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January 15, 2026

VILLAGE OF WARWICK VILLAGE BOARD
77 MAIN STREET
WARWICK, NY 10990

ATT: MAYOR MICHAEL NEWHARD

RE: 15 MAPLE AVENUE, WARWICK, NY
T-MOBILE NORTHEAST
WO# 1803.14

Dear Mayor Newhard and Village Trustees:

We have reviewed the following documents submitted for the T-Mobile Northeast – 15 Maple Avenue project:

- Cover Letter prepared by Snyder & Synder LLP, dated 12/30/2025
- Application form dated 11/21/2025
- Full EAF Part 1, dated 10/08/2025
- Radio Frequency (RF) Analysis by PierCon Solutions dated 04/15/2025
- Non-interference Certification Statement by PierCon Solutions dated 11/18/2025
- Certificate of Liability Insurance dated 6/24/2025
- Response Letter by SGS, dated 12/19/2025
- Plan Set prepared by Ericsson Plano, TX, Revision 4 dated 11/04/2025

Please note this application, and supporting information as detailed above, has been reviewed solely for completeness for the Special Use Permit in accordance with §145-120.1 of the Village of Warwick Zoning Code. This review does not include a detailed technical evaluation or verification of the accuracy, validity, or performance of the technical content provided.

Review Comments:

Special Use Permit for Wireless Communications as per Section 145-120.1:

1. *Village Attorney to confirm that the name and address of the property owner, operator and applicant are appropriate and sufficient on the application. (previous comment #5)*

2. *Provide all Tax Map parcel numbers (207-1-2, 207-1-3, 207-1-4.2) for the property on the application and plans.* (previous comment #6) Sheet A-01 only depicts the outer parcel limits and does not detail, nor reference, the existing interior lot lines.
3. *Note that the property is in the Village of Warwick Historic District on the Site Plan and the application.* (previous comment #7) This note should be included on Sheet T-01.
4. Provide the size of the property (4.01± ac.) on the application. (previous comment #8)
5. *Provide the type, size and location of all proposed and existing landscaping.* (previous comment #12) Applicant has requested a waiver from this requirement.
6. *Provide make, model and manufacturer of the wireless facility and antenna(s).* (previous comment #14) No apparent revision to the tables provided on Sheet A-12 has been made.
7. *Provide certification that the wireless telecommunications facility and attachments both are designed and constructed ("as built") to meet all county, state and federal structural requirements for loads, including wind and ice.* (previous comment #25) This requirement can be made as a condition of approval to be provided to the Village prior to CO.
8. *The applicant shall submit a completed Visual EAF addendum according to Section 145-120.1.I.* (previous comment #27) Applicant has requested a waiver for this request.
9. *Village Board to determine whether Retention of Expert Assistance as per Section 145-120.1.X is warranted.* (previous comment #31)
10. *Section 145-120.1.Z states that a Public Hearing is required prior to granting a Special Use permit.* (previous comment #32)
11. *Add the Extent and Parameters of Special Use listed in Section 145-120.1.CC on the Site Plan.* (previous comment #33) This information was not found on Sheet A-02.
12. *Payment of Performance Security in accordance with Section 145-120.1.EE.* (previous comment #34) Applicant has requested a waiver from this request.
13. *Provide Indemnification in accordance with Section 145-120.1.II.* (previous comment #37) Applicant has requested a waiver from this request.
14. *Provide proof of notification that was sent to the Town of Warwick in accordance with Section 145-120.1PP.* (previous comment #38) Applicant has requested a waiver from this request.

SEQR Process & FEA Part 1:

15. *The property is within 500 feet of New York State Route 17A/94; therefore, a referral to Orange County Planning Department for a GML 239-m review is required. (previous comment #40)*
16. *Revise the Full EAF form as follows: (previous comment #41)*
 - a. *Page 4 – Complete D.1.g; the dimensional values, even estimated, need to be provided on the EAF and cannot refer to the Site Plans.*

Submitted Reports:

17. *Clarify whether the 95.7% and 75.9% stress levels listed respectively in the Equipment Platform Analysis report and the Rooftop Structural Analysis report, indicates that the structural component analyzed is at 95.7% and 75.9% of their allowable limits. (previous comment #44) The calculations within the Equipment Platform Analysis Report & Rooftop Structural Analysis Report reference the 2018 IBC building code and ASCE/SEI 7-16 requirements. These reports and analyses should be revised to reflect the current code design requirements of NYS Building Code 2025 (IBC 2024) and ASCE/SEI 7-22.*

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer