


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 #: 2025-0059
	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 name(s): 1. Cellco Partnership d/b/a Verizon Wireless 2. American Tower 3. Wanna A. Fossati Trust	

This certificate under General Permit 2023G-1 is granted to Cellco Partnership d/b/a Verizon Wireless, American Tower, and the Wanna A. Fossati Trust, 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 March 14, 2025 and as depicted on the attached reduced-scale maps/plans. The project site is in the Town of Horicon, 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 169.11±-acre parcel of land located on East Schroon River Road in the Town of Horicon, 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 70, Block 2, Parcel 13.11, and is described in a deed from Wanna A. Fossati to Wanna A. Fossati, Trustee of the Wanna A. Fossati Trust U/A, dated March 13, 2024, and recorded April 22, 2024 in the Warren County Clerk's Office in Book 6918 at Page 71 as Instrument Number 2024-1873.

The project site is improved by an existing 64-foot-tall monopine tower with an overall height of 68 feet as authorized by Agency Permit 2010-0197.

The project site contains shoreline on the Schroon River and is partially located within the designated Schroon River Recreational River area.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves installation of a new three-sided antenna array at a centerline mounting height of 53 feet above ground level (AGL), installation of a battery cabinet, equipment cabinet, diesel generator on a 4-foot by 8-foot concrete pad, and related infrastructure.

The project is shown on the following 17-sheet set of plans (Project Plans) titled: "Cellco Partnership d/b/a Verizon, Site Name: Horicon I-87, Fuze ID# 17086727, MDG# 5000930488" prepared by Tectonic Engineering Consultants, Geologists, and Land Surveyors, dated August 6, 2024 and received by the Agency on November 8, 2024. Reduced-scale copies of Sheet C-2 "Site Detail Plan" and Sheet C-3 "Elevation, Orientation Plan, & RF Info" 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. 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 2025-0059 issued April 2, 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 modifications to the existing wireless tower/base station in the location shown and as depicted on the Project Plans referenced herein. The antennas, equipment cabinets, and base station modifications shall be located as shown on the Project Plans referenced herein, with the top of the antennas no higher than 57 feet above ground level (centerline elevation of 53 feet AGL).

4. Any change to the location, dimensions, or other aspect of the development authorized herein shall require prior written Agency authorization.
5. 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 as previously authorized in Agency Permit 2010-0197. Branching shall 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.
6. 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.
7. Installation of any lighting on the existing tower and facility 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 the Schroon River, Schroon River Road, the Adirondack Northway (I-87), or adjoining property. Any lighting mandated by the Federal Aviation Administration (FAA) shall comply with all applicable regulations and specifications.
8. 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.
9. 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.
10. The authorized antennas shall be removed from the project site within one year of discontinuance of use for telecommunications purposes.
11. 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 2nd day
of April, 2025.

ADIRONDACK PARK AGENCY

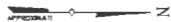
BY: Ariel Lynch
Ariel Lynch
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 2nd day of April in the year 2025, 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



SHEET NUMBER	C-2
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