

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** T-Mobile Antenna Collocation - Amended Site Plan

**MEETING DATE:** June 2, 2025

**ACCOUNT NUMBER:** 25-3516 (Site Plan) and 25-4120 (Special Use Permit)

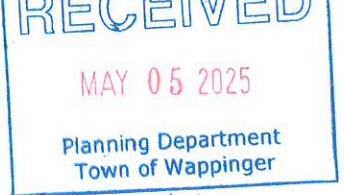
**DATE PREPARED:** May 12, 2025

  X   SITE PLAN      X   SPECIAL USE PERMIT           SUBDIVISION

**THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.**

<u>  1  </u>	TOWN FILE
<u>  7  </u>	TOWN OF WAPPINGER PLANNING BOARD
<u>  1  </u>	ENGINEER TO THE TOWN
<u>  1  </u>	PLANNER TO THE TOWN+
<u>  1  </u>	ATTORNEY TO THE TOWN
<u>  1  </u>	HIGHWAY SUPERINTENDENT
<u>  1  </u>	FIRE PREVENTION BUREAU
<u>      </u>	RECREATION
<u>      </u>	ARMY CORP. OF ENGINEERS
<u>  1  </u>	DUTCHESS COUNTY DEPT. OF PLANNING
<u>      </u>	DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
<u>      </u>	NEW YORK STATE DEPT. OF TRANSPORTATION
<u>  1  </u>	DUTCHESS COUNTY DEPT. OF HEALTH
<u>      </u>	DUTCHESS COUNTY SOIL & WATER
<u>      </u>	NYS DEPT OF D.E.C
<u>      </u>	TOWN OF FISHKILL
<u>  1  </u>	TOWN OF EAST FISHKILL
<u>      </u>	TOWN OF LAGRANGE
<u>      </u>	VILLAGE OF WAPPINGER PLANNING BOARD
<u>      </u>	BUILDING INSPECTOR
<u>  1  </u>	ZONING ADMINISTRATOR-BARBARA ROBERTI
<u>      </u>	TOWN CLERK
<u>      </u>	CAMO POLUTION
<u>      </u>	STORM WATER MANAGEMENT (WALTER ARTUS)
<u>      </u>	CENTRAL HUDSON
<u>      </u>	MTA

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*



TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3516  
Date Received: 5-6-25  
Fee Received: \$750.00  
Escrow Received: \$5,000.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: T-Mobile Antenna Collocation - site # UP50068A  
Location of Property: 30-40 Soccerfield Drive, Wappinger Falls, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Chris McDonough - Authorized Agent, Network Building and Consulting on behalf of T-Mobile Northeast, LLC

210 Commerce Blvd	Liverpool	NY	13088
Street	Town	State	Zip
Chris McDonough	717-947-0149	cmcdonough@nbcllc.com	
Contact Person	Phone Number	Email	

NAME & ADDRESS OF OWNER (Corporation or Individual):

Wireless Edge

38 West Market Street, Rhinebeck, NY 12572

Street	Town	State	Zip
David Campbell	(917) 751-3677	campbell@wirelessedge.com	
Contact Person	Phone Number	Email	

Grid No. 6357- 01-114590

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Wireless Antenna Facility

Proposed Use: No change

Existing Sq. Footage: 6,400 Use: No change to square footage of compound - wireless antenna facility  
Proposed Sq. footage: 150 Use: 10' x 15' pad will be within exiting 80' x 80' (6,400 sf) compound.  
No change to area of compound - no change is use. No increase in height of tower.

Location of Property: 30-40 Soccerfield Drive, Wappinger Falls, NY 12590

Zoning District: R-40 Acreage: Parcel is 4.9 acres, compound is 6,400 sf, pas is 150 sf

Anticipated No. of Employees: 0 unmanned wireless antenna facility

Existing No. of Parking Spaces: 0 Proposed No. of Parking Spaces: 0

Chris McDonough - Network Building and Consulting

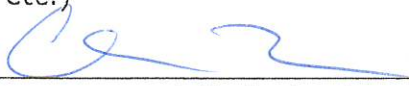
Type Name (Corporation, LLC, Individual, etc.)

4/28/2025

Date

717-947-0149

Owner's Telephone No.

  
Owner or representative's signature  
Chris McDonough - Authorized Agent

Type Name and Title \*\*\*  
38 West Market Street, Rhinebeck, NY 12572

Owner's Address

**\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: \*The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

\* If Special Use Permit for the above use has been applied for, please check ☐.

• **Application Fees are non-refundable.**

MAY 05 2025

Planning Department  
Town of Wappinger

TOWN OF WAPPINGER PLANNING BOARD  
SPECIAL USE PERMIT

Application No. 25-4120  
Date Received: 5-6-25  
Fee Received: \$1,000.00  
Escrow Received: See Site Plan

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF;

PROJECT NAME T-Mobile Antenna Collocation - site # UP50068A  
GRID NO. 6357-01-114590 ZONING DISTRICT R-40  
PROPERTY LOCATION 30-40 Soccerfield Drive, Wappinger Falls NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Chris McDonough - Network Building and Consulting - Authorized Agent on behalf of Owner (Wireless Edge) and T-Mobile Northeast, LLC

1777 Sentry Park W Veva 17, Suite 400, Bule Bell, PA 19422

Street	Town	State	Zip
<u>Chris McDonough</u>		<u>717-947-0149</u>	<u>cmcdonough@nbcllc.com</u>
Contact Person		Phone Number	Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Wireless Edge

38 West Market Street, Rhinebeck, NY 1257

Street	Town	State	Zip
<u>David Campbell</u>		<u>(917) 751-3677</u>	<u>campbell@wirelessedge.com</u>
Contact Person		Phone Number	Email

Pursuant to section(s): \_\_\_\_\_

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.  
MAP TITLED: Plans dated April 3, 2025 - UP50068A - Rockingham Park. T-Mobile Coverage Strategy  
PREPARED BY: TPK Engineering DPC PSC 123266 NY Certification 020084  
DATED: April 3, 2025

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

10' x 15' concrete pad will be used for the installation of a wireless antenna base station



## Continued page 2 for Special Use Permit

Chris McDonough - Authorized Agent on behalf of T-Mobile and Wireless Edge

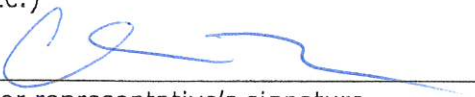
Type Name (Corporation, LLC, Individual, etc.)

4/28/25

Date

717-947-0149

Owner's Telephone No.

  
Owner or representative's signature  
Chris McDonough

Type Name and Title  
38 West Market Street, Rhinebeck, NY 12572 (Wireless Edge)

Owner's Address

**\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.**

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- THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.
- APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.

# TOWN OF WAPPINGER



**BUILDING DEPARTMENT**  
20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590-0324  
(845) 297-6256  
FAX: (845) 297-0579

## OWNER CONSENT FORM

**BUILDING PERMIT #** \_\_\_\_\_ **APPLICATION #** \_\_\_\_\_

**SITE LOCATION:** 30-40 Soccerfield Drive, Wappinger Falls, NY 12590

**GRID: #** 6357-01-114590

**Name of APPLICANT/OWNER:** Wireless Edge Towers - David Campbell

## ~ CERTIFICATION ~

### NOTICE TO APPLICANTS: 240-109 Certificate of Occupancy

It shall be unlawful for a building owner to use or permit the use of any building or premises or part thereof hereafter created, erected, changed, converted or enlarged, wholly or partly, in its use or structure until a Certificate of Occupancy shall have been issued by the Building Inspector and/or Zoning Administrator.

I, David Campbel, owner of the land/site/building hereby give my permission for the Town of Wappinger to approve or deny the attached application in accordance with local and state codes and ordinances. I understand that this permit will not be closed out unless all proper inspections are completed which can include the building inspector having access to the interior of my residence. If this permit is not closed before the expiration date it will remain as a violation on my property until it is closed out. After the expiration date the permit fee and application will have to be re-submitted in order to close out the permit. I understand that I am ultimately responsible for the closure of this permit.

**FAILURE TO COMPLY MAY RESULT IN COURT PROCEEDINGS.**

4/17/25

Date

(914) 712-9005

Owner's Telephone Number

David W. Campbell

Owner's Signature

David W. Campbell

Print Name

38 West Market Street, Rhinebeck NY 12572

Print Owner's Address

FOR OFFICE USE ONLY

Code Enforcement Official: \_\_\_\_\_

**SAVE COMPLETED FORM**

## Christopher McDonough

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**From:** David Campbell <campbell@wirelessedge.com>  
**Sent:** Thursday, April 17, 2025 1:57 PM  
**To:** Christopher McDonough  
**Cc:** Michael Baroody  
**Subject:** WEC-NY-22 Wappingers NB+C on behalf of T-Mobile (UP50068A) Zoning & BP Filing

Christopher.

Please allow this email to be used as permission from Wireless *EDGE* Towers, LLC for NB+C to file for zoning, building, electrical permit or any other necessary permits on behalf of T-Mobile for the proposed installation at the above referenced tower with a physical address of 30 Soccerfield Drive, Wappingers Falls, NY 12590.

Regards,

David W. Campbell

David W. Campbell  
National Tower Operations Manager  
**Wireless *EDGE* Towers**  
38 West Market Street  
Rhinebeck, NY 12572  
Fax: (914) 712-9005  
Mob: (917) 751-3677  
[www.wirelessedge.com](http://www.wirelessedge.com)