

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 2026-0097
In the Matter of the Application of NEW YORK RSA2 CELLULAR PARTNERSHIP d/b/a VERIZON WIRELESS and CEDAR HEIGHTS TIMBER, LLC Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: September 24, 2026 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. Cedar Heights Timber, 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 Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Long Lake, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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 Hamilton 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 11,751±-acre parcel of land located east of NYS Route 30 in the Town of Long Lake, Hamilton 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 11, Block 1, Parcel 1.112, and is described in a deed from Lyme Adirondack Timberlands, LLC to Cedar Heights Timber, LLC, dated September 17, 2010, and recorded September 21, 2010 in the Hamilton County Clerk's Office at Book 251, Page 504.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a subdivision by lease to create a parcel 100 by 100 feet in size and construction of a new telecommunications tower. The tower will be 100 feet in height, and will be located 310± feet east of NYS Route 30. The top of the tower will be concealed as a simulated pine tree, for a total height of 105 feet. Nine 10-foot panel antennas and three remote radio heads will be installed on the tower at a centerline height of 95 feet above ground level.

The tower will be located within a 50-foot by 50-foot fenced-in equipment compound that will also contain a 10-foot by 12-foot equipment shelter and a backup generator, both constructed on concrete pads. Access to the facility will follow the first 240 feet of an existing road with the final 227 feet involving grading. The entire access road will be improved with gravel and expanded to 12 feet wide for access 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 11 sheets of plans titled: "New York RSA2 Cellular Partnership d/b/a Verizon Site Name: Little Tupper Lake FUZE ID#: 17288061 MDG #: 5000954724," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, DPC, and last dated April 29, 2026, received by the Agency on May 1, 2026 (Project Plans).

A visual analysis of the tower and related development was submitted with the application for this permit, titled "Visual Resource Evaluation, Proposed 105' Tall Telecommunications Structure, Site Name: Little Tupper Lake, State Route 30, East Side Town of Long Lake, Hamilton County New York. 12847," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, DPC, dated April 22, 2026, and received by the Agency on May 1, 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 for 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 by lease of Resource Management lands 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 Hamilton 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, Project Plans, 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 Agency Permits 2022-0047 and 2005-0294 remain in full force.
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 2026-0097, issued September 24, 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, telecommunications tower, antennas, and equipment compound in the location shown and as depicted on the plans referenced herein. The tower shall not exceed 105 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 100 feet above ground level (centerline elevation of 95 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.

7. The project authorized herein shall not be undertaken, including any tree removal or soil disturbance, unless and until the Agency has granted a separate permit or

issued a non-jurisdictional determination for utility line and pole upgrades along NYS Route 30 to or past the project site.

Concealment

8. 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.
9. 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

10. 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.

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 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.

Except to allow for the removal of trees shown on the Project Plans, 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.

Stormwater Management/Erosion Control

14. The project shall be undertaken in compliance with the erosion and sediment controls as shown on the Project Plans.

Lighting

15. 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, Bonnie View Road, or adjoining property.

Documentation of Construction

16. 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-1 and Photostation P-2 from 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

17. 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:

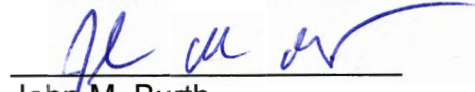
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management land use area;
- 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: September 24th, 2026

Ray Brook, New York

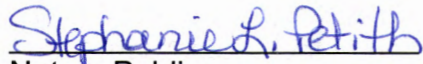
ADIRONDACK PARK AGENCY

By:


John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th 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

Adirondack Park Agency
RECEIVED
 Date: May 1, 2026

Adirondack Park Agency
FINAL
 P2026-0097



Tectonic
 2700 42ND STREET, SUITE 100
 WEST HAVEN, CT 06611
 TEL: 203.399.1000
 FAX: 203.399.1001
 WWW.TECTONIC-CT.COM

NO.	DATE	REVISION
1	6/1/2026	FOR CONCEPT
2	7/20/2026	FOR CONCEPT
3	7/20/2026	FOR SHARED WIRE
4	5/28/2026	FOR SHARED WIRE

DESIGNED BY: _____
 DATE: _____

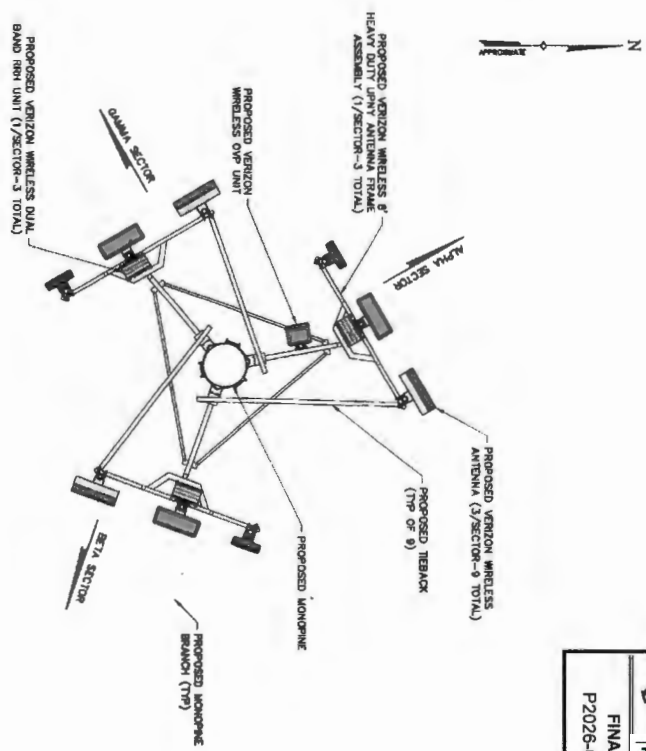


PROJECT: LITTLE TUPPER LAKE
 FUSE ID#: 17288061
 MDG#: 5000954724
 SHEET: 0000000000
 SCALE: 1" = 10' (PLAN)
 SCALE: 1" = 10' (ELEV)

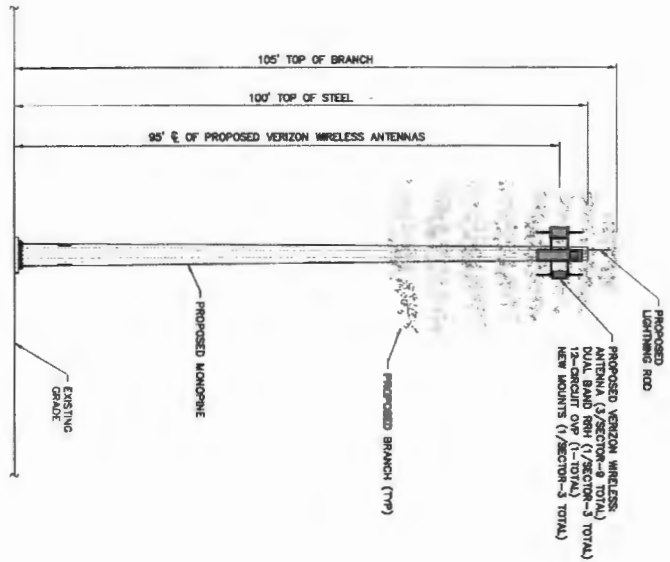
NYS RITE 30, E SIDE
 TOWN OF LONG LAKE
 HAMILTON COUNTY
 NY 12947

ELEVATION &
 ORIENTATION PLAN

C-3



1 ANTENNA ORIENTATION
 SCALE: 1" = 10' (PLAN)
 SCALE: 1" = 10' (ELEV)



2 ELEVATION
 SCALE: 1" = 10' (PLAN)
 SCALE: 1" = 10' (ELEV)