


THIS IS A TWO-SIDED DOCUMENT

 <p><b>NEW YORK STATE</b> <b>Adirondack Park Agency</b></p> <p>PO Box 99 · 1133 NYS Route 86 Ray Brook, NY 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA General Permit/Order 2023G-1 Certificate</p>	<p>Project #: 2025-0128</p>
	<p><b>Certificate for Certain Modifications of Existing Wireless Towers or Base Stations (Eligible Facilities Requests)</b></p>	
	<p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none"><li><b>1. T-Mobile USA, Inc.</b></li><li><b>2. John J. Vanderplaat</b></li><li><b>3. American Tower</b></li></ol>	

This certificate under General Permit 2023G-1 is granted to T-Mobile USA, Inc., 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 as described in the application received by the Agency on June 10, 2025 and as depicted on the attached reduced-scale project plans. The project site is in the Town of Dresden, Washington County.

This authorization shall expire unless recorded in the Washington 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 Washington 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 22.8±-acre parcel of land located on County Route 6 in the Town of Dresden, Washington County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. It is identified on Town of Dresden Tax Map Section 26, Block 4 as Parcel 3.2. The project site is described in a deed from the Estate of Margaret Kapusinski to John J. Vanderplaat and Nancy Vanderplaat

(deceased) dated August 19, 1994 which was recorded in the Washington County Clerk's Office in Liber 717 of Deeds at Page 196.

The project site is improved by an existing 89-foot-tall monopole tower authorized by Agency Permit 2010-0104.

### **PROJECT DESCRIPTION AS PROPOSED**

The project as conditionally approved herein involves extension of a previously authorized Agency monopole telecommunications tower by 11 feet to install a three-sided antenna array at a centerline mounting height of 97 feet above ground level.

The project is shown on a 27-sheet set of plans (Project Plans) titled: "American Tower; ATC Site Name: Huletts Landing NY; ATC Site Number: 283522; T-Mobile Site Name: ATC\_283522\_Huletts Landing; T-Mobile Site Number UP40274A; Site Address: 1 Deere Run Way, Huletts Landing, NY 12841; Site Class: Monopole," prepared by American Tower, A.T. Engineering Services, PLLC., and dated March 3, 2025.

Reduced-scale copies of Sheet C-101 ("Detailed Site Plan") and Sheet C-201 ("Tower Elevation") 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.

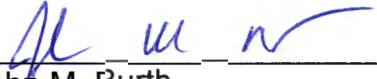
### **CONDITIONS**

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/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 P2025-0128 issued July 1, 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/base station shall be located as shown on the Project Plans referenced herein, with the top of the antennas no higher than 101 feet above ground level (centerline elevation of 97 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 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.
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 Lake George, nearby roadways, 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 and compound 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. As previously identified in Agency Permit 2010-0104, photographs shall be taken from Photo Station 2 and from Lake George. The photos 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].

CERTIFICATION issued this 1<sup>st</sup> day  
of July, 2025.

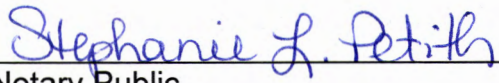
ADIRONDACK PARK AGENCY

BY:   
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 1<sup>st</sup> day of July 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.

Stephanie L. Petith  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Franklin County  
Commission Expires April 15, 2029

  
Notary Public

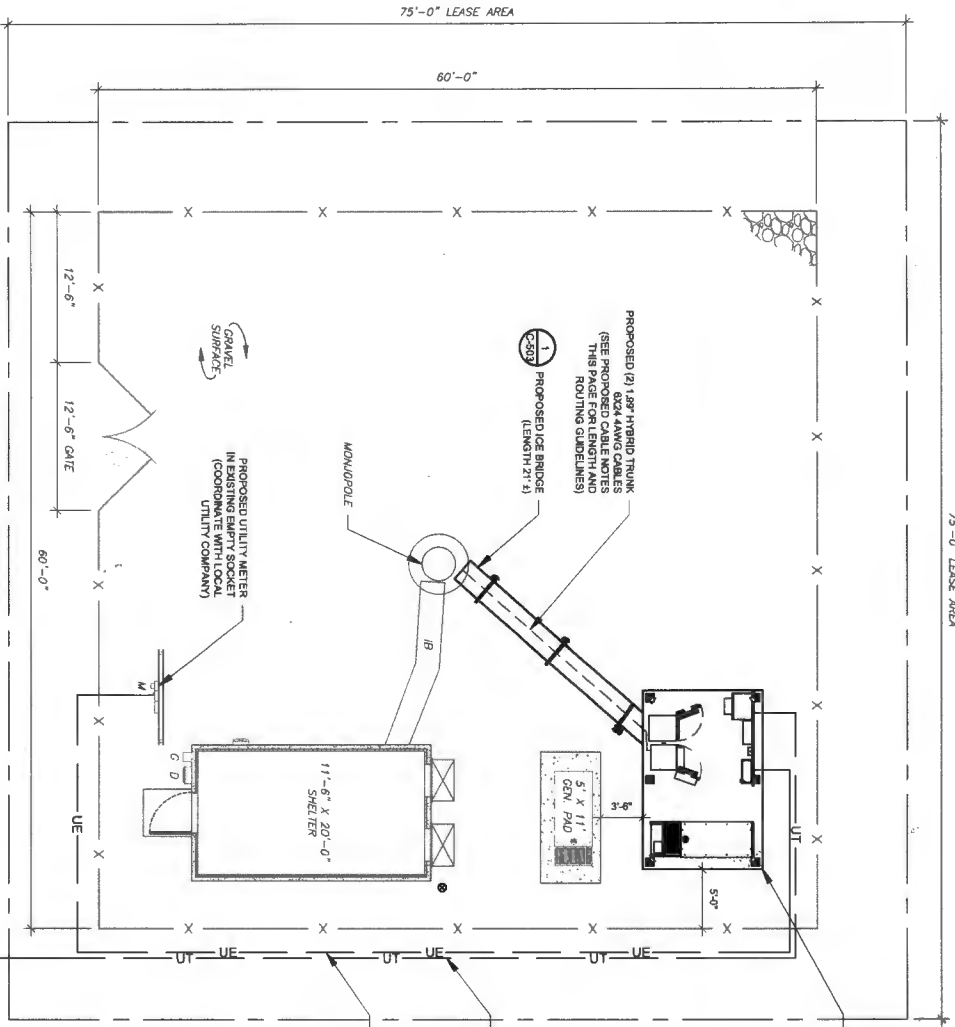
**SITE PLAN NOTES:**

1. THIS SITE PLAN REPRESENTS THE BEST-PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DESCRIBED ON THIS PLAN BEFORE UTILIZING EXISTING CABLE SUPPORTS. COAX PORTS INSTALLING NEW SUPPORTS SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE TMOBILE REPRESENTATIVE AND LOCAL UTILITY COMPANY FOR THE INSTALLATION OF CONDUITS, CONDUITORS, BREAKERS, DISCONNECTS, OR ANY OTHER ELECTRICAL COMPONENTS. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE AND NATIONAL ELECTRICAL CODES AND ANY APPLICABLE TO THIS PROJECT.

**LEGEND**

⊕	GROUNDING TEST WELL
⊙	ANTENNA MOUNTING POINTS SWITCH
⊙	CELL SITE CABINET
⊙	DISCONNECT
⊙	ELECTRICAL
⊙	FIBER
⊙	GENERATOR
⊙	GENERATOR RECEPTACLE
⊙	HAND HOLE, WALL
⊙	ICE BRIDGE
⊙	KENTROX BOX
⊙	LIGHTING CONTROL
⊙	METER
⊙	PULL BOX
⊙	POWER POLE
⊙	TELEPHONE
⊙	CHANNEL LINK FENCE

- PROPOSED CABLE NOTES:**
1. ESTIMATED LENGTH OF PROPOSED CABLE IS BASED ON THE ASSUMPTION THAT THE CABLE WILL BE LAYED OUT IN A STRAIGHT LINE FROM THE CENTER OF THE TOWER TO THE CENTER OF THE SHED. THE DISTANCE FROM THE CENTER OF THE TOWER TO THE CENTER OF THE SHED IS 11'-6" X 20'-0".
  2. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE IS NOT AVAILABLE, THE CABLES SHALL BE Routed OUTSIDE THE MONOPOLE AND THROUGH EXISTING PORT HOLES USING STAINLESS STEEL MOUNTED TO TOWER USING STAINLESS STEEL BRACKETS. THE BRACKETS SHALL BE EITHER APPROPRIATELY SIZED STAINLESS STEEL SHAPES OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER.



**1 DETAILED SITE PLAN**



**RECEIVED**  
 Adirondack Park Agency  
 Date: June 10, 2025

**FINAL**  
 Adirondack Park Agency  
 P2025-0128

PROPOSED T-MOBILE CABINETS & 10' X 15' LEASE AREA

PROPOSED UNDERGROUND TELCO CONDUIT ROUTED IN TRENCH (LENGTH 100'±)

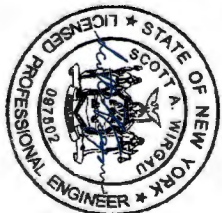
PROPOSED UNDERGROUND POWER CONDUIT ROUTED IN TRENCH (LENGTH 110'±)

**AMERICAN TOWER**  
 A.T. ENGINEERING SERVICES, PLLC  
 1 FORTON BLVD  
 SUITE 300  
 CARY, NC 27511  
 PHONE: (919) 444-9713  
 80012146

THE USE AND PUBLICATION OF THESE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY USE OR DISSEMINATION OF THESE DRAWINGS FOR ANY OTHER PROJECT OR TO ANY OTHER PARTY IS STRICTLY PROHIBITED. NEITHER THE ARCHITECT NOR THE ENGINEER SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES TO THE CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OR THE SPECIFIED INSURANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	JMB	10/24/24

ATC SITE NUMBER: 283522  
 ATC SITE NAME: HULLETT'S LANDING NY  
 T-MOBILE SITE NAME: HULLETT'S LANDING  
 SITE ADDRESS: 1 DEERE RUN WAY  
 HULLETT'S LANDING, NY 12841



Digitally Signed: 2025-03-03



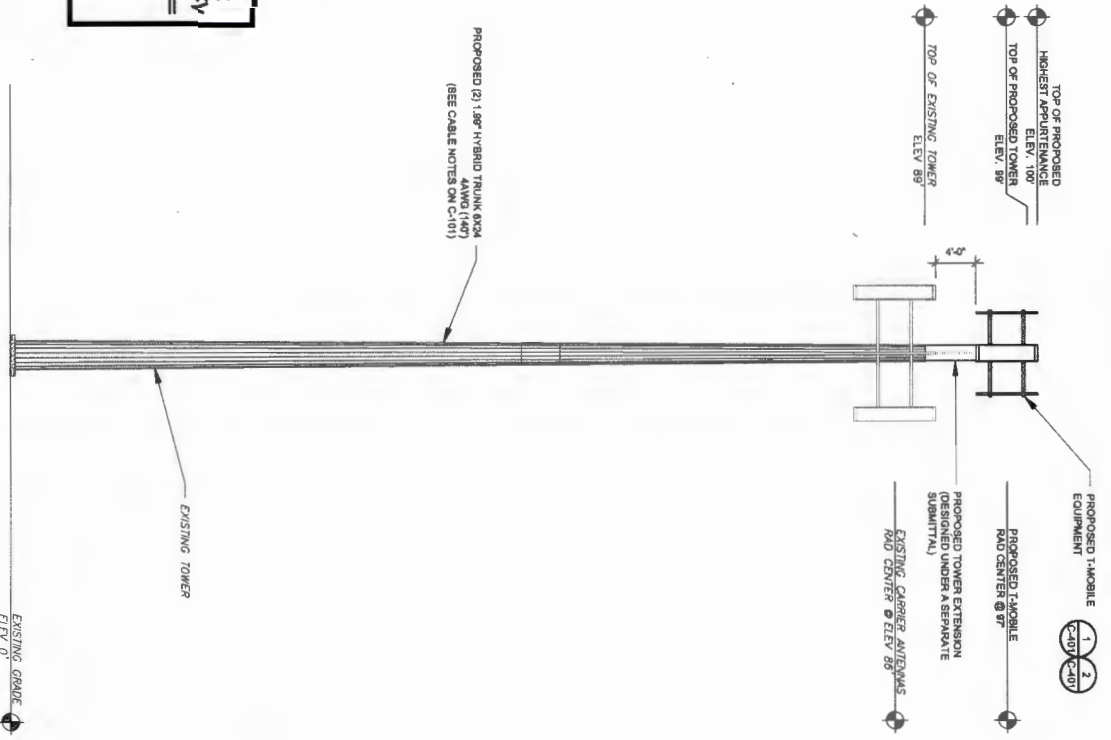
**DETAILED SITE PLAN**

ATC PROJ. #:	1487739L_1D2
CUST. I.D.:	ATC_283522_HULLETT'S LANDING
CUST. #:	UPR42274A
SHEET NUMBER:	C-101
REVISION:	0

NEW YORK STATE  
 RECEIVED  
 Adirondack  
 Park Agency  
 Date: June 10, 2025

NEW YORK STATE  
 Adirondack  
 Park Agency  
 FINAL  
 P2025-0128

1 TOWER ELEVATION  
 SCALE: N.T.S.



PER MOUNT ANALYSIS COMPLETED BY ATC, THE PROPOSED TOWER HEIGHT AND EQUIPMENT SHALL BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION PROPOSED IN THE MOUNT ANALYSIS, INCLUDED AT THE END OF THIS PLAN SET, MUST BE OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT.

MODIFICATIONS	EXISTING TOWER HEIGHT (FT)	PROPOSED TOWER HEIGHT (FT)	PERCENTAGE HEIGHT INCREASE	TOWER DIAMETER AT PROPOSED APERTURE HEIGHT	VERTICAL SEPARATION BETWEEN EXISTING AND PROPOSED APERTURES	MAX PROTRUSION FROM FACE OF TOWER
	89	100	11	1'-4"	4'-0"	5'-0"

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

**TOWER NOTE**  
 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING CONSTRUCTION. THE ANALYSIS SHALL BE SHOWN BASED ON THE STRUCTURAL ANALYSIS, WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT, MOUNTS, AND ANTENNAS ARE TO BE INSTALLED IN ACCORDANCE WITH THE OTHER LOCAL REQUIREMENTS.  
 2. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH ENTRY PORT HOLES, UP INSIDE OF MONOPOLE, AND THROUGH EXISTING HOLES. IF NO HOLES EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE APPROPRIATE HOLES AND ADAPTING THEM TO THE PROPOSED CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL BANDING, ADEQUATELY SECURED STAINLESS STEEL SWAGS OR MOUNTING HARDWARE AND MANUFACTURER'S RECOMMENDED CABLE ATTACHMENT METHODS.  
 3. TOWER ELEVATION DEPICTION MAY NOT REFLECT ALL EQUIPMENT INCLUDED IN STRUCTURAL ANALYSIS FOR THE TOWER CONDIM.

**AMERICAN ENGINEERING SERVICES, PLLC**  
 17 SHUTE SMO  
 CARY, NC 27511  
 PHONE: (919) 486-9112  
 000127148

THE USE AND PUBLICATION OF THESE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR MODIFICATION OF THESE DRAWINGS FOR OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ONSITE CONTRACTING SERVICES. ALL DIMENSIONS AND ADVISE AMERICAN TOWER ON THE SPECIFIC CHARACTER OF ANY OBSTRUCTIONS, ANY PRIOR CONSTRUCTION, OR ANY OTHER INFORMATION OF THE LATEST VERSION.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	AMB	10/26/24
2	APA REQ	AMB	3/30/25

ATC SITE NUMBER: 283522  
 ATC SITE NAME: HULETT'S LANDING NY  
 T-MOBILE SITE NAME: HULETT'S LANDING

ATC\_283522\_HULETT'S LANDING  
 SITE ADDRESS:  
 1 DEERE RUNWAY  
 HULETT'S LANDING, NY 12941



Digitally Signed: 2025-03-03

**AT&T Mobile**

ATC PROJ. #: 1487794\_02  
 CUST. ID: ATC\_283522\_HULETT'S LANDING  
 CUST. #: JPH0274A

**TOWER ELEVATION**

SHEET NUMBER: C-201  
 REVISION: 1