


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 2025-0144</p> |
| <p>In the Matter of the Application of</p> <p>NEW YORK RSA 2 CELLULAR PARTNERSHIP d/b/a VERIZON WIRELESS, and DEAN S. ANTONUCCI Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p> | <p>Date Issued: March 5, 2026</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none">1. New York RSA 2 Cellular Partnership d/b/a Verizon Wireless2. Dean S. Antonucci |

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 Low Intensity Use on the Adirondack Park Land Use and Development Plan Map 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. 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 a 6.8±-acre parcel of land located on Bonnie View Road in the Town of Wilmington, Essex County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 16.3, Block 2, Parcel 27.111, and is described in a deed from Essex County to Dean S. Antonucci, dated November 11, 2004, and recorded November 19, 2004 in the Essex County Clerk's Office at Book 1423, Page 329.

The project site is partially located within the designated West Branch AuSable River Recreational area. The project site also contains wetlands in the center and southeast areas of the project site. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

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 110 feet in height and will be located 125± feet east of Bonnie View Road. The top of the tower will be concealed as a simulated pine tree, for a total height of 115 feet. Nine panel antennas and six remote radio heads will be installed on the tower at a centerline height of 100 feet above ground level.

The tower will be located within a 60-foot by 40-foot fenced-in equipment compound that will also contain a 10-foot by 12-foot equipment shelter and a backup generator, both on concrete pads. Access to the facility will follow the first 100 feet of an existing logging road with the final 50 feet involving tree clearing and grading. The entire access road will be improved with gravel and expanded to 12 feet wide for access 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 12 sheets of plans titled: "New York RSA2 Cellular Partnership d/b/a Verizon Site Name: Wilmington Town FUZE ID#: 16989708 MDG #: 5000919455," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, DPC, and last dated June 20, 2025, received by the Agency on July 1, 2025 (Project Plans).

A visual analysis of the tower and related development was submitted with the application for this permit, titled "Visual Resource valuation Proposed 115' Tall Telecommunications Structure Site Name: Wilmington Town, 1068 Bonnie View Rd Town of Wilmington, Essex County New York. 12997," prepared by Tectonic, dated April 22, 2025, revised July 25, 2025, and received by the Agency on July 29, 2025 (Visual Resource Evaluation).

A reduced-scale copy of Sheet C-1A (Overall Site Plan) and Sheet C-3 (Elevation & Orientation Plan) of the Project Plans for the project are attached as a part of this permit for reference.

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 Low Intensity 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 by lease of Low Intensity lands that results in the creation of a non-shoreline site smaller than 2.75 acres in size in the Adirondack Park.

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands 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 cell tower remains on the site. Copies of this permit, Project Plans, 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 conditions in Permit 2022-0035 and 2022-0035A remain in full force and effect except as amended herein.
5. 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 2022-0022, issued August 17, 2022, Permit 2022-0035A, issued December 15, 2022, and Permit 2025-0144, issued March 5, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Subdivision and Construction

6. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision (by lease) to create a parcel 100 feet by 100 feet in size, as shown on the Project Plans. Any other subdivision of the project site shall require a new or amended permit.
7. Subject to the conditions stated herein, this permit authorizes the construction of an access road, tower, antennas, and equipment compound in the location shown and as depicted on the Project Plans. The tower shall not exceed 115 feet in height, including all portions of the simulated tree/lightning rod, and the antennas shall be located on the tower as shown on the plans referenced herein, with the top of the antennas no higher than 105 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.

Concealment

8. The simulated tree portion of the tower shall mimic the branching structure, needle pattern, and coloration of a mature, fully-formed eastern white pine tree, as depicted in Visual Resource Evaluation. Under current site conditions, any co-location that increases the height or width of the tower or renders the tower not substantially invisible will defeat the concealment elements of the simulated tree tower approved herein.
9. In the event that any simulated branches break or fall off, they shall be repaired or replaced within eight months to restore the substantial invisibility of the simulated tree in this location. Photos of the repair or replacement shall be provided to the Agency within two weeks of completion.

Structure Color

10. Except for the portion that will be concealed as a simulated tree, the authorized tower and antennas shall be painted dark charcoal grey or black with a non-reflective flat or matte finish, or the tower may be clad in artificial bark designed to mimic a mature eastern white pine tree.

Signs

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].

Vegetation

12. The cutting of trees and other vegetation within 200 feet of the tower shall occur only as depicted on Project Plans, except that dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard may be removed at any time.

Except to allow for the removal of trees shown on Project Plans, 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

13. 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

14. The project shall be undertaken in compliance with the erosion and sediment controls as shown on page C-4B, titled "Site Details" on the Project Plans.

Lighting

15. 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, Bonnie View Road, or adjoining property.

Documentation of Construction

16. 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 S-1A and Photostation P-5. 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

17. 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

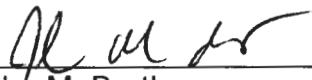
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- 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 land use area;
- c. will be consistent with the overall intensity guidelines for the Rural land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values

Dated: March 5th, 2026

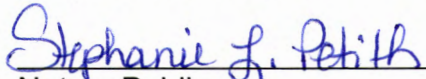
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 5th 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.


Notary Public

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



1215 GARD STREET, SUITE 100
WYOMING, WY 83001



11800 184
11800 184

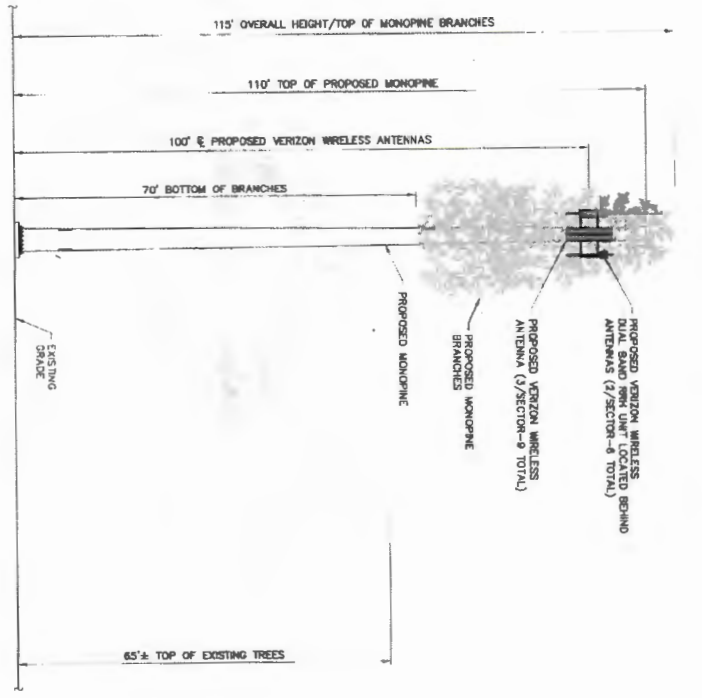
| | | |
|-----|-----------|------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 1/23/2018 | FOR CONSTRUCTION |
| 2 | 2/21/2018 | FOR ZONING |
| 3 | 3/29/2018 | FOR PERMITS |
| 4 | 6/20/2018 | CHANGED TO APPROXIMATE |



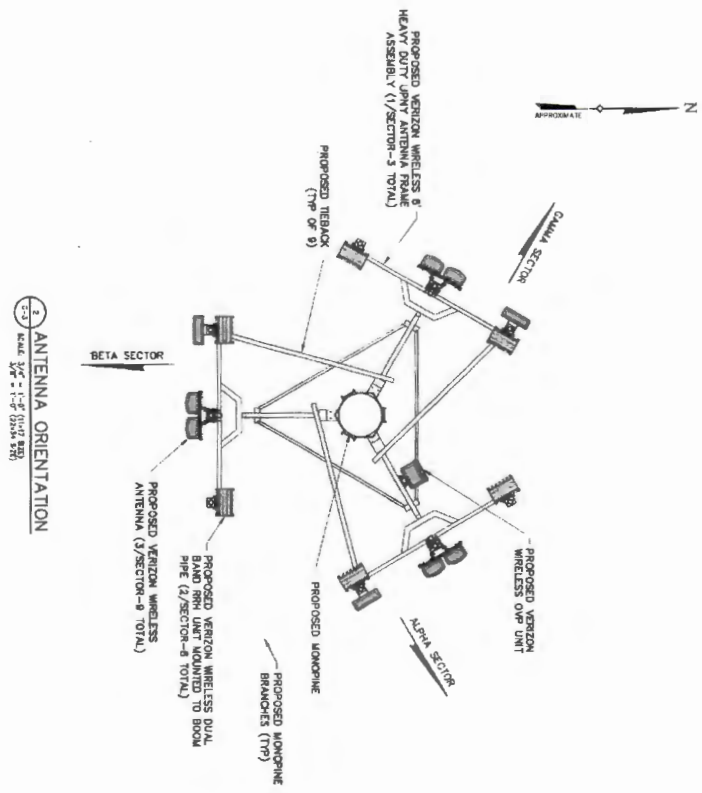
WILMINGTON TOWN
 FUZE ID#: 16989708
 MDC#: 5000919455

1088 BONNIE VIEW RD
 TOWN OF WILMINGTON
 ESSEX COUNTY
 NY 12997

SHEET TITLE
 ELEVATION &
 ORIENTATION PLAN
 SHEET NUMBER
C-3



ELEVATION
 SCALE: 1" = 20' (DIM. AND
 1" = 20' (DIM. AND
 1" = 20' (DIM. AND



ANTENNA ORIENTATION
 SCALE: 1/4" = 1'-0" (DIM. AND
 1/4" = 1'-0" (DIM. AND
 1/4" = 1'-0" (DIM. AND

