

THIS IS A TWO-SIDED DOCUMENT

|                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>Adirondack<br/>Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86<br/>Ray Brook, New York 12977<br/>Tel: (518) 891-4050<br/>www.apa.ny.gov</p> | <p>APA Permit<br/><b>2024-0271</b></p>                                                                                                                                                                                                               |
| <p>In the Matter of the Application of</p> <p><b>NEW YORK RSA2 CELLULAR PARTNERSHIP<br/>d/b/a VERIZON and SAWYER BROTHERS, LLC<br/>Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack<br/>Park Agency Act</p>         | <p>Date Issued: <b>May 13, 2026</b></p> <p>To the County Clerk: Please index<br/>this permit in the grantor index<br/>under the following name(s):<br/><b>1. New York RSA2 Cellular<br/>Partnership d/b/a Verizon<br/>2.Sawyer Brothers, LLC</b></p> |

**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 Resource Management 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 23±-acre parcel of land located on Delano Road in the Town of Ticonderoga, Essex County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 139.2, Block 3, Parcel 4.000, and is described in a deed from Lawrence Bryant to Sawyer Brothers, LLC, dated August 15, 2014, and recorded January 15, 2015 in the Essex County Clerk's Office at Book 1790, Page 224.

The project site contains an existing 4±-acre agricultural field. The project site also contains wetlands associated with a perennial stream. 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 70 feet in height and will be located 289± feet west of Delano Road, at the midpoint of the western edge of the existing agricultural field. The top of the tower will be concealed as a simulated pine tree, for a total height of 70 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 60 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. Access to the facility will involve construction of a 465-foot-long by 12-foot-wide gravel access road along the perimeter of the agricultural field 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 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: Ticonderoga North, Fuze ID#: 16033613, MDG #: 5000350264," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., and dated December 4, 2025 (Site Plans); and
- A 30-page report titled "Visual Resource Evaluation, Proposed 70' Tall Telecommunications Structure, Site Name: Ticonderoga North," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., and dated August 22, 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 Resource Management 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 Resource Management lands, including subdivision by lease, 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 2024-0271, issued May 13, 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 plans referenced herein. The tower shall not exceed 70 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 64 feet above ground level (centerline elevation of 60 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 the 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 Lake Champlain, Delano Road, 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.
13. All tree and shrub plantings shall be planted and maintained as described in the Site Plans. All trees and shrubs shall be planted no later than the first spring or fall planting season after final grading related to the construction of the equipment compound on the project site. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.

#### **Wetlands**

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

#### **Invasive Species Prevention**

15. 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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.

#### **Stormwater Management/Erosion Control**

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

#### **Documentation of Construction**

17. 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 6 (RT-9N) and Photostation 9 (Shore Airport 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**

18. 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:

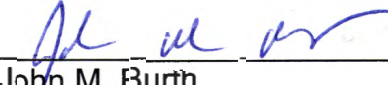
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management land use area;
- 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: May 13<sup>th</sup>, 2024

Ray Brook, New York

**ADIRONDACK PARK AGENCY**

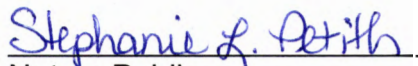
By:

  
John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 13<sup>th</sup> day of May in the year 2024, 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

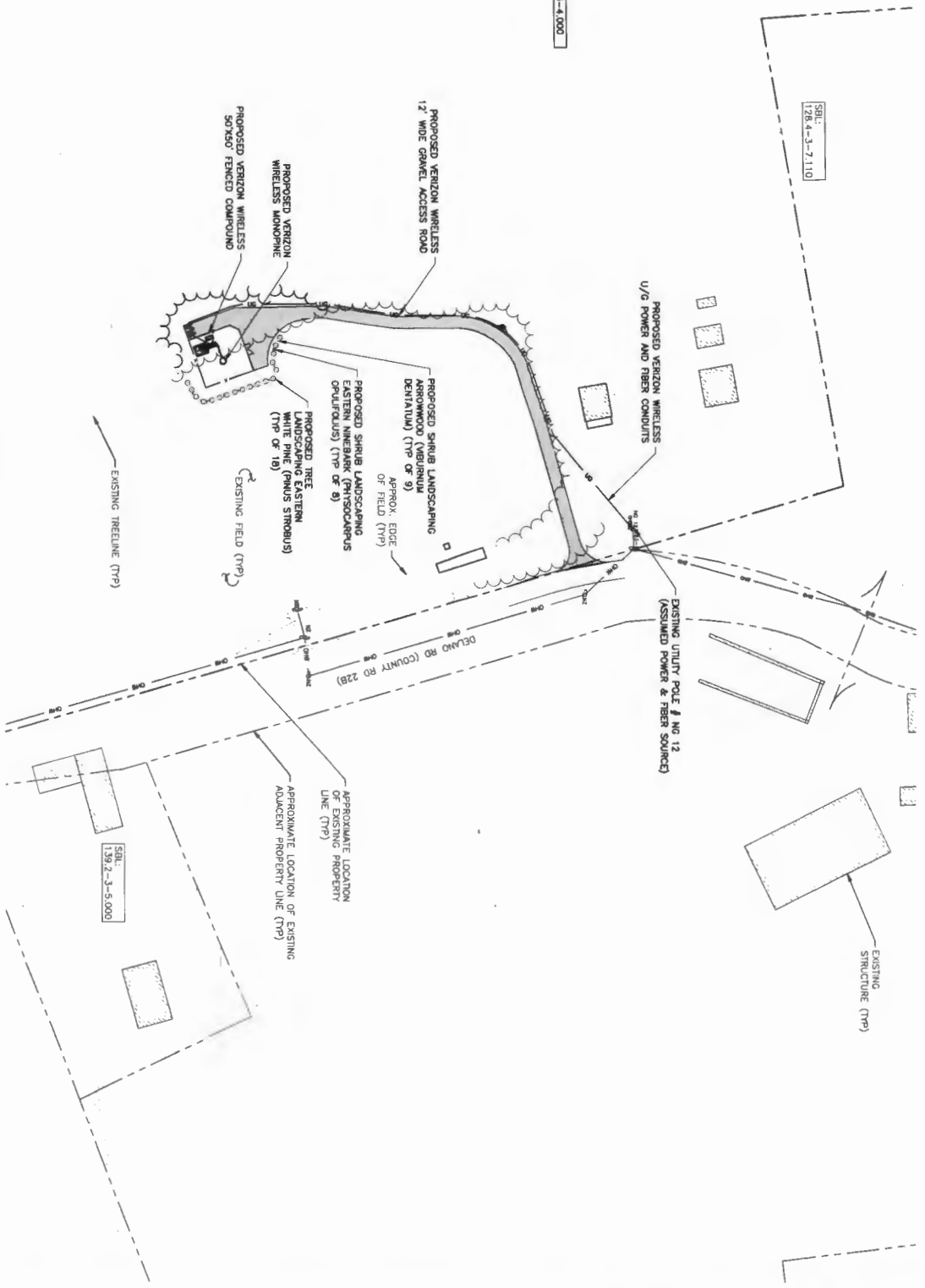


SHEET 139.2-3-4.000

SHEET 139.2-3-7.110

**OVERALL SITE PLAN**

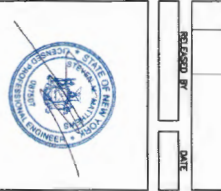
NOTE:  
THE PROPERTY LINES HEREIN ARE APPROXIMATE BASED ON GS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.



**Tectonic**  
Engineering & Surveying  
1225 SOUTH STREET, SUITE 100  
NEWTON, MA 02459  
Phone: (617) 552-1000  
Fax: (617) 552-1001  
www.tectonic-engineering.com

| WORK ORDER NUMBER |  | DATE      | NO. |
|-------------------|--|-----------|-----|
| 11800.003         |  | 12/1/2013 | 0   |
| NO.               |  | DATE      | NO. |
| 1                 |  | 12/1/2013 | 1   |
| 2                 |  | 12/1/2013 | 2   |
| 3                 |  | 12/1/2013 | 3   |
| 4                 |  | 12/1/2013 | 4   |
| 5                 |  | 12/1/2013 | 5   |

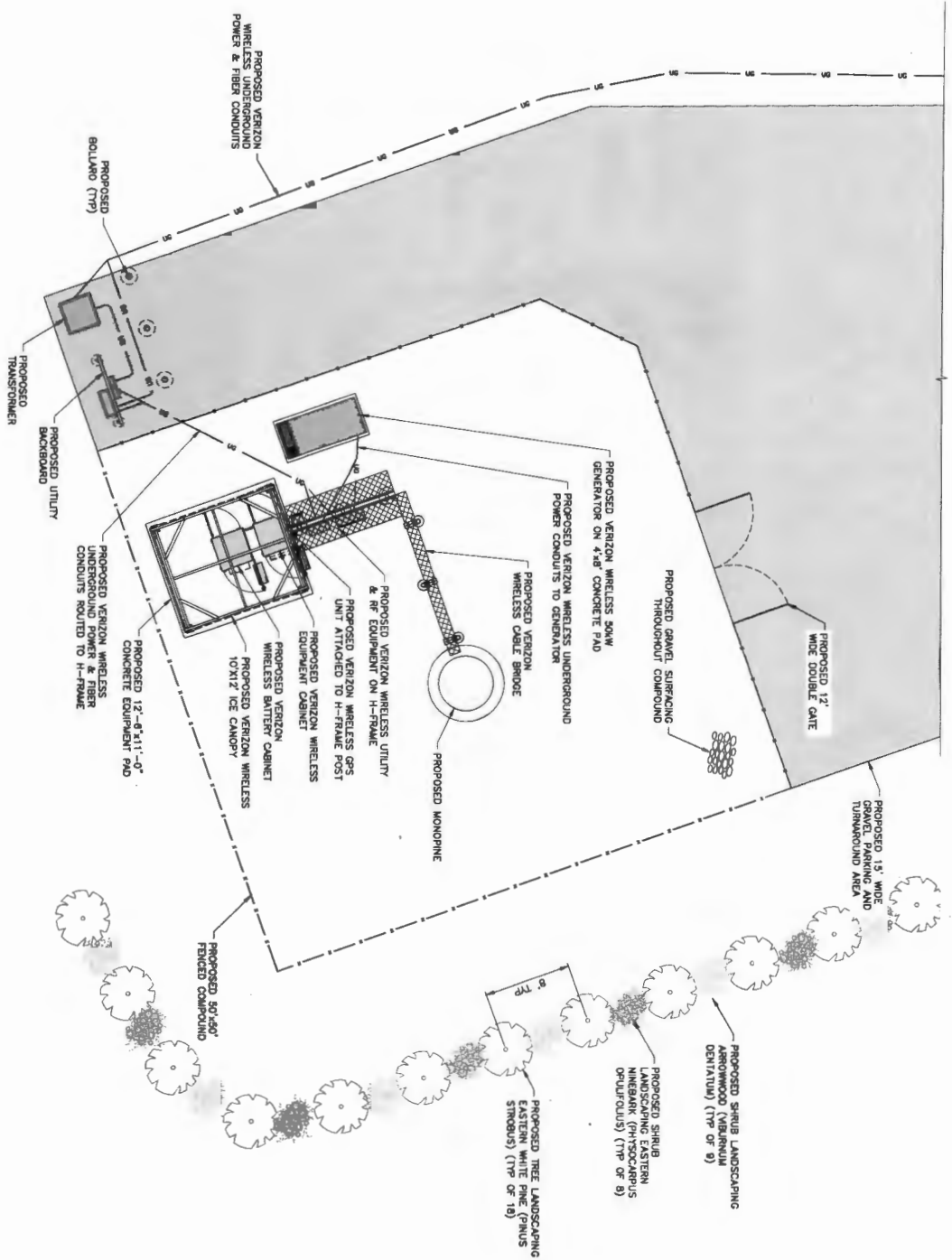
| DATE      | NO. |
|-----------|-----|
| 12/1/2013 | 1   |
| 12/1/2013 | 2   |
| 12/1/2013 | 3   |
| 12/1/2013 | 4   |
| 12/1/2013 | 5   |



**SITE INFORMATION**  
PROJECT: VERIZON WIRELESS TOWER  
LOCATION: 657 DELAND ROAD  
TOWN: TOWN OF TICONDEROGA  
COUNTY: ESSEX COUNTY  
NY 12883

**657 DELAND ROAD**  
**TOWN OF TICONDEROGA**  
**ESSEX COUNTY**  
**NY 12883**

**OVERALL SITE PLAN**  
**C-1A**



1 SITE DETAIL PLAN  
SCALE: 1" = 10' (1/4" = 10')



| WORK ORDER NUMBER |  | DATE    | ISSUE                       | NO. | DATE    | ISSUE                       |
|-------------------|--|---------|-----------------------------|-----|---------|-----------------------------|
| 11600-203         |  | 1/17/23 | FOR COMMENT                 | 0   | 1/17/23 | FOR COMMENT                 |
|                   |  | 1/23/24 | FOR ZONING                  | 1   | 1/23/24 | FOR ZONING                  |
|                   |  | 6/29/24 | REDCUT TOPGAP REVIEW        | 2   | 6/29/24 | REDCUT TOPGAP REVIEW        |
|                   |  | 7/15/25 | FOR APPROVAL                | 3   | 7/15/25 | FOR APPROVAL                |
|                   |  | 8/22/25 | FOR COMMENTS                | 4   | 8/22/25 | FOR COMMENTS                |
|                   |  | 12/1/25 | REDCUT APPROVAL FOR 10' MIN | 5   | 12/1/25 | REDCUT APPROVAL FOR 10' MIN |

| DATE    | REVISION |
|---------|----------|
| 1/17/23 | 1        |
| 1/23/24 | 2        |
| 6/29/24 | 3        |
| 7/15/25 | 4        |
| 8/22/25 | 5        |
| 12/1/25 | 6        |



PROJECT: 11600-203  
SHEET: 1 OF 1  
DATE: 1/17/23  
ISSUE: 1  
FOR COMMENT

657 DELAND ROAD  
TOWN OF TICONDEROGA  
ESSEX COUNTY  
NY 12883

11600-203  
SHEET: 1 OF 1  
DATE: 1/17/23  
ISSUE: 1  
FOR COMMENT

C-2

**verizon**

1270 45TH STREET, SUITE 100  
ROSELAND, NJ 07068

**Tectonic**  
Engineering & Construction, LLC  
10000 10TH AVENUE, SUITE 100  
ROSELAND, NJ 07068  
Tel: 201-992-1234  
Fax: 201-992-1235  
www.tectonic-engineering.com

**PROJECT NUMBER:** 11860-2013  
**DATE:** 11/18/2013  
**SCALE:** AS SHOWN

| NO. | DATE       | SCALE                           | FOR |
|-----|------------|---------------------------------|-----|
| 0   | 11/18/2013 | FOR CONCEPT                     |     |
| 1   | 1/13/2014  | FOR ZONING                      |     |
| 2   | 8/26/2014  | PROJECT REVIEW REPORT           |     |
| 3   | 11/16/2015 | FOR APPROVAL                    |     |
| 4   | 8/22/2015  | FOR COMMENTS                    |     |
| 5   | 11/24/2015 | REVISED WORKSHEET FOR 4TH FLOOR |     |

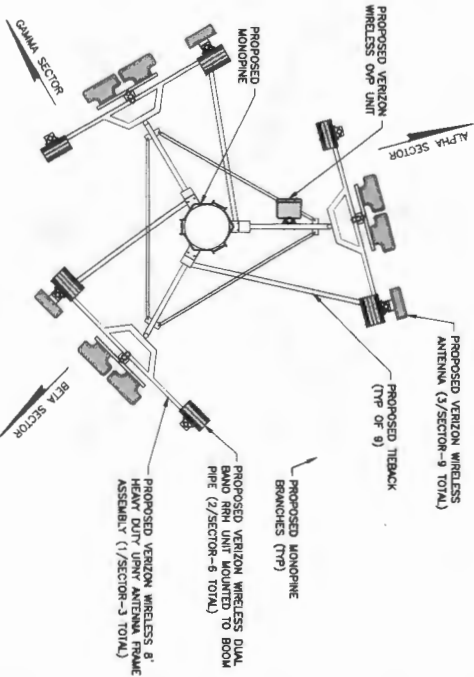
**DESIGNED BY:** J. J. JONES  
**CHECKED BY:** J. J. JONES  
**DATE:** 11/20/2015



**PROJECT INFORMATION:**  
**TICONDEROGA NORTH**  
**PUZE ID#:** 16031613  
**MDG#:** 5000350364  
**SITE ADDRESS:**  
657 DELANO ROAD  
TOWN OF TICONDEROGA  
ESSEX COUNTY  
NY 12883

**SHEET TITLE:**  
**ELEVATION & ORIENTATION PLAN**

**C-3**



**2. ANTENNA ORIENTATION**  
SCALE: 1/4" = 1'-0" (1/8" = 1'-0")  
(SEE SHEET C-3)

**1. ELEVATION**  
SCALE: 1" = 8'-0" (1/4" = 8'-0")  
(SEE SHEET C-3)

