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September 17, 2025

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:

- Application form dated 6/5/2025
- Statement of Compliance dated 08/4/2025
- Full EAF Part 1, dated 07/21/2025
- Radio Frequency (RF) Analysis by PierCon Solutions dated 04/15/2025
- Evaluation of the Radiofrequency Environment in the Vicinity of the Proposed NY10253B Wireless Facility by PierCon Solutions dated 05/14/2025
- Certificate of Liability Insurance dated 6/24/2025
- Equipment Platform Analysis Report by Sinnott Gering & Schmitt Towers, Inc dated 3/15/2024
- Rooftop Structural Analysis Report by Sinnott Gering & Schmitt Towers, Inc dated 3/14/2024
- Plan Set prepared by Ericsson Plano, TX, Revision 2 dated 5/22/2025

Introduction:

T-Mobile Northeast, LLC proposes to modify its equipment at an existing co-located telecommunications facility located on the existing hospital building at 15 Maple Avenue, Warwick, Orange County, New York. The property is owned by St. Anthony Community Hospital and consists of three (3) tax lots (Section 207 Block 1 Lots 2, 3 & 4.2), situated within the Village's Continuing Care Retirement Community (CCRC) zoning district and the Village's designated Historic District. No portion of the property is within a mapped FEMA Floodway or Floodplain.

Wireless Communications are regulated by Special Use Permits within the Village according to Section 145-120.1.

There are currently three (3) co-located telecommunications facilities constructed on the hospital building (AT&T, Verizon & T-Mobile). T-Mobile was granted a Special Use Permit for this facility by the Village Board during the May 16, 2016 Board meeting following a Public Hearing held for the application on the same date. According to Section 145-120.1, “the Special Use Permit granted pursuant to this chapter shall be valid for a period of 5 years measured from the date of final action by the Village Board”. Therefore, it is our understanding that the original Special Use Permit expired on May 16, 2021, and a new application is required and has been submitted for review.

Review Comments:

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

1. The landowner must also sign the application.
2. Provide plans that are signed and sealed by a New York State licensed professional engineer.
3. Provide a written narrative of the need for the wireless telecommunications facility to provide service primarily within the Village.
4. Provide the name and address of person(s) preparing each report.
5. Village Attorney to confirm that the name and address of the property owner, operator and applicant are appropriate and sufficient on the application.
6. Provide all Tax Map parcel numbers for the property on the application and plans.
7. Indicate the zoning district in which the property is located on the Site Plan. Also note that the property is in the Village of Warwick Historic District on the Site Plan and the application.
8. Provide the size of the property on the application.
9. Provide the location of all residential structures within 750 feet of the property boundary lines.
10. Provide the location and uses of all occupied structures within 750 feet of the property boundary lines.
11. Provide the location, size and height of all proposed and existing antennas and all appurtenant structures on the Site Plan.
12. Provide the type, size and location of all proposed and existing landscaping.
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.
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?).
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.

16. Provide the frequency, modulation and class of service of radio or other transmitting equipment.
17. Provide the transmission and maximum effective radiated power of the antenna(s).
18. Provide the direction of maximum lobes and associated radiation of the antenna(s).
19. Provide the Applicant's proposed wireless facility maintenance and inspection procedures and related system of record.
20. Provide certification that NEIR levels at the proposed site are within the threshold levels adopted by the FCC.
21. Provide certification that the proposed antenna(s) will not cause interference with existing telecommunications devices. The certifying engineer need not be approved by the Village.
22. Provide a copy of the FCC license applicable for the use of the wireless telecommunications facility.
23. Provide propagation studies of the proposed site and all adjoining proposed or in-service or existing sites. (including other telecommunication carriers)
24. Provide certification that there are no agreements in existence that would limit or preclude the ability of the applicant to share any new wireless telecommunications facility that it constructs.
25. 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.
26. Prior to issuance of a Certificate of Compliance or Certificate of Occupancy the applicant shall post with the Village cash bond or surety for the cost of removal of the tower in the event it should be abandoned or become a hazard or otherwise be subject to removal pursuant to valid exercise of police power of the Village.
27. The applicant shall submit a completed Visual EAF addendum according to Section 145-120.1.I.
28. As necessary, provide a plan for mitigation of the visual impacts which shall include a screening plan and such other methods as the applicant may employ to diminish any adverse visual impact attributable to the proposal.
29. Clearly indicate where any new wires and cables are to be installed or indicate none.
30. Discuss all Noise Suppression materials to be utilized in the design and construction of any appurtenances.
31. Village Board to determine whether Retention of Expert Assistance as per Section 145-120.1.X is warranted.
32. Section 145-120.1.Z states that a Public Hearing is required prior to granting a Special Use permit.
33. Add the Extent and Parameters of Special Use listed in Section 145-120.1.CC on the Site Plan.
34. Payment of Performance Security in accordance with Section 145-120.1.EE.
35. Note on the Site Plan that an Annual NIER Certification is required as detailed in Section 145-120.1.GG.
36. The Certificate of Liability Insurance incorrectly lists the project address as 17 Maple Ave and does not specifically include the Village and its officials, employees and agents as additional insured.

37. Provide Indemnification in accordance with Section 145-120.1.II.
38. Provide proof of notification that was sent to the Town of Warwick in accordance with Section 145-120.1PP.
39. An applicant can request in writing the waiver of application requirements that are inapplicable to their permit application as per Section 145-120.1.NN.

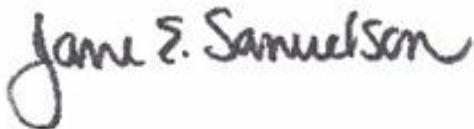
SEQR Process & FEA Part 1:

40. The property is within 500 feet of New York State Route 17A/94; therefore, a referral to Orange County Planning Department for a 239 review is required.
41. Revise the Full EAF form as follows:
 - a. Page 1 – Revise the project location to match application form (15 Maple Avenue) in three places
 - b. Page 2 – Change C.1 to “No”
 - c. Page 3 – Complete D.1.b
 - d. Page 3 – Change D.1.c to “Yes”
 - e. Page 4 – Complete D.1.g
 - f. Page 11 – Note “N/A – No ground disturbance” for E.2.e & f
 - g. Page 12 – Indicate whether the Indiana Bat is an endangered or threatened species and confirm there are no USFWS listed species that should be listed under E.2.o

Submitted Reports:

42. Provide an additional Exhibit in the a Radio Frequency (RF) Analysis that incorporates other carrier's wireless telecommunication facilities in the area.
43. Update the site's street address in the Evaluation of the Radiofrequency Environment report by PierCon and provide calculations for RF exposures in the area(s) of the hospital located closest to the telecom equipment. Provide RF exposures calculations based on actual Verizon and AT&T equipment found onsite.
44. 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.

Sincerely,
Engineering & Surveying Properties, PC, Village Engineers



Jane E. Samuelson
Professional Engineer