



**Adirondack  
Park Agency**

# **New York RSA 2 Cellular Partnership d/b/a Verizon Wireless**

**P2019-0207**

**February 10, 2021**

# Presentation Overview

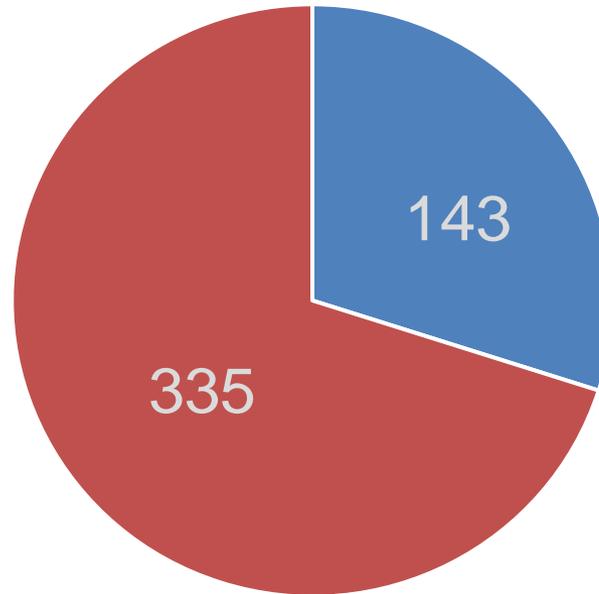
- Telecom Permits Issued
- Jurisdiction
- Applications
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Visual Analysis
- Public Comment & Review by Others
- Alternatives Analysis
- Staff Recommendation
- Q & A

# Telecom Permits Issued

# Permits Issued – overall (12/31/20)

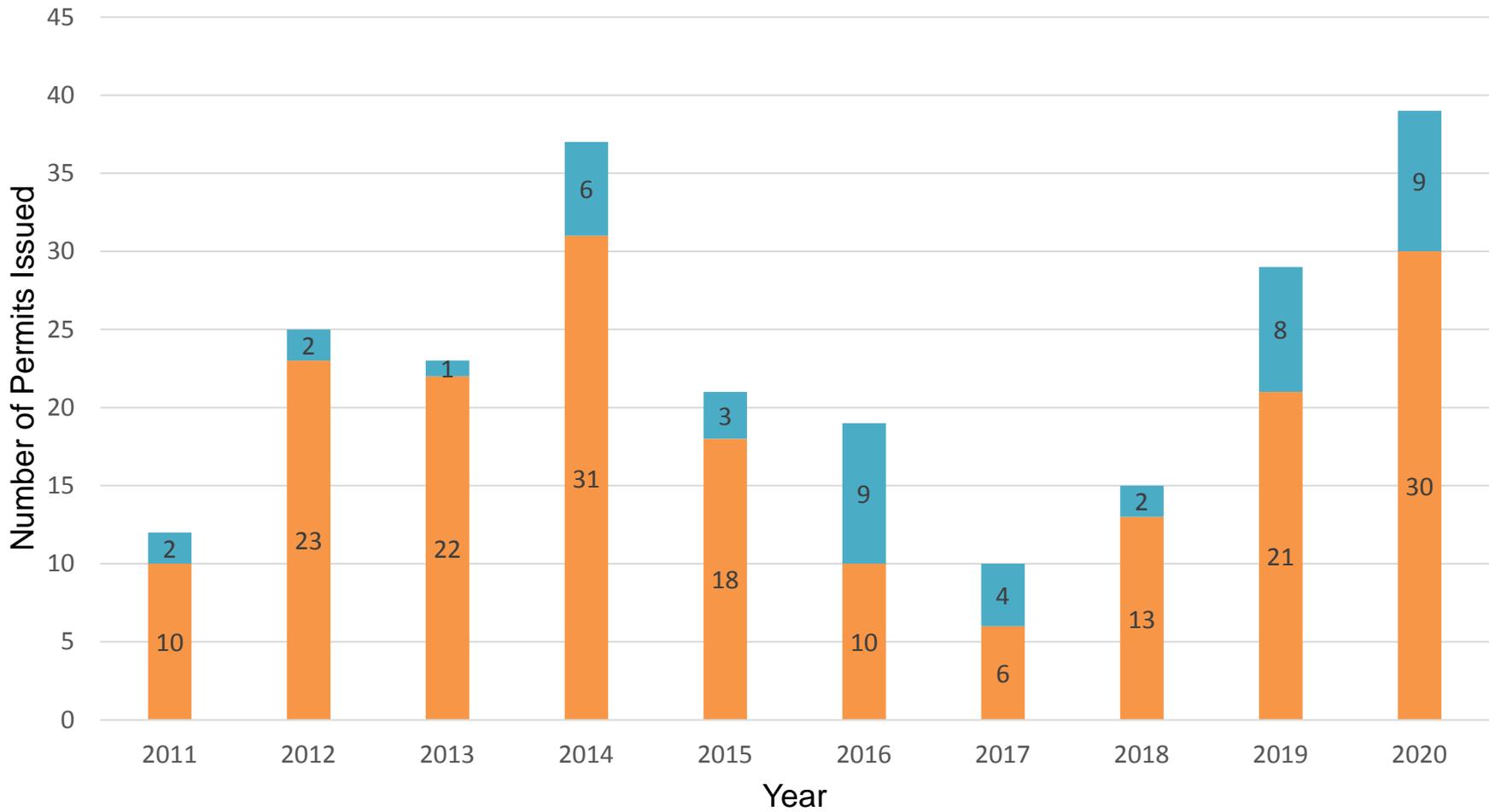
476 Permits in Telecommunications Database

**335** permits for replacement and/or co-location of tower / antennas (cellular and non-cellular)



**143** new towers (cellular and non-cellular)

# Permits Issued by Year



# Telecom Permits Issued – last year (2020)

- 39 telecommunications permits
  - 7 new original permits
  - 9 new General Permits
  - 23 amendments (all GPs)
  
- 39 telecommunications permits
  - 18 Verizon Wireless
  - 11 AT&T
  - 10 T-Mobile
  - 1 public safety/emergency communications

# Telecom Permits Issued – last year (2020)

- 10 new towers
  - Duane
  - Elizabethtown (2)
  - Horicon
  - Lewis (2)
  - Long Lake (2)
  - Newcomb
  - Webb
- 10 new towers
  - 2 were horizontal co-locations (GPs)
  - 8 were raw land sites
- 10 new towers
  - 6 unconcealed
  - 4 concealed as simulated trees

# APA.NY.GOV website

The screenshot shows the Adirondack Park Agency website. At the top, there is a navigation bar with 'Services' and 'News'. Below this is a table titled 'Telecommunication Permits/Amendments Issued by the NYS Adirondack Park Agency'. The table has columns for PERMIT NUMBER, PERMIT TYPE, ISSUE DATE, ISSUING YEAR, SPONSOR, LANDOWNER/APPLICANT, COUNTY, TOWN, PARCELS, LOCATION, STRUC. TYPE, STRUC. AGE, ACTIVITY, SERVICE, PROJECTS, CELLULAR CARRIER, and NOTES. A 'DIG DEEPER' menu is visible on the right side of the page, listing various resources, with 'Towers Information' circled in red. Two maps are overlaid on the page: 'Adirondack Park Cellular Towers Map' and 'Interstate 87 "Adirondack Northway" Cellular'. The 'Towers Information' link is circled in red in the original image.

PERMIT NUMBER	PERMIT TYPE	ISSUE DATE	ISSUING YEAR	SPONSOR	LANDOWNER/APPLICANT	COUNTY	TOWN	PARCELS	LOCATION	STRUC. TYPE	STRUC. AGE	ACTIVITY	SERVICE	PROJECTS	CELLULAR CARRIER	NOTES
130 P2010-0156C	amend ment	1/20/2010	2010	New Cellular Wireless PCL, LLC (AT&T)	John M. Mitchell	Warren	Clinton	24.1-1, 24.1-10	Clinton Road	free standing tower	2007-13 structure	cell location	cellular carrier	Install six new Remote Radio Units (RRUs) along with ancillary equipment and cabling.	AT&T	Within 1 mile of the Adirondack Northway (87)
131 P2010-0214B	amend ment	1/16/2010	2010	New Cellular Wireless PCL, LLC (AT&T)	Lisa Krivek Starnad	Warren	Clinton	205.78-2, 3	Colchester Road	free standing tower	2007-13 structure	cell location	cellular carrier	Installation of three new Remote Radio Units (RRUs) and three new Tower Mounted Amplifiers (TMAs).	AT&T	
132 P2010-01048	amend ment	1/27/2010	2010	New Cellular Wireless PCL, LLC (AT&T)	John J. Wanderski	Warren	Clinton	25.4-3, 25.4-15	Decker Hill Road, Lake George	free standing tower	2007-13 structure	cell location	cellular carrier	Install two new Remote Radio Units (RRUs), one DC surge suppression device, ancillary equipment and cabling.	AT&T	
133 P2010-0173D	amend ment	10/12/2010	2010	New Cellular Wireless PCL, LLC (AT&T)	Port Transource Association	Warren	Clinton	25.4-3, 25.4-15	Decker Hill Road, Lake George	free standing tower	2007-13 structure	cell location	cellular carrier	Install six new Remote Radio Units (RRUs) along with replacement and maintenance of multiple pipe antennas.	AT&T	Within 2 miles of the Adirondack Northway (87)
134 P2010-0173D	amend ment	10/12/2010	2010	New Cellular Wireless PCL, LLC (AT&T)	Port Transource Association	Warren	Clinton	25.4-3, 25.4-15	Decker Hill Road, Lake George	free standing tower	2007-13 structure	cell location	cellular carrier	Install six new Remote Radio Units (RRUs) along with replacement and maintenance of multiple pipe antennas.	AT&T	Within 1 mile of the Adirondack Northway (87)
135 P2009-0146C	amend ment	1/12/2010	2010	New Cellular Wireless PCL, LLC (AT&T)	John J. Wanderski	Warren	Clinton	19-1-31	Old School Road	free standing tower	2007-13 structure	cell location	cellular carrier	Install one new Remote Radio Unit (RRU).	AT&T	
136 P2010-0202B	amend ment	1/10/2010	2010	New Cellular Wireless PCL, LLC (AT&T)	John J. Wanderski	Warren	Clinton	19-1-31	Old School Road	free standing tower	2007-13 structure	cell location	cellular carrier	Install six Remote Radio Units (RRUs) behind panel antennas and one DC surge suppressor, along with ancillary equipment and cabling.	AT&T	
137 P2010-0027B	amend ment	10/13/2010	2010	New Cellular Wireless PCL, LLC (AT&T)	Port Transource Association	Warren	Clinton	19-1-31	Old School Road	free standing tower	2007-13 structure	cell location	cellular carrier	Upgrade four tower antennas, install one new Remote Radio Unit (RRU), and ancillary equipment and cabling.	AT&T	
138 P2010-0021	amend ment	10/17/2010	2010	New Cellular Wireless PCL, LLC (AT&T)	Port Transource Association	Warren	Clinton	19-1-31	Old School Road	free standing tower	2007-13 structure	cell location	cellular carrier	Install one new Remote Radio Unit (RRU) along with ancillary equipment and cabling.	AT&T	
139 P2014-0103B	amend ment	10/21/2016	2016	New Cellular Wireless PCL, LLC (AT&T)	Port Transource Association	Warren	Clinton	19-1-31	Old School Road	free standing tower	2007-13 structure	cell location	cellular carrier	Contract new 10 foot pole and supporting lattice tower for four antennas.	AT&T	
140 P2014-0103B	amend ment	10/21/2016	2016	New Cellular Wireless PCL, LLC (AT&T)	Port Transource Association	Warren	Clinton	19-1-31	Old School Road	free standing tower	2007-13 structure	cell location	cellular carrier	Contract new 10 foot pole and supporting lattice tower for four antennas.	AT&T	

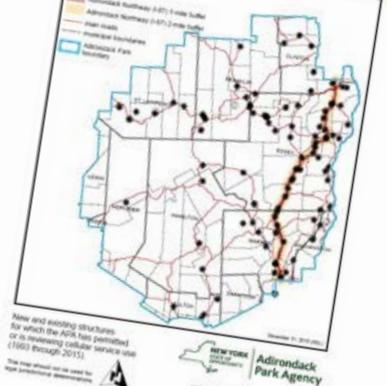
## NEWS

- The April 15th Board Meeting will be held on May 16th.
- Press Release
- Public Input
- Large-scale residential subdivisions currently under review
- Agency meeting schedule
- Live & archived webcast

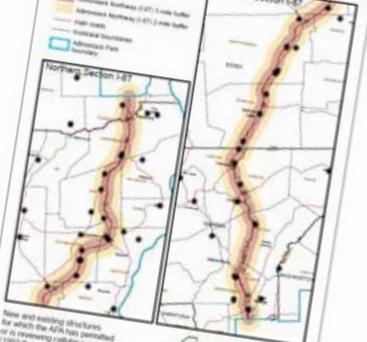
## DIG DEEPER

- Park Research & Education
- Agency Regulations
- Agency Board Members
- Adirondack Park Wetlands
- Grant opportunities
- **Towers Information**

### Adirondack Park Cellular Towers Map



### Interstate 87 "Adirondack Northway" Cellular



# Jurisdiction

# Jurisdiction for telecom projects

- **All structures greater than 40 feet in height**, except agricultural use structures and residential radio and television antennas
  - all land use areas except Industrial Use
  
- **Major public utility use**
  - “...any television, cable television, radio, telephone or other communication transmission tower...”
  - all land use areas except Hamlet
  
- **Subdivision by lease / into sites**
  - all land use areas except Hamlet

# Applications

# Telecommunications Permit Applications

- **Major Project** (e.g., new tower)
  - General Information Request (GIR)
  - Supplemental Information Request (SIR) for Telecommunications
  
- **Permit Amendment**
  
- **General Permit for Co-Location**
  - Vertical co-location
  
- **General Permit for Additional Tower**
  - Horizontal co-location

# Conclusions of Law

# Section 809(10) Approval Criteria

- Project must:
  - Be consistent with **land use and development plan**
  - Be **compatible** with character description and purposes policies, and objectives of each **land use area**
  - Have **no undue adverse impact** on Park resources

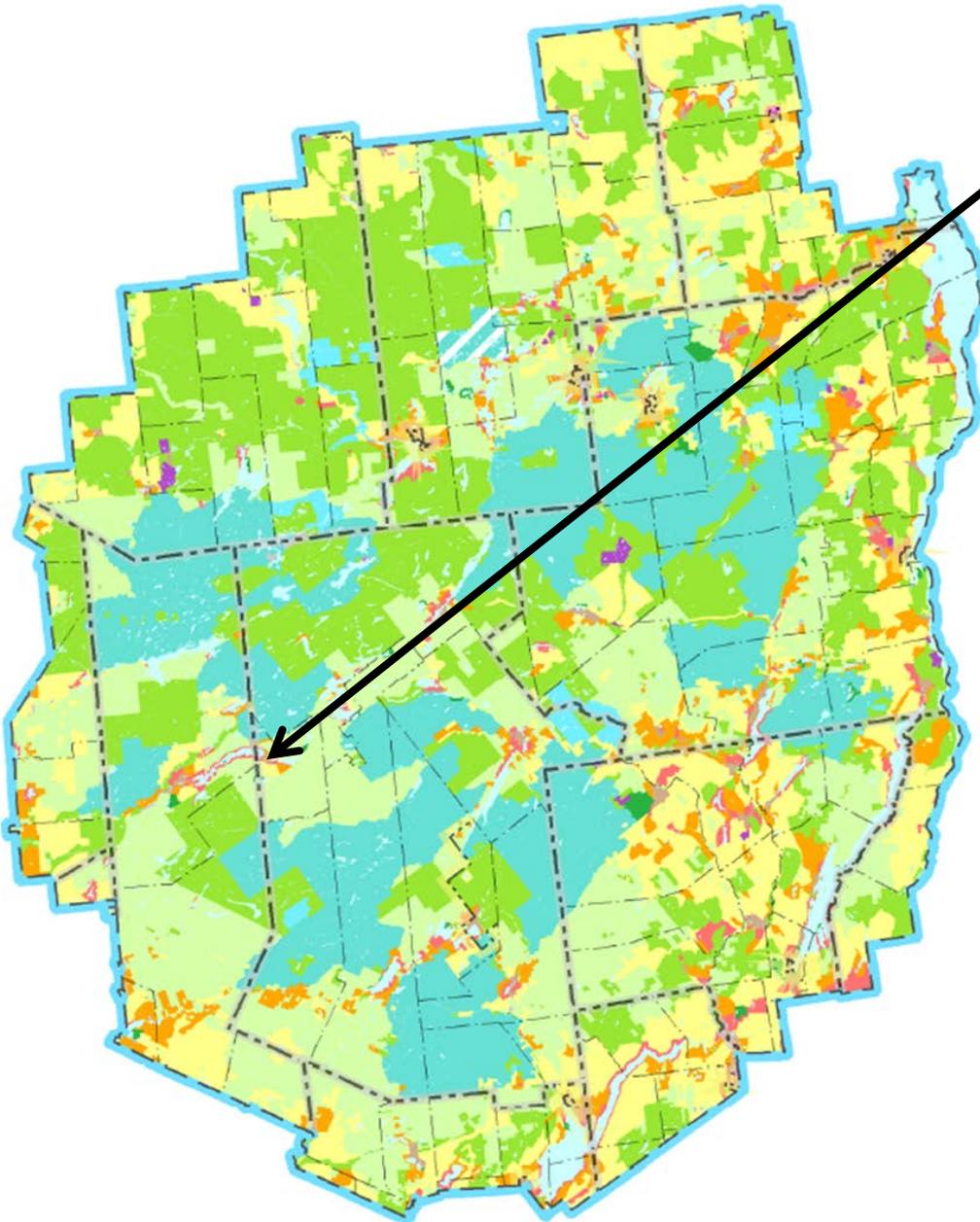
“The project [will] not have an undue adverse impact upon the **natural, scenic, aesthetic**, ecological, wildlife, historic, recreational or **open space resources** of the park or upon the ability of the public to provide supporting facilities and services made necessary by the project, **taking into account** the commercial, industrial, residential, recreational or **other benefits** that might be derived from the project.”

- Tower’s Policy

# Project Location

# Project Location

Town of Inlet  
Hamilton County

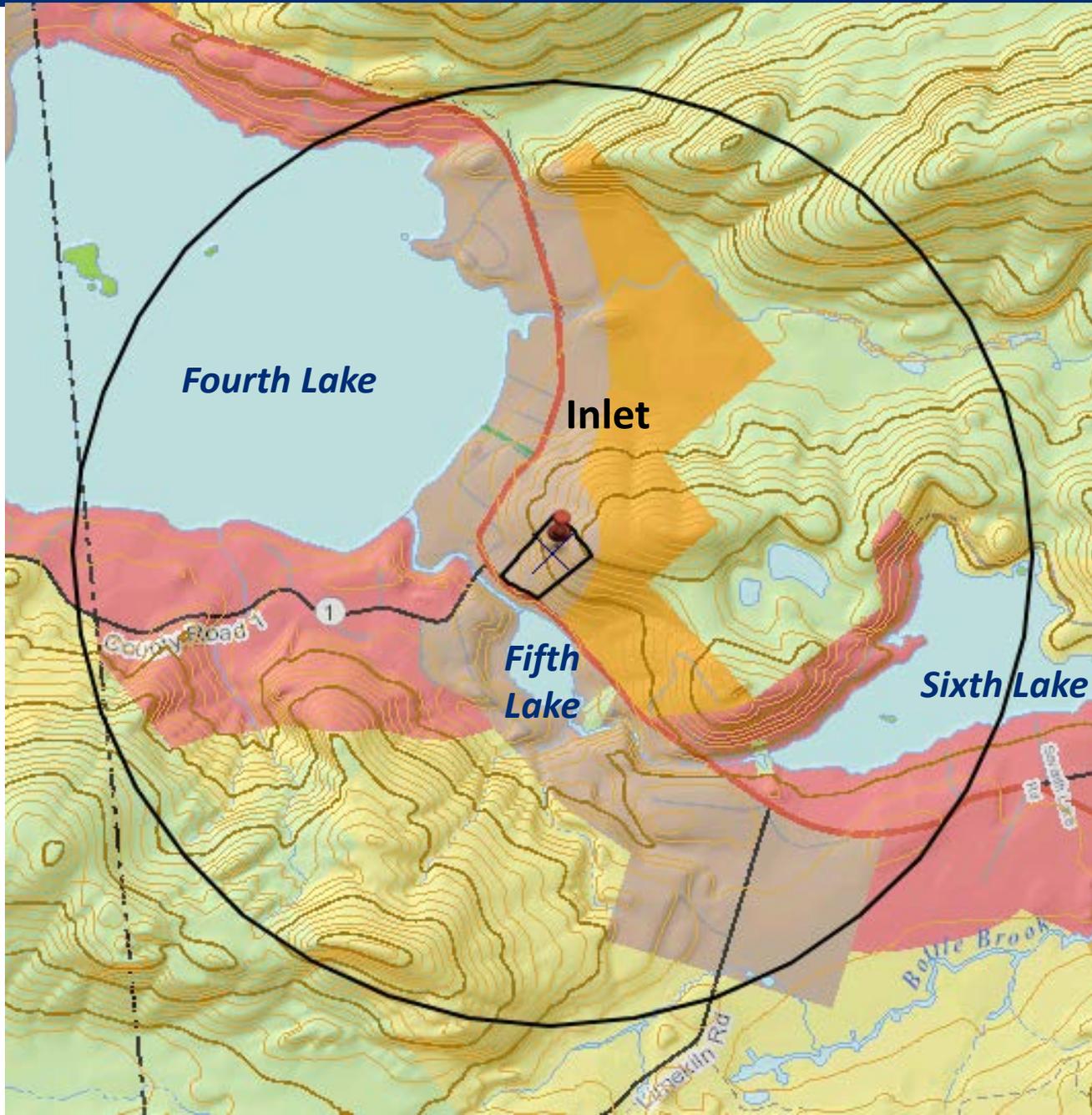


# 5-mile radius





# 1-mile radius

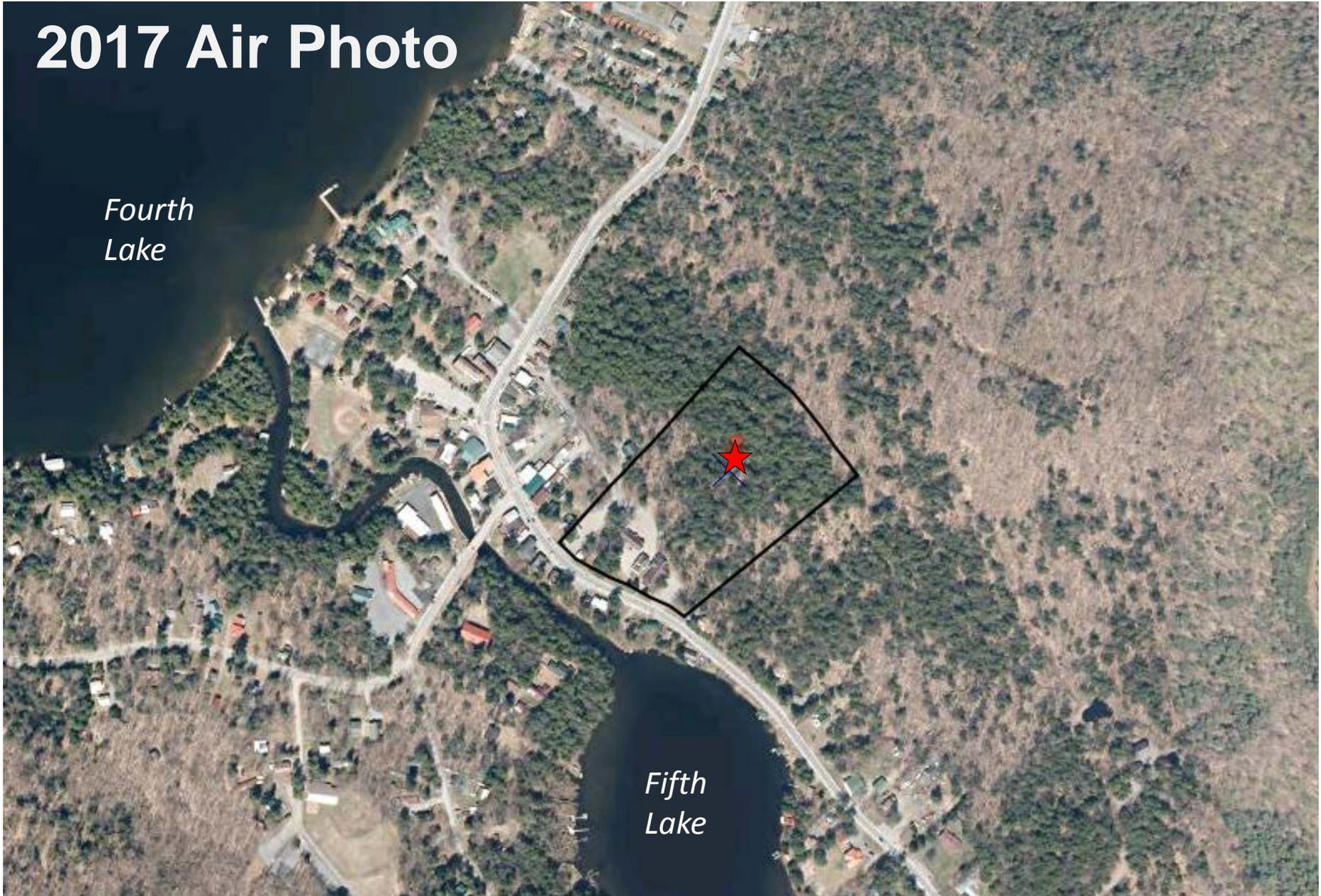


# Existing Conditions

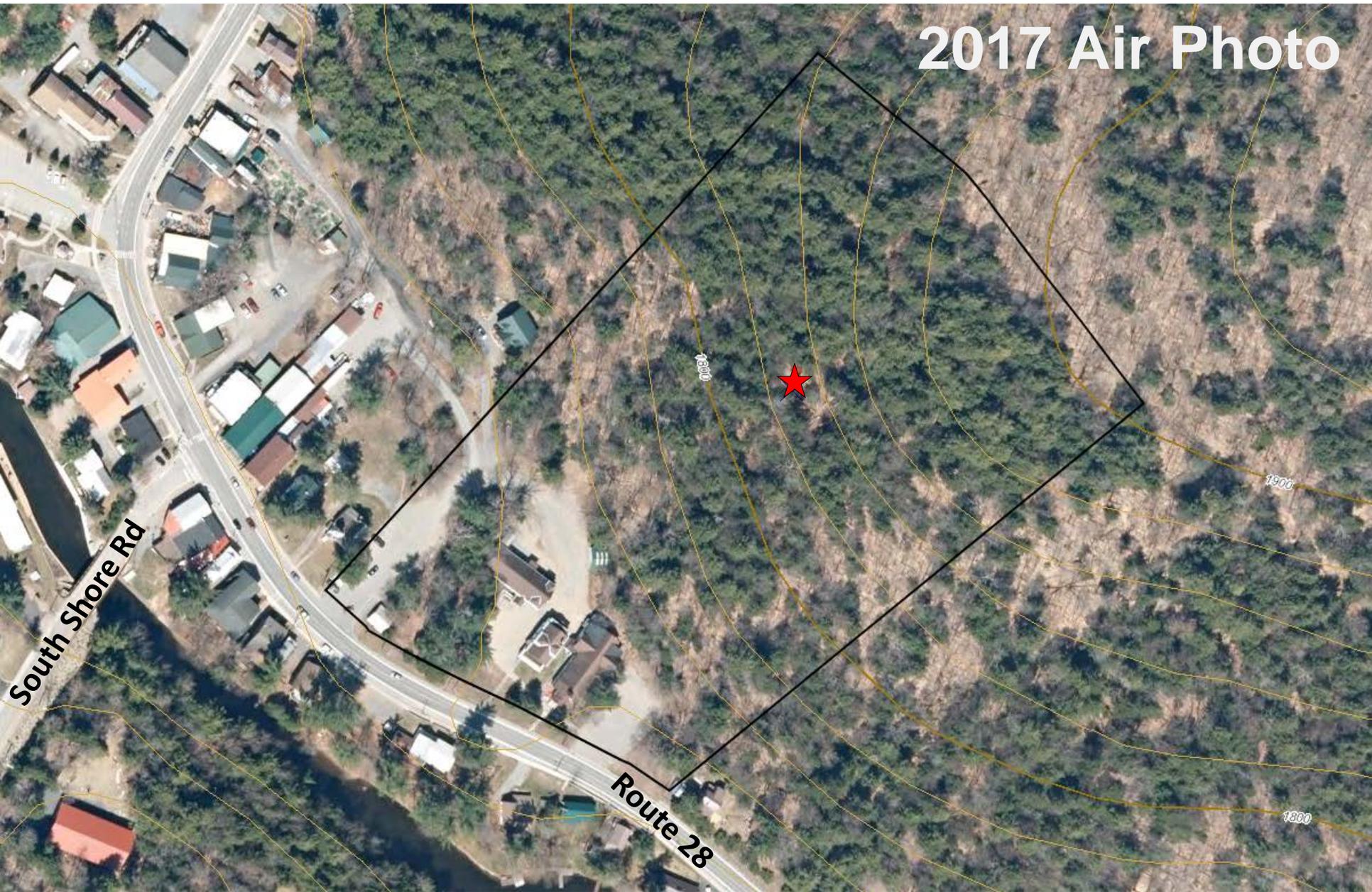
# 2017 Air Photo

*Fourth  
Lake*

*Fifth  
Lake*



# 2017 Air Photo





01.31.2020

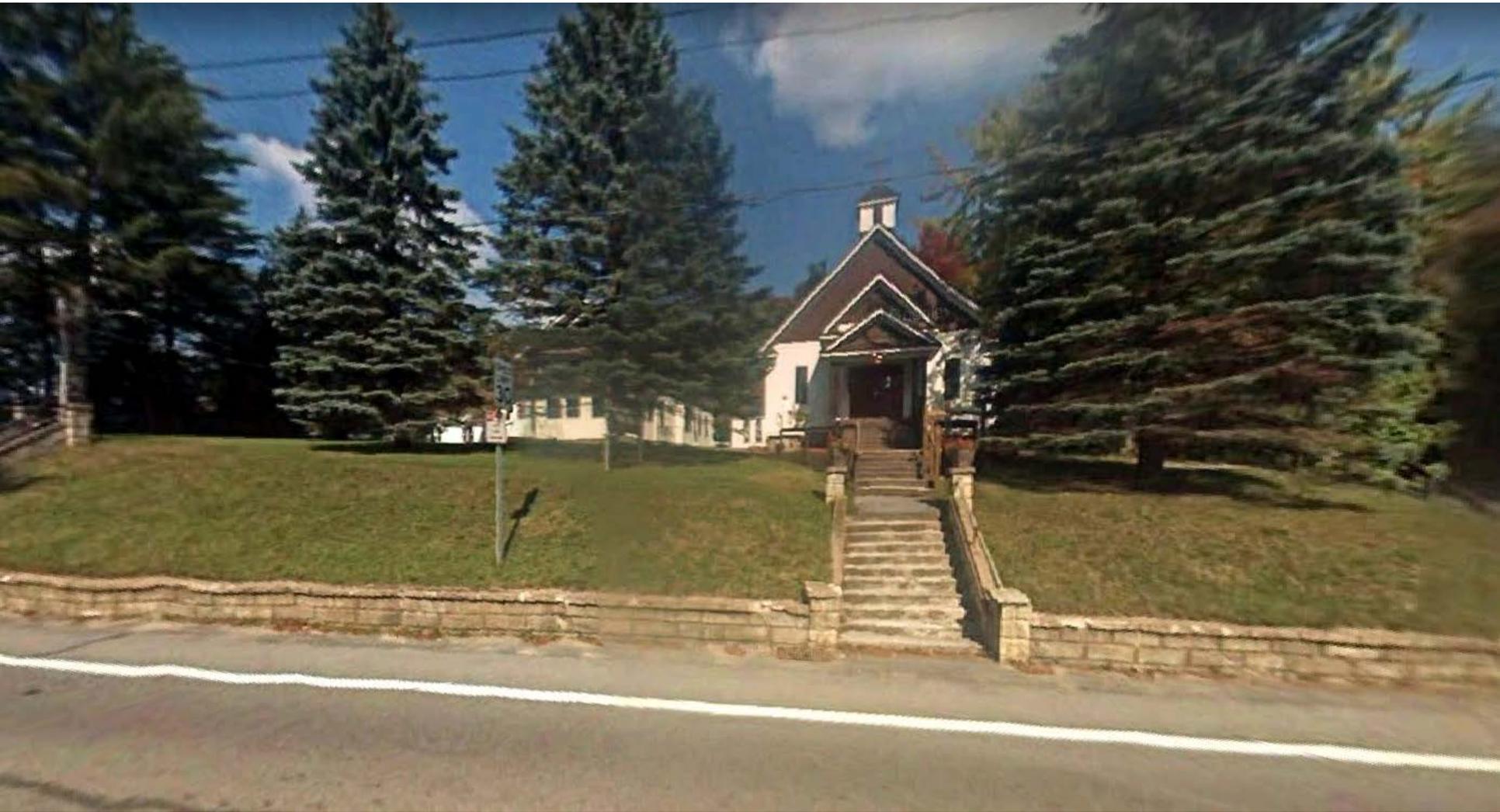


01.31.2020

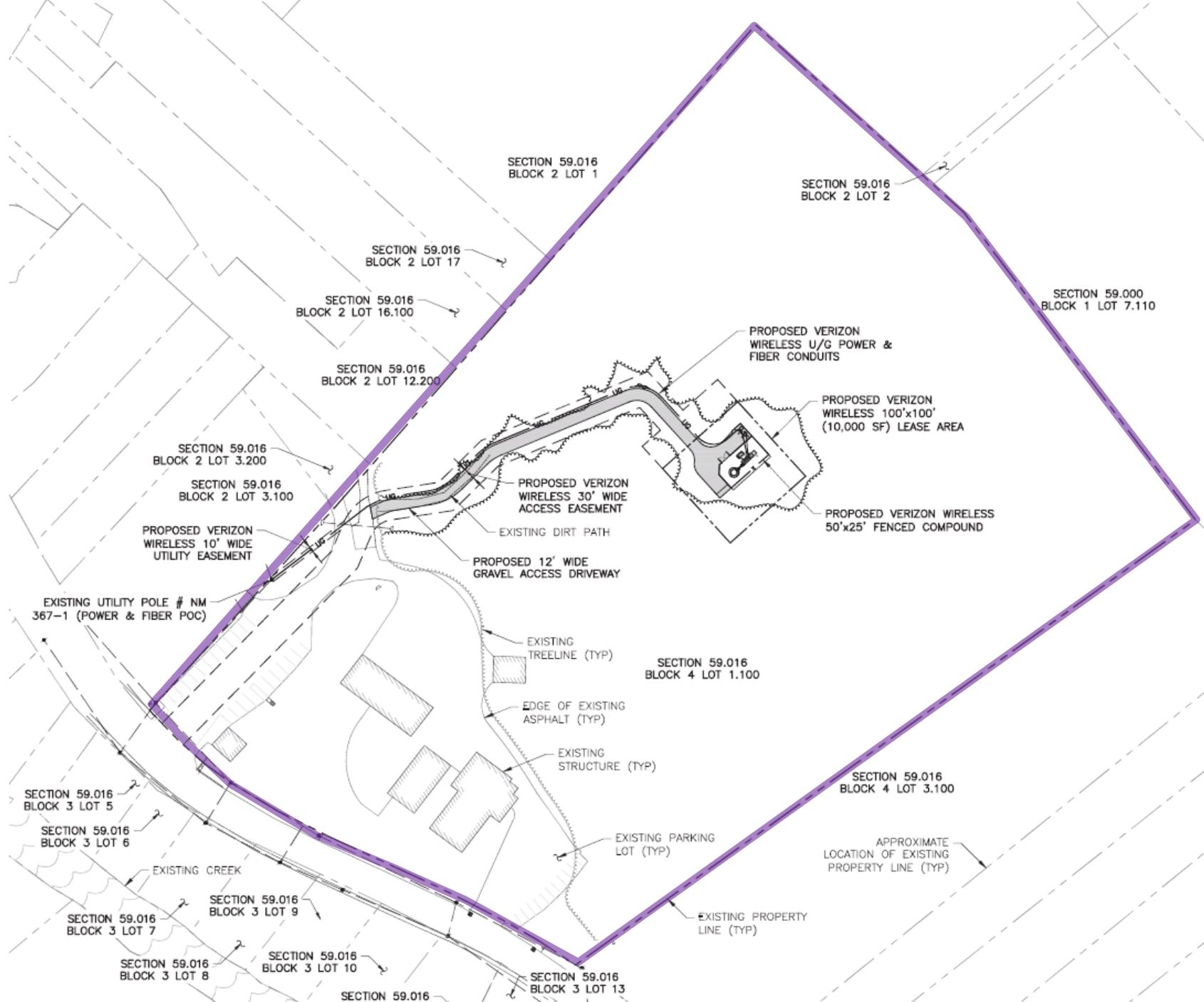


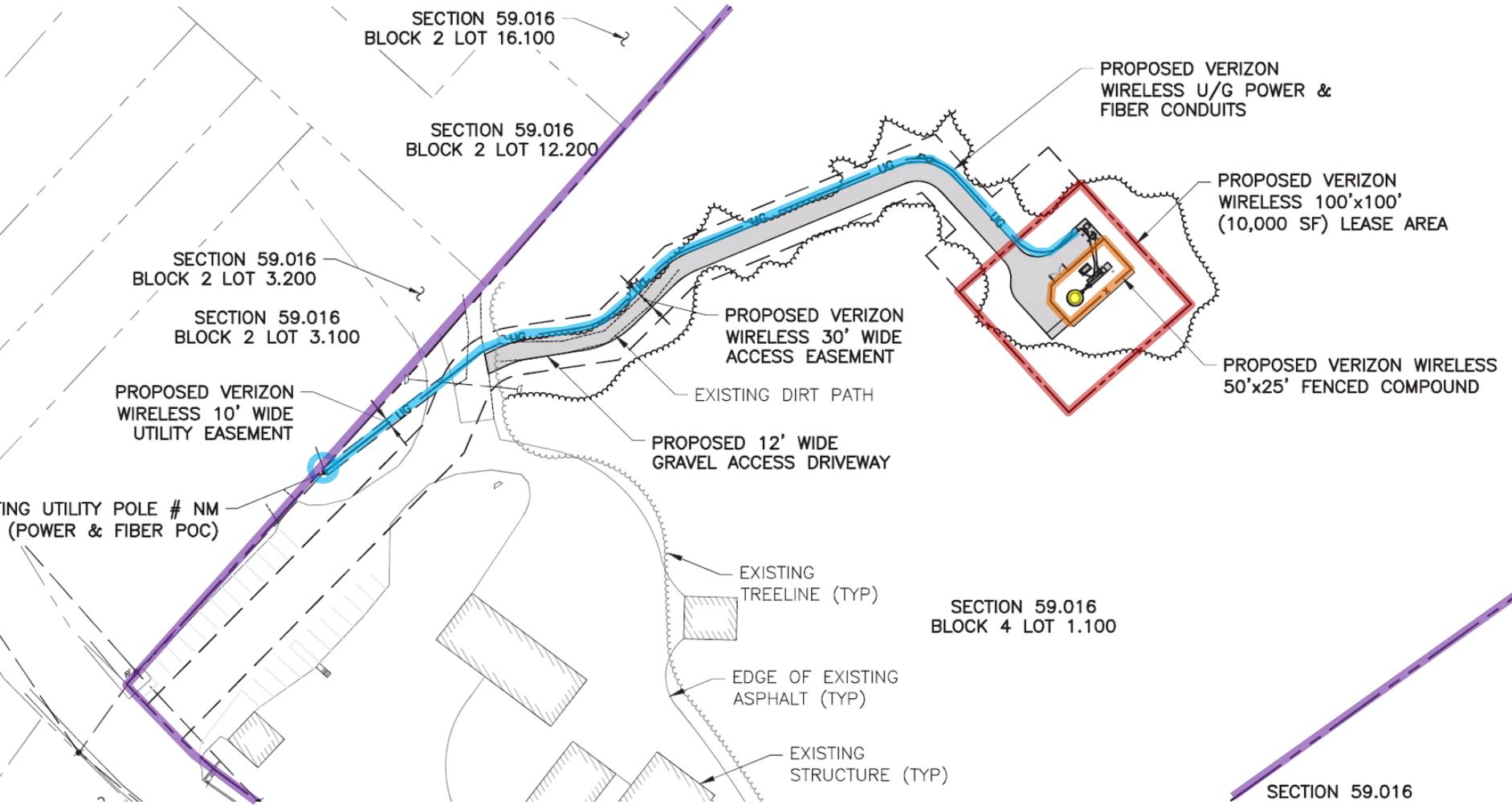
01.31.2020





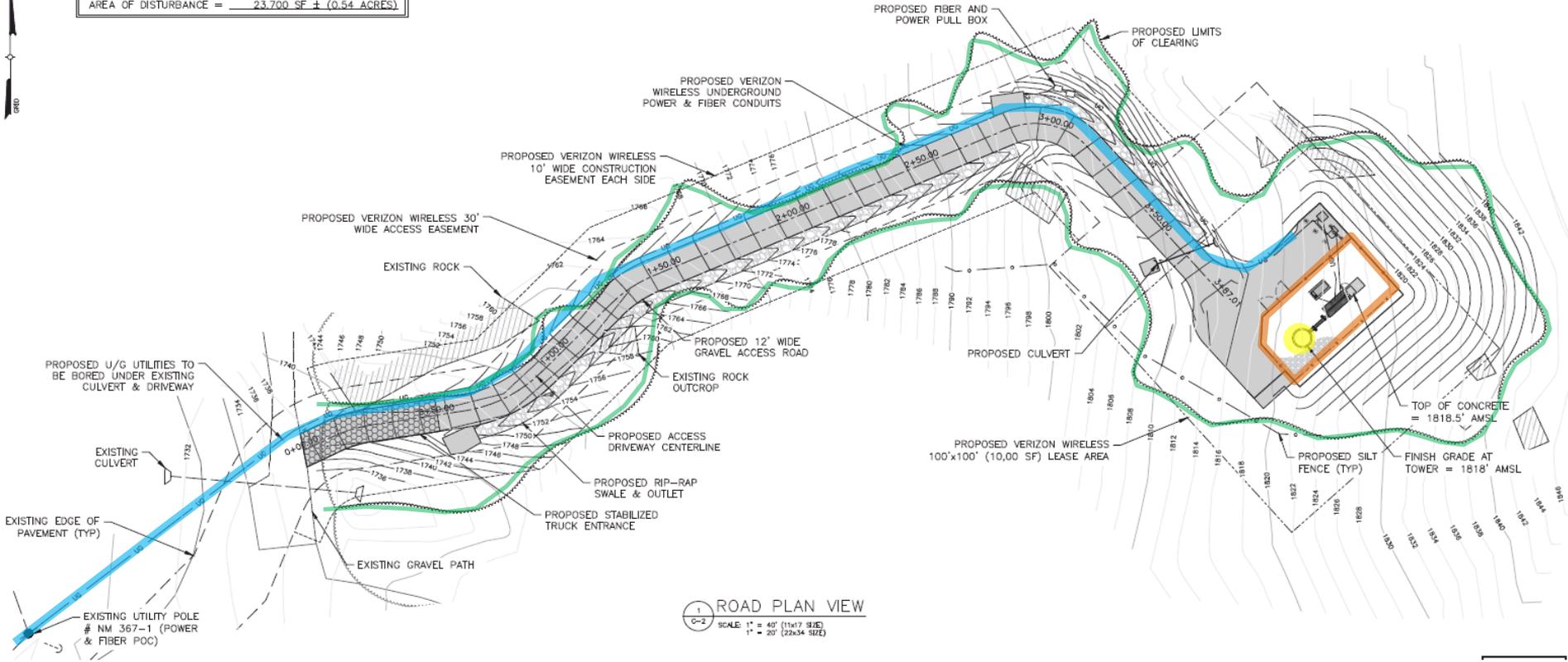
# Proposed Project



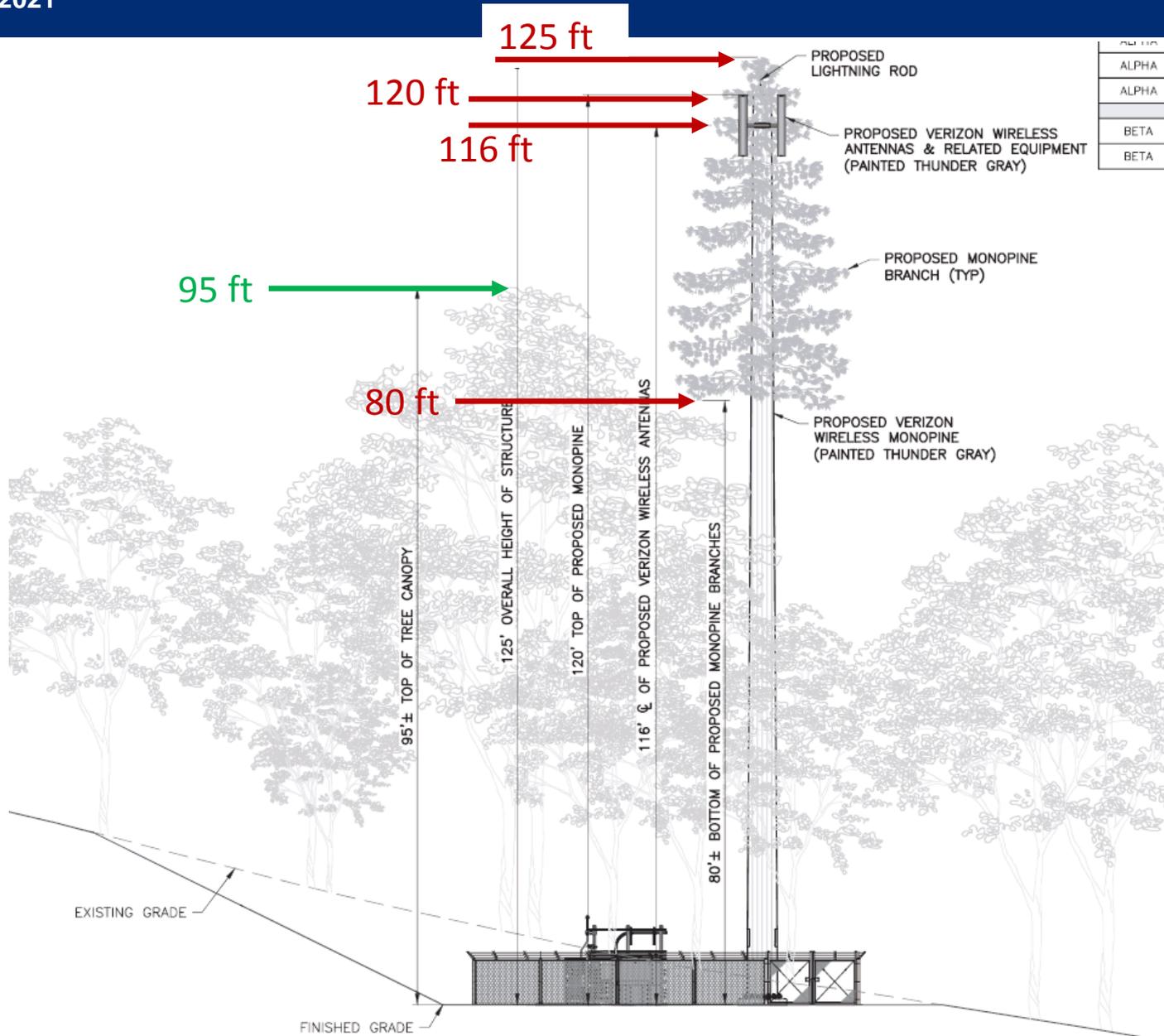




ACCESS ROAD LENGTH = 387'±  
 UNDERGROUND UTILITY LENGTH = 545'±  
 AREA OF DISTURBANCE = 23,700 SF ± (0.54 ACRES)

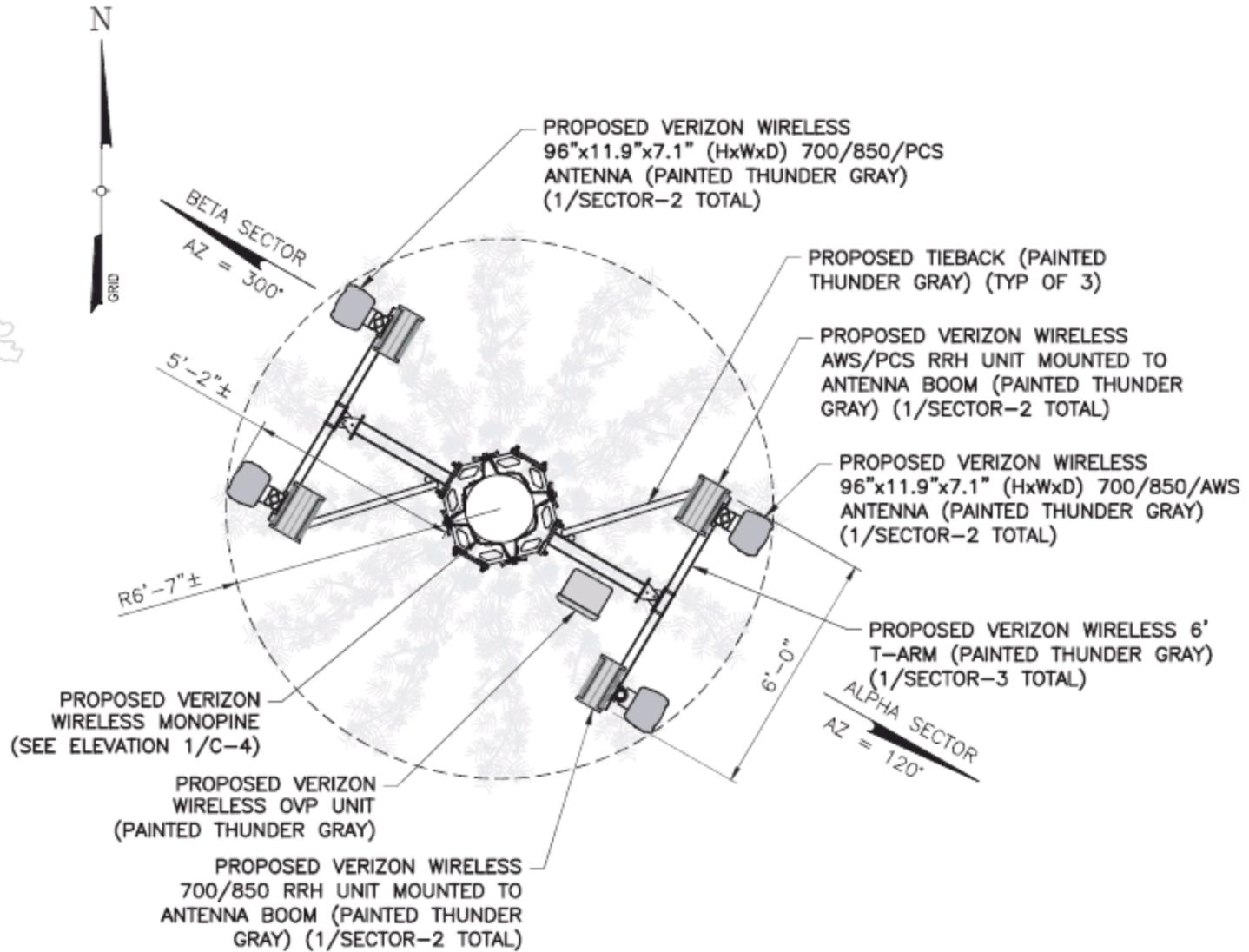


1 ROAD PLAN VIEW  
 C-2  
 SCALE 1" = 40' (11x17 SIZE)  
 1" = 20' (22x34 SIZE)

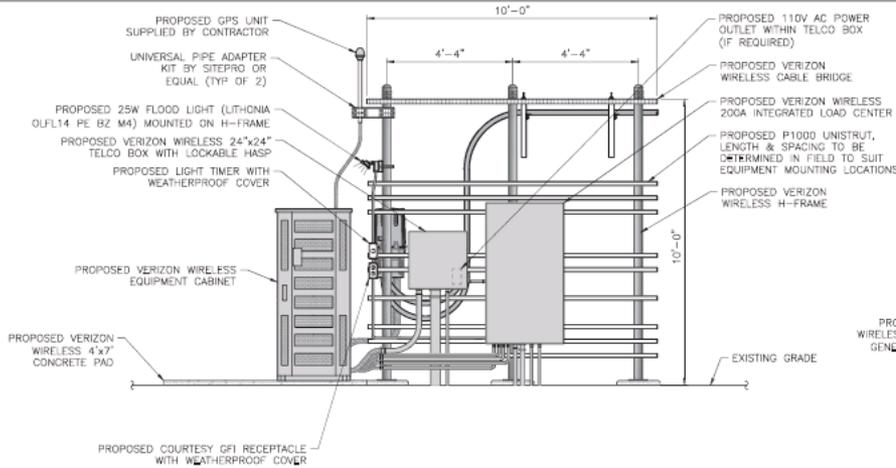


ALPHA
ALPHA
BETA
BETA

1 ELEVATION  
C-4  
SCALE: 1" = 20' (11x17 SIZE)  
1" = 10' (22x34 SIZE)



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

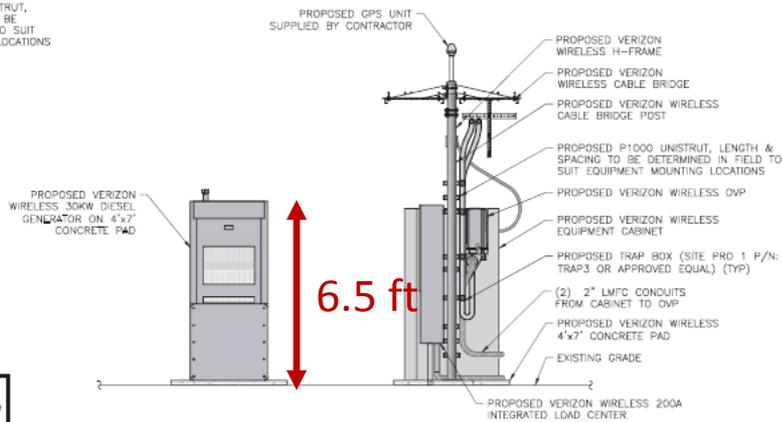


1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (24x36 SIZE)

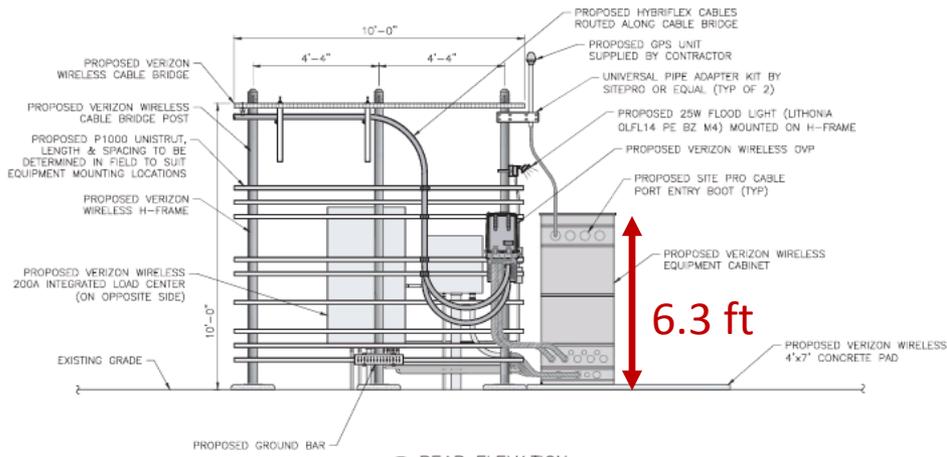
LEGEND

[Solid Grey Box]	EMT CONDUIT
[Hatched Box]	LMFC CONDUIT

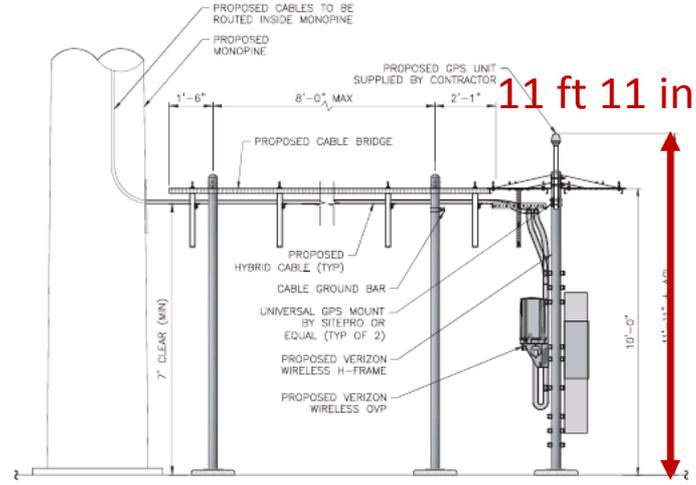
**NEW YORK STATE** Adirondack Park Agency  
**FINAL**  
P2019-0207



3 SIDE ELEVATION  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (24x36 SIZE)



2 REAR ELEVATION  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (24x36 SIZE)



4 EQUIPMENT ELEVATION  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (24x36 SIZE)

**verizon**  
1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14566

**Tectonic**  
Professional Services Group, Inc.  
1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14566  
Phone: 585-242-2000  
Fax: 585-242-2001  
www.tectonicny.com

WORK ORDER NUMBER: 9725-16 DRAWN BY: TJS

NO.	DATE	ISSUE	TJS
0	10/18/19	FOR COMMENT	
1	11/12/19	FOR ZONING	
2	3/18/20	PER COMMENTS	
3	6/2/20	PER MOA COMMENTS	

RELEASED BY: DATE:



UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 1304 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

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ORIGINAL SIZE: 11x17 INCHES

**SITE INFORMATION**  
EAGLE BAY  
RE PN: 20181813545  
LC: 271691

**SITE ADDRESS**  
181 NY-28  
TOWN OF INLET  
HAMILTON COUNTY  
NY 13360

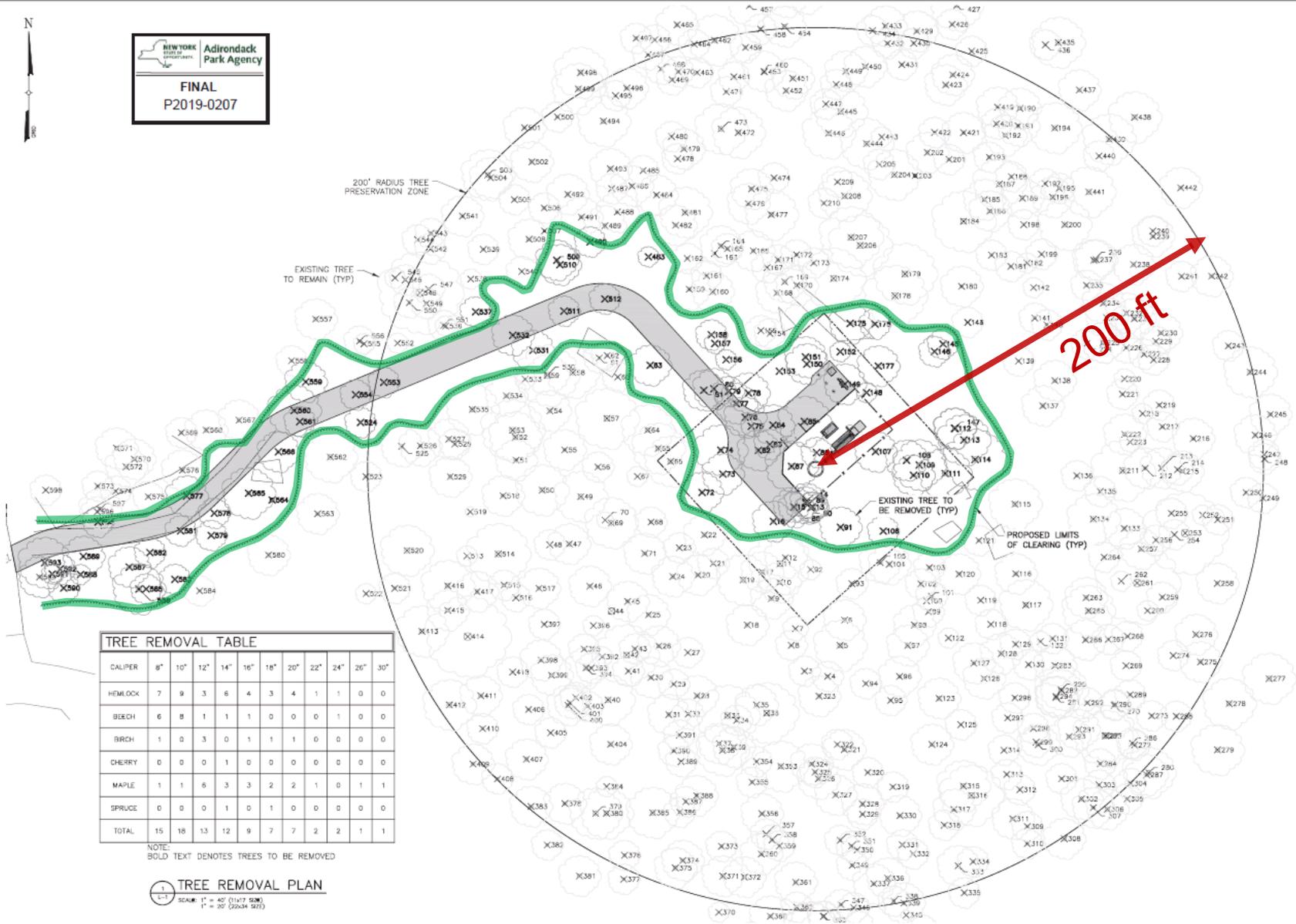
**SHEET TITLE**  
EQUIPMENT ELEVATIONS

**SHEET NUMBER**

**C-7**



**NEW YORK STATE**  
**ADIRONDACK PARK AGENCY**  
**FINAL**  
**P2019-0207**



**TREE REMOVAL TABLE**

DIAMETER	8"	10"	12"	14"	16"	18"	20"	22"	24"	26"	30"
HEMLOCK	7	9	3	6	4	3	4	1	1	0	0
BEECH	6	8	1	1	1	0	0	0	1	0	0
BIRCH	1	0	3	0	1	1	1	0	0	0	0
CHERRY	0	0	0	1	0	0	0	0	0	0	0
MAPLE	1	1	6	3	3	2	2	1	0	0	1
SPRUCE	0	0	0	1	0	1	0	0	0	0	0
<b>TOTAL</b>	<b>15</b>	<b>18</b>	<b>13</b>	<b>12</b>	<b>9</b>	<b>7</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>

NOTE:  
 BOLD TEXT DENOTES TREES TO BE REMOVED

**TREE REMOVAL PLAN**  
 SCALE: 1" = 40' (1:160 SCALE)  
 1" = 20' (2:1 SCALE)

**verizon**  
 1275 JOHN STREET, SUITE 100  
 WEST HENRIETTA, NY 14588

**Tectonic**  
 1000 STATE STREET, SUITE 200  
 ALBANY, NY 12207  
 (518) 865-8800  
 FAX: (518) 865-8801  
 www.tectonicny.com

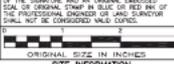
**WORK ORDER NUMBER** 9725.16  
**ISSUE** TLS  
**DRAWN BY** TLS

NO.	DATE	ISSUE
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1	11/12/19	FOR ZONING
2	3/18/20	PER COMMENTS
3	6/9/20	PER NOA COMMENTS

**RELEASED BY** \_\_\_\_\_ **DATE** \_\_\_\_\_



UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN DRAWING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 2309 SUBSECTION 2 OF THE NEW YORK STATE EXECUTION LAW.



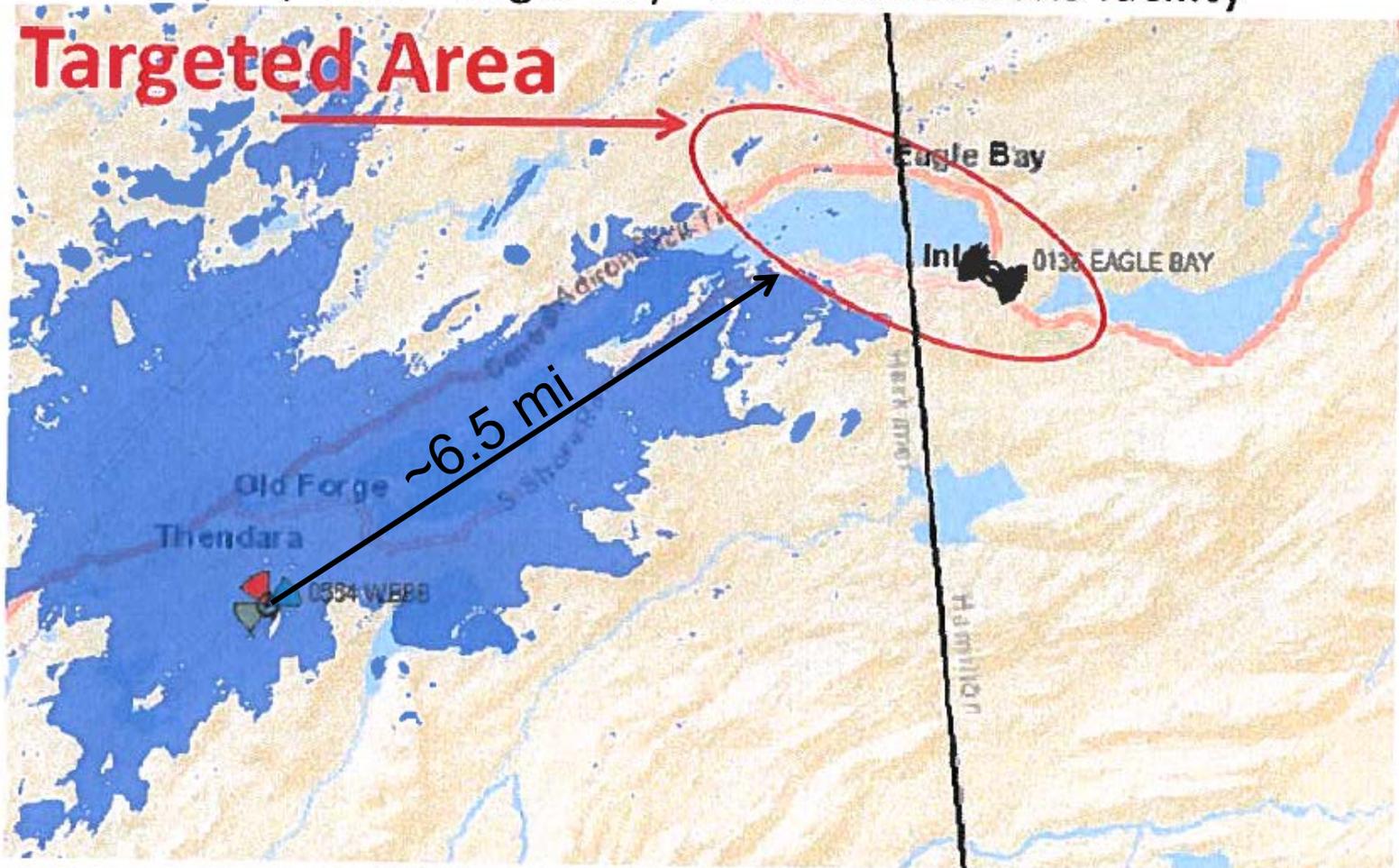
**SITE INFORMATION**  
**EAGLE BAY**  
**RE PN: 20181813545**  
**LC: 271691**

**SITE ADDRESS**  
**181 NY-28**  
**TOWN OF INLET**  
**HAMILTON COUNTY**  
**NY 13360**

**SHEET TITLE**  
**TREE REMOVAL PLAN**

**SHEET NUMBER**  
**L-1**

### Existing Site Coverage Surrounding the proposed "Eagle Bay" communications facility



700 LTE: RSRP (15m) @ -95 dBm (Existing Coverage)

Best Signal Level (dBm) > = -95

Figure 1. Existing Site Coverage surrounding the proposed "Eagle Bay" Wireless Facility

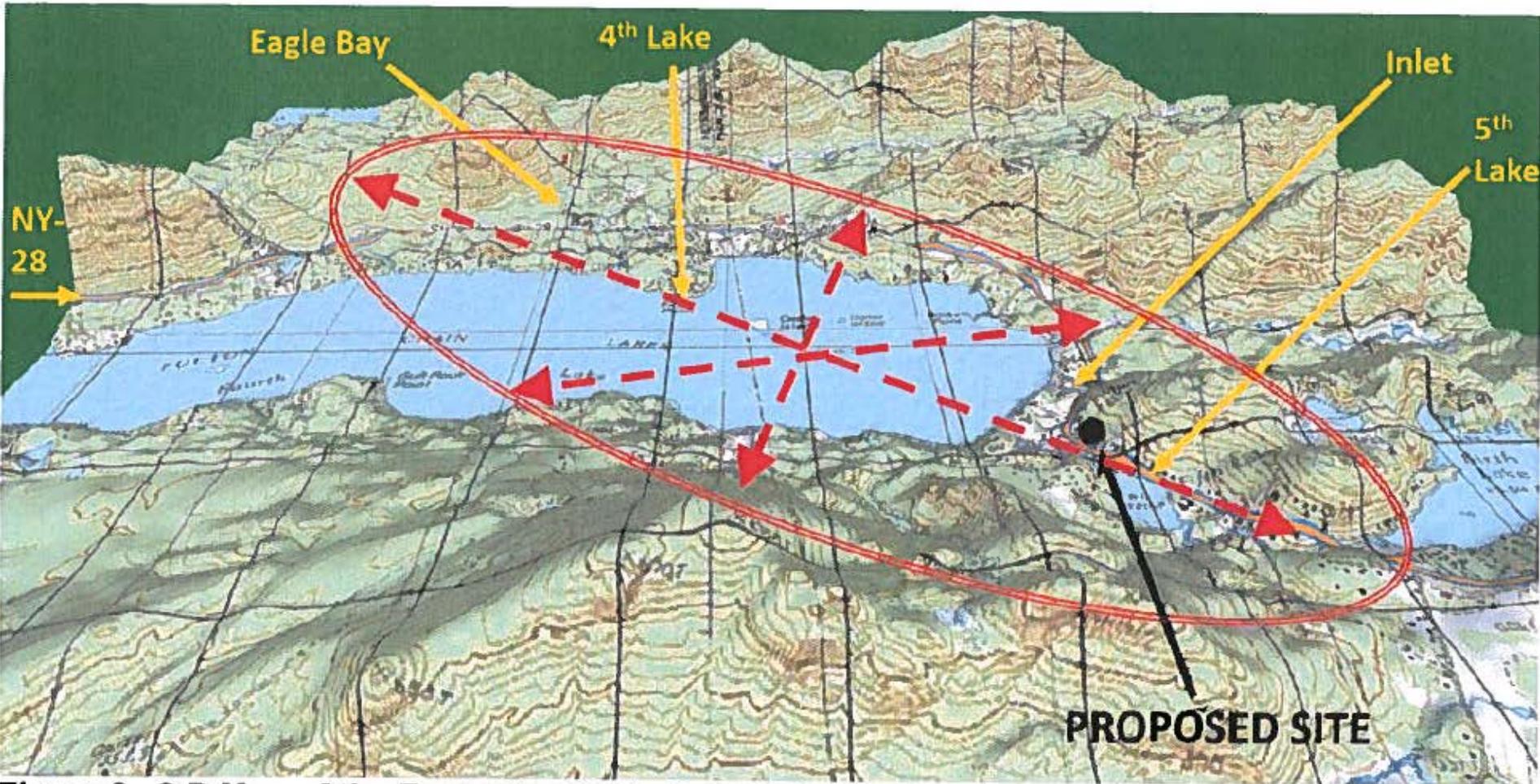
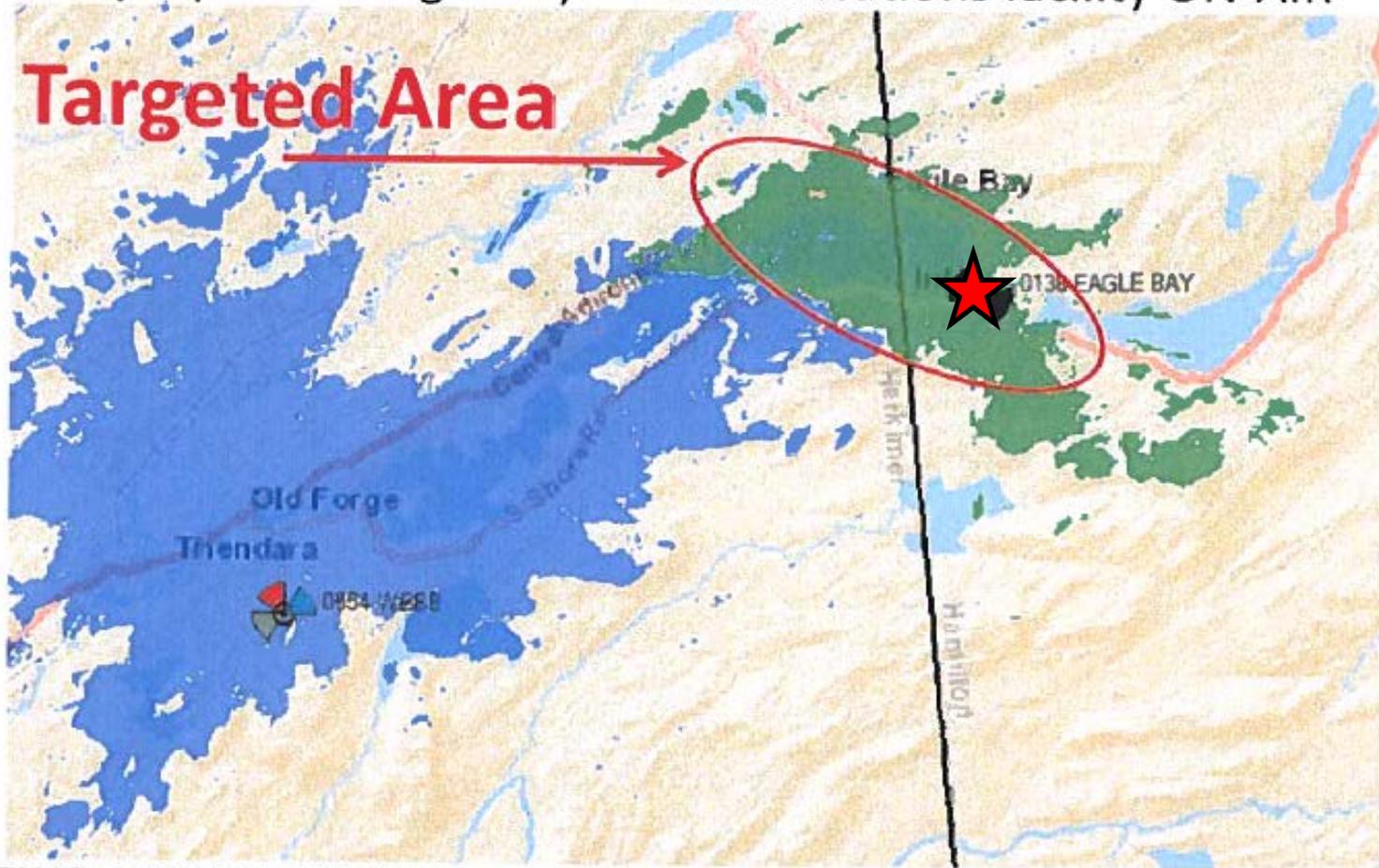


Figure 3. 3-D Map of the Eagle Bay Site's Targeted Coverage Area and Proposed Site Location

### Existing Site Coverage with the proposed "Eagle Bay" communications facility ON-AIR



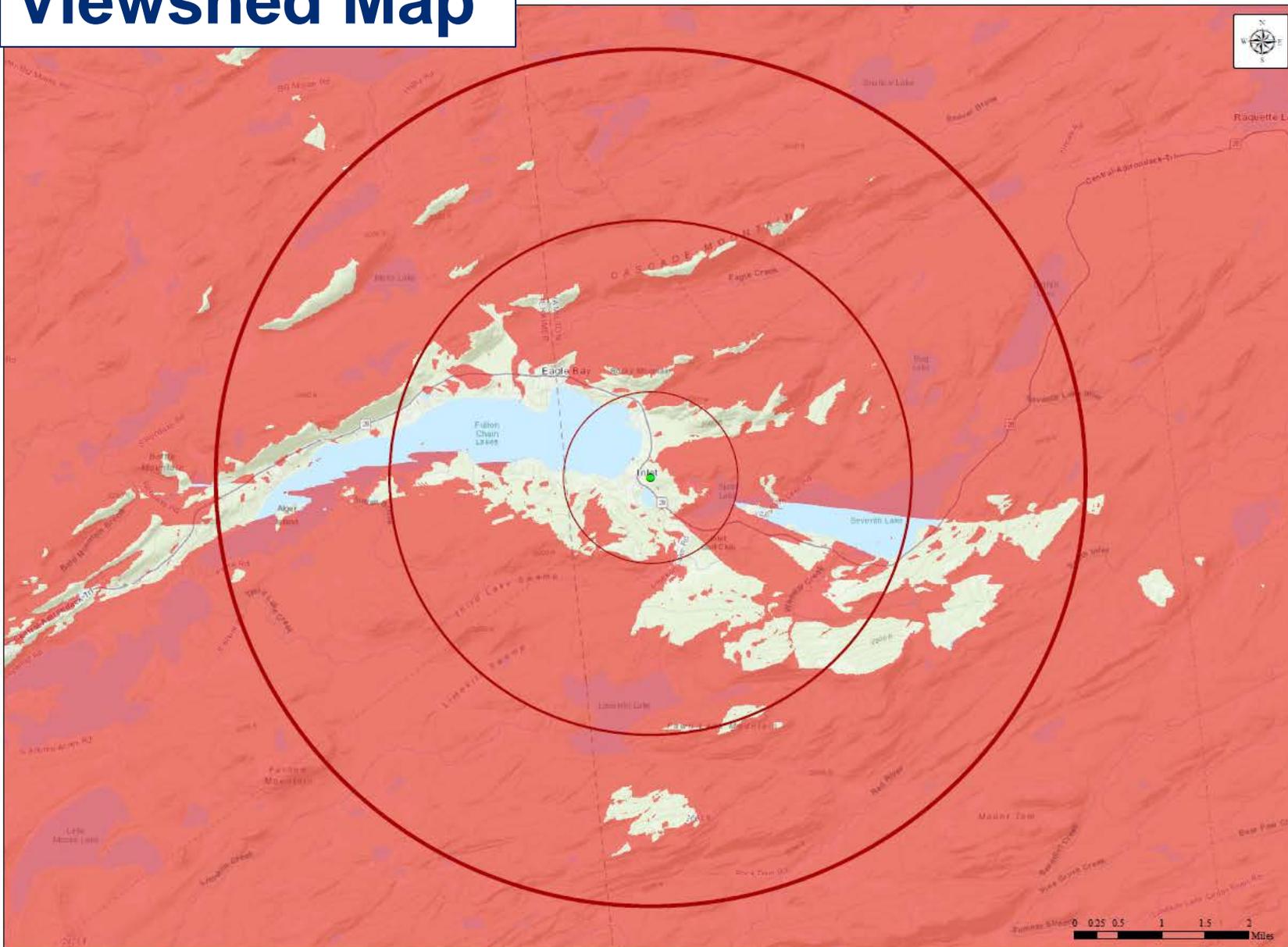
- 700 LTE: RSRP (15m) @ -95 dBm (Proposed - Eagle Bay)  
Best Signal Level (dBm) >= -95
- 700 LTE: RSRP (15m) @ -95 dBm (Existing Coverage)  
Best Signal Level (dBm) >= -95

Figure 8. Existing and Future Planned Site Coverage with the proposed "Eagle Bay" Wireless Facility ON-AIR

# Visual Analysis



# Viewshed Map



## Topographic Viewshed

181 NY-28  
Town of Inlet, New York  
Hamilton County

Project #20181813545  
Location Code #271691

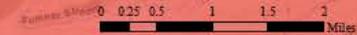
### Legend

- Proposed Project Location
  - Buffer (1 mile)
  - Buffer (3 mile)
  - Buffer (5 mile)
- Topographic Viewshed**
- Not Visible
  - Visible

**Tectonic**

Coordinate Location: G:\Mountaintop\0725 VZ\W\16 Eagle Bay

This map is computer generated using data acquired by Tectonic from various sources and is intended only for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.













COSTICH ENGINEERING

3 miles  
3 Mile Radius

2 miles  
2 Mile Radius

1 mile  
1 Mile Radius

1/2 mile  
1/2 Mile Radius

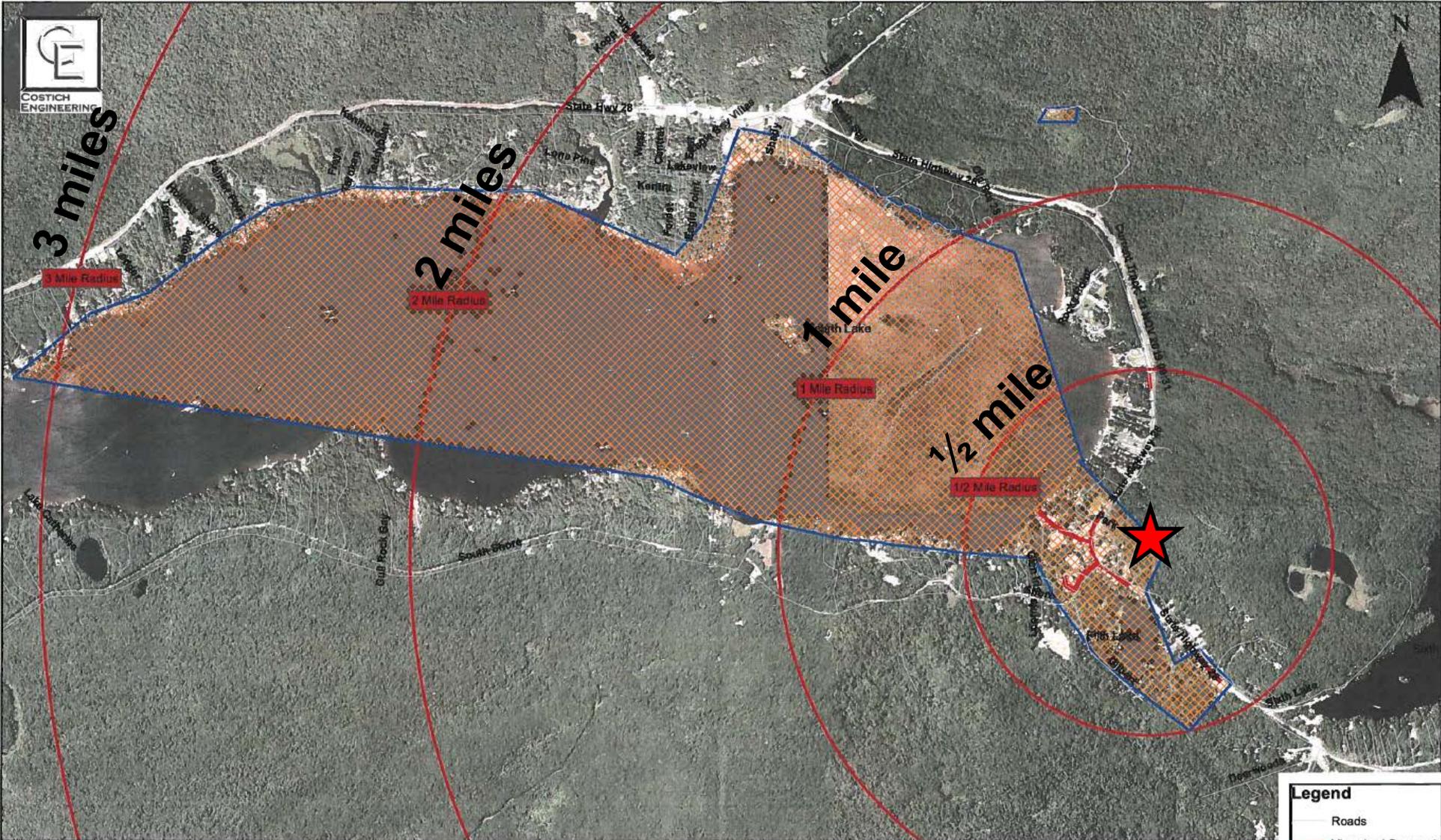
CE 5240  
1/31/2020

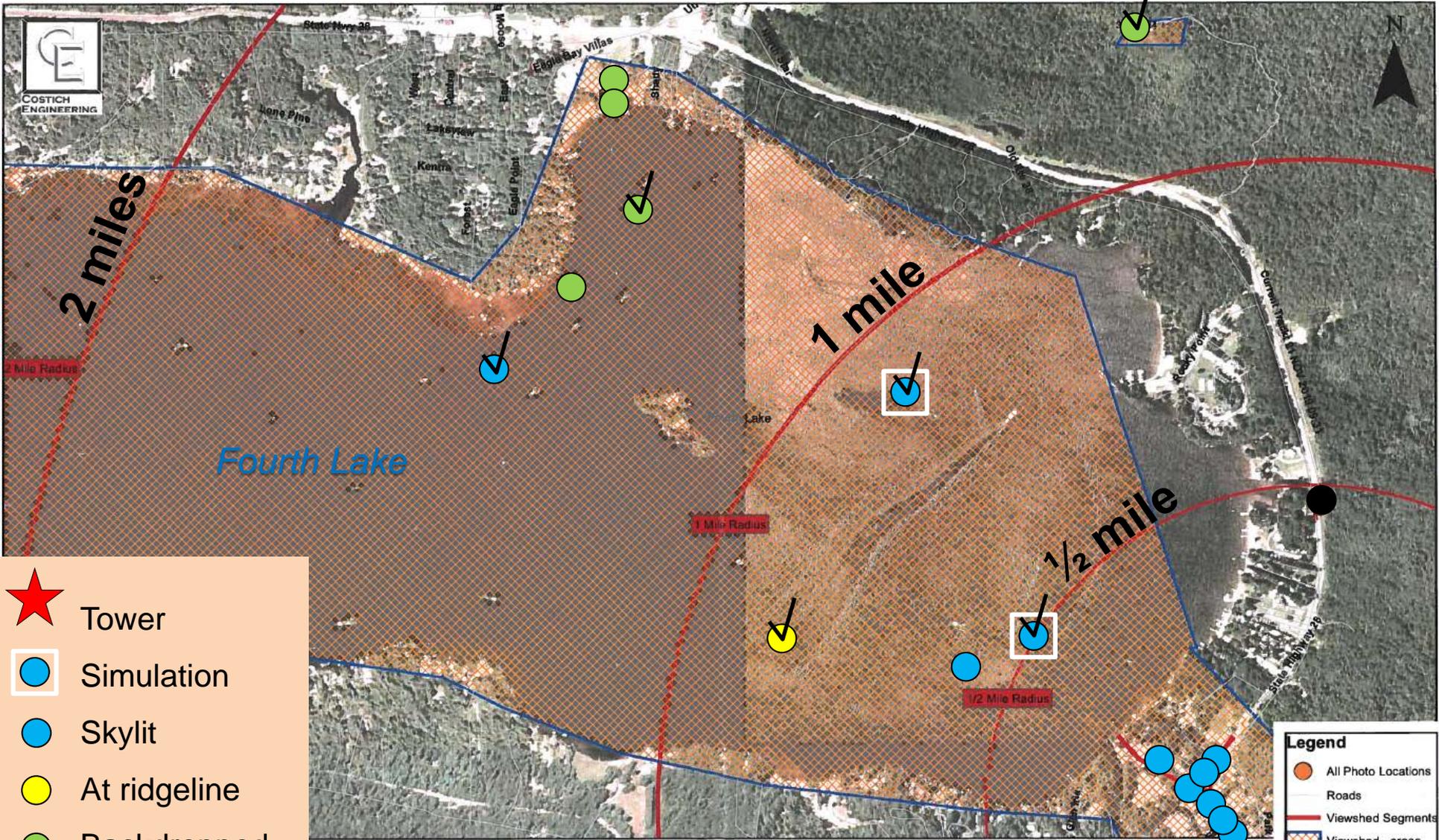
0 500 1,000  
Feet

Viewshed Map  
Eagle Bay

Legend

- Roads
- Viewshed Segments
- Viewshed - areas
- Mile Radii





-  Tower
-  Simulation
-  Skylit
-  At ridgeline
-  Backdropped
-  Not visible

Legend	
	All Photo Locations
	Roads
	Viewshed Segments
	Viewshed - areas
	3 Mile Radii
	1 Mile Radii

Raw Balloon Original Photo Locations WEST  
Eagle Bay  
Page 1 of 2



Photo 82  
~1.4 miles from tower  
Fourth Lake



Photo 84  
~1.5 miles from tower  
Fourth Lake



Date of Photo: 1/31/2020

NEW YORK STATE OF LANDS Adirondack Park Agency

---

**RECEIVED**

---

Date: January 26, 2021



Photo 81  
 ~0.9 mile from tower  
 Fourth Lake



SITE NAME  
 Eagle Bay

View toward site, bottom of balloons a  
 4727' from site - View SE from F

Date of Photo: 1/31/2020



SITE NAME  
Eagle Bay

Photosimulation of proposed 125  
4727' from site - View SE from F

Photo Simulation 81  
~0.9 mile from tower  
**Fourth Lake**



Photo 85  
~0.85 mile from tower  
Fourth Lake



Date of Photo: 1/31/2020



Photo 87  
~0.5 mile from tower  
Fourth Lake



SITE NAME  
Eagle Bay

View toward site, bottom of balloons at  
2667' from site - View SE from F

Date of Photo: 1/31/2020

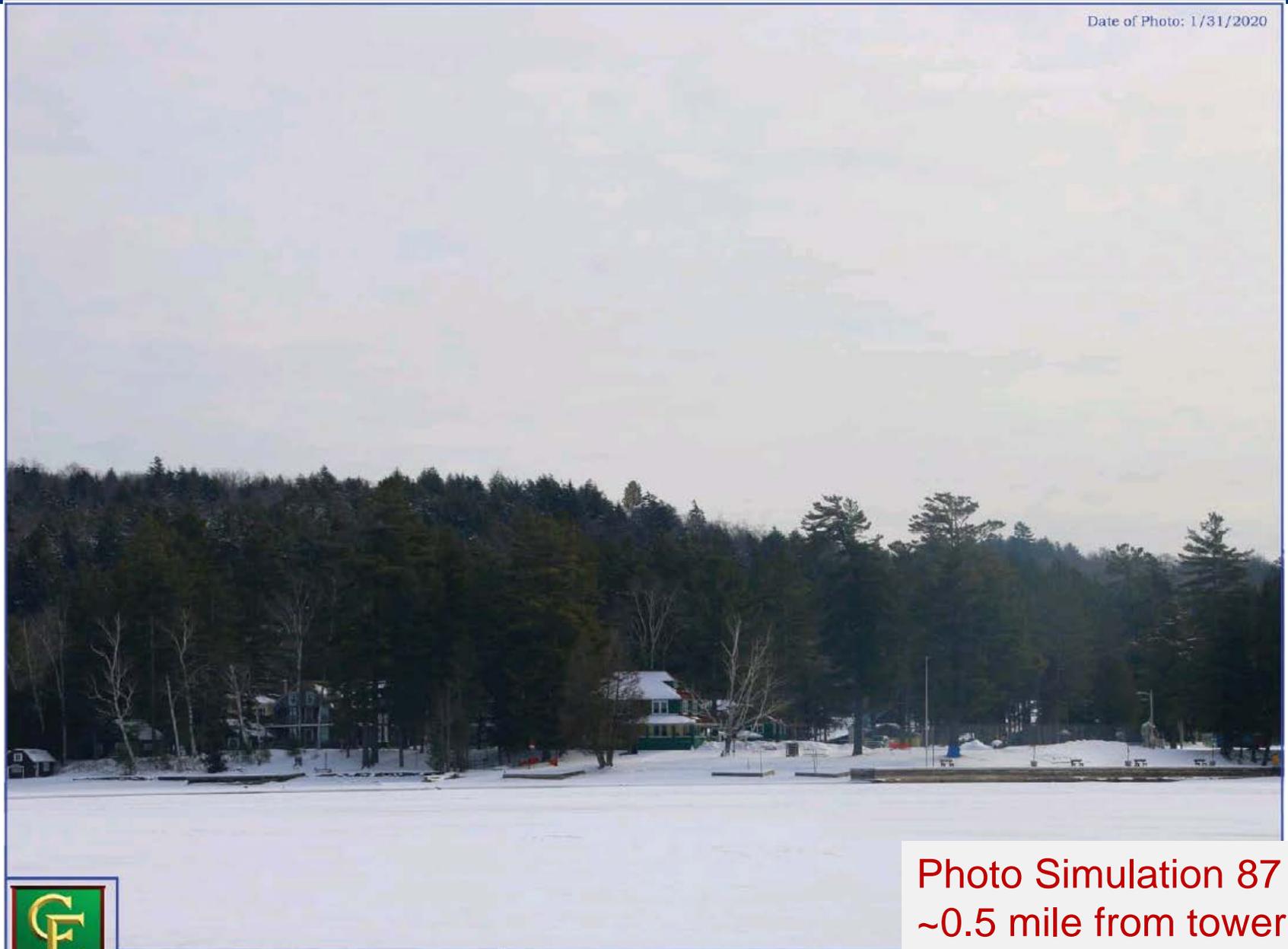


Photo Simulation 87  
~0.5 mile from tower  
**Fourth Lake**



SITE NAME  
Eagle Bay

Photosimulation of proposed 125  
2667' from site - View SE from F

Date of Photo: 1/31/2020

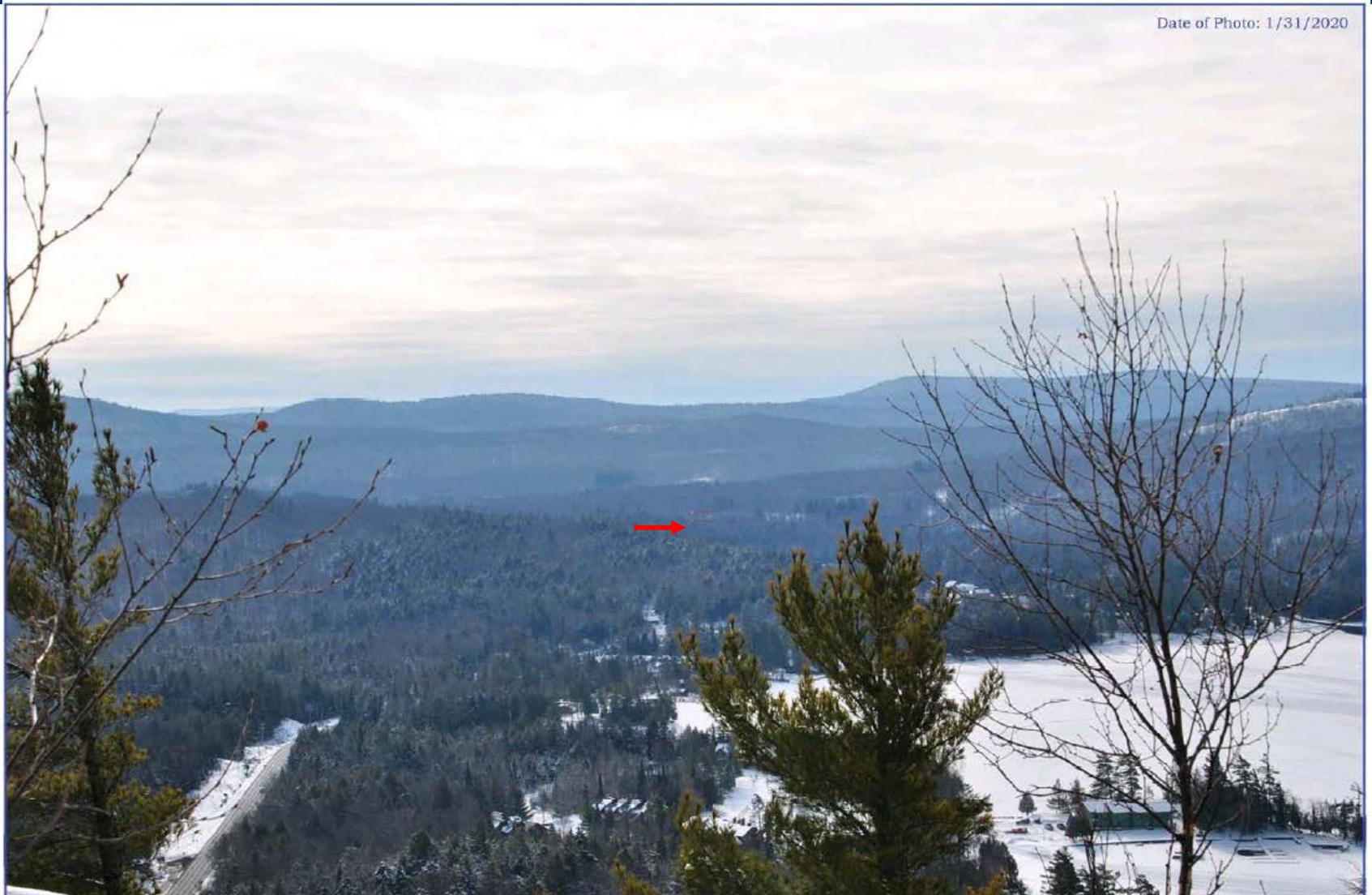


Photo 333  
~1.2 miles from tower  
Rocky Mountain



COSTICH  
ENGINEERING

SITE NAME  
Eagle Bay

View toward site, bottom of balloons at  
6525' from site - View S from Rock



Fourth Lake

1/2 mile

1/2 Mile Radius



Tower



Simulation



Skylit



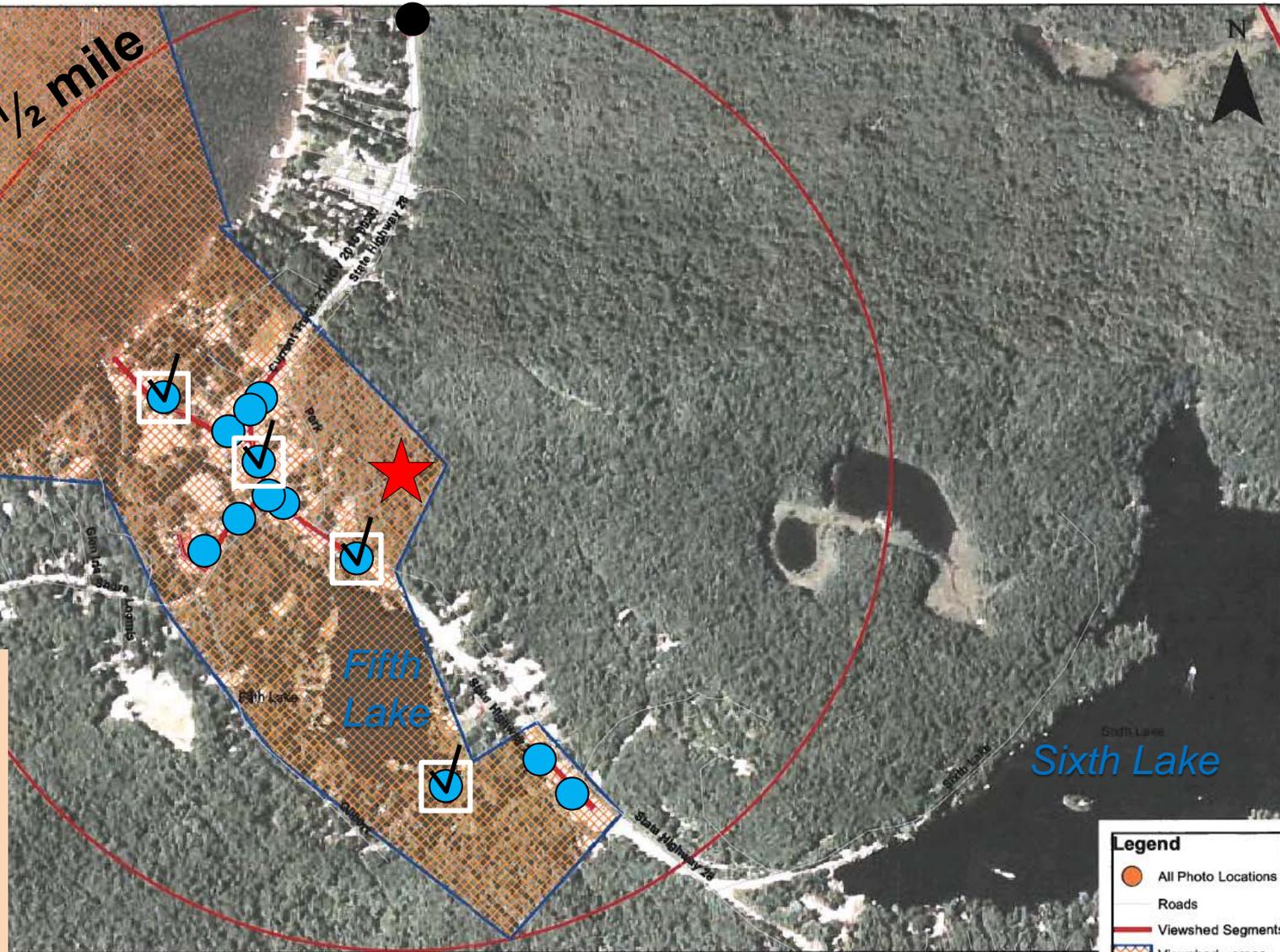
At ridgeline



Backdropped



Not visible



Raw Balloon Original Photo Locations EAST  
Eagle Bay  
Page 2 of 2

**Legend**

- All Photo Locations
- Roads
- Viewshed Segments
- Viewshed - areas
- 3 Mile Radii
- 1/2 Mile Radii

Date of Photo: 1/31/2020



Photo 90  
~0.31 miles from tower  
Fifth Lake shoreline  
Hamlet



SITE NAME  
Eagle Bay

View toward site, bottom of balloons at  
4727' from site - View N from E

Date of Photo: 1/31/2020



Photo Simulation 90  
~0.31 miles from tower  
Fifth Lake shoreline  
Hamlet



SITE NAME  
Eagle Bay

Photosimulation of proposed 125  
4727' from site - View N from E



Photo 92  
~0.25 miles from tower  
Arrowhead Park  
Hamlet



SITE NAME  
Eagle Bay

View toward site, bottom of balloons at  
1342' from site - View SE from W



Page of Photos: 1 of 10

Photo Simulation 92  
~0.25 miles from tower  
Arrowhead Park  
Hamlet



SITE NAME  
Eagle Bay

Photosimulation of proposed 125  
1342' from site - View SE from V

Date of Photo: 1/31/2020

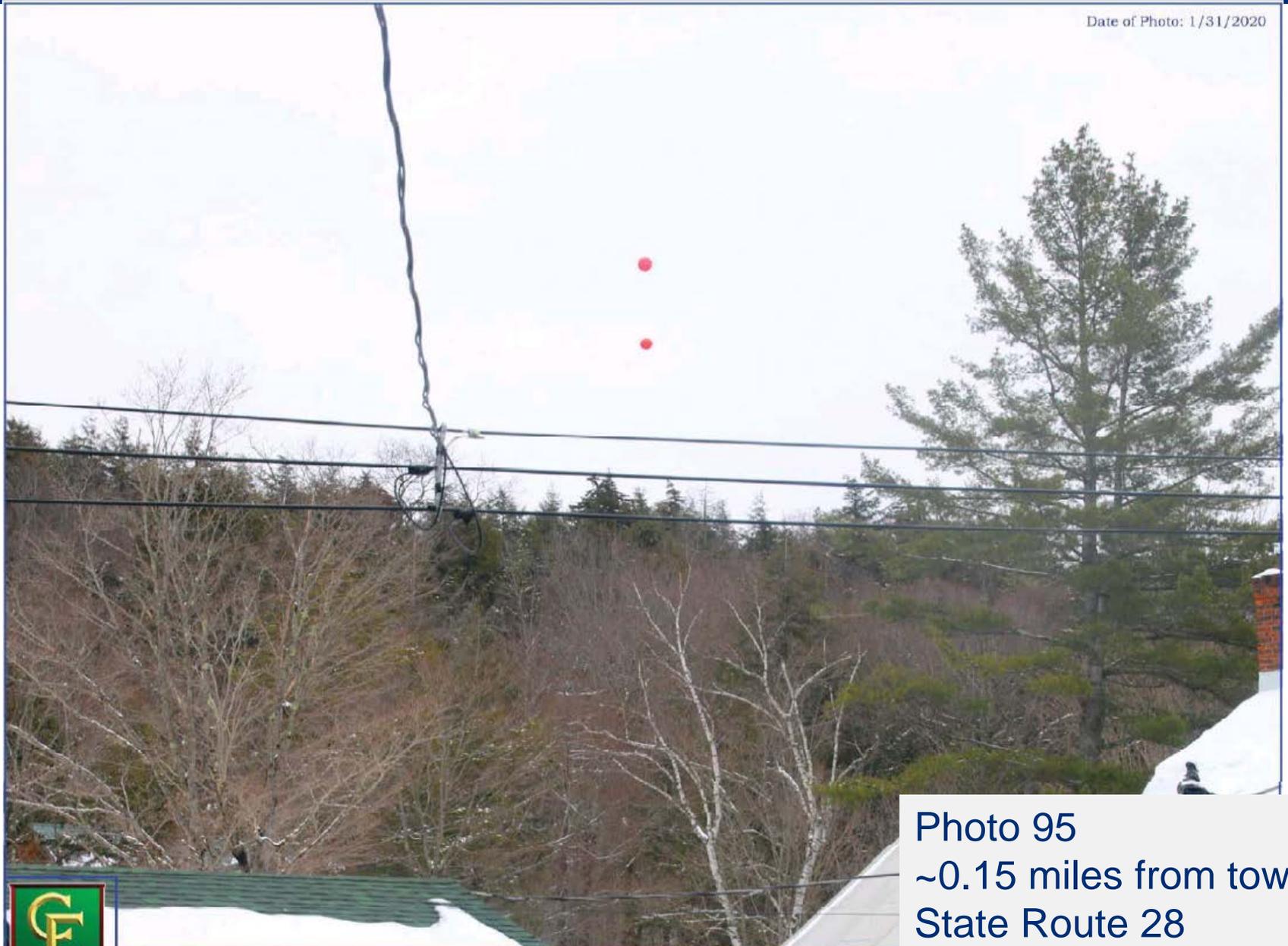


Photo 95  
~0.15 miles from tower  
State Route 28  
Hamlet



SITE NAME  
Eagle Bay

View toward site, bottom of balloons a  
796' from site - View E from R

Date of Photo: 1/31/2020

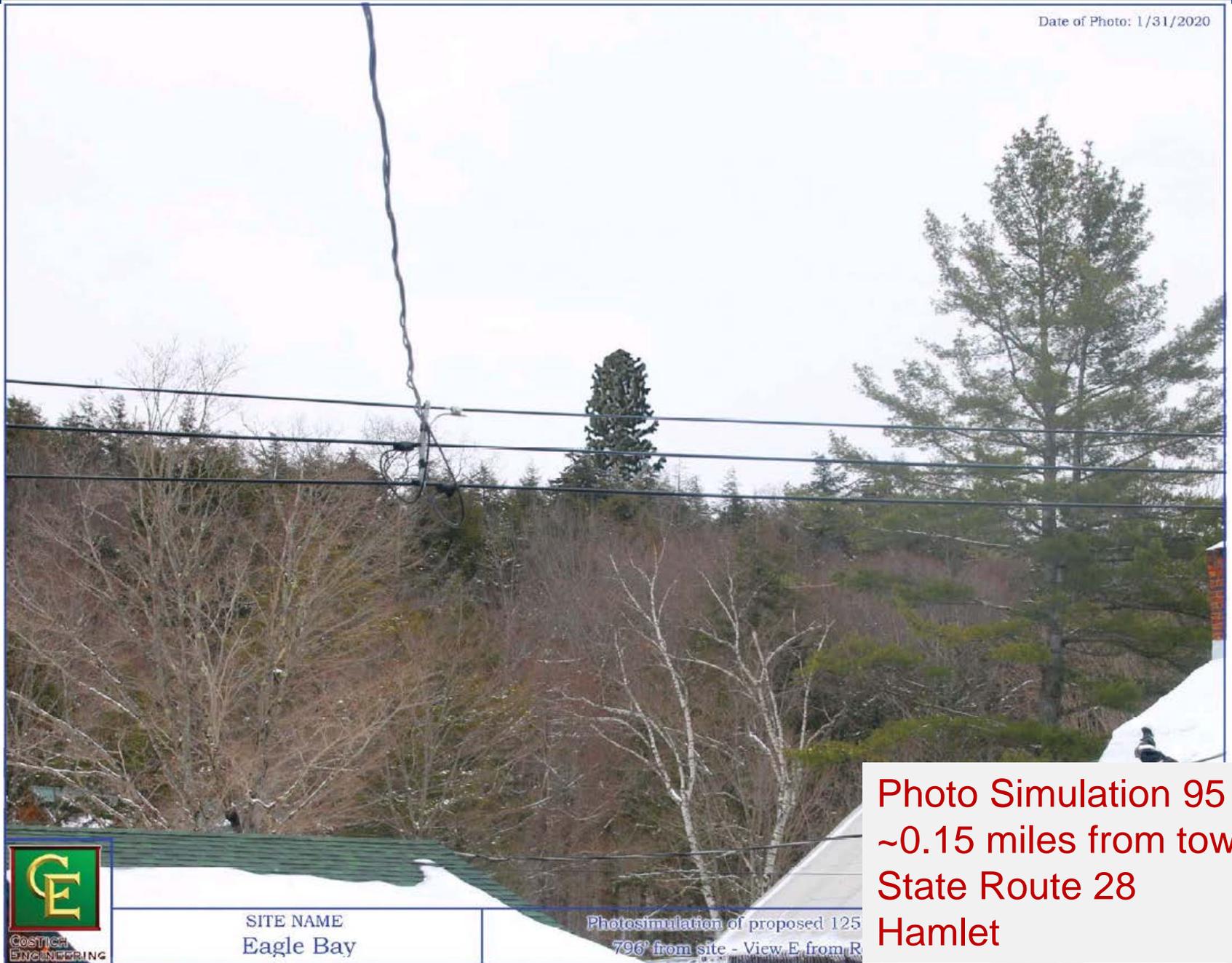


Photo Simulation 95  
~0.15 miles from tower  
State Route 28  
Hamlet



SITE NAME  
Eagle Bay

Photosimulation of proposed 125  
796' from site - View E from R

Date of Photo: 1/31/2020



Photo 97  
~0.09 miles from tower  
State Route 28  
Hamlet



SITE NAME  
Eagle Bay

View toward site, bottom of balloons at  
516' from site - View NE from

Date of Photo: 1/31/2020



Photo Simulation 97  
~0.09 miles from tower  
State Route 28  
Hamlet



COSTICH  
ENGINEERING

SITE NAME  
Eagle Bay

Photosimulation of proposed 125  
516' from site - View NB from f

# Public Comment and Review by Others

# Public Comment

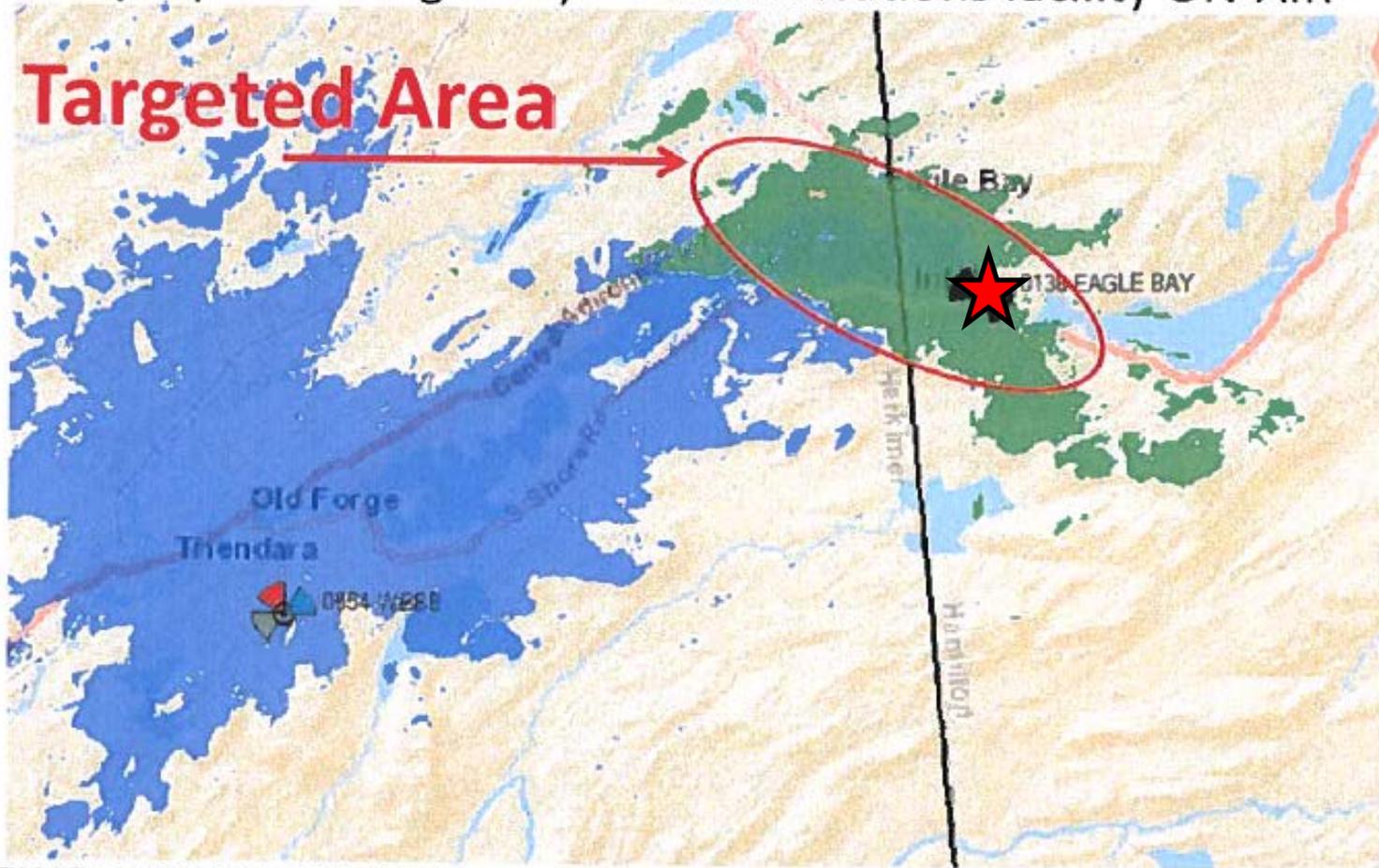
- Public Notice
  
- Comment Letters
  - 1 from summer residents (Aug 2020)
    - lack cell service, support tower
  - 1 from Adirondack Council (Jan 2021)
    - visibility concerns, opposed to tower
  - 1 from neighboring landowners (Jan 2021)
    - 5G health concerns, opposed to tower
  
- Comment Letter Response (Feb 2021)

# Review by Others

- Town of Inlet
  - Use variance granted
  - Construction timing limited
- NY Air National Guard
  - tower will not impact the Guard's operations
- Federal Communications Commission
  - Verizon Wireless licensed throughout Adirondack Park
- Federal Aviation Administration
  - notification, lighting and striping not required
- NYS Office of Parks, Recreation and Historic Preservation
  - Direct effect: no historic properties in APE
  - Visual effect: no adverse effect on historic properties in APE

# Alternatives Analysis – Height

### Existing Site Coverage with the proposed "Eagle Bay" communications facility ON-AIR

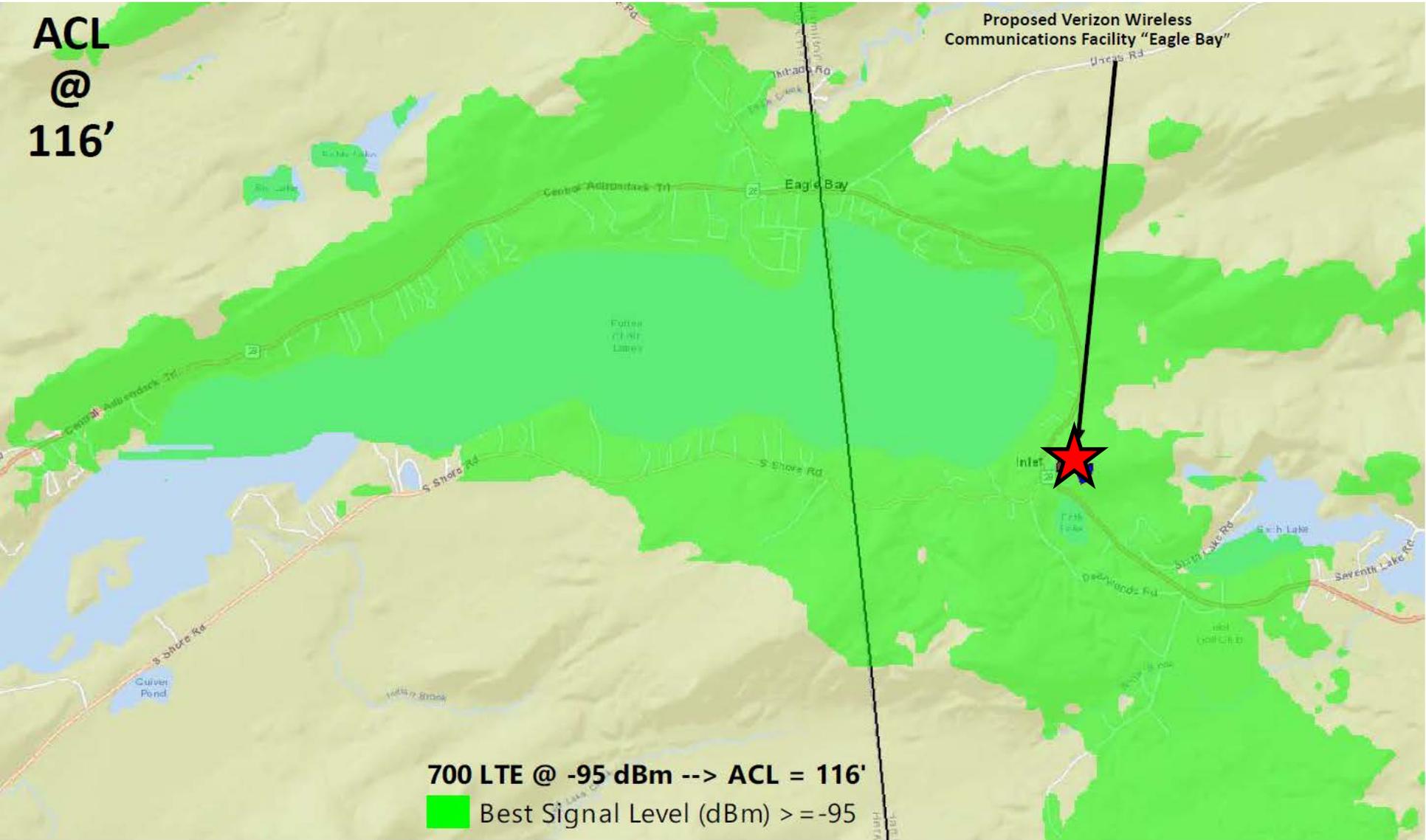


- 700 LTE: RSRP (15m) @ -95 dBm (Proposed - Eagle Bay)  
Best Signal Level (dBm) >= -95
- 700 LTE: RSRP (15m) @ -95 dBm (Existing Coverage)  
Best Signal Level (dBm) >= -95

Figure 8. Existing and Future Planned Site Coverage with the proposed "Eagle Bay" Wireless Facility ON-AIR

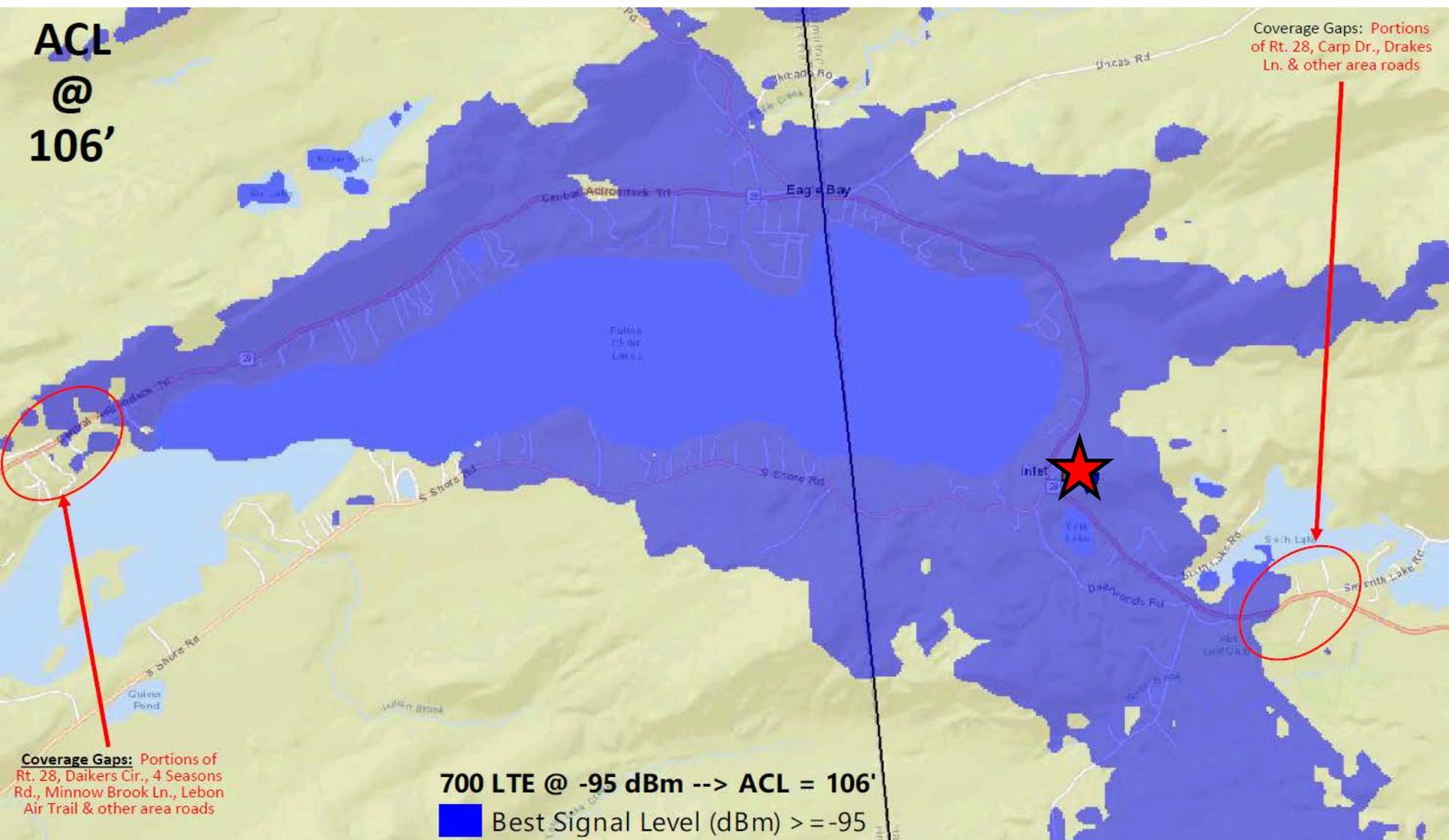
ACL  
@  
116'

Proposed Verizon Wireless  
Communications Facility "Eagle Bay"



ACL  
@  
106'

Coverage Gaps: Portions  
of Rt. 28, Carp Dr., Drakes  
Ln. & other area roads



Coverage Gaps: Portions of  
Rt. 28, Daikers Cir., 4 Seasons  
Rd., Minnow Brook Ln., Lebon  
Air Trail & other area roads

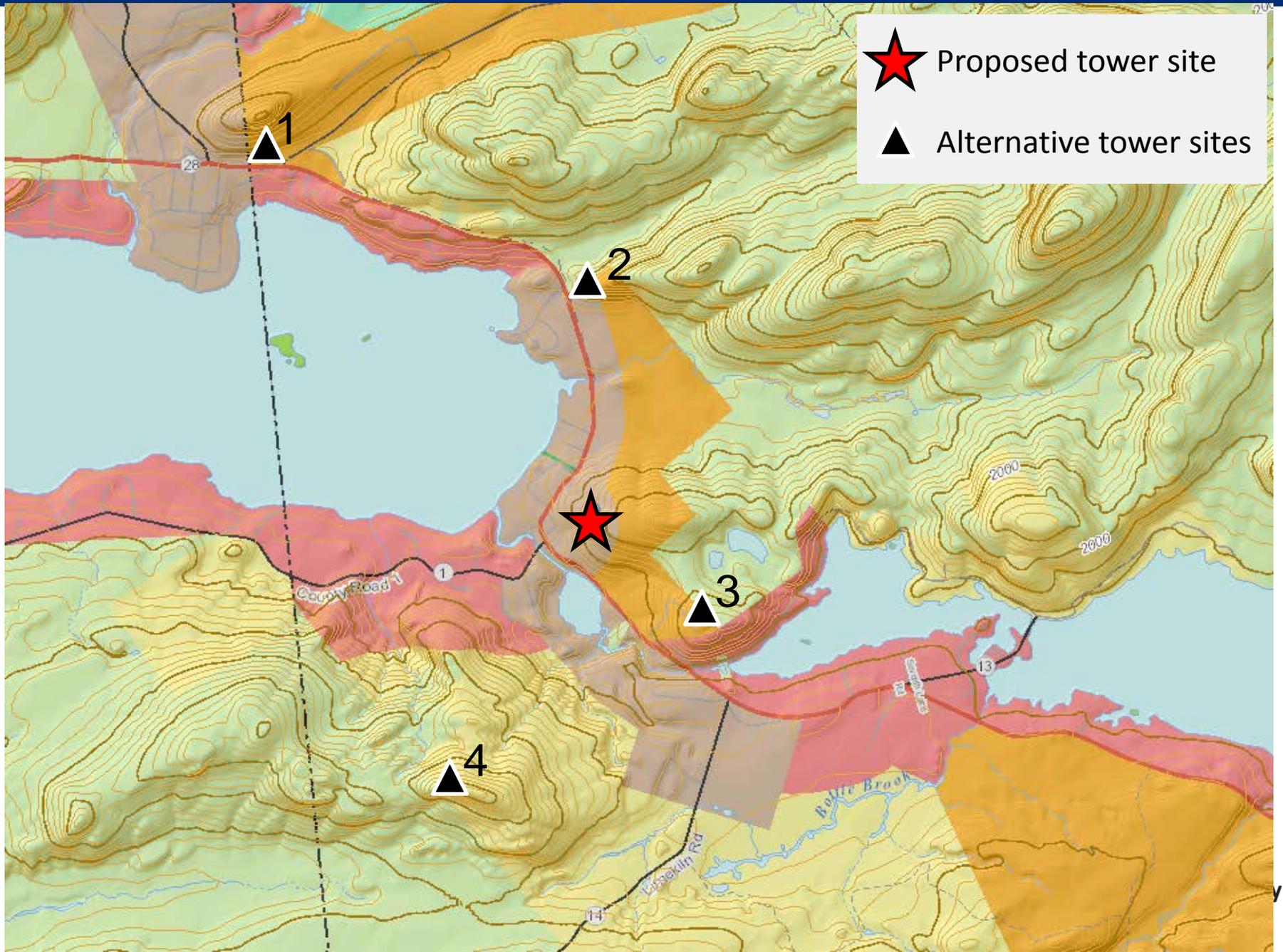
700 LTE @ -95 dBm --> ACL = 106'  
Best Signal Level (dBm) >= -95



# Alternatives Analysis – Location

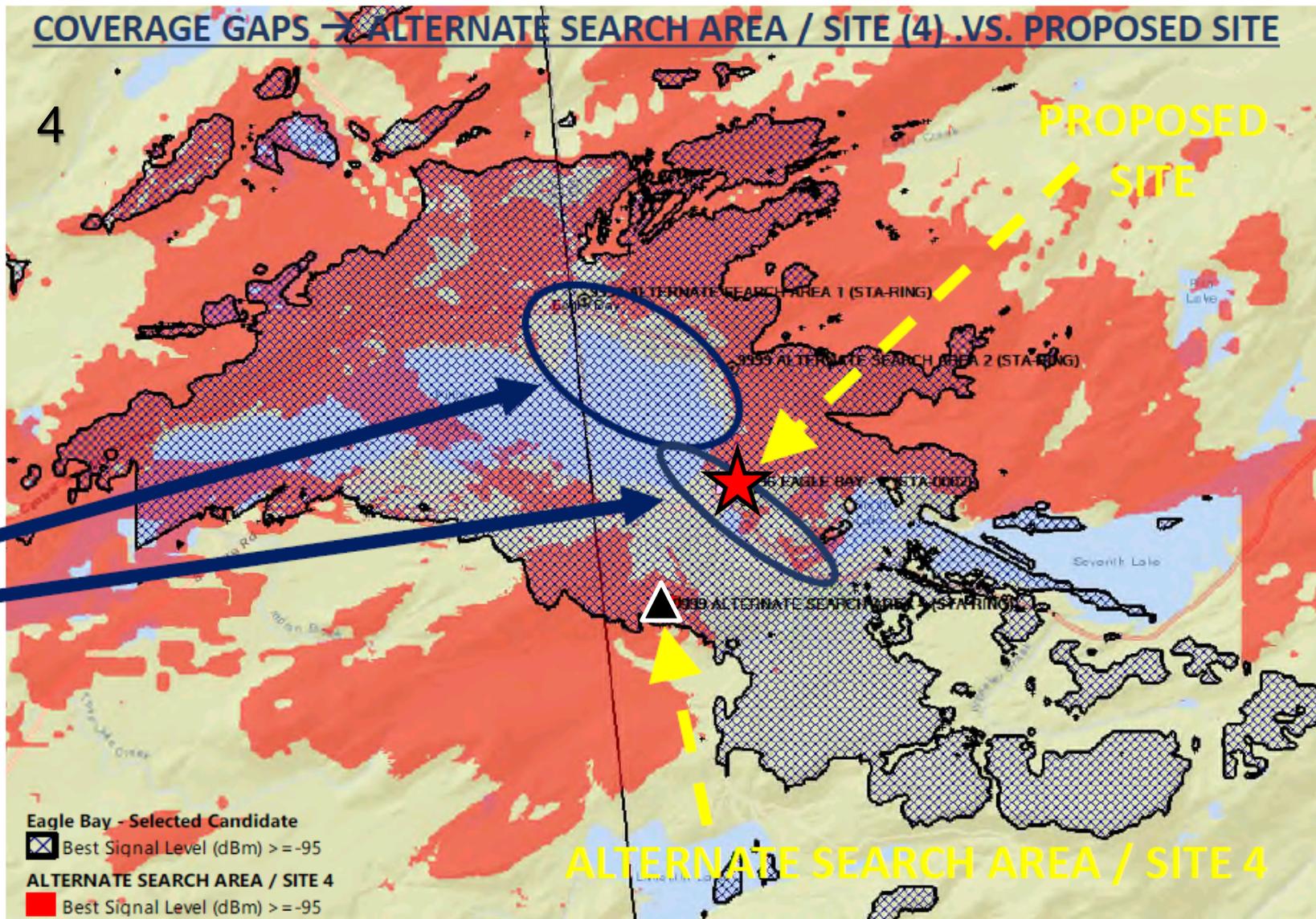


***Exhibit 3 – Eagle Bay Search Area Tax Map overlay on an Aerial Map showing all parcels within the search area.***



ACL  
116'

COVERAGE GAPS → ALTERNATE SEARCH AREA / SITE (4) .VS. PROPOSED SITE



CRITICAL  
COVERAGE  
GAPS

PROPOSED  
SITE

ALTERNATE SEARCH AREA / SITE 4

Eagle Bay - Selected Candidate

Best Signal Level (dBm) >= -95

ALTERNATE SEARCH AREA / SITE 4

Best Signal Level (dBm) >= -95

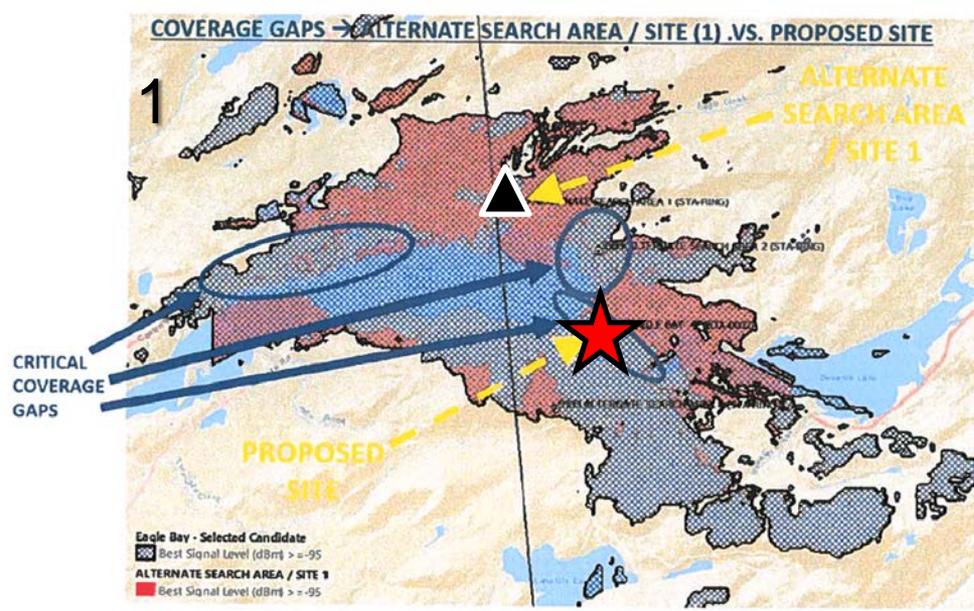


Figure 4. Coverage Gap Comparison between Proposed Site and Alternative Search Area / Site 1

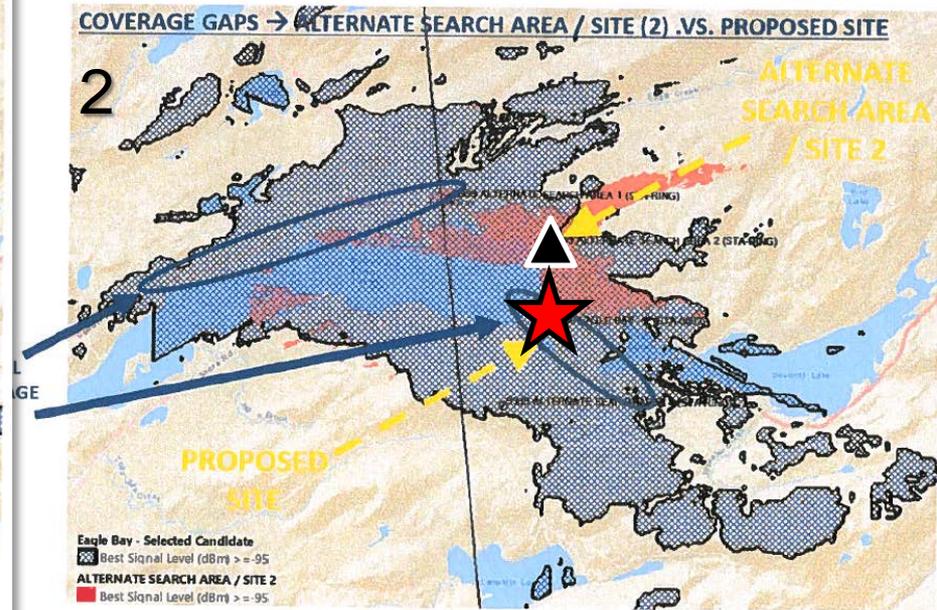


Figure 5. Coverage Gap Comparison between Proposed Site and Alternative Search Area / Site 2

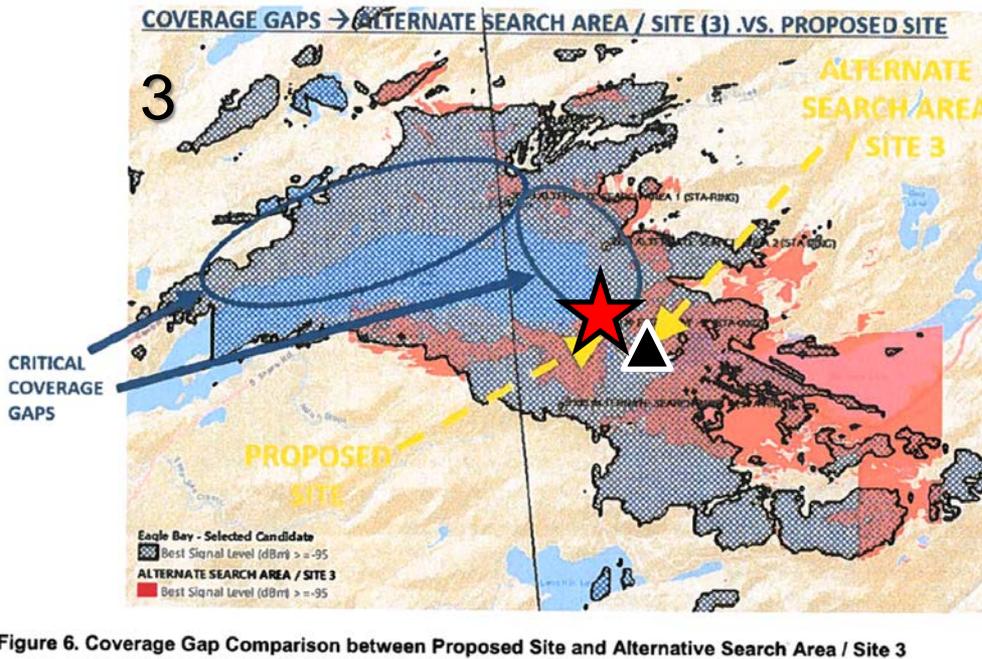


Figure 6. Coverage Gap Comparison between Proposed Site and Alternative Search Area / Site 3

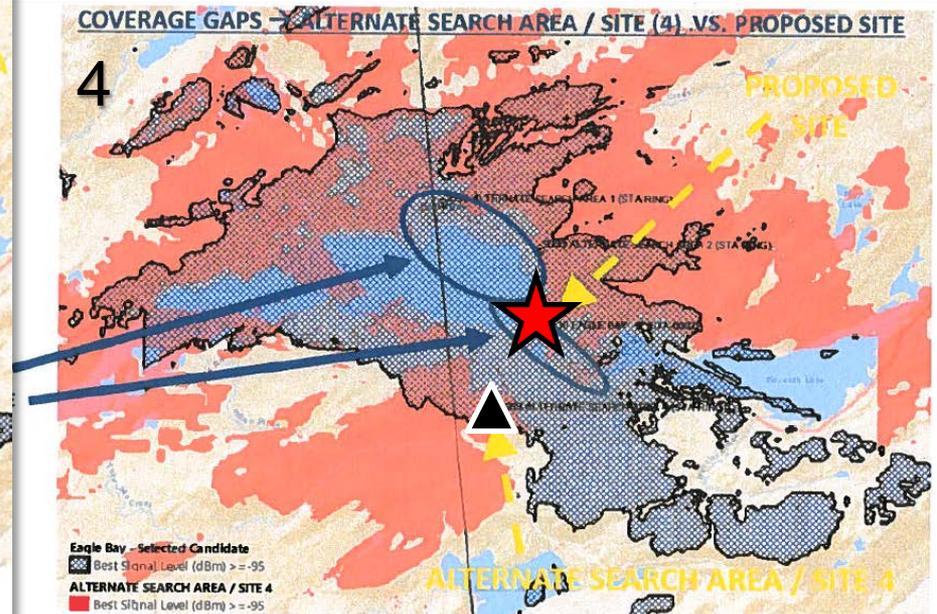


Figure 7. Coverage Gap Comparison between Proposed Site and Alternative Search Area / Site 4

# Staff Recommendation: Approve with Conditions

# Compliance with Towers Policy

- ✓ Tower in Hamlet land use area
- ✓ All views from Hamlet land use area
  - Or lakes surrounded by Hamlet / Moderate Intensity Use
- ✓ Concealed as simulated tree
- ✓ Minimum height necessary
- ✓ Location avoids mountain top
- ✓ Uses existing driveway for  $> \frac{1}{2}$  of access

# Compliance with Towers Policy

“New telecommunications towers located within the Adirondack Park will be located to **avoid undue adverse impacts in such a manner as to be substantially invisible** and in the vicinity of **existing settlements** or those portions of highway corridors where **existing telephone and electric power is accessible** to the proposed facility.”

# Compliance with Towers Policy

“**Substantial invisibility** is intended to be applied on a **site specific basis** and **may be achieved** by consolidation of existing visual intrusions and/or by the development of facilities within lawfully existing buildings, and/or **by providing substantial screening or concealment of the structure itself.**”

# Compliance with Towers Policy

“Substantial invisibility is considerably different in developed areas with the less restrictive Hamlet land use area classification when compared to areas classified Rural Use and Resource Management in light of the differing statutory purposes and policies for these areas set forth in the Land Use and Development Plan. To further the purposes of substantial invisibility, implementation of this policy recognizes the potential compatibility of the construction of communication facilities in areas with less restrictive land use classifications in an effort to preserve the open space character of the Park as called for in the Section 805 purposes, policies and objectives for all differing land use areas.”

# Conclusions of Law

- Development authorized:
  - ✓ Consistent with land use and development plan
  - ✓ Compatible with character description and purposes policies, and objectives of Rural Use land use area
  - ✓ Consistent with overall intensity guidelines
  - ✓ Complies with shoreline restrictions
  - ✓ No undue adverse impact on resources of the Park
    - Natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources

# Draft Permit Conditions

- Location & dimensions of development – Project Plans
  - access road, tower, antennas, and equipment compound
- Tower concealed as simulated tree
  - Must appear as depicted in simulations
  - Replace/repair branches
- Retain trees within 200 feet of tower
  - Except for those proposed for removal on plans
- Downward lighting only, switched off or on motion sensor
- Clean equipment and tools: invasive species control
- Follow drainage, grading, and erosion control plan
- Pre-approval required for any blasting



**Adirondack  
Park Agency**

# **New York RSA 2 Cellular Partnership d/b/a Verizon Wireless**

**P2019-0207**

**February 10, 2021**