

 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 #: 2026-0159
	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 d/b/a T-Mobile 2. American Tower Corporation 3. John W. Adams	

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

This authorization shall expire unless recorded in the Hamilton 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 Hamilton 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 consists of the 100-foot by 100-foot lease area and telecommunications tower as authorized by Agency Permit 2010-0046. This lease is a portion of a 28.1-acre parcel of land located on NY-28N/NY-30 in the Town of Long Lake, Hamilton County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 25.016, Block 4, Parcel 7, and is described in a deed from John W. Adams and Lorrise P. Adams to John W. Adams, dated September 26, 2005, and recorded October 14, 2005 in the Hamilton County Clerk's Office at Book 234, Page 948.

The project site is improved by an existing 100-foot-tall monopine tower authorized by Agency Permit 2010-0046.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves extension of an existing 100-foot-tall telecommunications tower concealed as a 105-foot-tall simulated tree, resulting in an 114-foot-tall telecommunications tower concealed as a 117-foot-tall simulated tree, and co-location of antennas on the extended portion of the tower at a centerline height of 110 feet above ground level.

The project is shown on the following plans and renderings (Project Plans):

- A 27-page set of plan sheets titled "ATC Site Name: Long Lake NY, ATC Site Number: 283517, T-Mobile Site Name: Mt Sabbatis Town Park, T-Mobile Site Number: UP40845A," prepared by ATC Tower Services, LLC, and dated July 13, 2026 (Site Plan);
- A nine-page set of renderings titled "ATC Site Number: 283517, ATC Site Name: Long Lake NY, T-Mobile Site Number: UP40845A, T-Mobile Site Name: Mt Sabbatis Town Park, T-Mobile Collocation On Existing 100'-0" Modified To 114'-0" Monopine Tower" prepared by TEP OPCO, LLC, and received by the Agency on July 23, 2026 (Onsite Renderings); and
- A seven-page set of renderings titled "ATC Site Number: 283517, ATC Site Name: Long Lake NY, T-Mobile Site Number: UP40845A, T-Mobile Site Name: Mt Sabbatis Town Park, T-Mobile Collocation On Existing 100'-0" Modified To 114'-0" Monopine Tower" prepared by TEP OPCO, LLC, and received by the Agency on August 17, 2026 (Offsite Renderings).

A reduced-scale copy of Sheet C-101 (Detailed Site Plan) and Sheet C-201 (Tower Elevation) of the Site Plan for the project 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.

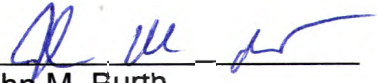
CONDITIONS

1. 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 2026-0159 issued September 24, 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 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 Site Plan and Renderings referenced herein, with the top of the antennas no higher than 114 feet above ground level (centerline elevation of 110 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 simulated tree portion of the tower shall mimic the branching structure, needle pattern, and coloration of a mature, fully-formed eastern white pine tree, as depicted in the Offsite Renderings and Onsite Renderings. 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.
6. The authorized antennas and related infrastructure shall be a grey color with a non-reflective flat or matte finish. The grey color shall match and blend with the existing antennas and infrastructure on the tower.
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. 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].
9. 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.
10. 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 from the locations included in the Offsite Renderings and Onsite Renderings.
11. The authorized antennas shall be removed from the project site within one year of discontinuance of use for telecommunications purposes.

Dated: September 24th, 2026
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th day of September 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

1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THE PREPARATION OF THIS PLAN. THE SITE PRIOR TO CONSTRUCTION SHALL BE AS SHOWN ON THE ATTACHED PHOTOGRAPHS AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CARL E. ADAMS COAST PORT AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PHOTOGRAPHED EXISTING CONDITIONS AND VERIFY ALL EXISTING CONDITIONS PRIOR TO THIS PLAN, BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW COAX PORTS OR ANY OTHER EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE "MOBILE REPRESENTATIVE AND LOCAL UTILITY COMPANY" FOR THE INSTALLATION OF CONDUITS, CONDUCTORS, BREAKERS, DISCONNECTS, OR ANY OTHER EQUIPMENT REQUIRED FOR ELECTRICAL SERVICE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROJECT.

ATS	GROUNDING TEST WELL
7	AUTOMATED TRANSFER SWITCH
B	BOLLARD
CSC	CELL SITE CABINET
D	DISCONNECT
E	ELECTRICAL
F	FIBER
GEN	GENERATOR
G	GENERATOR RECEPTACLE
H, V	HAND HOLE, VAULT
B	ICE BRIDGE
IC	ICE STORAGE BOX
M	LIGHTING CONTROL
PB	METER
P	PULL BOX
T	POWER POLE
TELCO	TELEPHONE
TRANSFORMER	TRANSFORMER
TN	CHAINLINK FENCE

1. ESTIMATED LENGTH OF CABLE AS PROPOSED CABLE IS **13.5**. ESTIMATED LENGTH OF CABLE WAS **10.0** BY CENTER AND THE DISTANCE FROM THE SHELTER ENTRY PLATE TO THE TOWER ALONG THE ICE BRIDGE AND A SPECTROFACT MEASUREMENT OF 15% (OF THE TWO FACTOR VALUES), COS OTHER ROUTE PROPOSED CABLES AS LONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS IF ADEQUATE SPACE EXISTS. ROUTE CABLES THROUGH ENTRY PORT, EXIT PORT, HOLE ROUTING OUTSIDE THE MONOPOLE, ATTACH CABLES USING STIFF-OF ADAPTERS. MOUNTED TO TOWER USING STAINLESS STEEL. MAINTAINED ADEQUATE SECURE CABLES USING STAINLESS STEEL. CABLES WERE SECURED BY SNAPS-IN OF MOUNTING HARDWARE AND BRACKET'S AS SPECIFIED BY CABLE MANUFACTURER.



(IN FEET)
1 UNIT = 10 FEET

THE U.S. AND PUBLICATION OF THESE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED, ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION SUPERVISION OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OR THE SPECIFIED CARRIER OF ANY DISCREPANCIES, ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION.

0	FOR CONSTRUCTION	VAR	07/16/25
3	NEW RAD. RFDs. & MA	VAR	07/13/26

ATC SITE NUMBER:
283517
ATC SITE NAME:
LONG LAKE NY
T-MOBILE SITE NAME:
MT SABBATIS TOWN PARK

SITE ADDRESS:
1066 DEERLAND RD
LONG LAKE, NY 12841



Digitally Signed: 2026-07-13



ATC PROJ. #	14933066_D2
CUST. ID	MT SABBATIS TOWN PARK
CUST. #	UP40845A

DETAILED SITE PLAN

SHEET NUMBER: C-101	REVISION 3
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PER MOUNT ANALYSIS COMPLETED BY ATC, DATED 07/07/2026, THE PROPOSED MOUNT CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.

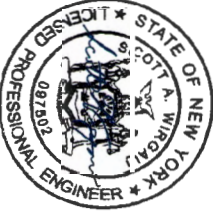
AMERICAN TOWER
ATC TOWER SERVICES, LLC
1 FENTON MAN
SUITE 300
CARTERSVILLE, GA 30120
PHONE: 770.249.1112
800.227.2476

THE USE AND PUBLICATION OF THESE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY REUSE, MODIFICATION, OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF AMERICAN TOWER SHALL BE PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CHANGES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. THE LATEST VERSION SHALL BE THE AUTHORITY.

REV	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	VAR	07/06/25
2	LOWER HIGHEST APPUR.	VAR	09/19/26
3	UPDATED REFS & MA	VAR	02/05/26
4	NEW RAD. REFS & MA	VAR	07/13/26

ATC SITE NUMBER
283517
ATC SITE NAME
LONG LAKE NY
TOWER SITE NAME
MT SABATIS TOWN PARK
SITE ADDRESS
1066 DEERLAND RD
LONG LAKE, NY 12047

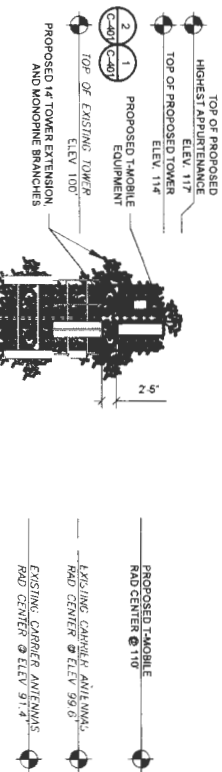
SEALED



Digitally Signed: 2026-07-13

FP-Mobile

ATC PROJ. #	14833996-02
CUST. ID.	MT SABATIS TOWN PARK
CUST. #	UP-008504
TOWER ELEVATION	
SHEET NUMBER:	3
REVISION:	



ALL ELEVATIONS REFLECT ABOVE GROUND LEVEL (A.G.L.)

APA GENERAL PERMIT	2025-1 INFORMATION
HEIGHT	
6A	14%
6B	8.5
7A	14%
7B	14'
APURTENANCES	
8A	1.5
8B	8.25
9	8.25

EQUIPMENT HEIGHT A.G.L.
THE VERTICAL MEASUREMENT FROM GROUND LEVEL (GRADE) TO THE CENTER POINT OF THE LARGEST PANEL, PLUS THE VERTICAL HEIGHT OF THE EQUIPMENT ABOVE THE FOUNDATION.
THE FOUNDATION HEIGHT FOR THIS TOWER IS 0.21 FT. CONTRACTOR TO VERIFY EQUIPMENT INSTALLATION HEIGHTS ACCORDING TO A.G.L.

TOWER NOTE:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS. ALTHOUGH DEPICTION MAY NOT REFLECT ALL STRUCTURAL DETAILS, CONTRACTOR SHALL REFER TO STRUCTURAL ANALYSIS FOR FULL TOWER LOADING.
- WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT MOUNTS, CABLING, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE OTHER LOCAL REQUIREMENTS.
- EXISTING CABLES AND IN ACCORDANCE WITH EXISTING ROUTING AND PROPOSED TOWER EXIST, ROUTE CABLES THROUGH ENTRY PORT HOLE, UP INSIDE OF MONOPOLE, AND THROUGH EXIST PORT HOLE, IF ROUTING OUTSIDE THE MONOPOLE. ATTACH CABLES USING STAINLESS STEEL BANDING, ADEQUATELY SECURE CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-RINGS OR MOUNTING HARDWARE AND BRACKET AS SPECIFIED BY CABLE MANUFACTURER.

RECEIVED
Date: JUL 23, 2025

FINAL
P2026-0159

1 TOWER ELEVATION
SCALE N.T.S.