



**Adirondack
Park Agency**

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

P2019-0207

February 10, 2021

Presentation Overview

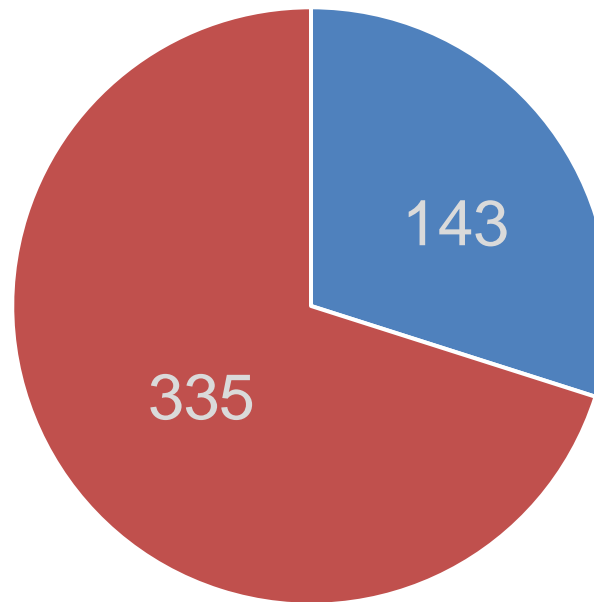
- Telecom Permits Issued
- Jurisdiction
- Applications
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Visual Analysis
- Public Comment & Review by Others
- Alternatives Analysis
- Staff Recommendation
- Q & A

Telecom Permits Issued

Permits Issued – overall (12/31/20)

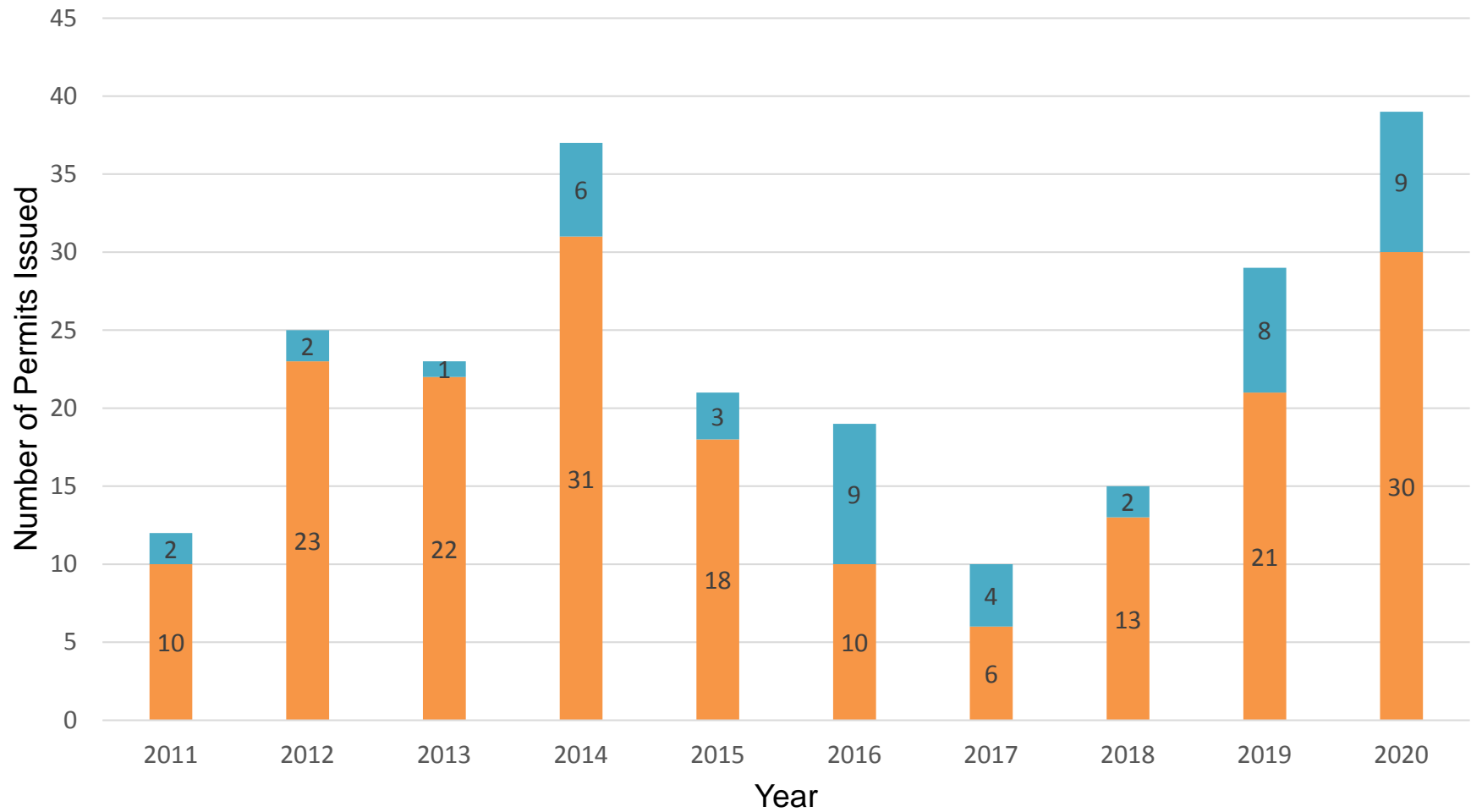
476 Permits in Telecommunications Database

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

Adirondack Park Agency

https://www.apa.ny.gov

NEW YORK STATE

Services News

Adirondack Park Agency

Telecommunication Permits/Amendments Issued by the NYS Adirondack Park Agency

APR NUMBER	PERMIT TYPE	ISSUE DATE	ISSUE YEAR	SPONSOR	LANDOWNER AND/OR APPLICANT	COUNTY	TOWN	TRAILMAPPING LOCATION	STRUCT. TYPE	STRUCT. AGE	ACTIVITY	SERVICE	PROJECT DESCRIPTION	CELLULAR CARRIER	NOTES
130	Permit	1/1/2018	2018	New Cingular Wireless PCS, LLC (AT&T)	John J. Mitchell	Warren	Warren	26.1-17	Free standing tower	2018-73	Structure	Cellular carrier	Installation of three new Remote Radio Units (RRUs) along with auxiliary equipment and cabling.	AT&T	Within 1 mile of the Adirondack Northway (I-87)
131	Permit	1/1/2018	2018	New Cingular Wireless PCS, LLC (AT&T)	John J. Mitchell	Warren	Warren	26.1-17	Free standing tower	2018-73	Structure	Cellular carrier	Installation of three new Remote Radio Units (RRUs) along with auxiliary equipment and cabling.	AT&T	Within 1 mile of the Adirondack Northway (I-87)
132	Permit	1/1/2018	2018	New Cingular Wireless PCS, LLC (AT&T)	John J. Mitchell	Warren	Warren	26.1-17	Free standing tower	2018-73	Structure	Cellular carrier	Installation of three new Remote Radio Units (RRUs) along with auxiliary equipment and cabling.	AT&T	Within 1 mile of the Adirondack Northway (I-87)
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135	Permit	1/1/2018	2018	New Cingular Wireless PCS, LLC (AT&T)	John J. Mitchell	Warren	Warren	26.1-17	Free standing tower	2018-73	Structure	Cellular carrier	Installation of three new Remote Radio Units (RRUs) along with auxiliary equipment and cabling.	AT&T	Within 1 mile of the Adirondack Northway (I-87)
136	Permit	1/1/2018	2018	New Cingular Wireless PCS, LLC (AT&T)	John J. Mitchell	Warren	Warren	26.1-17	Free standing tower	2018-73	Structure	Cellular carrier	Installation of three new Remote Radio Units (RRUs) along with auxiliary equipment and cabling.	AT&T	Within 1 mile of the Adirondack Northway (I-87)
137	Permit	1/1/2018	2018	New Cingular Wireless PCS, LLC (AT&T)	John J. Mitchell	Warren	Warren	26.1-17	Free standing tower	2018-73	Structure	Cellular carrier	Installation of three new Remote Radio Units (RRUs) along with auxiliary equipment and cabling.	AT&T	Within 1 mile of the Adirondack Northway (I-87)
138	Permit	1/1/2018	2018	New Cingular Wireless PCS, LLC (AT&T)	John J. Mitchell	Warren	Warren	26.1-17	Free standing tower	2018-73	Structure	Cellular carrier	Installation of three new Remote Radio Units (RRUs) along with auxiliary equipment and cabling.	AT&T	Within 1 mile of the Adirondack Northway (I-87)
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140	Permit	1/1/2018	2018	New Cingular Wireless PCS, LLC (AT&T)	John J. Mitchell	Warren	Warren	26.1-17	Free standing tower	2018-73	Structure	Cellular carrier	Installation of three new Remote Radio Units (RRUs) along with auxiliary equipment and cabling.	AT&T	Within 1 mile of the Adirondack Northway (I-87)

State Land Business

Adirondack Park Cellular Towers Map

Interstate 87 "Adirondack Northway" Cellular

DIG DEEPER

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

Adirondack Park Agency

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

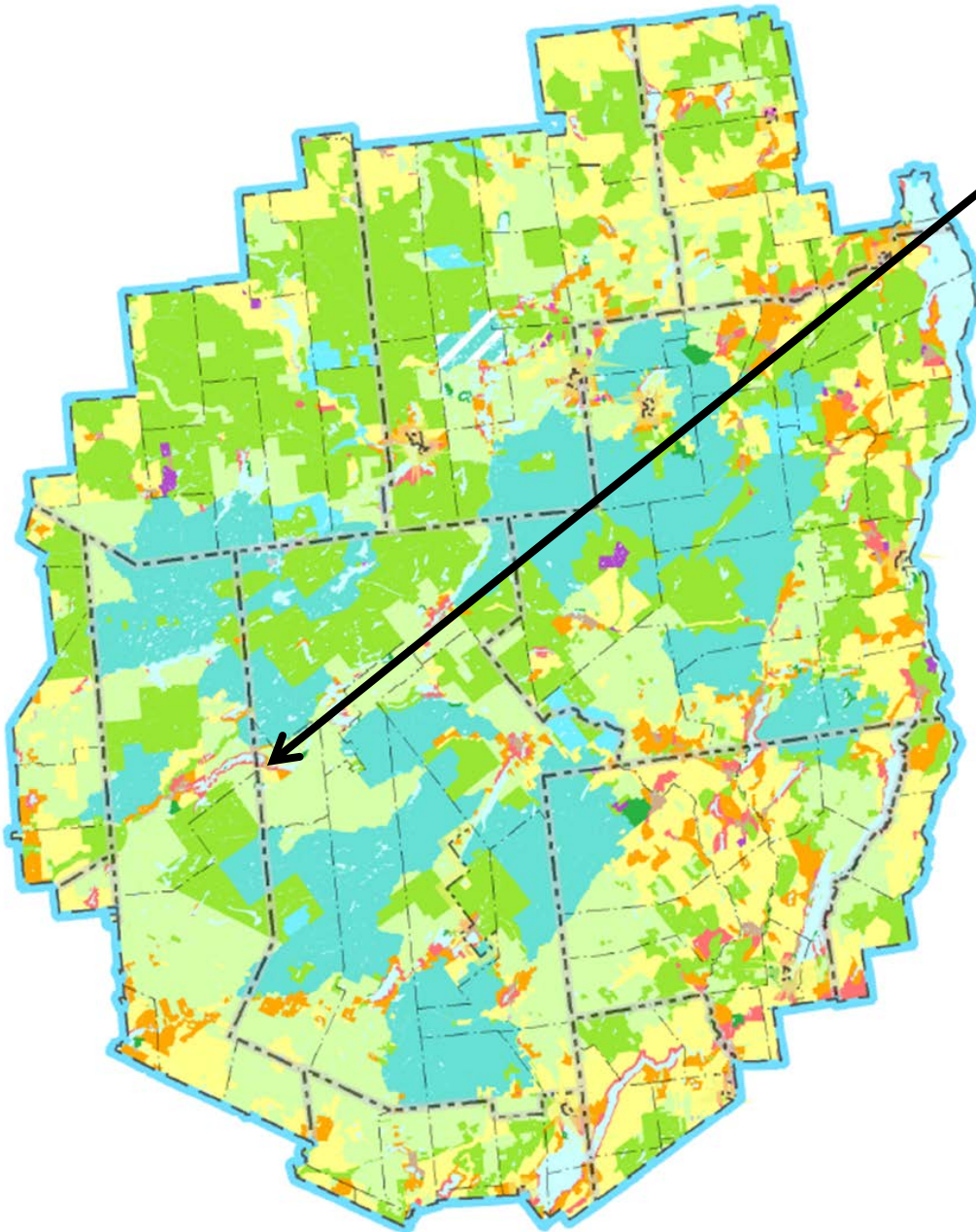
- Project must:
 - Be consistent with **land use and development plan**
 - Be **compatible** with character description and purposes policies, and objectives of each **land use area**
 - Have **no undue adverse impact** on Park resources

“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



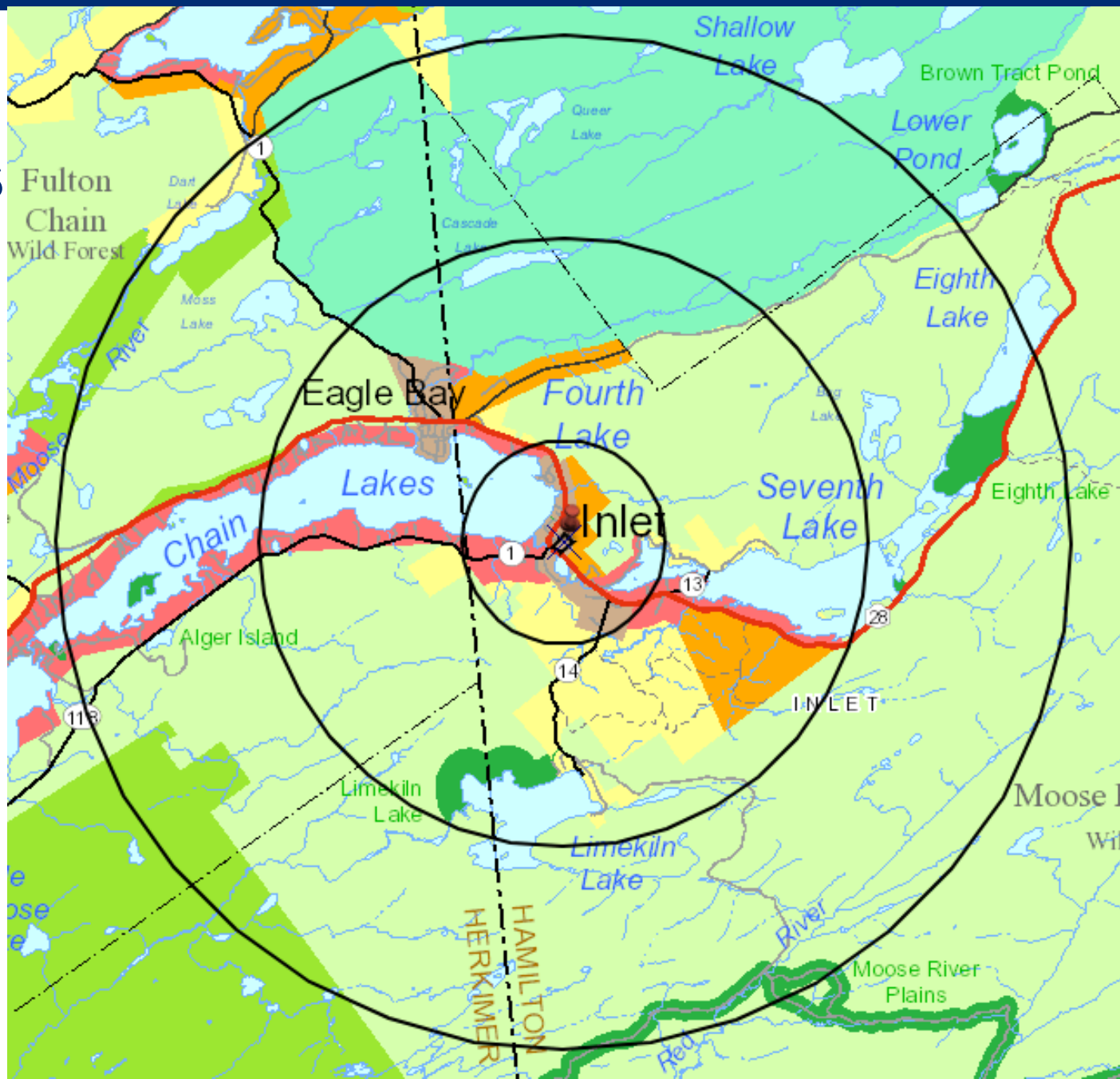
Project Location



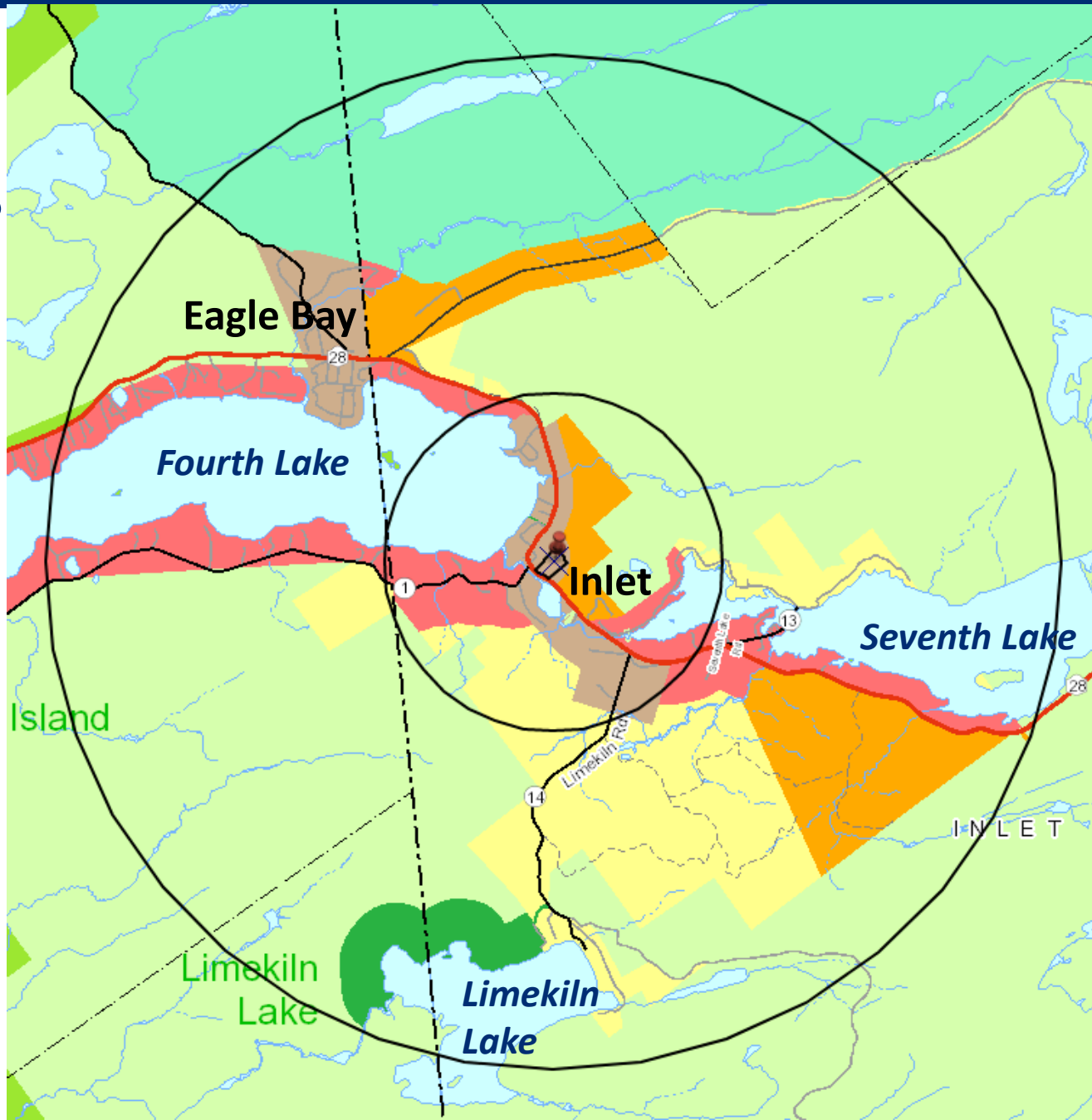
Project Location

Town of Inlet
Hamilton County

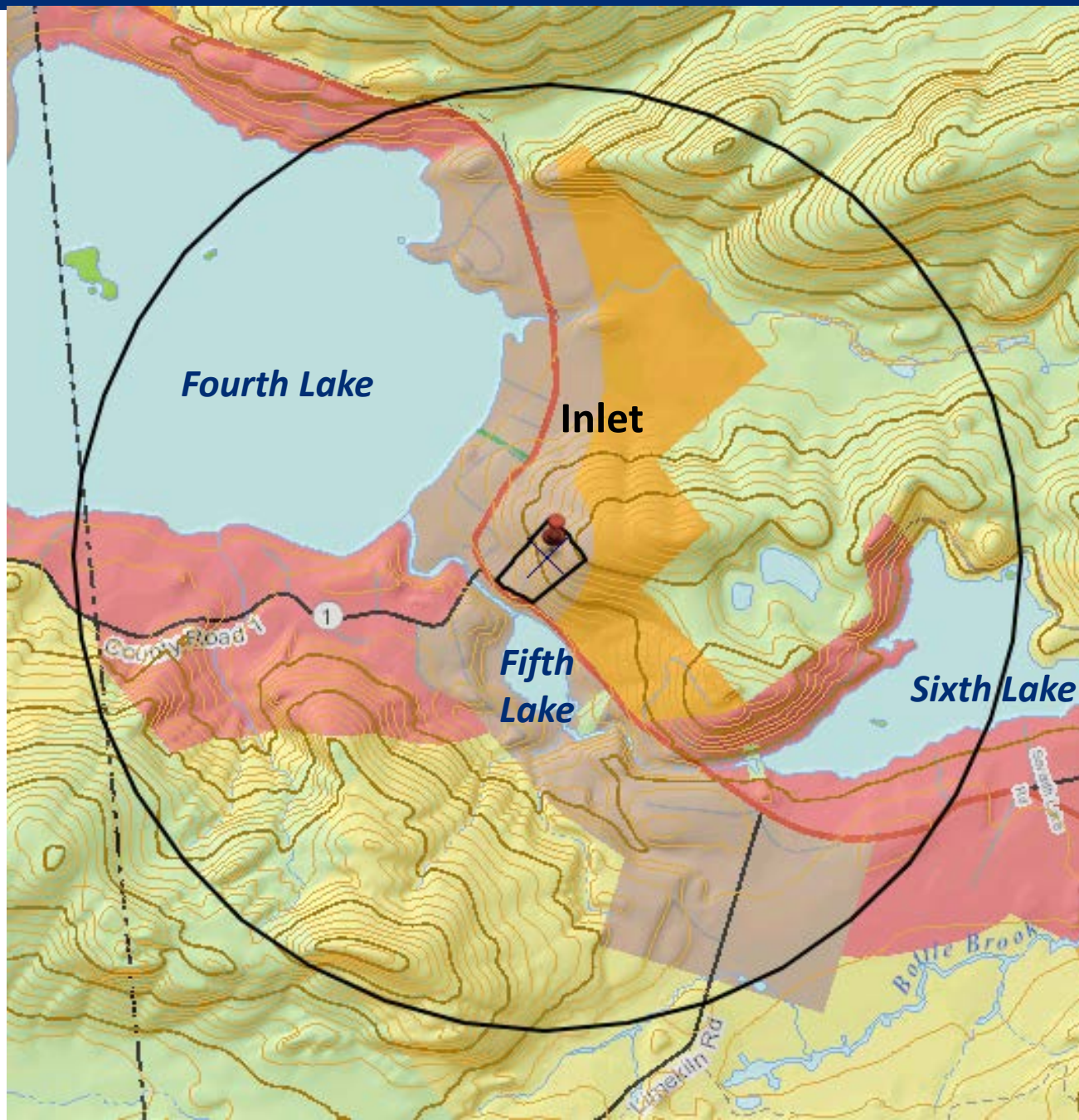
5-mile radius



**3-mile
radius**



**1-mile
radius**



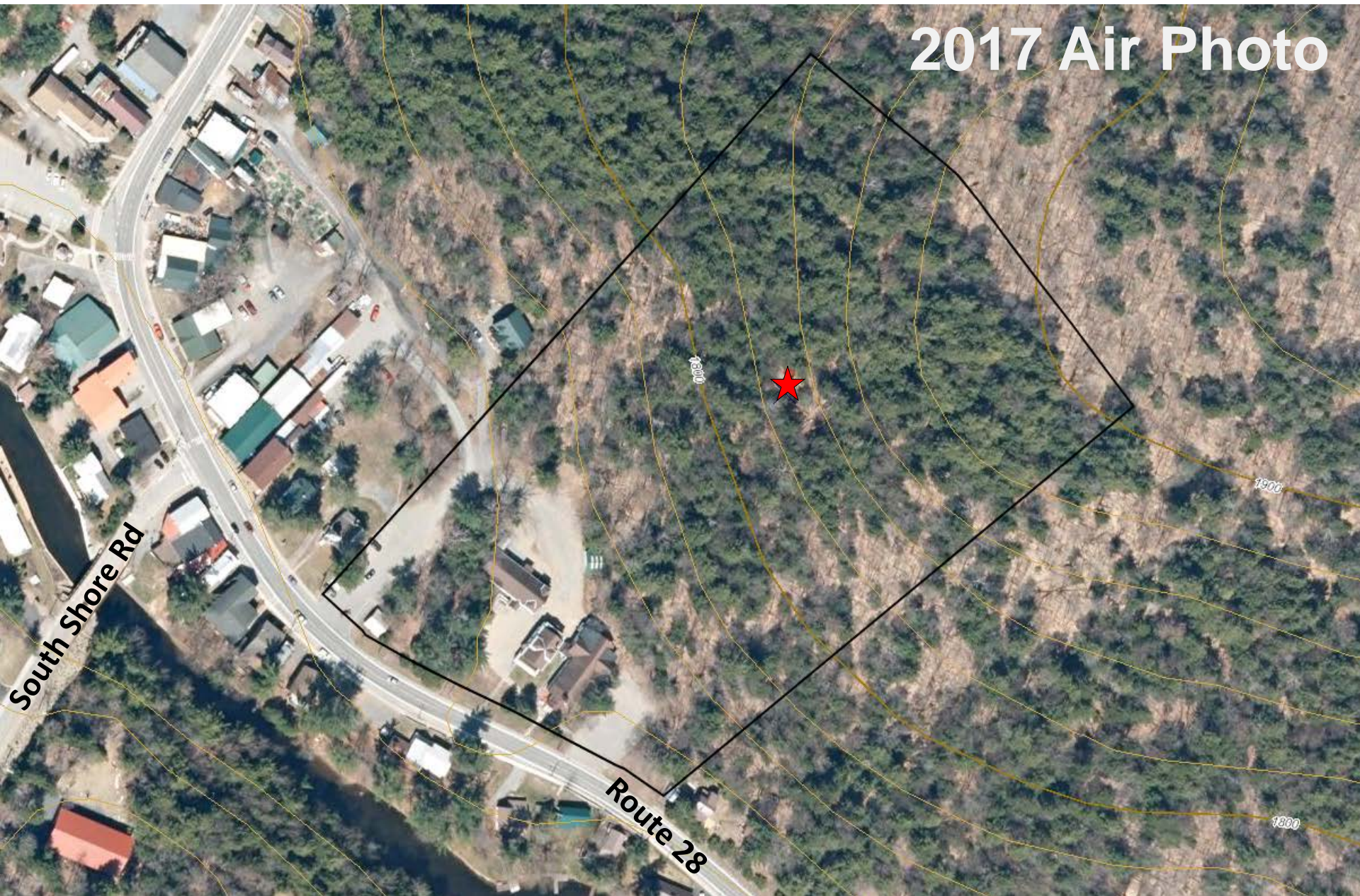
Existing Conditions

2017 Air Photo

*Fourth
Lake*

*Fifth
Lake*







01.31.2020

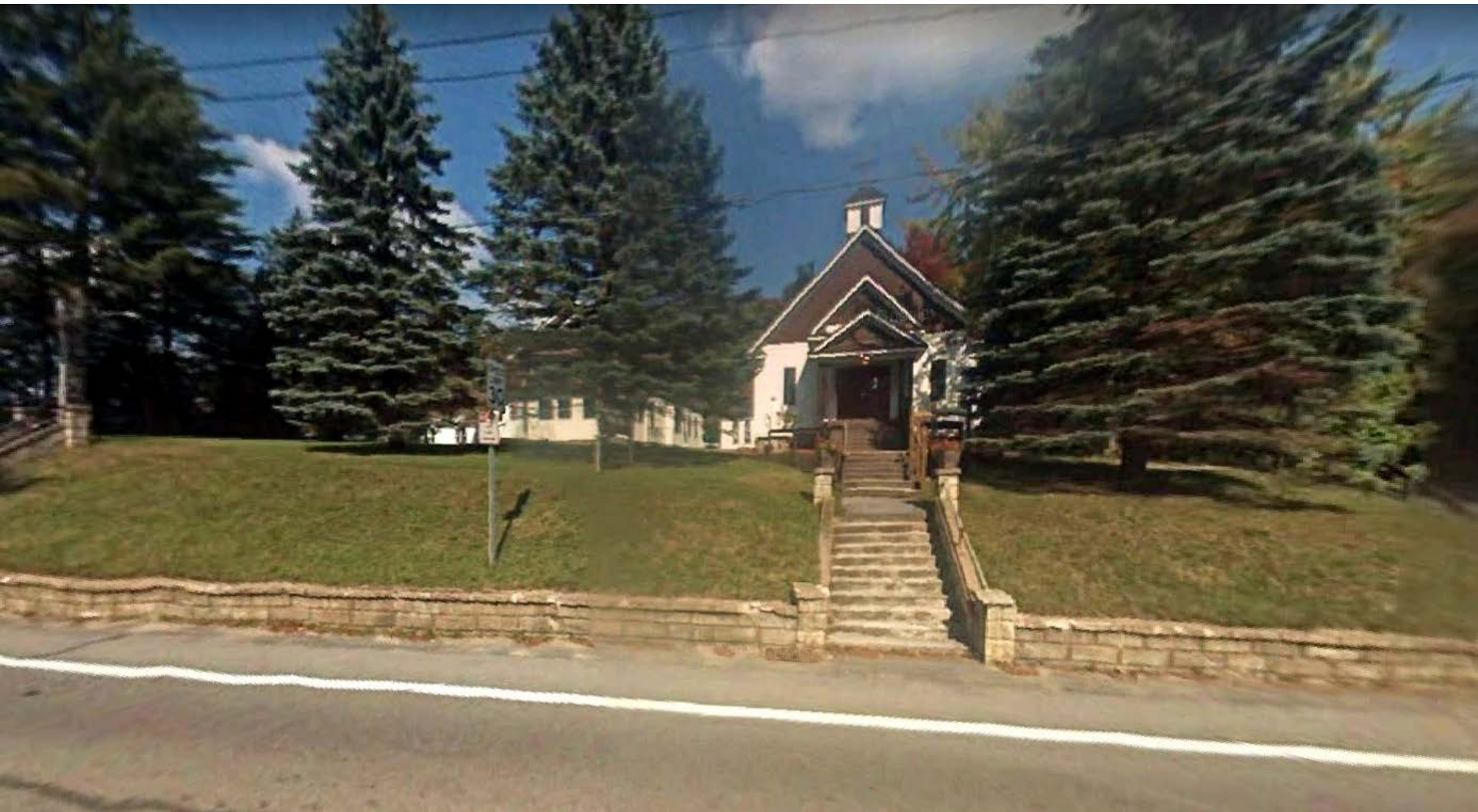


01.31.2020

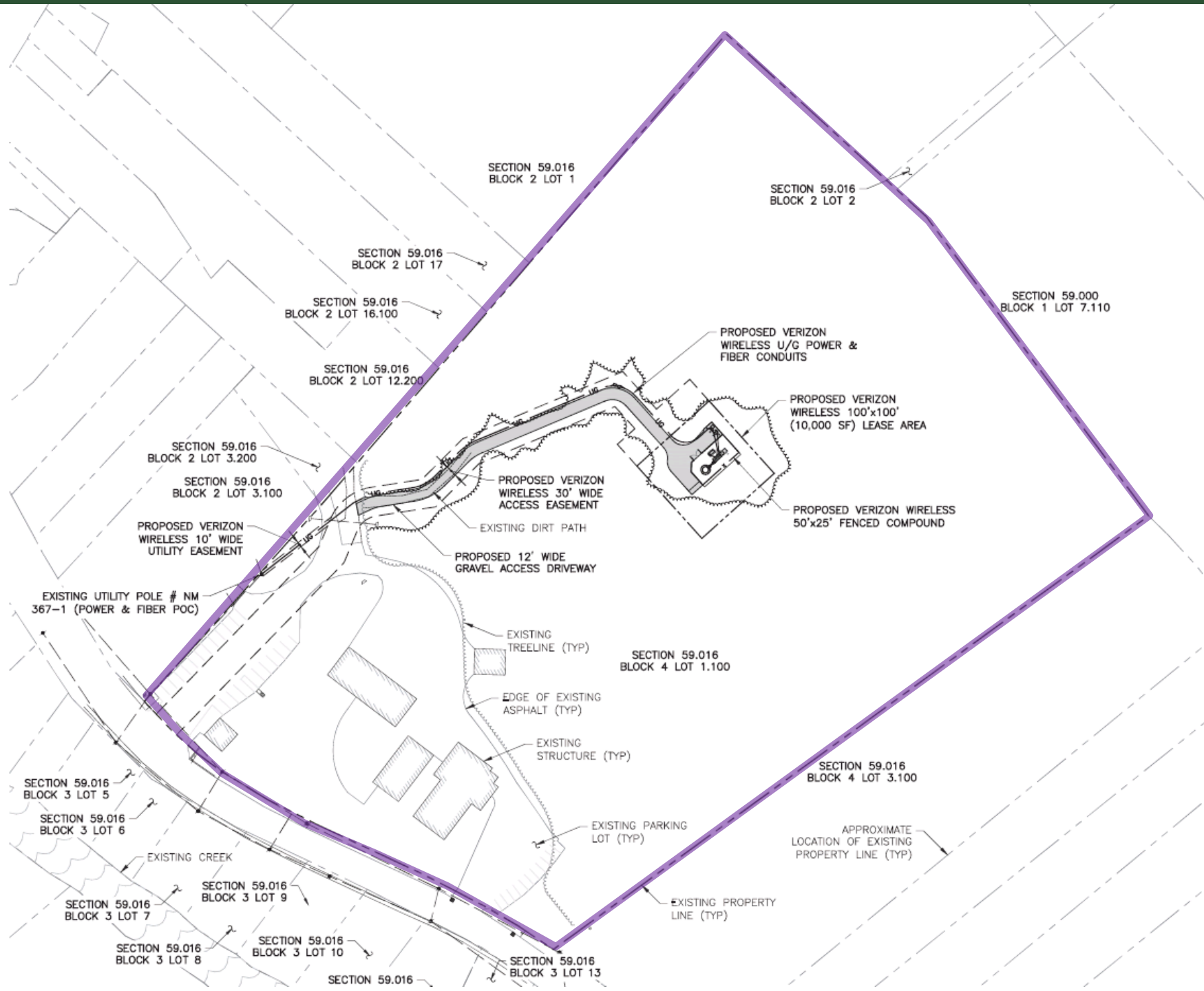


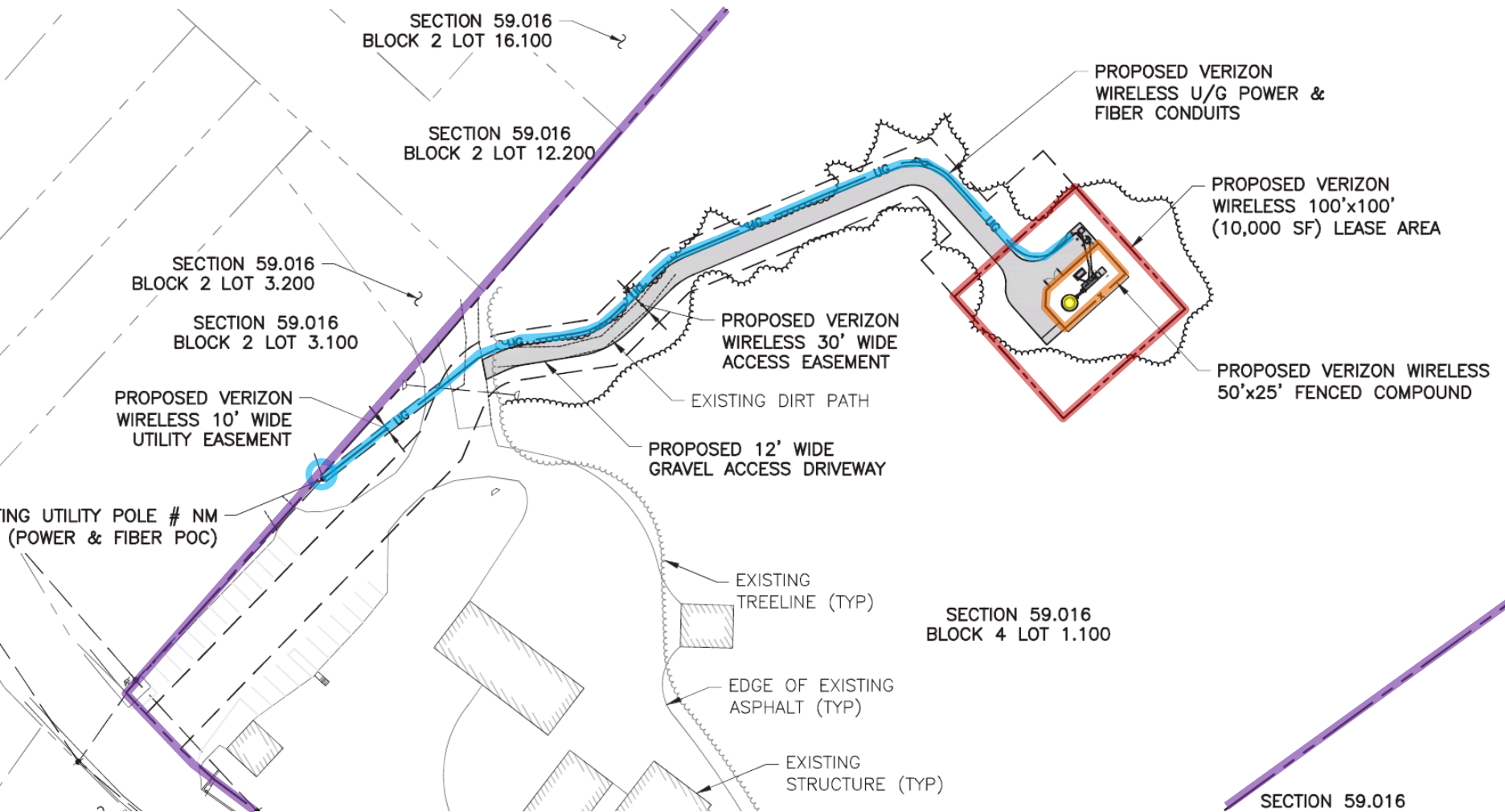
01.31.2020



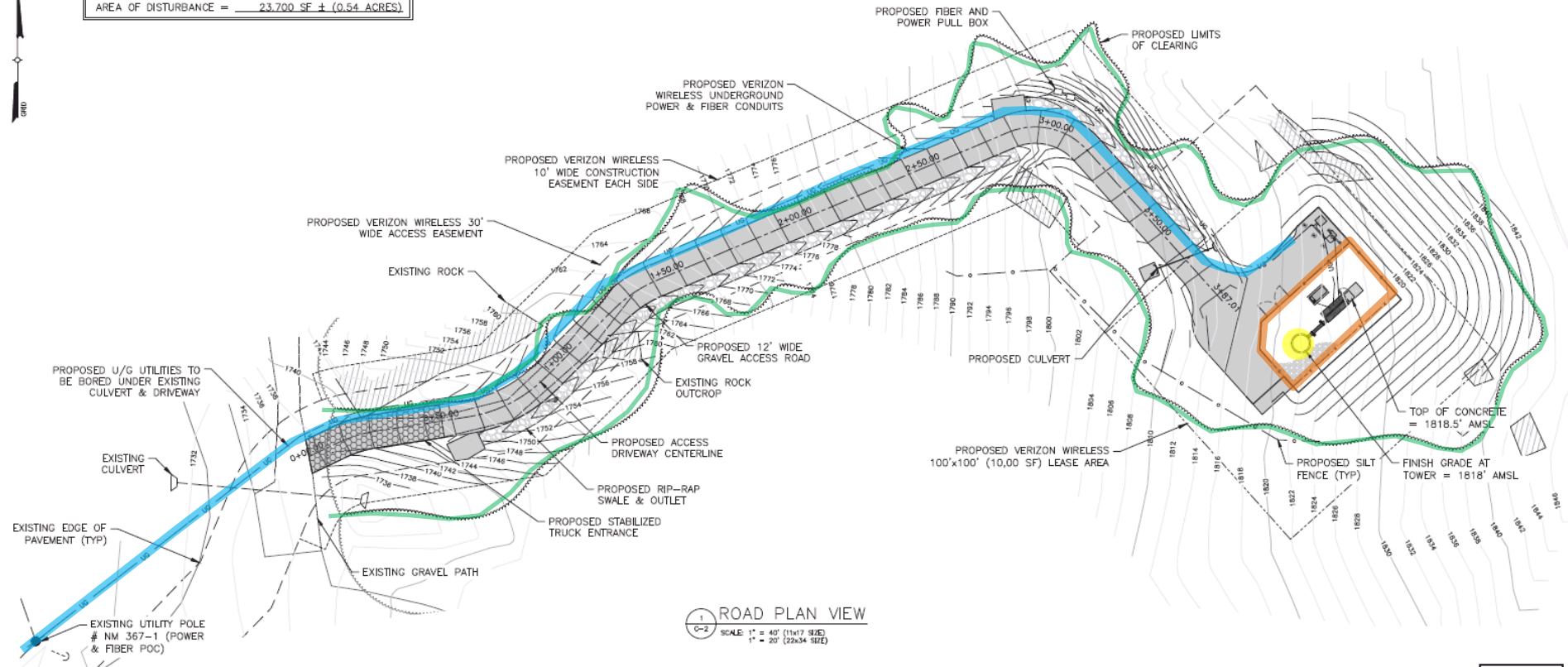


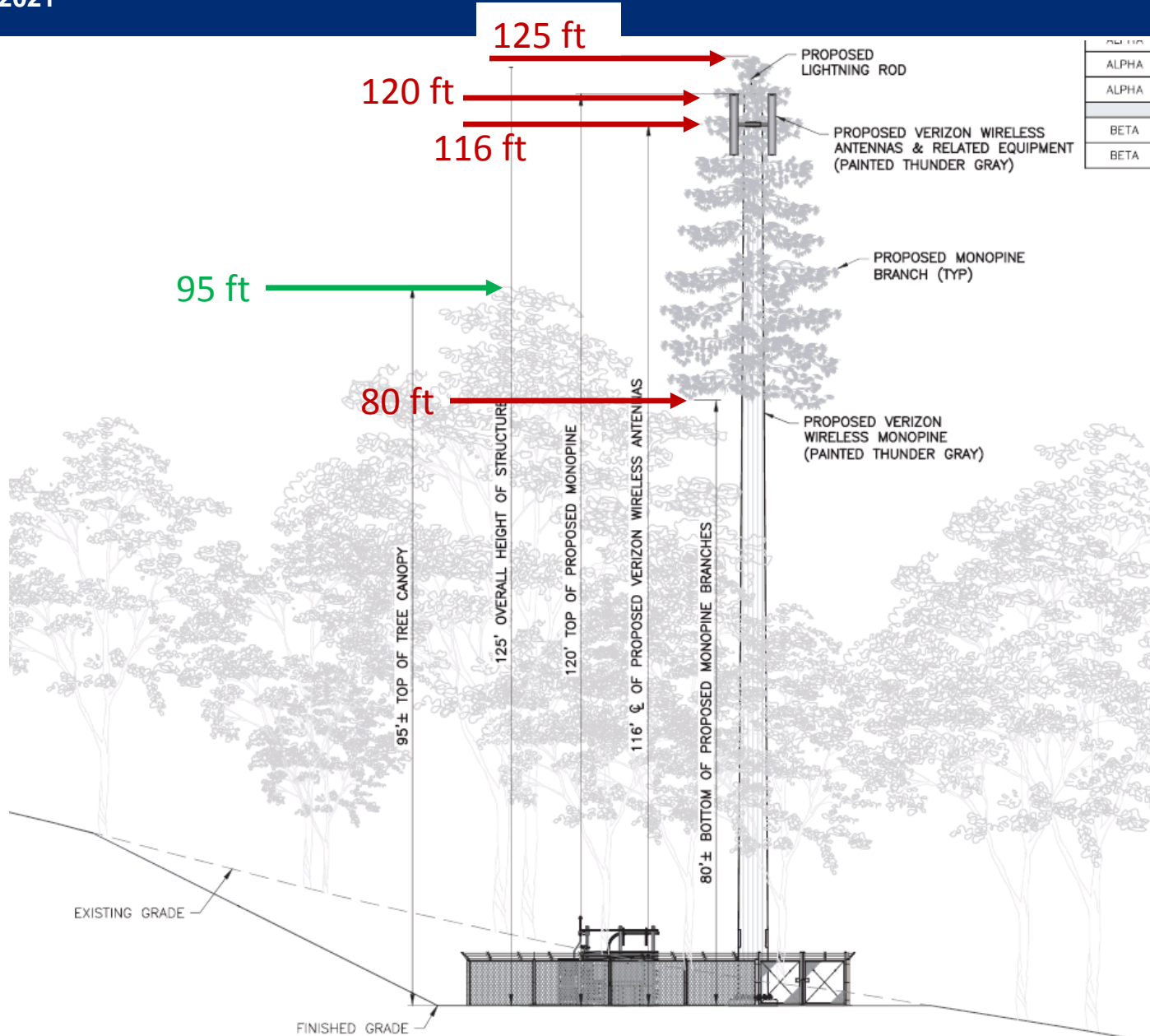
Proposed Project



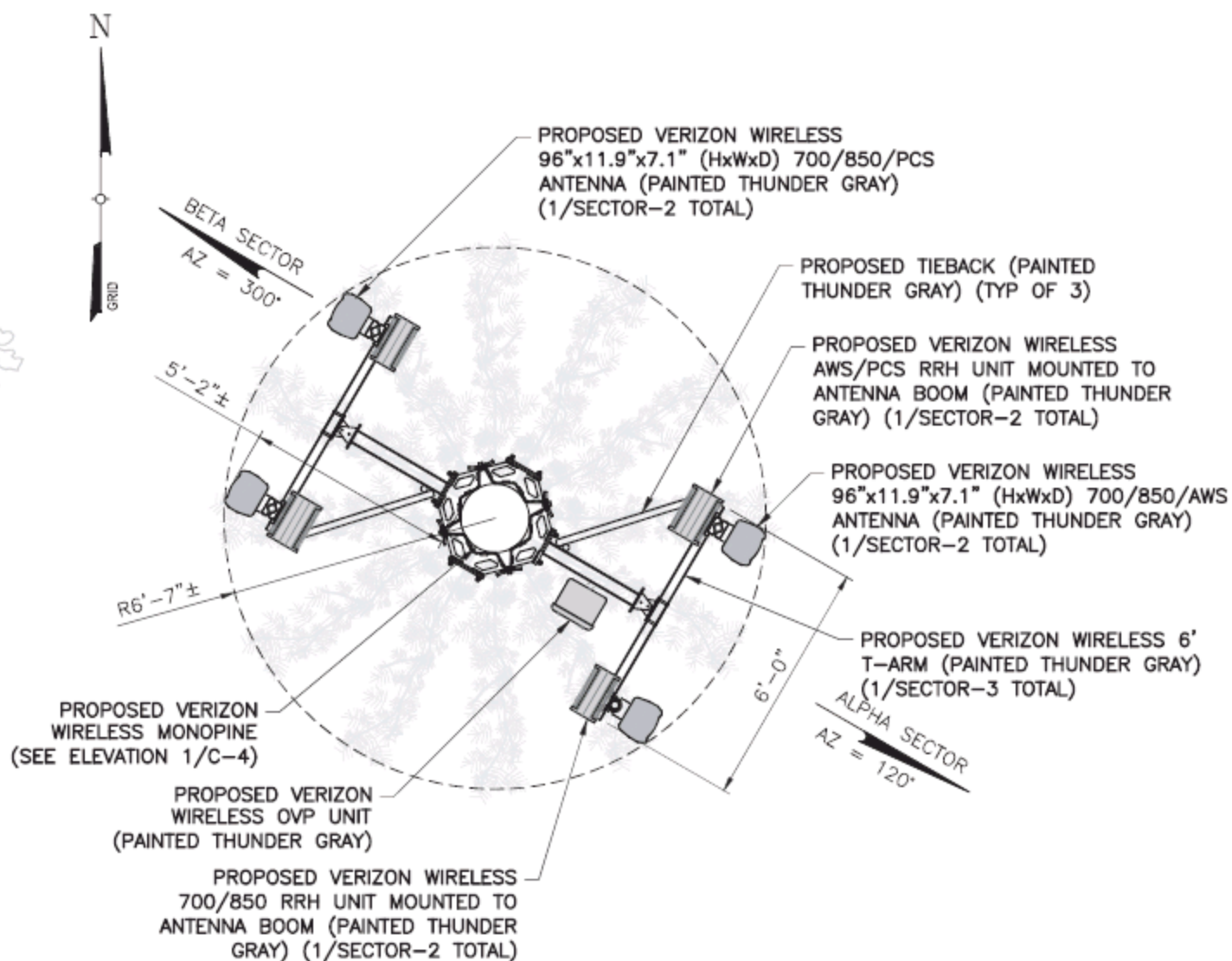


ACCESS ROAD LENGTH = 387'±
 UNDERGROUND UTILITY LENGTH = 545'±
 AREA OF DISTURBANCE = 23,700 SF ± (0.54 ACRES)



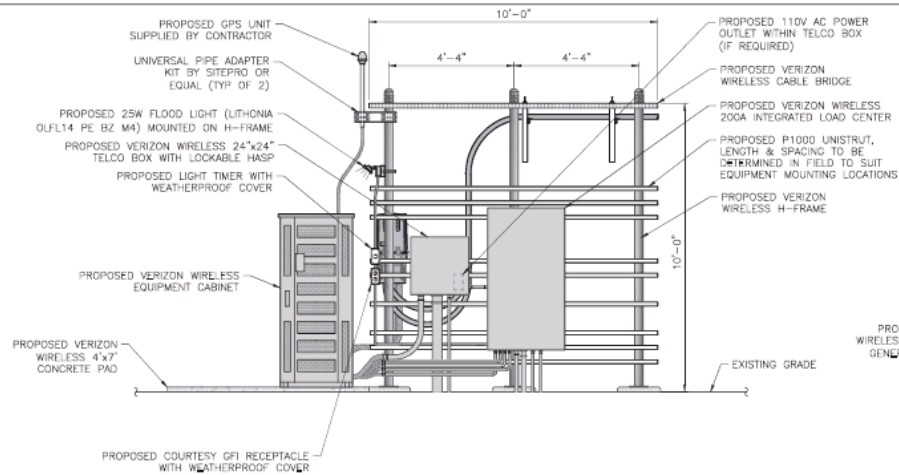


ALPHA
ALPHA
BETA
BETA

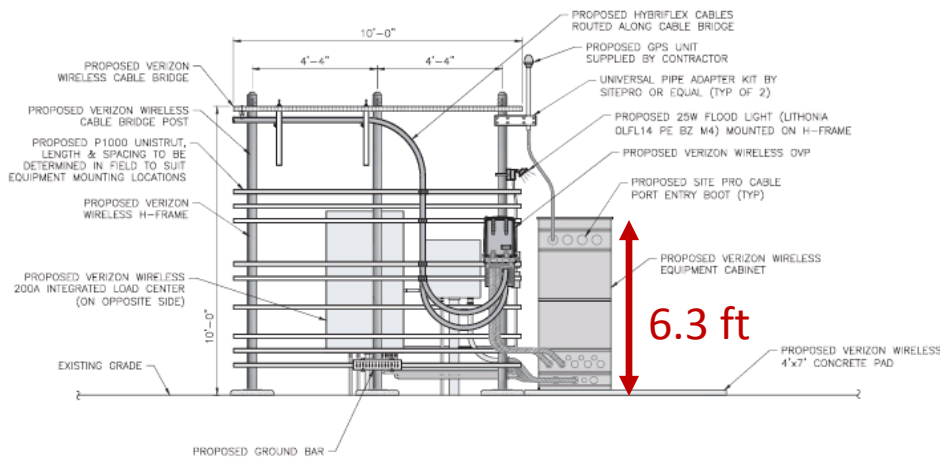


ANTENNA ORIENTATION

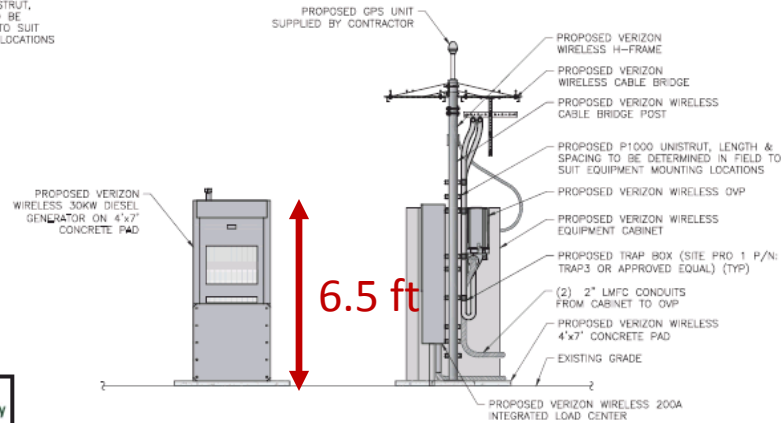
SCALE: 3/4" = 1'-0" (11x17 SIZE)
3/8" = 1'-0" (22x34 SIZE)



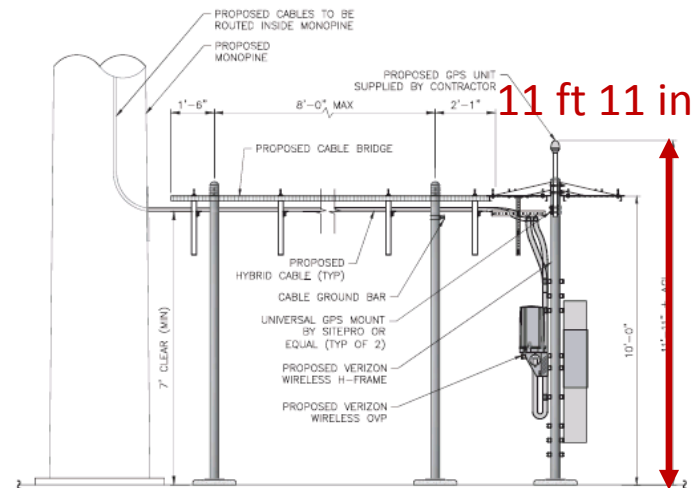
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (24x36 SIZE)



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



3 SIDE 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 14586

Tectonic
Professional Engineers, Surveyors & Land Surveyors, LLC
200 West Henrietta Road, Suite 100
West Henrietta, NY 14586
Phone: (585) 202-1000
Fax: (585) 202-1001
www.tectonicny.com

WORK ORDER NUMBER: 9725.16 DRAWN BY: T.S.

NO.	DATE	ISSUE	T.S.
0	10/18/19	FOR COMMENT	
1	11/12/19	FOR ZONING	
2	3/15/20	PER COMMENTS	
3	6/2/20	PER NEMA COMMENTS	

RELEASED BY: DATE:



UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 1709 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

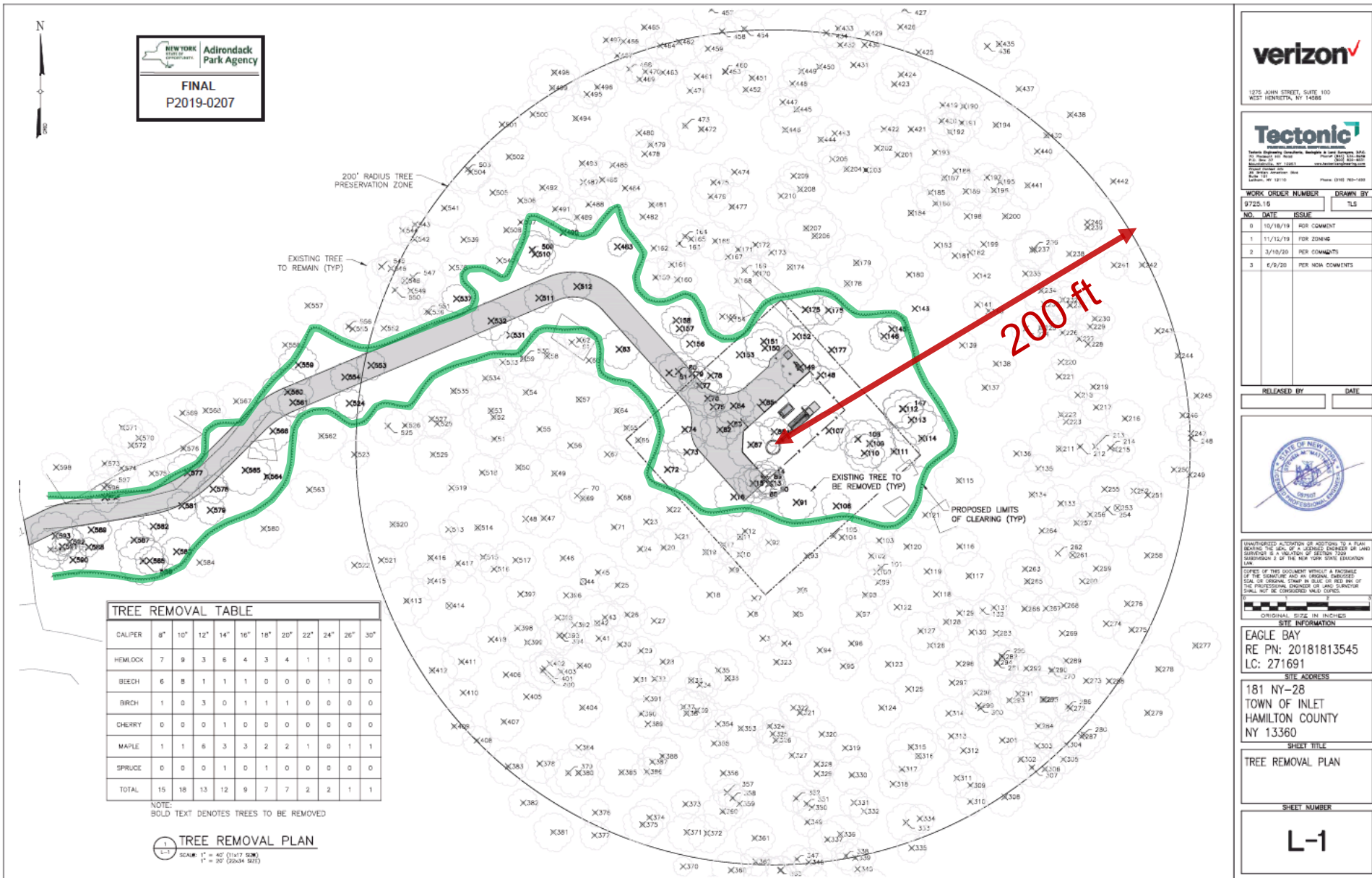
181 NY-28
TOWN OF INLET
HAMILTON COUNTY
NY 13360

SHEET TITLE

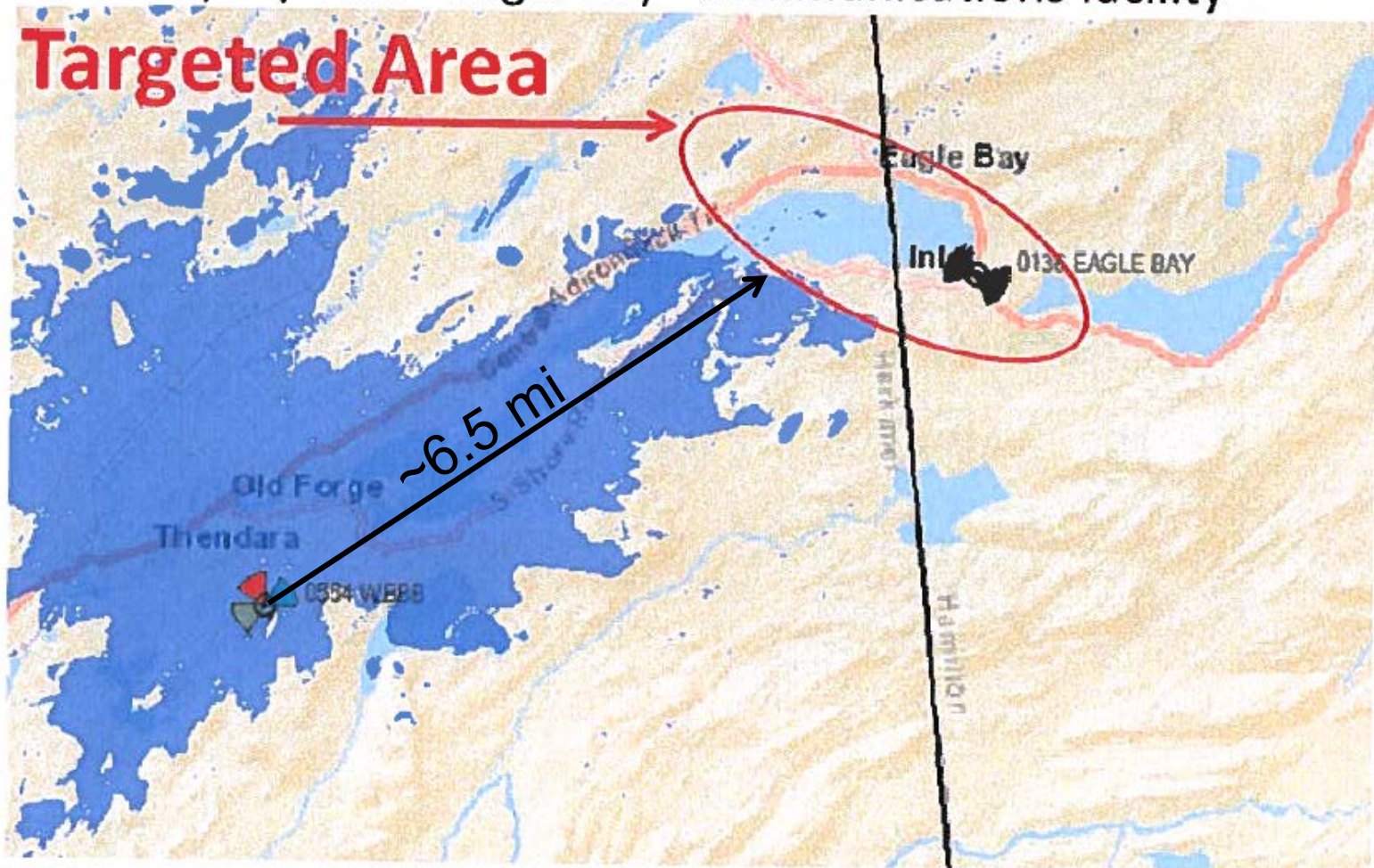
EQUIPMENT ELEVATIONS

SHEET NUMBER

C-7



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

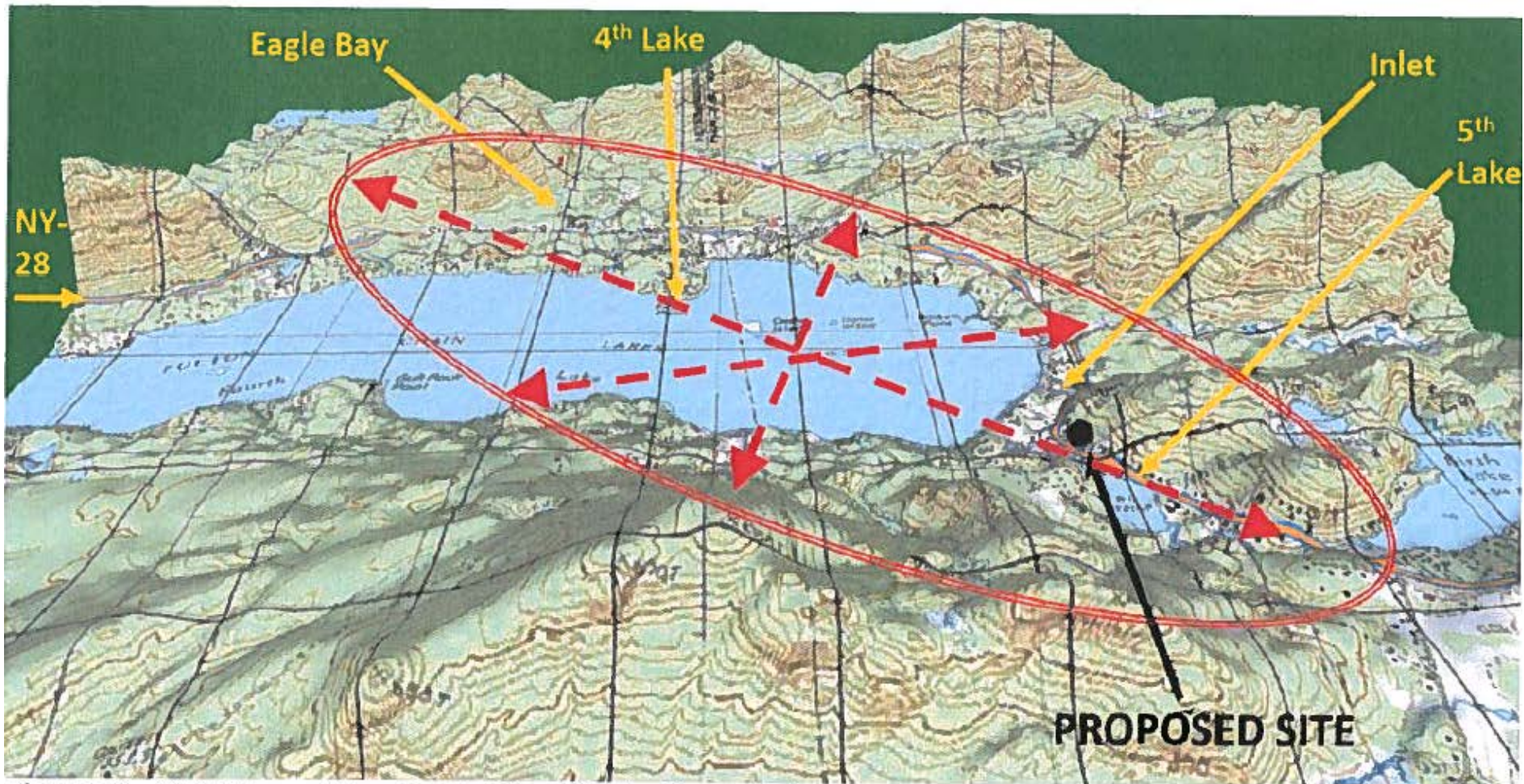


Figure 3. 3-D Map of the Eagle Bay Site's Targeted Coverage Area and Proposed Site Location

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

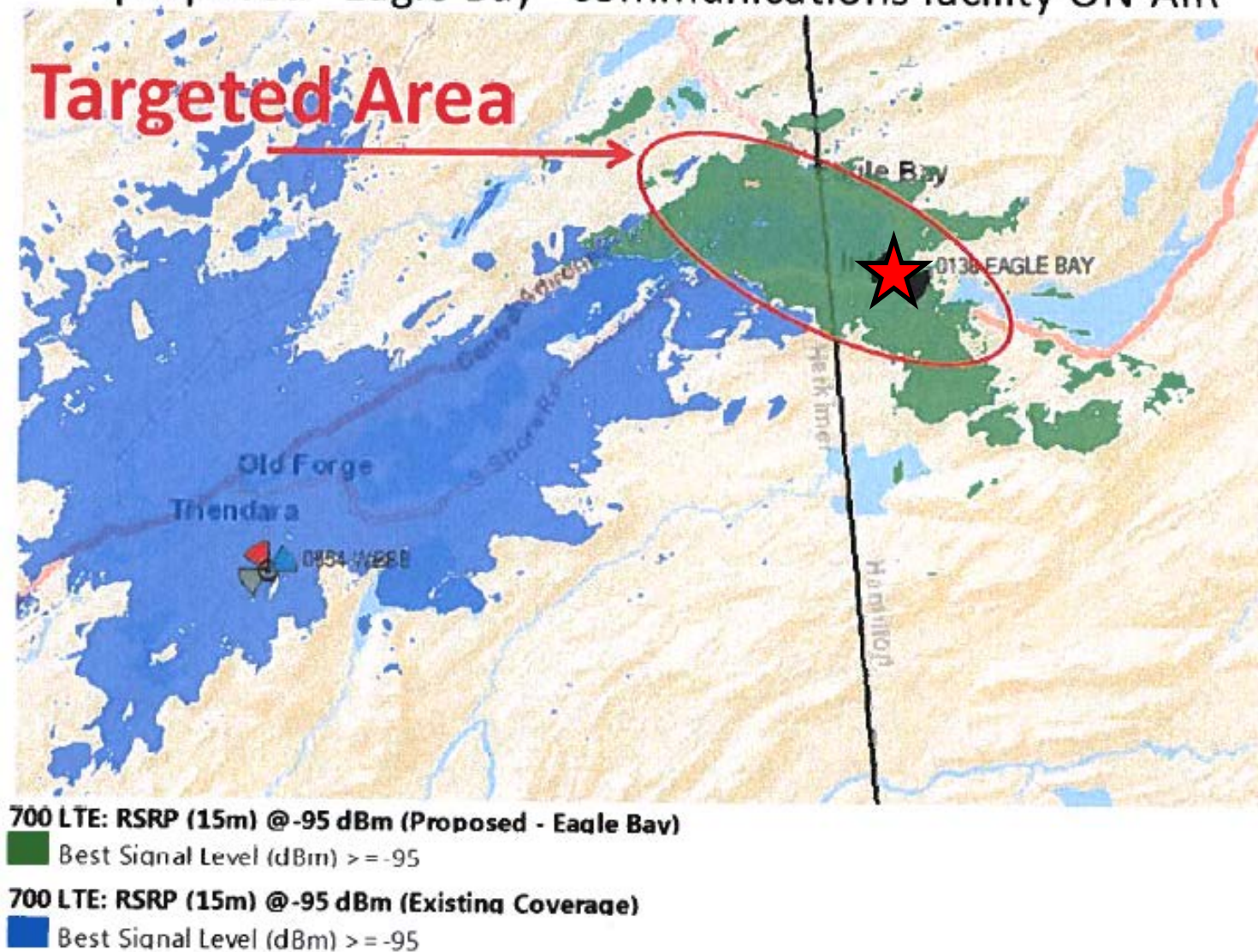
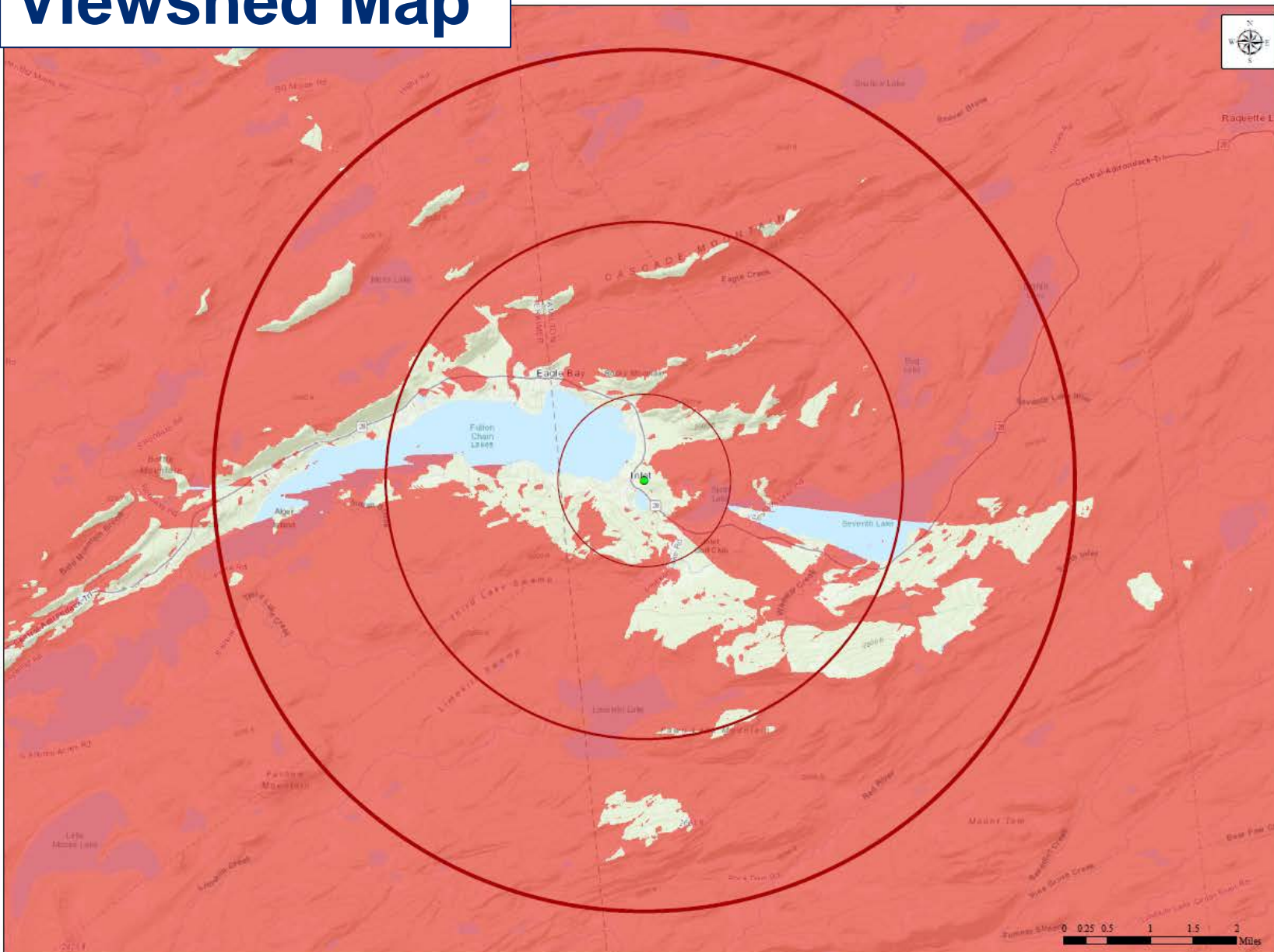


Figure 8. Existing and Future Planned Site Coverage with the proposed "Eagle Bay" Wireless Facility ON-AIR

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)
Environment: 9725 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.









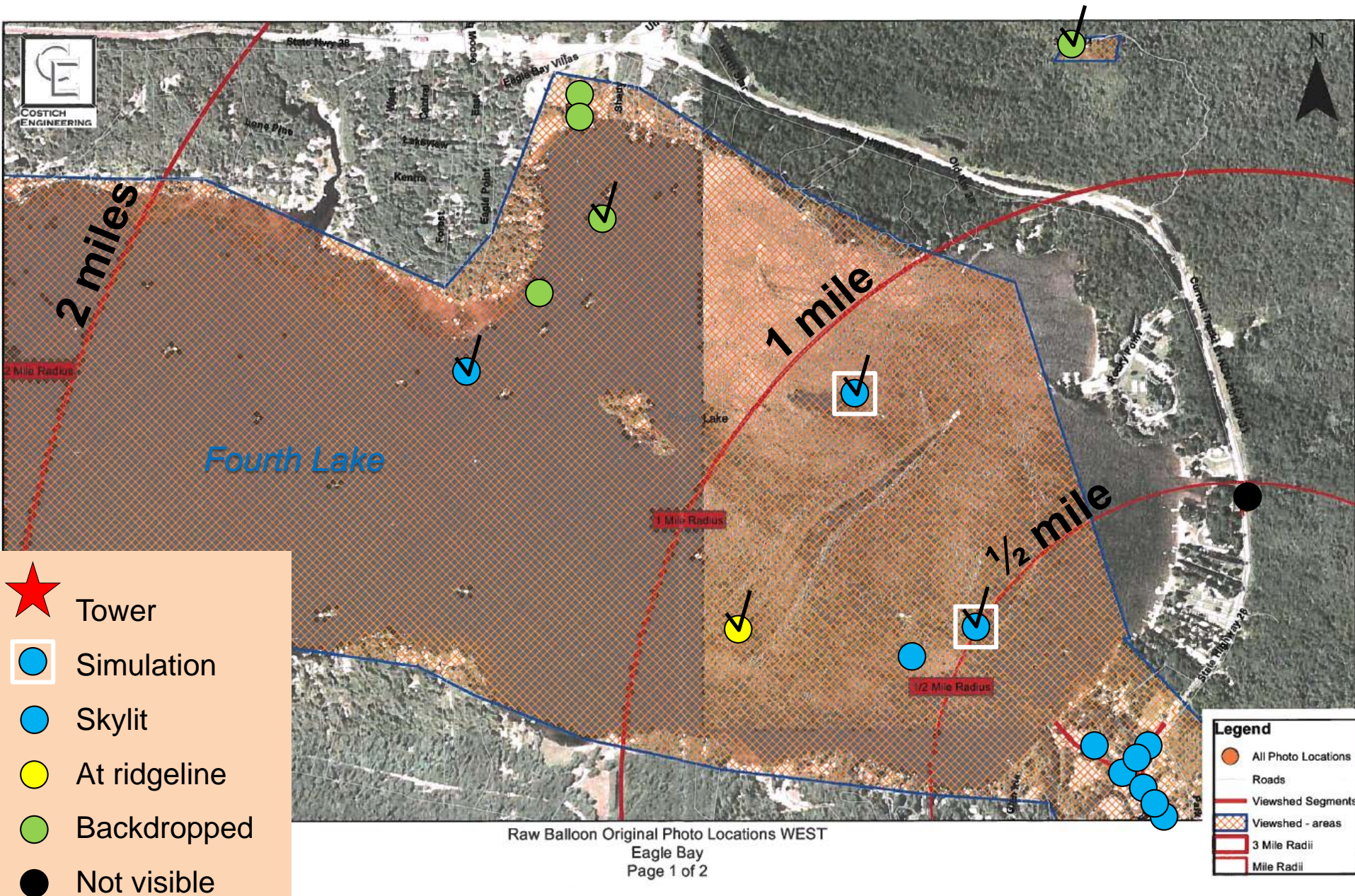




Photo 82
~1.4 miles from tower
Fourth Lake



Photo 84
~1.5 miles from tower
Fourth Lake



Date of Photo: 1/31/2020



RECEIVED

Date: January 26, 2021



Photo 81
~0.9 mile from tower
Fourth Lake



COSTICH
ENGINEERING

SITE NAME
Eagle Bay

View toward site, bottom of balloons at
4727' from site - View SE from Fourth Lake

Date of Photo: 1/31/2020



Photo Simulation 81
~0.9 mile from tower
Fourth Lake

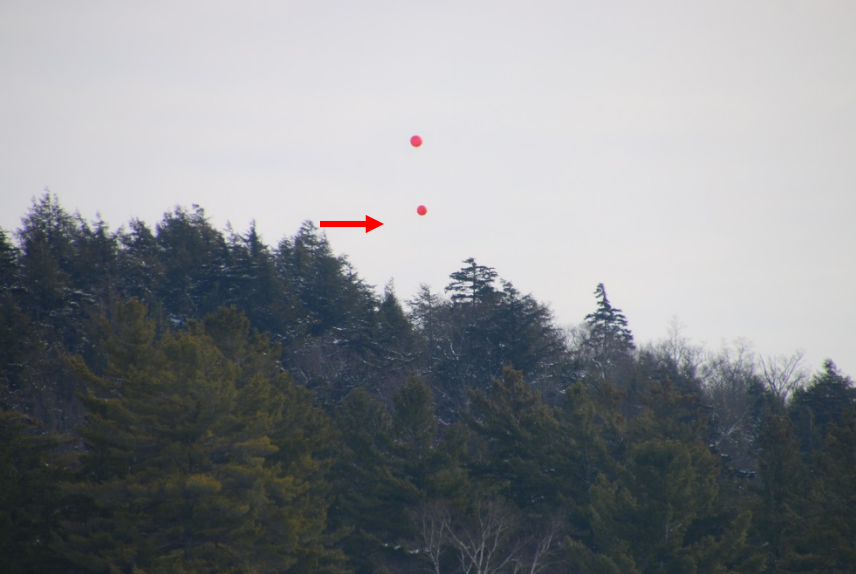


SITE NAME
Eagle Bay

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



Photo 85
~0.85 mile from tower
Fourth Lake



Date of Photo: 1/31/2020



Photo 87
~0.5 mile from tower
Fourth Lake

COSTICH
ENGINEERINGSITE NAME
Eagle BayView 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

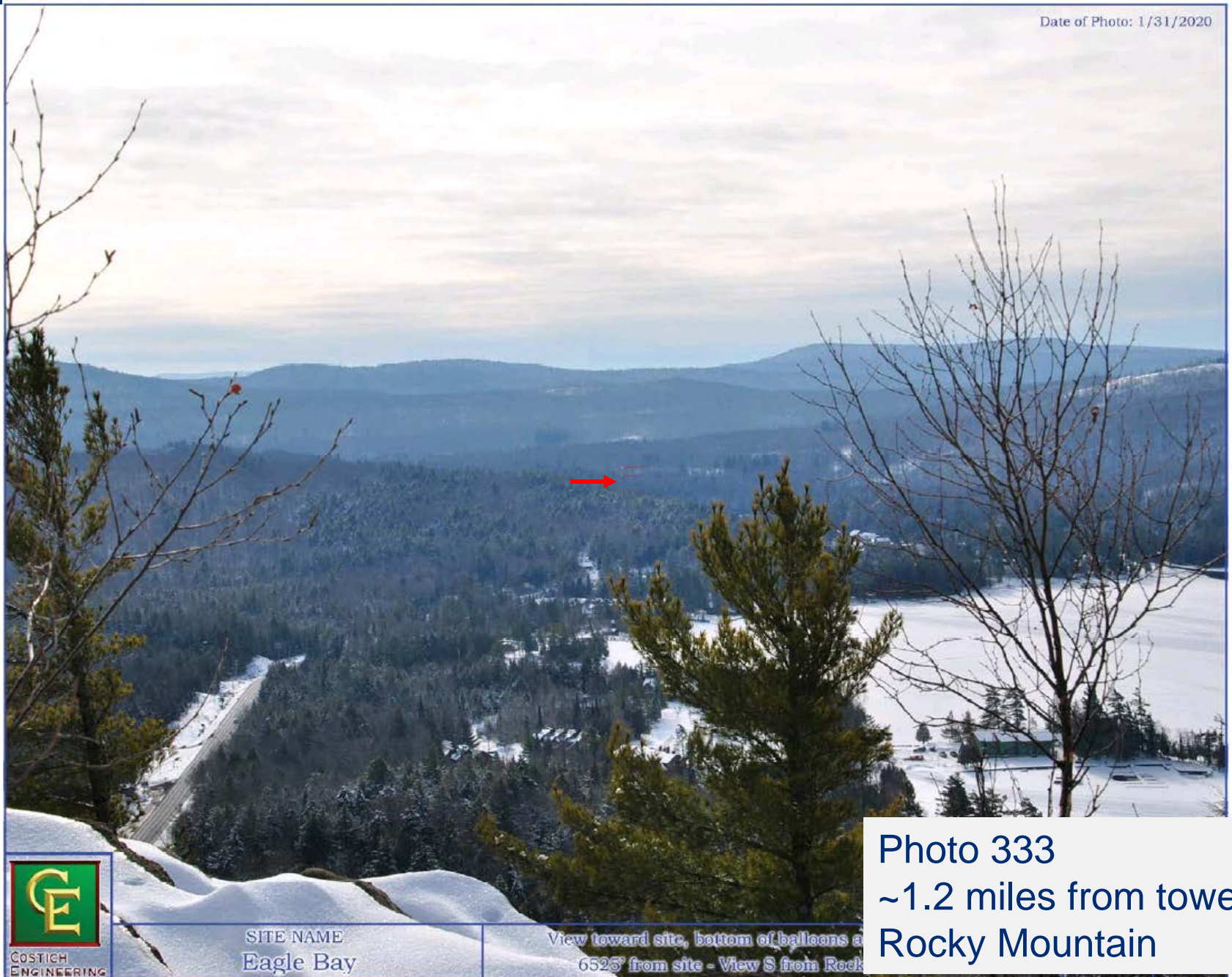
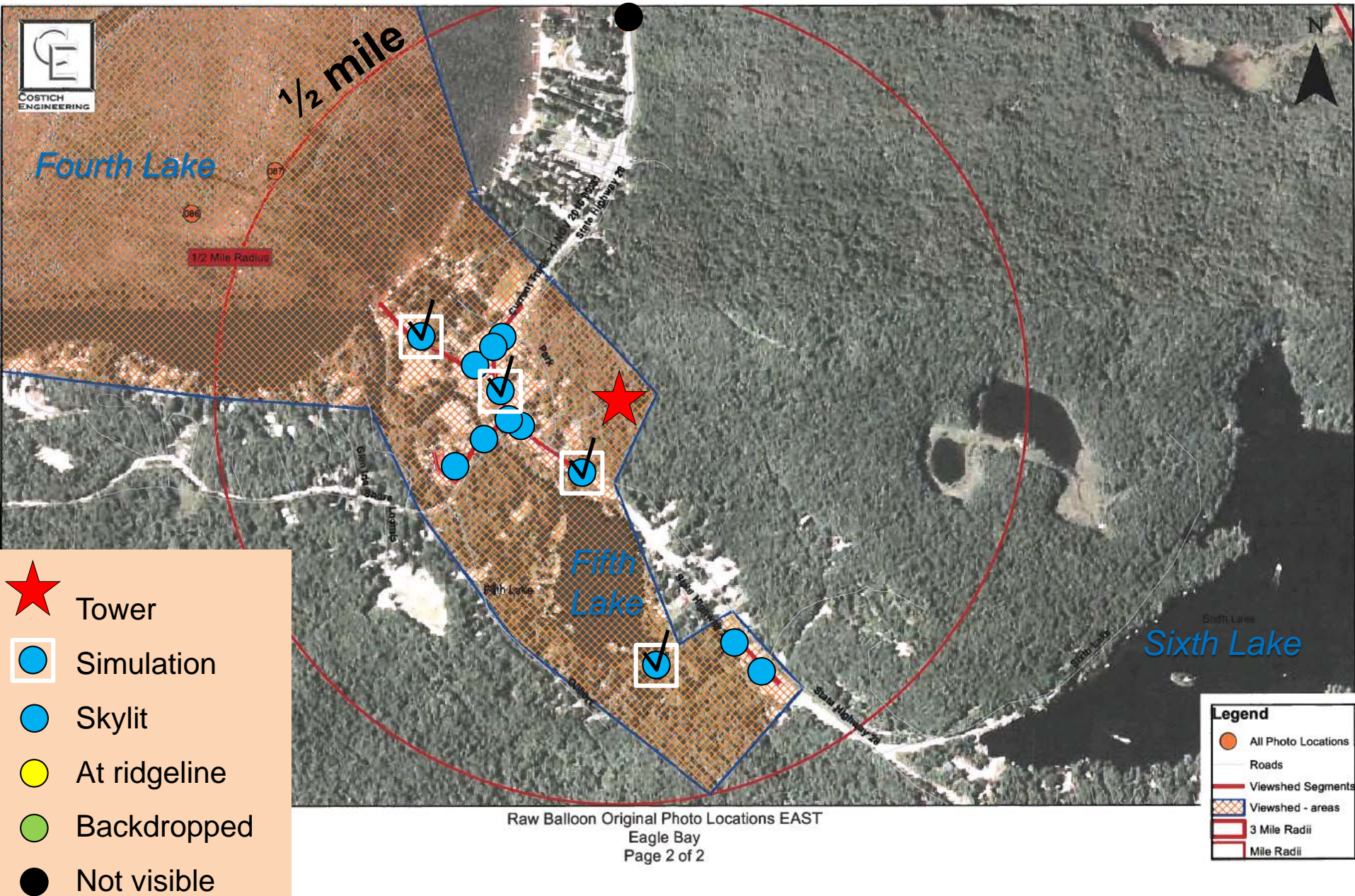


Photo 333
~1.2 miles from tower
Rocky Mountain



SITE NAME
Eagle Bay

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



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

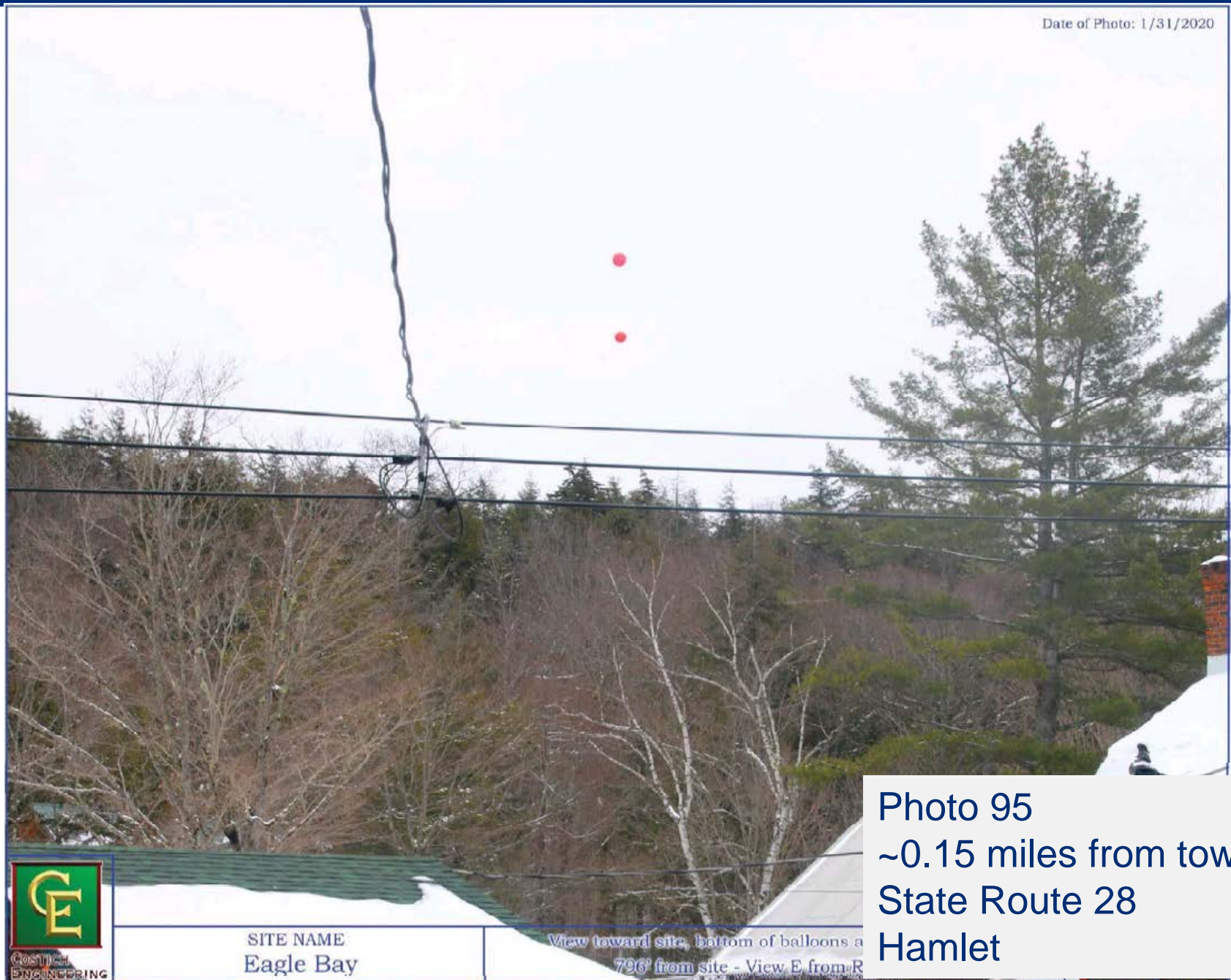
Photosimulation of proposed 125
4727' from site - View N from E



Photo 92
~0.25 miles from tower
Arrowhead Park
Hamlet



Photo Simulation 92
~0.25 miles from tower
Arrowhead Park
Hamlet



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 at
796' from site - View E from R

Date of Photo: 1/31/2020

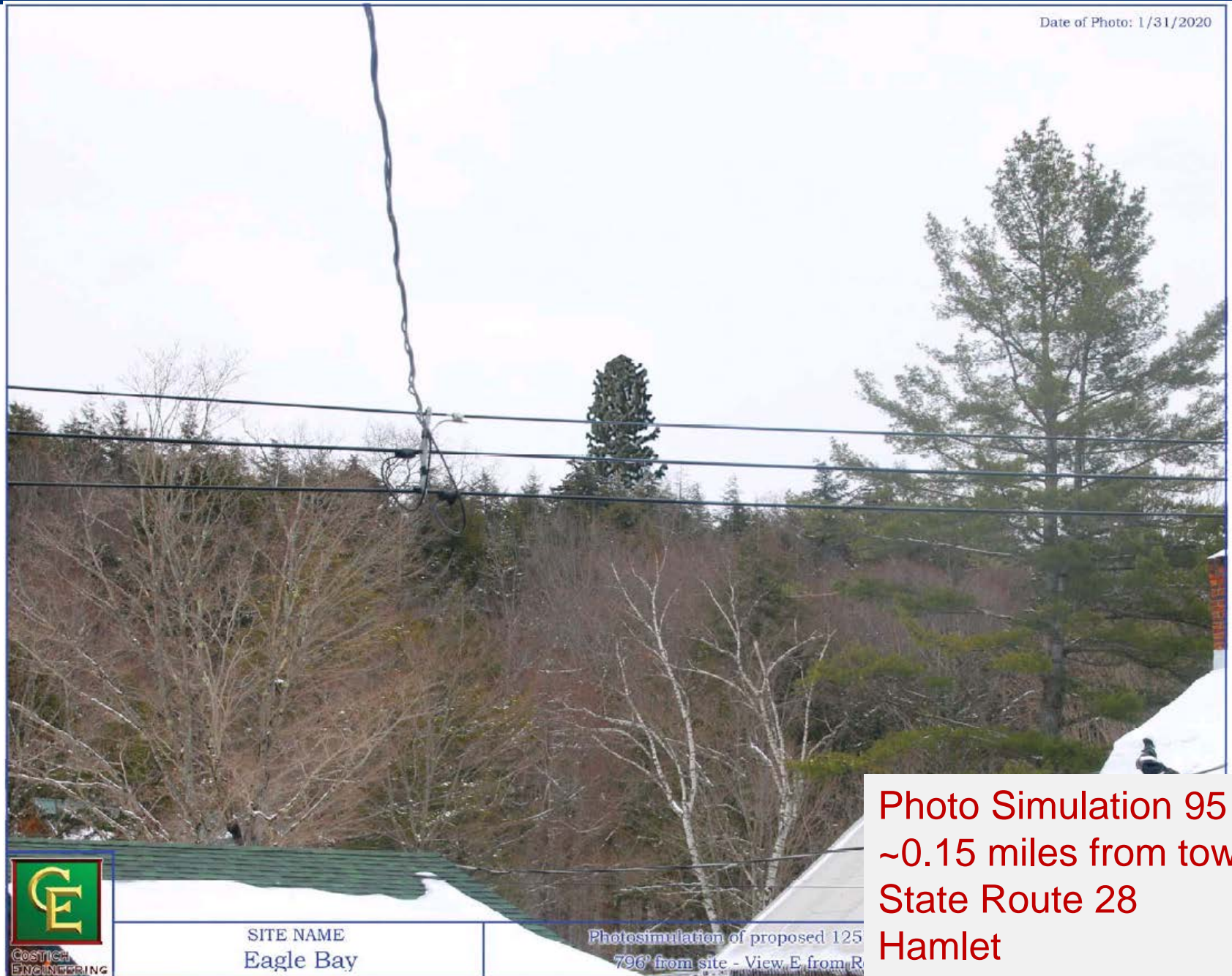


Photo Simulation 95
~0.15 miles from tower
State Route 28
Hamlet



SITE NAME
Eagle Bay

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





Date of Photo: 1/31/2020

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



SITE NAME
Eagle Bay

Photosimulation of proposed 125'
516' from site - View NE from road

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

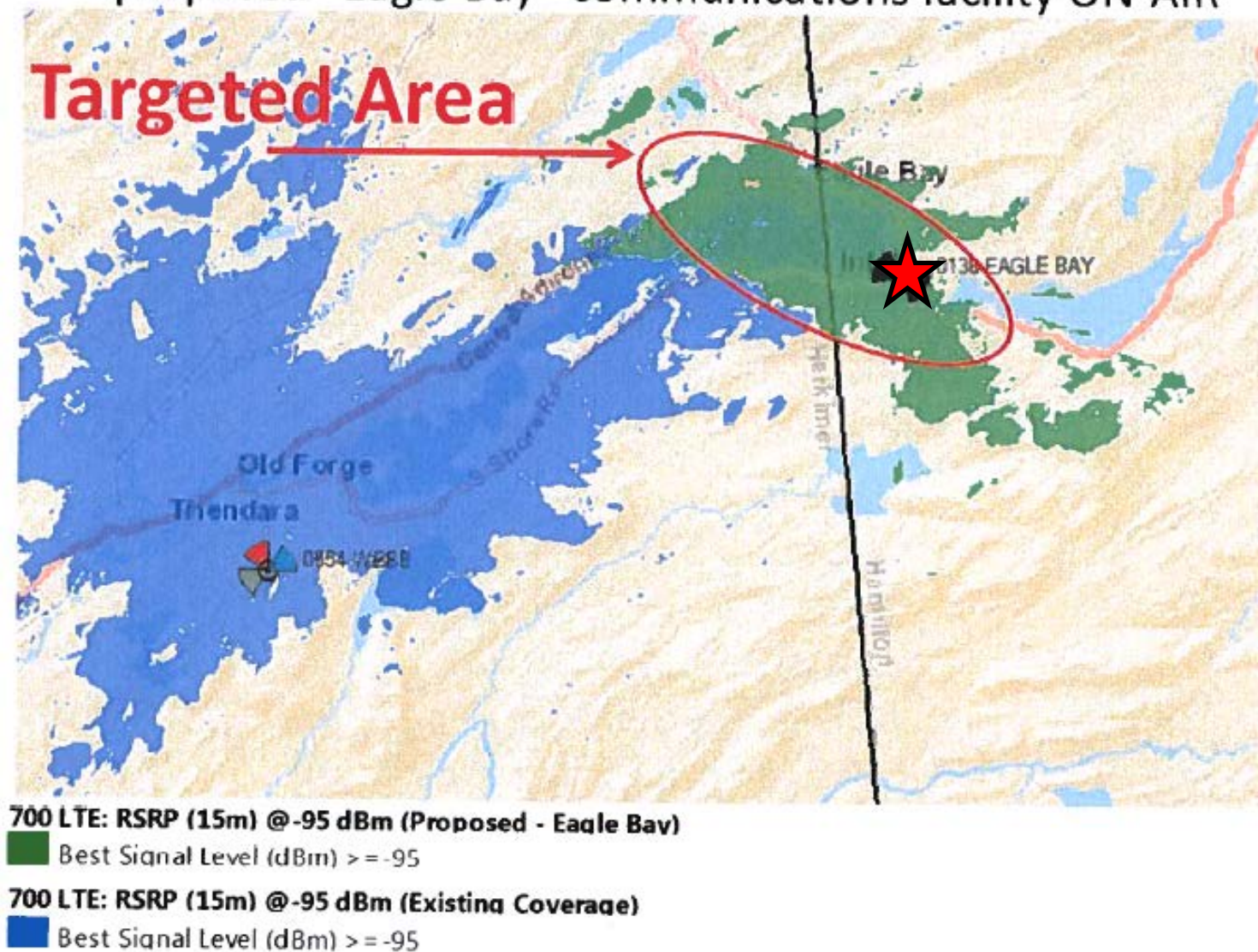


Figure 8. Existing and Future Planned Site Coverage with the proposed "Eagle Bay" Wireless Facility ON-AIR

ACL @ 116'

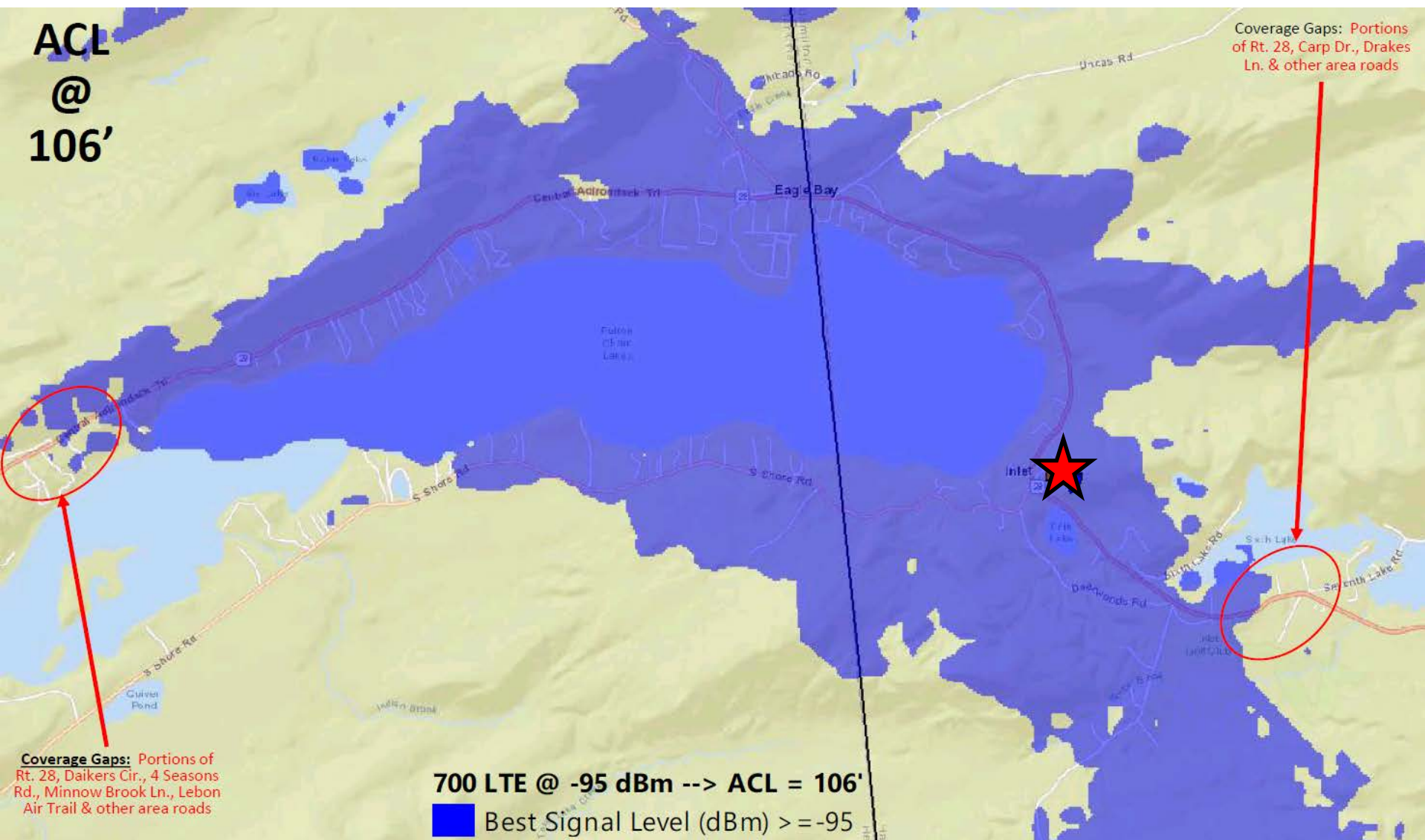
Proposed Verizon Wireless Communications Facility "Eagle Bay"

700 LTE @ -95 dBm --> ACL = 116'

Best Signal Level (dBm) >= -95

Best Signal Level (dBm) ≥ -95

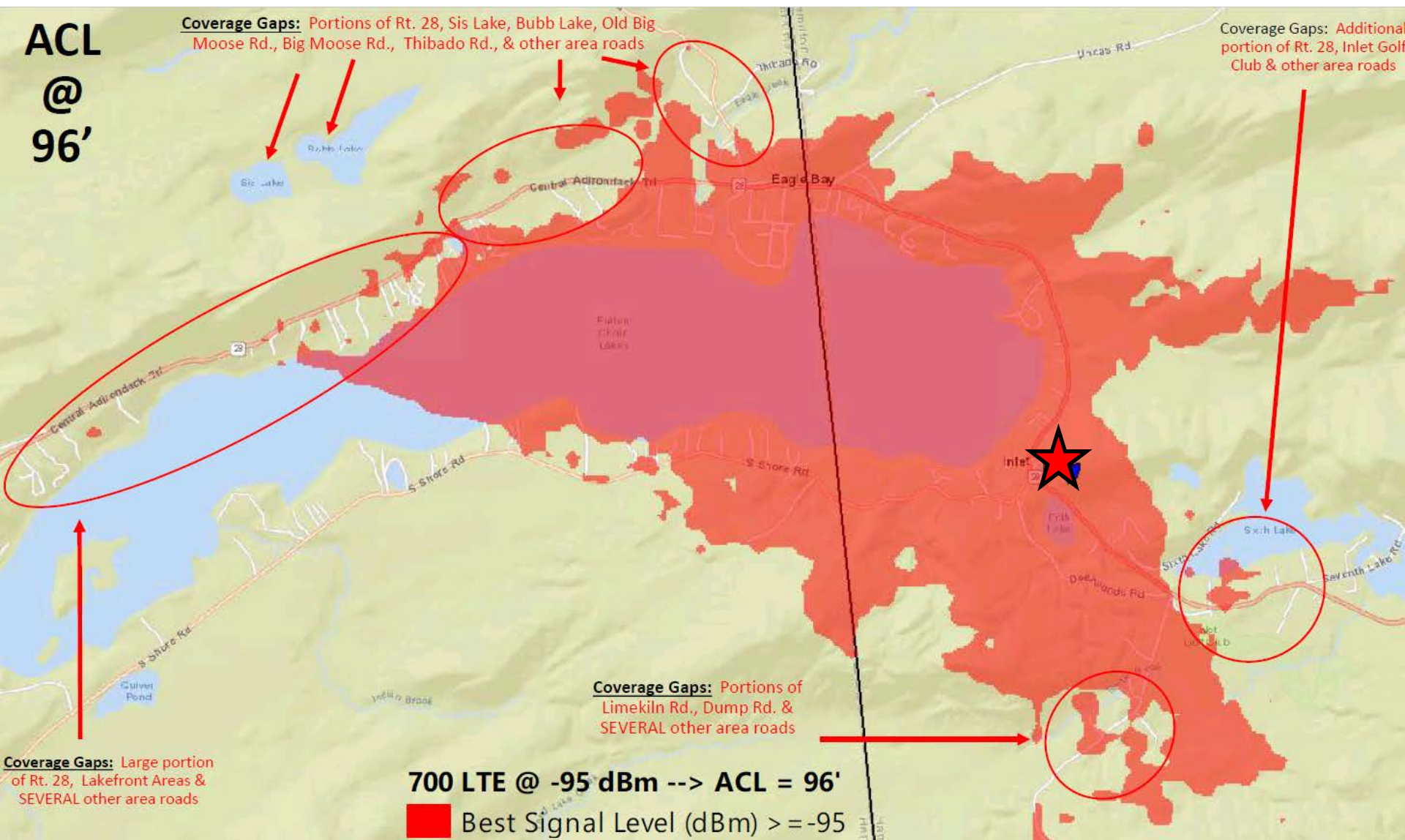
ACL
@
106'



**ACL
@
96'**

Coverage Gaps: Portions of Rt. 28, Sis Lake, Bubb Lake, Old Big Moose Rd., Big Moose Rd., Thibado Rd., & other area roads

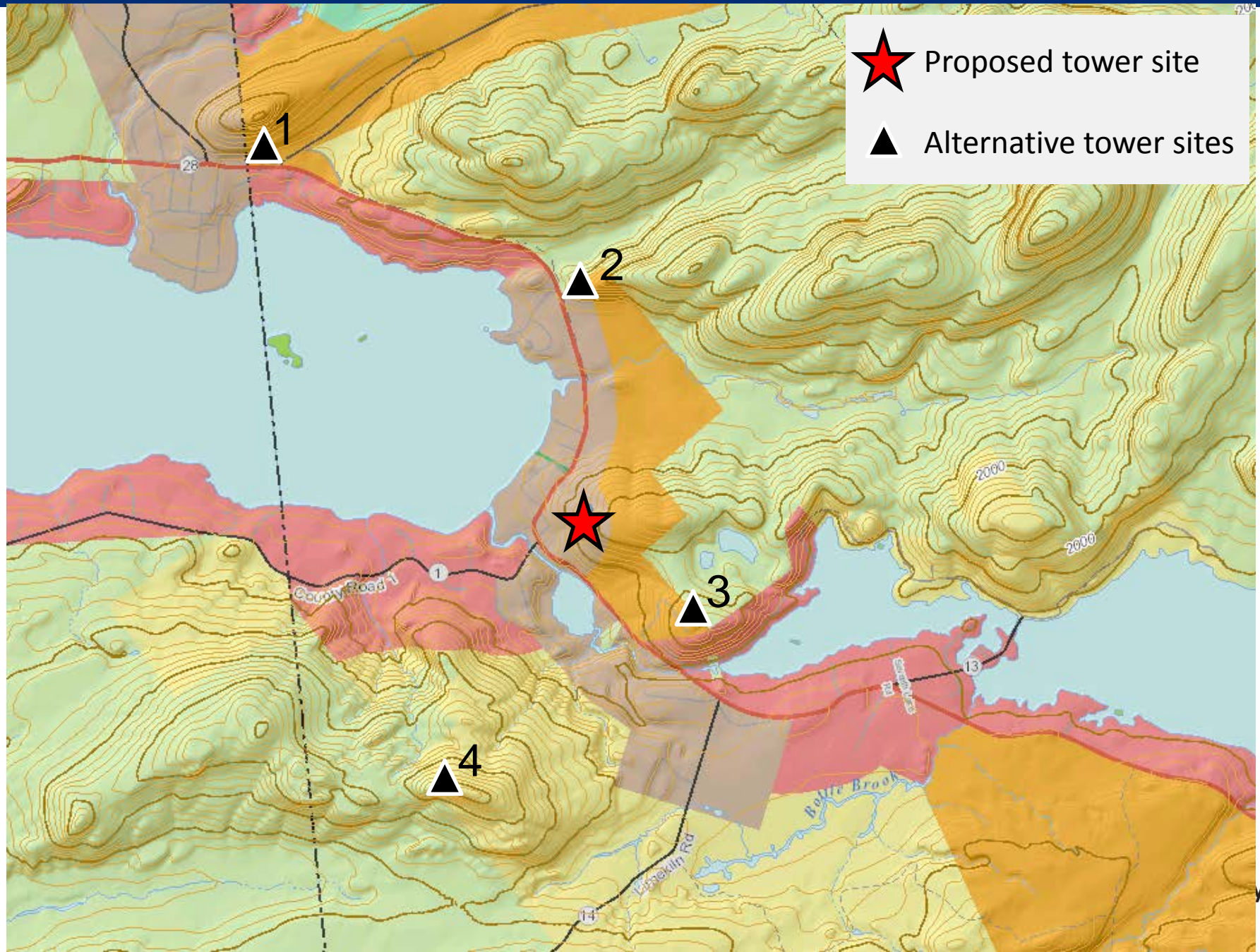
Coverage Gaps: Additional portion of Rt. 28, Inlet Golf Club & other area roads



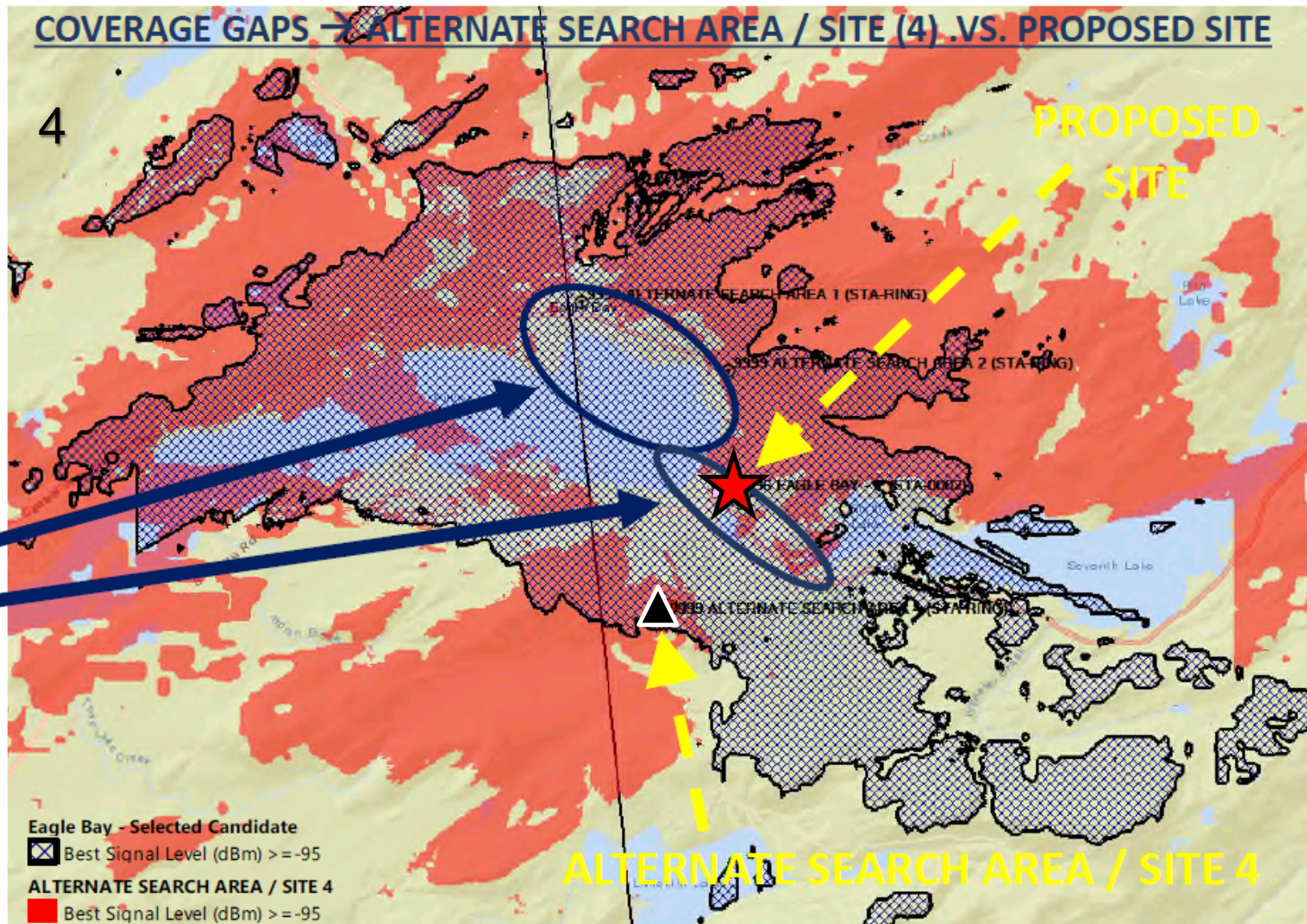
Alternatives Analysis – Location



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



ACL
116'



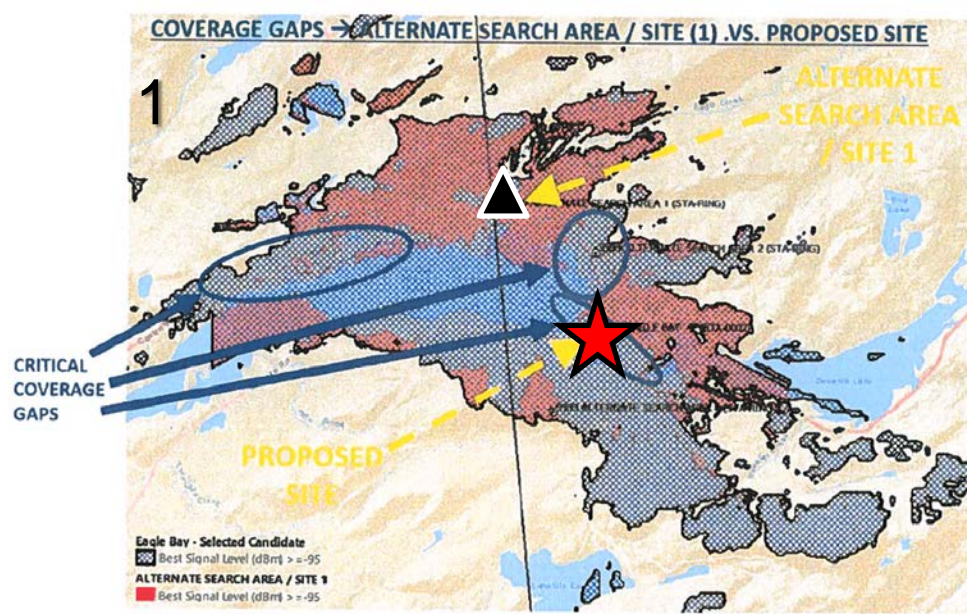


Figure 4. Coverage Gap Comparison between Proposed Site and Alternative Search Area / Site 1

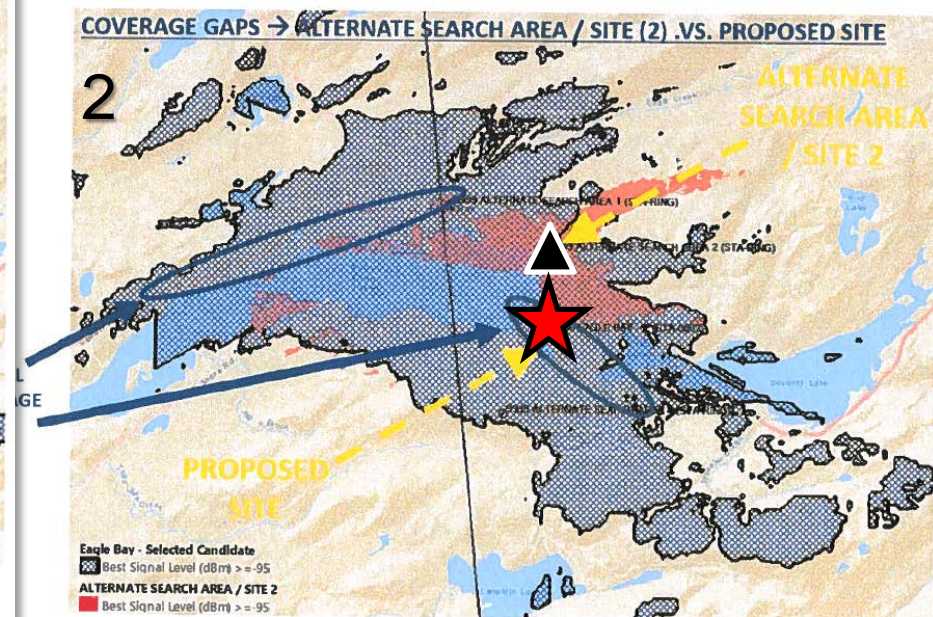


Figure 5. Coverage Gap Comparison between Proposed Site and Alternative Search Area / Site 2

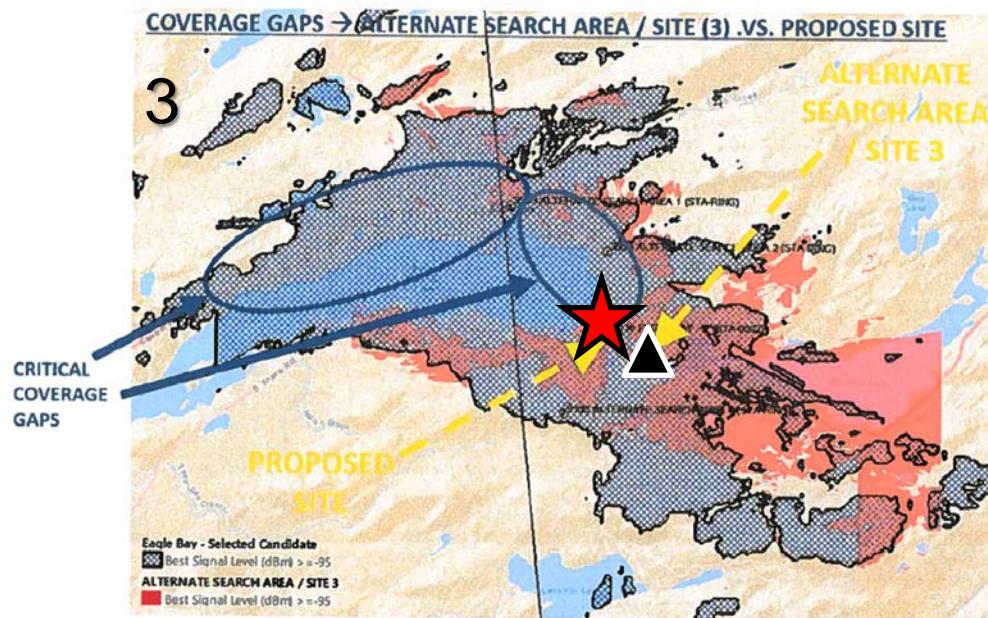


Figure 6. Coverage Gap Comparison between Proposed Site and Alternative Search Area / Site 3

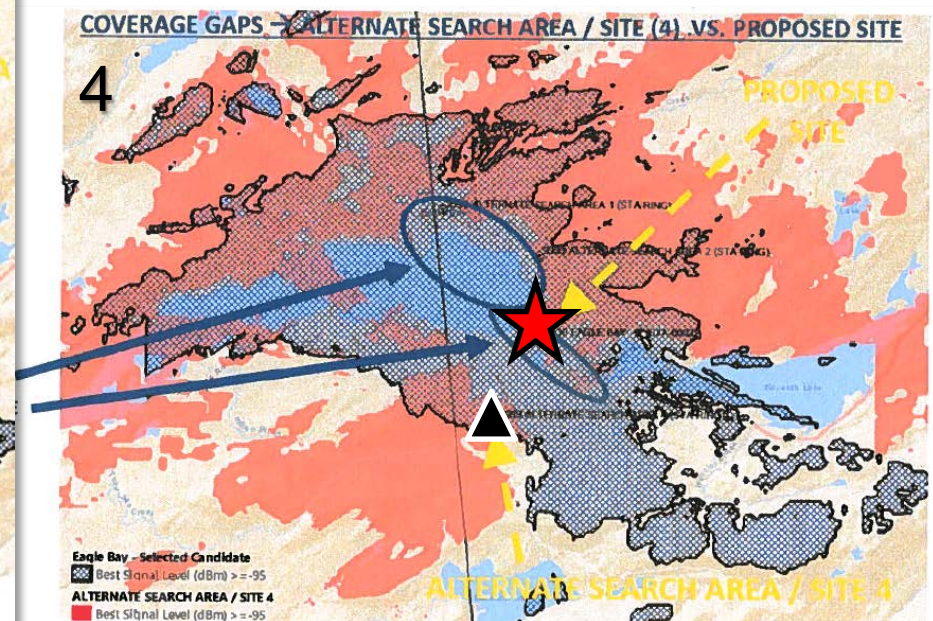


Figure 7. Coverage Gap Comparison between Proposed Site and Alternative Search Area / Site 4

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

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