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## MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	4/3/2023
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	Verizon Wireless Communicatio Facility – Diddell Road
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	Verizon Wireless Communications Facility – Diddell Road Site Plan and Special Permit Review Tax Lot 6359-01-480600		

As requested, we reviewed the application made by Scott Olson, (the “Applicant”) for Site Plan and Special Permit Approval.

### The Property

The subject property is approximately 54.77 acres, is located on Diddell Road, is identified only as Tax Lot 6359-01-480600, and is in the 4-40/80 and R-3A zoning districts.

### The Proposal

The Applicant is proposing to construct a wireless telecommunications facility consisting of a 124-foot monopole and associated unmanned transmission equipment within a fenced compound.

### Submission

The Applicant has submitted an application for special use permit dated 1/10/23; an application for site plan approval dated 1/10/23; a project narrative and site selection analysis dated 2/5/23; a statement of intent dated 2/7/23; a Full Environmental Assessment Form Part 1 dated 2/3/23; an engineering necessity case dated 1/23/23; a site compliance report prepared by SiteSafe dated 2/2/23; and a set of plans (11 sheets) prepared by Tectonic dated 2/3/23

### REVIEW COMMENTS

Due to late notice, we were not able to conduct a full review and the following comments are therefor preliminary in nature.

1. SEQRA.

- a. The Proposed Action is considered an Unlisted action pursuant to SEQRA. The Site is located within an agricultural district but does not include 2.5 or more acres of disturbance; therefore, the Proposed Action is still considered an Unlisted Action rather than a Type I Action. When the Planning Board believes that all necessary information has been received, it should circulate its intent to serve as Lead Agency.
- b. The EAF notes that Indiana Bats may be present on the Site. The Applicant should contact the New York State Department of Environmental Conservation (NYSDEC) with regard to this matter. All correspondence between the Applicant and the NYSDEC should be sent to the Planning Board for review.

2. Radio Frequency. The Planning Board should determine whether it desires to have a Radio Frequency (RF) Engineer review this application.

3. Section 240-81.

- a. In accordance with Section 240-81.K of the Zoning Law, a removal plan should be included in future submissions.
- b. In accordance with Section 240-81.F(4)(f)[4][g] of the Zoning Law, the plans should provide locations and specifics of proposed screening, landscaping, ground cover and any exterior lighting or signs.
- c. In accordance with Section 240-81.F(4)(f)[5][c] of the Zoning Law, a detail of the tower foundation, including cross sections and details and all ground attachments for anchoring should be provided in the plan set.
- d. In accordance with Section 240-81.F(4)(f)[8] of the Zoning Law, a visual impact analysis should be provided for the proposed tower.
- e. In accordance with Section 240-81.F(4)(f)[9] of the Zoning Law, a balloon test should be performed in the location of the proposed tower. The Applicant should provide a map of potential photo locations for the balloon test for Planning Board review