NEW YORK STATE | 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 2010G-1 Certificate

Permit # **2026-0093**

Certificate for Installation of New or Replacement Telecommunications Towers at Existing Agency-Approved Sites

To the County Clerk: This permit must be recorded on or before **December 27, 2026**. Please index this permit in the grantor index under the following name(s):
1. New York RSA 2 Cellular Partnership d/b/a Verizon
2. The Underwood Club, INC.

This certificate under General Permit 2010G-1 is granted to New York RSA 2 Cellular Partnership d/b/a Verizon, authorizing the installation of new telecommunications infrastructure in an area classified Resource Management by the Official Adirondack Park Land Use and Development Plan Map in the Town of North Hudson, 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 authorized structure has been completed.

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 a 1446±-acre parcel of land located on NYS Route 9 in the Town of North Hudson, 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 85.3, Block 1, Parcel 24, and is described in a deed from Underwood Club, Inc. to Underwood Club, Inc., dated February 15, 2017, and recorded February 22, 2017 in the Essex County Clerk's Office under Instrument Number 2017-820.

The project site is located within the 300-foot critical environmental area of NYS Route 9.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves the installation of a new 115-foot-tall monopine telecommunications tower approximately 293 feet from an existing Agency-authorized monopine tower. Nine panel antennas and other smaller antennas and equipment are proposed to be installed on the new tower, with an equipment platform and emergency generator at the tower's base. An existing access drive will be extended by 180 feet to access the new tower site. The tower and associated ground equipment will be located within a 3,250-square-foot (50-foot by 65-foot) lease area.

The project is shown on the following Project Plans:

- A 12-sheet plan set titled "New York RSA2 Cellular Partnership d/b/a Verizon Site Name: Stump Pond FUZE ID#: 2459814 MDG #: 5000021763," prepared by Tectonic, and dated April 15, 2026, received April 21, 2026 (Site Plans); and
- A 20-page report titled "Visual Resource Evaluation," prepared by Tectonic, and dated March 31, 2026, received August 21, 2026 (Visual Resource Evaluation).

Reduced-scale copies of Sheets C-1A, C-1B, and C-3 of the Site Plans for the project are 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. 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 certificate 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 2010G-1 Certificate for Project 2026-0093 issued October 27, 2026, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

2. Subject to the conditions stated herein, this certification authorizes the construction of an access road, tower, antennas, and equipment compound in the location shown and as depicted on the Project Plans. The tower shall not exceed 115 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 105 feet above ground level (centerline elevation of 100 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.

3. 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 Visual Resource Evaluation. Under current site conditions, any future co-location that increases the height or width of the authorized tower or renders the tower not substantially invisible will defeat the concealment elements of the simulated tree tower approved herein.

4. 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.

5. 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.

6. Installation of any lighting on the tower authorized herein 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, NYS Route 9 or adjoining property.

7. 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].

8. 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 trees shown on the Site 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.

9. 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.

10. The project shall be undertaken in compliance with the erosion and sediment controls shown and described on the Site Plans.

11. 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 1, 2 and Photostation 3, as described in the Visual Resource Evaluation. 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 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.

Dated: October 27th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

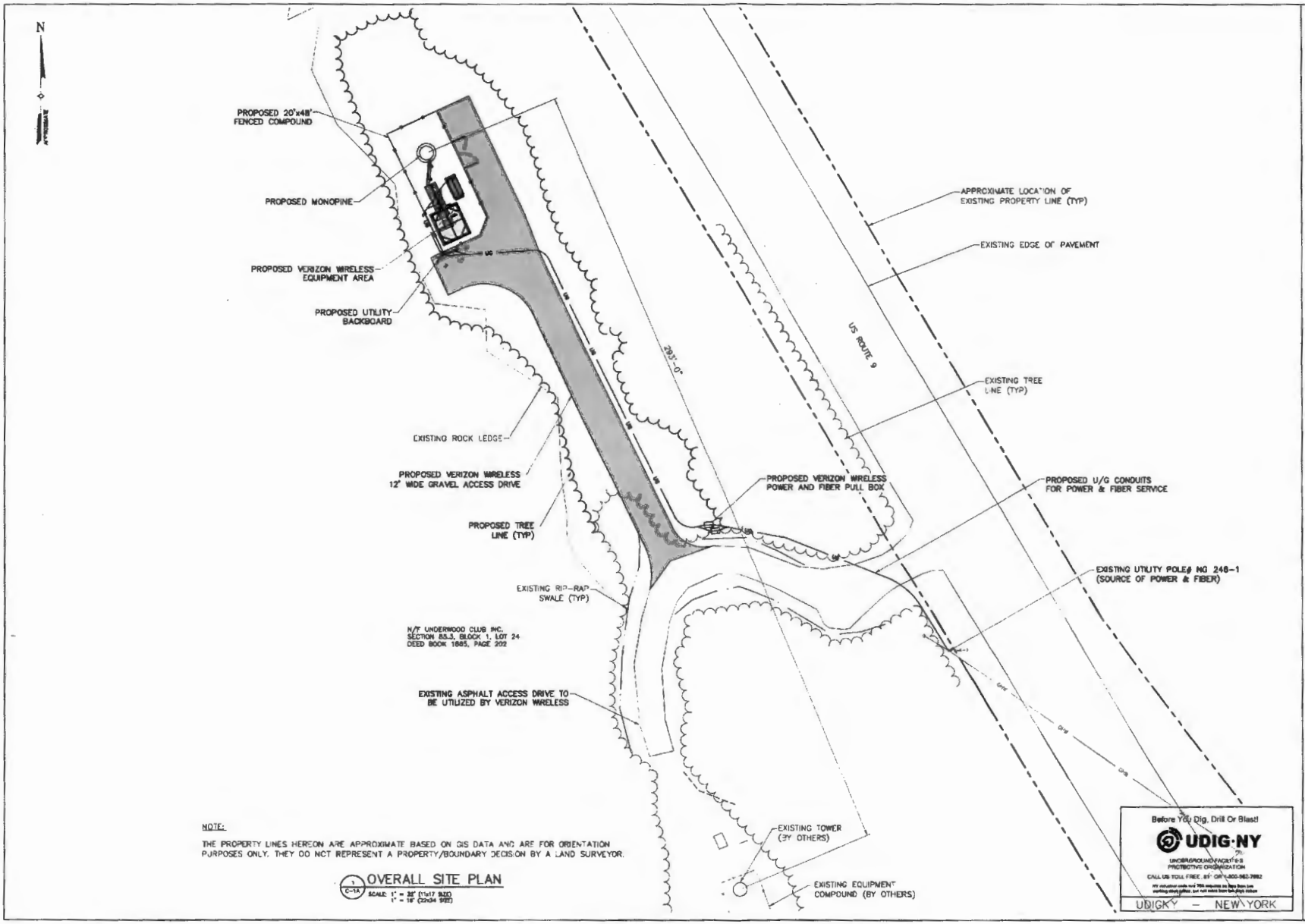
By: _____
John M. Burth
Deputy Director, Regulatory Programs

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



NOTE:

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

OVERALL SITE PLAN

1/C-1A SCALE: 1" = 30' (11x17 SIZE) 1" = 15' (22x34 SIZE)

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WEST HENRIETTA, NY 14586

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Principal Licensed Site
28 Green Acres Road, Suite 101, Latham, NY 12110
Phone: (518) 782-1629
(860) 529-4931
www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11860.179	MQ

NO.	DATE	ISSUE
0	9/30/24	FOR COMMENT
1	6/9/25	FOR ZONING
2	9/9/25	PER COMMENTS
3	4/15/26	PER COMMENTS

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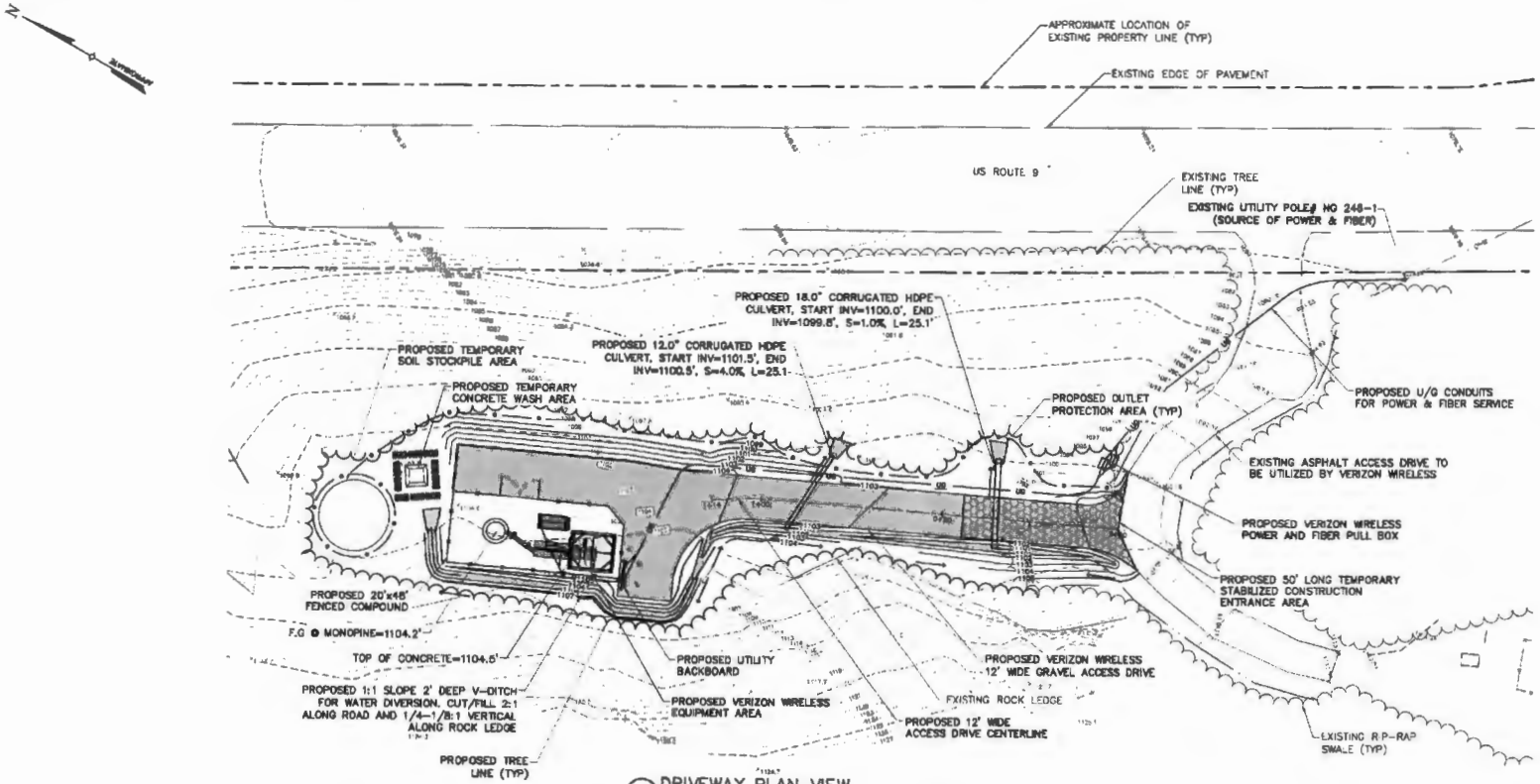
0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
STUMP POND
FUZE ID#: 2459814
MDG#: 5000021763

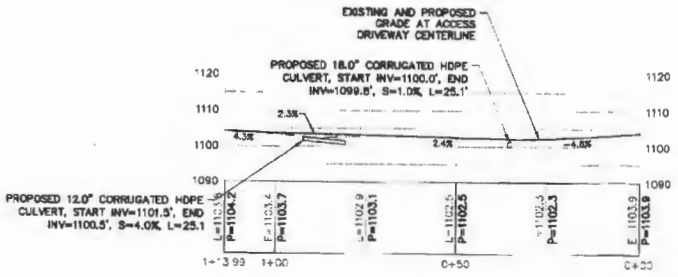
SITE ADDRESS
18 NOKOMIS RD
TOWN OF NORTH HUDSON
ESSEX COUNTY
NY 12964

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1A



1 C-1B DRIVEWAY PLAN VIEW
SCALE: 1" = 30' (11x17 SIZE) 1" = 10' (22x34 SIZE)



2 C-1B DRIVEWAY PROFILE VIEW
SCALE: 1" = 30' (11x17 SIZE) 1" = 10' (22x34 SIZE)

ACCESS DRIVEWAY LENGTH =	114'±
UNDERGROUND UTILITY LENGTH =	275'±
AREA OF DISTURBANCE =	7,000 SF ± (0.2 ACRES)

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WORK ORDER NUMBER: 11880.179
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3	4/10/26	PER COMMENTS

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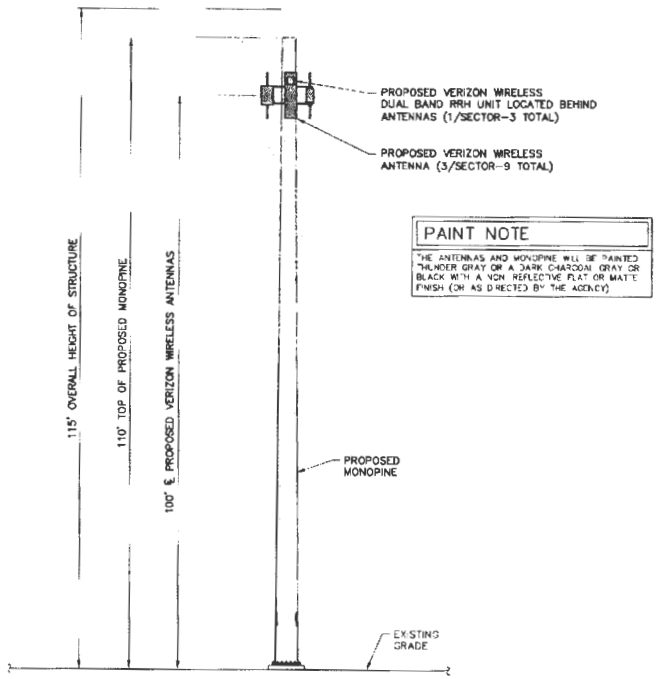
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ORIGINAL SIZE IN INCHES

SITE INFORMATION
STUMP POND
FUZE ID#: 2459814
MDG#: 5000021763

SITE ADDRESS
18 NOKOMIS RD
TOWN OF NORTH HUDSON
ESSEX COUNTY
NY 12964

SHEET TITLE
ROAD PLAN & PROFILE

SHEET NUMBER
C-1B

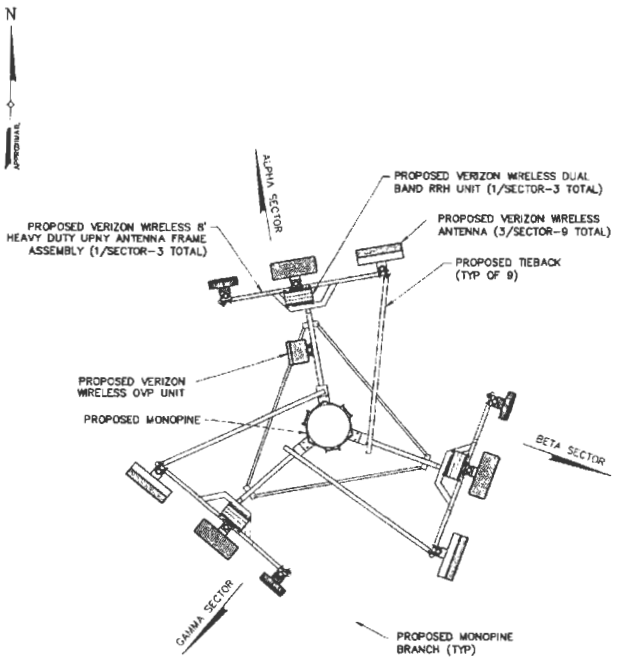


PAINT NOTE

THE ANTENNAS AND MONOPINE WILL BE PAINTED THUNDER GRAY OR A DARK CHARCOAL GRAY OR BLACK WITH A NON REFLECTIVE FLAT OR MATTE FINISH (OR AS DIRECTED BY THE AGENCY)

1 / C-3 ELEVATION

SCALE: 1" = 20' (11x17 SIZE)
1" = 10' (22x34 SIZE)



2 / C-3 ANTENNA ORIENTATION

SCALE: 3/4" = 1'-0" (11x17 SIZE)
3/8" = 1'-0" (22x34 SIZE)

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ESSEX COUNTY
NY 12964

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ELEVATION &
ORIENTATION PLAN

SHEET NUMBER

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