

August 15, 2025
August 18, 2025 Planning Board Meeting

Mr. Bruce Flower, Chairman
Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: ***T-Mobile Antenna Collocation Amended Site Plan
30-40 Soccerfield Drive, Wappingers Falls, NY 12590***
Tax Parcel No: 6357-01-114590

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above referenced project:

- Project Narrative, dated July 15, 2025.
- Structural Analysis Report, dated March 31, 2025, prepared by Paul J. Ford & Company, 250 E Broad Street, Suite 600, Columbus, OH 43215.
- Plan Set (7 sheets) entitled “T-Mobile Northeast LLC, Rockinham Park, T-Mobile Coverage Strategy Installation, Design”, last revised 7/9/2025.

The above outlined documents have been prepared by Network Building + Consulting, 1777 Sentry Parkway W, Veva 17 – Suite 400, Blue Bell, PA 19422, unless otherwise noted.

Based upon our review of the information submitted, we offer the following comments:

Plan Comment

1. 5/30/2025 Comment: It appears that the proposed action includes an amendment to a prior site plan approval. The Applicant should address whether this is the case and, if it is, submit a copy of the approved site plan as a reference for the Board, along with any relevant conditions associated with any prior approvals. These conditions shall also be accounted for and included on the proposed plan.

Comment Partially Satisfied: A copy of the approved site plan was not provided, however, reference to the 10/01/2018 Site Plan and Special Use Permit Approval, along with the 8/21/2018 area variances has been noted on Sheet C1. We recommend that an additional note be added to the plan indicating that all requirements and conditions associated with the original site plan and special use permit approvals shall remain in effect.

2. 5/30/2025 Comment: 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 Partially Satisfied: A full property view is now provided on Sheet C1, however, it is indicated that that the plan information is not based on a survey, but rather field measurements and tax maps. The Board should discuss whether it would like to consider waivers from certain site plan requirements identified in Section § 240-84 given the scope of the proposed improvements.

3. 5/30/2025 Comment: 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 Partially Satisfied: The plans and narrative have been clarified to indicate that there will be no expansion of the exiting compound, no work performed outside of the compound, and that all construction access will be provided via the existing access road. We recommend that a note be added to the plan indicating that appropriate measures shall be implemented during construction to adequately address soil disturbance and tracking in accordance with current NYS Standards for Erosion and Sediment Control.

4. 5/30/2025 Comment: Please address the need for sound attenuation with regard to the new generator. Information regarding anticipated noise levels and any mitigation measures should be provided.

Comment Satisfied: Sheet C-3 of the plan set indicates that the proposed generator includes a sound attenuating aluminum enclosure, and that cycling of the generator will only take place during daytime hours.

5. 5/30/2025 Comment: The plans appear to propose new pole mounted lighting at the corners of the new equipment area, however, details or specifications on the fixtures, shielding or photometrics were not provided. We defer any further review of the lighting to the Town Planner.

Comment Previously Deferred to the Town Planner

We will provide a review of additional engineering items as they are submitted, which may result in additional comments being generated.

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,

Christian R. Paggi, P.E.
Principal

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