THIS IS A TWO-SIDED DOCUMENT

NEW YORK STATE | 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 **2024-0085** Date Issued: **October 27, 2026**
In the Matter of the Application of **HAMILTON COUNTY and TOWN OF HOPE** **Permittee** for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577	To the County Clerk: Please index this permit in the grantor index under the following name(s): **1. Hamilton County** **2. Town of Hope**

SUMMARY AND AUTHORIZATION

This permit authorizes a new emergency communications tower and equipment compound, an access driveway, 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 Hope, 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 construction of the tower is complete.

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 64.89±-acre parcel of land located on the east side of NYS Route 30 and along Dump Road in the Town of Hope, Hamilton 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 147.016, Block 1, Parcel 16, and is described in a deed from Esther Jennings to Town of Hope, dated August 30, 1949, and recorded September 1, 1949 in the Hamilton County Clerk's Office in Book 89 at Page 183.

The project site is partially located within the designated Main Branch Sacandaga River Recreational River area and is partially located within one-quarter mile of the Silver Lake Wilderness area.

The project site is improved by a transfer station, sand/salt/equipment/vehicle storage building, public use pavilion, and playground.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a subdivision by lease to create a parcel 100 feet by 80 feet in size and construction of a new emergency communications tower. The tower will be 140 feet in height and will be located 1,000± feet northeast of NYS Route 30. The top of the tower will be concealed as a simulated pine tree, for a total height of 145 feet above ground level. The following antennas and appurtenances will be installed on the tower:

- one 20-foot-tall receive (Rx) antenna at a base elevation of 140 feet (extending to 160 feet),
- two 20-foot-tall transmit (Tx) antennas at a base elevation of 100 feet (extending to 120 feet), and
- one 4-foot-tall lightning rod at a base elevation of 140 feet (extending to 144 feet) above ground level.

The tower will be located within a 40-foot by 40-foot fenced-in equipment compound that will also contain a 10-foot by 10-foot equipment shelter, backup generator, and 500-gallon propane tank. Access to the facility will follow Dump Road and involve construction of a 1,810±-foot-long gravel access driveway to accommodate construction and service vehicles. Underground utilities will be located along the access driveway.

The project is shown on the following maps, plans, and reports:

- a 27-sheet set of plans titled "Contract Drawings for the Construction of Hamilton County Emergency Communications Project, Site Name: Town of Hope, State Route 30, Hope Falls, NY," prepared by C&S Companies, dated February 2024 and received by the Agency on August 4, 2026, with most recent revisions on July 31, 2026 (Project Plans);
- a 300-page report titled "Stormwater Pollution Prevention Plan for the Construction of Hamilton County Emergency Communications Project – Town of Hope, 580 State Route 30, Hope Falls, NY 12134," prepared by C&S Companies, and dated June 2024 (SWPPP); and

- a one-page "SIM's Photo Location Plan," received by the Agency March 28, 2024, followed by four full-page photographs and two full-page photo simulations titled "Site Name: Hope," prepared by C&S Companies, received by the Agency November 4, 2024 and July 16, 2026 (Visual Analysis).

A reduced-scale copy of the Overall Site Plan (C-101) and the Tower Elevation (C-201) of the Project Plans is attached as a part of this permit for 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, creating a non-shoreline lot less than 50,000 square feet in the Adirondack Park.

Pursuant to Adirondack Park Agency regulations at 9 NYCRR Part 577, a permit is required from the Adirondack Park Agency prior to any new land use or development on Low Intensity Use lands within any designated recreational river area 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 emergency communications tower remains on the site. Copies of this permit, the Project Plans, SWPPP, and Visual Analysis 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, Wild, Scenic and Recreational Rivers System Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].

4. All conditions in permits 2000-0263, 2000-0263A, 2000-0263B, and 2007-0024 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 2024-0085, issued October 27, 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 driveway, tower, antennas, equipment compound, and underground utilities in the location shown and as depicted on the Project Plans referenced herein. The tower shall not exceed 145 feet in height, including all portions of the simulated tree, and the antennas shall be located on the tower as shown on the Project Plans referenced herein, with the top of the antennas no higher than 160 feet above ground level (base elevation of 140 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 undertaking of any new land use or development not authorized herein on the project site within one-quarter mile of the Main Branch Sacandaga River shall require a new or amended permit.

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 on the Project Plans and in the Visual Analysis. 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 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

11. Installation of any lighting on the tower authorized herein shall require prior written Agency authorization. Any other exterior lights on the 100-foot by 80-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 30, the Main Branch Sacandaga River, or adjoining property.

Signs

12. 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

13. Within 200 feet of the tower authorized herein, no existing trees greater than 8 inches in diameter at breast height shall be cut, culled, trimmed, pruned, or otherwise removed on the project site without prior written Agency authorization, except for a) as depicted on the Project Plans and b) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

    Within 30 days of removal or loss of any trees within 200 feet of the tower on the project site, other than the existing trees to be removed shown on the Project Plans, 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.

Invasive Species Prevention

14. 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

15. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan (SWPPP).

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 photolocations 1 (River Road) and 4 (NYS Route 30) of the Visual Analysis. 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, the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, 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;
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
f. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
g. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
h. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

Dated: October 27th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

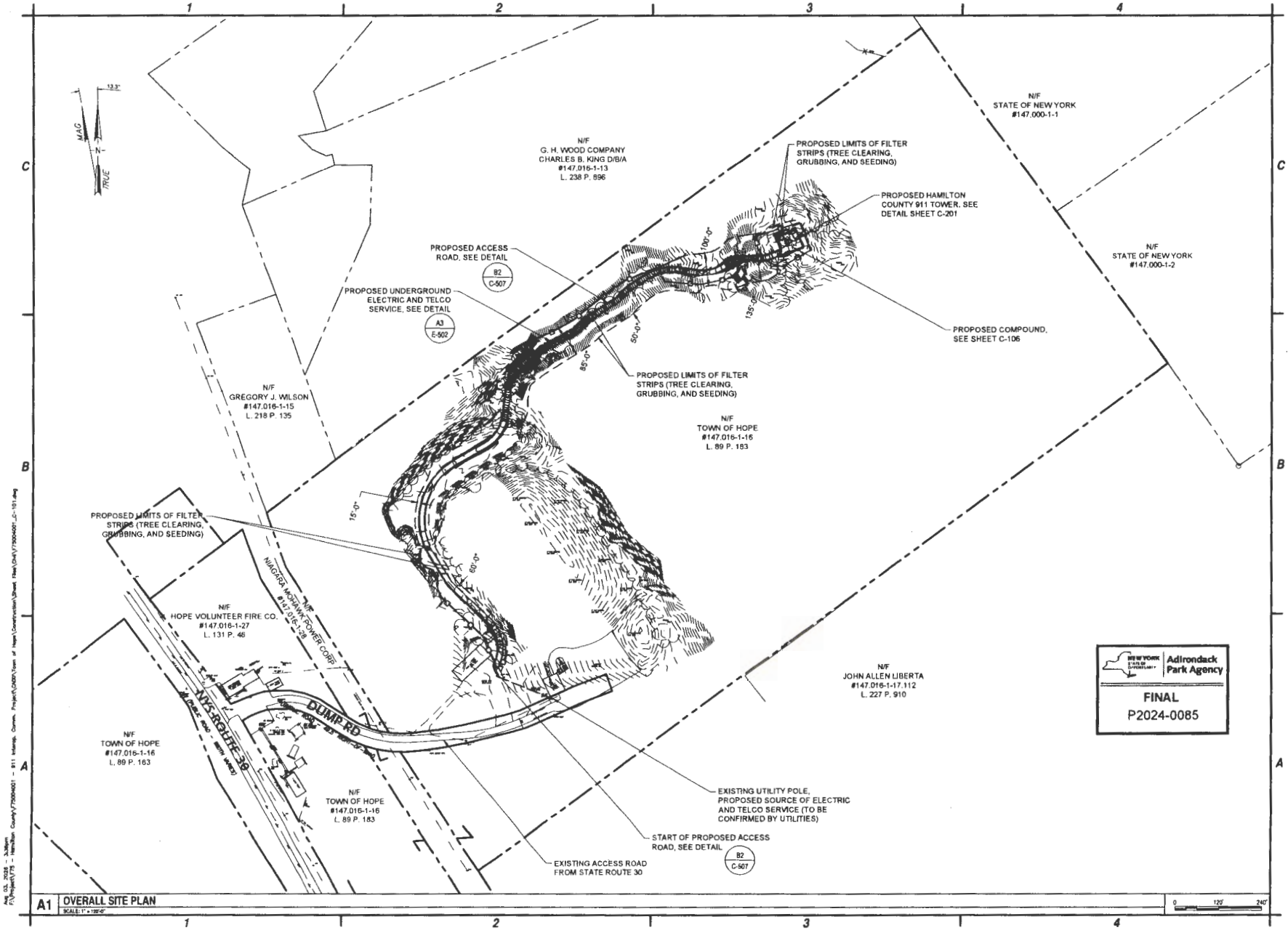
By: _____
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 27th day of October 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.

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



C&S Engineers, Inc.
499 Col. Eileen Collins Blvd,
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

HAMILTON COUNTY
SITE NAME: TOWN OF HOPE
STATE ROUTE 30
HOPE FALLS, NY

MARK	DATE	DESCRIPTION
1	5-29-24	SWPPP
0	2-12-24	ISSUED FOR PERMITTING

REVISIONS

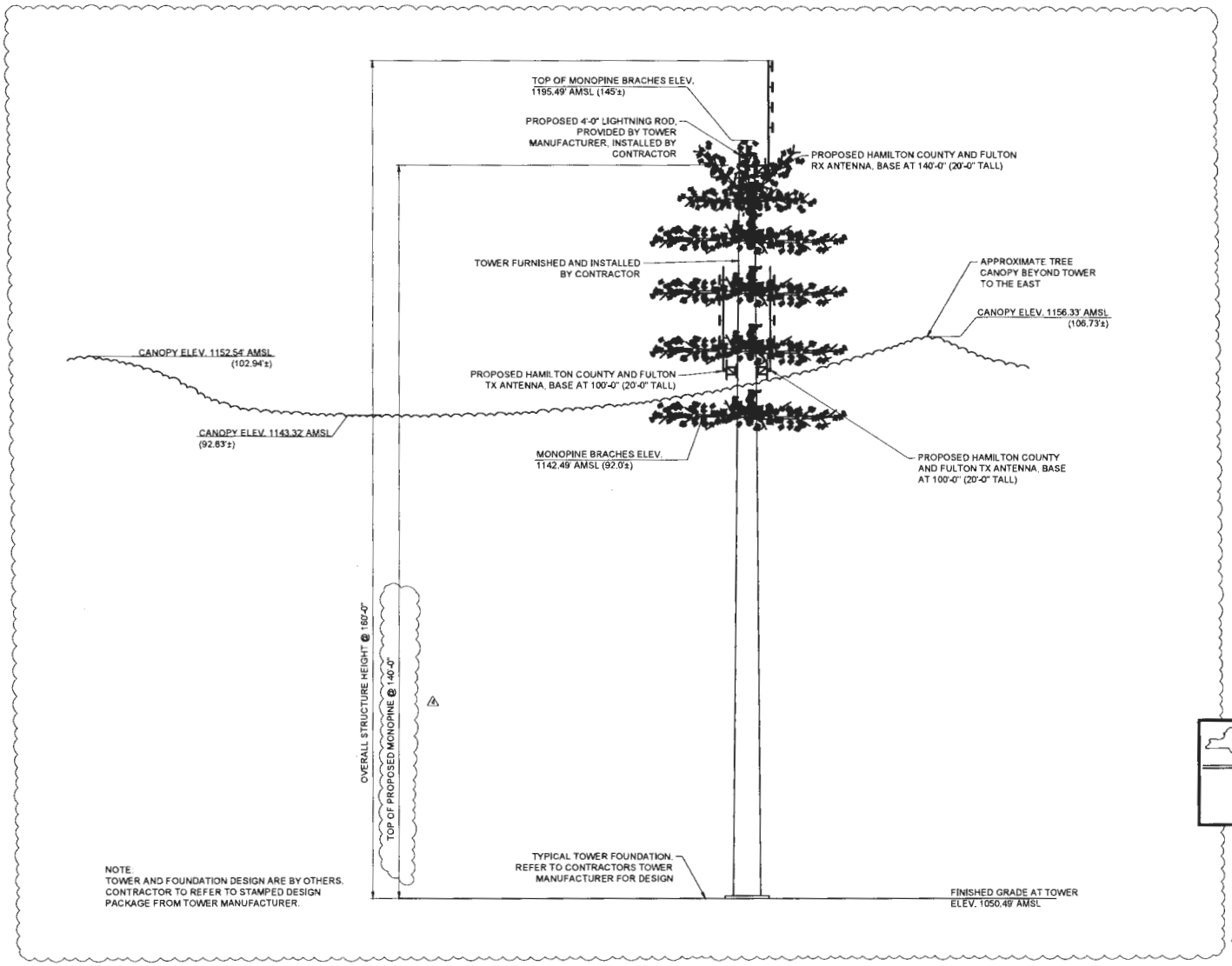
PROJECT NO:	F75.001.001
DATE:	NOVEMBER 2023
DRAWN BY:	M. BUCKINGHAM
DESIGNED BY:	E.N. KENNA, P.E.
CHECKED BY:	E.N. KENNA, P.E.

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

OVERALL SITE PLAN

C-101

Copyright ©



NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency

FINAL

P2024-0085

A1 TOWER ELEVATION

NTS

C&S COMPANIES

C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

STATE OF NEW YORK 088335 LICENSED PROFESSIONAL ENGINEER



HAMILTON COUNTY
SITE NAME: TOWN OF HOPE
STATE ROUTE 30
HOPE FALLS, NY

MARK	DATE	DESCRIPTION
4	7-31-26	MONOPINE TOWER
3	7-17-26	TOWER AND SHELTER REV
2	6-2-24	TOWER ELEVATION
REVISIONS		

PROJECT NO:	F75.001.001
DATE:	NOVEMBER 2023
DRAWN BY:	M. BUCKINGHAM
DESIGNED BY:	E.N. KENNA, P.E.
CHECKED BY:	E.N. KENNA, P.E.

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

TOWER ELEVATION

C-201

Copyright ©

Aug 03, 2026 - 3:39pm
P:\Projects\F75 - Hamilton County\F75004001 - 911 Interop. Comm. Project\CAD\Town of Hope\Construction\Sheet Plan\Dgn\F75004001_C-201.DWG