


THIS IS A TWO-SIDED DOCUMENT

 <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2024-0199</p>
<p>In the Matter of the Application of</p> <p>NEW YORK RSA 2 CELLULAR PARTNERSHIP D/B/A VERIZON WIRELESS, and FOREVER WILDMAN, LLC Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: December 16, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none">1. New York RSA 2 Cellular Partnership d/b/a Verizon Wireless2. Forever Wildman, LLC

SUMMARY AND AUTHORIZATION

This permit authorizes a new telecommunications tower and equipment compound, an access road, and a subdivision by lease in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Schroon, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex County Clerk's Office. The Agency will consider the project in existence when the telecommunications tower authorized herein has been constructed.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit 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 permit 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 composed of four parcels with a combined acreage of 26.64± acres located on North Shore Road in the Town of Schroon, Essex County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 136.11, Block 1, Parcels 1, 20.001, 31.346, and 31.246, and is described in a deed from Kelley C. Waleski, as successor Trustee of the Wildman Trust, to Forever Wildman, LLC, dated November 17, 2023, and recorded December 18, 2023 in the Essex County Clerk's Office under Instrument Number 2023-4543.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a subdivision by lease to create a parcel 100 by 100 feet in size and construction of a new telecommunications tower. The tower will be 105 feet in height, plus a 4-foot-tall lightning rod, and will be located 263± feet north of North Shore Road. Nine 8-foot-tall panel antennas will be installed on the tower at a centerline height of 100 feet above ground level, along with six Remote Radio Heads (RRH's), and one Overvoltage Protection Unit (OVP).

The tower will be located within a 50-foot by 50-foot fenced-in equipment compound that will also contain a 10-foot by 12-foot equipment shelter, 12.5-foot by 11-foot concrete equipment pad, equipment cabinet, battery cabinet, and a backup generator. Access to the facility will involve construction of a 234-foot-long gravel access road to accommodate construction and service vehicles. Underground utilities will be located along the access road and within a 30-foot-wide access and utility easement.

The project is shown on the following maps, plans, and reports:

- A 13-sheet set of plans titled "New York RSA2 Cellular Partnership d/b/a Verizon, Site Name: Severance, Fuze ID#: 17118510, MDG#: 5000025296," prepared by Tectonic Engineering Consultants, Geologists, and Land Surveyors, D.P.C., and dated July 23, 2024 (Site Plan).
- A 29-page report titled "Visual Resource Evaluation, Proposed 104' Tall Telecommunications Structure, Site Name: Severance, N Shore Rd, Town of Schroon, Essex County, New York, 12870," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., and dated June 14, 2024 (Visual Resource Evaluation).

A reduced-scale copy of Sheet C-1A (Overall Site Plan), Sheet C-2 (Site Detail Plan), and Sheet C-3 (Elevation, Orientation Plan, & RF Info) of the Site Plan for the project, is attached as a part of this permit 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.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the construction of any structure in excess of 40 feet in height and the establishment of a major public utility use on Rural Use lands in the Adirondack Park.

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to any subdivision of Rural Use lands, including subdivision by lease, that results in the creation of a non-shoreline lot smaller than 7.35 acres in size in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Essex County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the tower remains on the site. Copies of this permit, the Site Plan, and Visual Resource Evaluation shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. 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 Permit 2024-0199, issued December 16, 2024, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Subdivision and Construction

5. Subject to the conditions stated herein, this permit authorizes the subdivision by lease and construction of an access road, tower, antennas, and equipment compound in the location shown and as depicted on the plans referenced herein. The tower shall not exceed 109 feet in height, including the lightning rod, and the antennas shall be located on the tower as shown on the Site Plan referenced herein, with the top of the antennas no higher than 104 feet above ground level (centerline elevation of 100 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.

Structure Color

6. The authorized tower and antennas shall be painted dark charcoal grey or black with a non-reflective flat or matte finish.

Lighting

7. Installation of any lighting on the tower authorized herein shall require prior written Agency authorization. Any other exterior lights on the 100-foot by 100-foot leased parcel shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Paradox Lake, Shore Road, or adjoining property.

Signs

8. 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].

Vegetation

9. On the project site and within 200 feet of the tower authorized herein, no existing trees greater than 8 inches in diameter at breast height shall be cut, culled, trimmed, pruned, or otherwise removed on the project site without prior written Agency authorization, except for a) as depicted on the Site Plan and b) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

Within 30 days of removal or loss of any trees or other vegetation within 200 feet of the tower on the project site, a plan and implementation schedule for re-vegetation and/or re-design to maintain the substantial invisibility of the tower, its antennas, and equipment shelter shall be submitted to the Agency for review and approval. The plan shall be implemented as described in the approved implementation schedule.

Invasive Species Prevention

10. 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.

Stormwater Management/Erosion Control

11. The project shall be undertaken in compliance with the erosion control and stormwater management features depicted and described on the Site Plan.

Documentation of Construction

12. The Agency shall be provided with color photographs showing the completed tower, antennas, and equipment compound within 30 days of project completion. Photographs shall be taken at the project site and from Photostation 5 and Photostation 6. At the tower site, photographs showing the entire completed project shall be provided. All photographs shall 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.

Discontinuance of Use

- 13. The tower shall be removed from the project site within two years of discontinuance of use for telecommunications purposes. Antennas shall be removed from the tower within one year of discontinuance of use for telecommunications purposes.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. 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.

PERMIT issued this 16th day of December, 2024.

ADIRONDACK PARK AGENCY

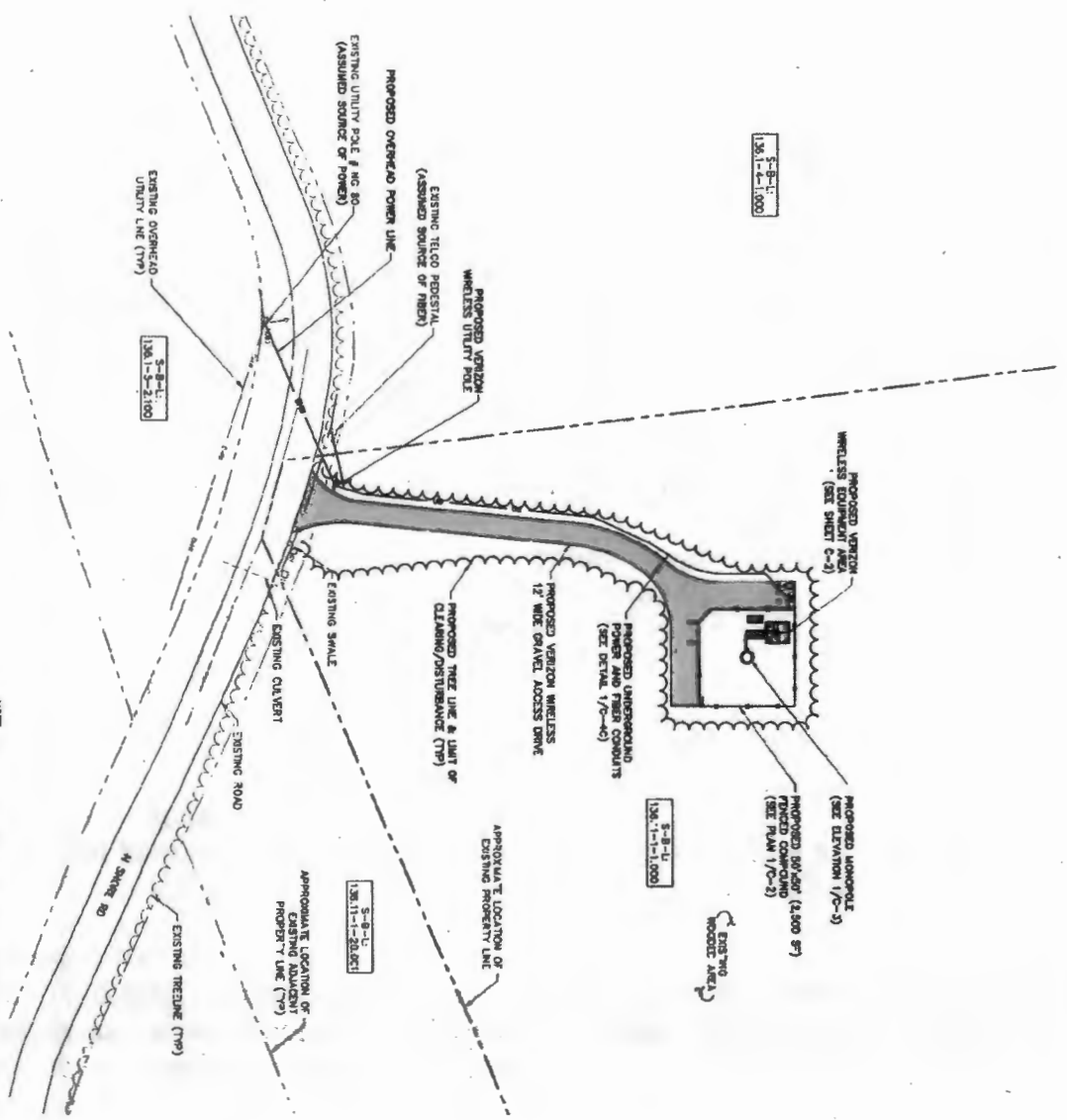
BY: Ariel Lynch
Ariel Lynch
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 16th day of December in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Ariel Lynch, 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

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



OVERALL SITE PLAN

NOTE:
 THE PROPERTY LINES HEREIN ARE BASED ON SURVEY DATA BY TECTONIC ENGINEERING CONSULTANTS, INC. ENGINEERS & LAND SURVEYORS DATED 10/23/21. DATA AND ARE FOR INFORMATION PURPOSES ONLY. THE "0" NOT NECESSARILY A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

Adirondack Park Agency
 RECEIVED
 Date: July 24, 2024

Adirondack Park Agency
 FINAL
 P2024-0199

Before You Dig, Dig Or Build
UDIG-NY
 UNIFORM DIGGING AND BUILDING
 CALL US TODAY! 800-452-2862
 UDIG-NY - NEW YORK



Tectonic
 TECTONIC ENGINEERING CONSULTANTS, INC.
 1180 LORAIN AVENUE
 SUITE 200
 ALBANY, NY 12206
 518-486-1111
 WWW.TECTONIC-ENGINEERS.COM

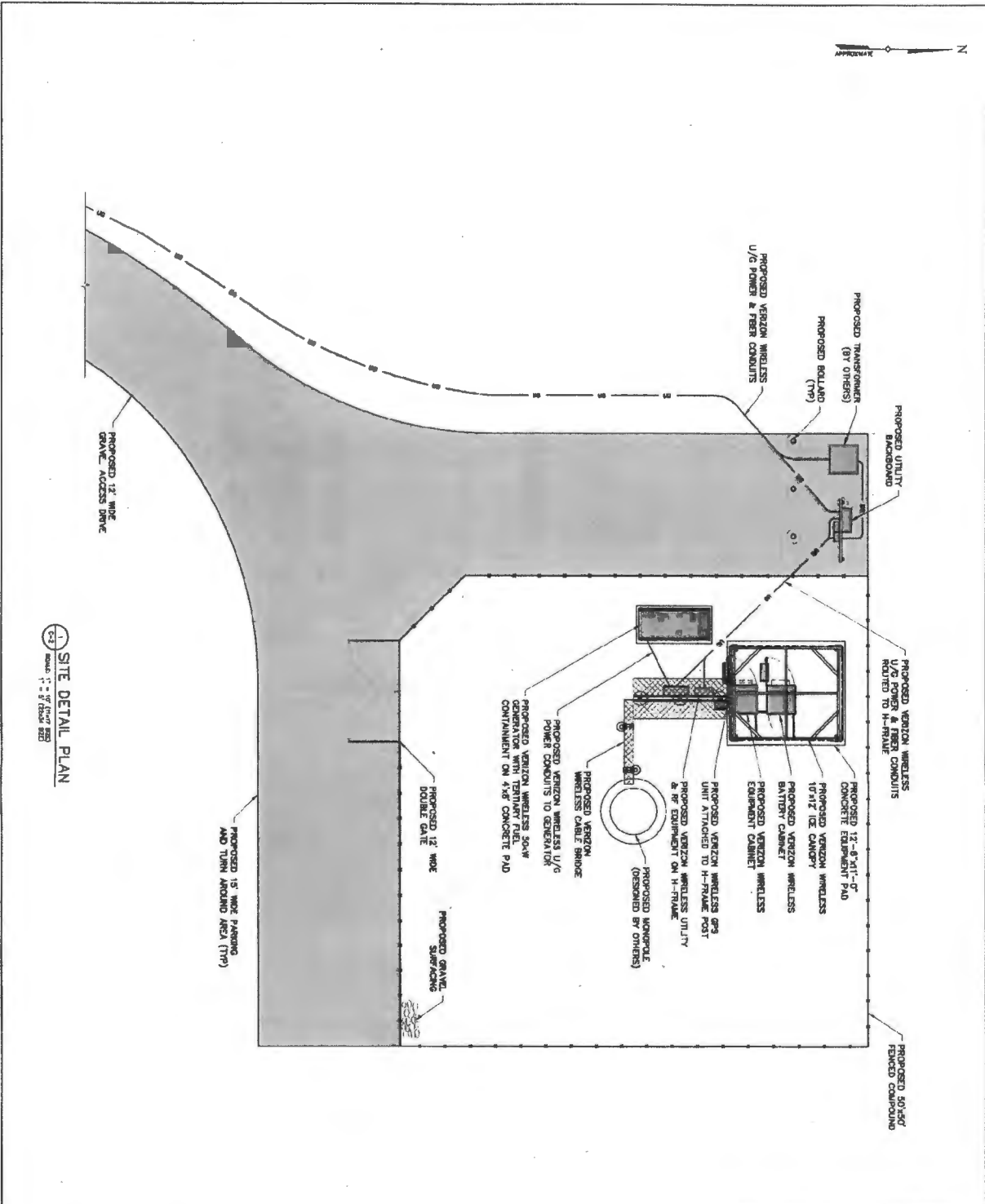
NO.	DATE	DESCRIPTION
0	10/23/21	PRELIMINARY
1	10/23/21	FOR PERMIT SUBMITTAL
2	10/23/21	FOR PERMIT SUBMITTAL
3	10/23/21	FOR PERMIT SUBMITTAL



SEVERANCE
 FILE NO: 17118510
 MDG#: 5000025286

N SHORE RD
 TOWN OF SCHAROON
 ESSEX COUNTY
 NY 12870

C-1A



1 SITE DETAIL PLAN
Scale: 1" = 8' (Per 802)

RECEIVED
Date: July 24, 2024
Adirondack Park Agency

FINAL
P2024-0199
Adirondack Park Agency



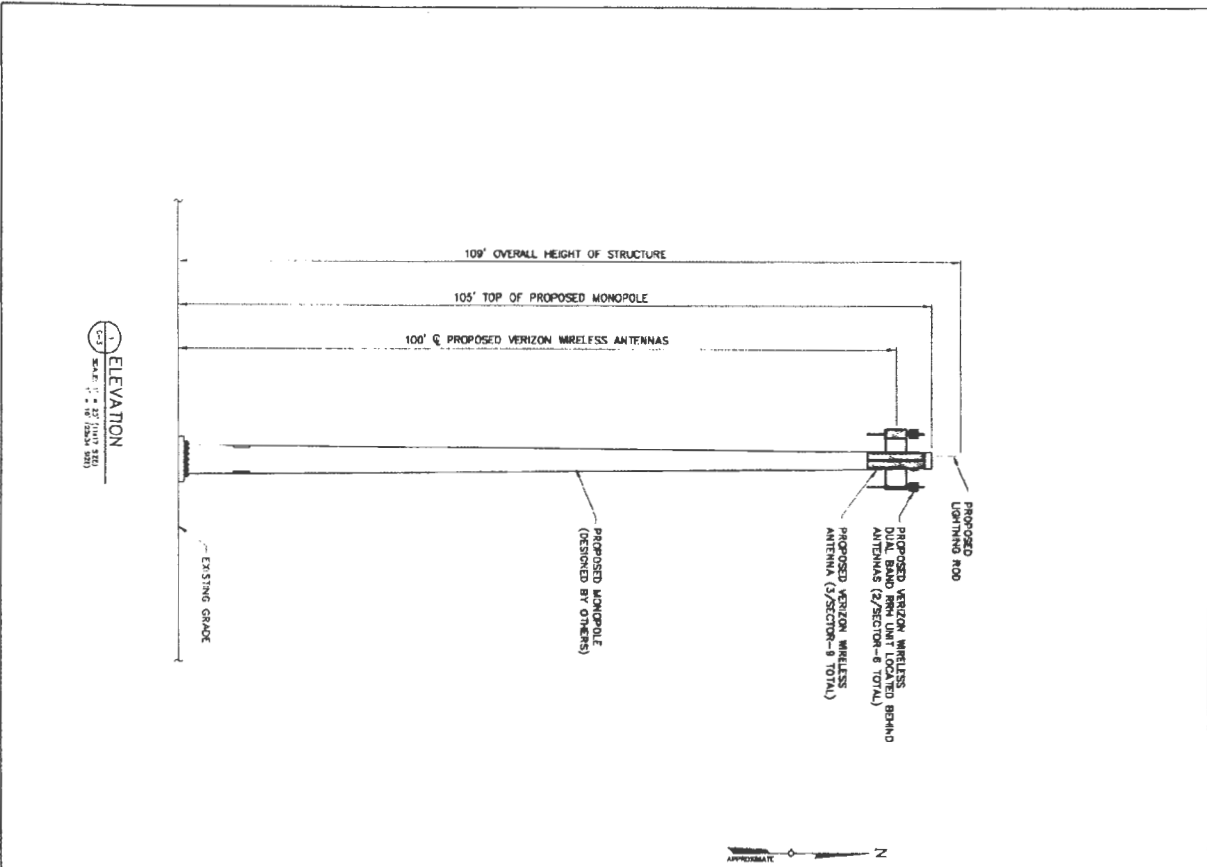
Tectonic
1225 JOHN STREET, SUITE 100
ROSELAND, NY 10969
TEL: 845.255.1111
WWW.TECTONICNY.COM

NO.	DATE	REVISION
1	12/20/23	ISSUE FOR PERMIT
2	1/24/24	REVISED PER ADIRONDACK PARK AGENCY COMMENTS
3	1/27/24	REVISED PER COMMENTS

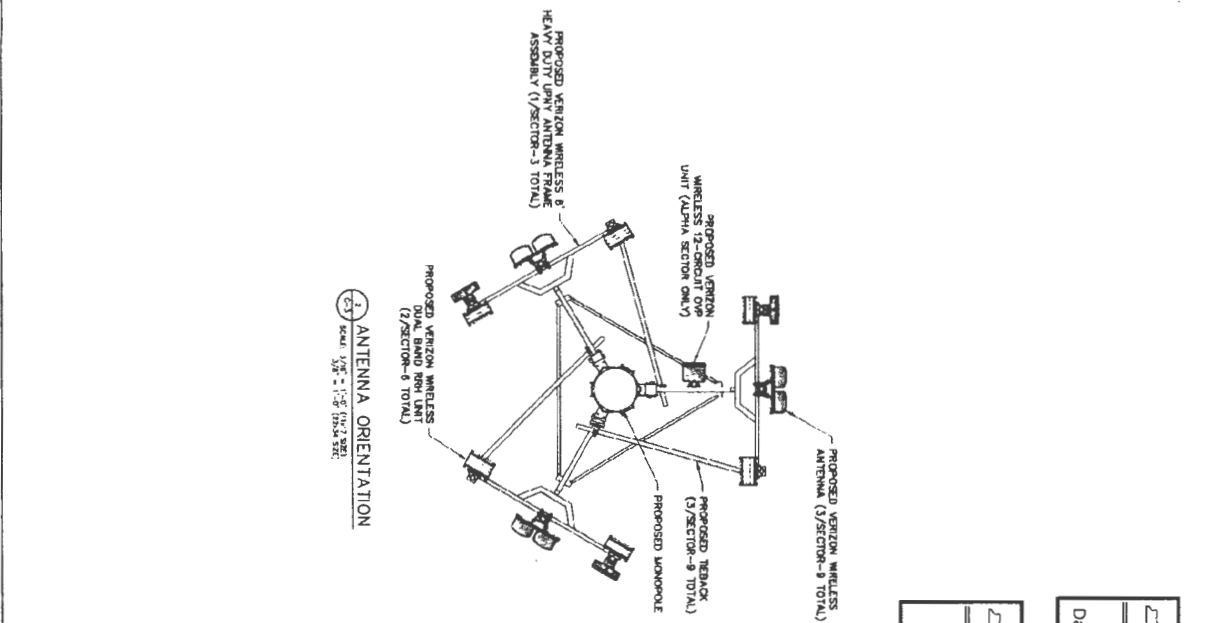


SEVERANCE
ROUTE #: 17118510
MDC#: 5000025296
SITE ADDRESS
N SHORE RD
TOWN OF SCHROON
ESSEX COUNTY
NY 12870

SHEET NUMBER
C-2
SITE DETAIL PLAN



ELEVATION
 SCALE: 1/8" = 1'-0" (SEE SHEET C-3)



ANTENNA ORIENTATION
 SCALE: 1/8" = 1'-0" (SEE SHEET C-3)

RECEIVED
 Adirondack Park Agency
 Date: July 24, 2024

FINAL
 Adirondack Park Agency
 P2024-0199



Tectonic

11100 299
 12/27/23
 1/2/24
 1/2/24

NO.	DATE	ISSUE	BY
0	12/27/23	FOR CADD	
1	12/27/23	FOR PERM SUBMITTAL	
2	1/2/24	FOR UNITED STATES	
3	1/2/24	FOR COMMENTS	



SEVERANCE
 PUE DJ: 17118510
 MOC#: 5000025296

N SHORE RD
 TOWN OF SCHROON
 ESSEX COUNTY
 NY 12870

ELEVATION, ORIENTATION
 PLAN, & RF INFO

C-3