

# Young / Sommer LLC

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October 13, 2023

Via Federal Express

Bea Ogunti  
Zoning/Planning Board Secretary  
Town of Wappinger  
20 Middlebush Road  
Wappingers Falls, NY 12590

RE: Verizon Wireless of the East LP d/b/a Verizon Wireless Application for Special Use Permit; Off Diddell Road (Tax Map # 6359-01-480600)

Dear Ms. Ogunti:

Enclosed please find a letter prepared by Tectonic Engineering dated September 28, 2023 in response to a recent comment about potential alternative locations for the proposed facility. The purpose of the Tectonic letter is to compare potential visual impacts of the two identified alternative locations.<sup>1</sup>

Based on the mapping included, Tectonic concludes that the visibility of a tower located at either one of the locations would be similar in nature. However, even though the areas of visibility appear similar, the candidate on the south side of Diddell Rd (Candidate E) will likely be visible from the residences along Daniel Sabia Drive, which is not the case with respect to the proposed location.

Very truly yours,



Scott P. Olson, Esq.

Encl.

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<sup>1</sup> Although two (2) potential alternative locations were identified by the Planning Board, it should be noted that the owner of one location (Candidate C) has stated that such parcel is not available for development of a cell tower.

Town of Wappinger  
Town Hall  
20 Middlebush Road  
Wappingers Falls, NY 12590

September 28, 2023

RE: Alternate Candidate Viewshed Comparison  
Verizon Wireless of the East LP d/b/a Verizon Wireless Application "Diddell Rd"  
Tax ID: 6359-01-480600 (Dutchess County)  
Diddell Road, Wappinger, Dutchess County, New York  
Tectonic WO: 11272.014A

Dear Planning Board Members:

This letter is being submitted at the request of the applicant, Verizon Wireless, to compare the anticipated viewshed of two alternate candidates to that of the current proposed candidate at parcel 6359-01-480600. Included with this letter are 1-mile radius viewshed maps showing anticipated visibility factoring topography and vegetation for each of the alternate candidate locations. The viewshed map for the current proposed candidate is also included, with this data having been field verified during the April 21, 2023 balloon fly. The site-specific information for each location being analyzed is as follows:

**Current proposed candidate**

Parcel#: 6359-01-480600  
Tower coordinates: 41.636578, -73.842958  
Ground elevation at tower center: 397 ft AMSL  
Tower height: 120ft

**Alternate candidate C** (approximately 2,350 feet southwest of current proposed tower location)

Parcel#: 6359-03-285420  
Tower coordinates: 41.631683, -73.847592  
Ground elevation at tower center: 412 ft AMSL  
Tower height: 120ft

**Alternate candidate E** (approximately 3,000 feet southeast of current proposed tower location)

Parcel#: 6359-04-600360  
Tower coordinates: 41.631268, -73.834832  
Ground elevation at tower center: 392 ft AMSL  
Tower height: 140ft

**Project Contact Info**

36 British American Boulevard, Suite 101 | Latham, NY 12110  
518.783.1630 Tel | 518.783.1544 Fax

tectonicengineering.com  
Equal Opportunity Employer

As discussed in our visual report (dated May 9, 2023) the visibility of the current proposed tower is rather minimal throughout the study area. The tower can be seen from limited areas within the host parcel, the two adjacent parcels to the west, portions of the Mountain View Ranch to the northwest, and spot locations on Diddell Road, Wildflower Ridge, Strawberry Lane, Maloney Road, and Smith Crossing Road.

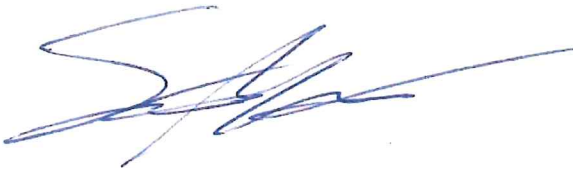
The visibility of alternate candidate C (located southwest of the current proposed tower) is anticipated to be similar to the current proposed tower based on our GIS based models. This is to be expected since the tower is located on the same ridge line as the current proposed tower. Because this alternate location is further to the west than the current proposed location, there may be additional visibility along Smith Crossing Road.

The visibility of alternate candidate E (located southeast of the current proposed tower) is anticipated to be similar in affected area though in different locations than that of the current proposed tower. This is due to the fact that the alternate location is on the opposite side of Diddell Road on a different ridge line, and also is at the edge of the RF search ring. This results in the need for a taller tower so as to provide adequate coverage to the target area. Based on our computer modeling the tower is expected to be seen along portions of Diddell Road, the large parcels on the north side of Diddell Road (two of which are the locations noted above), and Daniel Sabia Road. There is a potential for limited visibility approximately 3/4-mile to the southeast along Robinson Lane, and also approximately 3/4-mile to the north near the intersection of Maloney Road and Farm View Road.

Overall, after analyzing the maps of all three locations, the visibility of either alternate location is expected to have a minimal footprint within the study area, similar to that of the current proposed location.

Should you have any questions, please do not hesitate to contact the undersigned at (518) 783-1630.

Sincerely,  
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.

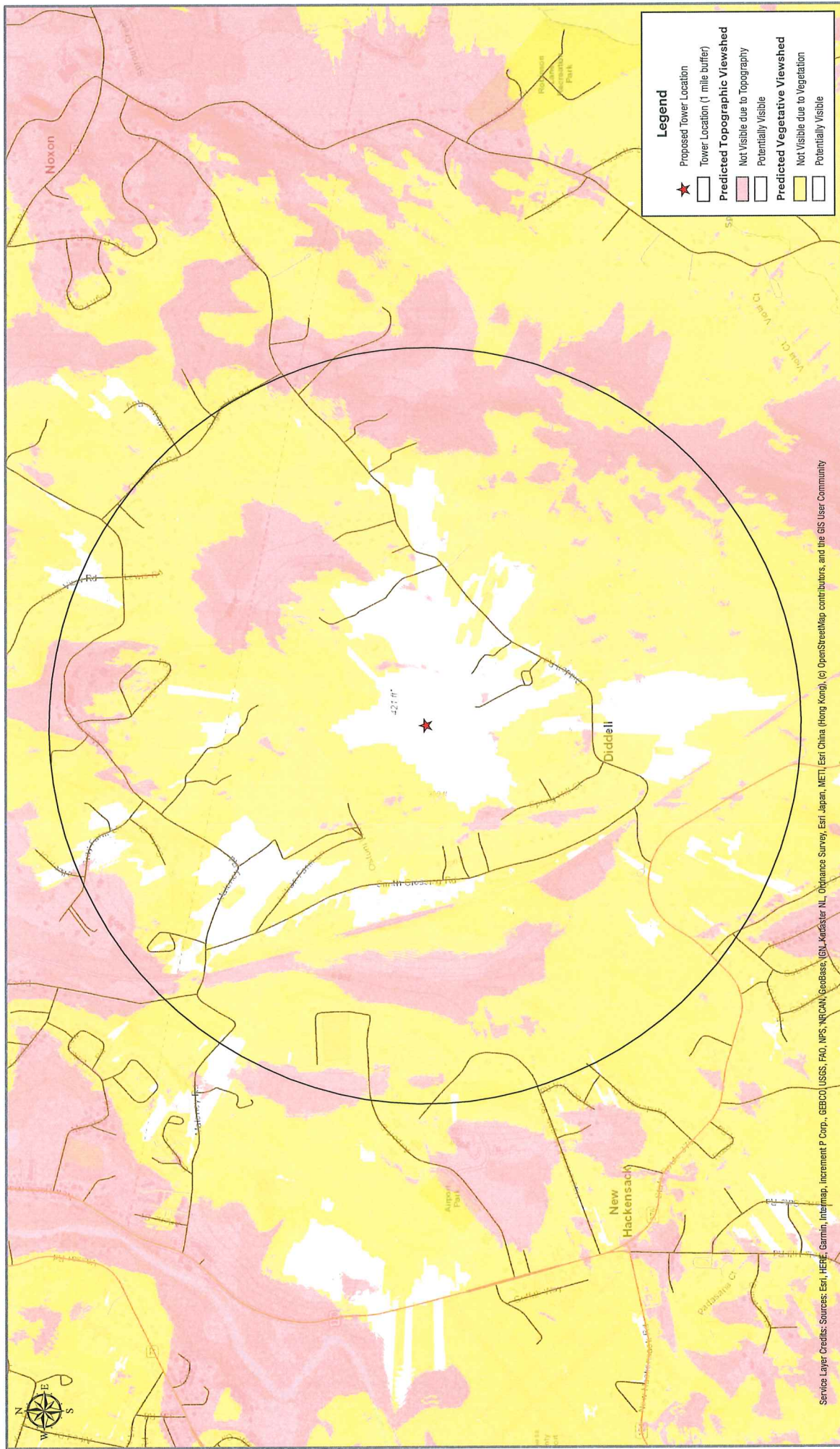
A handwritten signature in blue ink, appearing to read 'S. Matthews', with a long horizontal flourish extending to the right.

Steven M. Matthews, PE  
Managing Director - Engineering









# Computer Generated Viewshed Map

11272.0140

Diddell Road  
Diddell Road  
Wappingers, NY 12590

120ft Tower  
60ft Mixed Forests, 20ft Woody Wetlands  
25ft Medium Density, 40ft High Density

**Tectonic**  
PREDICTING THE FUTURE



