

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565

To: Town Board
From: ABACA
Date: February 20, 2026
Subject: Homeland Towers – 62 Granite Springs Road

Documents Submitted:	Referred by:
Town Board Referral dated 12-24-2025 with associated documents	Town Clerk

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject at their meeting held on Tuesday, February 17, 2026. Jordan Fry, Esq. of Snyder & Snyder, LLP; Vincent Xavier, Regional Manager from Homeland Tower; and Joseph Cermele, Project Engineer of KSCJ Consulting, were in attendance and presented the proposal for the cellular tower to be located at 62 Granite Springs Road to the Board.

Also present at the meeting were some members of the public. The ABACA also received written correspondence prior to the meeting.

Since the issuance of ABACA's "no comment" letter on January 14, 2026, community interest and some additional data has been brought to the forefront which has compelled this Board to re-examine the proposal on a more granular basis to develop a supplemental memo to the Town Board for consideration during their review.

The ABACA has the following comments:

1. The ABACA is generally concerned that the location of a cell tower facility on this residential lot in this residential neighborhood will adversely affect the nature, quality, and residential character of the area. The ABACA feels that it is inappropriate to use a residential property that was previously parkland for a commercial use even if it is for a public utility and is permitted with a special use permit.
2. While there are many towers in the town and area, specific issues with the scale and proximity of this tower to residences should be reviewed more thoroughly. Visual impacts and views of the tower from near or far are of particular interest as views of the tower adversely affect the rural and suburban character of the area. The viewshed map and superimposed photos were discussed extensively and specifically that additional views from other locations and further away from the site might be useful to better describe this impact.
The ABACA feels that the reliability of similar superimposed images have in the past been inaccurate and misleading and questions if there are other technologies that can be utilized such as AI, Digital Analytics, or 3D animation to better replicate how the tower will appear after installation. The board also feels that the distance of this tower to nearby homes at roughly 400 feet away seems to be exceedingly close and thinks that it would be useful for the Town Board to better understand if this is closer to other towers in the town and area and recommends for the analysis with this information to be provided.
3. The ABACA feels that a balloon test demonstrating the tower height location would be helpful to the Town Board to better understand the visual impacts of the tower and recommends for the balloon test to be performed by an independent uninterested third party.
4. Understanding the view of the tower and facility after tree removal was also discussed including whether the superimposed images have accounted for this.
The ABACA feels that it would be helpful to the Town Board for the applicant to provide superimposed images from Granite Springs Road, specifically, views through the access drive and nearby neighbors that attempt to mimic the site after tree removal.
5. The ABACA suggested for the applicant to provide the Town Board with a cross section through the drive and site that incorporates the road, homes, trees, and 130-foot tall full height tower with antenna approximately 50 feet above the tree canopy as described. This drawing should also incorporate the public safety whip antennas which

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will extend above. Such a drawing would be helpful to the Town Board in fully understanding the scale of the proposal.

6. The project proposes to remove 84 trees (38 of which are in the buffer). The applicant noted that the drawings were updated to reflect the correct tree removal count and that the area of disturbance and tree removal is as limited as possible and that tree mitigation will follow town code requirements. Additionally, the proposal includes replanting of 24 trees, 54 shrubs, and 200 wetland plants.

The ABACA feels that the facility, pad, and equipment will be visible from Granite Springs Road and neighboring homes specifically during the winter months, therefore recommend that additional plantings be incorporated along the roadway and at the base of the facility to screen it from view through the newly constructed access drive and through the existing wooded area.

7. The ultimate height of the tower is listed at being a total of 130ft with the exception of a public safety antenna that will extend above.

The ABACA feels that it would be helpful for the Town Board to understand how this height relates to other towers in the area and if this specific tower can be shorter since it is set higher than the adjacent area and homes by roughly 20 to 25 feet.

8. The applicant mentioned that there is the potential for the facility to have up to four emergency generators with associated propane fuel supply depending on the requirements of the service provider. It was discussed that these generators will be relatively smaller, similar to a home generator.

The ABACA feels that it would be beneficial for the Town Board to request additional information for the proposed and future generators including specifications pertaining to their size, noise level, sound attenuation enclosure, fuel source and type, etc.

9. The width of the gravel access driveway was briefly discussed and the applicant mentioned that the current width is 10 feet. The Board recommends for the applicant to verify for the Town Board that this type of surface and width of driveway is adequate for access in case of an emergency.

10. The applicant mentioned that there will be no safety beacon light at the top of the tower as per the FAA. The applicant also mentioned that lighting at the facility is limited and will be on a timer.

11. The ABACA suggests for the applicant to provide a site maintenance plan, standard hours of operation and decommissioning plan if the site is ever abandoned to the Town Board during this process.

Respectfully submitted by the ABACA,

Christopher Taormina, RA, Chairman

Sean Connolly, RA

Khalil Eldana, RA

Sonia Idelsohn

Tim McQuestion

cc: Town Clerk
Applicant