

January 12, 2026

Chairman Fon, Planning Board Members and Councilman Esposito,

We are writing to oppose the proposed cell tower at 62 Granite Springs Rd. We have submitted another document to the planning board detailing the reasons for our opposition to the project and we hope that you review our comments and take them under consideration. In the previous email, we neglected to include one comment.

At the June 10, 2024 meeting Homeland Towers withdrew the proposed cell tower from the agenda. However, the planning board did discuss the proposed project in general. At the time planning board members asked if this request was coming from the federal government. The answers given imply that the site for the macro tower was selected at the request of the federal government. That is not accurate. This project was initiated by Homeland Towers when they came before the Town Board in 2018 stating that they wanted to increase their presence in Yorktown. The town invited them back in 2021 for this specific location. This site was initially chosen solely by the applicant and not by a request from any federal agency. The Home Rule request for Alienation of the Parkland was requested only by the town of Yorktown, not by the federal government as stated by Mr. Chen in the minutes of the June 10, 2024 meeting. I would venture to guess that the federal government is completely unaware of this proposal. Below is the town board agenda for March 27, 2018 which verifies the origin of this project. Also included are the minutes from the June 10, 2024 agenda that reflect the discussion regarding the request coming from the federal level.

The Town Board agreed to place this on the next Town Board agenda.

REVIEW DRAFT OF WETLANDS PERMIT DECISION FOR 1515 JOURNEYS END ROAD

The Town Board agreed to place this on the next Town Board agenda.

2

March 27, 2018

REVIEW DRAFT OF AMENDED SPECIAL USE PERMIT DECISION FOR MOBIL GAS STATION

Councilwoman Roker stated that she would like to see the comments from the New York City Department of Environmental Preservation before making a decision on this application. The applicant's architect stated that he had more revisions to make from the comments that have already been received anyway.

Councilman Diana asked if a generator could also be included. He feels that moving forward all gas stations should include generators.

PROPOSAL FROM HOMELAND TOWERS TO PLACE FIVE CELLULAR TOWERS THROUGHOUT TOWN

The company would like to expand its coverage in the Town and noted five additional cell tower sites in the town to help better its service signal. The company gave five proposed locations to the Town Board that were Granite Springs Road, Quinlan Street, Turkey Mountain, the Valley Field Golf Course on Route 6 and on Dell Avenue.

Town Attorney Richard Abbate stated that cell towers on parkland would require an alienation of the parkland. The company believes there is a need for these cell towers in the future.

RE-ESTABLISH E-PANEL

The Town Board discussed re-establishing the E-Panel or revamping it to Councilman Diana's proposed resolution to create a Facilitating Application and Streamlining Team.

Mr. John Tegeder, Planning Director stated that although there were positives to having the E-Panel sometimes it hinder the application process. He feels that more communication is needed. Councilman Diana stated that having weekly meetings with certain department heads,

Councilman Lachterman stated that the problem might be that some staff were not aware of the process and did not know which department handled that particular application.

Councilwoman Roker stated that the Town Code is very clear on which department handles a particular application, there should be no confusion on this issue and although no process is perfect the E-Panel did help move applications along overall.

The Town Board agreed to make some modifications to the E-Panel and re-establish with a panel that will streamline the application process.

PROPOSED RESOLUTION TO SUPPORT LEGISLATION THAT WOULD REQUIRE NEW YORK STATE TO PAY PROPERTY TAXES ON STATE-OWNED LAND IN THE TOWN OF YORKTOWN

The Town Board agreed to pass a resolution in support of proposed legislation that would require New York State to pay property taxes on State-owned land in the Town of Yorktown.



out what is needed for the outdoor seating such as a fence or bollards but noted that bollards would be expensive as it is a long easement.

Mr. Phelan stated that a major concern is that the existing seating is within an easement that runs through the property. A plan would need to be submitted with permission from the property owner to amend the site plan that recognizes the easement, any setbacks from the curb, and safety issues. The number of seats proposed would also need to be reviewed based on the extension of the legislation to see if it is still current and noted that the existing permit is set to expire in September. The Board advised Mr. Palumbo to work with the building owner and the Planning Department. The Board requested for the Planning Department to conduct a site visit to review both the A&S outdoor seating proposal and the existing seating at the café for compliance.

Town Board Referral - Homeland Towers

Location: 27.11-1-33; 109 Granite Springs Road

Contact: Snyder & Snyder, LLP

Description: Request from Homeland Towers LLC to lease a portion of Town property for a proposed public utility wireless telecommunication facility. This request requires an alienation of parkland.

Comments:

Item withdrawn at the request of the applicant. Ms. Steinberg stated that the applicant is working on a revised plan. Chairman Fon asked if the location is remaining the same. Mr. Tegeder thought that it was but they may be revising the access. Mr. Phelan asked if the proposal was for a portion of the parkland. Mr. Tegeder responded that it was. Mr. Phelan asked if this is before them because of a federal law that required the town to process this. Councilman Esposito responded that the federal government has a program that identified this area as a spot that has poor cell service and the proposed location seemed to be the best fit. Mr. Phelan stated that if the alienation is granted from the state for this location they would then be left to mitigate the impact to the best of their ability. Councilman Esposito stated that he could not comment on this but noted that it is not coming from the town and that they are trying to figure out the best way to move forward. He thought that the state allowed the land to be alienated. Mr. Tegeder stated it was not for this particular site. Mr. Chen stated that generally when the state legislation takes an alienation request they do so based on a home rule request but this is different because the genesis is the federal government. Mr. Tegeder stated that they are going to make a home rule request for this as well. Councilman Esposito noted that the Board has received quite a bit of correspondence both positive and negative.

Town Board Referral - Lake Osceola Rezone

Location: 6.14-1-2; 3000 Navajo Street

Description: Proposed zoning amendment to the Lake Osceola Planned Design District Overlay zone to add the property located at 3000 Navajo Street.

Comments:

Michael Grace, Esq., was present. Mr. Grace reviewed the background for the proposed property aka Creative Living located behind Navajo Street, Route 6N that is influencing the proposed zoning amendment. He stated that they discussed several approaches with the Town Board for this property in order to allow the project to move forward. The proposal is to expand the Lake Osceola Overlay District to include this property. The incentive of the legislation was to create a basis and attraction to improve the Heights area and Osceola 6N corridor which were areas that seemed to need the most help for future economic viability. The northern area of the town is the 6N corridor that has many environmental issues in terms of lake water quality, sewage effluent into the lake, stormwater issues, and traffic issues. There are also many properties that at one time had commercial viability that no longer have this. He feels that this project has great promise for the town because it is willing to install the infrastructure and the sanitary sewer lines for the 6N corridor. The proposal is for a 240 unit residential development on 50 acres of property set to the rear of the property that preserves almost 50% of the existing property in green space. It also proposes an active recreational component with the sports facility of which they will maintain.

Chairman Fon asked about the DEC regulated areas and if there was any activities taking place contrary to the original site plan. Mr. Grace stated that they were looked at and didn't believe so. He felt that there is much misinformation with respect to this site; he signed the official site plan and it has DEC approval. There is a long history on the property and feels this is irrelevant as those issues have their own process. He noted that it is compliant with all jurisdictional permits.

Doug and Karen Erickson