


THIS IS A TWO-SIDED DOCUMENT

 <p><b>Adirondack Park Agency</b></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 <b>2025-0143</b></p>
<p>In the Matter of the Application of</p> <p><b>ST. LAWRENCE SEAWAY RSA CELLULAR PARTNERSHIP d/b/a VERIZON, ROBERT C. SPOOR, JR., AND CAROL IRENE SPOOR Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: <b>April 28, 2026</b></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"><li><b>1. St. Lawrence Seaway RSA Cellular Partnership d/b/a Verizon</b></li><li><b>2. Robert C. Spoor, Jr.</b></li><li><b>3. Carol Irene Spoor</b></li></ol>

**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 Piercefield, St. Lawrence County.

This authorization shall expire unless recorded in the St. Lawrence 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 St. Lawrence 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 52.8±-acre parcel of land located on NYS Route 3 and Setting Pole Dam Road in the Town of Piercefield, St. Lawrence 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 208, Block 1, Parcel 4.21, and is described in a deed from Robert C. Spoor, Jr. to Robert C. Spoor, Jr. and Carol Irene Spoor, dated July 26, 2024, and recorded July 31, 2024 in the St. Lawrence County Clerk's Office under instrument number R-2024-00008232.

The project site contains wetlands not further described herein or depicted on the Site Plans associated with a perennial stream bordering NYS Route 3. The project does not involve these wetlands. 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 feet by 100 feet in size and construction of a new telecommunications tower. The tower will be 140 feet in height and concealed as a simulated pine tree. Concealment branching will begin at an elevation of 75 feet above ground level and continue for a total height of 140 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 125 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 50-foot by 50-foot fenced-in equipment compound that will also contain a battery cabinet, equipment cabinet, and a backup generator. The tower will be located 425± feet south-east of NYS Route 3, and 185± feet north-west of Setting Pole Dam Road. Access to the tower site will be along a 600±-foot-long by 12-foot-wide gravel access drive to accommodate construction and service vehicles. Access will originate from Setting Pole Dam Road and involve improvement of 250± feet of an existing woods road.

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

- A 13-page set of plans titled "St. Lawrence Seaway RSA Cellular Partnership, d/b/a Verizon, Site Name: North Piercefield, Fuze ID#: 17022521, MDG #: 5000921951," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., and dated July 14, 2025 (Site Plans); and
- A 30-page report titled "Visual Resource Evaluation, Proposed 140' Tall Telecommunications Structure, Site Name: North Piercefield," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., and dated February 28, 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 Low Intensity 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 Low Intensity Use lands, including subdivision by lease, that results in the creation of a non-shoreline lot smaller than 2.75 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 St. Lawrence 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 2025-0143, issued April 28, 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 140 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 129 feet above ground level (centerline elevation of 125 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 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 or toward NYS Route 3, Setting Pole Dam Road, Piercefield Flow, 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.

### **Wetlands**

12. The undertaking of any activity involving wetlands shall require a new or amended permit.

### **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 4 (East of mile marker 3/7205/1903), Photostation 6 (Pull off on Franklin County Line Rt 3), and Photostation 7 (Setting Pole Dam Road). 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**

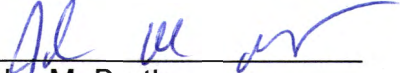
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- 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 Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity 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 28<sup>th</sup>, 2026

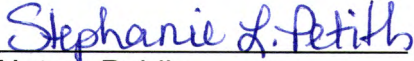
Ray Brook, New York

**ADIRONDACK PARK AGENCY**

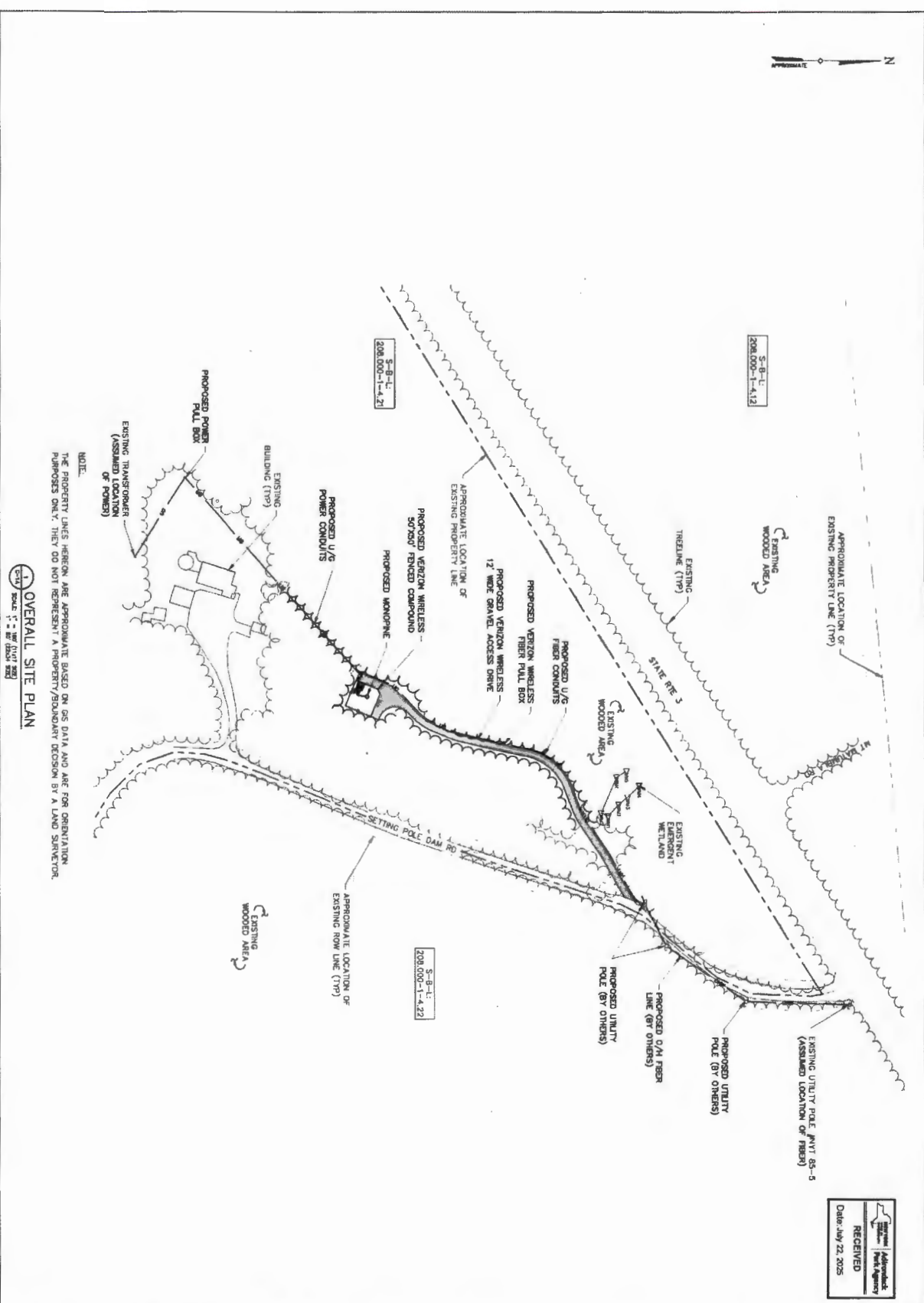
By:   
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 28<sup>th</sup> 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



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

1 OVERALL SITE PLAN  
Scale: 1" = 40' (AS SHOWN)

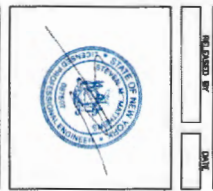
RECEIVED  
Date: July 22, 2025  
Adirondack Park Agency



115 ADIRONDACK PARKWAY  
SARASOTA, FL 34236  
TEL: 813.487.1234  
WWW.VERIZON.COM

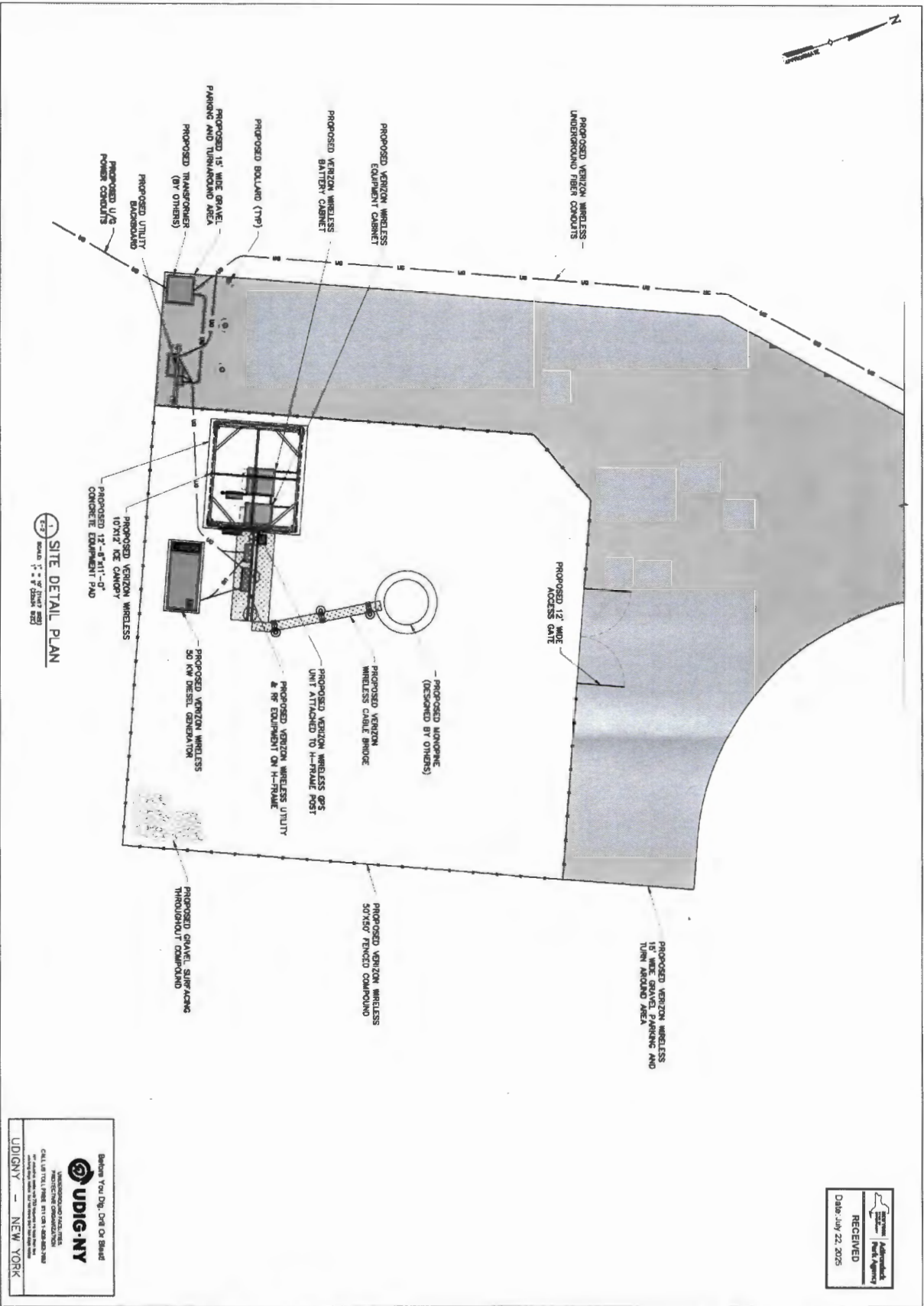
NO. OF SHEETS	1
SHEET NO.	1
DATE	07/22/25
PROJECT	PROPOSED UTILITY POLE (BY OTHERS)
CLIENT	VERIZON
DESIGNER	Tectonic
CHECKED BY	[Signature]
DATE	07/22/25

FINAL  
P2025-0143  
Adirondack Park Agency



PROJECT NUMBER  
OVERALL SITE PLAN  
C-1A

40 SETTING POLE DAM RD  
TOWN OF PIERCEFIELD  
ST. LAWRENCE COUNTY  
NY 12986  
SITE ADDRESS  
MDG#: 5000921951  
NORTH PIERCEFIELD  
FLZE ID#: 1702521  
OVERALL SITE PLAN



**SITE DETAIL PLAN**  
 SCALE: 1" = 8' (SEE SHEET C-1)  
 DATE: 07/22/2005

RECEIVED  
 July 22, 2005

UDIG-NY  
 NEW YORK

verizon

**Tectonic**

NO. 1	1/18/05	212	11880	212	11880	212
NO. 2	1/18/05	212	11880	212	11880	212
NO. 3	1/18/05	212	11880	212	11880	212
NO. 4	1/18/05	212	11880	212	11880	212
NO. 5	1/18/05	212	11880	212	11880	212

FINAL  
 P2025-0143



NORTH PIERCEFIELD  
 FUZE ID#: 17022521  
 MDG#: 5000921951

40 SETTING POLE DAW RD  
 TOWN OF PIERCEFIELD  
 ST. LAWRENCE COUNTY  
 NY 12986

SHEET TITLE  
 SITE DETAIL PLAN  
 C-2

RECEIVED  
DATE: July 22, 2025

**verizon**

**Tectonic**

NO.	DATE	BY	DESCRIPTION
0	6/24/24	FOR CHANGES	
1	7/26/24	FOR CHANGES	
2	6/18/25	CHANGES TO WORKING	
3	7/24/25	FOR CHANGES	

APPROVED BY: [Signature]  
DATE: [Blank]  
PROJECT: [Blank]  
DRAWING NO.: [Blank]

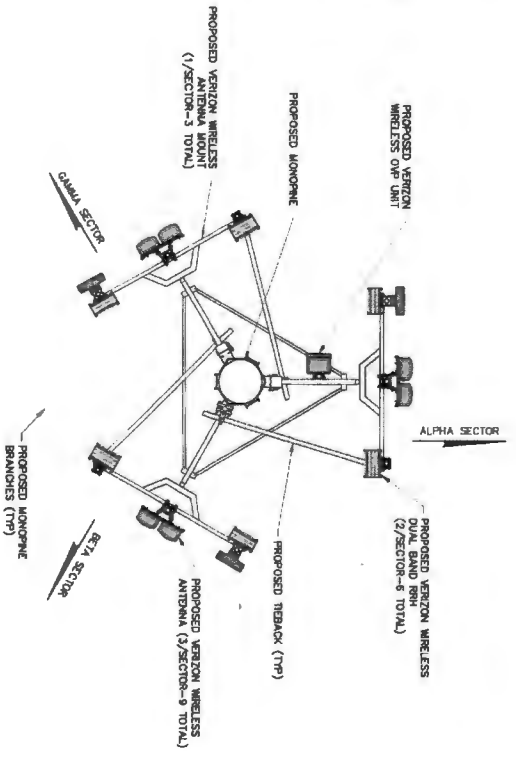
STATE OF NEW YORK  
COUNTY OF [Blank]  
[Seal]

PROPOSED MONOPINE BRANCHES  
PROPOSED VERIZON WIRELESS ANTENNAS  
140' OVERALL HEIGHT/TOP OF MONOPINE BRANCHES  
135' TOP OF PROPOSED STEEL  
125' E OF PROPOSED VERIZON WIRELESS ANTENNAS  
75' BOTTOM OF BRANCHES  
EXISTING GRADE

ELEVATION  
SCALE: 1" = 30' (PLAN 1/8" = 10')

**NOTE**  
THE ANTENNAS AND RELATED EQUIPMENT WILL BE PROVIDED THROUGH PERMITTING AND SHALL BE INSTALLED BY THE CONTRACTOR OR MAINTENANCE PERSONNEL (OR AS DIRECTED BY THE AGENCY).

ANTENNA ORIENTATION  
SCALE: 1/8" = 1'-0" (PLAN 1/8" = 10')



PROJECT NUMBER: [Blank]  
ELEVATION & ORIENTATION PLAN  
SHEET TITLE: [Blank]  
C-3