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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	6/14/2023
<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 Olsen, (the “Applicant”) for a Site Plan and Wireless Communications Facility Special Use Permit.

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; a comment response memo prepared by Tectonic and dated 5/11/23; a Visual Resource Evaluation prepared by Tectonic dated 5/9/23; and a set of plans (12 sheets) prepared by Tectonic dated 2/3/23, last revised 5/1/23.

REVIEW COMMENTS

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.
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.F(4)(f)[8] of the Zoning Law and Section 240-81.F(4)(f)[9] of the Zoning Law, a visual impact analysis was conducted using a balloon test that was conducted on 4/21/23, GIS modeling, and visual simulations. It appears that the visual impact is minor with the greatest view of the proposed monopole being photo S-13, a southwest view from 28 Wildflower Ridge.
 - b. In accordance with Section 240-81.K of the Zoning Law, a removal plan should be included in future submissions.
 - c. 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.