

THIS IS A TWO-SIDED DOCUMENT

 <p>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>	<p>APA General Permit/Order 2023G-1 Certificate</p>	<p>Project #: 2016-0151C</p>
<p>Certificate for Certain Modifications of Existing Wireless Towers or Base Stations (Eligible Facilities Requests)</p>		
<p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <p>1. Cellco Partnership d/b/a Verizon Wireless</p> <p>2. Michael J. DiPietro</p>		

This certificate under General Permit 2023G-1 is granted to Cellco Partnership d/b/a Verizon Wireless and Michael J. DiPietro, 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 Map in the Town of Warrensburg, 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 the 0.23±-acre lease area portion of a 251±-acre parcel of land located on the west side of Schroon River Road in the Town of Warrensburg, Warren County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The 251±-acre parcel is identified as Tax Map Section 154, Block 1, Parcel 28, and is described in a deed from Michael J. DiPietro to Michael J. DiPietro, dated May 20, 2009, and recorded May 28, 2009 in the Warren County Clerk's Office as Instrument Number 2009-00003757.

The project site is improved by an existing 79-foot-tall monopole telecommunications tower as authorized by Agency Permits 2016-0151, 2016-0151A, and 2016-0151B.

The project site is partially located within the designated Schroon River Recreational River area.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves extending the height of the existing monopole telecommunications tower by 20 feet to an overall height of 99 feet (plus a 6-foot-tall lightning rod) and re-locating antennas from a centerline height of 76 feet to 96 feet on the extended tower.

The project is shown on an eight-sheet set of plans titled "Cellco Partnership d/b/a Verizon, Site Name: I-87 Riverbank – A, Mod Construction Drawings, Project ID: 17382974, MDG Location ID: 5000006412," prepared by Costich Engineering, dated November 7, 2025, and received by the Agency December 16, 2025 (Project Plans). A reduced-scale copy of Sheet CC200 ("Existing and Proposed Tower Elevations") of the Project Plans 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 2016-0151C, issued December 23, 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/equipment shall be located as shown on the Project Plans referenced herein, with the top of the antennas no higher than 100 feet above ground level (centerline elevation of 96 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 the Schroon River, I-87, 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 tower extension and antenna installation within 30 days of project completion. Photographs shall be taken at the project site and from Photo Location 11 (I-87 Rest Area) and Photo Location 12 (I-87 Northbound), using the same lens equivalents for which photo-simulations were provided in the application. 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.
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].
11. The "future AT&T antenna and equipment array" and "future AT&T equipment platform w/ W.U.C. & generator" shown on the Project Plans are not authorized herein and require separate, prior written Agency authorization.

CERTIFICATION issued this 23rd day
of December, 2025.

ADIRONDACK PARK AGENCY

BY: 

John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 23rd day of December 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

Stephanie L. Petith
Notary Public

