


THIS IS A TWO-SIDED DOCUMENT

|  |  |                               |
|--|--|-------------------------------|
|  <b>Adirondack Park Agency</b><br><br>PO Box 99 · 1133 NYS Route 86<br>Ray Brook, NY 12977<br>Tel: (518) 891-4050<br>www.apa.ny.gov | APA General Permit 2005G-3R<br>Certificate   | Permit #<br><b>2004-0239A</b> |
|  | <b>Certificate for Replacement of or Installation of Certain New Telecommunications Antennas on Existing Towers or Other Tall Structures</b>   |                               |
|  | To the County Clerk: Please index this permit in the grantor index under the following names:<br><b>1. T-Mobile Northeast, LLC</b><br><b>2. Lake Placid Vacation Corporation, Inc.</b> |                               |

This certificate under General Permit 2005G-3R is granted to T-Mobile Northeast, LLC and the Lake Placid Vacation Corporation, Inc., authorizing the replacement or installation of new telecommunications infrastructure in an area classified Hamlet by the Official Adirondack Park Land Use and Development Plan Map in the Town of North Elba, 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 an 8.44±-acre parcel of land located on Olympic Drive in the Village of Lake Placid, Town of North Elba, Essex County, in an area classified Hamlet by the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 42.0GK, Block 1, Parcel 4.1. The project site is described in a deed from New York Telephone Company to Lake Placid Vacation Corporation dated October 25, 1976 and recorded at the Essex County Clerk's Office on November 12, 1976 in Liber 625 of Deeds at Page 7. The Lake Placid Vacation Corporation, Inc. owns 12 adjoining

tax parcels in the Town of North Elba/Village of Lake Placid on lands classified Hamlet, including the one that is part of the project site, which total 30.55± acres.

### **PROJECT DESCRIPTION AS PROPOSED**

The project as conditionally approved herein involves antenna upgrades on the roof of the Lake Placid Crowne Plaza Resort and Golf Club: removing six existing remote radio heads (RRHs) and installing nine remote radio units (RRUs) on the existing rooftop equipment platform and removing three existing antennas and installing three panel antennas on the penthouse rooftop.

The project is shown on 14 sheets of plans titled "T-Mobile Northeast LLC, Site Number: UP40629A, Site Name: Lake Placid 2, T-Mobile Sprint Retain Installation, Design 67G5C998G\_6160, 101 Olympic Drive, Lake Placid, NY 12946," prepared by NB+C Engineering Services, LLC, and last dated May 9, 2023 (Project Plans).

A reduced-scale copy of Sheet C-4 (Proposed Elevation) of the Project Plans is 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 2005G-3R Certificate for Project 2004-0239A issued June 8, 2023, 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 installation of antennas and equipment in the location shown and as depicted on the Project Plans referenced herein. The antennas shall be located as shown on the Project Plans referenced herein, with the top of the penthouse antennas no higher than 54 feet above ground level (centerline elevation of 52 feet above ground level).
3. Any change to the location, dimensions, or other aspect of the development authorized herein, including the construction of any new telecommunications facility or the addition to the authorized telecommunications facility of any new antenna or other equipment, shall require prior written Agency authorization.
4. The authorized penthouse antennas shall be a grey color with a non-reflective flat or matte finish. The authorized remote radio units (RRUs) shall be a color that matches and blends with the existing equipment shelter and its infrastructure and shall have a non-reflective or matte finish.

- 5. Installation of any lighting on or directed toward the existing rooftop equipment shelter, rooftop penthouse, or telecommunications facility shall require prior written Agency authorization.
- 6. All signs associated with the telecommunications facility on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
- 7. The Agency shall be provided with color photographs showing the completed antennas within 30 days of project completion. 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.
- 8. The authorized antennas shall be removed from the project site within one year of discontinuance of use for telecommunications purposes.

CERTIFICATION issued this 8<sup>th</sup> day  
of June, 2023.

ADIRONDACK PARK AGENCY

BY: [Signature]  
David J. Plante, AICP CEP  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 8<sup>th</sup> day of June in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, 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.

[Signature]  
Notary Public

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

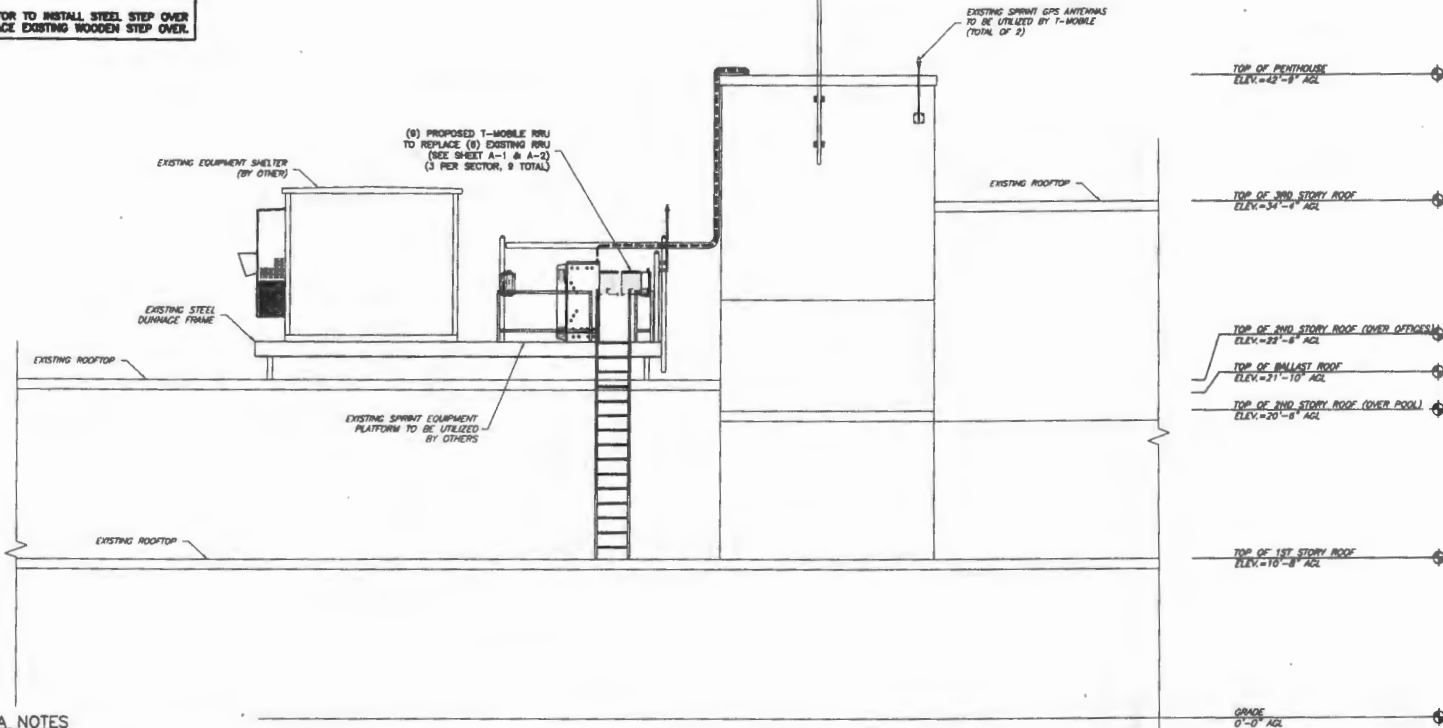
NOT FOR CONSTRUCTION

NOTE:  
CONTRACTOR TO PROPERLY  
SUPPORT / SHIM EXISTING  
PLATFORM STAIR.

NOTE:  
CONTRACTOR TO INSTALL SAFETY RAILING  
TO PORTIONS OF ROOF WHERE NECESSARY.

NOTE:  
CONTRACTOR TO INSTALL STEEL STEP OVER  
TO REPLACE EXISTING WOODEN STEP OVER.

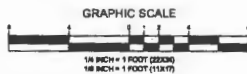
- (3) PROPOSED T-MOBILE ANTENNAS TO REPLACE (3) EXISTING ANTENNAS (SEE SHEET A-1 & A-2) (1 PER SECTOR, 3 TOTAL)
- (3) PROPOSED T-MOBILE QUAD DIPLEXERS (SEE SHEET A-1 & A-2) (1 PER SECTOR, 3 TOTAL)
- (3) PROPOSED T-MOBILE SMART BIAS TEES (SEE SHEET A-1 & A-2) (1 PER SECTOR, 3 TOTAL)



GENERAL ANTENNA NOTES

1. ALL ANTENNAS TO BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR IS TO COORDINATE AND VERIFY THE PROPOSED DOWNTILTS WITH T-MOBILE MANAGER PRIOR TO CONSTRUCTION.
2. ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0.0'. (EXISTING GRADE)
3. CHECK WITH RF ENGINEER FOR LATEST ANTENNA TYPE & AZIMUTH.
4. CONTRACTOR SHALL VERIFY ANTENNA TYPE AND AZIMUTH WITH CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
5. ALL CABLE LENGTHS ARE ESTIMATED AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
6. COLOR TAPE MARKINGS MUST BE 3/4" WIDE AND UV RESISTANT, SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE.
7. CONTRACTOR SHALL COORDINATE COLOR CODINGS IN THE FIELD WITH T-MOBILE REPRESENTATIVE.
8. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL & MOUNT ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES. THE OWNER'S AGENT SHALL FURNISH A CERTIFICATION LETTER SEALED BY A REGISTERED PROFESSIONAL ENGINEER STATING THAT THIS STRUCTURAL ANALYSIS WAS PREPARED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

1 PROPOSED ELEVATION  
C-4  
SCALE: 1/4" = 1' (2220)  
SCALE: 1/8" = 1' (11117)



NEW YORK STATE  
Adirondack  
Park Agency  
FINAL  
P2004-0239A

ENGINEERING FIRM

**NB+C**  
TOTALLY COMMITTED  
NB+C ENGINEERING & ARCHITECTURE, L.L.C.  
1777 BENTLEY PARKWAY WEST  
VENA 17, SUITE 400  
BLUE HILL, PA 19222  
(877) 465-0132

APPLICANT

**T-Mobile**  
T-MOBILE NORTHEAST LLC  
103 MONARCH DRIVE  
LIVERPOOL, NY 13088  
OFFICE: (315) 285-1882

SITE INFORMATION

LAKE PLACID 2  
UP40629A  
101 OLYMPIC DRIVE  
LAKE PLACID, NY 12948  
LAKE PLACID TOWNSHIP  
ESSEX COUNTY

DESIGN RECORD

| REVISIONS |          |                       |    |
|-----------|----------|-----------------------|----|
| REV       | DATE     | DESCRIPTION           | BY |
| 1         | 05/09/23 | ISSUED FOR PERMITTING | BB |
| 0         | 04/14/23 | PRELIMINARY           | BB |

PROFESSIONAL STAMP



ENGINEER

KRUPAKARAN KOLANDAVELU, P.E.  
STATE OF NEW YORK  
PROFESSIONAL ENGINEER  
LICENSE #091874

SHEET TITLE

PROPOSED  
ELEVATION

SHEET NUMBER

C-4

NOT FOR CONSTRUCTION

LAST PLOTTED: 05/09/2023 4:30 PM