



**Adirondack
Park Agency**

New Cingular Wireless PCS, LLC d/b/a AT&T

P2020-0224

March 9, 2022

Presentation Overview

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

Jurisdiction

Jurisdiction for proposed tower on Fraker Mountain (Rural Use land use area):

- **Structure greater than 40 feet in height**
(810)(1)(c)(5)
- **Major public utility use**
(810)(1)(c)(17)
- **Subdivision by lease / into sites**
(810)(2)(c)(2)(b)

Conclusions of Law

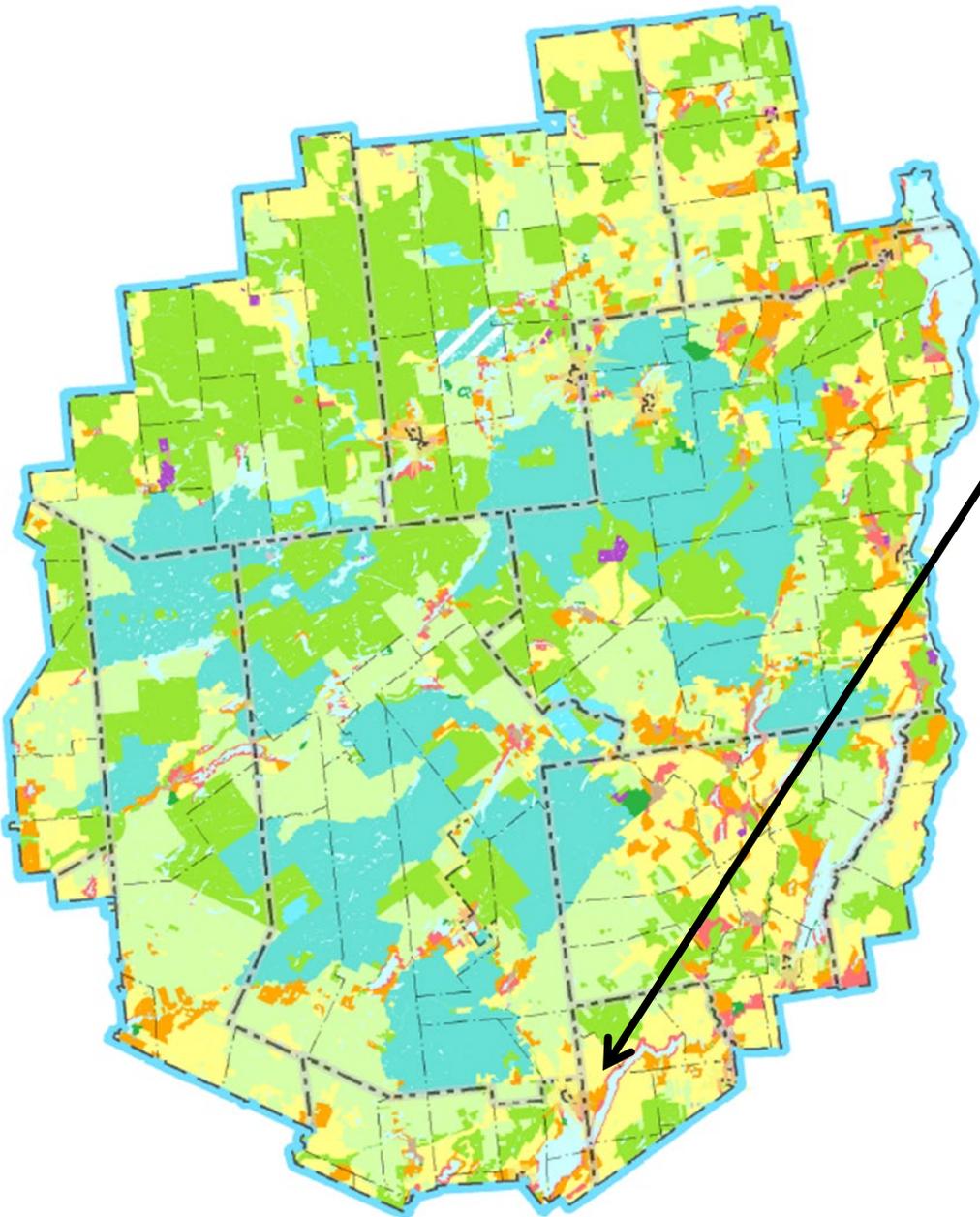
Section 809(9) Approval Criteria

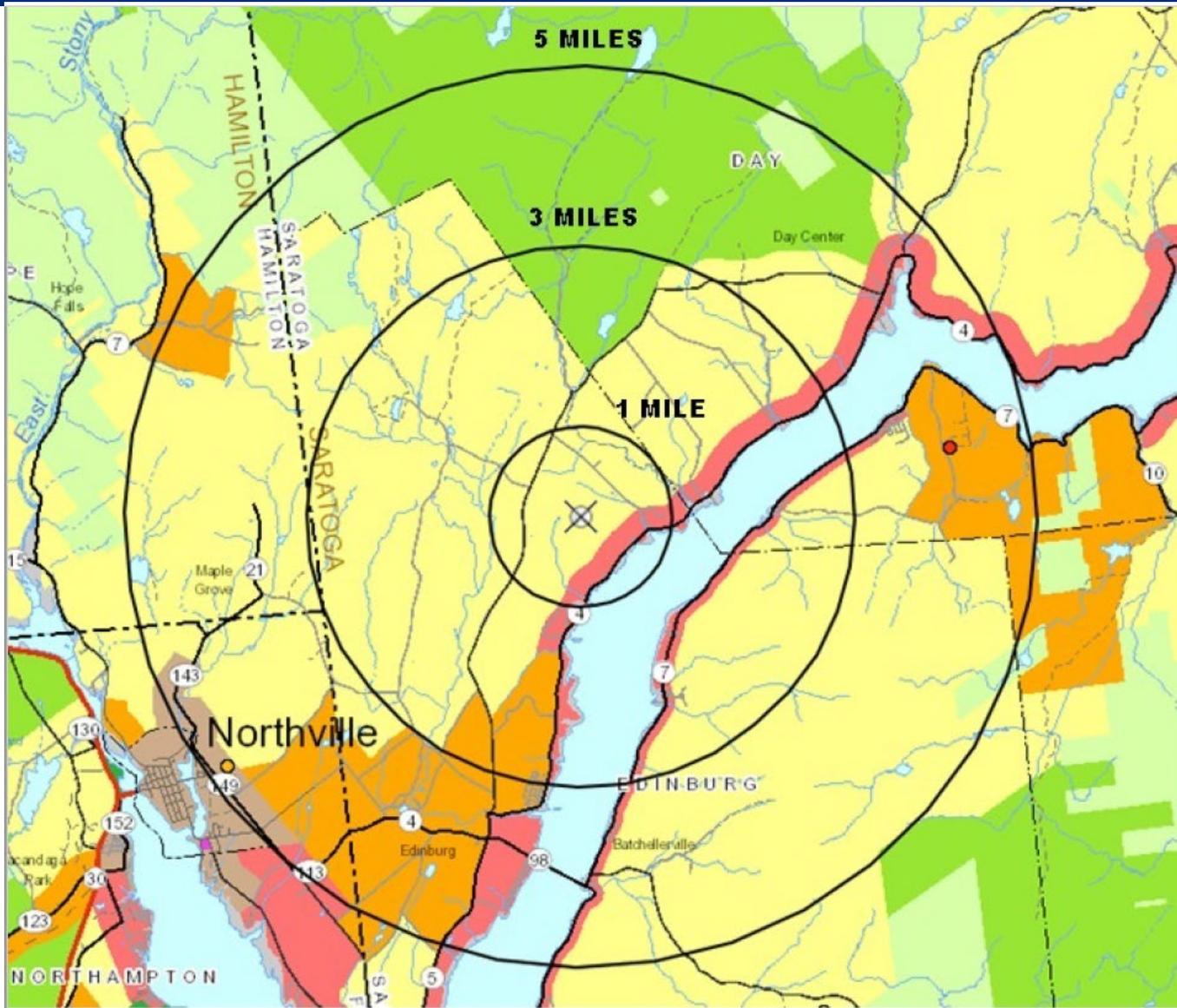
- Project must:
 - meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Edinburg;
 - not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project
- Tower's Policy

Project Location

Project Location

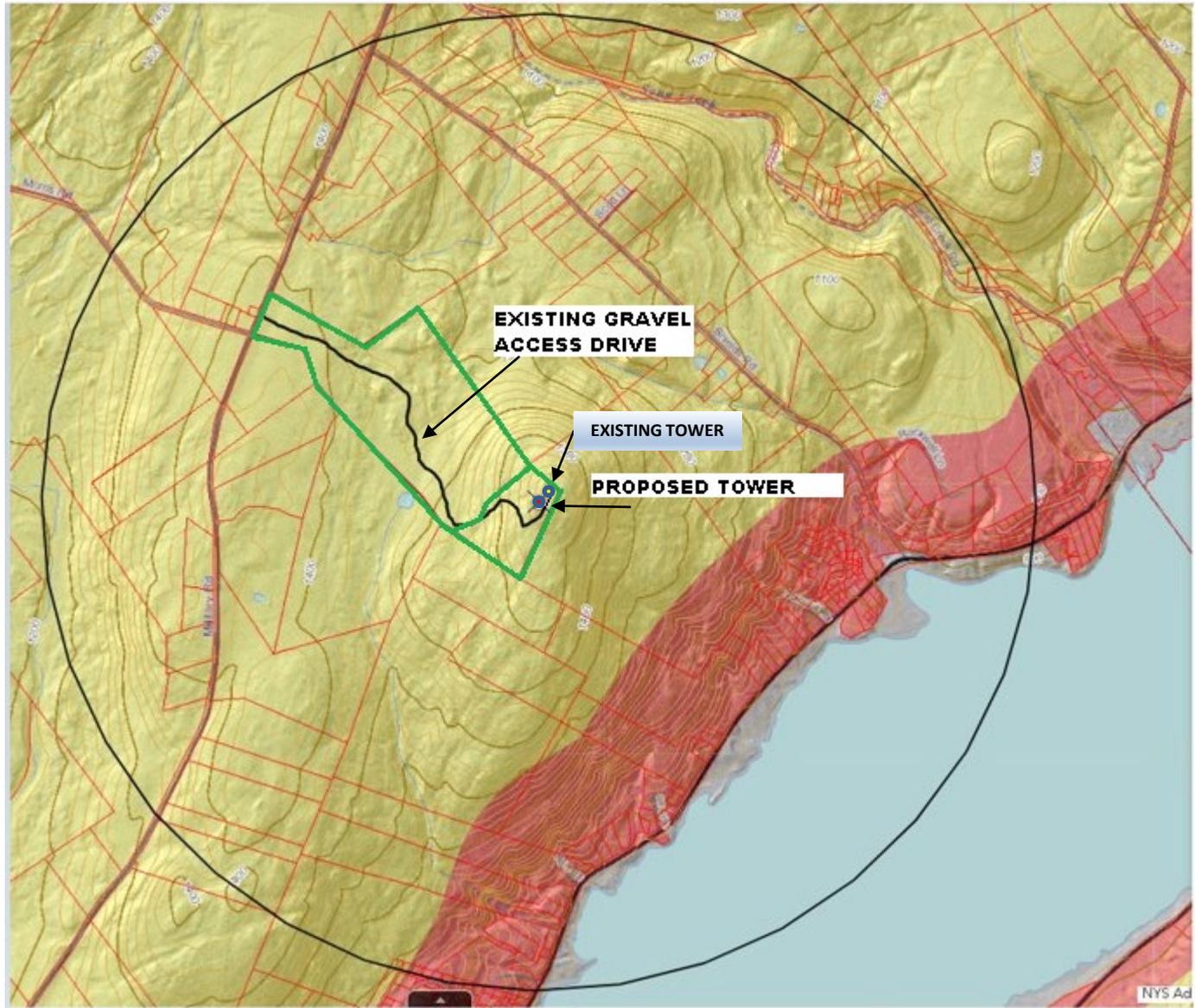
Town of Edinburg
Saratoga County





**1-mile,
3-mile,
and
5-mile
location
rings**

1-mile location ring



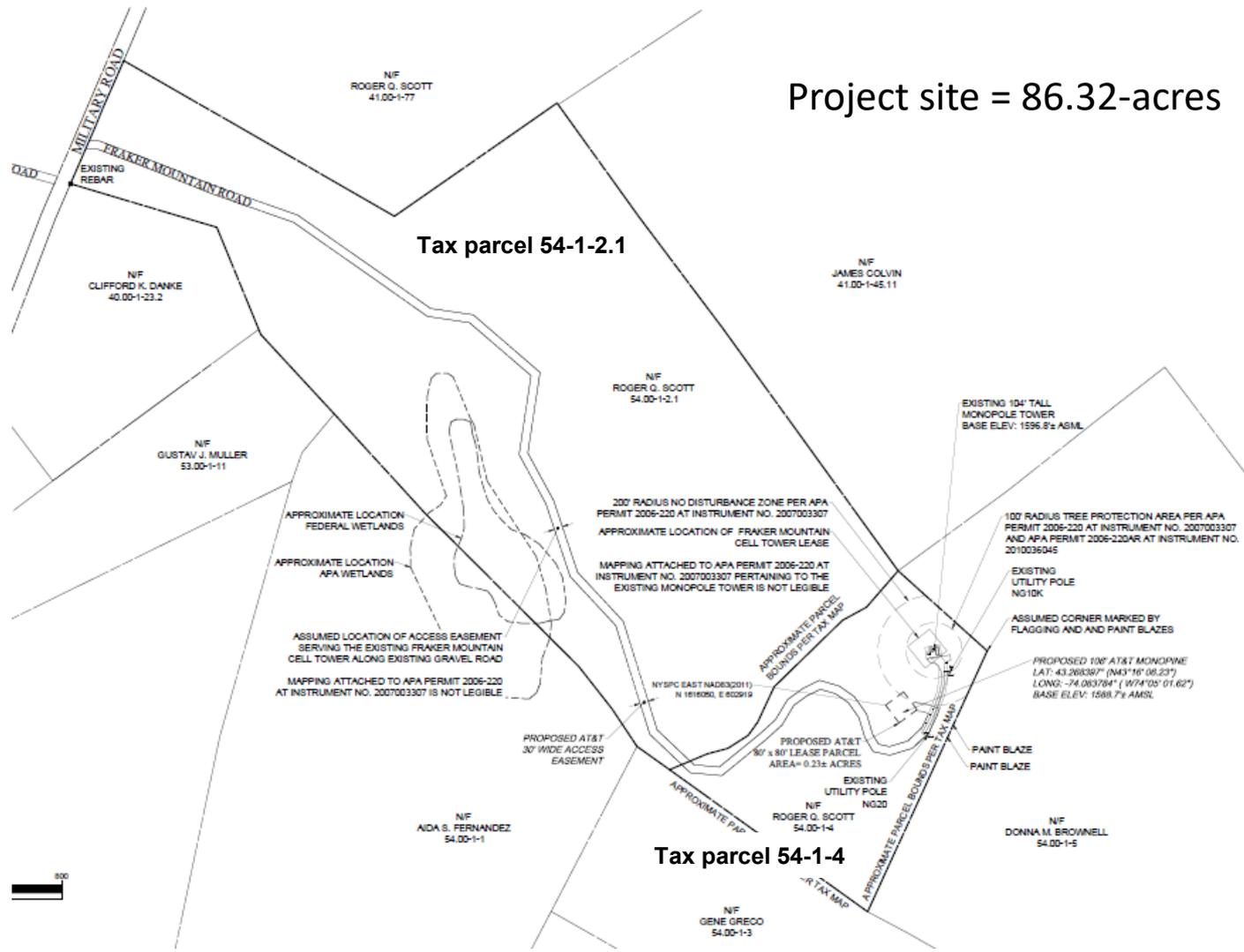
Existing Conditions



Existing
Tower

x
PROPOSED
TOWER

Project site = 86.32-acres



Proposed Project

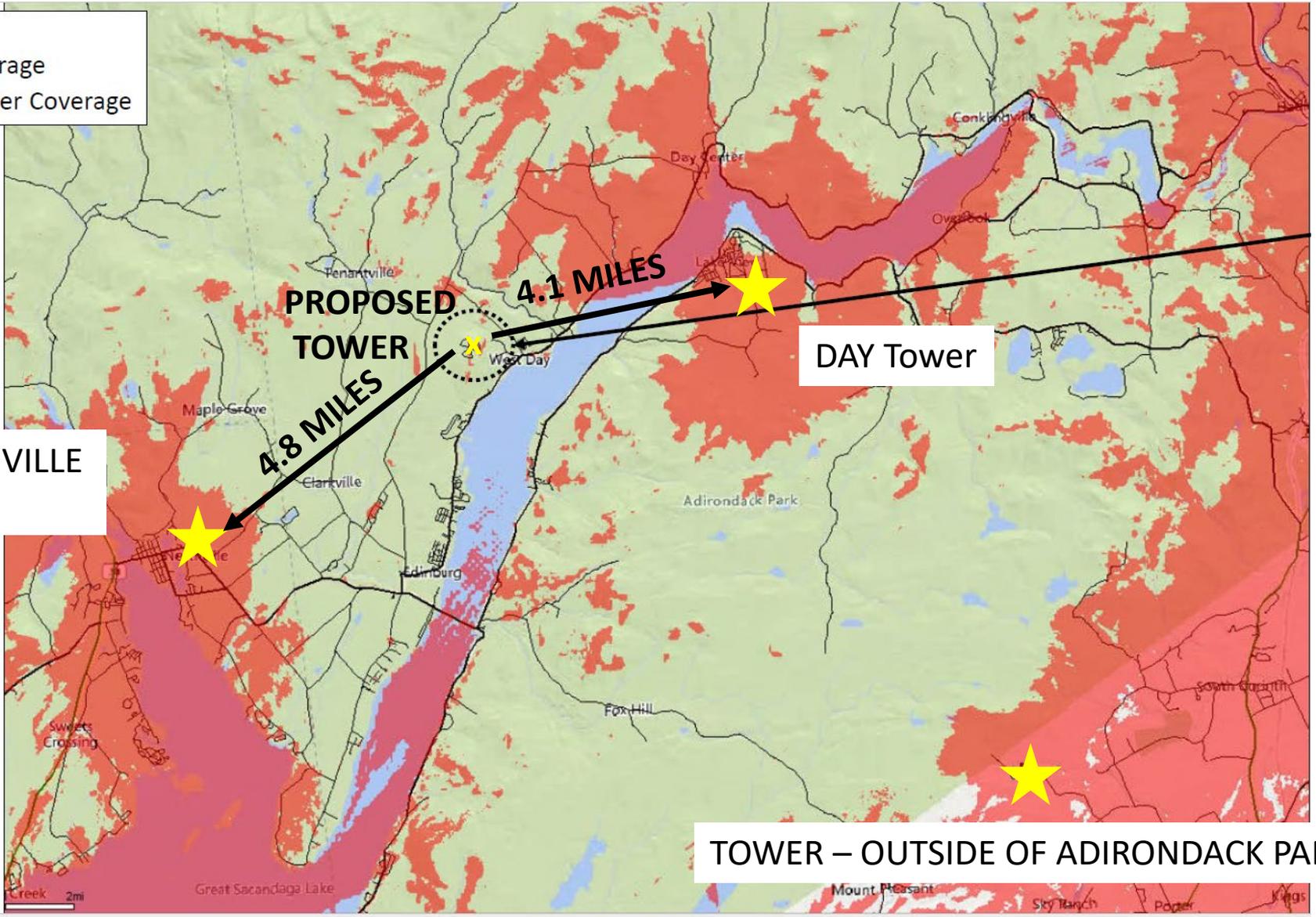
Exhibit 1:
Existing Coverage
In Car or Better Coverage

NORTHVILLE
Tower

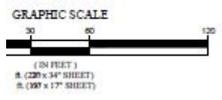
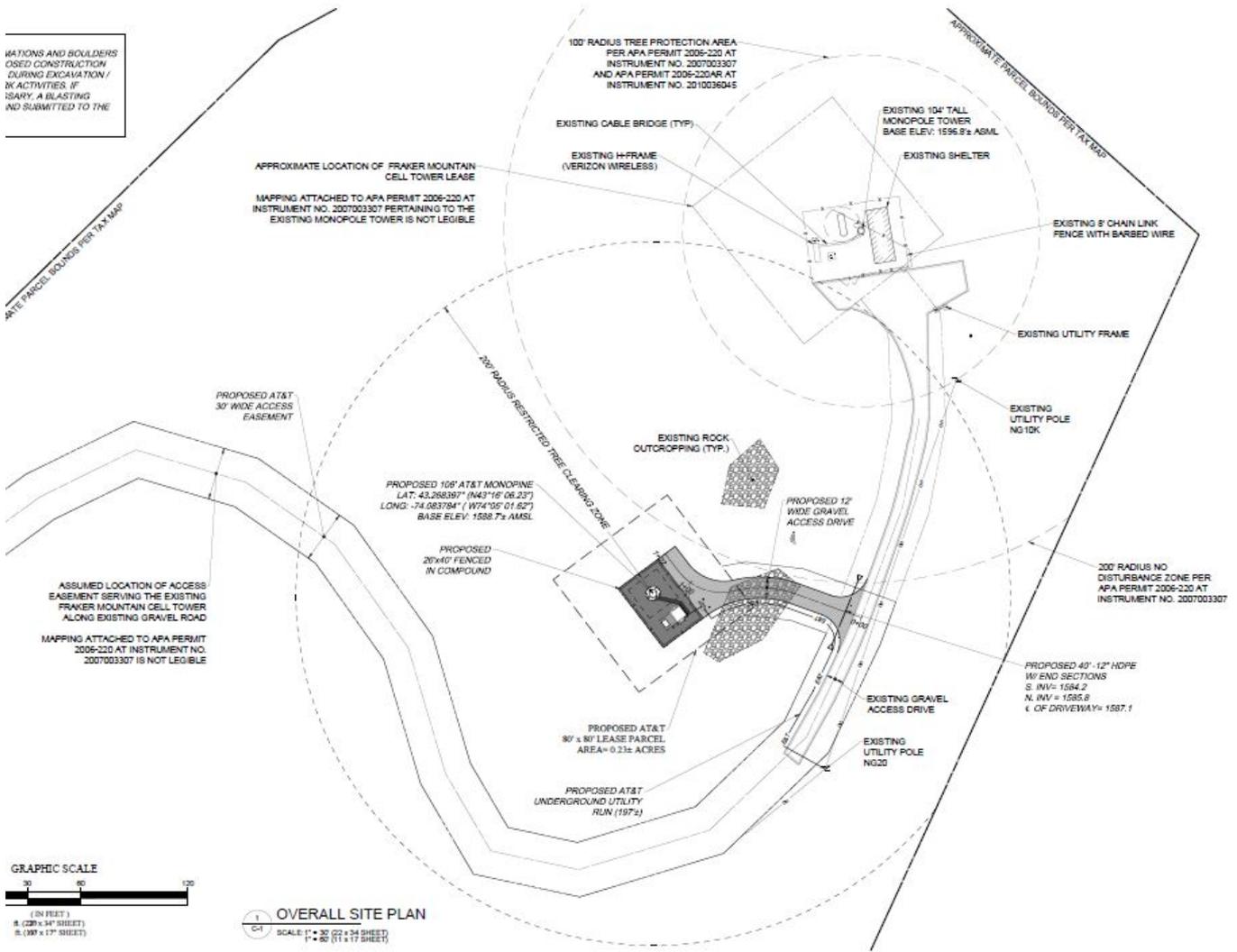
PROPOSED
TOWER

DAY Tower

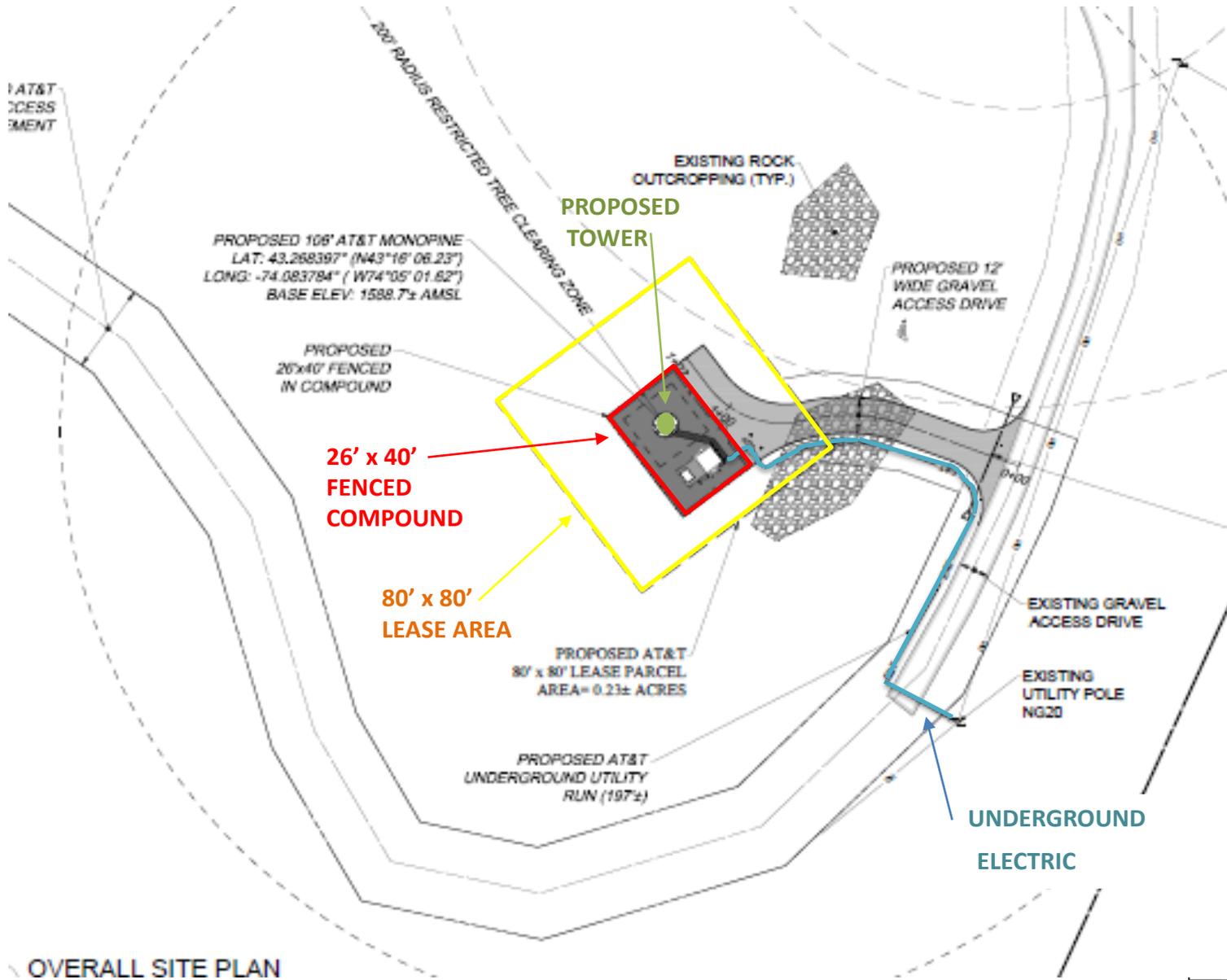
TOWER – OUTSIDE OF ADIRONDACK PARK



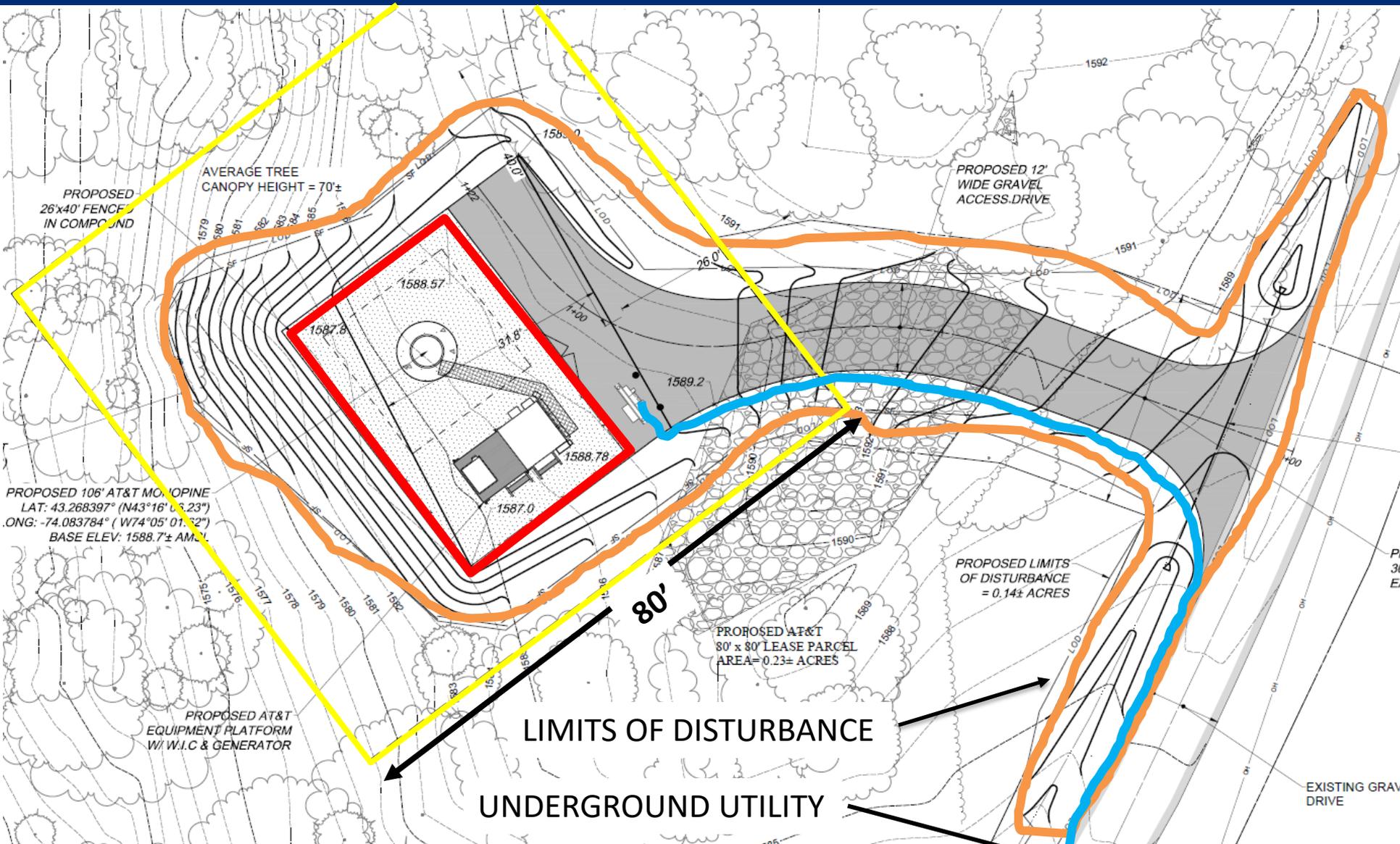
ATIONS AND BOULDERS
USED CONSTRUCTION
/K ACTIVITIES. IF
SARY, A BLASTING
ND SUBMITTED TO THE



OVERALL SITE PLAN
SCALE: 1" = 30' (22 x 34 SHEET)
1" = 60' (11 x 17 SHEET)



OVERALL SITE PLAN



PROPOSED 106' AT&T MONOPINE
 LAT: 43.268397° (N43°16'06.23")
 LONG: -74.083784° (W74°05'01.52")
 BASE ELEV: 1588.7± AMSL

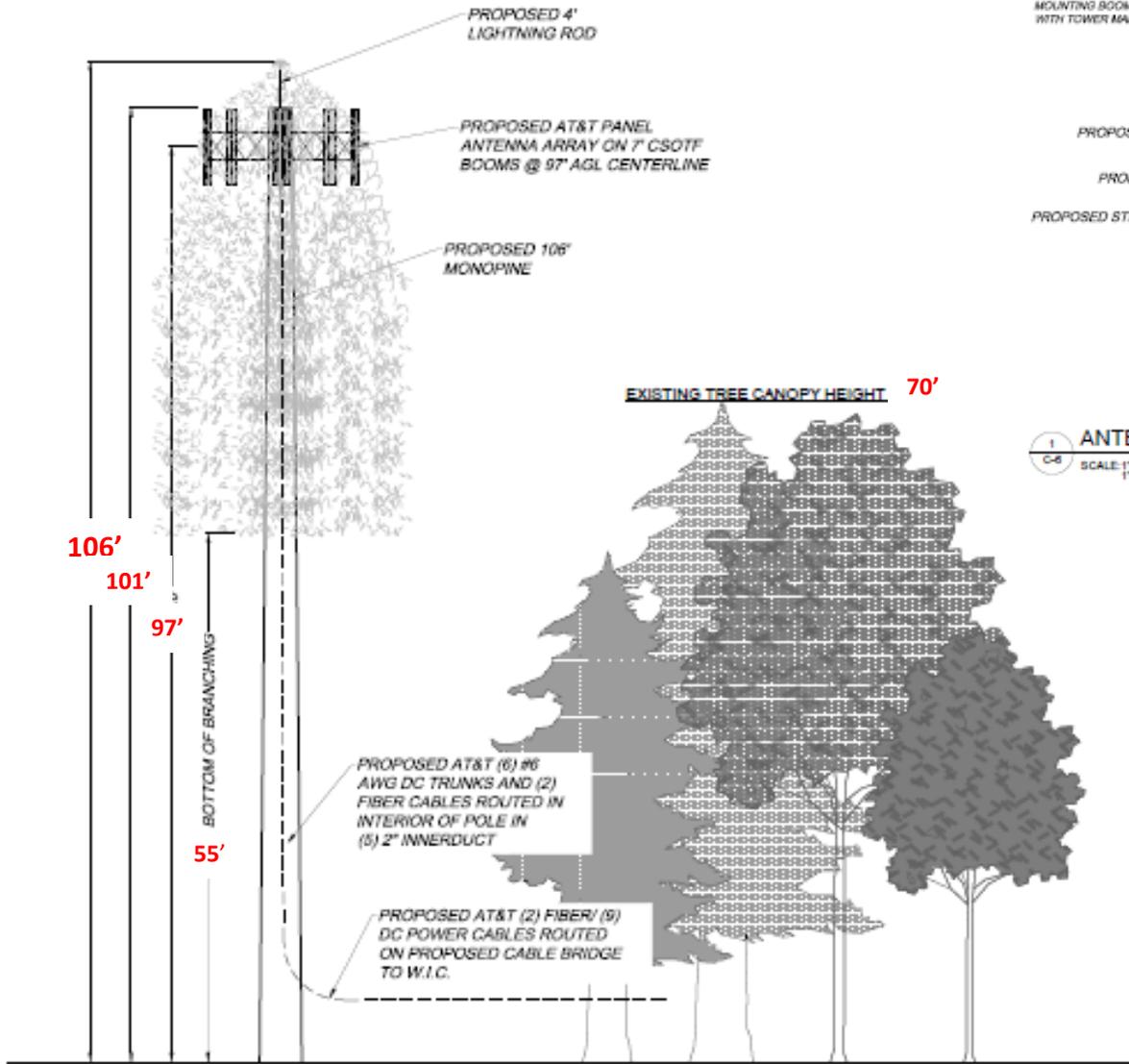
PROPOSED AT&T
 EQUIPMENT PLATFORM
 W/ W.I.C & GENERATOR

80'
 LIMITS OF DISTURBANCE
 UNDERGROUND UTILITY

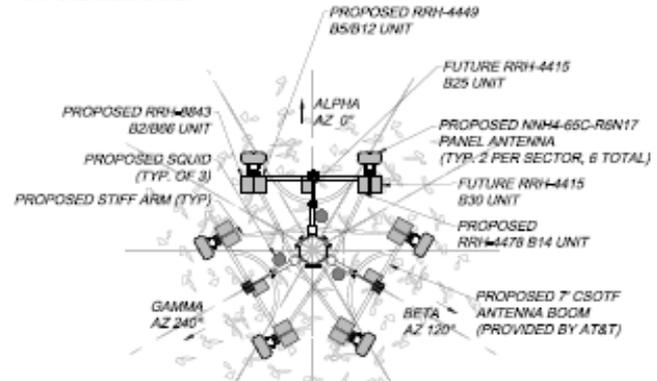
PROPOSED AT&T
 80' x 80' LEASE PARCEL
 AREA = 0.23± ACRES

PROPOSED LIMITS
 OF DISTURBANCE
 = 0.14± ACRES

LENGTH OF UNDERGROUND UTILITY = 197 FEET
 LENGTH OF PROPOSED DRIVEWAY = 122 FT
 AREA OF DISTURBANCE = 0.14 acres

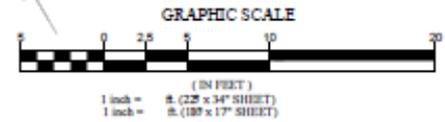


MOUNTING BOOM CONFIGURATION VARIES WITH TOWER MANUFACTURER



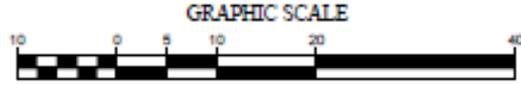
1 ANTENNA ORIENTATION

SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)



2 TOWER ELEVATION

SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)

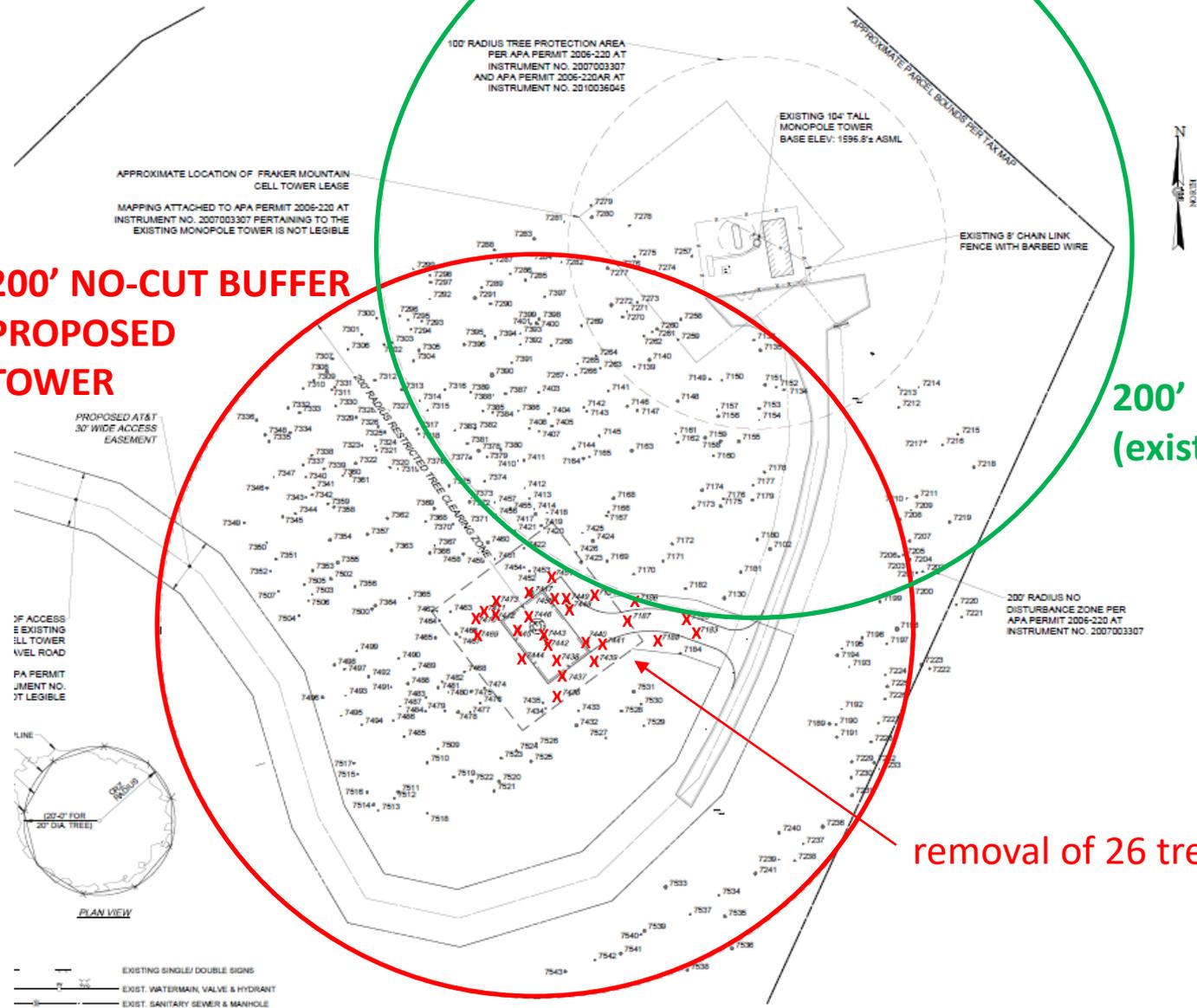


1 inch = 5' (22 x 34 SHEET)
1 inch = 10' (11 x 17 SHEET)

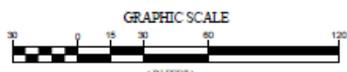
**200' NO-CUT BUFFER
PROPOSED
TOWER**

**200' NO-CUT BUFFER
(existing tower)**

removal of 26 trees

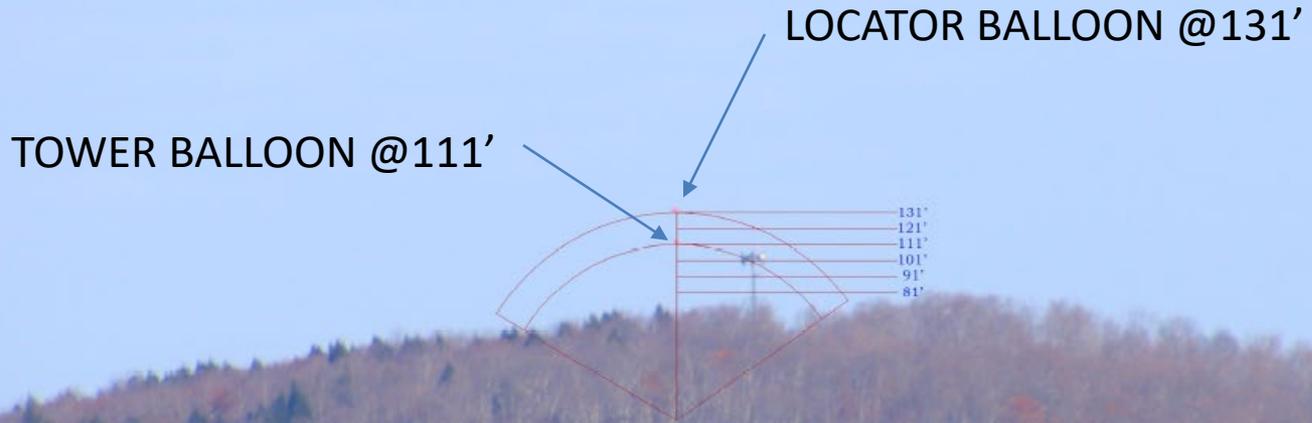


TREE PRESERVATION PLAN
SCALE: 1" = 30' (22 x 34 SHEET)
1" = 60' (11 x 17 SHEET)



Visual Analysis

Date of Photo: 11/4/2020



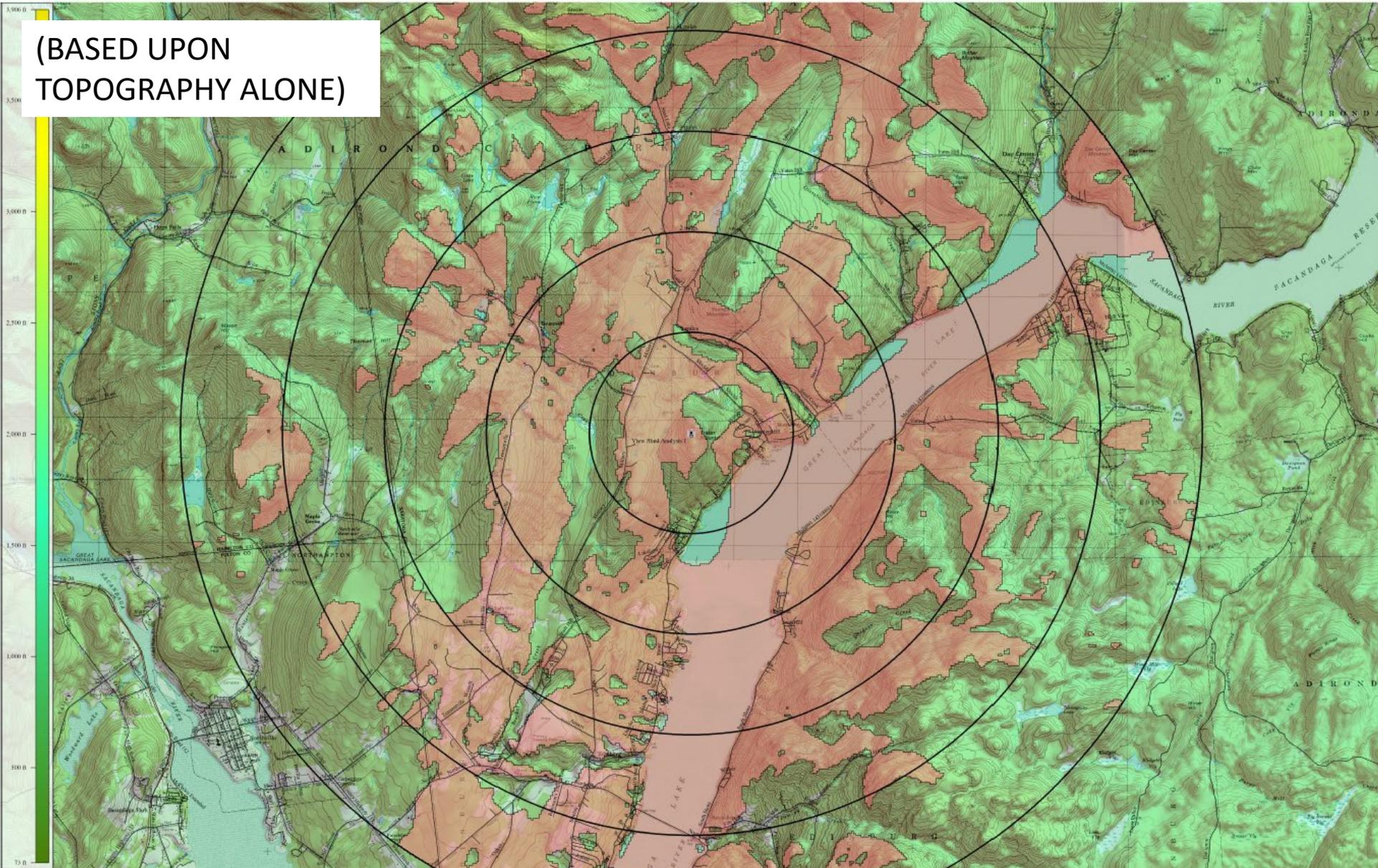
SITE NAME
Edinburg North

View toward site, bottom of balloons at 111', and 131'
4 Miles from site - View North from Northville Rd. bridge

LENS	PHOTO
405MM	120

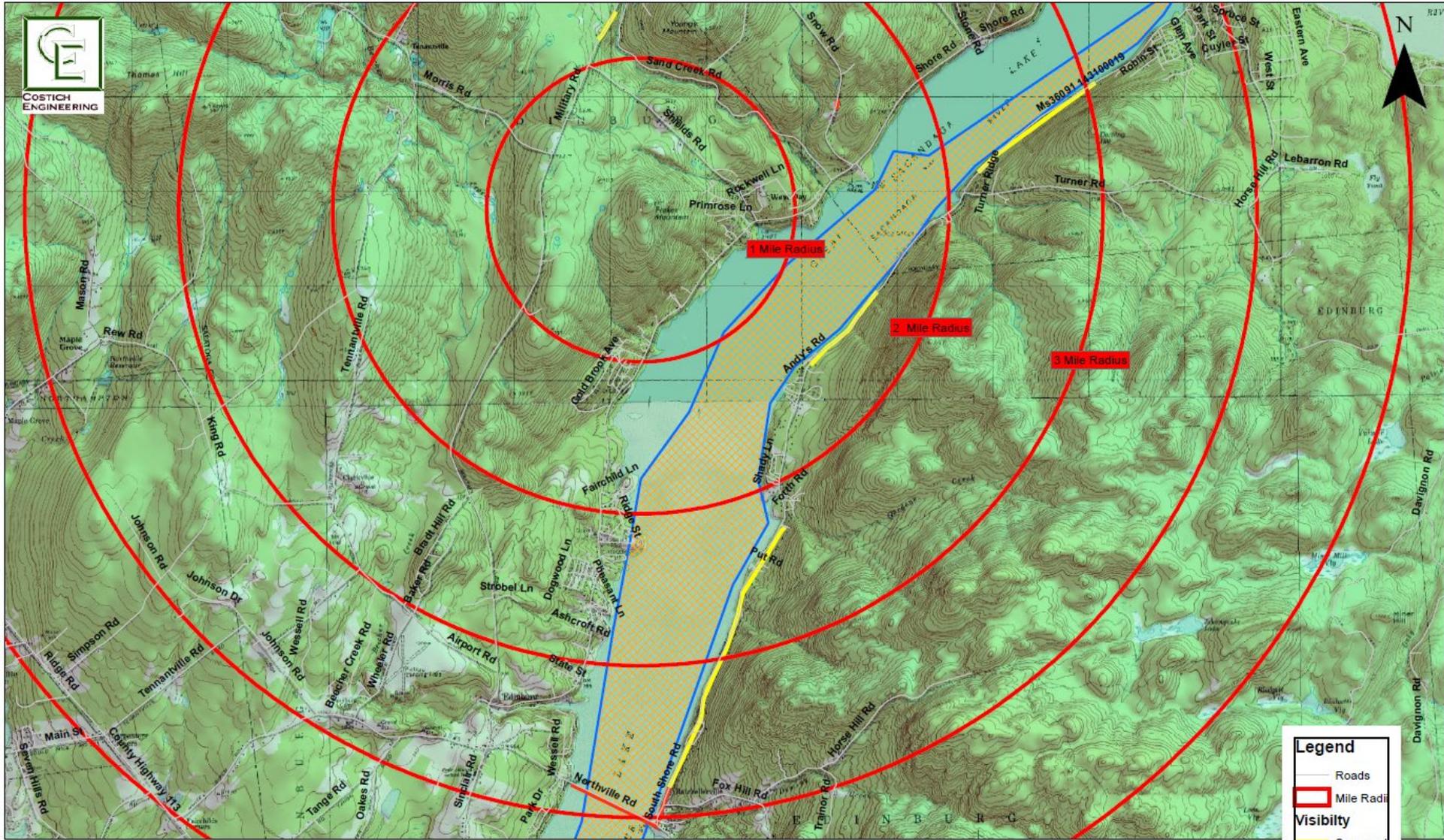
Viewshed Map

(BASED UPON
TOPOGRAPHY ALONE)





COSTICH ENGINEERING



CE#7023.01

11/04/2020

0 1,000 2,000

Feet

Viewshed / Photo Location Map
Edinburg North

Legend

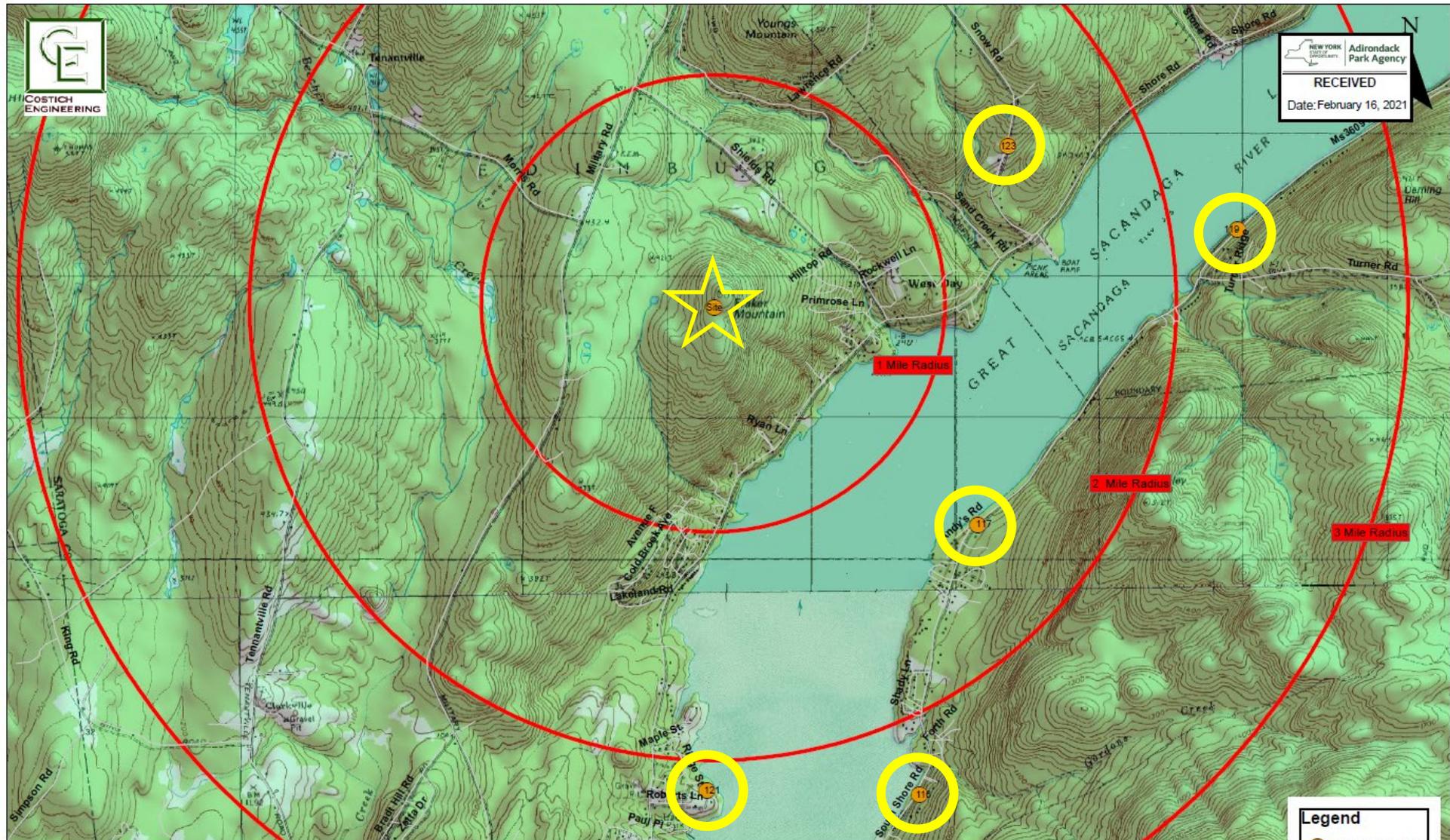
- Roads
- Mile Radius
- Visibility**
- Screened
- Visible
- Viewshed

Photo Location Map



COSTICH ENGINEERING

NEW YORK STATE Adirondack Park Agency
 RECEIVED
 Date: February 16, 2021



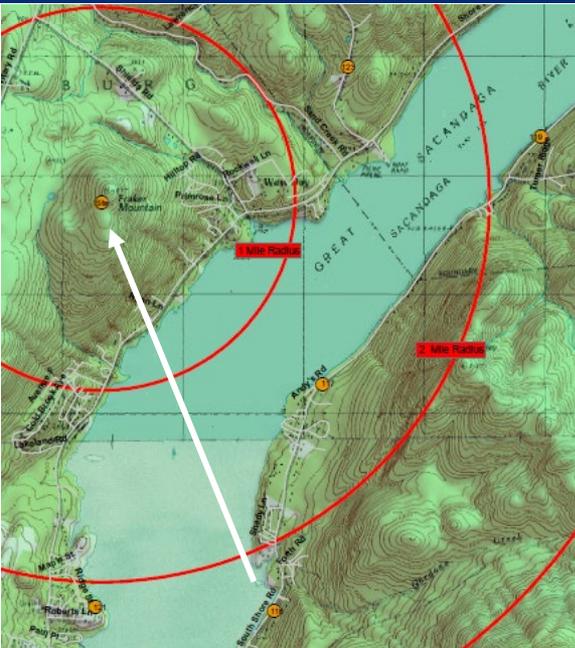
CE#7023.01
11/04/2020



Viewshed / Photo Location Map
Edinburg North

Legend

- Photo Locations
- Roads
- Mile Radii

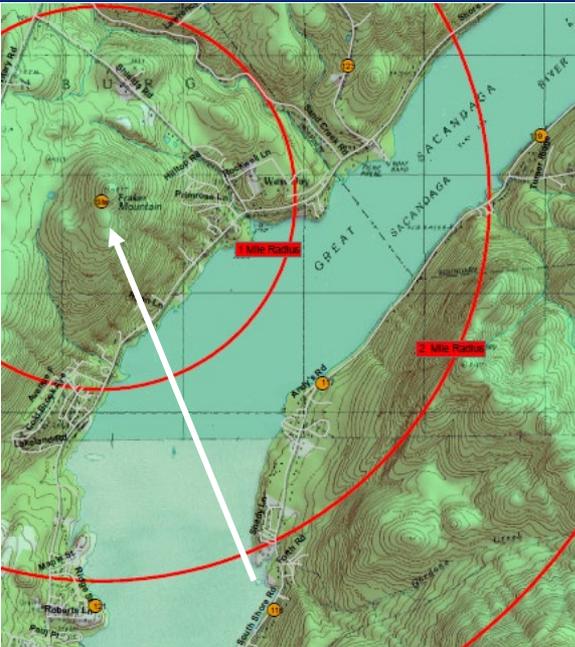


SITE NAME
Edinburg North

View toward site, bottom of balloons at 111', and 131'
2.3 Miles from site - View Northwest from South Shore Road

LENS
85MM

PHOTO
116

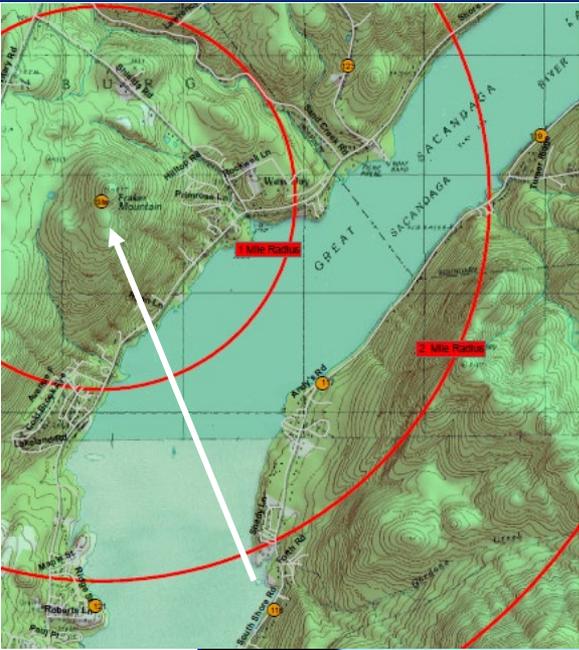


SITE NAME
Edinburg North

Photosimulation of proposed 106' monopine
2.3 Miles from site - View Northwest from South Shore Road

LENS
85MM

PHOTO
116



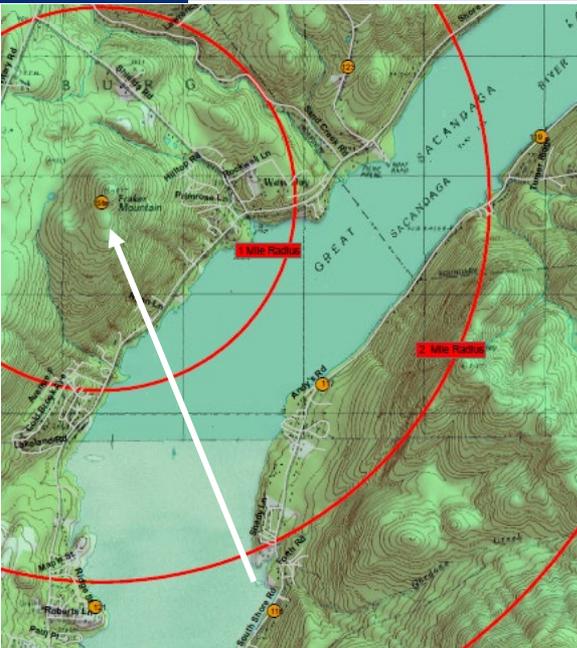
Date of Photo: 11/4/2020



SITE NAME
Edinburg North

View toward site, bottom of balloons at 111', and 131'
2.3 Miles from site - View Northwest from South Shore Road

LENS	PHOTO
120MM	116



Date of Photo: 11/4/2020

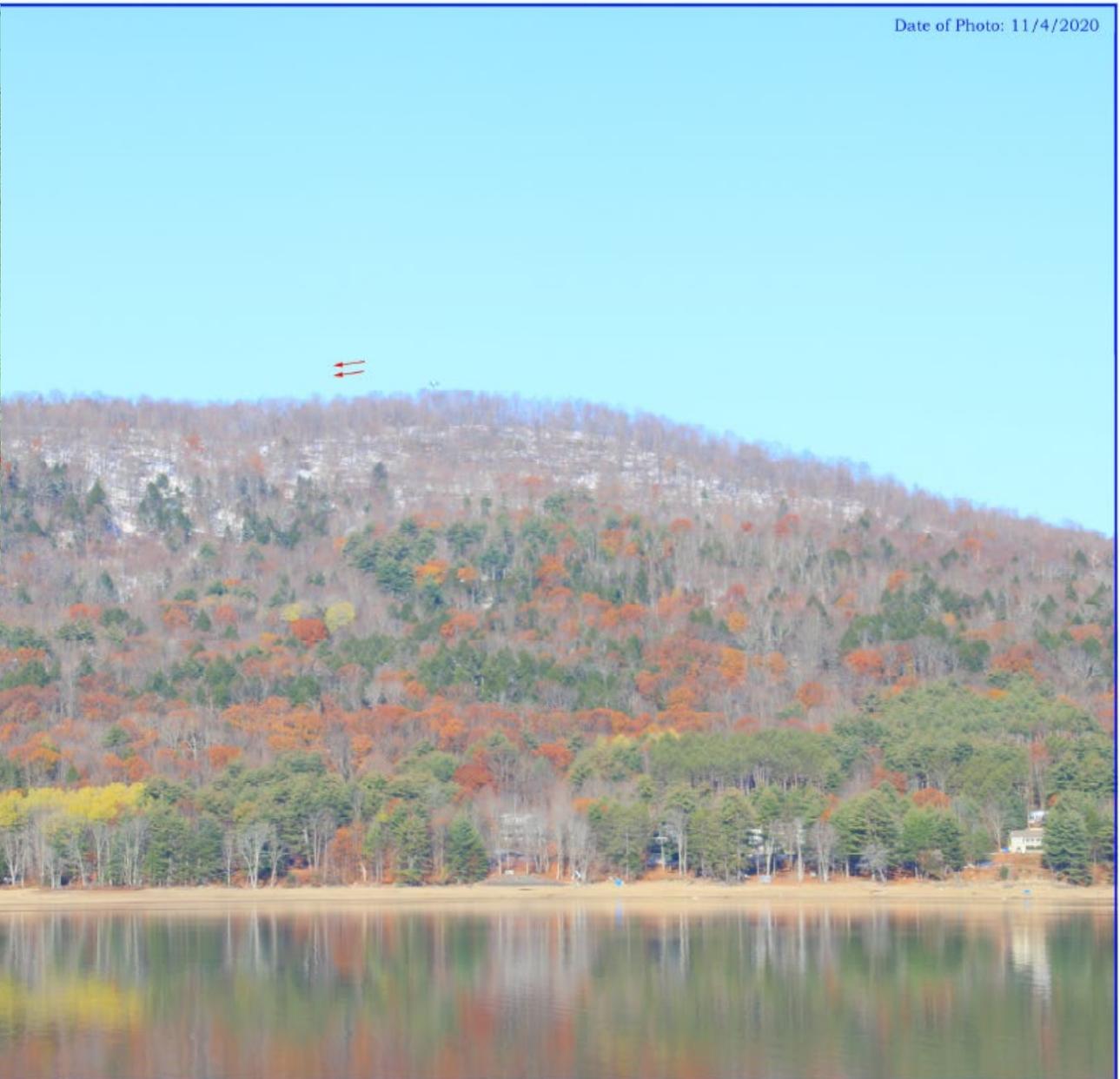
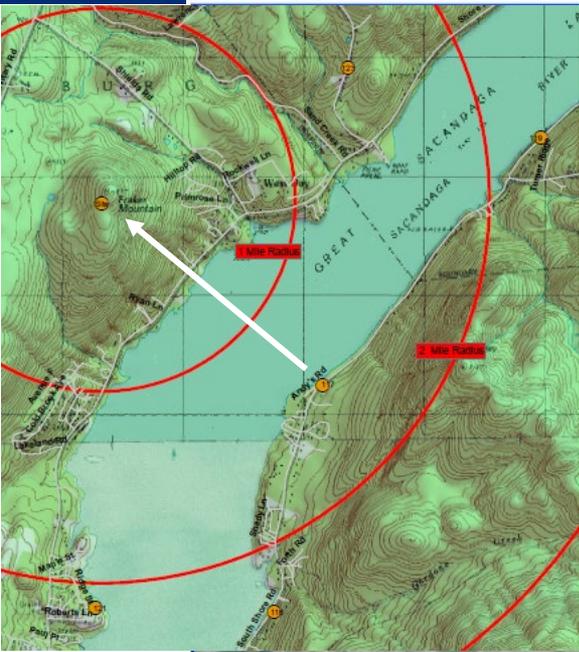


SITE NAME
Edinburg North

Photosimulation of proposed 106' monopine
2.3 Miles from site - View Northwest from South Shore Road

LENS 120MM	PHOTO 116
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Date of Photo: 11/4/2020

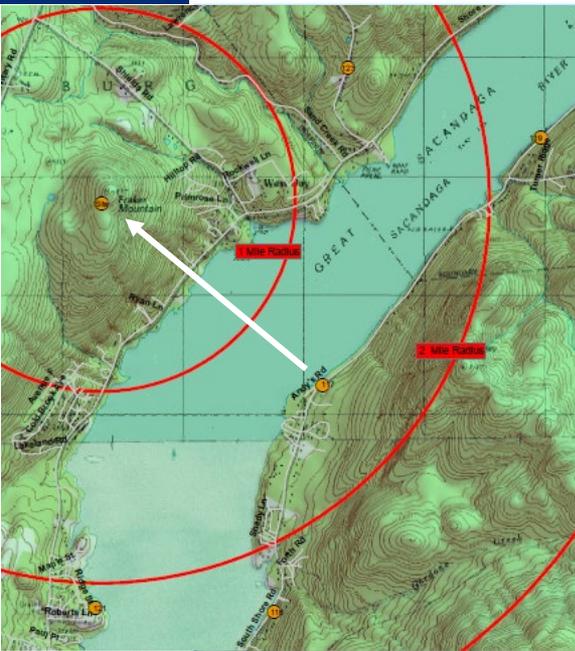


SITE NAME
Edinburg North

View toward site, bottom of balloons at 111', and 131'
1.43 Miles from site - View Northwest from South Shore Road

LENS 85MM	PHOTO 117
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Date of Photo: 11/4/2020

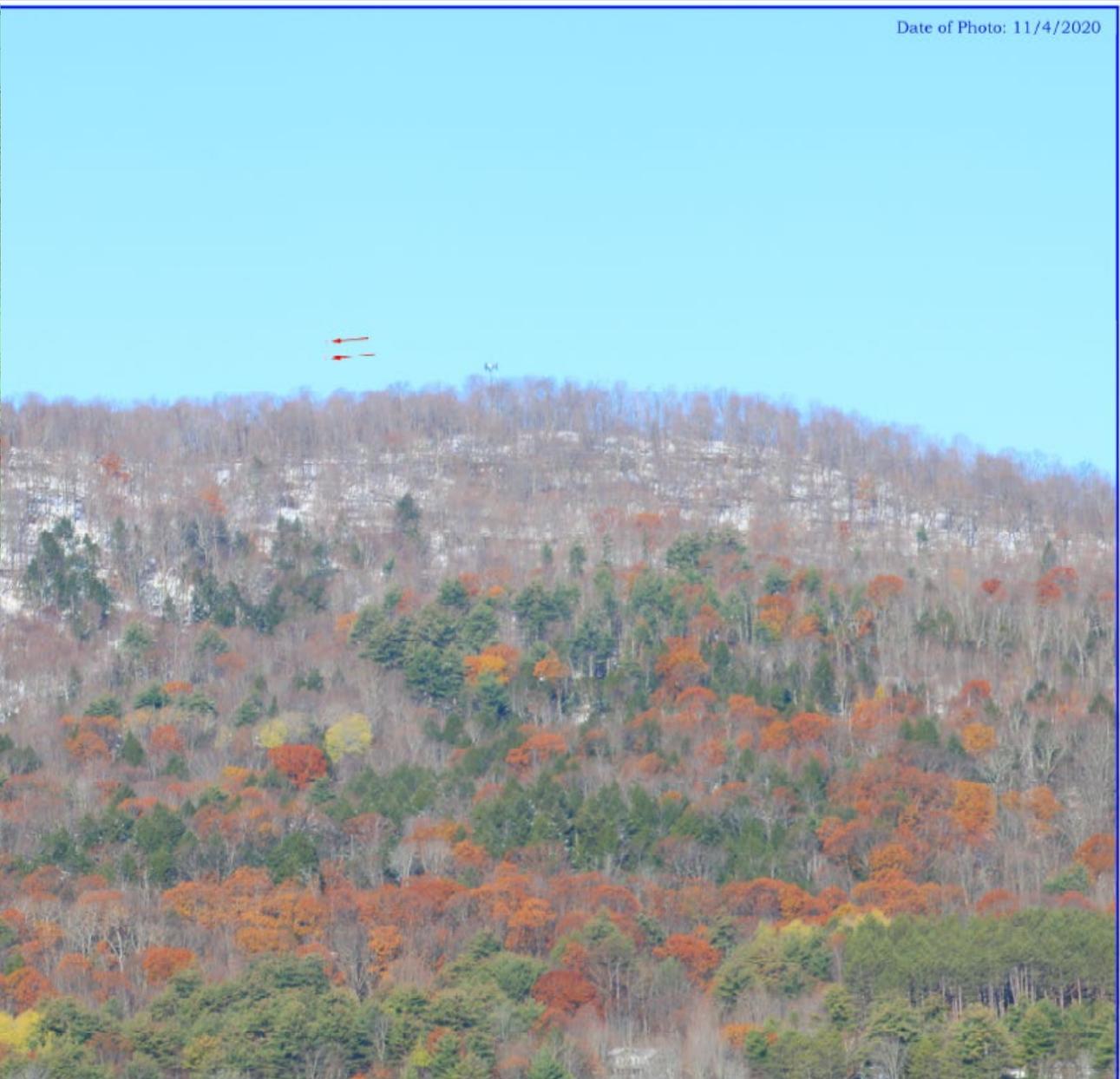
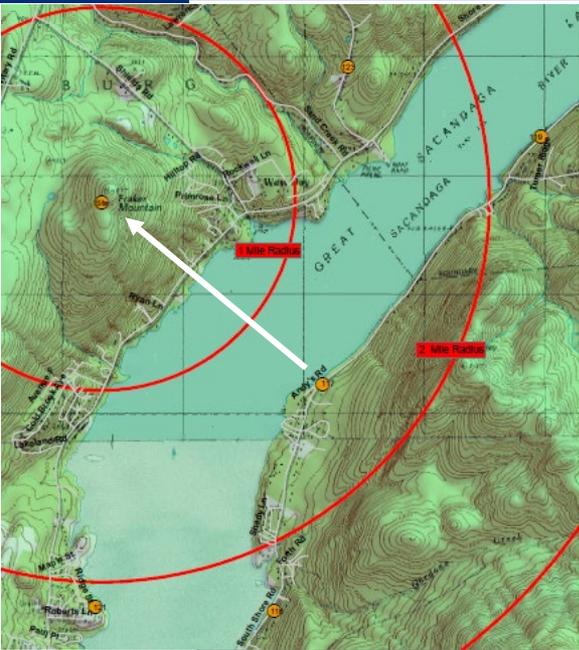


SITE NAME
Edinburg North

Photosimulation of proposed 106' monopine
1.43 Miles from site - View Northwest from South Shore Road

LENS	PHOTO
85MM	117

Date of Photo: 11/4/2020



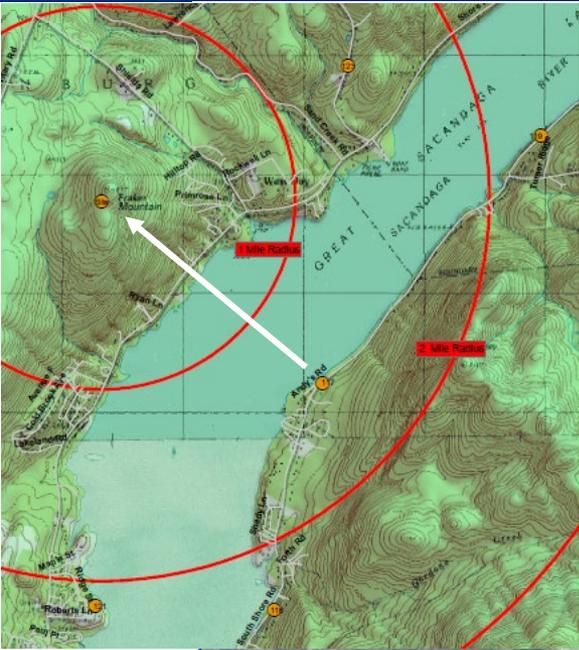
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SITE NAME
Edinburg North

View toward site, bottom of balloons at 111', and 131'
1.43 Miles from site - View Northwest from South Shore Road

LENS
120MM

PHOTO
117



Date of Photo: 11/4/2020

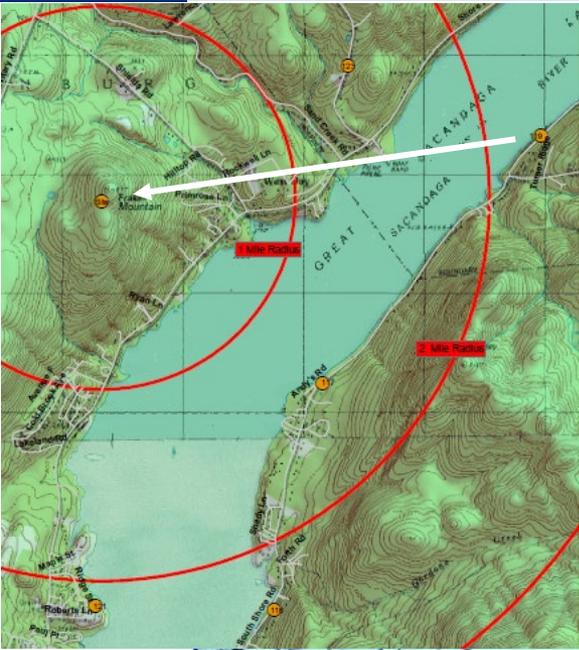


SITE NAME
Edinburg North

Photosimulation of proposed 106' monopine
1.43 Miles from site - View Northwest from South Shore Road

LENS
120MM

PHOTO
117



Date of Photo: 11/4/2020

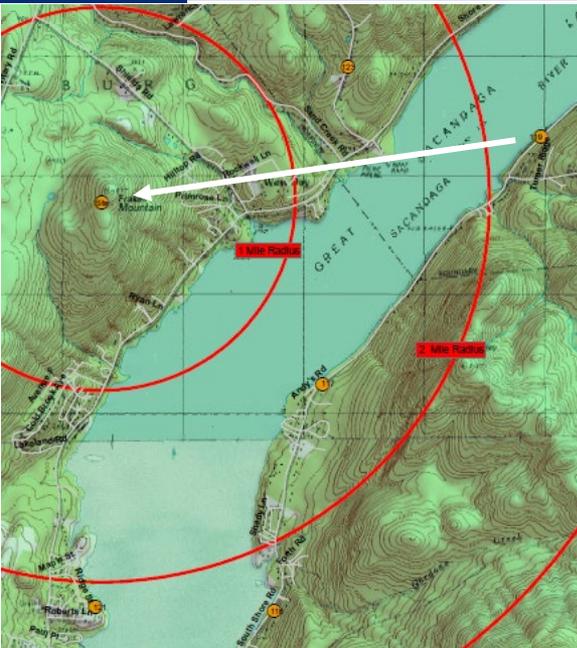


SITE NAME
Edinburg North

View toward site, bottom of balloons at 111° and 131°
2.28 Miles from site - View West from South Shore Road

LENS
85MM

PHOTO
119



Date of Photo: 11/4/2020



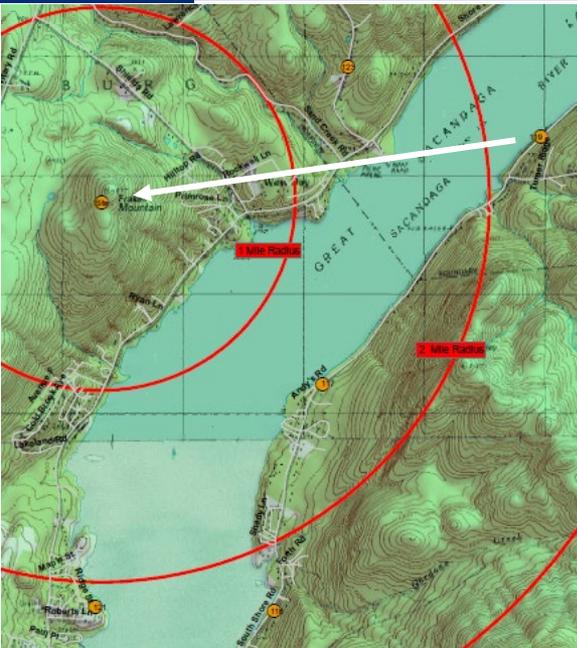
SITE NAME
Edinburg North

Photosimulation of proposed 106' monopine
2.28 Miles from site - View West from South Shore Road

LENS
85MM

PHOTO
119

Date of Photo: 11/4/2020



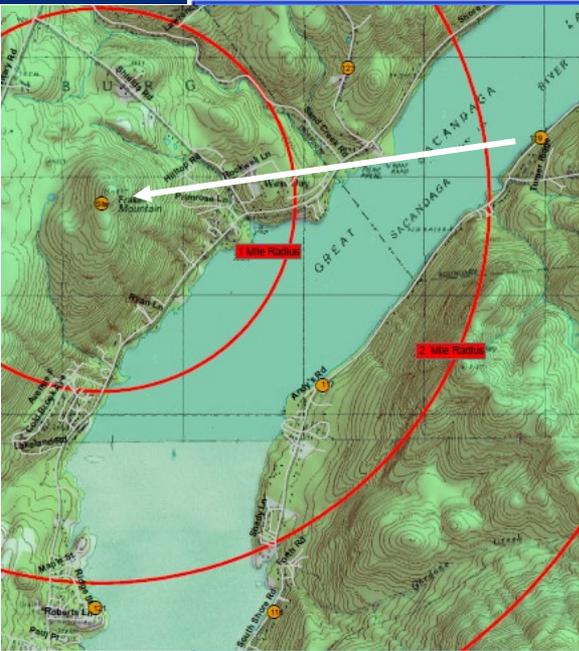
SITE NAME
Edinburg North

View toward site, bottom of balloons at 111°, and 131°
2.28 Miles from site - View West from South Shore Road

LENS
120MM

PHOTO
119

Date of Photo: 11/4/2020

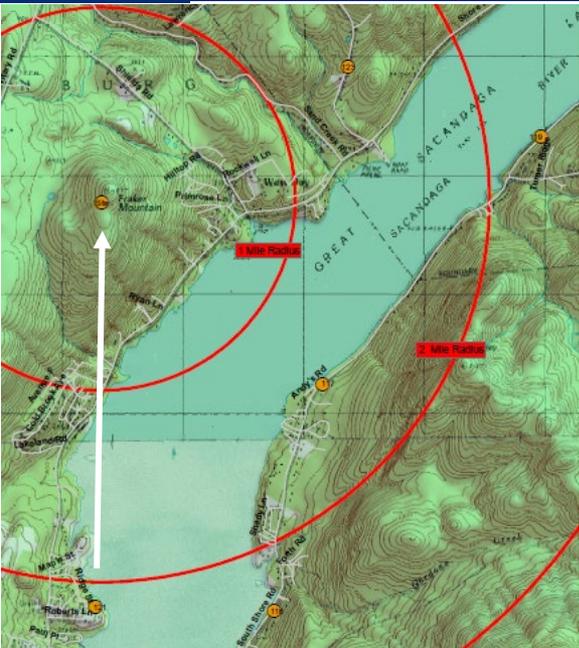


SITE NAME
Edinburg North

Photosimulation of proposed 106' monopine
2.28 Miles from site - View West from South Shore Road

LENS	PHOTO
120MM	119

Date of Photo: 11/4/2020



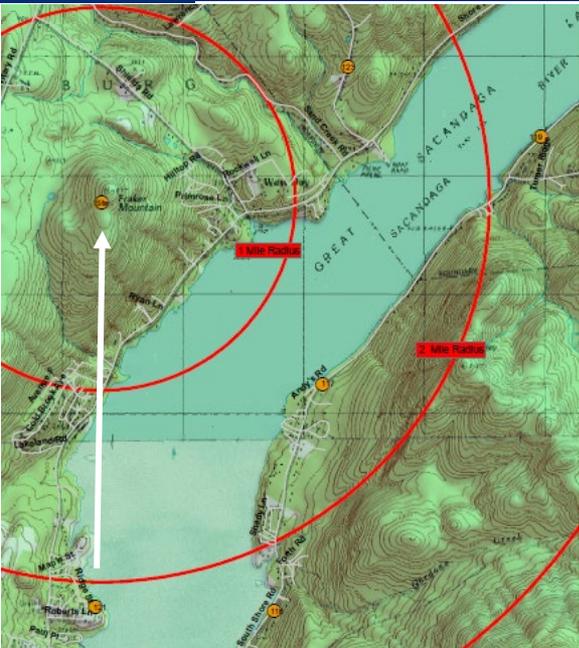
SITE NAME
Edinburg North

View toward site, bottom of balloons at 111', and 131'
2.12 Miles from site - View North from Roberts Ln.

LENS
85MM

PHOTO
121

Date of Photo: 11/4/2020



COSTICH
ENGINEERING

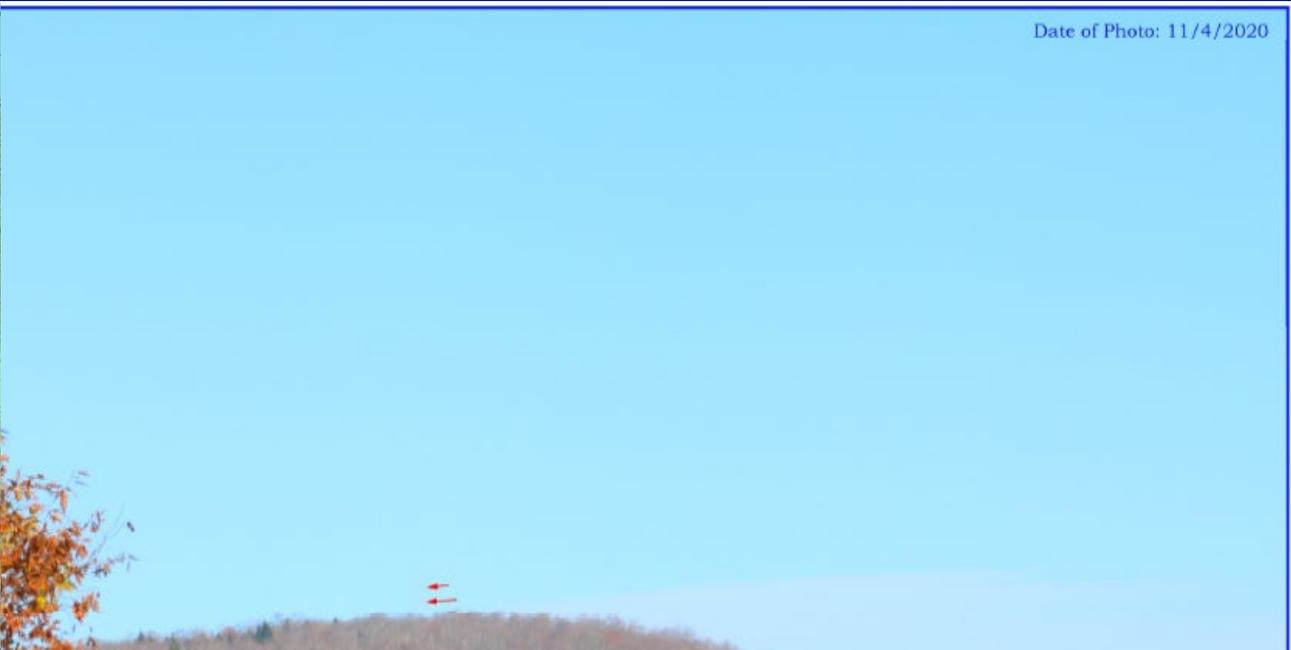
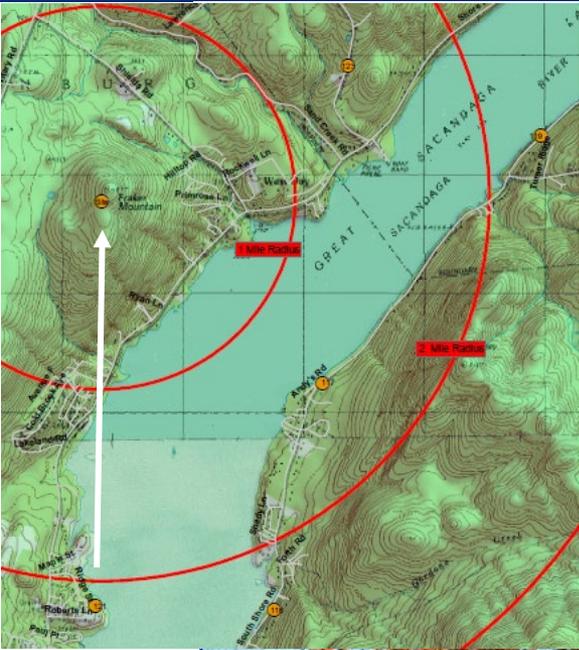
SITE NAME
Edinburg North

Photosimulation of proposed 106' monopine
2.12 Miles from site - View North from Roberts Ln.

LENS
85MM

PHOTO
121

Date of Photo: 11/4/2020

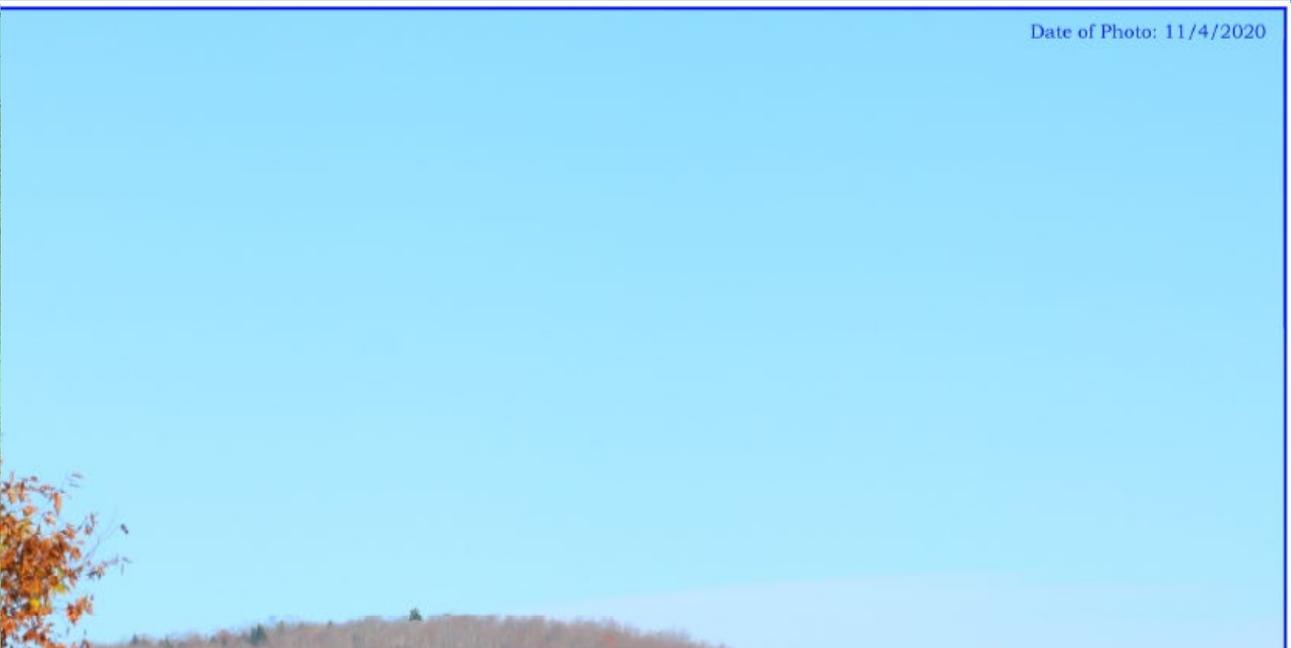
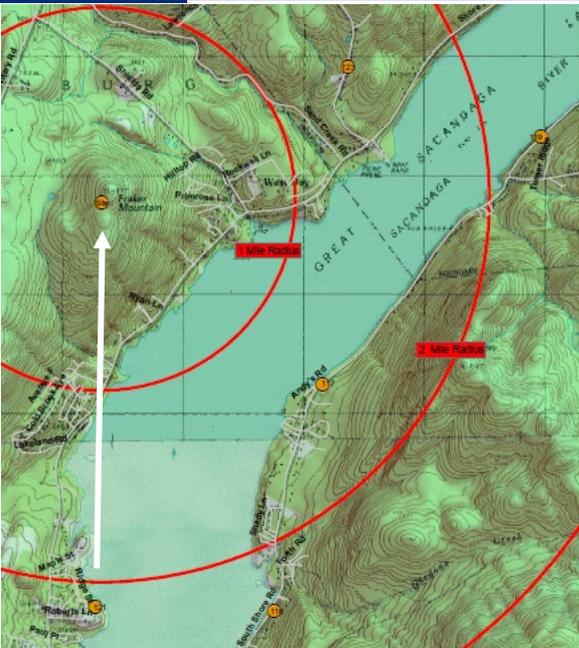


SITE NAME
Edinburg North

View toward site, bottom of balloons at 111', and 131'
2.12 Miles from site - View North from Roberts Ln.

LENS	PHOTO
120MM	121

Date of Photo: 11/4/2020



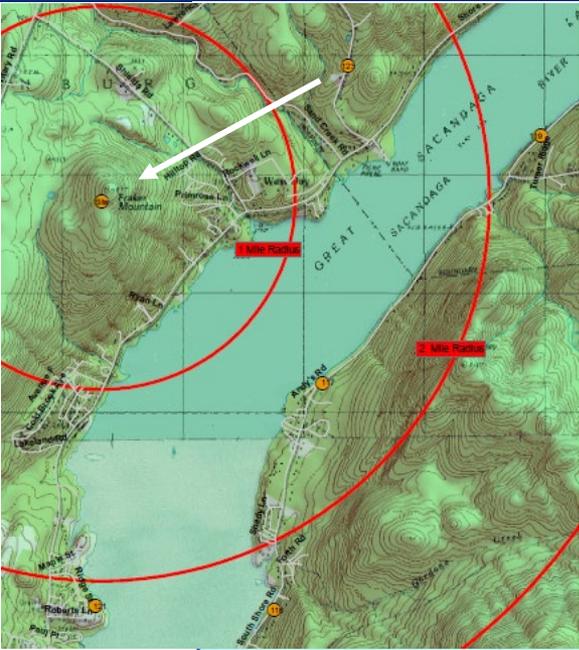
SITE NAME
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2.12 Miles from site - View North from Roberts Ln.

LENS
120MM

PHOTO
121

Date of Photo: 11/4/2020

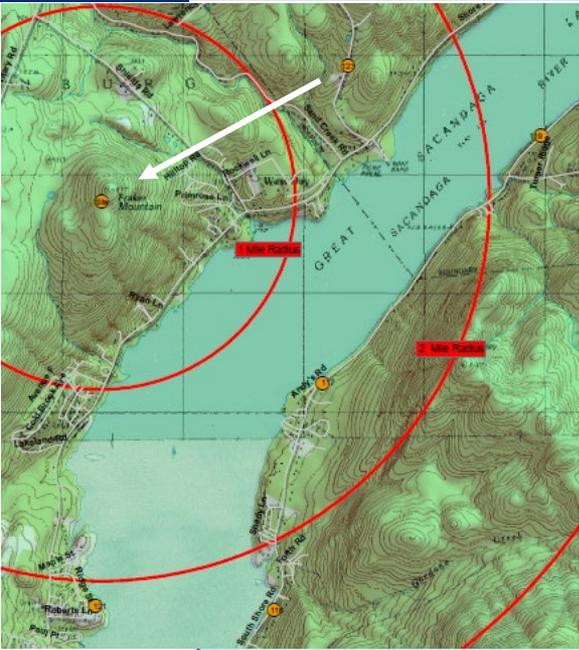


SITE NAME
Edinburg North

View toward site - bottom of balloons at 111° and 131°
1.44 Miles from site - View Southwest from North Snow Road

LENS
85MM

PHOTO
123



Date of Photo: 11/4/2020

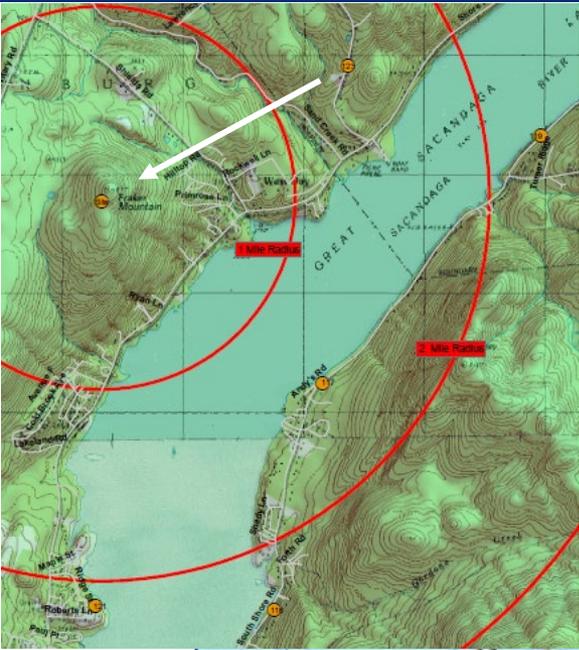


SITE NAME
Edinburg North

Photosimulation of proposed 106' monopine
1.44 Miles from site - View Southwest from North Snow Road

LENS
85MM

PHOTO
123



Date of Photo: 11/4/2020

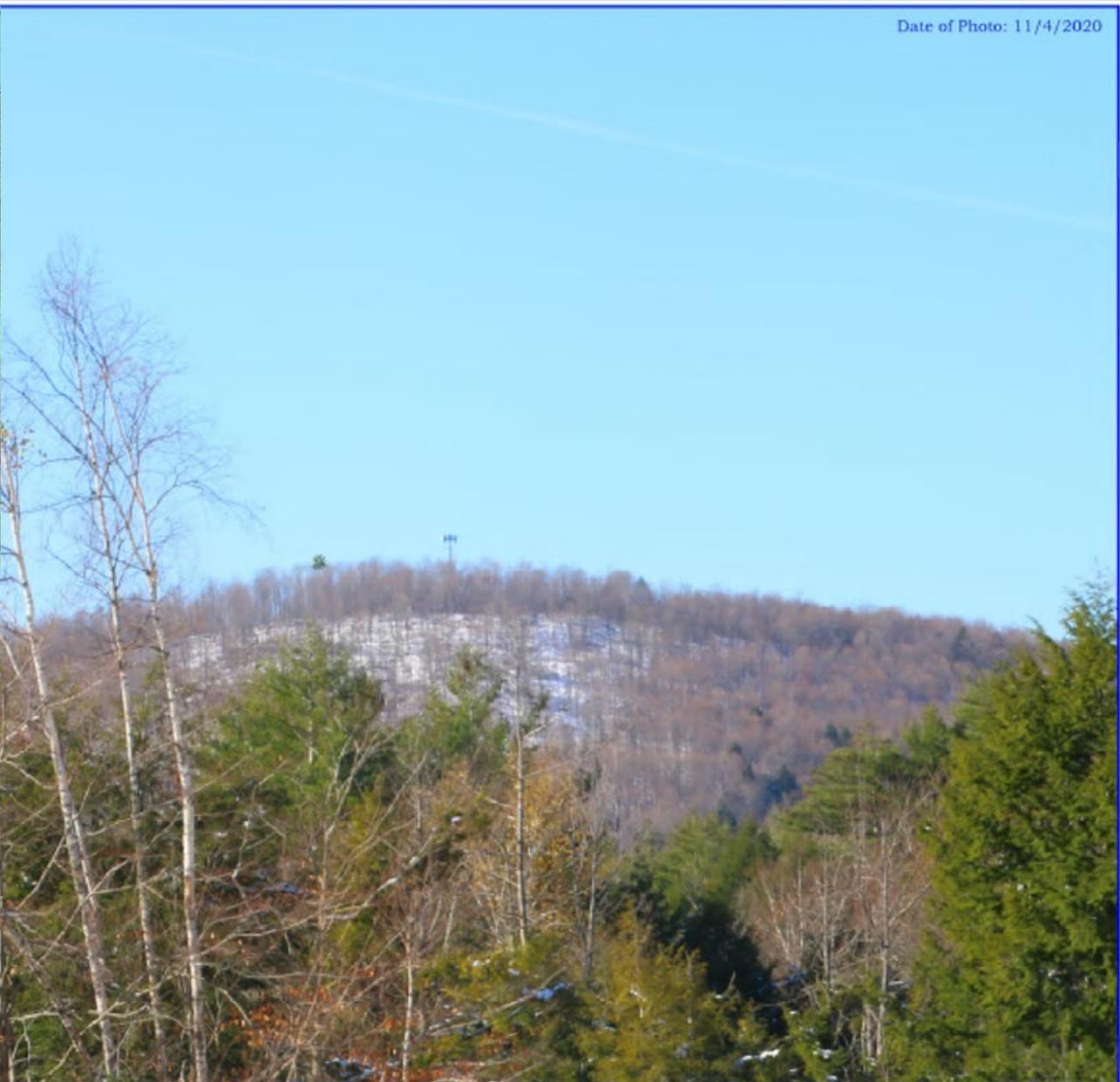
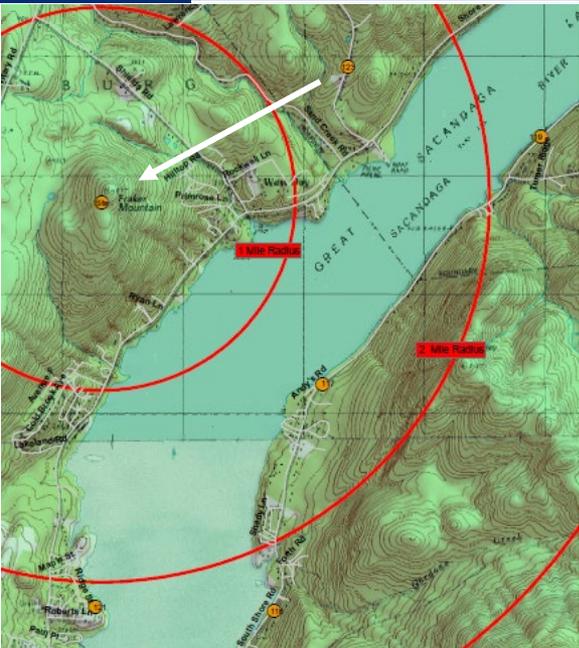


SITE NAME
Edinburg North

View toward site, bottom of balloons at 111', and 131'
1.44 Miles from site - View Southwest from North Snow Road

LENS PHOTO
120MM 123

Date of Photo: 11/4/2020



SITE NAME
Edinburg North

Photosimulation of proposed 106' monopine
1.44 Miles from site -View Southwest from North Snow Road

LENS
120MM

PHOTO
123

Public Comment and Review by Others

Public Comment

- Public Notice

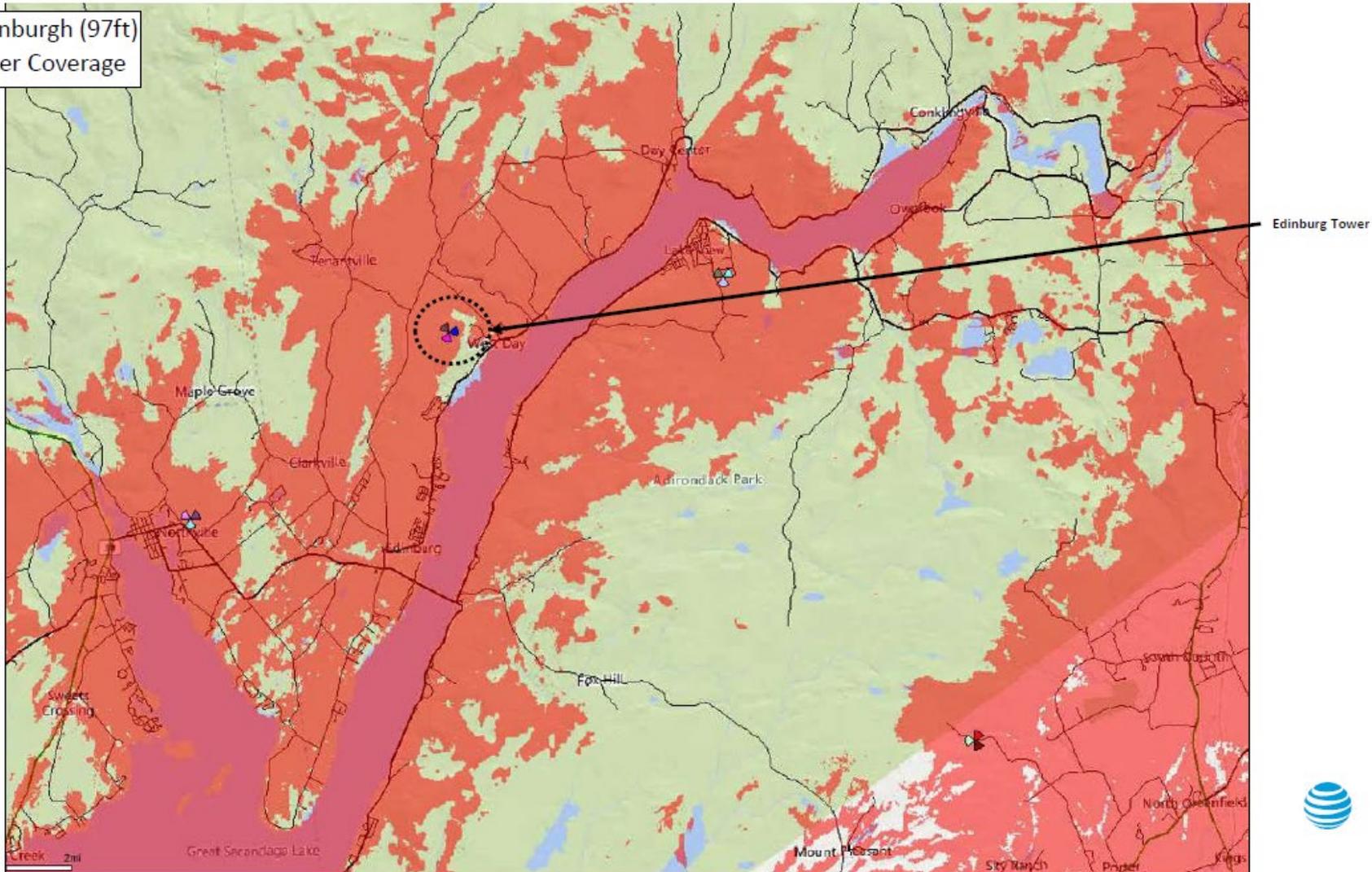
- Comment Letters (received via e-mail)
 - 3 individuals (1- October 2021, 2- November 2021)
 - lack cell service, support tower
 - 1 from Adirondack Council (November 2021)
 - visibility concerns, opposed to tower
 - 1 Saratoga County (adjacent tower) - (November 2021)
 - potential for radio interference with existing Saratoga County emergency services system

Review by Others

- Town of Edinburg
 - local approval granted February 24, 2022
- NY Air National Guard
 - tower will not impact the Guard's operations
- Federal Communications Commission
 - AT&T is 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

Proposed Edinburg (97ft)
In Car or Better Coverage

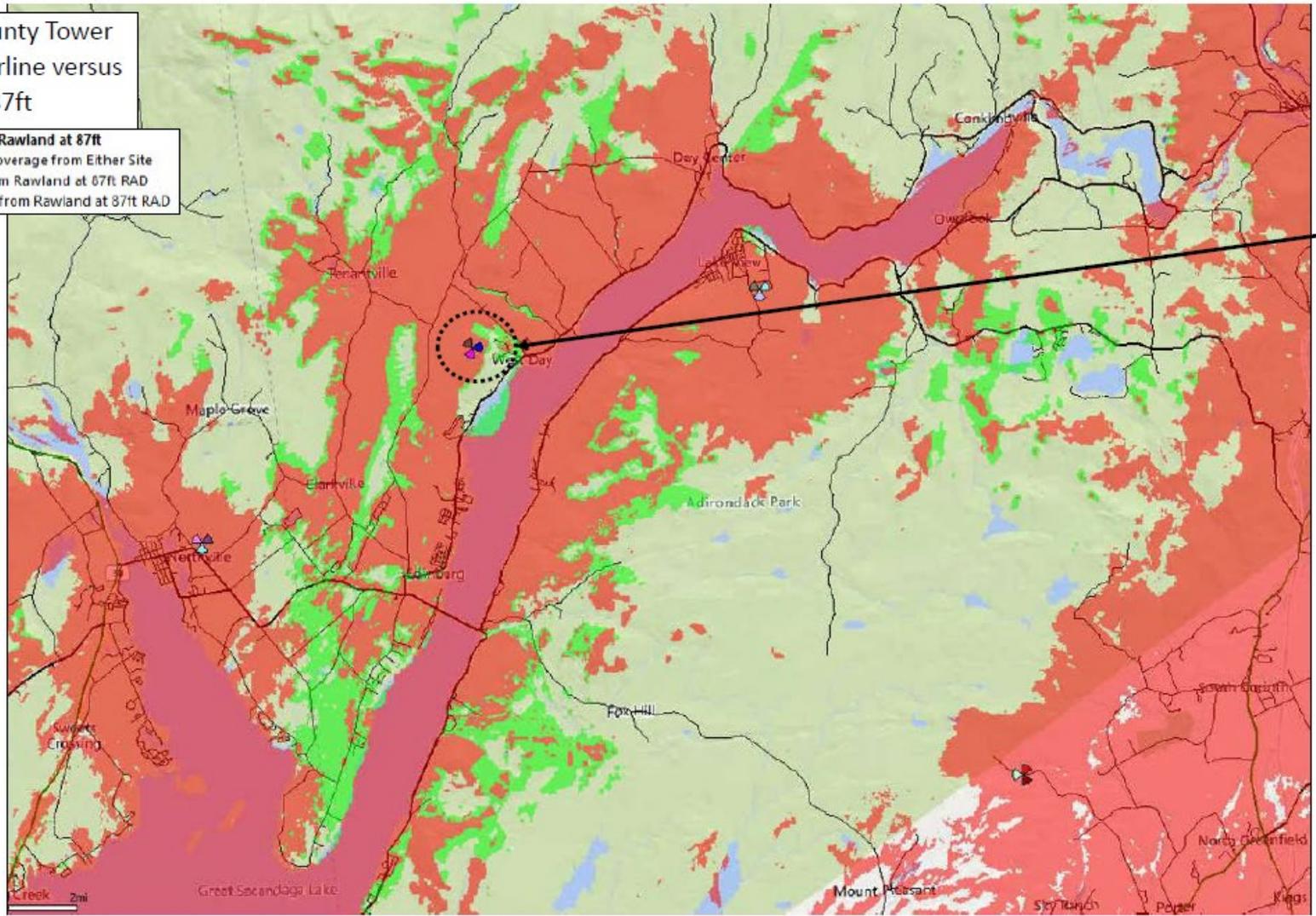


RF COVERAGE WITH PROPOSED TOWER - centerline height @ 97'

Edinburg County Tower
@99ft Centerline versus
Raw land @87ft

County @99ft versus Rawland at 87ft

- In Car or Better Coverage from Either Site
- Lost Coverage from Rawland at 87ft RAD
- Gained Coverage from Rawland at 87ft RAD



Edinburg Tower

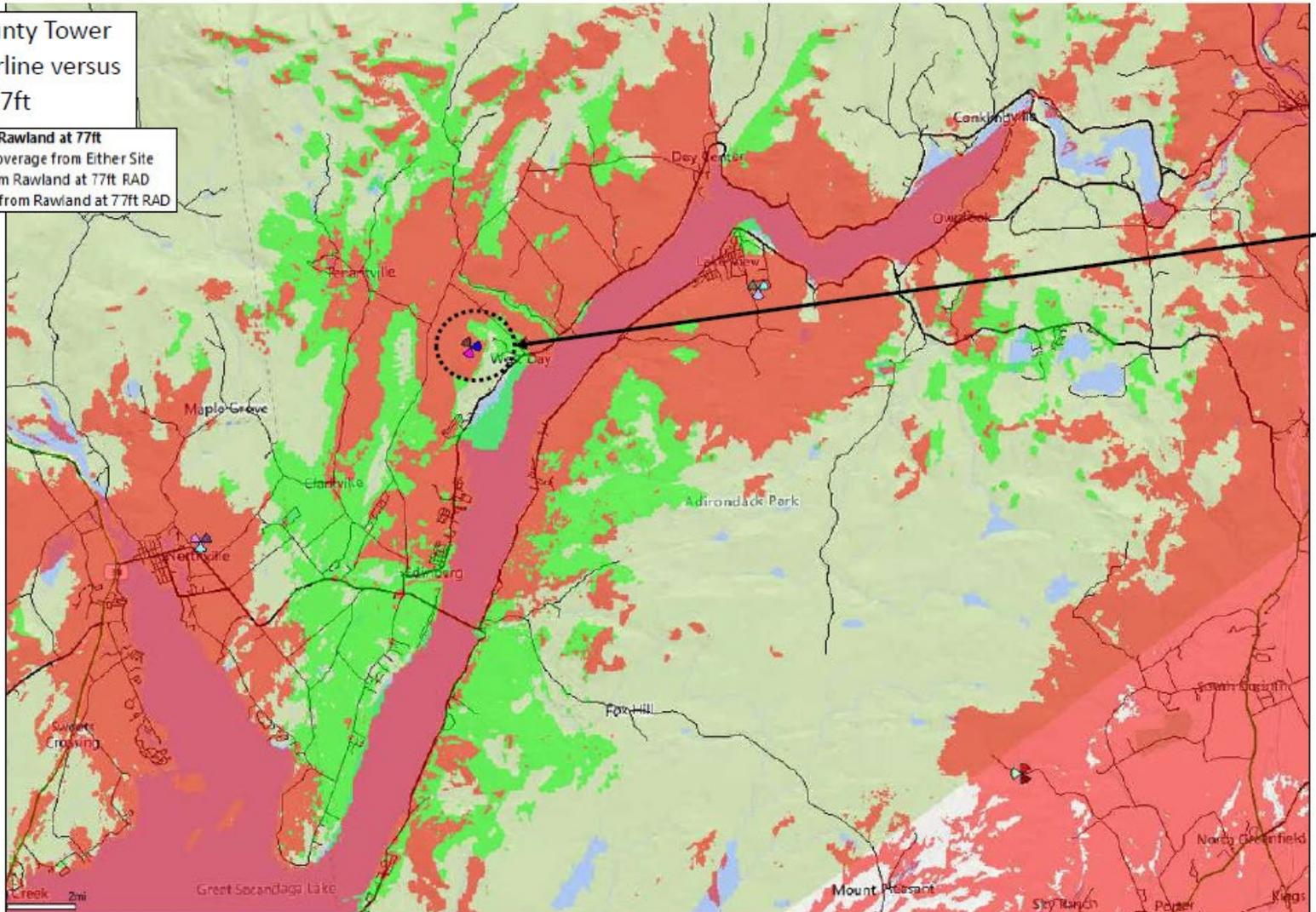


RF COVERAGE WITH PROPOSED TOWER - centerline height @ 87'

Edinburg County Tower
@99ft Centerline versus
Raw land @77ft

County @99ft versus Rawland at 77ft

- In Car or Better Coverage from Either Site
- Lost Coverage from Rawland at 77ft RAD
- Gained Coverage from Rawland at 77ft RAD



5

Edinburg Tower



RF COVERAGE WITH PROPOSED TOWER -
centerline height @ 77'

Alternatives Analysis – Location

Alternatives Analysis – Preferred Location

VERTICAL CO-LOCATION

- Vertical co-location considered on existing Saratoga County Emergency Services Tower (authorized in Agency Permit 2006-220)
 - Tower already contains emergency services equipment and an additional commercial cell carrier antenna array
 - Cannot structurally support a second commercial carrier
 - Visual impacts due to increased height of tower

Alternatives Analysis – Preferred Location

HORIZONTAL CO-LOCATION

- Proposed tower ~200 feet southwest of existing tower
- Use of existing infrastructure (access road and utilities)
- Tower site fills a specific coverage gap located between Northville tower (4.8 miles east) & Day tower (4.1 miles west)
- Consolidation of visual impacts to greatest extent possible while maintaining respective 200-foot no-cut buffers for existing and proposed tower

Staff Recommendation: Approve with Conditions

Compliance with Towers Policy

- ✓ Tower in Rural Use land use area adjacent to an existing tower
- ✓ All views of the proposed tower are from those same vantage points which show the existing Saratoga County Emergency Services tower
- ✓ Concealed as simulated tree
- ✓ Minimum height necessary
- ✓ Proposed tower is no taller than the previously authorized tower (Agency Permits 2006-0220 and 2016-48)
- ✓ Uses existing driveway and infrastructure

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.**”

Conclusions of Law

- Development authorized:
 - ✓ Meets all of the pertinent requirements and conditions of the approved local land use program of the Town of Edinburg; and
 - ✓ Does 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

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 Cingular Wireless PCS, LLC d/b/a AT&T

P2020-0224

March 9, 2022