



February 6, 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
Natural Resources Clarification and Voluntary Protective Measures

Dear Honorable Supervisor Lachterman and Members of the Town Board:

EBI Consulting (EBI) completed a Natural Resource Review Update (NR Update) dated September 18, 2025, evaluating potential species impacts based on the revised project design for a proposed telecommunication tower at 62 Granite Springs Road, Yorktown Heights, New York 10598. Specifically, an update to the original natural resource report and species determination was completed to ensure the project had the most up-to-date species occurrence information because of the timelapse of the original review completed in July 2022. Because tools like IPaC and state occurrence databases are continuously updated, rerunning species data for a 3-year-old project ensures decisions are based on the most current species listings, distributions, and regulatory status rather than potentially outdated information. Further an update was required to fully evaluate the changes in project footprint from the original tower design. Changes from the initial design to reduce potential impacts are noted below:

- Reduction in the size of the proposed fenced compound from 57-feet by 75-feet to 60-feet by 50-feet.
- Adjustments and narrowing of the driveway.
- Adjustments in locations of the proposed retaining walls along the proposed access drive.
- Addition of proposed perennial planting area and tree plantings along the parcel border adjacent to the proposed access drive.

The current design calls for the proposed tower to consist of the installation of a 130-foot-tall monopole tower within a 60 foot by 50-foot tower compound. An access and utility easement will be routed approximately 515 feet south-southwest to the Granite Springs Road right-of-way (ROW). A turnaround, parking space, and utility infrastructure will be established adjacent to the west and south sides of the compound.

The project area generally consists of upland mixed deciduous forest characterized by mature hardwood canopy, sparse shrub cover, and limited herbaceous ground cover in the area of the proposed tower compound. Vegetation within the compound consists primarily of oaks (*Quercus* spp.) and maples (*Acer* spp.) with young hardwood regeneration and shade-tolerant woody species in the understory. Vegetation along the proposed access road transitions from similar upland forest conditions to a denser shrub and herbaceous community near the wetland edge, reflecting increased soil moisture associated with wetland adjacency. The access road alignment avoids direct wetland impacts and will be constructed with erosion



and sediment controls to prevent indirect effects to adjacent wetland vegetation.

As documented in the September 18, 2025 review, **the adjacent wetland areas were conservatively presumed to consist of potentially suitable habitat for the bog turtle (*Glyptemys muhlenbergii*).** However, the project footprint remains within upland areas outside of the wetland boundaries. Bog turtles are wetland-obligate turtles, and their overwintering (brumation) occurs within wetland habitats that meet the hydrological and soil conditions of wetlands necessary for winter survival. Brumation in upland soil would increase the risk of freezing or suffocating due to deeper frost penetration and the absence of stable, groundwater-fed conditions. While bog turtles might move short distances through uplands during the active season, uplands do not function as overwintering habitats. Restricting ground-disturbing activities to the bog turtle brumation period further minimizes the potential for direct or indirect effects. Based on the project activities adjacent to potentially suitable habitat, EBI determined that the project *may affect, not likely to adversely affect* the bog turtle based on the implementation of tree clearing and drilling to occur during brumation period, between October 1 and March 31, and best management practices (e.g., silt fencing, erosion and sediment control measures) during construction to prevent indirect impacts to the adjacent wetland features.

Project details were submitted to the U.S. Fish and Wildlife Service (USFWS) for their concurrence on this determination. On November 24, 2025, the USFWS concurred with EBI's determination that the project is *not likely to adversely affect* the bog turtle, as well as other identified listed endangered or threatened species, provided that erosion and sediment control measures are utilized and seasonal clearing restrictions are implemented, with tree and drilling disturbance only occurring between October 1 and March 31. The USFWS further concluded that no further coordination or consultation under the Endangered Species Act is required at this time. Please note, that the project footprint did not fall within an area identified for a New York State Department of Environmental Conservation (NYSDEC) state-listed animal. As such, coordination with the NYSDEC was not required as part of the federal NEPA review process.

With respect to non-listed plant and wildlife species, the proposed project would disturb a small, localized area of upland habitat relative to the extensive surrounding undisturbed landscape. Construction activities are confined to the tower compound, access drive, and associated infrastructure, and do not result in fragmentation of regional habitat or loss of specialized ecological features. Based on the limited scale of disturbance and the availability of similar habitat in the surrounding area, no significant or population-level impacts to non-listed species are anticipated. Any potential effects would be localized and temporary in nature and would be further minimized through implementation of standard construction best management practices and erosion and sediment control measures.

Although no species surveys or additional mitigation measures are required by the USFWS, the applicant is committed to implementing a pre-construction environmental survey and avoidance measures out of an abundance of caution. The pre-construction survey will be completed by a qualified biologist, and on-site avoidance procedures will be implemented should any sensitive resources be encountered during construction. These actions are being offered solely to address local concerns and are not part of the federal NEPA review process.



With respect to the Princess pine, it is not listed as a threatened or endangered species at either the New York State or federal level.

In summary, the USFWS reviewed the project and raised no objections to the proposed work. The project avoids direct wetland impacts, incorporates erosion and sediment controls to avoid indirect impacts to wetland, and includes seasonal timing restrictions to further reduce impacts to bog turtles. The applicant's voluntary commitments further ensure that natural resources, including bog turtles, will be protected during construction.

With respect to Stuart Farm's nomination to New York's Historic Business Preservation Registry. The basic qualifications for listing are that the business is over 50 years old and is an important part of the community. Being on the Historic Business Preservation Registry does not mean the property/business is eligible for listing on the National Register of Historic Places. Per the historic property definition in the FCC's NPA, Stuart's Farm would not be considered a historic property. In correspondence dated August 5, 2025, the New York SHPO office concurred with the finding of No Historic Properties in the Area of Potential Effects. This response is attached to this letter.

Respectfully,

Erin Gould
EBI Technical Director, Biology
717.903.1440 (Mobile)
egould@ebiconsulting.com

Attachments:
NY SHPO Response

From: [REDACTED]
To: [REDACTED]
Subject: FW: 057168-PR - Granite Springs / NY578 - YORKTOWN HEIGHTS - New York
Date: Tuesday, September 16, 2025 10:59:26 AM
Attachments: [REDACTED]

Here is that SHPO submission and concurrence.



Kelly Garcia M.A., RPA
Archaeology Reviewer
Email: kgarcia@ebiconsulting.com
Mobile: (203) 837-7982
21 B Street | Burlington, MA | 01803
www.ebiconsulting.com

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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

New York State Parks, Recreation & Historic Preservation
Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189
518-268-2187 | cell - 518-971-1255 | _____
<https://parks.ny.gov/shpo>



New York State
Parks, Recreation and
Historic Preservation

From: Kelly Garcia <kgarcia@ebiconsulting.com>

Sent: Tuesday, August 5, 2025 8:44 AM

To: Petruzzelli, Lisa (PARKS) <Lisa.Petruzzelli@parks.ny.gov>

Subject: 057168-PR - Granite Springs / NY578 - YORKTOWN HEIGHTS - New York

You don't often get email from kgarcia@ebiconsulting.com. [Learn why this is important](#)

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Hi Lisa,

I have attached the above report (EBI project 057168-PR archaeology addendum) for SHPO review. Please let me know if you have any questions or require additional information.

Best,

Kelly Garcia



Kelly Garcia M.A., RPA

Archaeology Reviewer

Email: kgarcia@ebiconsulting.com

Mobile: (203) 837-7982

21 B Street | Burlington, MA | 01803

www.ebi-consulting.com

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