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TOWN OF THOMPSON **TECHNICAL REVIEW COMMENTS**

PROJECT NAME: TARPON TOWERS
PROJECT NUMBER: 19-01
PROJECT LOCATION: 35-1-34/WURTSBORO MOUNTAIN
PREPARATION DATE: 05 FEBRUARY 2020
MEETING DATE: 12 FEBRUARY 2020
REPRESENTATIVE: JARED LUSK - NIXON PEABODY
TOWN ENGINEER: RICHARD D. McGOEY, P.E.

1. The Applicant is now proposing the cell tower near the billboard site fronting Route 17. The tower will be 235 feet in height and contain a 4-foot lightning rod for a total of 239 feet.
2. The Board should be aware that the tower is a lattice type tower. The Board may wish to discuss the use of a monopole or other type of pole in light of the visibility of this location.
3. Comments should be received from the Highway Department for the need to access Pine Tree Street. Pine Tree Street is narrow and access by construction vehicles may result in damage to the pavement.
4. The Applicants Planning Board submittal documents should verify that the tower is being designed to allow for other carriers to utilize the cell tower.
5. The Environmental Assessment Form on Page 2 of 13 should indicate that the County Planning Department must review the documents under 239 I and M, as this project is located within 500 feet of a State Highway. Therefore, Paragraph B.e. must be answered yes. Also under the Environmental Assessment Form Page 3 of 11, Paragraph C.3.b represents the Village of Monticello Police Department as providing protection to the site however, the site would be under the protection of the Sheriff's Department and NYS State Police.
6. We would recommend that drainage improvements along the length of the newly proposed access drive be detailed on the site plan to avoid unnecessary erosion. In addition, stormwater details to prevent the discharge of stormwater on to the existing residential lots fronting Pine Tree Street.

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7. The Applicant's Surveyor should determine the extent of the Town Right of Way for Pine Tree Street, the pavement ends far short of the start of the newly proposed access drive easement. A determination should be made as to whether an additional easement will be required over the lands of Tax Lot 35-1-21.1.
8. The site plan sheets C-1B shows that only a portion of the access road will be developed to 12 feet wide with a gravel surface. Other portions of the access drive, in our opinion, will also require a stable surface treatment based on our field observation of soft wet conditions along other sections of the access drive. The proposed construction of underground utilities along the access drive will also further deteriorate the existing road conditions and therefore will require stabilization and roadway surface treatments.
9. The Board should discuss the need for landscaping around the fence enclosure in light of the visibility from Route 17.
10. Proposed site lighting and or wall-mounted lights for the equipment cabinet and site should be detailed. The details should verify shielded lenses directing lights downward so that there will not be a glare out onto Route 17. We would request catalog cuts to be added to the site plans.

Actions Required by the Planning Board

1. Action as recommended by the Planning Board Attorney.

Respectfully submitted,

**MCGOEY, HAUSER & EDSALL
CONSULTING ENGINEERS**

Richard D. McGoey, P.E.
Engineer for the Town