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January 3, 2025

January 6, 2025 Meeting Date

Town of Wappinger Planning Board
Attn: Bruce Flower, Chairman
20 Middlebush Road
Wappingers Falls, New York 12590

Re: ***T-Mobile Co-Location Amended Site Plan & Special Use Permit
Request to Modify Transmission Equipment on an Existing Wireless Tower***
26 Don Bosco Boulevard, Wappingers Falls, NY
Tax Map: 6259-04-647405

Dear Chairman Flower and Members of the Board:

We have received the following information prepared for the above referenced project:

- Eligible Facilities Request to Modify Transmission Equipment on an Existing Wireless Tower Cover Letter, dated 10/29/2024.
- Special Use Permit dated 8/7/2007.
- ORP New Hackensack/Verizon Resolution of Special Permit and Site Plan Approval, dated 3/21/07, signed 8/30/07.
- Plan entitled, "Cellco Partnership d/b/a Verizon Wireless, Petersburg – NYALB731", dated 12/12/07, last revised 2/29/08, prepared by John S. Stevens, PE, of Infinigy Engineering.
- Plan entitled, "Lot Line Revision, Lands of Ostuni", dated 6/20/2023, last revised 11/20/2024, prepared by Scott C. Brantley, PE, of M&H Engineering, PLLC.

Based upon our review of the information above we offer the following comments.

August 5, 2024 Comments:

1. *Comment: The Applicant should address whether the proposed action is an amendment to a prior site plan approval. If it is, then a copy of the approved site plan should be submitted as a reference for the Board, and any relevant conditions associated with any prior approvals shall be captured on the current plan.*

Comment Remains Pertinent: No response provided by the Applicant. The record plans provided by the applicant, entitled, "Cellco Partnership d/b/a Verizon Wireless, Petersburg – NYALB731", does not appear to apply to the subject property. The applicant is requested to submit the appropriate record documents. A review of the approved site plan should be performed and any pertinent requirements shall be carried over to the new plan.

2. *The plans submitted by the applicant do not depict the entire subject property, and instead include a schematic detail of the existing pole location and immediately surrounding area. A site plan meeting the requirements outlined in Town Code Section § 240-84 shall be provided.*

Comment Satisfied: No response provided by the Applicant. An Overall Site Plan, Sheet C-001, is now included in the design plan set.

3. *The plans shall address the construction of the proposed improvements, including but not necessarily limited to access during construction (temporary and/or permanent), erosion controls, staging areas, disturbance limits, stabilization measures, etc.*

Comment Remains Pertinent: No response provided by the Applicant. The submitted plan set does not propose any construction access, erosion control, staging areas, disturbance limits, stabilizations measures, etc. The proposed construction includes work such as excavation for conduit installation, installation of chain link fencing, new concrete pads, and so on. These items will require, at a minimum, the above-mentioned items to be accounted for on the proposed site plans. Please revise and resubmit accordingly.

Please do not hesitate to contact our office with any questions or concerns relative to the above.

Sincerely,

 Christian Paggi
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Christian Ryan Paggi, P.E.
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes
Malcolm Simpson, Planner
Kyle Barnett, Esq.