


THIS IS A TWO-SIDED DOCUMENT

 <p><b>NEW YORK STATE</b> <b>Adirondack Park Agency</b></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 #: 2025-0001
	<b>Certificate for Certain Modifications of Existing Wireless Towers or Base Stations (Eligible Facilities Requests)</b>	
	To the County Clerk: Please index this permit in the grantor index under the following names: <b>1. Cellco Partnership d/b/a Verizon</b> <b>2. American Tower Corporation</b> <b>3. Todd S. Olden</b> <b>4. Florence E. Olden</b>	

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 Rural Use by the Official Adirondack Park Land Use and Development Plan in the application received by the Agency on January 2, 2025 and as depicted on the attached reduced-scale plans. The project site is in the Town of Thurman, 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 71.48±-acre parcel of land located on Huber Road in the Town of Thurman, Warren 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 167.3, Block 1, Parcel 29, and is described in a deed from J. Drew VanDerVolgen to Todd S. Olden

and Florence E. Olden, dated June 29, 2018, and recorded July 2, 2018 in the Warren County Clerk's Office in Book 5778 at Page 79.

The project site is improved by an existing 125-foot-tall monopine tower as authorized by Agency Permit 2010-0232.

### **PROJECT DESCRIPTION AS PROPOSED**

The project as conditionally approved herein involves the co-location of a new antenna array including three (3) antenna mounts, six (6) panel antennas, three (3) C-Band RRH/antennas, one (1) OVP unit, and six (6) RRHs at a centerline elevation of 105 feet above ground level on an existing 125-foot-tall monopine tower.

The project is shown on the following maps, plans, and reports (Project Plans):

- A 16-page set of plans titled "Cellco Partnership d/b/a Verizon, Site Name: Thurman, Fuze ID#: 17238304, MDG# 5000948398," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., and dated August 6, 2024 (Site Plan); and
- A five-page set of visual simulations titled "Thurman, 107 Huber Rd, Warrensburg, New York," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., and received by the Agency on February 5, 2025 (Visual Report).

A reduced-scale copy of Sheet C-3 (Elevation, Orientation Plan, & RF Info) of the Site Plan for the project 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 2025-0001 issued February 20, 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 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 109 feet above ground level (centerline elevation of 105 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. Monopine concealment branching shall be maintained as depicted on the Visual Report.
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 Huber Road, the Hudson River, 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. 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].

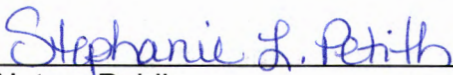
CERTIFICATION issued this 20<sup>th</sup> day  
of February, 2025.

ADIRONDACK PARK AGENCY

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

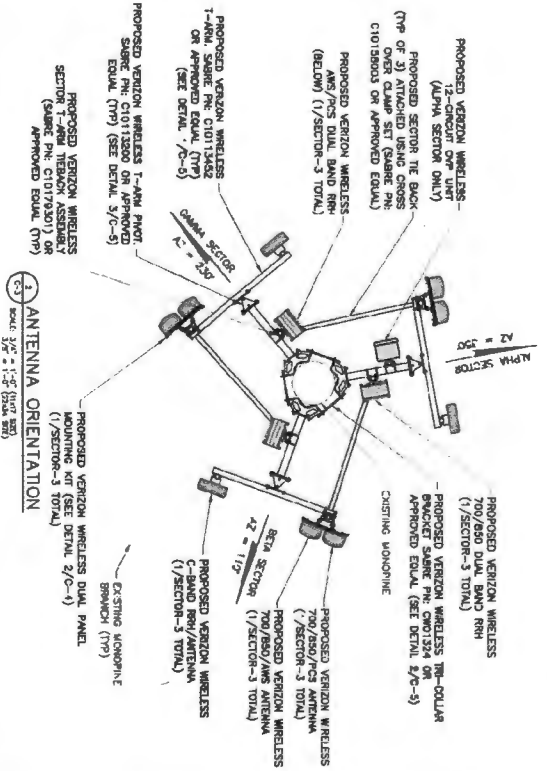
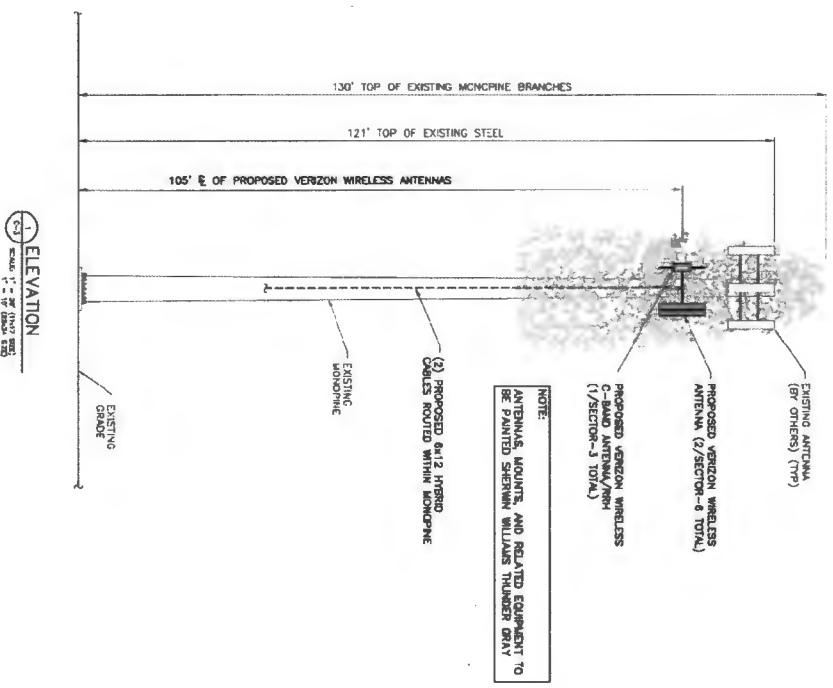
STATE OF NEW YORK  
COUNTY OF ESSEX

On the 20<sup>th</sup> 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.



  
Notary Public

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

NOTE:  
 ANTENNA AND HYBRID CABLE SCHEDULE BASED ON AN RF ANTENNA DESIGN SHEET DATED 4/2/24, PROJECT ID 17238304



SECTOR	STATUS	UNIT'S	# OF UNITS	CABLE TYPE	# OF CABLES	CABLE LENGTH (LBS)
ALPHA	PROPOSED	0627 OVP	1	6M12 HYBRID COAX	2	150.2
ALPHA	PROPOSED	700/850 RRH	1	POWER/FIBER CABLE FROM OVP	1	18.5
ALPHA	PROPOSED	AMS/PES RRH	1	POWER/FIBER CABLE FROM OVP	1	19.2
BETA	PROPOSED	700/850 RRH	1	POWER/FIBER CABLE FROM OVP	1	25.8
BETA	PROPOSED	AMS/PES RRH	1	POWER/FIBER CABLE FROM OVP	1	25.8
GAMMA	PROPOSED	700/850 RRH	1	POWER/FIBER CABLE FROM OVP	1	23.2
GAMMA	PROPOSED	AMS/PES RRH	1	POWER/FIBER CABLE FROM OVP	1	23.2

107 HUBER RD  
 TOWN OF THURMAN  
 WARREN COUNTY  
 NY 12885

**THURMAN**  
 FUZE ID#: 17238304  
 MFG#: 5000948398

**ELEVATION, ORIENTATION PLAN, & RF INFO**  
**C-3**