



HOMELAND TOWERS

February 13, 2026

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:

I am a Regional Manager at Homeland Towers LLC. I am writing to supplement the “Alternate Site Analysis for the proposed facility location at Granite Springs Rd” dated February 10, 2022 that was prepared by Klaus Wimmer.

I have included herewith as “Attachment 1” a set of presentation slides that I intend to present at an upcoming meeting with the Town Board. The purpose of this letter and Attachment 1 is to more thoroughly explain why a site is required at the proposed location, what other properties were evaluated, why small cells are not a viable solution, offer the results of a poll conducted by Cityscape in 2022 of Yorktown residents and expand upon the conclusion that the proposed site is the least intrusive solution to remedy the gap in service.

A description of the slides are listed below:

Slide 1- Title Slide

Slide 2- Explanation of who designs the wireless network

Slide 3- Explanation of preference hierarchy of properties in Town code

Slide 4- Analysis of coverage from Somers benefitting Yorktown

Slide 5- Area map showing existing sites, proposed site location and description of the area

Slide 6- Land Use map

Slide 7- Land Use map with commercial properties identified

Slide 8- Land Use map with Town properties identified

Slide 9- Zoomed in land use Map with information on the parcel proposed to be utilized

Slide 10- Benefits of using Town property

Slide 11- Viewshed Map

Slide 12- Maps depicting the location of small cell locations proposed by CityScape

Slide 13- analysis of the nonviability of small cells as a solution to remedy the gap in service in the area

Slide 14,15,16- Zoomed in satellite images of the small cell locations identified by Cityscape

Slides 17,18, 19, 20- Results of Cityscape poll of Yorktown residents

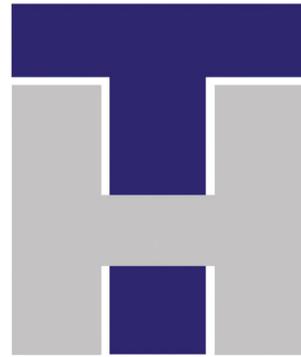


HOMELAND TOWERS

I look forward to explaining why the proposed facility at 62 Granite Springs Road is the least intrusive solution to remedy the gap in service for your community at an upcoming public meeting. Thank you.

Sincerely,

Vincent Xavier



HOMELAND TOWERS

*Alternate Site Analysis for the proposed wireless telecommunications facility located at 62 Granite Springs Road.*

# WHO DESIGNS THE WIRELESS NETWORK?

- The decision of where service is needed, to allocate funding to provide that service and the type of technology used is wholly determined by the wireless service providers (Verizon, AT&T and T-Mobile)
- Homeland Towers only becomes involved after the providers determine new infrastructure to support their equipment is required to remedy a gap in reliable service.
- Homeland Towers role is to analyze the area to:
  - Verify there are no existing structures that are available for collocation
  - Identify a property that is available, constructable and permissible that will be the least intrusive means to provide service to the community

# SITING OF TELECOMMUNICATIONS FACILITIES TOWN CODE SECTION 300-D 1

The Town Code establishes a hierarchy of land to be used to provide wireless service

- On existing buildings or structures
- Town Land
- Non residentially zoned district
- Land with a non-residential use in a residential district
- Land with a residential use in a residential district

The siting of a telecommunications tower in a residential area, especially on Town land, is contemplated in the Town Code.

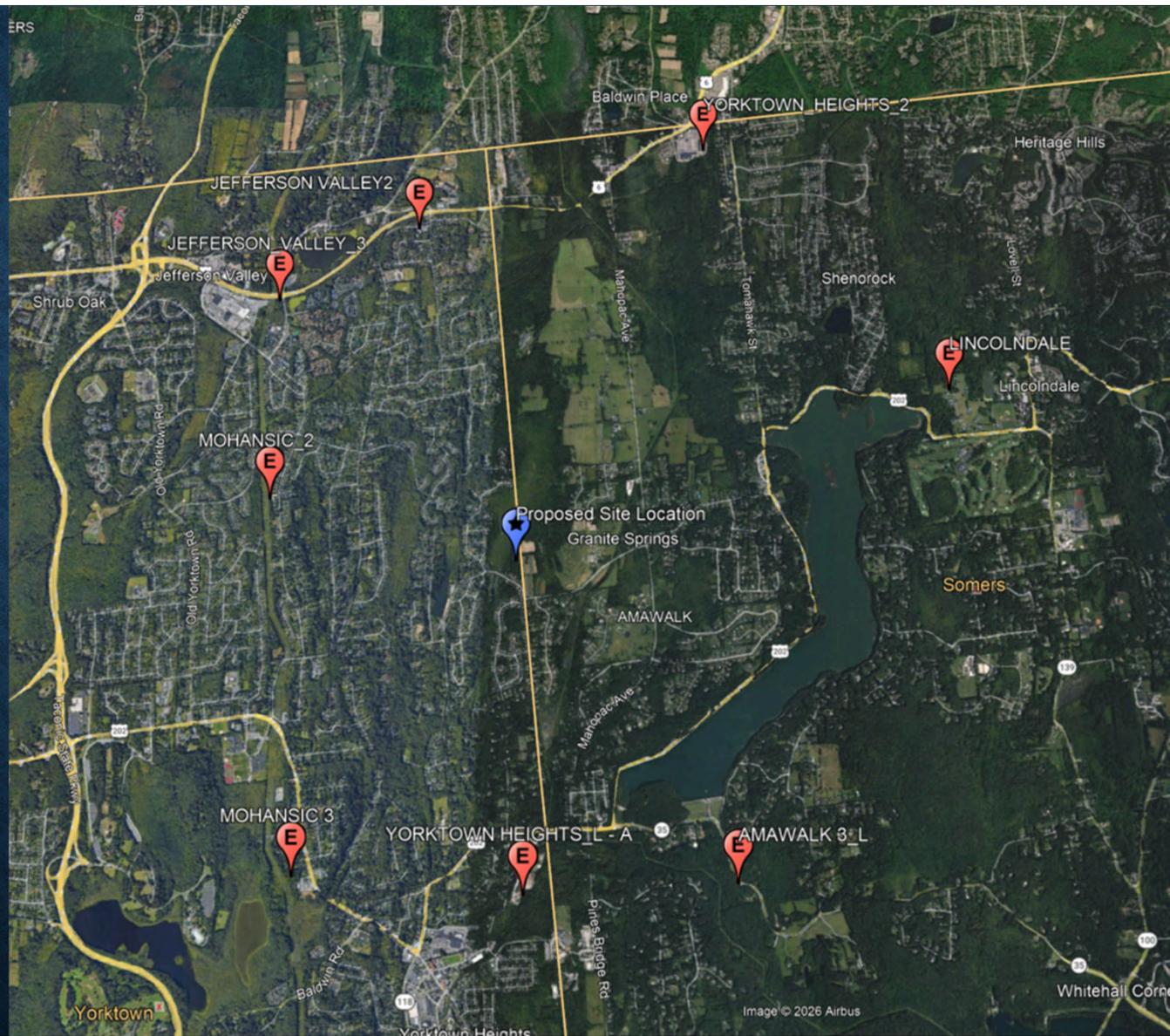
# **THE NEED FOR TELECOMMUNICATIONS TOWERS IS SHARED BY ALL MUNICIPALITIES**

- There are eight Verizon facilities that are providing some coverage to the area around the proposed site.
- Three of those sites are in the Town of Somers and are providing service to portions of the Town of Yorktown.
- Based on its location this site will predominately cover Yorktown residential portions of Yorktown.
- Homeland Towers has built two towers in the Town of Somers.
- Homeland Towers has built three towers in the Town of Yorktown including two on Town property.

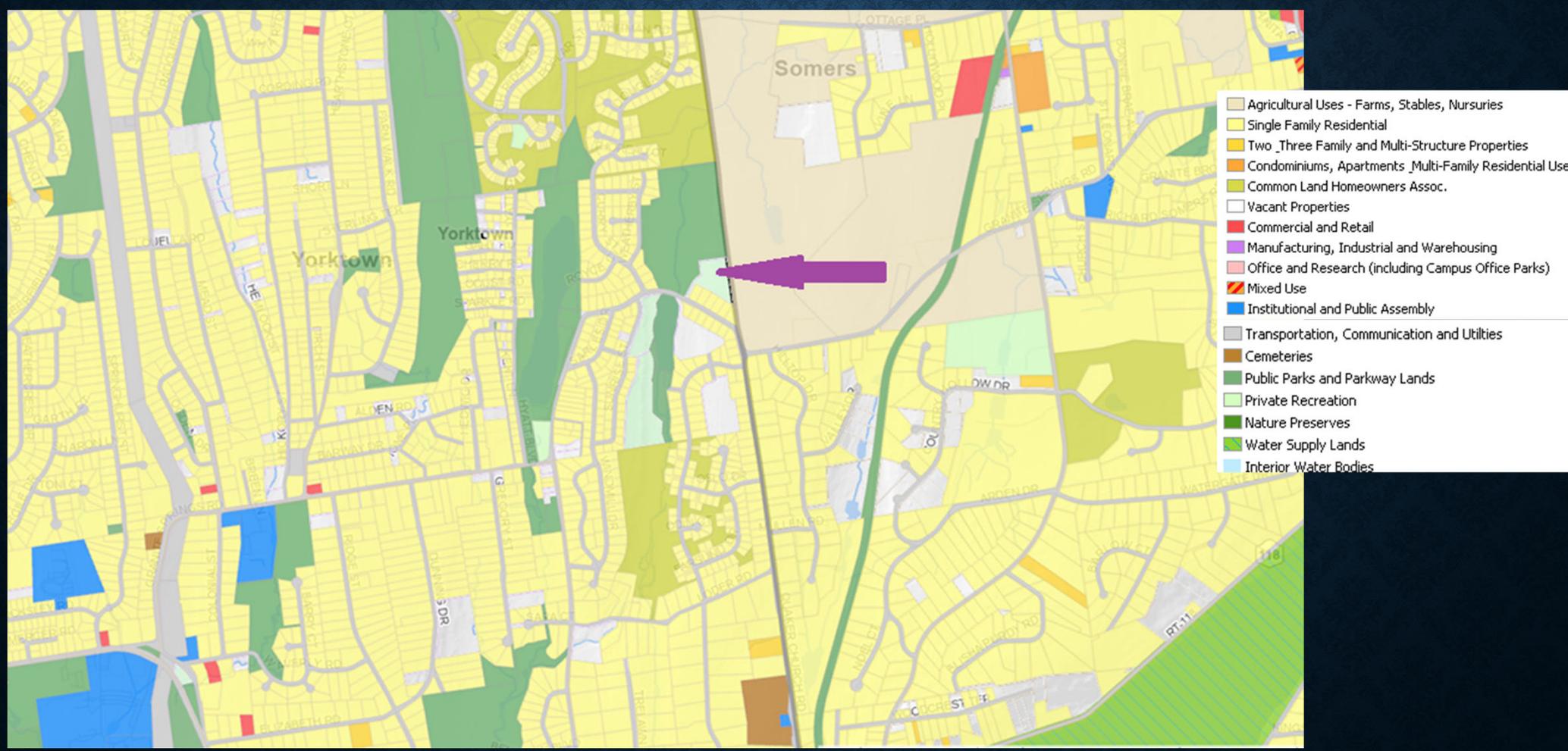
Locations of all existing Verizon sites identified with red labels.

The proposed site is identified with a blue label.

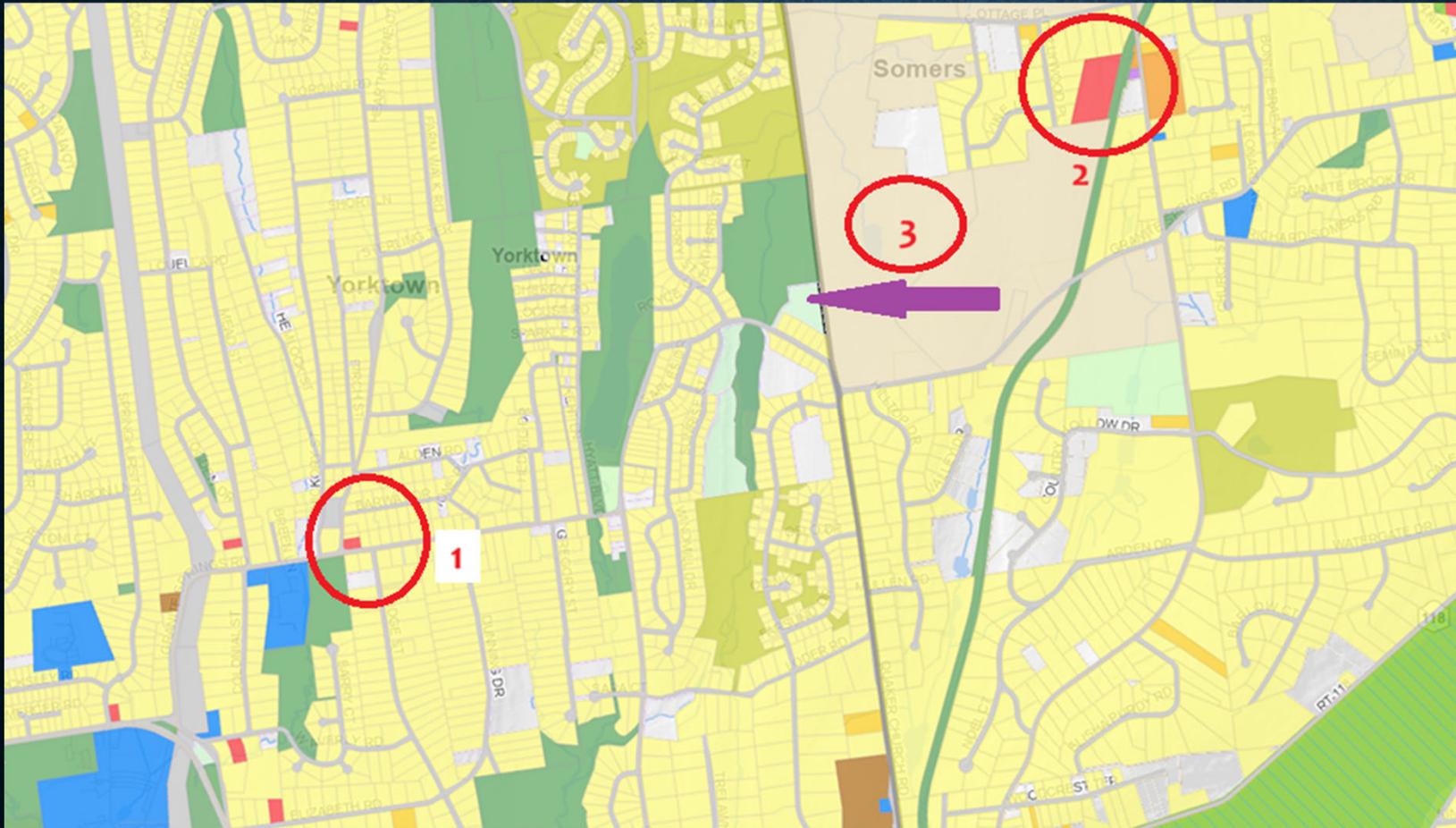
The proposed site is centrally located to the land area where existing sites do not currently exist.



# LAND USE MAP DEPICTING SEARCH AREA

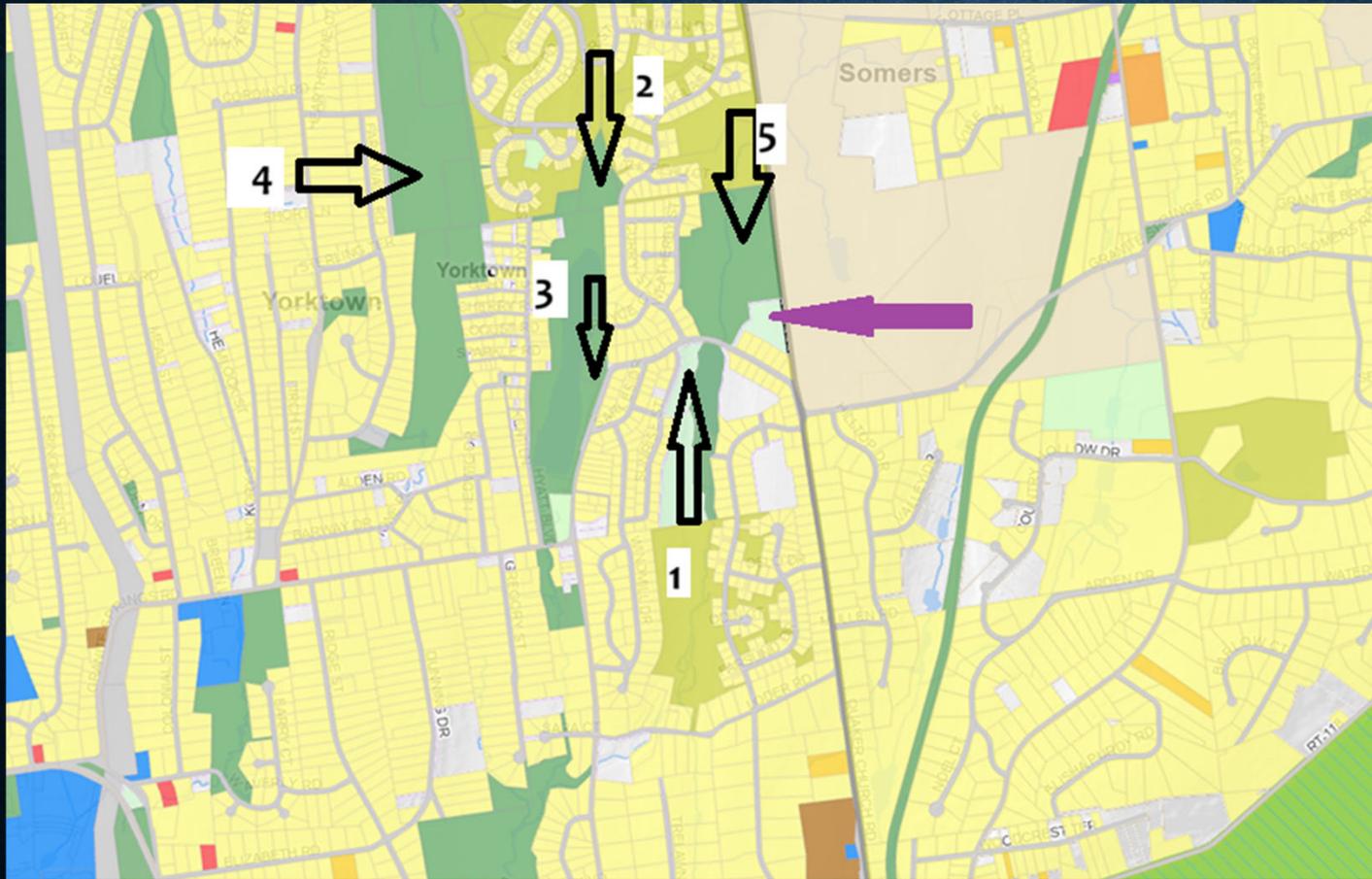


# LAND USE MAP DEPICTING LOCATIONS OF COMMERCIAL PROPERTIES.



1. Only nearby Commercially zoned parcel in Yorktown. Deli on Small lot surrounded by residences on all sides.
2. Jilco Windows- Not available to lease.
3. Stuarts Farm- Not available to Lease, Deed Restricted.

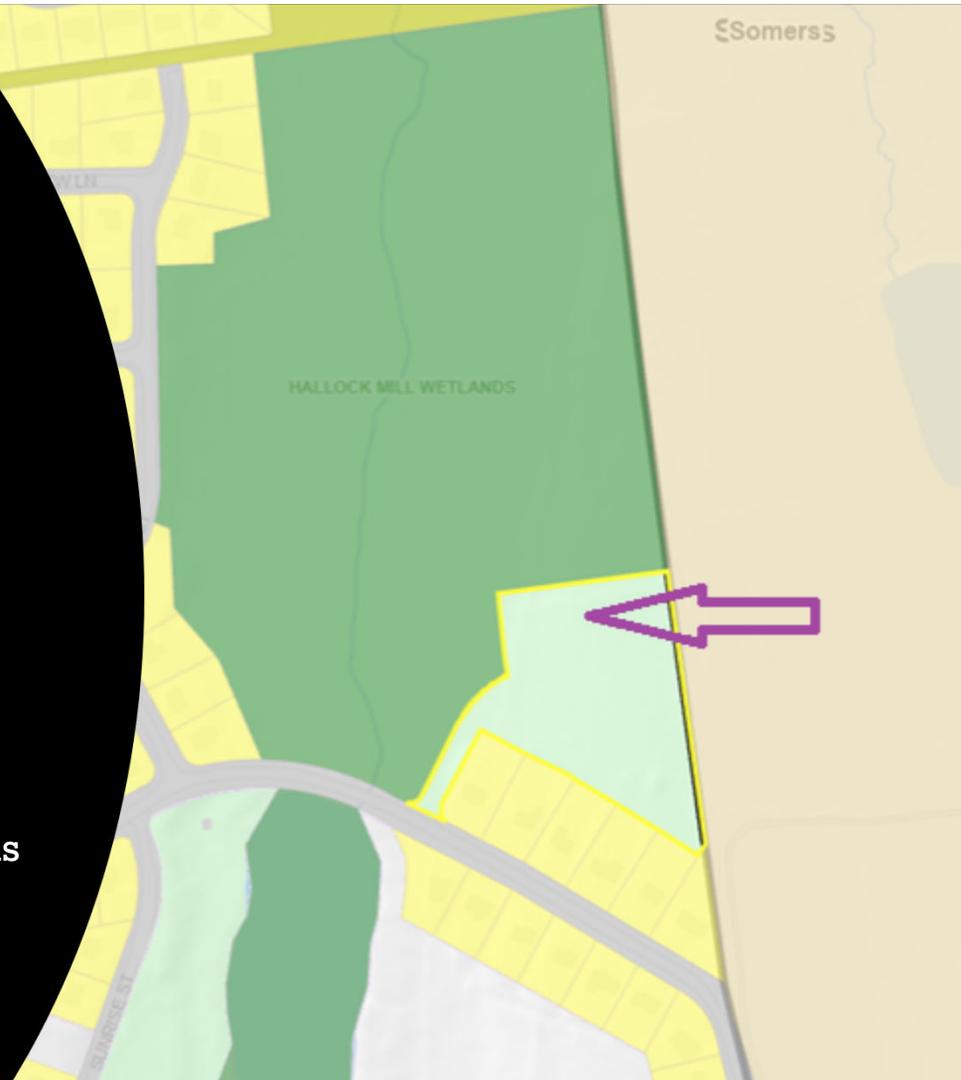
# LAND USE MAP DEPICTING LOCATIONS OF TOWN OWNED PROPERTIES



1. 2850 Sunrise St, Multiple Parcels- Steep Slopes, Pumphouse with underground infrastructure, closer proximity to homes
2. 2997 Curry St, Parcel # 27.06-2-30 Existing Playground on site, closer to residences, Sparkle Lake
3. Granite Springs Rd, Parcel # 27.10-3-11 Existing Playground. closer to residences, Visibility from Sparkle Lake
4. Gomer Wetlands Multiple Parcels Steep Slopes, Large Wetland
5. Hallock Mills Wetland Large Wetland

## The proposed site is the least intrusive solution to remedy the gap in service

- The proposed facility is on lot 27.11-1-33.
- This lot is separate and distinct from the lot that contains the Hallock Mill Wetlands.
- Large wooded lot provides natural screening
- Very limited direct visibility
- Adjacent residences only to the South
- Except for a few isolated parcels the entire area where a gap in reliable service exists is dense residential.
- Due to proximity to Stuarts Farm and adjacent wetland this property is located in the least residentially dense location available.



# WHAT ARE THE BENEFITS OF USING TOWN PROPERTY?

- Consistent with Town Code

Being on Town owned land the proposed site is utilizing the most preferred type of property

- Control

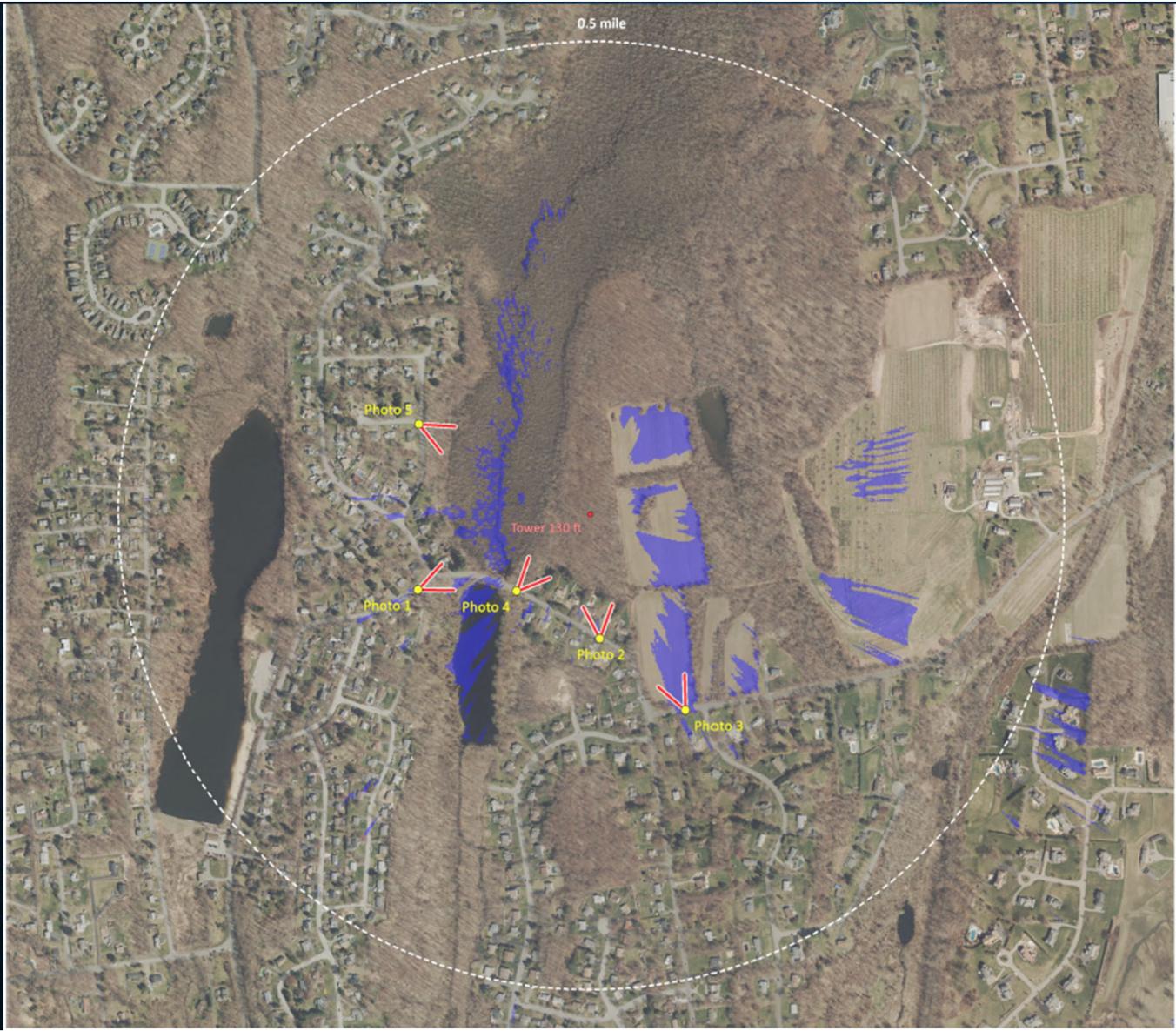
The Town becomes the landlord. Under Federal Law, an existing telecommunications facility can be extended under a process called an “Eligible Facilities Request”. As landlord, the Town will have control over the height of the tower.

- Revenue

The Town will receive revenue from the facility

- Free Use

Homeland Towers is offering, as part of the lease, the ability for the Town’s emergency service entities to utilize the structure with no recurring rent. This saves those entities tens of thousands of dollars per year.



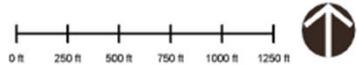
**LEGEND**

**Viewshed**

- Land Cover Viewshed Area (130ft Tower)  
(Includes existing vegetation and structures)
- Photo Locations

Note: Viewshed areas are not definitive. Viewshed mapping provides a general understanding of where the proposed project is theoretically visible based on regional topographic, forest and building cover data sources.

The "Land Cover" condition viewshed area includes the screening effect of intervening vegetation and buildings. The location and height of vegetated areas and buildings is based on 2016 Lidar data acquired from Connecticut DEEP.



**Figure A0**  
**LAND COVER VIEWSHED MAP - CAMERA LOCATIONS**

Visual Resource Assessment  
New York (NY-578)  
**Wireless Telecommunications Facility**  
Granite Springs Road  
Yorktown Heights, NY 10598

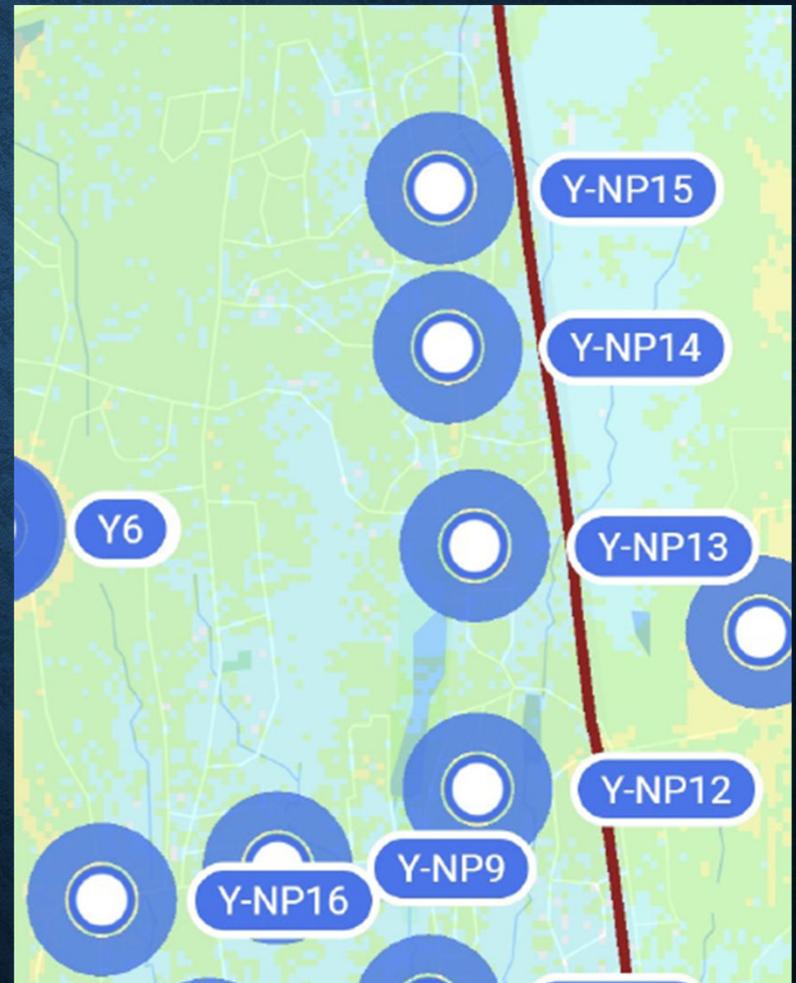
# CITYSCAPE REPORT PROPOSED SMALL CELL LOCATIONS

CityScape small cell locations on satellite image \*

Image from Cityscape report Appendix I page 21



\*The coordinates provided in the Cityscape report are inaccurate and identify locations in north Salem. Coordinates represented in the satellite images are to the best of my ability.



# SMALL CELLS ARE NOT A VIABLE SOLUTION TO REMEDY THE GAP IN SERVICE IN THIS AREA.

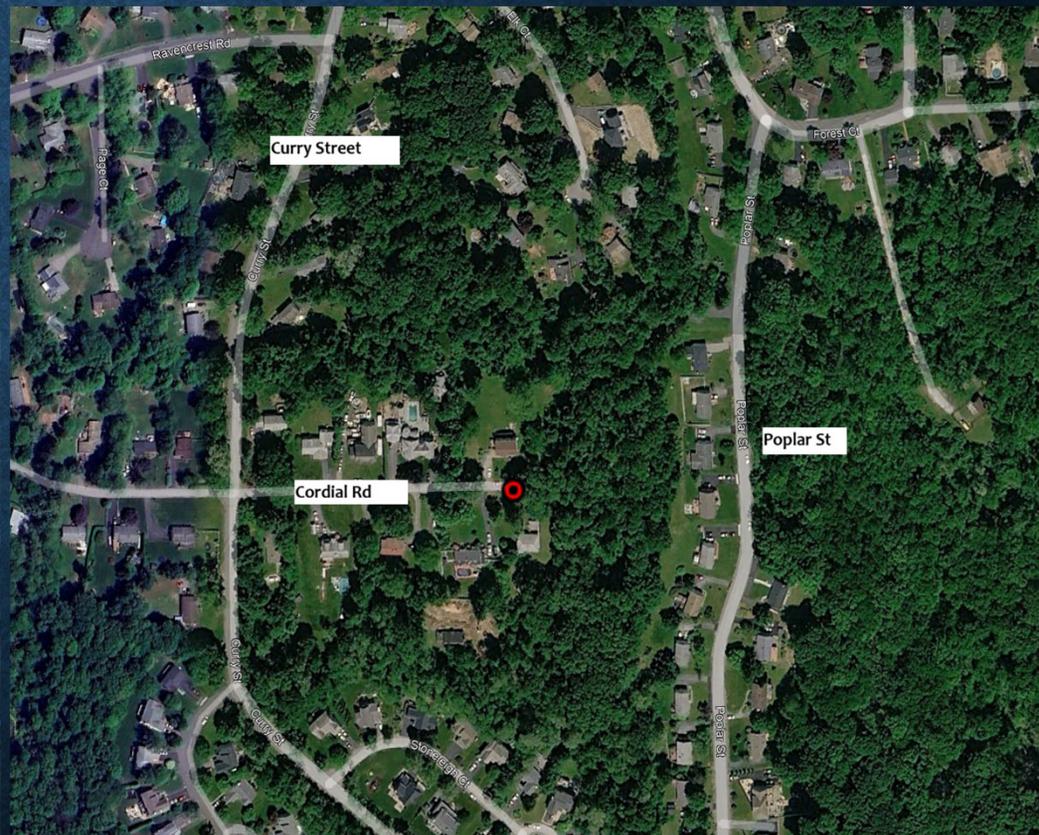
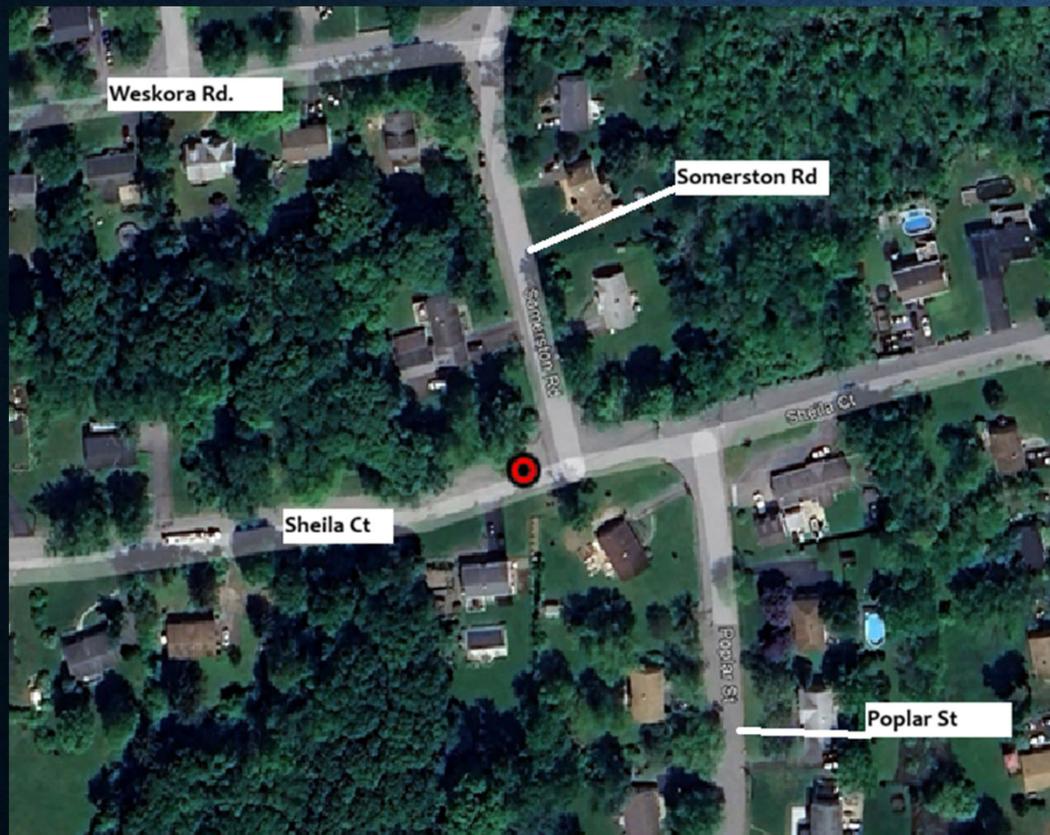
- The Cityscape report recommends ten small cells in Northern Yorktown. Six of those were proposed in the area surrounding the proposed site location. The small cells proposed theorized utilizing existing Con Ed Utility poles or new 50ft poles approximately 2000ft apart.
- The existing Con Ed Utility poles are not feasible to support small cells based on their height and structural and mounting limitations. Additionally, there would be no availability to have emergency back up generators.
- Wireless Service providers cannot all mount their equipment at the same height. Six new 50ft poles would be required per wireless service provider
- There are currently three FCC licensed wireless service providers (Verizon, AT&T and T-Mobile). Therefore 18 new 50ft poles would be needed.
- Due to the low height, existing terrain and dense foliage the proposed sites would only cover up to 1000ft and are thus not technologically feasible to cover the large gap in reliable service. (See Vcomm report)
- Local First Responders could not utilize the poles for their network and base station equipment.



**UP TO EIGHTEEN NEW 50FT POLES WOULD BE REQUIRED TO BE PLACED IN RIGHT-OF-WAYS VERY CLOSE PROXIMITY TO EXISTING RESIDENCES.**

**Y-NP15 Approx. Location**

**Y-NP14 Approx. Location**



**UP TO EIGHTEEN NEW 50FT POLES WOULD BE REQUIRED TO BE PLACED IN RIGHT-OF-WAYS VERY CLOSE PROXIMITY TO EXISTING RESIDENCES**

**Y-NP13 Approx. Location**

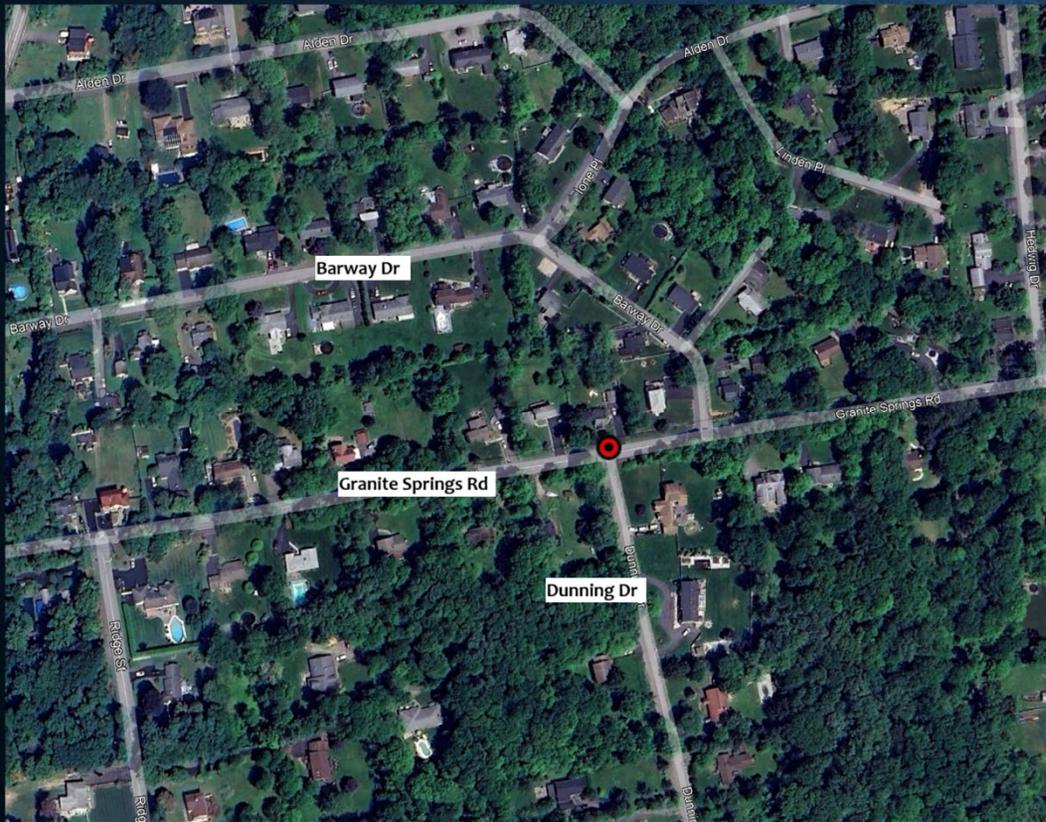
**Y-NP12 Approx. Location**



**UP TO EIGHTEEN NEW 50FT POLES WOULD BE REQUIRED TO BE PLACED IN RIGHT-OF-WAYS VERY CLOSE PROXIMITY TO EXISTING RESIDENCES.**

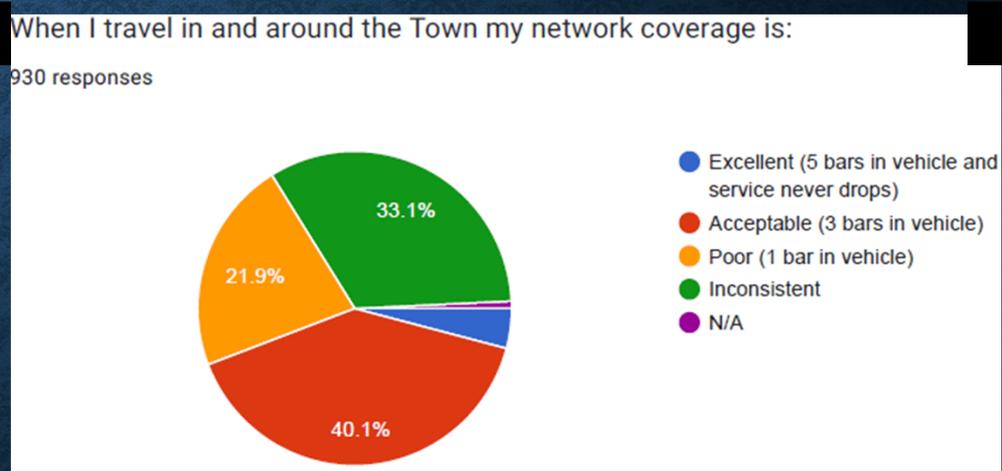
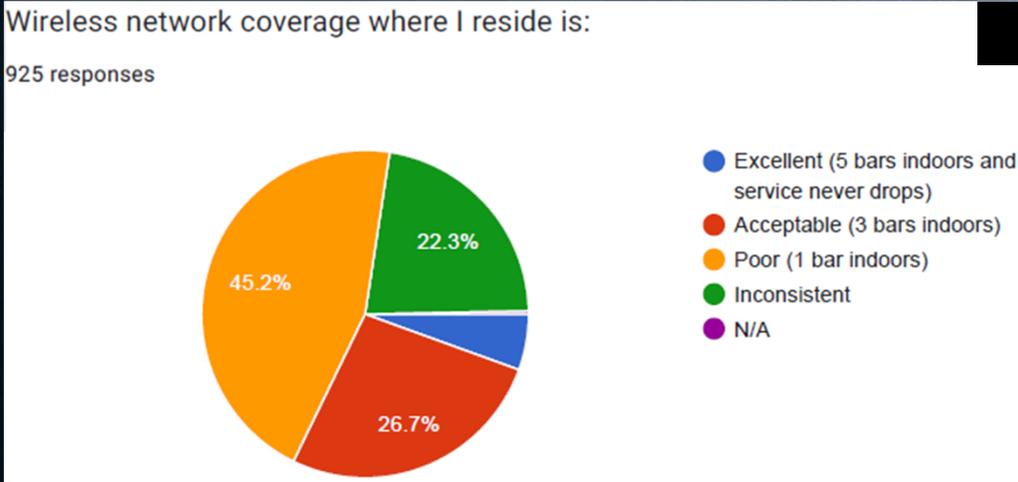
**Y-NP9 Approx. Location**

**Y-NP16 Approx. Location**



# AS PART OF THE ANALYSIS CONDUCTED BY CITYSCAPE A POLL OF YORKTOWN RESIDENTS WAS CONDUCTED IN 2022/2023 WITH 933 RESPONSES. 61.4% UTILIZE

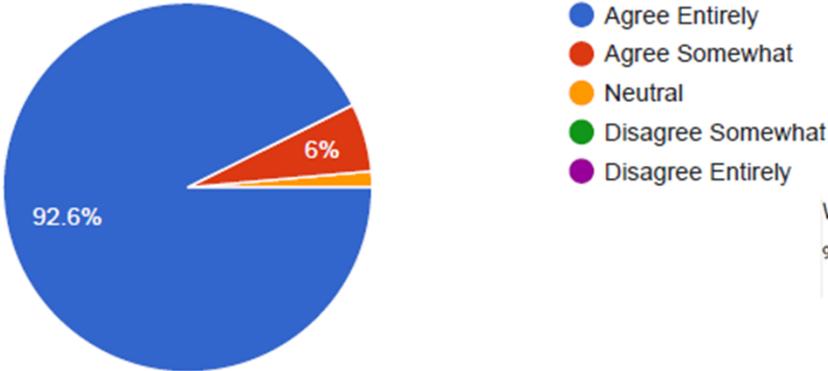
**67.5% of responders noted Poor or inconsistent service where they live** **VERIZON SERVICE.** **67.5% of responders noted poor or inconsistent service when they travel in Town.**



# The quality of wireless service is important to 98.6% of responders

The quality of wireless service is important to me.

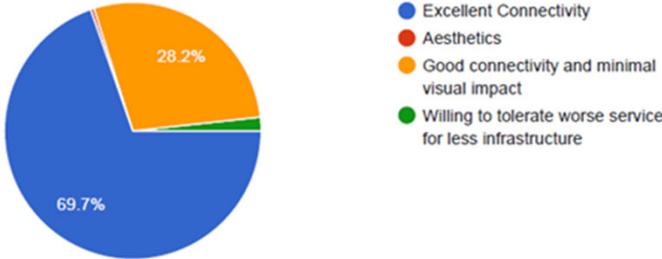
922 responses



# Excellent Connectivity was “Most Important” 69.7% of responders.

What is most important to you?

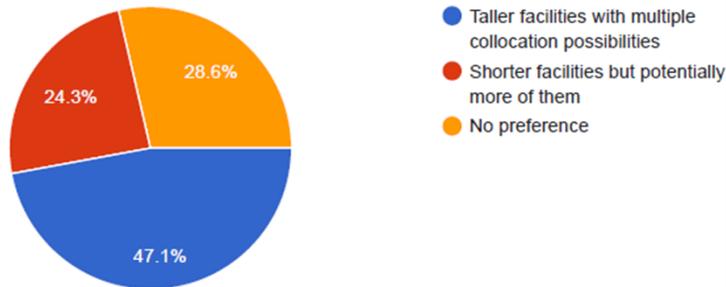
930 responses



**47.1% of responders prefer taller facilities and 28.6% have no preference compared to multiple shorter towers.**

Taller traditional macro towers remain the backbone of the wireless network. Taller towers allow for more collocations but are more visible in the landscape. Building shorter tower are less visible in the landscape but limit collocations so more towers are required. Please choose which you prefer.

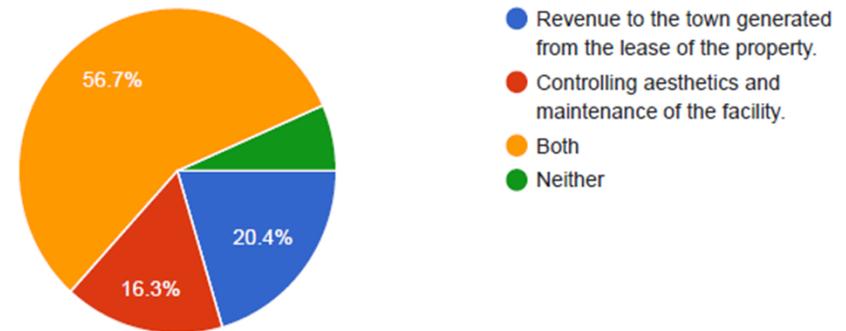
915 responses



**Of the total 933 responders to the poll 896 supported using town property.**

If you support using Town owned, school board or quasi public property (fire, ambulance core etc.) property please choose which is more important to you.

896 responses



# THERE WERE 638 RESPONSES TO THE QUESTION “ARE THERE SPECIFIC AREAS OF TOWN WHERE YOUR SERVICE IS POOR?”

- Granite Springs Road is terrible, calls are dropped all of the time to the point I have to pay to have a home phone
- “Granite springs road, where I live.”
- “Sparkle Lake”
- “Most recently, my calls gets dropped near sparkle lake, on granite springs rd from broad street until almost rt118. This previously did not happen. Cell phone service has also been intermittent on gregory st, off granite springs rd.”
- Curry St between Douglas Drive and Granite Springs; London Rd between Gomer and Curry
- Yes. By my house on Holmes. And surrounding blocks and by Sparkle lake and Granite Springs heading to 202
- Granite Springs Rd near Sparkle Lake
- Yes. On Gomer Street, Ridge, Granite Springs, 118 and 129
- Everywhere including home
- curry street off route 6, sparkle lake area, croton bridge taconic parkway is a dead zone completely