



Kenneth W. Jenkins
Westchester County Executive

Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

January 5, 2026

Diana Quast, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

County Planning Board Referral File YTN 25-024 – Homeland Towers 62 Granite Springs Road Site Plan and Special Use Permit Approval

Dear Ms. Quast:

The Westchester County Planning Board has received a site plan (dated December 19, 2025) and related materials to construct a new wireless telecommunications tower on a 4.17-acre property located at 62 Granite Springs Road (SBL 27.11-1-33). The site is located within the R1-20 – One-Family Residential zone, and is currently forested land owned by the Town. The site is a flag lot connecting to Granite Springs Road, with the bulk of the property behind a row of single-family residences. The site lies on the border of the Town of Somers, and is adjacent to the Hallock Mills Wetlands conservation area, with a portion of the wetlands extending onto the site.

The proposed tower would be 130 feet in height, and surrounded by associated equipment and fencing. The compound area and access driveway would utilize gravel paving to maintain pervious surface. The driveway would be 500 feet in length and 10 feet wide, and would be routed through the site to avoid the wetlands but would require placement over the wetland buffer area. In addition, 37 trees would be removed, with 24 new trees and various other vegetation planted to mitigate the tree loss, wetland buffer encroachment, and to provide screening to neighboring properties. Parkland alienation for the site, totaling 51,109 square feet to lease as a telecommunications use, has been approved by the State.

We have no objection to the Yorktown Town Board assuming Lead Agency status for this review.

We have reviewed this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Construction within a regulated stream/wetland buffer.

The proposed development involves the disturbance of 15,627 square feet of wetland buffer area. The County Planning Board consistently recommends that construction and alteration of land within regulated wetlands and stream/wetland buffers should be avoided. This recommendation extends to the siting of stormwater management facilities. However, we note that the application includes various mitigation measures, and that the applicant has worked with the Town and NYS DEC regarding this project to reduce the impact to the adjacent wetlands.

2. Croton Watershed protection.

The site is located in the Croton Watershed. Components of the site development may be subject to compliance with the New York City Department of Environmental Protection (NYC DEP) *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*. Adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance. We note that a Stormwater Pollution Prevention Plan has been prepared, which should be forwarded to NYC DEP.

3. Tree removal remediation.

We note that the application indicates that 37 trees are to be removed, with 24 replacement trees planted. The applicant and the Town should work to ensure that the greatest possible number of existing trees are protected, and we agree that payment into the Town's Tree Bank Fund is appropriate to remediate the balance of tree loss.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP
Millie Magraw, Water Quality Program Coordinator, Westchester County Department of Planning
Patricia Kalba, Town Clerk, Town of Somers