


THIS IS A TWO-SIDED DOCUMENT

 <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 2025-0107</p>
<p>In the Matter of the Application of</p> <p>NEW YORK RSA2 CELLULAR PARTNERSHIP d/b/a VERIZON, JOHN J. RAO, SR., and VICKY A. RAO Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: April 23, 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 RSA2 Cellular Partnership d/b/a Verizon2. John J. Rao, Sr.3. Vicky A. Rao

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 Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Ticonderoga, 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 62.9±-acre parcel of land located on NYS Route 74 in the Town of Ticonderoga, 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 138.15, Block 1, Parcel 15.000, and is described in a deed from Timothy C. Cooper and Michael P. Cooper to John J. Rao, Sr. and Vicky A. Rao, dated September 24, 2014, and recorded October 6, 2014 in the Essex County Clerk's Office at Book 1779, Page 328.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a subdivision by lease to create a parcel 80 feet by 105 feet in size and construction of a new telecommunications tower. The tower will be 135 feet in height and concealed as a simulated pine tree. Concealment branching will begin at an elevation of 90 feet above ground level and continue for a total height of 135 feet to the top of the crown branch. Six 8-foot-tall panel antennas will be installed on the tower at a centerline mounting height of 120 feet above ground level, along with three C-Band antennas, six Remote Radio Heads (RRH's), and one Overvoltage Protection Unit (OVP).

The tower will be located within a 39-foot by 25-foot fenced-in equipment compound that will also contain a battery cabinet, equipment cabinet, and a backup generator. The tower will be located 450± feet north of NYS Route 74. Access to the tower site will involve improvement of an existing woods road to create a 685-foot-long by 12-foot-wide gravel access drive originating from NYS Route 74 to accommodate construction and service vehicles. Underground utilities will be located along the access drive and within a 30-foot-wide access and utility easement.

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

- A 12-page set of plans titled "New York RSA2 Cellular Partnership, d/b/a Verizon, Site Name: Chilson, Fuze ID#: 17301203, MDG #: 5000350254," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., and dated June 20, 2025 (Site Plans); and
- A 31-page report titled "Visual Resource Evaluation, Proposed 125' Tall Telecommunications Structure, Site Name: Chilson," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., and dated May 8, 2025 (Visual Resource Evaluation).

A reduced-scale copy of Sheet C-1A (Overall Site Plan), Sheet C-2 (Site Detail Plan), and Sheet C-3 (Elevation & Orientation Plan) of the Site Plans for the project is attached as a part of this permit 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.

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 Rural Use 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 of Rural Use lands, including subdivision by lease, that results in the creation of a non-shoreline lot smaller than 7.35 acres in size 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 telecommunications tower remains on the site. Copies of this permit and Project Plans 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 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 2025-0107, issued April 23, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Subdivision and Construction

5. Subject to the conditions stated herein, this permit authorizes the subdivision by lease and construction of an access road, tower, antennas, and equipment compound in the location shown and as depicted on the Site Plans referenced herein. The tower shall not exceed 135 feet in height, including all portions of the simulated tree, 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 124 feet above ground level (centerline elevation of 120 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

6. 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.
7. 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

8. 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.

Lighting

9. Installation of any lighting on the tower authorized herein shall require prior written Agency authorization. Any other exterior lights on the 80-foot by 105-foot leased parcel shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward NYS Route 74 or adjoining property.

Signs

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].

Vegetation

11. The cutting of trees and other vegetation within 200 feet of the tower shall occur only as depicted on the Site 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 vegetation described above, 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.

12. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.

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. Stormwater management and erosion controls shall be undertaken in compliance with the Site Plans.

Documentation of Construction

15. 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 from Photostation 3 (Chilson Community House) and Photostation 7 (#1689 NY-74). 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

16. 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

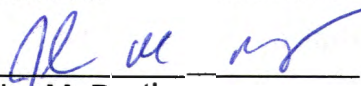
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- 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 Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- 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.

Dated: April 23rd, 2026

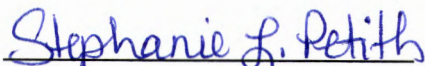
Ray Brook, New York

ADIRONDACK PARK AGENCY

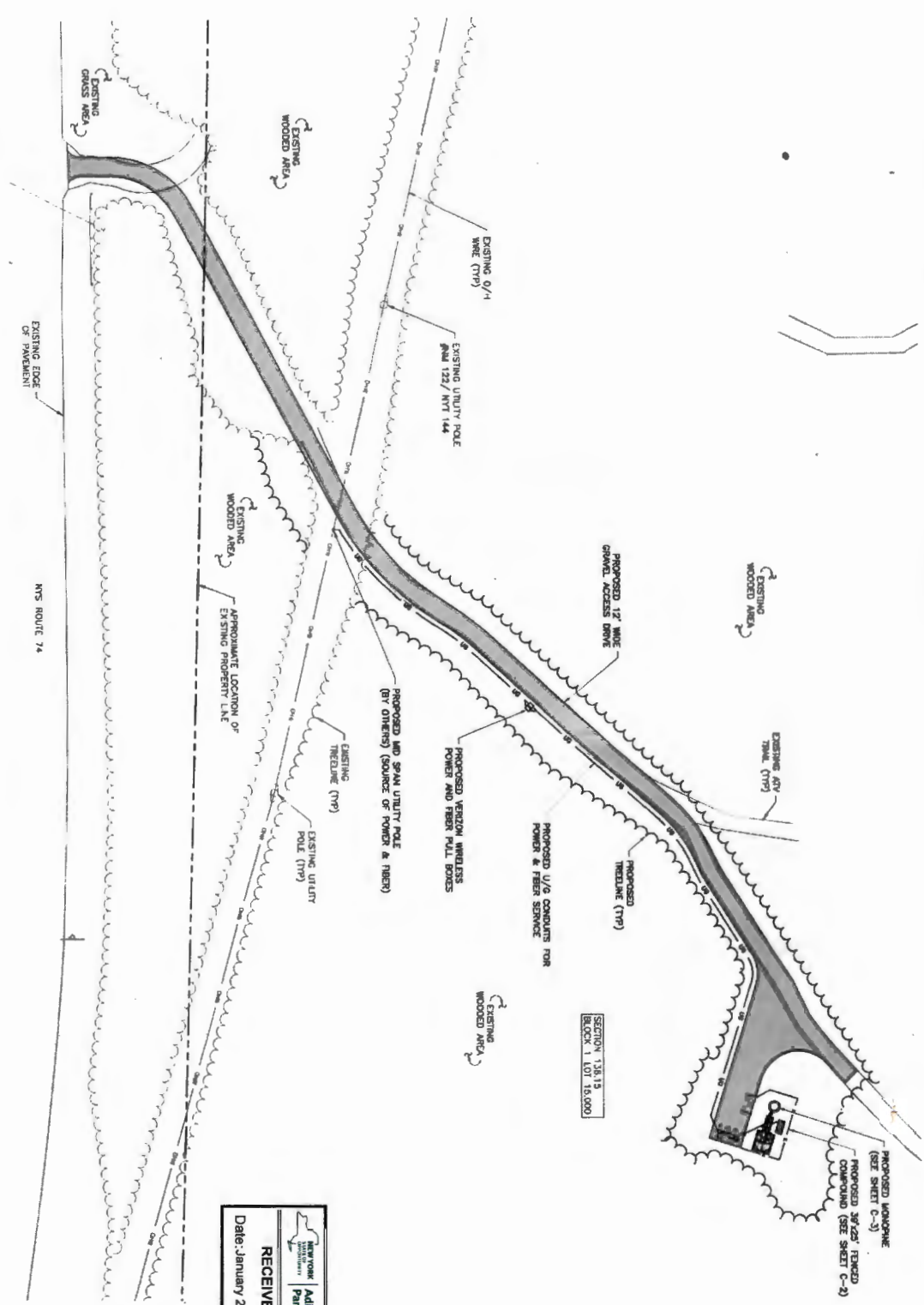
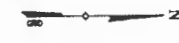
By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 23rd day of April 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



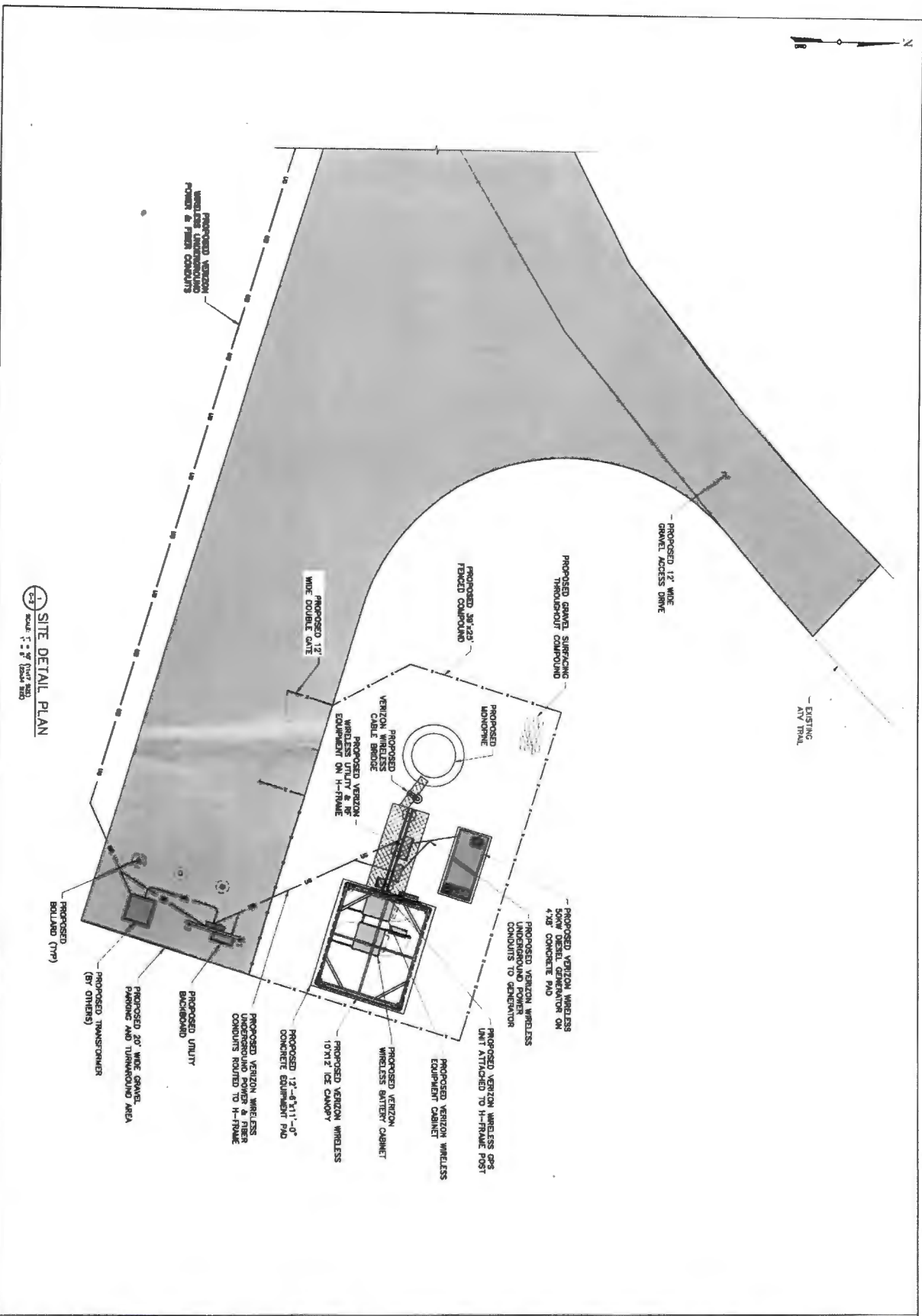
OVERALL SITE PLAN

SCALE: 1" = 20' (PLAN VIEW)
 1" = 100' (SECTION VIEW)

NOTE:
 THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

RECEIVED
 Adirondack Park Agency
 Date: January 29, 2028

			<p>RECEIVED Adirondack Park Agency Date: January 29, 2028</p>	<p>CHILLSON FILE ID#: 17301203 MDC#: 5000350254 2809 NYS RTE 74 TOWN OF TICONDEROGA ESSEX COUNTY NY 12883</p>	<p>OVERALL SITE PLAN</p>	<p>C-1A</p>
--	--	--	---	---	--------------------------	--------------------

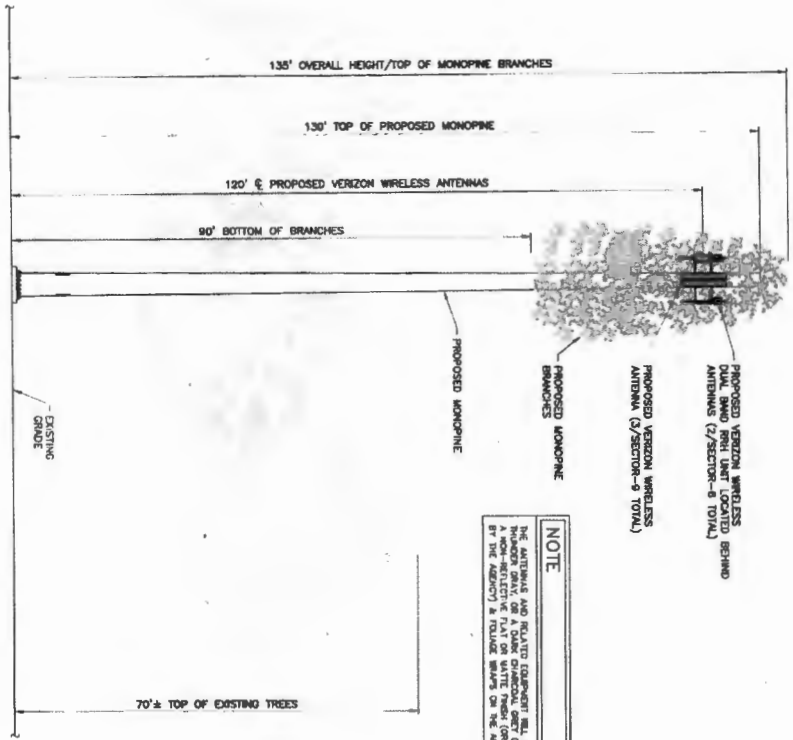


1 SITE DETAIL PLAN
Scale: 1" = 8' (Civil and)
1" = 4' (Mechanical)

	1276 ADAMS STREET, SUITE 300 ALBANY, NY 12207	
	Tectonic TECTONIC ENGINEERING ARCHITECTURAL SERVICES 1000 WEST 10TH STREET, SUITE 200 ALBANY, NY 12207 TEL: 518-487-8113 FAX: 518-487-8114 WWW.TECTONIC-ARCH.COM	
PROJECT: 2609 NYS RTE 74 SHEET: C-2	DATE: 1/27/23 TIME: 10:00 AM DRAWN BY: J. [Name] CHECKED BY: [Name]	RECEIVED DATE: January 20, 2023
CHILSON PLZ ID#: 17301203 MDC#: 5000350254 2609 NYS RTE 74 TOWN OF TICONDEROGA ESSEX COUNTY NY 12883	ORIGINAL SITE PLAN SCALE: AS SHOWN DATE: 1/27/23	TECTONIC ENGINEERING ARCHITECTURAL SERVICES 1000 WEST 10TH STREET, SUITE 200 ALBANY, NY 12207 TEL: 518-487-8113 FAX: 518-487-8114 WWW.TECTONIC-ARCH.COM

C-2

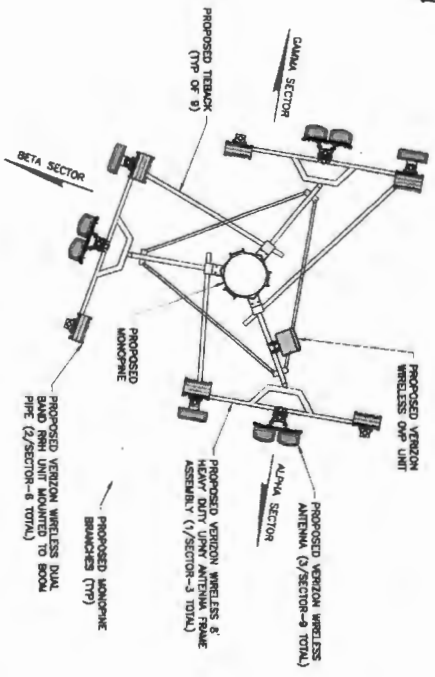
1 ELEVATION
Scale: 1" = 10' (VERT. DIM.)



NOTE
THE ANTENNAS AND RELATED EQUIPMENT WILL BE PAINTED TO MATCH THE TOWER'S COLOR SCHEME. A NON-SELECTIVE FLAT OR WHITE FINISH (OR AS DIRECTED BY THE AGENCY) IS FOLDED SHOWN ON THE ANTENNAS.



2 ANTENNA ORIENTATION
Scale: 1/4" = 1'-0" (VERT. DIM.)



Tectonic
NATIONAL TELECOMMUNICATIONS CORPORATION

NO.	DATE	BY	DESCRIPTION
1	1/27/21	PER COMMENT	
2	2/2/21	PER COMMENTS	
3	6/29/21	CHANGE TO APPROVE	

DATE: January 29, 2020
 RECEIVED
 [Signature]



CHILSON
 PUZE ID#: 17301203
 MDP#: 5000350254
 2809 NYS RTE 74
 TOWN OF TICONDEROGA
 ESSEX COUNTY
 NY 12883

ELEVATION & ORIENTATION PLAN
 SHEET NUMBER: C-3