

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

February 5, 2026

The Architectural and Historic District Review Board (AHDRB) issued approvals on:

T-Mobile; David Kenny, Esq.; St. Anthony's Community Hospital

The following approvals for the No Exterior Effect Application occurred at the February 3, 2026, AHDRB meeting. Board members present at the meeting were: Board members: Jane Glazman, Matthew LoPinto, Chris DeHaan and Glenn Rhein. Chairman Michael Bertolini was absent.

The Board Recommended the following: **APPROVED**

- T-Mobile rooftop equipment modifications as presented.

Kristin Bialosky

Kristin Bialosky, Planning Board Administrator

LAW OFFICES OF
SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

(914) 333-0700
FAX (914) 333-0743

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

WRITER'S E-MAIL ADDRESS

Dkenny@snyderlaw.net

REPLY TO:

Tarrytown Office

LESLIE J. SNYDER
ROBERT D. GAUDIOSO (NY/NJ)
DOUGLAS W. WARDEN
JORDAN M. FRY (NY/NJ)
MICHAEL SHERIDAN (NY/NJ)
DAVID KENNY (NY/NJ)

February 2, 2026

DAVID L. SNYDER
(1956-2012)

Hon. Chair Michael Bertolini and
Members of the Village Architectural and Historic
District Review Board
Village of Warwick
77 Main Street Warwick, NY

RE: T-Mobile Northeast LLC
Eligible Facilities Request Application
17 Maple Avenue, Warwick, NY 10990

Hon. Chair Bertolini and Members of
the Village Architectural and Historic District Review Board:

We represent T-Mobile Northeast LLC ("T-Mobile") in connection with its application to renew the special permit for the existing facility ("Existing Facility") located on the rooftop of the existing building ("Existing Building") at the above referenced property ("Property"). The application also includes a modification request that qualifies as an eligible facilities request in accordance with section 6409 (codified as 47 U.S.C. 1455(a)) of the Middle Class Tax Relief and Job Creation Act of 2012 ("Tax Relief Act"), and its implementing regulations 47 C.F.R. §1.6100.

As set forth in the materials submitted herewith, T-Mobile's proposed modification involves the replacement and addition of transmission equipment that does not substantially change the physical dimensions of the Existing Facility. All of T-Mobile's equipment is located, and will continue to be located, behind existing stealth screenwalls to conceal from public view.

Specifically, T-Mobile's proposed upgrade includes replacing antennas and installing related transmission equipment at the Existing Facility. There will be no "substantial change" to the physical dimensions of the Existing Facility for the following reasons. First, the proposed antennas will not increase the height of the Existing Facility by more than 10 feet. In fact, there is no proposed increase in height to Existing Facility. Second, the proposed antennas will not protrude further from the edge of the Existing Facility by more than 6 feet. Third, the number of equipment cabinets will not be increased by more than 4. Fourth, there will be no excavation or deployment outside the current site. Fifth, the proposed modification will not

defeat the concealment elements of the existing base station. Sixth, the proposed modification will not defeat any prior conditions of approval.

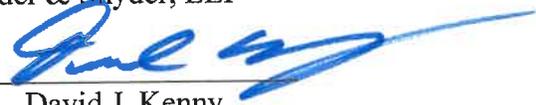
It is noted that T-Mobile's Existing Facility is existing but the Village has stated that a new special permit must be issued for T-Mobile's Existing Facility as the prior special permit expired. Please note that T-Mobile's application for a new special permit is also an eligible facilities request as it is a collocation at an existing wireless facility and the Town is required by federal law to approve such modification as it does not create a substantial change. See 47 C.F.R § 1.6100.

In furtherance of the foregoing enclosed please AHDRB Application form.

Thank you for your prompt consideration. Please contact my office if you have any questions regarding this application.

Sincerely yours,
Snyder & Snyder, LLP

By:


David J. Kenny

Enclosures

cc: T-Mobile

Z:\SSDATA\WPDATA\SS3\RDG\T-Mobile\Warwick, Village\Filing Letter AHDRB NY10253 2.2.26.rtf

T-Mobile

(A)

Please see Sheets A-05 through A-12 of the Plans.

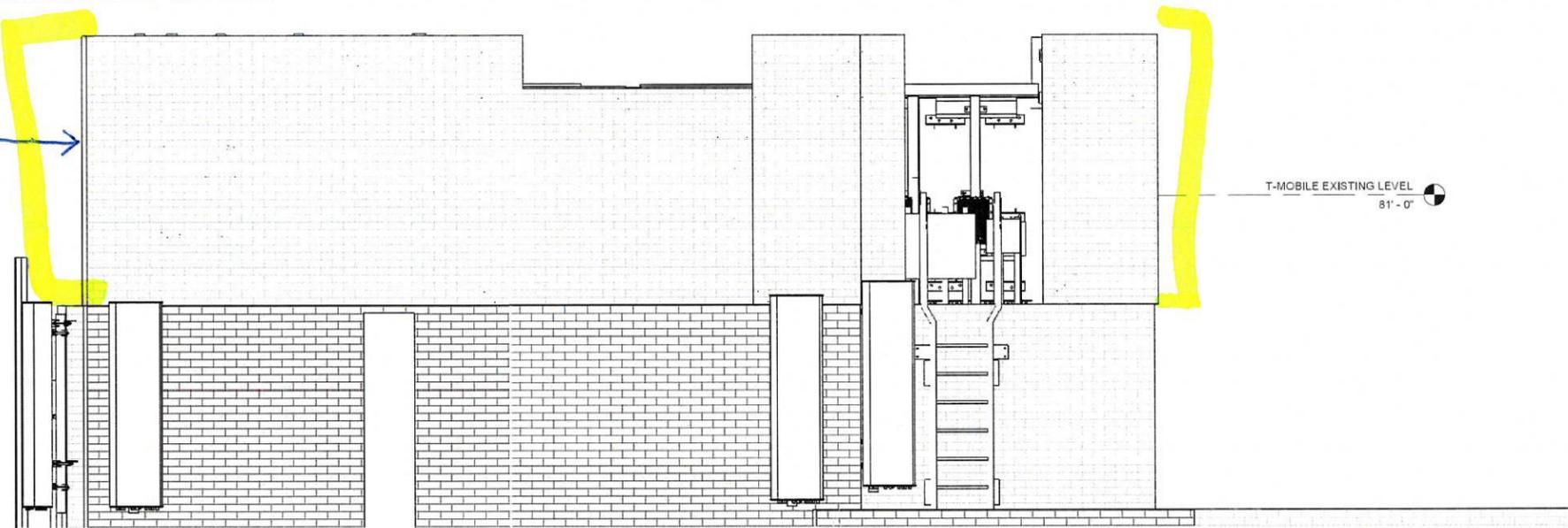
- 12. Provide the type, size and location of all proposed and existing landscaping.**
No landscaping has been proposed or is existing for the Existing Facility as it is a rooftop wireless facility and all antennas are concealed behind screenwalls.
- 13. Provide the number, type and design of the wireless telecommunications facility(s) antenna(s) proposed and the basis for the calculations of the wireless telecommunications facility's capacity to accommodate multiple users.**
Please see the RF Justification Letter and Plan Sheets A-09 and A-12. It is also respectfully submitted that this is an existing facility using an existing rooftop structure that already supports multiple users. Previously submitted with the application are structural reports that confirm the Existing Building can support the new equipment.
- 14. Provide make, model and manufacturer of the wireless facility and antenna(s). Clarify what the table at the top of Sheet A-12 refers to (existing equipment?).**
This information has been included on Sheet A-12 and the tables on Sheet A-12 have been updated to better clarify existing and proposed equipment.
- 15. Provide a description of the proposed wireless facility and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting.**
The antennas will continue to be concealed behind a stealth screenwall that mimics the buildings texture and color, see Sheet A-11 of the Plans.
- 16. Provide the frequency, modulation and class of service of radio or other transmitting equipment.**
Please see T-Mobile's Non-Interference Letter submitted herewith.
- 17. Provide the transmission and maximum effective radiated power of the antenna(s).**
Please see T-Mobile's Non-Interference Letter submitted herewith.
- 18. Provide the direction of maximum lobes and associated radiation of the antenna(s).**
Please see T-Mobile's Non-Interference Letter submitted herewith.
- 19. Provide the Applicant's proposed wireless facility maintenance and inspection procedures and related system of record.**
The Facility is remotely monitored and inspected in compliance with federal, state and local requirements, including annual NIER Certification inspections as required by the Village Code. See Sheet A-02 of the Plans.
- 20. Provide certification that NEIR levels at the proposed site are within the threshold levels adopted by the FCC.**
The FCC Compliance Report previously filed includes such certification, which has also been further supported by the Non-Interference Letter submitted herewith.

B

NOTES:

TMO INSPECTS SITES IN PERSON BI-ANUALLY AND REMOTELY 24/7.

Existing
Stealth
Wall

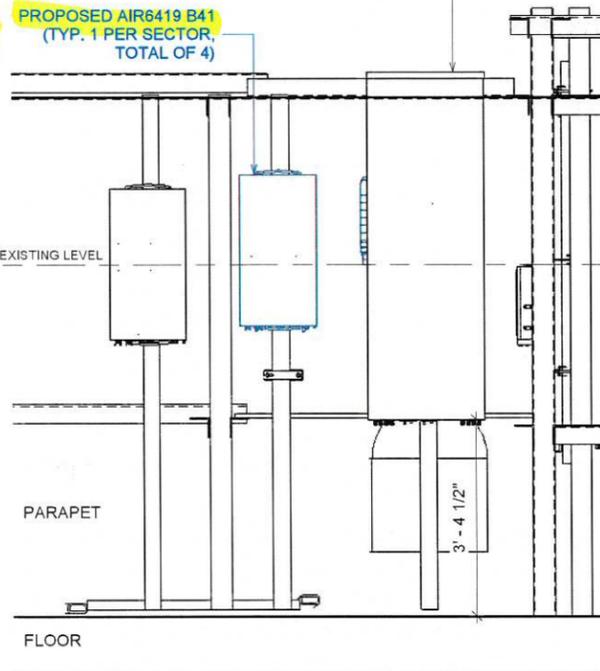


1 PROPOSED BUILDING ELEVATION
1/2" = 1'-0"



EXISTING APXVAARR18 43-U-NA20 ANTENNA (TYP. 1 PER SECTOR TOTAL OF 3)

PROPOSED AIR6419 B41 (TYP. 1 PER SECTOR, TOTAL OF 4)



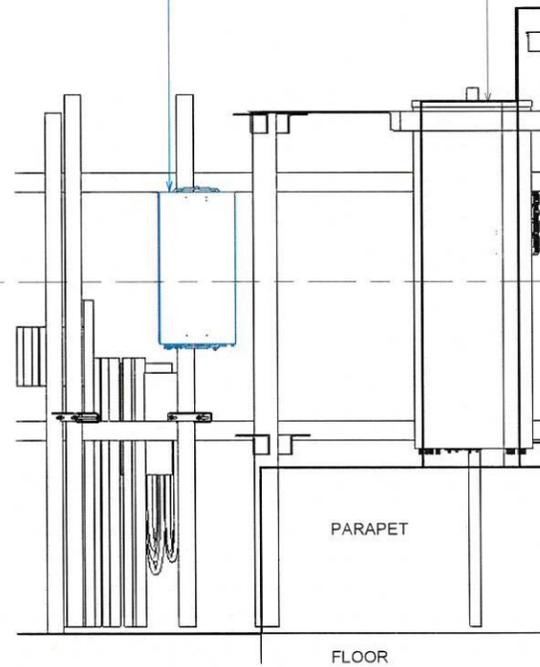
2 PROPOSED ALPHA SECTOR ELEVATION
3/4" = 1'-0"



PROPOSED AIR6419 B41 (TYP. 1 PER SECTOR, TOTAL OF 4)

EXISTING APXVAARR18 43-U-NA20 ANTENNA (TYP. 1 PER SECTOR TOTAL OF 3)

PROPOSED AIR6419 B41 (TYP. 1 PER SECTOR, TOTAL OF 4)



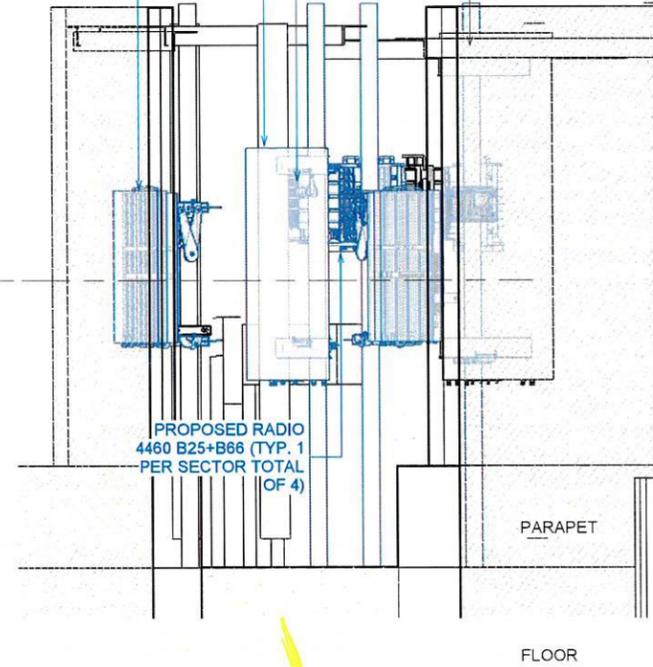
3 PROPOSED BETA SECTOR ELEVATION
3/4" = 1'-0"



PROPOSED APXVAALL18_43-U-NA20 ANTENNA (TOTAL OF 1)

PROPOSED (1) 4449 RADIO

EXISTING APXVAARR18 43-U-NA20 ANTENNA (TYP. 1 PER SECTOR TOTAL OF 3)



4 PROPOSED GAMMA & DELTA SECTOR ELEVATION
3/4" = 1'-0"



PLANS PREPARED FOR:

T-Mobile

4100 GUARDIAN STREET, SUITE 101
SIMI VALLEY, CALIFORNIA 93063

DEM & PLANS PREPARED BY:

ERICSSON

6300 LEGACY DRIVE
PLANO, TX 75024

MLA PARTNER:

ENGINEERING SEAL:



11/14/2025

DRAWING NOTICE:
THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF T-MOBILE AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF T-MOBILE.

REVISIONS:

DESCRIPTION	DATE	BY	CH	REV
Replacement	03/29/24			1
Zoning Addition	05/22/25			2
Notes Addition	11/20/25			3
Notes Addition	11/04/25			4

SITE NAME:

**ST. ANTHONY
COMMUNITY HOSPITAL**

SITE NUMBER:

NY10253B

SITE ADDRESS:

**17 MAPLE AVENUE
WARWICK, NY 10990**

SHEET DESCRIPTION:

PROPOSED ELEVATIONS

SHEET NUMBER:

A-11