

**THIS IS A TWO-SIDED DOCUMENT**

 <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit <b>2022-0278</b></p>
<p>In the Matter of the Application of</p> <p><b>NEW YORK RSA 2 CELLULAR PARTNERSHIP d/b/a VERIZON WIRELESS and BENJAMIN GREENE Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: December 16, 2022</p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes the temporary installation of a major public utility use (i.e., a trailer-mounted wireless telecommunications facility) and a subdivision by lease in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Towns of Brighton and Duane, Franklin County.

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 12.37±-acre parcel of land located on the west side of NY State Route 30 in the Towns of Brighton and Duane, Franklin 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 304, Block 1, Parcels 2 and 3 (in Brighton), and Section 304, Block 2, Section 1 (in Duane), and is described in a deed from Jay S. Branch and Nicole M. Darrah-Branch to Benjamin Greene, dated January 5, 2016, and recorded January 15, 2016 in the Franklin County Clerk's Office as Instrument Number 2016-302.

The project site is partially located within 300 feet of the edge of right-of-way of NYS Route 30.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves installation of a temporary, trailer-mounted wireless telecommunications facility at an existing parking area on Town of Brighton tax parcel 304.-1-3, to provide cellular service during the FISU World University Games. The proposed mobile connectivity trailer will have a telescoping mast that will reach an overall height no taller than 40 feet and support a Verizon Wireless antenna. As part of the trailer, a generator will provide power and a roof-mounted satellite will provide fiber connectivity. No ground disturbance is proposed.

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

- “Meachum Lake Rte 30 COLT – Lease Exhibit,” prepared by Tectonic Engineering Consultants, Geologists, & Land Surveyors, DPC dated October 25, 2022 (Lease Exhibit);
- Six sheets of drawings titled “Mobile Connectivity Trailer – Stock Unit, Model Year 2021+, Diesel Generator, Backhaul Options: -SV2, -CV2, -WP2, -WF6, -BA1,” prepared by Pelsue, last dated April 6, 2022 (Trailer Drawings); and
- Two pages titled “Verizon Spot 2021,” received by the Agency on November 16, 2022 (Verizon Spot Schematics).

A reduced-scale copy of the Lease Exhibit and Sheet 1 of the Trailer Drawings are attached as a part of this permit 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.

### **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 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 in a Resource Management land use area 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 land use or development and any subdivision of Resource Management lands within 300 feet of the edge of the right-of-way of any state highway 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 Franklin 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 facility remains on the site. Copies of this permit and Lease Exhibit, Trailer Drawings, and Verizon Spot Schematics 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].

### **Subdivision and Construction**

4. Subject to the conditions stated herein, this permit authorizes the subdivision by lease and temporary installation of a trailer-mounted wireless telecommunications facility in the location shown on the Lease Exhibit and as depicted on the Trailer Drawings and Verizon Spot Schematics. The telescoping mast shall not exceed 40 feet in height, including the one antenna.

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.

### **Lighting**

5. Other than during periods of installation, maintenance, and removal, there shall be no use of exterior lights on the mobile connectivity trailer or directed at the trailer or telescoping mast.

### **Discontinuance of Use**

6. The mobile connectivity trailer, its antenna, and any related infrastructure, shall be removed from the project site by February 7, 2023.

### **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

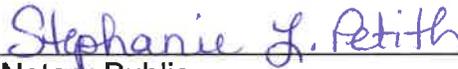
PERMIT issued this 16<sup>th</sup> day  
of December, 2022.

ADIRONDACK PARK AGENCY

BY:   
John M. Burth  
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 16<sup>th</sup> day of December in the year 2022, 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.

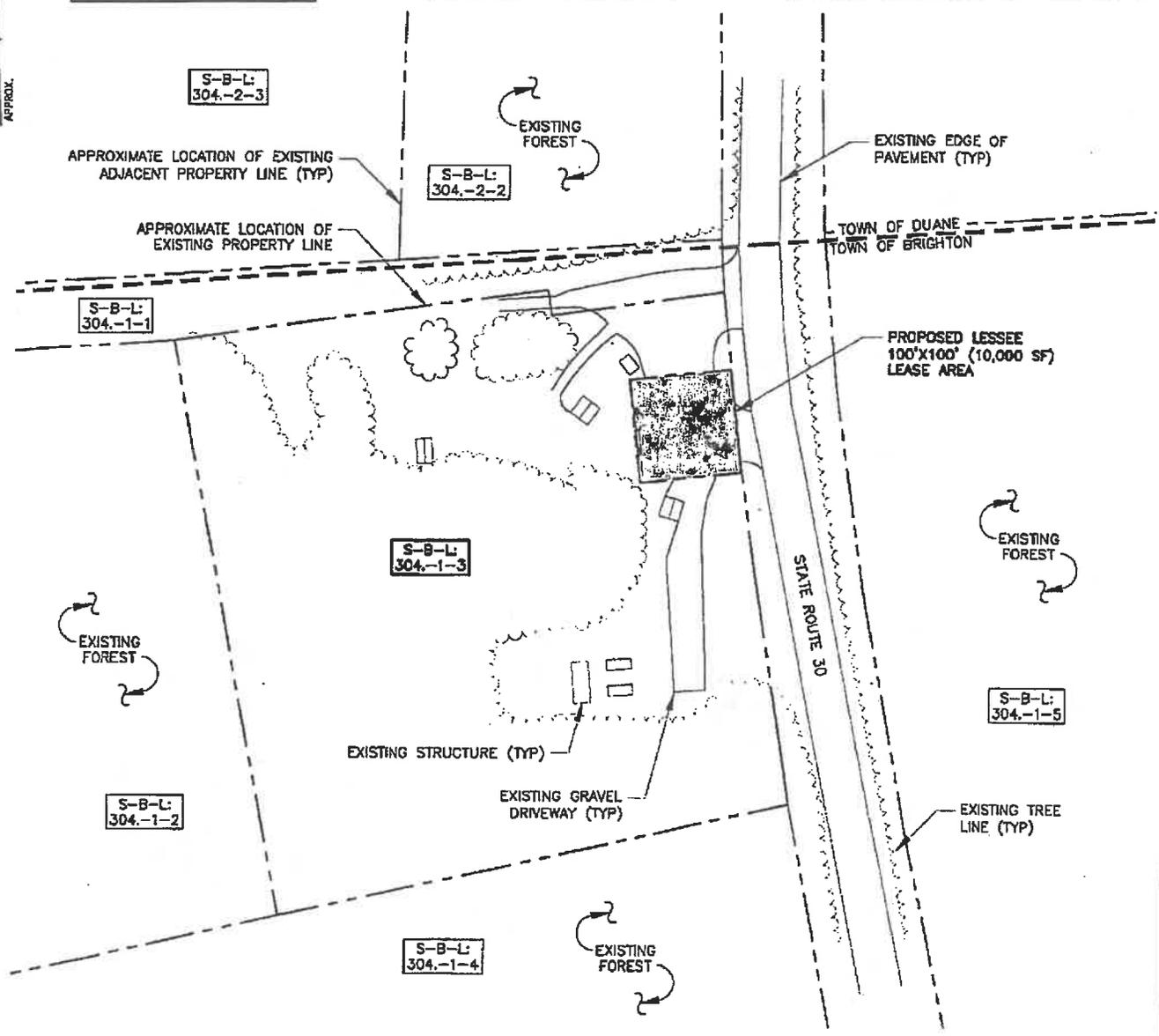
  
Notary Public

Stephanie L. Petith  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Franklin County  
Commission Expires April 15, 2025

NEW YORK STATE OF OPPORTUNITY  
**Adirondack Park Agency**  
**RECEIVED**  
 Date: November 16, 2022

NEW YORK STATE OF OPPORTUNITY  
**Adirondack Park Agency**  
**FINAL**  
 P2022-0278

**SITE INFORMATION**  
 COORDINATES: 44.546691'  
 -74.311715'  
 GROUND ELEVATION: 1610'± AMSL



**NOTE**  
 1. THIS DRAWING IS FOR OPTION, LEASE, LICENSE AND PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.  
 2. FINAL UTILITY EASEMENT LOCATION WILL BE DETERMINED BY THE UTILITY COMPANY.

**PROPERTY PLAN**  
 1  
 LE-1 SCALE: 1" = 150'



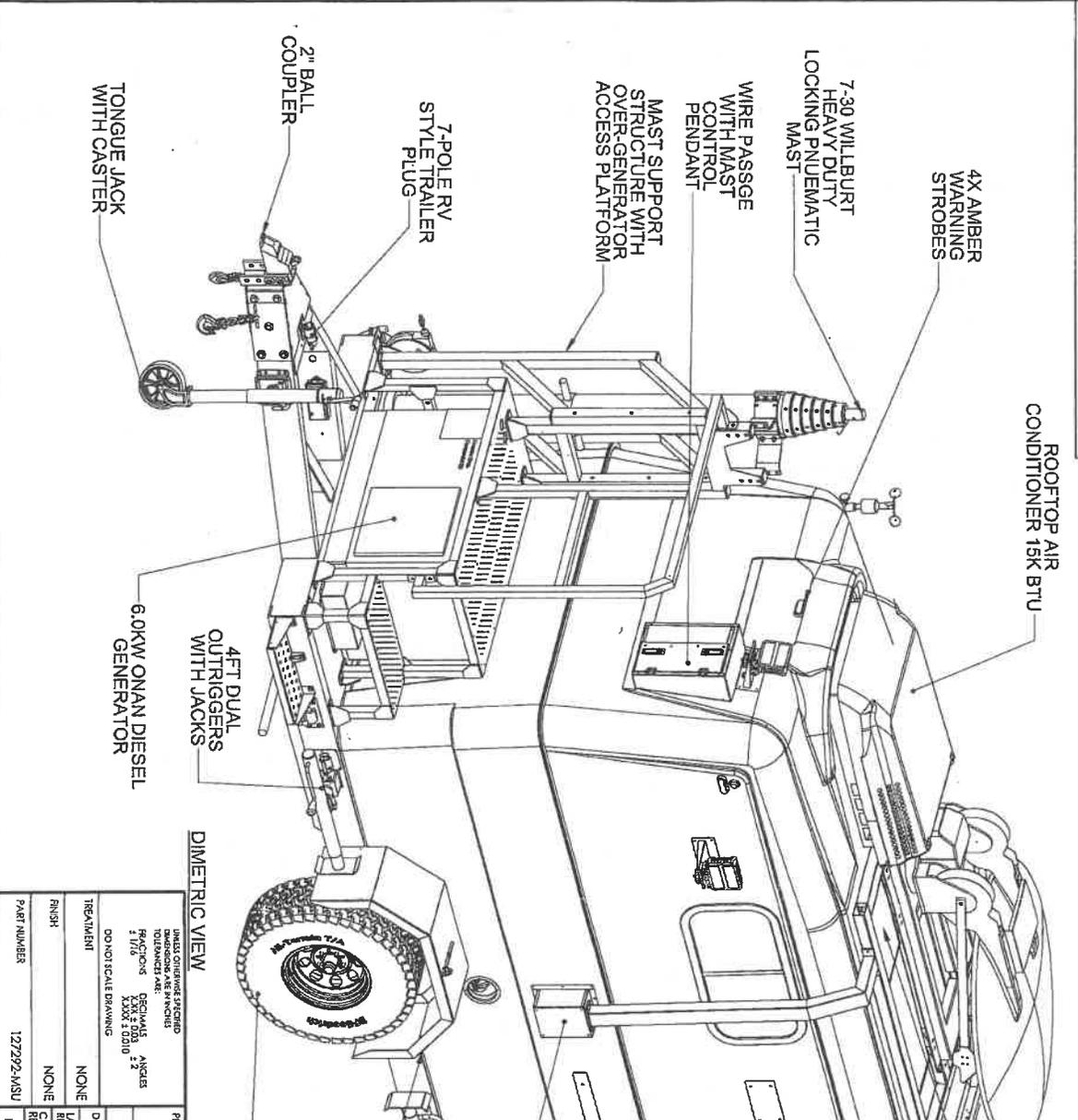
**Tectonic**  
 PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.  
 Project Contact Info  
 36 British American Blvd. Phone: (518) 783-1630  
 Suite 101 (800) 828-6531  
 Lotham, NY 12110 www.tectonicengineering.com

MEACHUM LAKE RTE 30 COLT - LEASE EXHIBIT  
 PROJECT # XXXXXXXXXXXX - LOCATION CODE # XXXXXX  
 9667 STATE ROUTE 30 - TOWN OF BRIGHTON - FRANKLIN COUNTY, NY 12970

NEW YORK RSA2 CELLULAR PARTNERSHIP,  
 (LESSEE)  
 1275 JOHN STREET, SUITE 100, WEST HENRIETTA, NY 14586

THIS DOCUMENT AND THE DATA DISCLOSED HEREIN OR HEREWITH IS NOT TO BE REPRODUCED, USED, OR DISCLOSED IN WHOLE OR IN PART TO ANYONE WITHOUT THE PERMISSION OF THE I.A. PELSUE COMPANY.



REVISIONS		DATE	B Y
ZONE	REV.	DESCRIPTION	
ALL	00	INITIAL RELEASE	04-27-21 JTG

NOTES:  
 DIMENSIONS SHOWN MAY VARY DUE TO BUILDING CONSTRAINTS AND OR DESIGN CHANGES

DIMETRIC VIEW

UNITS: DIMENSIONS IN INCHES FRACTIONS: DECIMALS: ANGLES: 1/16 0.001 1/2		PROJECT FOLDER: MOBILE	
TOLERANCES ARE: DO NOT SCALE DRAWING		APPROVALS	
TREATMENT	NONE	DATE	04-27-21
FINISH	NONE	LAST REVISION	N/A
PART NUMBER	127292-MSU	CHECKED & REVISIONS	CHAU
		DATE	04-06-22
		SCALE	1:18
DRAWN: JTG		TITLE: PELSUE	
CHECKED & REVISIONS: CHAU		2500 SOUTH TELON STREET ENGLEWOOD, COLORADO 80110 USA	
DRIVE: ENG \		MOBILE CONNECTIVITY TRAILER - STOCK UNIT	
SCALE: 1:18		MODEL YEAR 2021 +, DIESEL GENERATOR, BACKHAUL	
SIZE: B		OPTIONS: -SV2, -CV2, -WP2, -WF6, -BA1	
DWG. NO. 1271238		REV. 00	
SHEET 1 OF 4		DWG. NO. 1271238	

**RECEIVED**

Date: November 16, 2022

**Adirondack Park Agency**

**FINAL**

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