

THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency PO Box 99 · 1133 NYS Route 86 Ray Brook, NY 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA General Permit/Order 2023G-1 Certificate	Project #: 2025-0171
	Certificate for Certain Modifications of Existing Wireless Towers or Base Stations (Eligible Facilities Requests)	
	To the County Clerk: Please index this permit in the grantor index under the following names: 1. Diamond Towers IV LLC 2. Town of Keene 3. TMO Mobility d/b/a T-Mobile	

This certificate under General Permit 2023G-1 is granted to Diamond Towers IV LLC, the Town of Keene, and TMO Mobility d/b/a T-Mobile, authorizing the modification of an existing wireless tower or base station that meets the definition of an "Eligible Facilities Request" as defined by Section 6409 of the Spectrum Act of 2012, in an area classified Rural Use by the Official Adirondack Park Land Use and Development Plan in the application received by the Agency on July 24, 2025 and as depicted on the attached reduced-scale maps and plans. The project site is in the Town of Keene, 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/order. The signed and notarized certificate 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 certificate is recorded in the Essex County Clerk's Office. The Agency will consider the project in existence when the authorized facility has been constructed.

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 a 1.84±-acre parcel of land located on NYS Route 9N in the Town of Keene, Essex County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 53.2, Block 3, Parcel 37.120, and is described in a deed from Ray Manley Construction, INC to the Town of Keene, dated March 15, 2004, and recorded March 15, 2004 in the Essex County Clerk's Office in Book 1394 at Page 93.

The project site is improved by an existing 79-foot-tall monopole and equipment compound as authorized by Agency Permit 2019-0145.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves the installation of T-Mobile antennae at a proposed centerline height of 89 feet, with a 14-foot separation above the existing AT&T antennae. The new proposed top of tower will be 99 feet with an attached 4-foot lightning antennae. A new equipment compound will be constructed at the base of the tower within the existing compound fence.

The project is shown on a 13-sheet set of Project Plans titled "T-Mobile Zoning Jurisdiction: Town of Keene Site Number: 10816 Route 9N Keene, NY 12942 Essex County," prepared by Albul Engineering, dated last revised January 22, 2025 and received by the Agency on July 24, 2025. A reduced-scale copy of Sheet A-1, Overall Site Plan and A-3, Elevation of the Project Plans for the project are attached to this certificate for 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. The modification shall comply with all requirements of an Eligible Facilities Request as defined under Section 6409 of the Spectrum Act of 2012 and clarified in Federal Communications Commission (FCC) regulations at 47 CFR 1.6100 and various FCC rulings and orders.
2. 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 General Permit 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 2023G-1 for Project 2025-0171 issued August 27, 2025, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
3. Subject to the conditions stated herein, this certification authorizes modification of the existing wireless tower and base station in the location shown and as depicted on the Project Plans referenced herein. The antennas, equipment, and base station shall be located as shown on the Project Plans referenced herein, with the top of the antennas no higher than 92 feet above ground level (centerline elevation of 89 feet above ground level).
4. Any change to the location, dimensions, or other aspect of the development authorized herein shall require prior written Agency authorization.

5. The authorized antennas and related infrastructure shall be a grey or black color with a non-reflective flat or matte finish. The grey or black color shall match and blend with the existing antennas and infrastructure on the tower, building, and facility.
6. Installation of any lighting on the existing tower shall require prior written Agency authorization. Any other exterior lights within the equipment compound shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or adjoining property. Any lighting mandated by the Federal Aviation Administration (FAA) shall comply with all applicable regulations and specifications.
7. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
8. 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.
9. The authorized antennas shall be removed from the project site within one year of discontinuance of use for telecommunications purposes.
10. All signs associated with the telecommunications tower on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
11. No tree cutting within 200 feet of the tower shall occur, except that dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard may be removed at any time.

Within 30 days of removal or loss of any trees or other vegetation within 200 feet of the tower on the project site, a plan and implementation schedule for re-vegetation and/or re-design to maintain the substantial invisibility of the tower, its antennas, and equipment shelter shall be submitted to the Agency for review and approval. The plan shall be implemented as described in the approved implementation schedule.

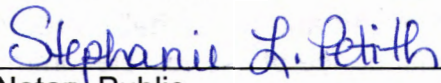
CERTIFICATION issued this 27th day
of August, 2025.

ADIRONDACK PARK AGENCY

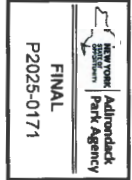
BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 27th day of August in the year 2025, 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, 2029



T-Mobile
T-Mobile Northeast LLC
100 Monmouth Drive
Liverpool, NY 13088
(315) 453-1340

Transcend Wireless
2 Transcend Wireless
1000 Washington Center Floor
Middletown, NJ 07743

CCG CARPENTER
CONSULTING GROUP
100 W. 10th Street
Liverpool, NY 13088
(315) 453-1340

Alabul ENGINEERING
3400 E. RICHMOND ROAD
ASHHURST, NY 14228
WWW.ALABULINC.COM
C. A. (978) 106002

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THE WRITTEN CONSENT OF T-MOBILE.

THIS DOCUMENT IS CONFIDENTIAL AND MAY NOT BE REPRODUCED, DISSEMINATED OR REPRINTED WITHOUT THE EXPRESS WRITTEN CONSENT OF TOWN OF KEENE.	
REVISION	
DESCRIPTION	DATE BY REV
REVISED BY TOWN OF KEENE	10/24/2025 DMC A
REVISED BY TOWN OF KEENE	09/25/2025 DMC B
REVISED BY TOWN OF KEENE	09/25/2025 DMC C
REVISED BY TOWN OF KEENE	09/25/2025 DMC D

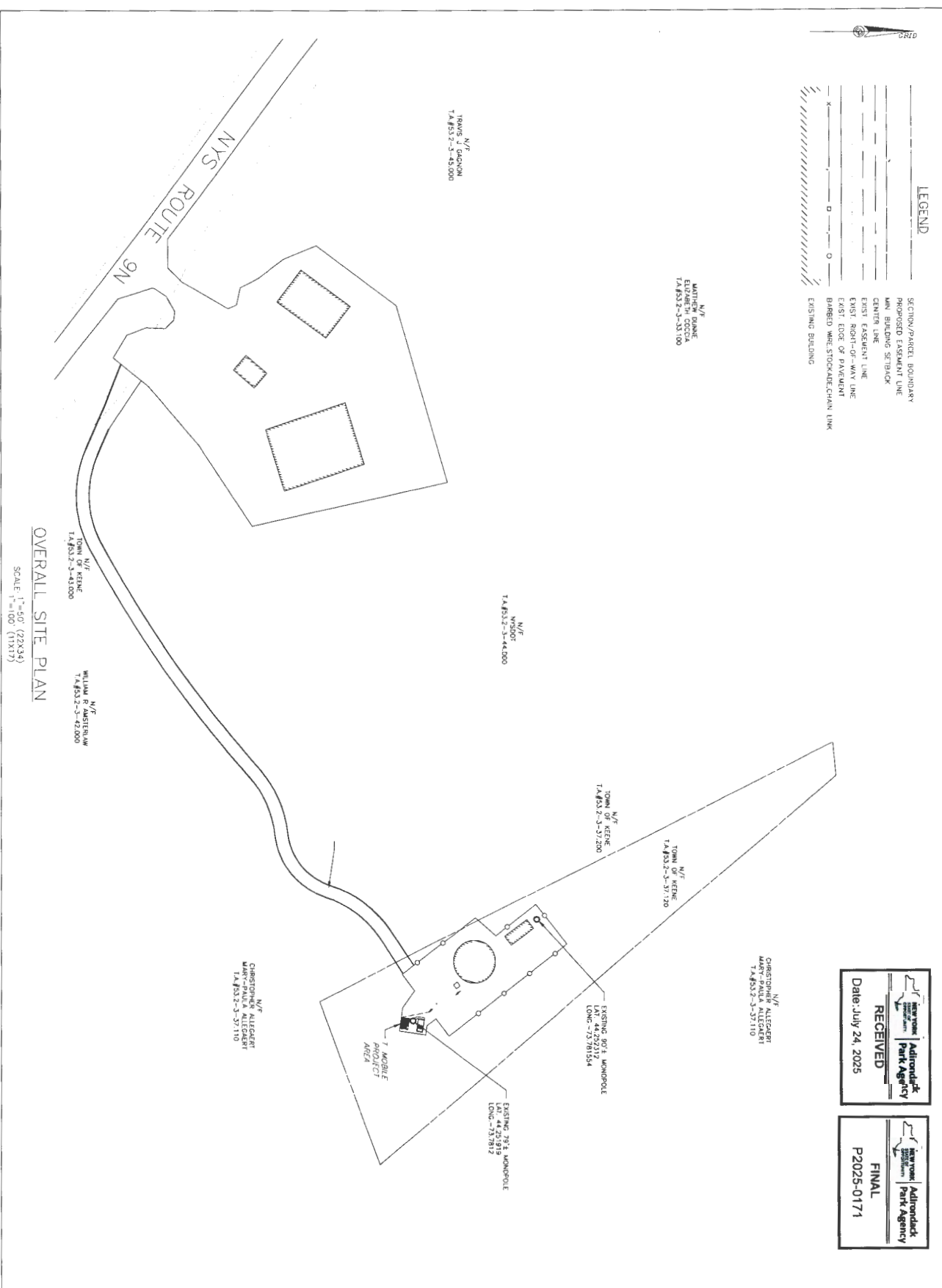
Keene

UP40588A

10816 Route 9N
Keene, NY 12942

OVERALL
SITE PLAN

A-1



LEGEND

- SECTION/PARCEL BOUNDARY
- PROPOSED EASEMENT LINE
- MAIN BUILDING SETBACK
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- BARBED WIRE STOCKADE CHAIN LINK
- EXISTING BUILDING

N/F
MATTHEW PLANE
ELIZABETH COCCA
TA #53-2-3-33.100

N/F
IRMA'S V. GACCON
TA #53-2-3-45.000

N/F
WISDOM
TA #53-2-3-44.000

N/F
TOWN OF KEENE
TA #53-2-3-31.200

N/F
TOWN OF KEENE
TA #53-2-3-31.720

N/F
CHRISTOPHER ALLEGRI
MARTIN L. ALLEGRI
TA #53-2-3-37.110

N/F
CHRISTOPHER ALLEGRI
MARTIN L. ALLEGRI
TA #53-2-3-37.110

N/F
TOWN OF KEENE
TA #53-2-3-43.000

N/F
WILLIAM R. AMSTERDAM
TA #53-2-3-42.000

OVERALL SITE PLAN

SCALE 1"=50' (22X34)
1"=100' (11X17)

PROPOSED TOP OF ALL APPURT. = 103.3

PROPOSED TOP OF TOWER = 99' ±
(25% INCREASE IN HEIGHT)

$$\frac{R}{T} = 90.4$$

PROPOSED T-MOBILE ANTENNAS = 89.4

EXITING TOP OF ALL APHURT, IN AS'S

EXISTING TOP OF TOWER = 79.1

EXISTING AT&T ANTENNAS = 75'

FOR DETAILED ANTENNA
INFO SEE SHEET A-400

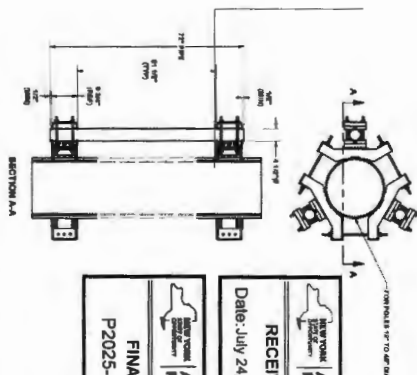
NOTE: REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT PREPARED BY ALBIL ENGINEERING, PROJECT #J331.TRM.MSCD.F316621.1

(J) PROPOSED 6X24 MCS CABLES

EXISTING 79 ± MONOPOLE
LAT. 44.251919
LONG. -73.7812

TOWER ELEVATION

SCALE: 1"=6' (22X34)
1"=12' (11X17)



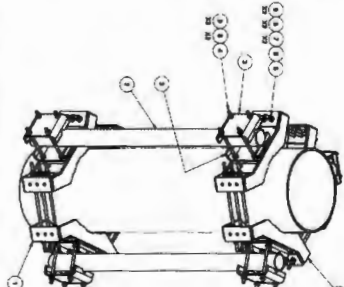
NEW YORK
DEPT OF
ENVIRONMENTAL CONSERVATION

Adirondack
Park Agency

RECEIVED

Date: July 24, 2025


Adirondack Park Agency
FINAL
P2025-0171

[illegible]

SECTOR FRAME ATTACHEMENT

[illegible]

ANTENNA SECTOR FRAME ASSEMBLY

[illegible]

T-Mobile

Transcend Wireless
1000 Wyckoff Avenue, 3rd Floor
Mahwah, NJ 07430

C | C | G CARPENTER
CONSULTING GROUP

DEVELOPMENT DESIGN

RESIDENTIAL | COMMERCIAL | INDUSTRIAL | ENERGY

2700 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
OFFICE: 303.556.2733 | PHONE: 303.556.2700

WWW.CCCGROUP.COM

ALBUL
ENGINEERING

3840 E. JOHNSON ROAD
ALHAMBRA, NY 14718
WWW.ALBULENG.COM
C. A. 9783 1064872

1

DESCRIPTION	DATE	BY	REV
INITIAL FOR REVIEW	11/15/84	DMC	A
REVISYD FOR TOWERS LABD	6/10/85	DMC	B

[illegible]

UP40588A

A-3