

THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2025-0264
In the Matter of the Application of ST. LAWRENCE SEAWAY CELLULAR PARTNERSHIP D/B/A VERIZON WIRELESS & ANGRY ACRES LLC Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: September 15, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. St. Lawrence Seaway Cellular Partnership d/b/a Verizon Wireless 2. Angry Acres LLC

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 Colton, 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 10±-acre parcel of land located on NYS Route 56 in the Town of Colton, St. Lawrence 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 167.000, Block 1, Parcel 1.2, and is described in a deed from The Hollywood Associates, LLC to Angry Acres LLC, dated April 2, 2021, and recorded June 21, 2021 in the St. Lawrence County Clerk's Office under Instrument Number R-2021-00007945.

The project site is partially located within 150 feet of the edge of right-of-way of NYS Route 56, a state highway critical environmental area. The project site also contains wetlands on the northern portion, southeastern portion, and southwestern corner of the parcel.

The project site is improved by a pre-existing cabin that was constructed in the 1950's.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a subdivision by lease to create a parcel 10,000 square feet in size and construction of a new telecommunications tower. The tower will be 115 feet in height and will be located 199± feet from NYS Route 56. The top of the tower will be concealed as a simulated pine tree, for a total height of 120 feet. Nine 8-foot-tall panel antennas will be installed on the tower at a centerline height of 105 feet above ground level.

The tower will be located within a 36-foot by 50-foot fenced-in equipment compound that will also contain a 10-foot by 12-foot ice canopy, 12-foot 6-inch by 11-foot concrete equipment pad, backup generator, and associated infrastructure. Access to the facility is within a 20-foot-wide access easement that follows the existing gravel drive and involves construction of an additional 12-foot-wide gravel drive with a 15-foot-wide parking and turn around area to accommodate construction and service vehicles. Utilities will be provided within a 10-foot-wide utility easement.

The project is shown on a 12-sheet set of plans titled: "St. Lawrence Seaway RSA Cellular Partnership d/b/a Verizon, Site Name: Carry Falls, FUZE PN: 17131060, MDG #: 500906510," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, DPC, last revised January 23, 2026, and received by the Agency on February 25, 2026 (Project Plans).

The lease area and easements for the project are shown on a single sheet map titled, "Carry Falls – Lease Exhibit," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, DPC, dated October 10, 2024 and received by the Agency on September 15, 2026 (Lease Map).

A visual analysis of the tower and related development was submitted with the application for this permit, titled "Visual Resource Evaluation, Proposed 120' Tall Telecommunications Structure, Site Name: Carry Falls," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, DPC, last revised January 13, 2026, and received by the Agency on February 25, 2026 (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 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 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 [by lease] of Rural Use lands that results in the creation of a non-shoreline parcel 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 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 and related infrastructure remains on the site. Copies of this permit, Project Plans, Lease Map, 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 2015-0196 remain in full force and effect.
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 2025-0264, issued September 15, 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 the subdivision by lease and construction of an access road, tower, antennas, and equipment compound in the location shown and as depicted on the Project Plans and Lease Map referenced herein. The tower shall not exceed 120 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 109 feet above ground level (centerline elevation of 105 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

7. 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 on the Project Plans and 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.
8. 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

9. 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

10. Installation of any lighting on the tower authorized herein shall require prior written Agency authorization. Any other exterior lights on the 10,000-square-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 56 or adjoining property.

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 the 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.

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.

Documentation of Construction

14. 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 P-3 and Photostation P-4, as depicted in the Visual Resource Evaluation. 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

15. 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, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

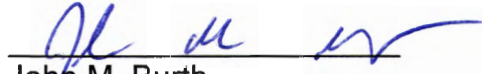
- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Colton; and
- b. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project; and
- c. 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.

Dated: September 15th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

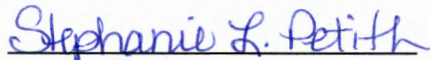
By:



John M. Burth
Deputy Director, Regulatory Programs

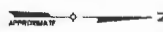
STATE OF NEW YORK
COUNTY OF ESSEX

On the 15th day of September 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.



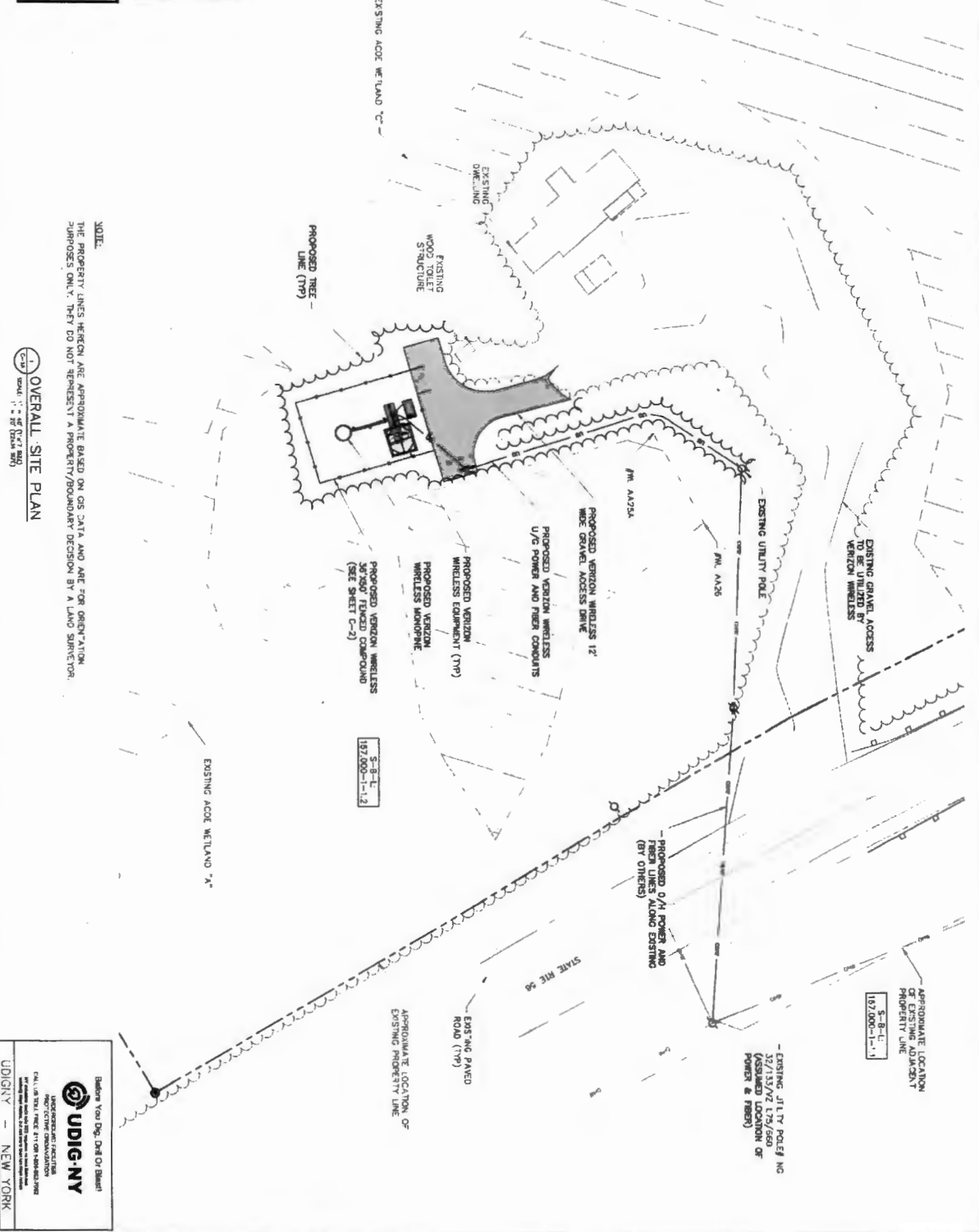
Notary Public

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



RECEIVED
Adirondack
Park Agency
Date: February 25, 2026

FINAL
Adirondack
Park Agency
P2025-0264



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

OVERALL SITE PLAN
Scale: 1" = 100' (25.4m)

Before You Dig, Dig or Bump!
UDIG-NY
UNIVERSITY DESIGN INCORPORATION
1000 WEST 10TH STREET
SARASOTA, FL 34236
TEL: 941.551.1111 FAX: 941.551.1112
WWW.UDIG-NY.COM
UDIG-NY - NEW YORK

verizon
12.5 GIGA BYTES PER MONTH
100% U.S. OWNED
100% U.S. MADE

Tectonic
Tectonic is a leading provider of geotechnical engineering services. We have over 40 years of experience in the field of geotechnical engineering and construction. Our services include foundation design, slope stability analysis, and earth retention systems. We are proud to be a part of the Tectonic family.

NO.	DATE	DESCRIPTION
1	10/20/24	PRELIMINARY
2	11/15/24	REVISED
3	12/10/24	REVISED
4	12/10/24	REVISED

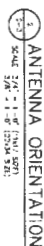
NO.	DATE	DESCRIPTION
1	10/20/24	PRELIMINARY
2	11/15/24	REVISED
3	12/10/24	REVISED
4	12/10/24	REVISED



CARRY FALLS
Rtze Pk. 17131080
MDC# 5000905510
1361 STATE HWY 56
TOWN OF COLTON
ST. LAWRENCE COUNTY
NY 13687

OVERALL SITE PLAN
Scale: 1" = 100' (25.4m)

C-1A



BRANCH (TYP)

1175 JONAS STREET, SUITE 400
ROSELAND, NJ 07068

[illegible]

WORK ORDER NUMBER	DESIGN ID
111660 D05	440

NO.	DATE	ISSUE
0	10/25/74	FIP COMBAT V

1	8/15/78	PCB NO. 404
2	12/22/77	PCB NO. 157

3	03/17/2016	02/22/2016
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10

RELEASED BY	DATE
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Circumstance	Percentage (%)
If someone is attacking you	85
If someone is threatening you	75
If someone is harassing you	65
If someone is insulting you	55
If someone is annoying you	45

100-100000. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 10-10-2010 BY 60322 UCBAW/STP

LAW
OFFICE OF THE DISTRICT ATTORNEY, J. F. DUNN
OF THE DISTRICT AND AS COUNSEL, 1600 17TH ST
N.W., CR. CHURCH, SUITE 800, WASHINGTON, D.C.

[illegible]

OR CHAL. SIZE IN INCHES:
SITE INFORMATION

CARRY FALLS
FUZE PN: 17131060

MDG#: 5000906510
SITE ADDRESS:1391 STATE HWY 56
TOWN OF COLTONTOWN OF COLTON
ST LAWRENCE COUNTY

NY 13687
SHEET TITLE

ELEVATION &
ORBITATION PLAN

ORIENTATION PLAN

SHOOT NUMBER _____

3

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C