

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 #: 2025-0199
	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 name(s): 1. T-Mobile Northeast, LLC 2. Town of Lake Luzerne 3. Saratoga County	

This certificate under General Permit 2023G-1 is granted to T-Mobile Northeast, LLC 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 Moderate Intensity Use by the Official Adirondack Park Land Use and Development Plan in the application received by the Agency on August 27, 2025 and as depicted on the attached reduced-scale plans. The project site is in the Town of Lake Luzerne, Warren County.

This authorization shall expire unless recorded in the Warren 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 Warren 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 2.10±-acre parcel of land located on the east side of New York State Route 9N on lands owned by the Lake Luzerne Water District in the Town of Lake Luzerne, Warren County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. It is identified on Town of Lake Luzerne Tax Map as Section 292, Block 1, Parcel 51.

The project site is improved by an existing 126.5±-foot-tall monopine tower as authorized by Agency Permit 2006-0220.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves installation of a three-sided array of panel antennas and associated infrastructure at a centerline mounting height of 80 feet above ground level (AGL); and installation of a concrete pad, weather canopy, equipment cabinet, battery cabinet with associated infrastructure within the existing equipment compound of the previously authorized telecommunications tower.

The project is shown on the following 21 sheets of plans (Project Plans) titled "T-Mobile; T-Mobile Northeast LLC; Site Number UP40595A; Site Name: Lake Luzerne; T-Mobile Coverage Strategy Installation, Design 4Sec-67E998E 6160 (LRP)" prepared by NB+C, dated February 13, 2025, last revised August 1, 2025, and received by the Agency on August 27, 2025. Reduced-scale copies of Sheets C-1 (Compound Plan) and Sheet C-3 (Proposed Elevation) of the Project Plans for the project are 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. 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/Order 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 2025-0199 issued September 16, 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 modifications to the existing telecommunications tower and base station in the location shown and as depicted on the Project Plans referenced herein. The antennas, equipment, and base station modifications with related infrastructure shall be located as shown on the Project Plans referenced herein, with the top of the antennas no higher than 84 feet above ground level (centerline elevation of 80 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.

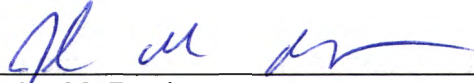
5. Except for the portion that will be concealed as a simulated tree, the authorized antennas shall be painted dark charcoal grey or black with a non-reflective flat or matte finish, or the tower may be clad in artificial bark designed to mimic a mature eastern white pine tree.
6. The simulated tree portion of the tower shall mimic the branching structure, needle pattern, and coloration of a mature, fully-formed eastern white pine tree. Under current site conditions, any co-location that increases the height or width of the tower or renders the tower not substantially invisible will defeat the concealment elements of the simulated tree tower approved herein.

In the event that any simulated branches break or fall off, they shall be repaired or replaced within eight months to restore the substantial invisibility of the simulated tree in this location. Photos of the repair or replacement shall be provided to the Agency within two weeks of completion.

7. 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 toward adjoining property. Any lighting mandated by the Federal Aviation Administration (FAA) shall comply with all applicable regulations and specifications.
8. 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.
9. 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.
10. The authorized antennas shall be removed from the project site within one year of discontinuance of use for telecommunications purposes.
11. 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].

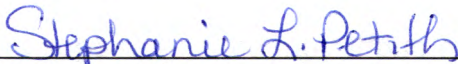
CERTIFICATION issued this 16th day
of September, 2025.

ADIRONDACK PARK AGENCY

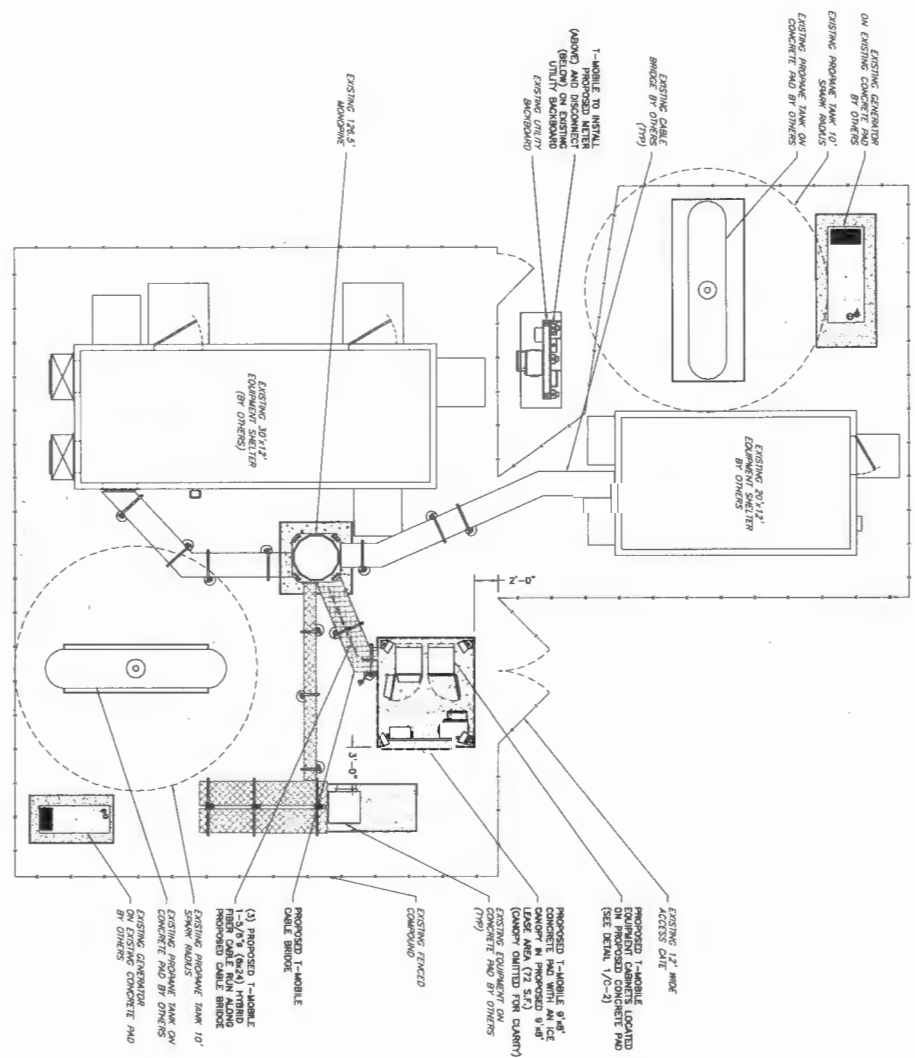
BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 16th day of September 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029



1 COMPOUND PLAN
SCALE: 1"=10'-0" (NAD)
GRAPHIC SCALE
1"=20'-0" (NAD)
1"=20'-0" (NAD)



NEW YORK
Adirondack
Park Agency

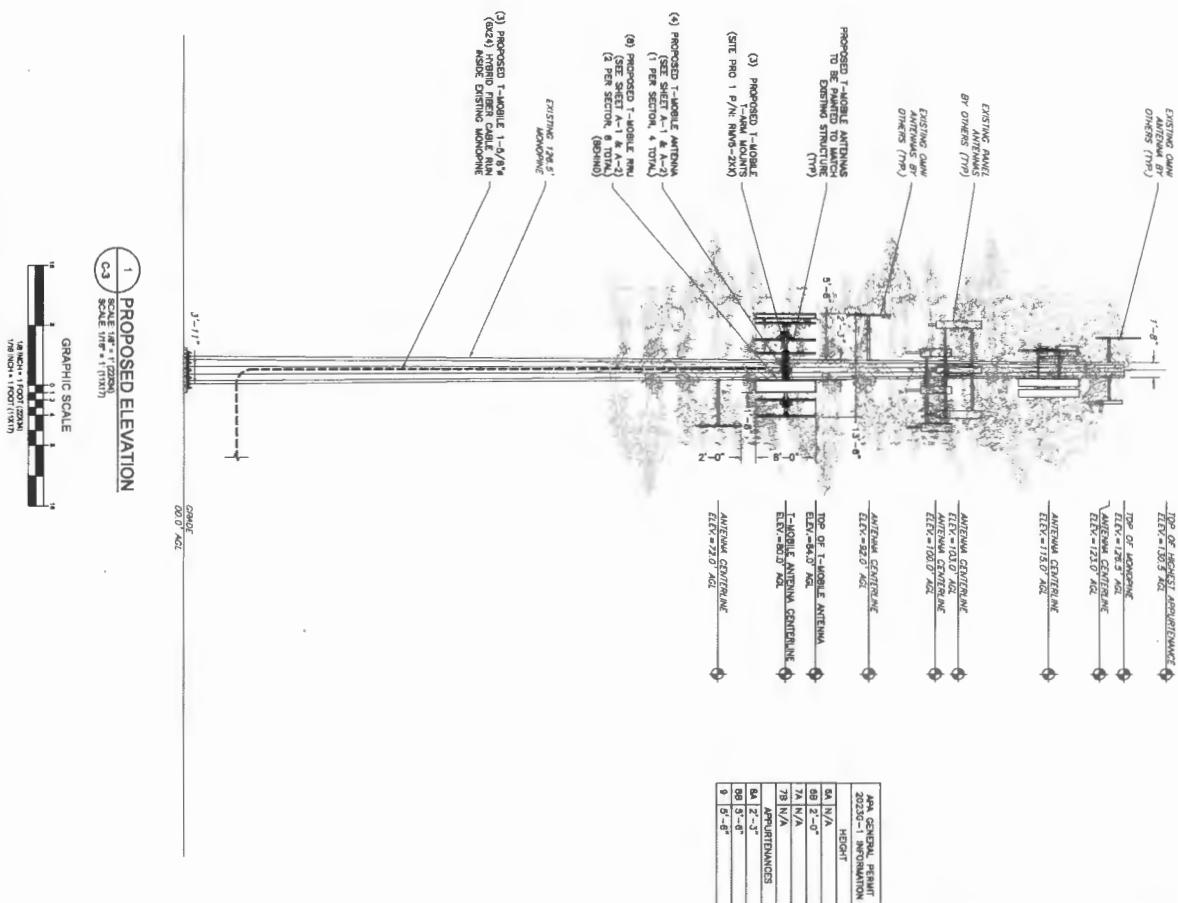
FINAL
P2025-0199

RECEIVED
Date: August 27, 2025

SHEET NUMBER	SHEET TITLE	ENGINEER	PROFESSIONAL STAMP	DESIGN RECORD	SITE INFORMATION	APP-10-ANT	ENGINEER	PROJECT MANAGEMENT FIRM
C-1	COMPOUND PLAN	KRUPAKARAN VALLABH, P.E. STATE OF NEW YORK PROFESSIONAL ENGINEER LICENSE NO. 909174 EXPIRATION DATE 03/31/27			UPAD095A LAKE LUZERNE 468 LAKE AVENUE LAKE LUZERNE, NY 12846 TOWN OF LAKE LUZERNE WARREN COUNTY	 100 MONARCH DRIVE LIVERPOOL, NY 13088 TEL: 401-7-882	TOTALITY COMMITTED  1771 BENTLEY PARKWAY WEST ALBANY, NY 12242 (518) 863-0122	
				REVISIONS				
1	08/12/25	ISSUED FOR COMMENTS	PO					
2	08/12/25	REVISED FOR COMMENTS	TR					
3	08/12/25	FINAL	TR					
4	08/12/25	PRELIMINARY	C-C					
REV	DATE	DESCRIPTION	BY					

GENERAL ANTENNA NOTES

1. ALL ANTENNAS TO BE FURNISHED WITH DOWNLINE BRACKETS, CONTRADICTION TO DOWNLINE REQUIRED, MINIMUM DOWNLINE TO SUPPORT ANTENNA WITH RE BUCKLE.
2. ANTENNA CENTRIFUGAL HEIGHT IS IN REFERENCE TO ELEVATION D.O.T.
3. CHECK WITH RE ENGINEER FOR LATEST ANTENNA TYPE & ADAPTIVE.
4. CONTRACTOR SHALL VERIFY ANTENNA TYPE AND ADAPTIVE WITH CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
5. ALL CABLE TENSIONS ARE ESTIMATED AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
6. COLOR TAGS HANGING MUST BE 3/4" WIDE AND 1/8" THICKNESS, SUCH AS SCOTCH TAPE, ELECTRICAL COLORED CODED TAPE.
7. CONTRACTOR SHALL DOCUMENT COLOR CODES IN THE FIELD WITH A PHOTO REPRESENTATIVE.
8. A STRUCTURAL ANALYSIS REPORT HAS BEEN ISSUED BY THE ENGINEERING DIV DATED 05/9/72 TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATIONS STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL TYPES OF PROPOSED ANTENNA, CABLE CABLES AND OTHER APPENDAGES.
9. A LOAD ANALYSIS REPORT HAS BEEN ISSUED BY THE ENGINEERING DIV DATED 05/9/72 TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATIONS STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, CABLE CABLES AND OTHER APPENDAGES.



1	PROPOSED ELEVATION
C-3	SCALE 1/8" = 1' (22024) SCALE 1/16" = 1' (11017)

GRAPHIC SCALE

1/8 INCH = 1 FOOT (22X4)

1/16 INCH = 1 FOOT (15X17)

A horizontal scale bar with alternating black and white segments. The top segment is labeled '1/8' and the bottom segment is labeled '1/16'. The bar is divided into 16 equal segments, each representing 1/16 of an inch. The first 8 segments are labeled '1/8' and the last 8 segments are labeled '1/16'. The bar is oriented vertically in the image.

AP4 GENERAL PERMIT 2023G-1 INFORMATION	
HEIGHT	
6A	N/A
6B	2'-0"
7A	N/A
7B	N/A
APPROPRIANCES	
6A	2'-3"
6B	3'-6"
9	5'-6"

NEW YORK
STATE OF
CONSERVATION
Adirondack
Park Agency

 **NEW YORK**
Department of Environmental Conservation

**Adirondack
Park Agency**

RECEIVED

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SHEET NUMBER	SHEET TITLE	ENGINEER	PROFESSIONAL STAMP	DESIGN RECORD	SITE INFORMATION	APPLICANT	ENGINEER	PROJECT MANAGEMENT FIRM																
C-3	PROPOSED ELEVATION	KULPMAAN KOLANDVELU, P.E. STATE OF NEW YORK PROFESSIONAL ENGINEER EXPIRATION DATE 03/31/27		REVISIONS <table><thead><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td>1</td><td>09/25/25</td><td>ISSUED FOR COMMENTS</td><td>RG</td></tr><tr><td>2</td><td>09/25/25</td><td>ISSUED FOR COMMENTS</td><td>TR</td></tr><tr><td>3</td><td>09/25/25</td><td>FINAL</td><td>TR</td></tr></tbody></table>	REV	DATE	DESCRIPTION	BY	1	09/25/25	ISSUED FOR COMMENTS	RG	2	09/25/25	ISSUED FOR COMMENTS	TR	3	09/25/25	FINAL	TR	UPADSESA LAKE LUZERNE 460 LAKE AVENUE LAKE LUZERNE, NY 12846 TOWN OF LAKE LUZERNE WARREN COUNTY	 T-Mobile 1-MOBILE NORTHEAST LLC 100 MONARCH DRIVE LIVERPOOL, NY 13086	T&E ENGINEERING INC 600 WESTERN AVENUE ALBANY, NY 12206 518-487-2222 518-487-2222 518-487-2222	1771 SIGHTING PROGRAM/MEET 8/24/17 11 AM 8/24/17 11 AM 8/24/17 11 AM
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