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REPLY TO:

Tarrytown Office

November 6, 2025

Honorable Supervisor Lachterman and
Members of the Town Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

RE: Homeland Towers, LLC
62 Granite Springs Road, Town of Yorktown, NY

Dear Honorable Supervisor Lachterman and Members of the Town Board:

We are the attorneys for Homeland Towers, LLC ("Homeland Towers") in connection with its proposal to lease a portion of the above captioned property from the Town for a proposed public utility wireless telecommunication facility ("Facility"), including a 130-foot tower and equipment compound designed for the collocation of multiple wireless carriers and Town emergency services entities.

Section 300-59(D)(1) of the Town Code expressly states that "wireless telecommunication facilities shall be located on Town-owned lands or facilities." Such facilities are subject to Town Board lease approval.

As you may recall, parkland alienation has already been granted from the New York State legislature. We are now seeking final lease approval, a Stormwater Management Permit, a Tree Permit and a Wetland Permit. In further support of the proposal, enclosed please find an updated Natural Resources Review Letter from EBI, confirming that the project will not likely affect threatened or endangered species, specifically the Indiana bat and Bog Turtle, as tree clearing and ground disturbance of previously undisturbed land shall be completed between October 31 and March 31.

We look forward to discussing this matter with the Town Board at the next available meeting.
If you have any questions, please do not hesitate to contact me.

Respectfully submitted,
SNYDER & SNYDER, LLP

By: _____
Robert D. Gaudioso

Enclosure

RDG/ldr

cc: Town Attorney
Town Engineer

November 5, 2025

Re: NY578 Granite Springs
Granite Springs Road
Yorktown, Westchester County, New York
41° 18' 27.07" N / 73° 46' 29.15" W

EnviroBusiness, Inc. (dba EBI Consulting) completed a Natural Resources Review in 2022 for the property referenced above. The EAF mapper identified the Indiana bat (*Myotis sodalis*) and Bog Turtle (*Clemmys muhlenbergii*) as potential species of concern.

The review concluded that:

- The project was not likely to adversely affect the Indiana bat (*Myotis sodalis*) as long as trees were cleared between October 31 and March 31.
- The project would have no effect on the Bog Turtle (*Clemmys muhlenbergii*). The Habitat at the Site does not consist of suitable habitat for the species (i.e. slow, shallow, muck-bottomed rivulets of sphagnum bogs, calcareous fens, marshy/sedge-tussock meadows, spring seeps, wet cow pastures, and shrub swamps) capable of supporting the listed species.
- In a letter dated October 18, 2022, the United States Fish and Wildlife Service concurred with these assessments.

A 2025 updated Natural Resources Review determined there was a change in species composition as well as finding of effect.

- Updated information from the state indicates that the adjacent wetlands to the site are potential habitat for the bog turtle. It is EBI's opinion that this is a 'may affect, not likely to adversely affect' finding provided that there are no impacts to wetlands. Adhering to the tree clearing date restrictions would mitigate potential impacts since the bog turtle is inactive during this time frame. Trees should be cleared and ground disturbance of previously undisturbed land should occur between October 31 to March 31.

It should be noted that the above-referenced telecommunications facility project was submitted to the Office of Parks Recreation and Historic Preservation (NY SHPO) for review on July 21, 2022, with a recommended finding of, "No Historic Properties in the Area of Potential Effects-Direct Effects". The NY SHPO concurred with this finding on August 10, 2022. An updated submission was made on August 5, 2025, with the same findings. The NY SHPO concurred with the updated submission and finding on August 5, 2025.

Thank you for the opportunity to be of service. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (412) 559-8826.

Respectfully submitted,
EBI CONSULTING



Ryan McKissock
Program Director of Project Management

From: Petruzzelli, Lisa (PARKS) <Lisa.Petruzzelli@parks.ny.gov>
Sent: Tuesday, August 5, 2025 1:44 PM
To: Kelly Garcia <kgarcia@ebiconsulting.com>
Subject: RE: 057168-PR - Granite Springs / NY578 - YORKTOWN HEIGHTS - New York

Good Afternoon Kelly,

NYSHPO has reviewed the project addendum and continues to concur with the proposed finding. Reviewed by Lisa Petruzzelli, NYSHPO.

Lisa Petruzzelli (*she/her/hers*)

Historic Sites Restoration Coordinator
Division for Historic Preservation

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We'll see you out there