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MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: May 14, 2025

Subject: **T-Mobile Co Location Review**
Tax Lots 6259-04-647405

As requested, we reviewed the application made by T-Mobile Northeast LLC, (the “Applicant”) for Site Plan and Special Permit Approval.

The Property

The subject property is approximately 34.44 acres, is located at 26 Don Bosco Blvd, and identified as Tax Lot 6259-04-647405, and is in the AI Airport Industry zoning district.

The Proposal

The Applicant is proposing to co-locate an 8-foot wireless telecommunications antenna onto an existing wireless telecommunications tower facility, increasing the height of the monopole to 87 feet. The existing monopole is 79 feet with the highest antenna reaching 85 feet. The proposed addition would increase the monopole to a height of 87 feet with the highest antenna being 88 feet.

Submission

The Applicant has submitted an application for special use permit dated 7/1/24; an application for site plan approval dated 7/1/24; a project narrative and site selection analysis dated 2/5/23; a narrative prepared by Centerline with no date; a statement of intent dated 2/7/23; a Full Environmental Assessment Form Part 1 dated 6/28/24; an engineering necessity case dated 1/23/23; a site compliance report prepared by SiteSafe dated 2/2/23; a Determination of No Hazard to Air Navigation from the FAA dated 4/12/23; a visual impact analysis (10 pages) dated 8/19/24; and a set of plans (23 sheets) prepared by Tectonic last revised 4/3/25.

REVIEW COMMENTS

There has been no change in the application respect to our purview since our most recent review. We have included our most recent comments below.

1. SEQRA. The Proposed Action is considered an Unlisted action pursuant to SEQRA. The Planning Board should consider if they would like to pursue a coordinated or uncoordinated review.
2. Radio Frequency. The Planning Board should determine whether it desires to have a Radio Frequency (RF) Engineer review this application under Section 240-81.
3. Visual Impact. The Application includes the increase in height of the existing monopole by 8 feet to a total height of 87 feet by the addition of an antenna. The Applicant has stated that due to surrounding tree cover, the co-location requires an increase in height of the monopole and cannot be accomplished at a lower height. The Applicant has submitted a visual impact analysis of the proposed conditions.
4. FAA. The Applicant has submitted a Determination of No Hazard to Air Navigation from the FAA dated 4/12/23 with the assumed height of 88 feet above ground level which details conditions regarding radio frequency. The letter also states that visual marking and lighting is deemed not to be necessary as a requirement of the FAA.