

THIS IS A TWO-SIDED DOCUMENT



**Adirondack
Park Agency**

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Ray Brook, NY 12977
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APA General Permit/Order
2023G-1 Certificate

Project #: 2026-0006

**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 St. Armand**
- 3. Parallel Towers III, LLC**

This certificate under General Permit 2023G-1 is granted to T-Mobile Northeast, LLC, Town of St. Armand, and Parallel Towers III, 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 Hamlet by the Official Adirondack Park Land Use and Development Plan in the application received by the Agency on January 12, 2026 and as depicted on the attached reduced-scale maps/plans. The project site is in the Town of St. Armand, 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 1.01-acre parcel of land located on Reservoir Lane in the Town of St. Armand, Essex County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 13.56, Block 10, Parcel 8.000, and is described in a deed from James F. Whitelaw and Ramona R. Whitelaw a/k/a Ramonita R. Whitelaw to Town of St. Armand, dated January 30, 2001, and recorded February 6, 2001 in the Essex County Clerk's Office at Book 1275, Page 80.

The project site is improved by an existing 85-foot-tall monopole tower previously authorized by Agency Permit 2019-0159.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves extension of a previously authorized 85-foot-tall telecommunications tower to install a new three-sided array of panel antennas and associated infrastructure at a centerline mounting height of 92 feet above ground level (AGL); and installation of a concrete pad, ice 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 18 sheets of plans (Project Plans) titled "T-Mobile; Zoning Jurisdiction: Town of St. Armand; Site Number UP40587A; Site Location: 27 Reservoir Lane, Bloomingdale, NY 12913; RAN Template: 67E5D998e 6160", dated October 24, 2024, last revised June 9, 2025, and received by the Agency on January 12, 2026. Reduced-scale copies of Sheets A-2 (Site Plan) and Sheet A-3 (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 2026-0006 issued January 27, 2026, 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 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 shall be located as shown on the Project Plans referenced herein, with the top of the antennas no higher than 95 feet above ground level (centerline elevation of 92 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 charcoal grey or black color with a non-reflective flat or matte finish. The charcoal grey or black color shall match and blend with the existing antennas and infrastructure on the tower and base station.
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 toward Reservoir Lane 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. Photographs shall be taken at the project site and from Photo Station 1 and Photo Station 2a, identified in Permit 2019-0159. 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.

Dated: January 27, 2026
Ray Brook, New York

ADIRONDACK PARK AGENCY

By:

John M. Burth
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 27th day of January in the year 2026, 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.

Stephanie L. Petith
Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

