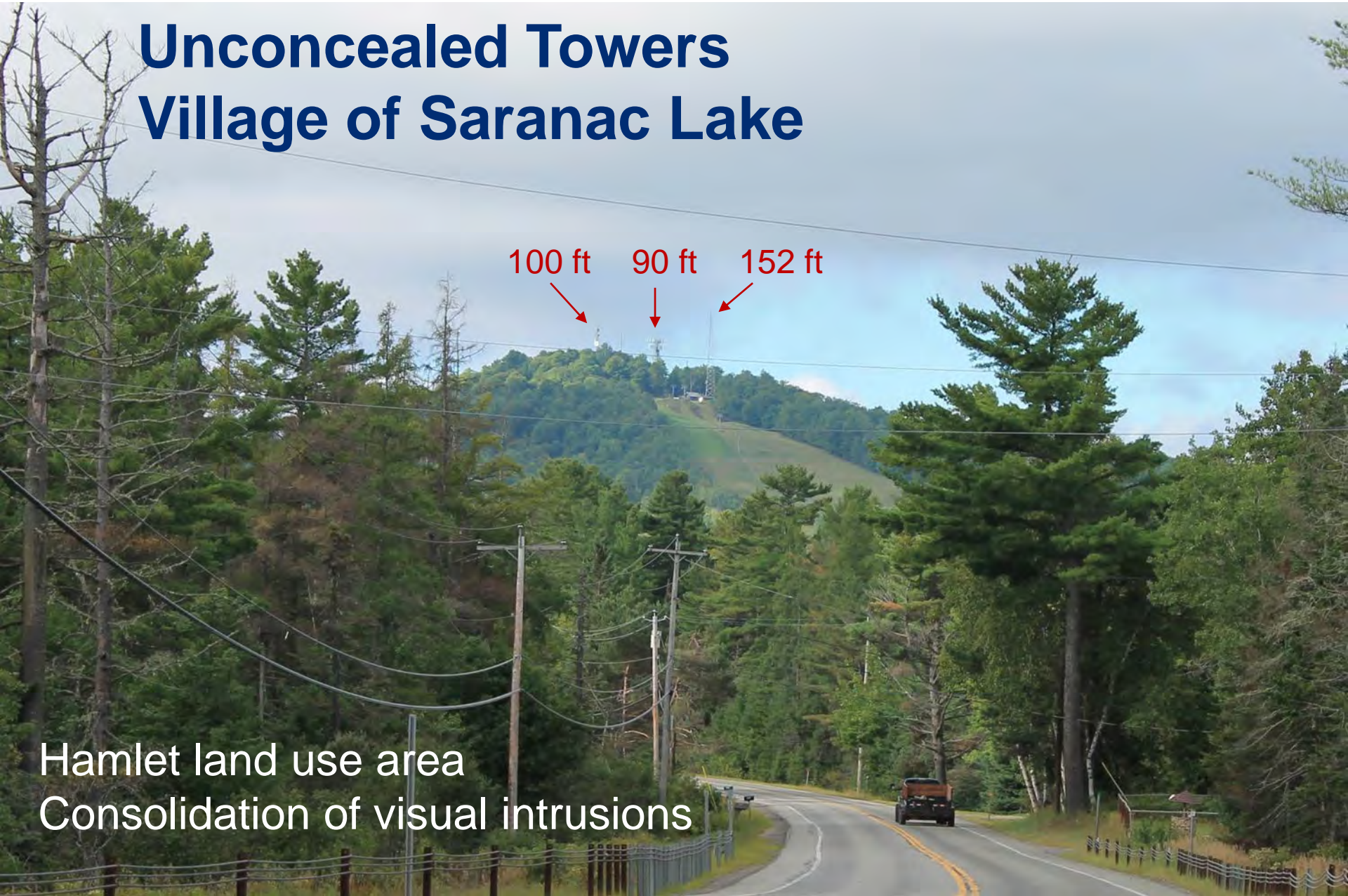
2020: AT&T tower  
2013 & 2023: VZW on water tank

# Unconcealed Towers Village of Saranac Lake

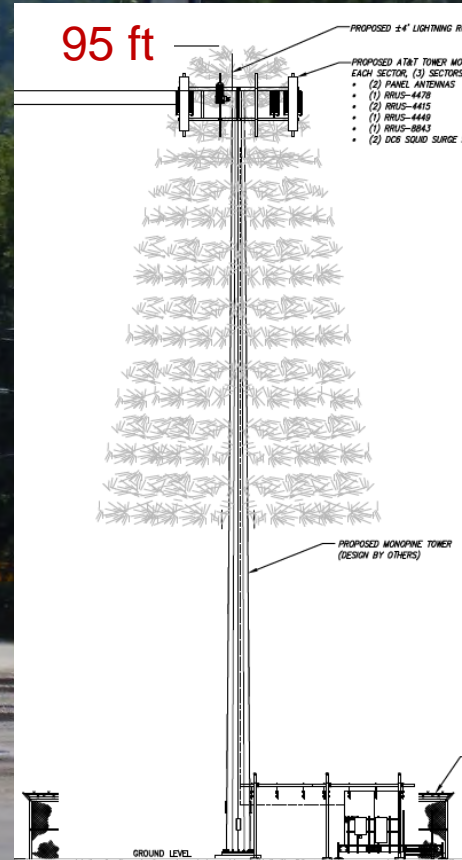
100 ft 90 ft 152 ft



Hamlet land use area  
Consolidation of visual intrusions



# Monopine in Town of Elizabethtown





# Monopine in Town of Clifton

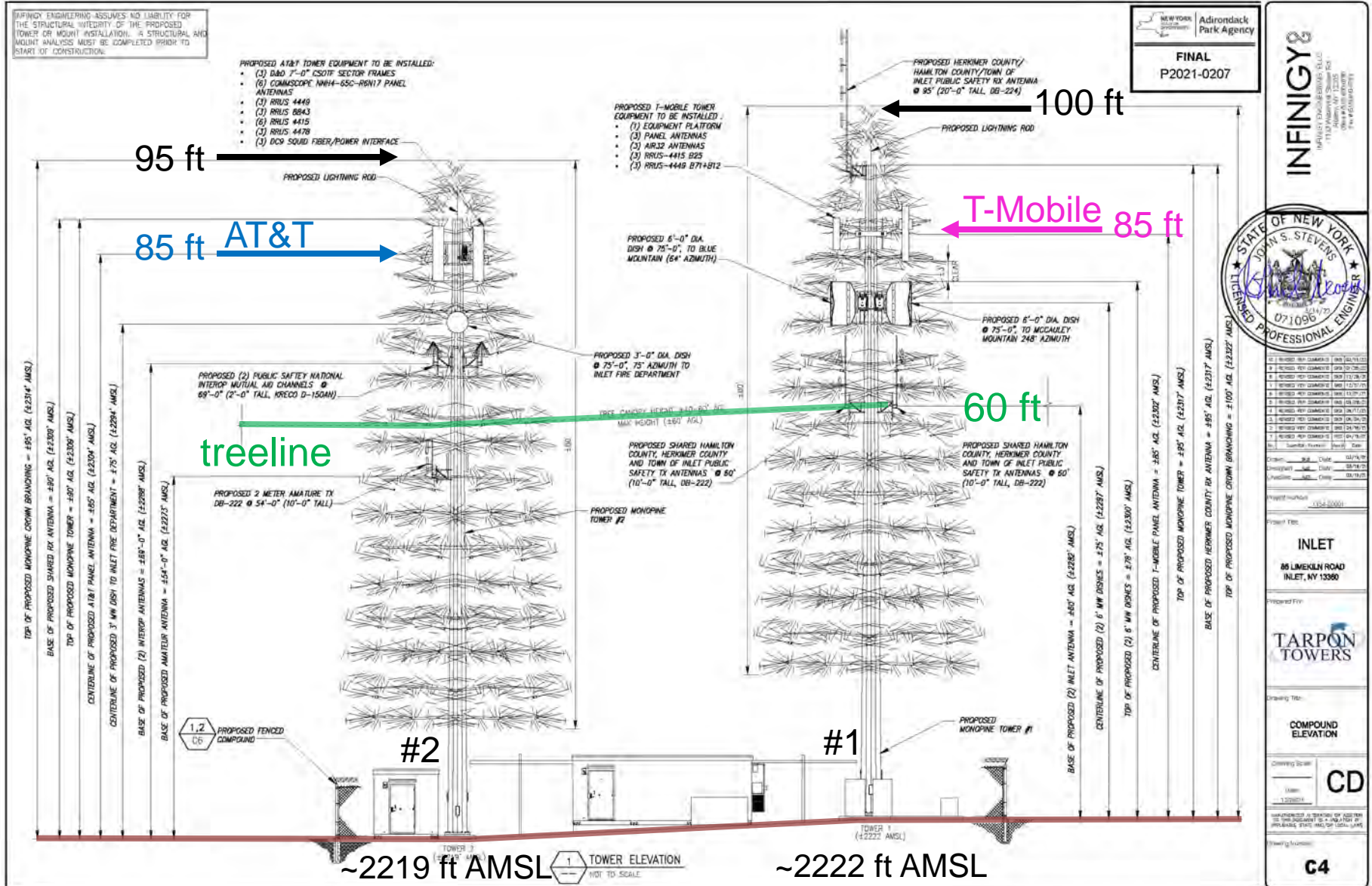




07.09.2019

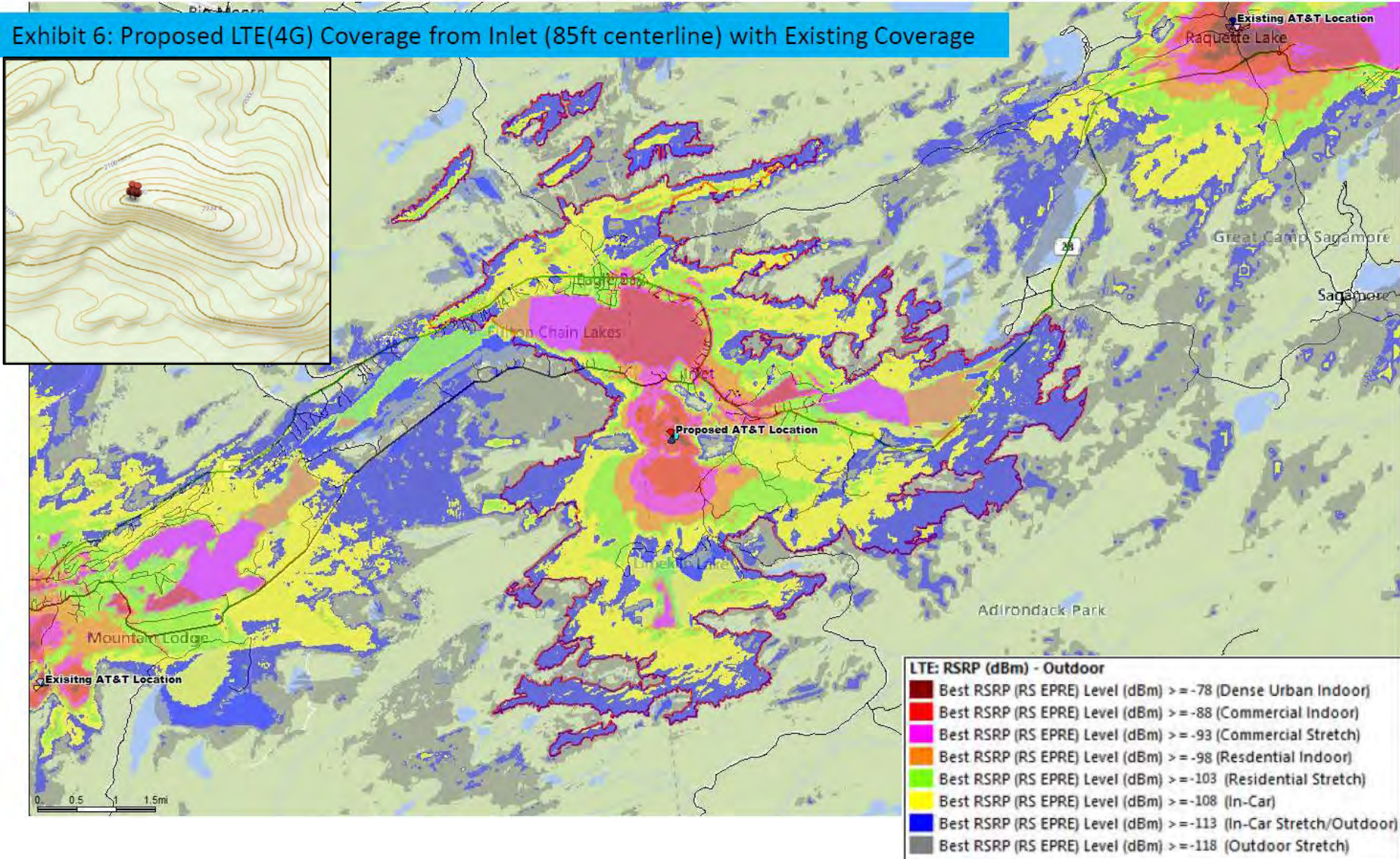
# Pine Tree in Town of Harrietstown

# New towers permitted in Inlet – April 2022

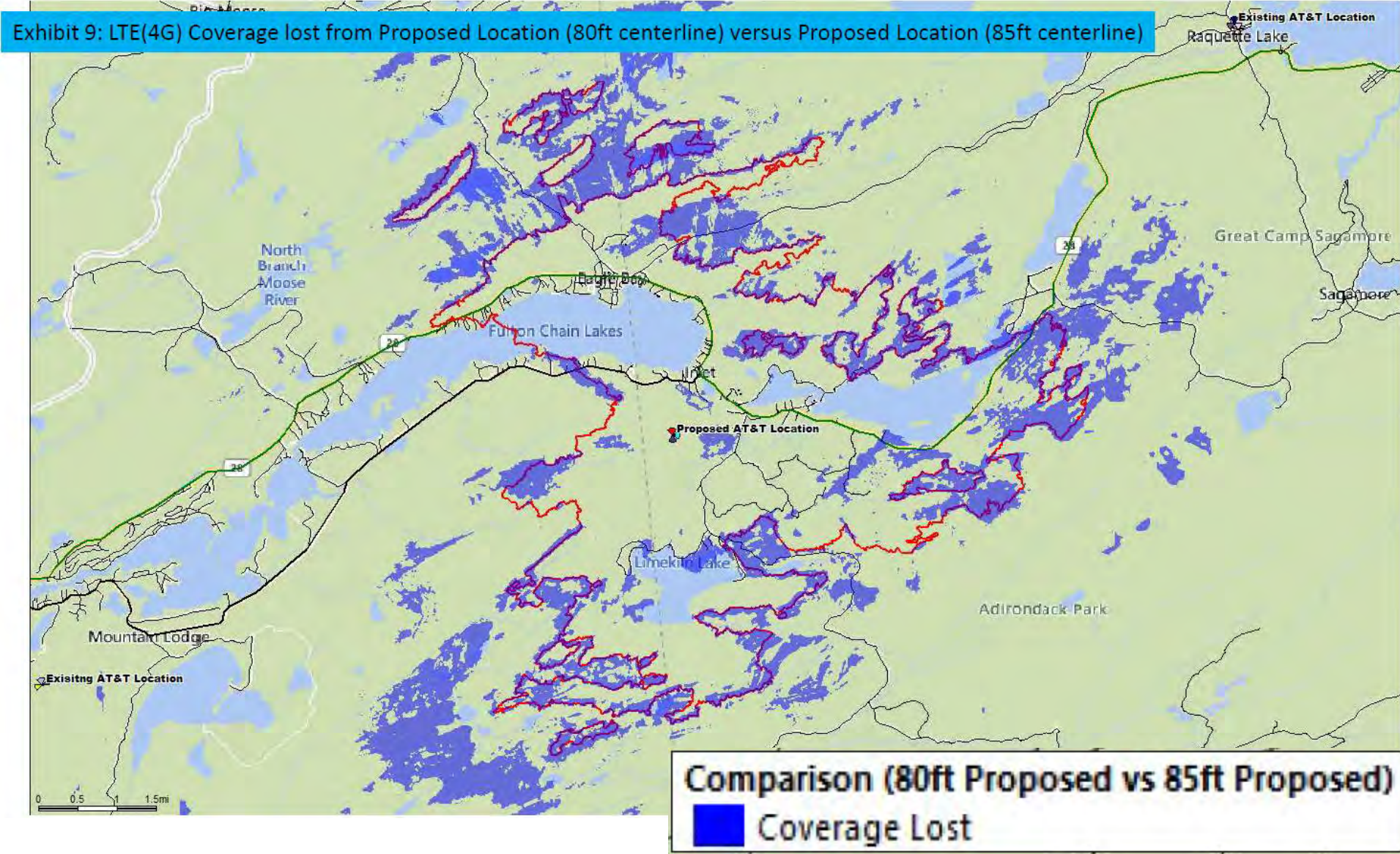


# AT&T – Proposed Coverage @ 85 ft CL

Exhibit 6: Proposed LTE(4G) Coverage from Inlet (85ft centerline) with Existing Coverage

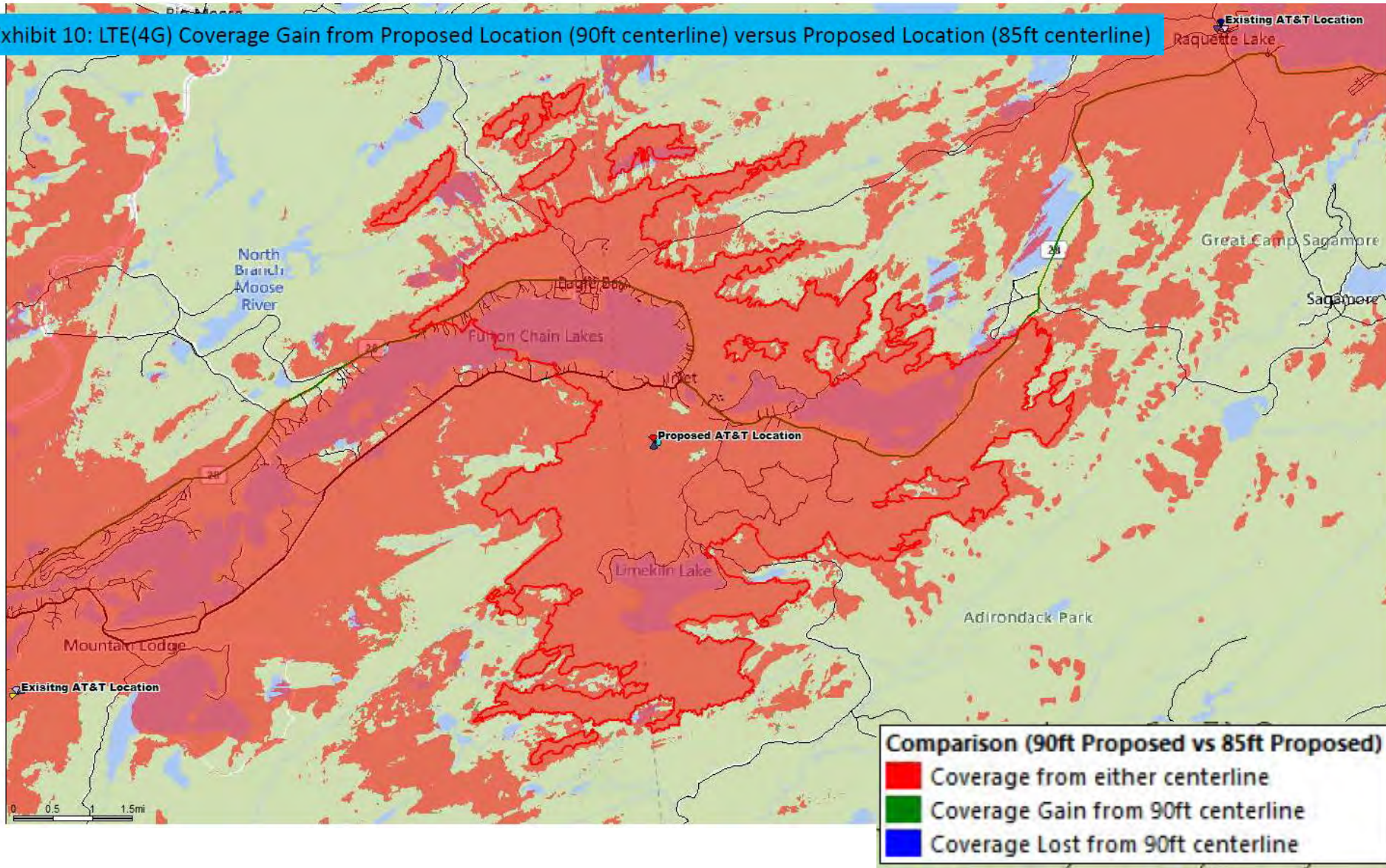


# AT&T – Coverage lost if 5 ft lower @ 80 ft CL



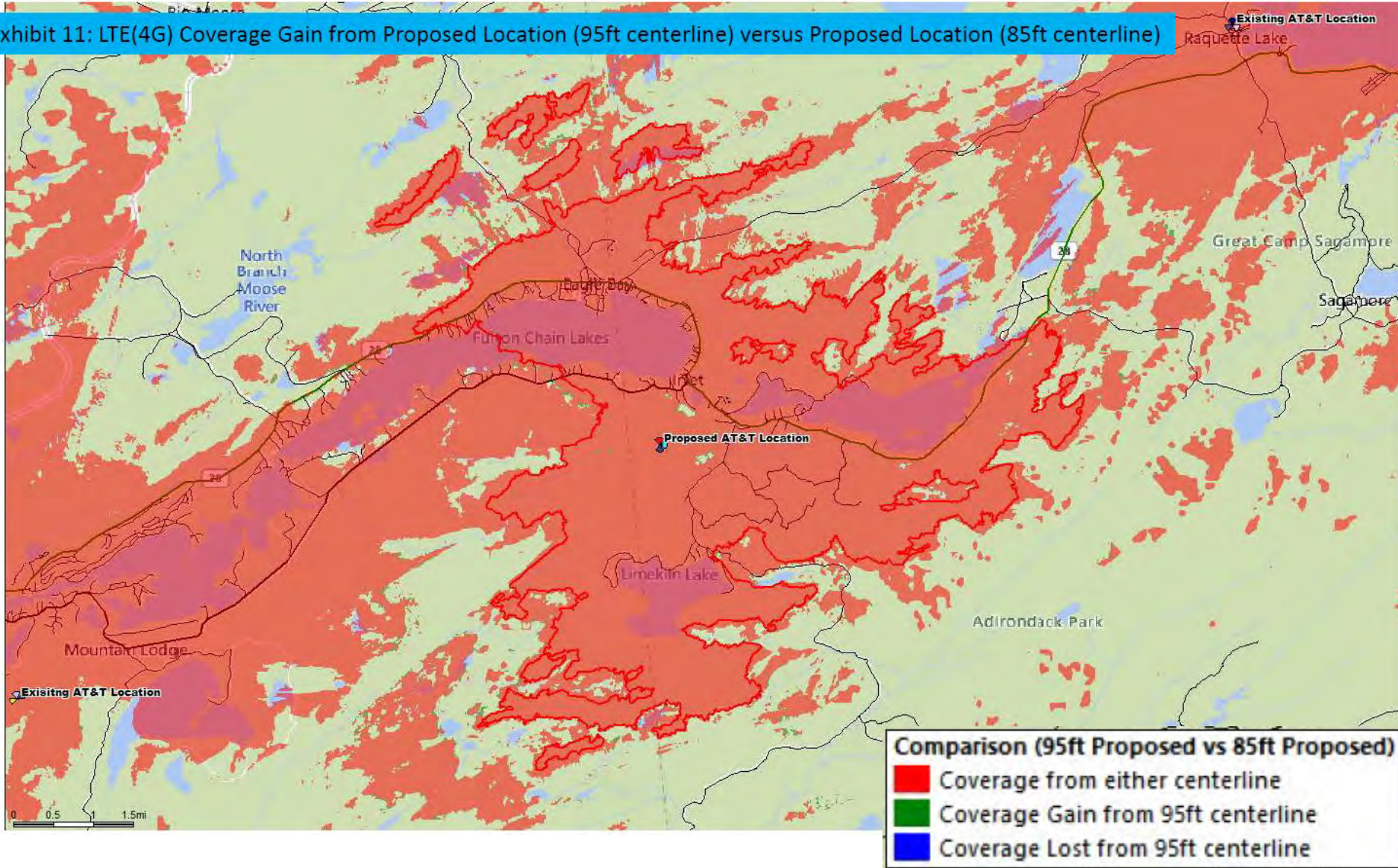
# AT&T – No coverage change if 5 ft higher @ 90 ft CL

Exhibit 10: LTE(4G) Coverage Gain from Proposed Location (90ft centerline) versus Proposed Location (85ft centerline)

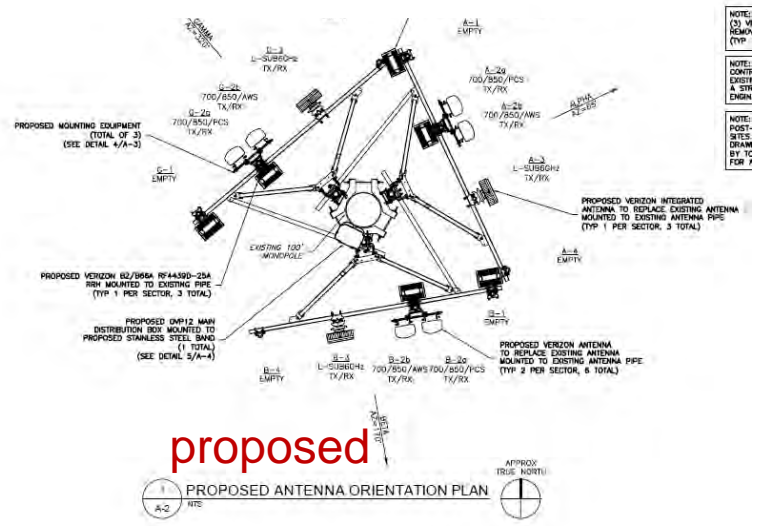
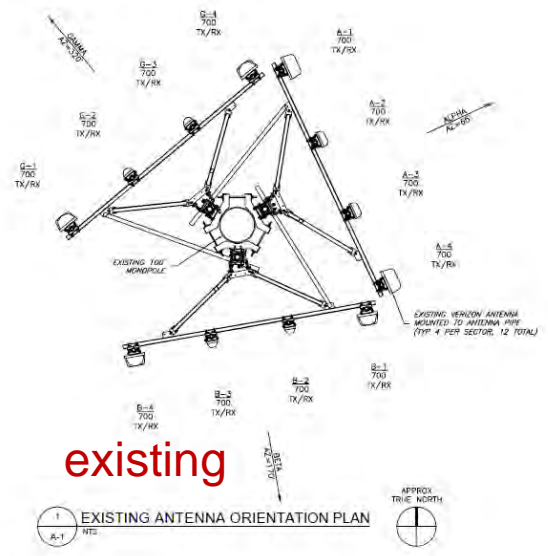
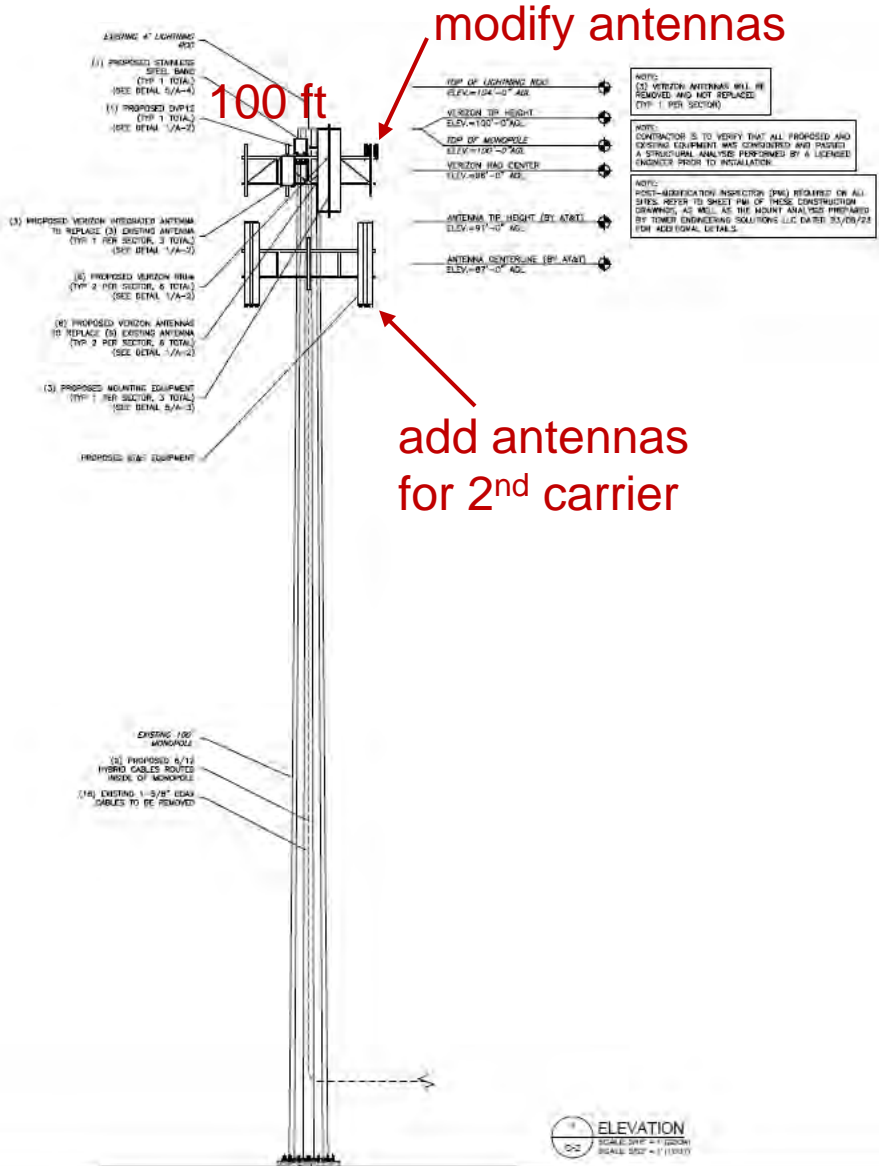


# AT&T – No coverage change if 10 ft higher @ 95 ft CL

Exhibit 11: LTE(4G) Coverage Gain from Proposed Location (95ft centerline) versus Proposed Location (85ft centerline)



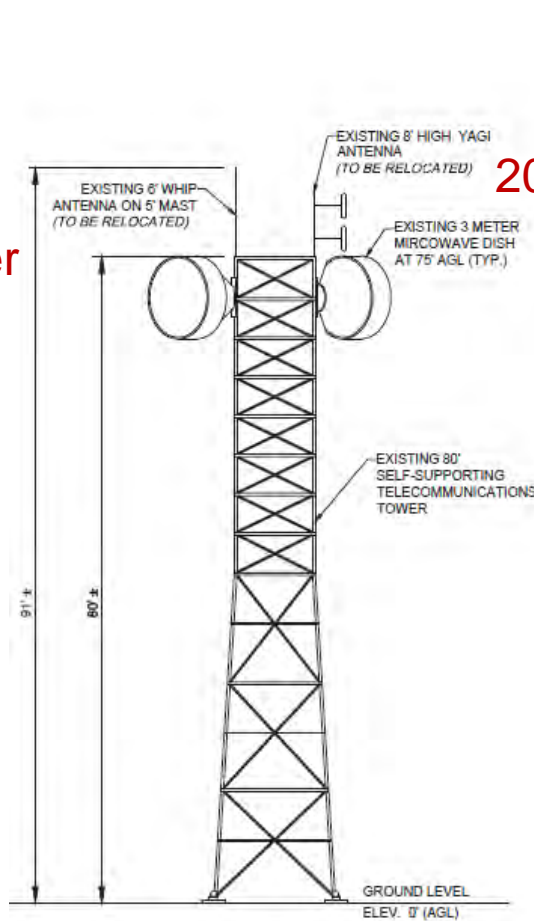
# Antenna Co-location & Modification – North Elba



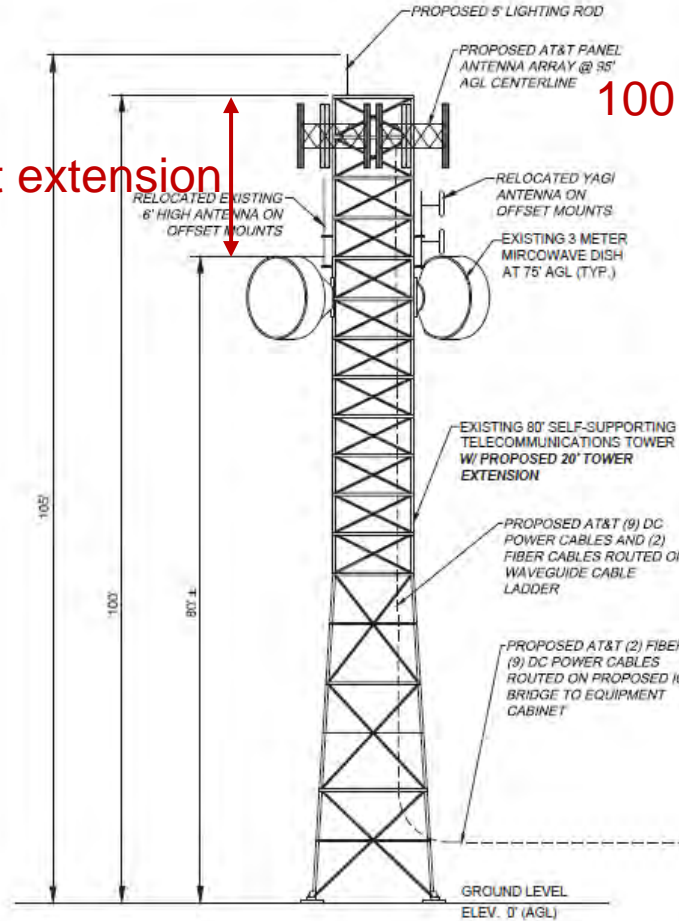


# Tower Extension in Town of Chesterfield

80 ft tower



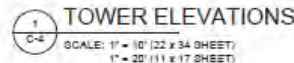
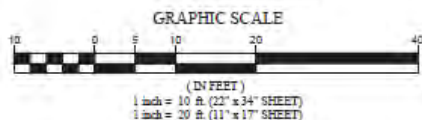
20 ft extension



100 ft tower

EXISTING

PROPOSED



# Co-location on Existing Tall Structures



# Permits for Small Cell – new in 2022 & 2023

Figure 5: Macro Towers and Small Cells

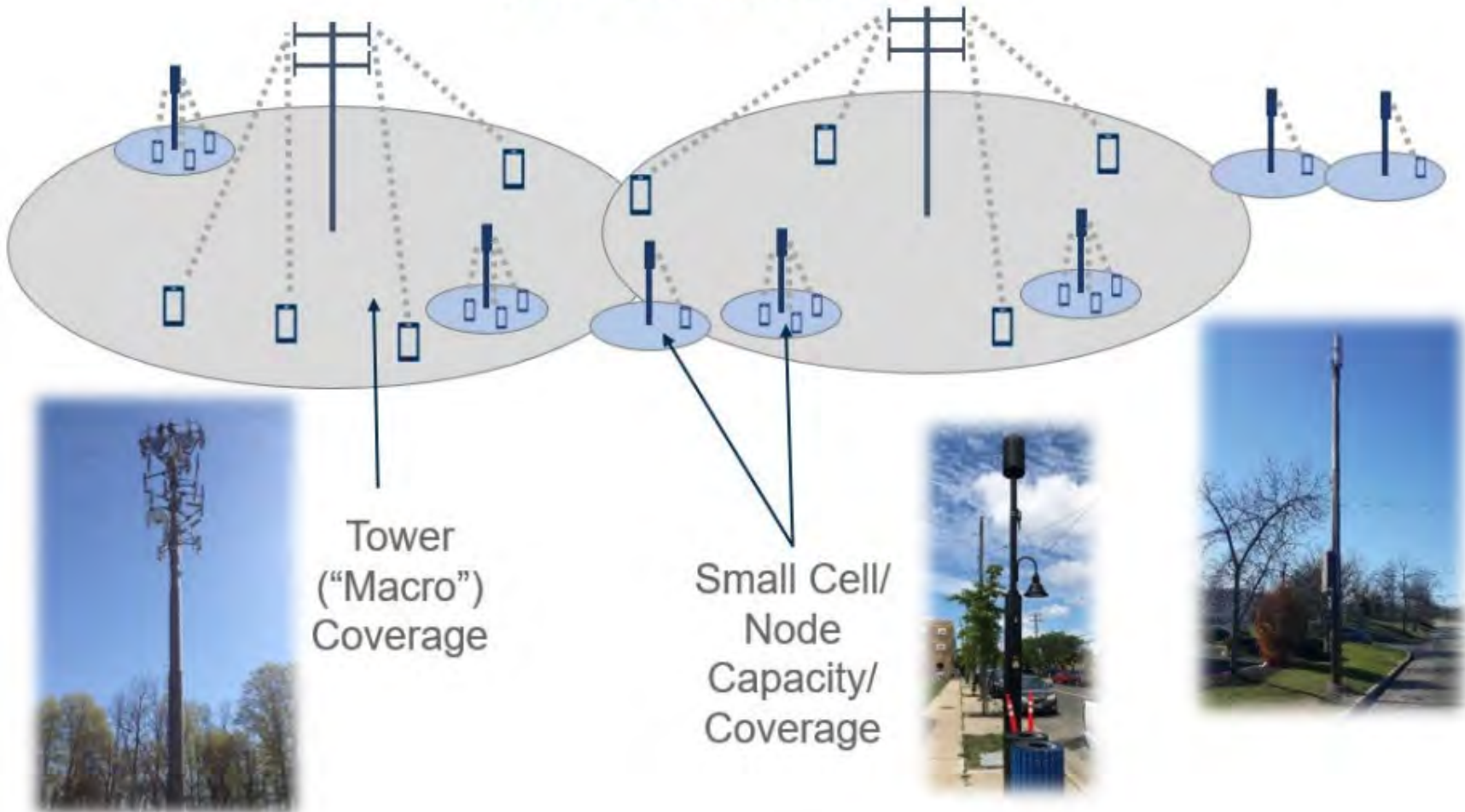


Figure from New York Upstate Cellular Coverage Task Force Final Report ([esd.ny.gov](http://esd.ny.gov))

# Permits for Small Cell – new in 2022 & 2023

- 4 small cell permits/orders issued 2022 & 2023
  - on single utility pole
  - Hamlet land use area
  - Towns of Bolton (2), Harrietstown, Warrensburg
  - Verizon Wireless
  - Jurisdictional > 40 ft in height



Tectonic  
TECHNOLOGICAL INFRASTRUCTURE

Looking north from Lake Shore Drive.  
Proposed equipment will be visible from this location.



Tectonic  
TECHNOLOGICAL INFRASTRUCTURE

Looking north from Lake Shore Drive.  
Proposed equipment is visible from this location.

# Summary & Looking Ahead

# Telecom Pre-apps / Projects Pending – January 1, 2021 through April 15, 2024

Pre-application requests and project applications submitted over the last 3+ years that are pending / under review:

26 for new towers

- 11 permit applications
- 15 pre-applications

8 for antenna co-locations/modifications

- 2 permit applications
- 6 pre-applications

2 for tower extensions

- 1 permit application
- 1 pre-application

# Summary / Looking Ahead

- Dual goal
  - Support improved cell coverage
  - Maintain Adirondack Park's scenic character
  
- Moving forward
  - Eligible Facilities Request General Permit
  - Clarity on Small Cell
  - Continue review of applications for new towers
  - Work with others to share knowledge of service gaps, co-location opportunities, and available funding



**Adirondack  
Park Agency**

# **Telecommunications Permitting**

**Cellular, Emergency, Radio**

**April 22, 2024**