


THIS IS A TWO-SIDED DOCUMENT

 <p><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 #: <b>2009-0118D</b>
	<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 name(s): <b>1. New York RSA No. 2 Cellular Partnership d/b/a Verizon Wireless</b> <b>2. Ledge Rock at Whiteface Inc.</b>	

This certificate under General Permit 2023G-1 is granted to Verizon Wireless, 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 as described in the application received by the Agency on March 20, 2026, and as depicted on the attached reduced-scale plans. The project site is in the Town of Wilmington, 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/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 Essex 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 21.4-acre parcel of land located on NYS Route 86 in the Town of Wilmington, 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 26.3, Block 1, Parcel 82.000, and is described in a deed from Wendy E. Grossman, as Trustee of the William Grossman Revocable Trust U/A/D to Ledge Rock at Whiteface Inc., dated October 21, 2021, and recorded October 26, 2021 in the Essex County Clerk's Office under Instrument Number 2021-5546.

The project site is improved by an existing 70-foot-tall monopole tower (with 5-foot lightning rod) as authorized by Agency Permit 2009-0118.

The project site is partially located within the designated West Branch AuSable River Recreational River area, partially located within 150 feet of the right-of-way of NYS Route 86, and is within 1/8 mile of State lands classified Wilderness by the State Land Master Plan, an area designated as a critical environmental area by the APA Act.

### **PROJECT DESCRIPTION AS PROPOSED**

The project as conditionally approved herein involves removal of six remote radio heads (RRHs) and six coax cables; and installation of three C-band antennas, six RRHs, one OVP Unit, and one hybrid cable at an antenna centerline mounting height of 66 feet above ground level on an existing 70-foot-tall monopole tower.

The project is shown on a six-page set of plans titled "New York RSA2 Cellular Partnership d/b/a Verizon, Site Name: Wilmington, Fuze PN: 17087728, MDG#: 5000284803" prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C, and dated March 17, 2026 (Project Plans).

A reduced-scale copy of Sheet C-2 ("Building Elevation") of the Project Plans 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**

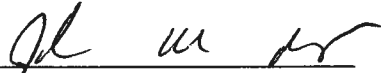
1. The modification shall comply with all requirements of an Eligible Facilities Request as defined under Section 6409 of the Spectrum Act of 2012 and clarified in Federal Communications Commission (FCC) regulations at 47 CFR 1.6100 and various FCC rulings and orders.
2. This certificate is binding on 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 2009-0118D issued March 24, 2026, 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 and equipment shall be located as shown on the Project Plans referenced herein, with the top of the antennas no higher than 70 feet above ground level (centerline elevation of 66 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 NYS Route 86, 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].

Dated: March 24<sup>th</sup>, 2026

Ray Brook, New York

**ADIRONDACK PARK AGENCY**

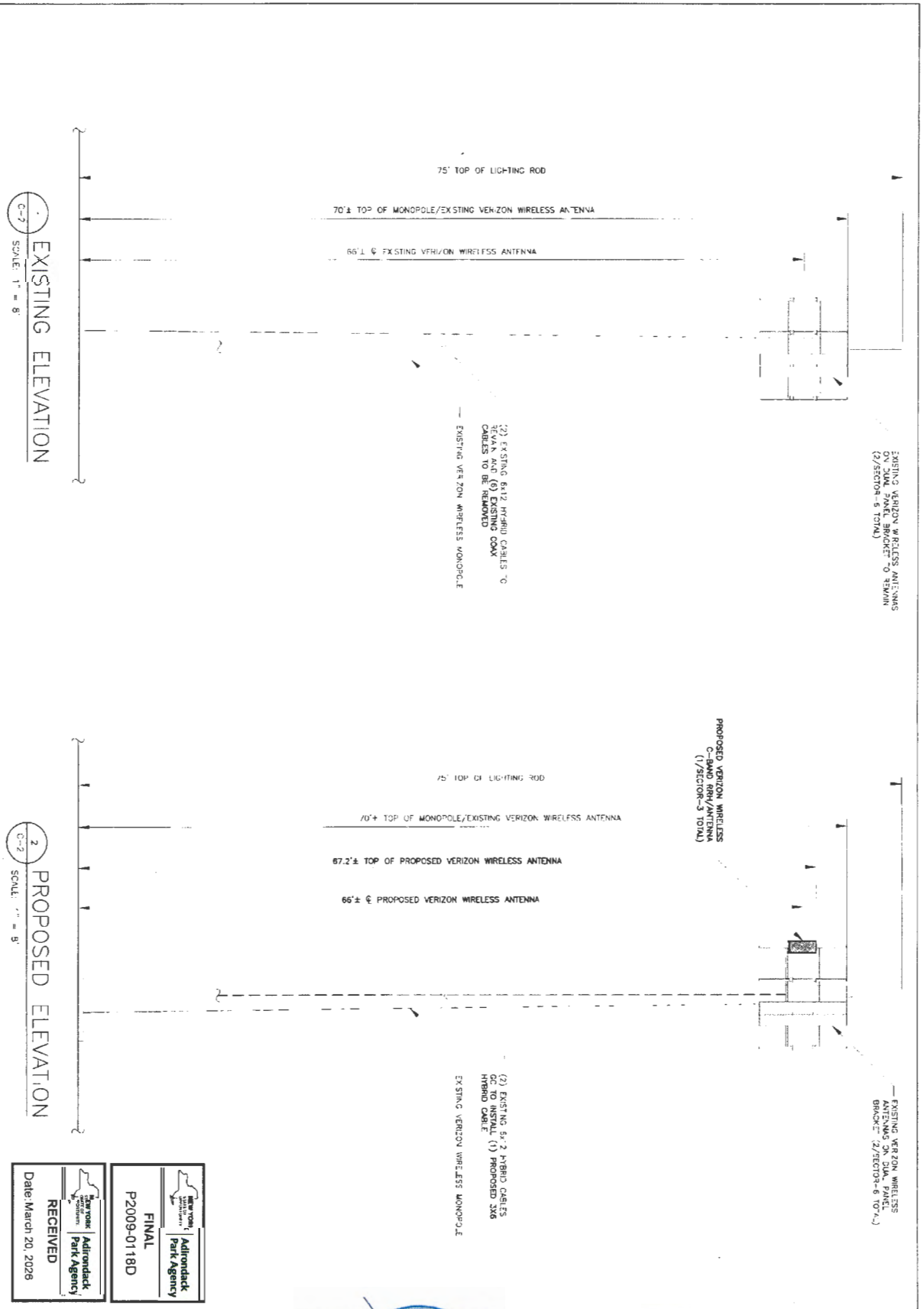
By:   
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 24<sup>th</sup> day of March in the year 2026, 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 L. Petith  
Notary Public

STEPHANIE PETITH  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Essex County  
Commission Expires April 15, 2029



C-2  
SCALE: 1" = 8'

2  
SCALE: 1" = 8'

**RECEIVED**  
 Date: March 20, 2026  
**FINAL**  
 P2009-0118D

SHEET NUMBER  
**C-2**

BUILDING ELEVATION  
 SHEET TITLE

5022 NYS ROUTE 86  
 TOWN OF WILMINGTON  
 ESSEX COUNTY  
 NY 12997

WILMINGTON  
 FUZE PN: 17087728  
 MDG#: 5000284803

STATE OF NEW YORK  
 SEVEAL M. MATTHEWS  
 087507  
 PROFESSIONAL ENGINEER

NO.	DATE	REVISION
1	07/27/23	FOR COMMENT
2	09/19/23	FOR COMMENT
3	02/29/25	FOR REVIEW
4	02/23/25	FOR COMMENT
5	02/17/26	FOR CONSTRUCTION

**Tectonic**  
 275 JOHN STREET, SUITE 110  
 WEST HAVEN, CT 06611

**verizon**