

THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency PO Box 99 · 1133 NYS Route 86 Ray Brook, NY 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA General Permit/Order 2023G-1 Certificate	Project #: 2010-0071A
	Certificate for Certain Modifications of Existing Wireless Towers or Base Stations (Eligible Facilities Requests)	
	To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. New York RSA2 Cellular Partnership d/b/a Verizon Wireless 2. Town of Moriah	

This certificate under General Permit 2023G-1 is granted to New York RSA2 Cellular Partnership d/b/a Verizon Wireless and the Town of Moriah, 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 Hamlet by the Official Adirondack Park Land Use and Development Plan as described in the application received by the Agency June 5, 2026, and as depicted on the attached reduced-scale Engineered Plans. The project site is in the Town of Moriah, 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 the lease area portion (80 feet by 80 feet) of a 1.55±-acre parcel of land located on Spring Street in the Town of Moriah, Essex County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 97.56, Block 1, Parcel 21, and is described in a deed from the Town of Moriah, successor to Village of Port Henry, to Town of Moriah, dated

February 6, 2018, and recorded February 7, 2018, in the Essex County Clerk's Office at Book 1903, Page 3149.

The project site is improved by an existing 115-foot-tall monopine telecommunications tower as authorized by Agency Permit 2010-0071 and Agency Permit 2019-0201.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves modifications to the existing 115-foot-tall monopine telecommunications tower, including the removal of six antennas and six RRH Units, and the installation of nine antennas, six RRH units, one distribution box, and one new hybrid cable.

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

- Five sheets of plans titled "New York RSA2 Cellular Partnership d/b/a Verizon, Site Name: Port Henry, Fuze ID#: 17087620, MDG#: 5000010140" prepared by Tectonic Engineer Consultants, Geologists & Land Surveyors, D.P.C., dated May 18, 2026 (Engineered Plans); and
- Five sheets of photo simulations titled "Port Henry, 73 Spring Street, Moriah, New York 12974," prepared by Tectonic Engineer Consultants, Geologists & Land Surveyors, D.P.C., received by the Agency on June 5, 2026 (Visual Sims).

A reduced-scale copy of the Engineered 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 2010-0071A issued June 17, 2026, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
3. This permit amends and supersedes Agency Permits 2010-71 and 2019-0201 in relation to the project site. The terms and conditions of Permits 2010-0071 and 2019-0201 shall no longer apply to the project site.

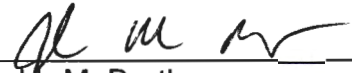
4. Subject to the conditions stated herein, this certification authorizes modifications of the existing wireless tower in the locations shown and as depicted on the Project Plans referenced herein. The antennas and equipment shall be located as shown on the Project Plans referenced herein, with the top of the antennas no higher than 110 feet above ground level (centerline elevation of 106 feet above ground level). Simulated tree branching shall not exceed 121 feet above ground level. 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, and shall be consistent with the photo-simulations referenced herein.
5. Any change to the location, dimensions, or other aspect of the existing development or the development authorized herein shall require prior written Agency authorization.
6. The authorized antennas and related infrastructure shall be a dark charcoal grey or black grey color with a non-reflective flat or matte finish. The dark charcoal grey color shall match and blend with the existing antennas and infrastructure on the tower.
7. 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 Spring Street adjoining property. Any lighting mandated by the Federal Aviation Administration (FAA) shall comply with all applicable regulations and specifications.
8. 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].
9. On the project site and within 100 feet of the tower authorized herein, no existing trees greater than 8 inches diameter at breast height shall be cut, culled, trimmed, pruned, or otherwise removed without prior written Agency authorization, except for dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
10. Within 30 days of removal or loss of any trees or other vegetation on the project site and within 100 feet of the tower, a plan and implementation schedule for re-vegetation and/or re-design and/or re-location 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.
11. 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.
12. The authorized antennas shall be removed from the project site within one year of discontinuance of use for telecommunications purposes.

Dated: June 17th, 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 17th day of June 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.

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

FUZE ID#: 17087620
MDG#: 5000010140

VICINITY MAP

The map shows a street grid with Thompson Pk and 13th Avenue. A black dot indicates the site location, with a line pointing to it from the label "SITE".

SITE ADDRESS:	73 SPRING STREET PORT HENRY, NY 12974
MUNICIPALITY:	TOWN OF WOIWAD
COUNTY:	ESSEX
TAX MAP NUMBER	97-56-1-21
STRUCTURE	44.06X56.07
COORDINATES	-73.489907
GROUND ELEVATION:	335.0 ± AMSL
PROPERTY OWNER	TOWN OF WOIWAD 38 PARK PLACE, SUITE 2 PORT HENRY, NY 12974
STRUCTURE MANAGER:	VERTICAL BRODE 22 WEST ATLANTIC AVE, SUITE 310 PORT HENRY, NY 12974
APPLICANT:	VERIZON WIRELESS 1275 JOHN STEEL SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	STEVE HODGSON
CONTACT PHONE:	(315) 649-1950

SITE INFORMATION

PROJECT INFORMATION

THE PROPOSED WORK ON AN EXISTING SITE SUPPORT TOWER CONSISTS OF:

- REMOVE (6) EXISTING ANTENNAS
- INSTALL (6) EXISTING ANTENNAS
- INSTALL (6) PROPOSED ANTENNAS
- INSTALL (6) PROPOSED RHGS
- INSTALL 3X6 HIBRID CABLE
- INSTALL (1) PROPOSED 12-OUT/0-UP UNIT
- INSTALL MOUNT MODIFICATIONS PER STRUCTURAL

[illegible]

CONTRACTOR PMI REQUIREMENTS	
PMI ACCESSED AT:	https://pmi.vzwsmart.com
SMART TOOL VENDOR PROJECT NUMBER:	10355231
VZW MDP#:	5000010140
***PMI AND REQUIREMENTS ALSO EMBEDDED IN MOUNT ANALYSIS REPORT	
MOUNT MODIFICATION REQUIRED	Y
VZW APPROVED SMART KIT VENDORS	
REFER TO MOUNT MODIFICATION DRAWINGS PAGE FOR VZW SMART KIT	
APPROVED VERSIONS	

The logo for the New York State Adirondack Park Agency. It features a silhouette of a moose in the upper left. To its right, the text "NEW YORK STATE" is stacked above "ADIRONDACK PARK AGENCY". Below the moose, the word "FINAL" is printed in a large, bold, sans-serif font. At the bottom, the alphanumeric string "P2010-0071A" is printed in a smaller, bold, sans-serif font.

verizon

Tectonic
 SPECIALTY CONTRACTORS, GROUPING A (SEE PAGE 102)
 20000 Highway 101, Suite 100, San Diego, CA 92108
 Telephone: (619) 444-1210

NO NUMBER OF CONTRACTS BY REVERSED B

0	DATE	MO	ISSUE	UP
1	5/18/78	FOR COMMENT	FOR CONSTRUCTION	

UNAUTHORIZED ALTERATION OR ADDITIONS TO A
PLAN BEARING THE SEAL OF A LICENSED ENGINEER
IS A VIOLATION OF SECTION
2209 SUBSECTION 2 OF THE NEW YORK STATE
EDUCATION LAW

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE
OF THE SEAL AND AN ORIGINAL SIGNED BY THE
SEAL BEARING ENGINEER ARE NOT VALID FOR
ANY PROFESSIONAL PURPOSES. ANY SUCH
SMALL MAY BE CONSIDERED VOID COPIES.

0
1
ORIGINAL 9 3/8" IN HEIGHTS

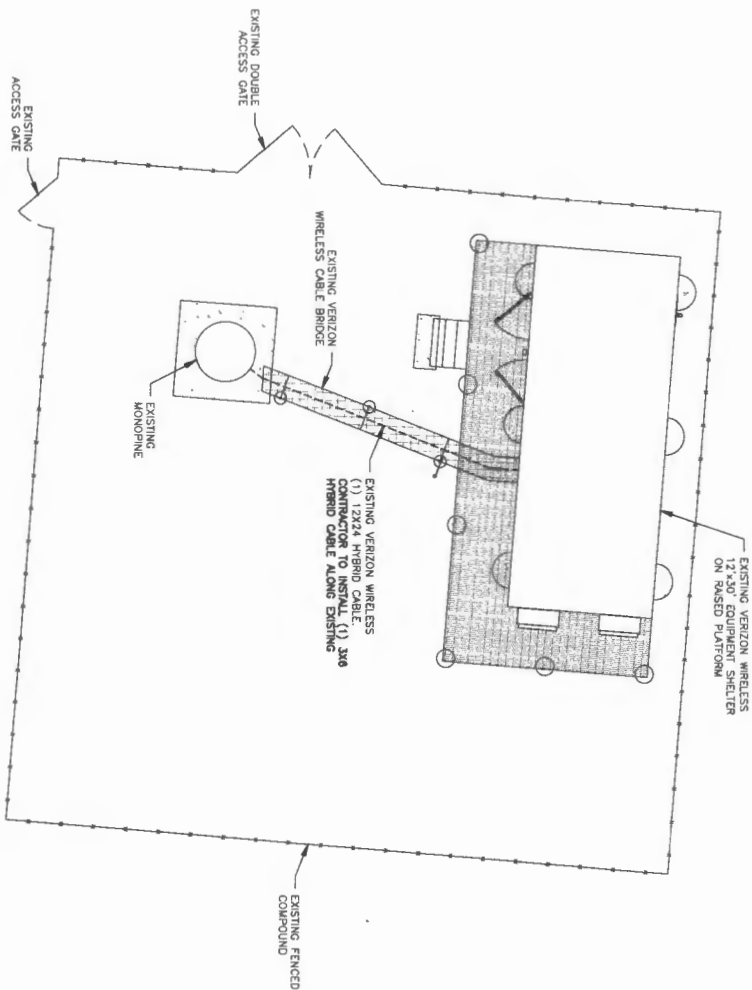
PORT HENRY
FUZE ID#: 17087620
MDG#: 5000010140
SITE ADDRESS
73 SPRING STREET
TOWN OF MORIAH
ESSEX COUNTY
NY 12974

TITLE SHEET

T-1



NORTH ORIENTATION
1. NORTH ORIENTATION ESTABLISHED BY COMPASS OBSERVATION.



NOTE:
SITE INFORMATION BASED ON SITE VISIT PHOTOS DATED 8/19/19 AND DRAWINGS BY TECTONIC ENGINEERING CONSULTANTS, SURVEYORS, & GEOLOGIST, D.P.C., DATED 5/20/24.

SITE PLAN
SCALE: 1" = 10'

GENERAL NOTES

1. THIS PROJECT CONCERNS THE INSTALLATION, MAINTENANCE, AND OPERATION OF A PUBLIC UTILITY/PERSONAL WIRELESS SERVICE.
2. THE PROPOSED UPGRADE IS UNMANNED AND DOES NOT REQUIRE A MEANS OF WATER SUPPLY, SEWAGE DISPOSAL, OR HANDICAPPED ACCESS.
3. THE PROPOSED UPGRADE IS MANUAL, WILL CREATE NEGLIGIBLE ADDITIONAL STORMWATER RUNOFF, AND WILL, THEREFORE, NOT IMPACT THE EXISTING STORMWATER DRAINAGE SYSTEM.
4. THE PROPOSED UPGRADE DOES NOT INCLUDE OUTDOOR STORAGE, SOLID WASTE RECEPTACLES, OR PLUMBING.
5. ADEQUATE PARKING EXISTS FOR ONE VEHICLE FOR MAINTENANCE OR EMERGENCY SERVICE ONCE A MONTH.
6. THERE ARE NO NEW STREETS, CURBS, SIDEWALKS, OR WALKWAYS PROPOSED.
7. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS UPGRADE.

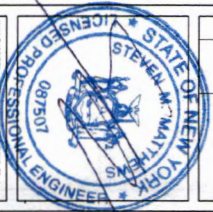
SITE NOTES

1. ALL WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. DIRTING AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

verizon
1201 JOHN STREET, SUITE 100
ROCKY HILL, CT 06154

Tectonic
TECTONIC ENGINEERING CONSULTANTS, SURVEYORS, & GEOLOGIST, D.P.C.
1201 JOHN STREET, SUITE 100
ROCKY HILL, CT 06154
Phone: 860.261.1234
Fax: 860.261.1235
www.tectoniceng.com

NO. 13410.002	DATE 4/7/19	ISSUE NO.	DATE	FOR COMMENT
1	5/18/24	FOR CONSTRUCTION		



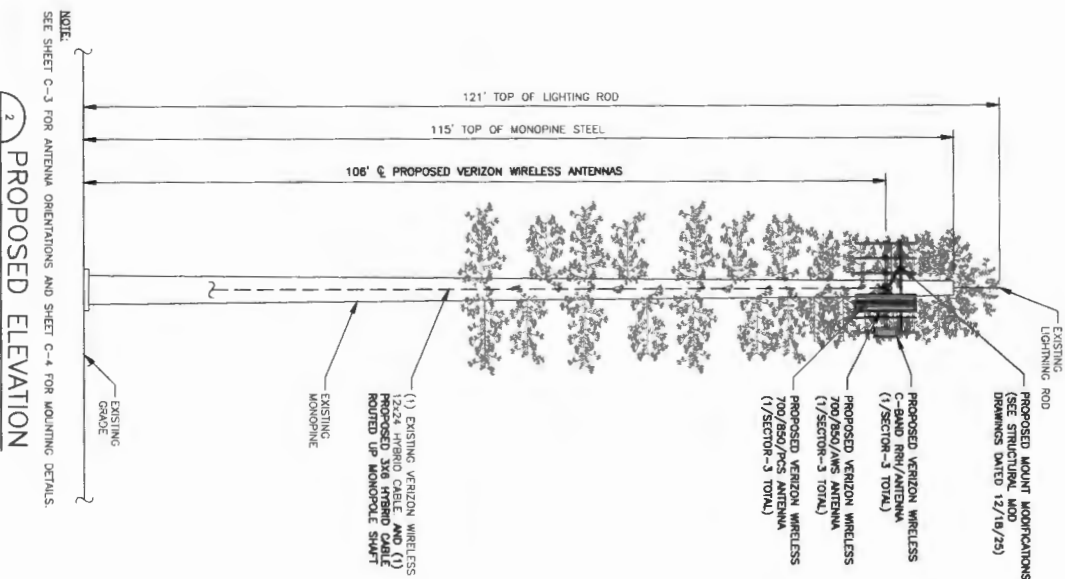
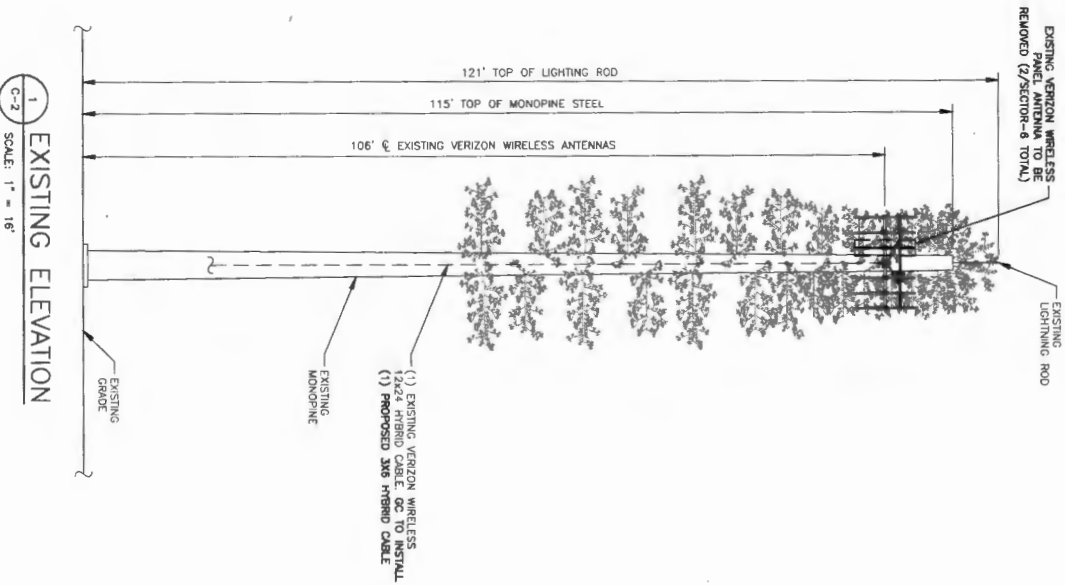
THIS DRAWING IS THE PROPERTY OF TECTONIC ENGINEERING CONSULTANTS, SURVEYORS, & GEOLOGIST, D.P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTONIC ENGINEERING CONSULTANTS, SURVEYORS, & GEOLOGIST, D.P.C.

PORT HENRY
FUZE ID#: 17087620
MDG#: 5000010140
SHEET 0006/0858
73 SPRING STREET
TOWN OF MORIAH
ESSEX COUNTY
NY 12974

SITE PLAN & NOTES
SHEET NUMBER
C-1

NOTE:
FOR ALL MOUNT MODIFICATION DETAILS AND SPECIFICATIONS, REFER TO THE
MODIFICATION AND DESIGN DRAWINGS FOR EXISTING 12/18/23 MODIFICATIONS TO
BE COMPLETED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND EQUIPMENT.

NOTE:
PROPOSED ANTENNAS TO BE COVERED WITH STEALTH SOCKS



NOTE:
SEE SHEET C-3 FOR ANTENNA ORIENTATIONS AND SHEET C-4 FOR MOUNTING DETAILS.

2
C-2
PROPOSED ELEVATION
SCALE: 1" = 16'

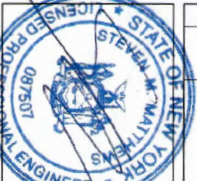
1
C-2
EXISTING ELEVATION
SCALE: 1" = 16'

verizon

1230 JOHN STREET, SUITE 100
ROSELAND, NEW JERSEY 07068

Tectonic
Engineering & Construction
13410 20th Ave, Suite 100
Boulder, CO 80501
Phone: 303.440.1234
Fax: 303.440.1235
www.tectoniceng.com

NO.	DATE	REVISION	BY	CHKD	APP'D
0	4/14/26	FOR COMMENT			
1	5/18/26	FOR CONSTRUCTION			



DATE: 05/18/26
PROJECT: 1230 JOHN STREET, SUITE 100, ROSELAND, NJ 07068
DRAWING: 1230 JOHN STREET, SUITE 100, ROSELAND, NJ 07068
SHEET: 1230 JOHN STREET, SUITE 100, ROSELAND, NJ 07068
SCALE: 1" = 16'

PORT HENRY
FUZE ID#: 17087620
MDG#: 5000010140

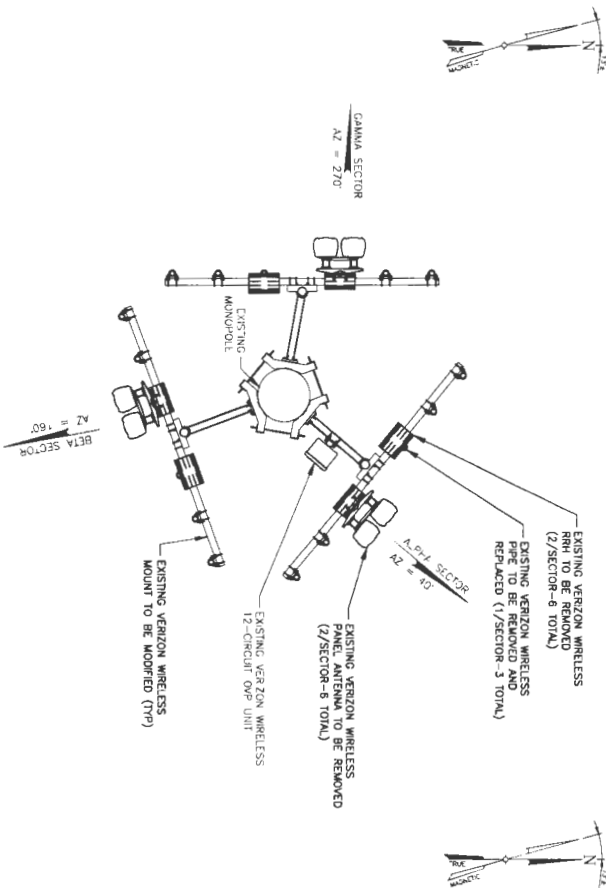
73 SPRING STREET
TOWN OF MORIAH
ESSEX COUNTY
NY 12974

ELEVATIONS
SHEET TITLE

SHEET NUMBER
C-2

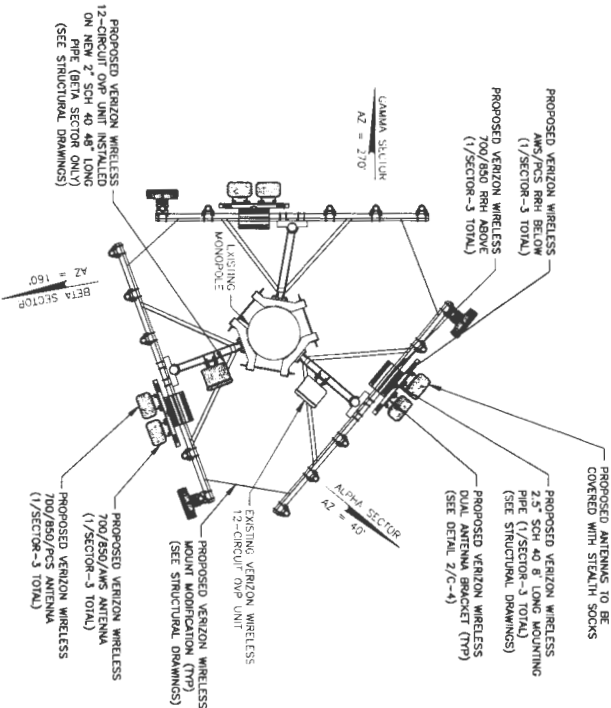
NOTE:
FOR ALL MOUNT MODIFICATION DETAILS AND SPECIFICATIONS, REFER TO THE
MODIFICATION AND DESIGN DRAWING FOR EXISTING ANTENNA MOUNT PREPARED BY
TOWER ENGINEERING SOLUTIONS, L.L.C. DATED 12/19/25. MODIFICATIONS TO
THE EXISTING MOUNTS AS INDICATED HEREIN SHALL BE COMPLETED PRIOR TO
THE INSTALLATION OF THE PROPOSED ANTENNAS AND EQUIPMENT.

NOTE:
PROPOSED ANTENNAS TO BE COVERED WITH STEALTH SOCKS



1 EXISTING ANTENNA ORIENTATION

SCALE: 1" = 5'



2 PROPOSED ANTENNA ORIENTATION

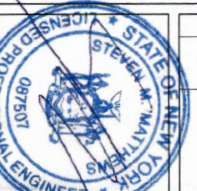
SCALE: 1" = 5'

NOTE:
REMOVE (6) EXISTING PANEL ANTENNAS AND REMOVE (6) EXISTING RPHS. INSTALL (6) PROPOSED
PANEL ANTENNAS ON EACH CENTER-RIGHT ANTENNA MOUNTING PIPE. INSTALL (1) PROPOSED C-BAND
RPH/ANTENNAS MOUNT (1) ON EACH CENTER-LEFT ANTENNA MOUNTING PIPE. INSTALL (6) PROPOSED
DUAL BAND RPHS MOUNT (1) ON EACH CENTER-RIGHT AND CENTER-LEFT ANTENNA MOUNTING RPHS.
INSTALL (1) PROPOSED 12-CIRCUIT OVP UNIT ON BETA SECTOR STANDOFF FRAME.
INSTALL MOUNT MODIFICATIONS PER MODIFICATION DRAWINGS BY TTS DATED 12/19/25.

verizon
3275 30TH STREET, SUITE 100
NEW YORK, NY 10001

Tectonic
Tectonic Engineering, Inc. is a registered professional engineering firm.
Tectonic Engineering, Inc. is a registered professional engineering firm.
Tectonic Engineering, Inc. is a registered professional engineering firm.

NO. 001	NO. 001	NO. 001	NO. 001
DATE	DATE	DATE	DATE
1/14/2025	1/14/2025	1/14/2025	1/14/2025
1/14/2025	1/14/2025	1/14/2025	1/14/2025



PORT HENRY
FUZE ID#: 17087620
MOG#: 5000010140
SIX 200855

73 SPRING STREET
TOWN OF MORIAH
ESSEX COUNTY
NY 12974

ANTENNA ORIENTATION
PLANS
SHEET NUMBER
C-3

