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February 24, 2026

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REPLY TO:

Tarrytown Office

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:

We are the attorneys for Homeland Towers, LLC (“Homeland Towers”) in connection with its proposal to lease a portion of the above captioned property from the Town for a proposed public utility wireless telecommunication facility (“Facility”), including a 130-foot tower and equipment compound designed for the collocation of multiple wireless carriers and Town emergency services entities. Please note that 62 Granite Springs Road is the correct address as provided by the Town to Homeland Towers. This address was included in the public notices and has been included in all of the materials since the address was issued.

At the outset, it is important to recall that Section 300-59(D)(1) of the Town Code expressly requires that “wireless telecommunication facilities shall be located on Town-owned lands or facilities.” Such facilities are subject to Town Board lease approval. Moreover, Section 300-59(C) of the Town Code expressly states that Town Code Section 300-59 does not apply to the proposed Facility as it is on Town-owned property.

In response to the comments made at the public hearing on February 3, 2026, and the Town Board’s expert consultant report from Mr. Fishman (“Fishman Report”), dated January 25, 2026, enclosed please find ten (10) copies of the following documents:

1. Letter from Vincent Xavier, Homeland Towers, dated February 13, 2026, detailing that: (a) the Facility is proposed in the least intrusive and least dense location and in accordance with the Town Code, and will have minimal visibility based on the Viewshed Map, (b) the existing utility poles are not feasible to support small cells based on their height and structural and mounting limitations, (c) six (6) new fifty-foot towers for each of the three carriers (for a total of 18 towers) as contemplated by the CityScape report would be located in the

right-of-way directly in front of homes in dense residential neighborhoods and would not provide reliable service in the area or support public safety equipment, and (d) the CityScape report included polling information evidencing that the residents of Yorktown expect improved wireless services.

2. RF Justification Report, dated February 24, 2026, from VComm, responding to the Fishman Report and including: (a) additional coverage maps and capacity data from Verizon Wireless demonstrating the need for the Facility and the proposed height, (b) a best server map to demonstrate that the Lincoln Hall site covers Somers and the proposed Facility is necessary for Yorktown, and that a site in Somers to the east will be required, (c) detailed information regarding the infeasibility of small wireless facilities as an alternative to the proposed Facility, including the infeasibility of existing utility poles and the use of multiple fifty-foot towers throughout the community.
3. Revised Environmental Assessment Form to include clarifications based on public comments.
4. Letter from EBI, dated February 6, 2026 including the following information: (a) Stuart Farm is not listed or eligible for listing as an historic resource, (b) SHPO has concurred that there will not be any adverse effects on historic or archeological resources; (c) the project is not likely to adversely affect listed endangered or threatened species, (d) there will be no adverse impact on protected or non-protected species, (e) Homeland Towers has agreed to provide 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, and (f) **although no species surveys or additional mitigation measures are required by the USFWS, Homeland Towers 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.
5. Signed and sealed letter from Dave Weinpahl, P.E., dated February 3, 2026, confirming the tower design loading and that the tower will be structurally designed to meet all applicable NYS Building Code requirements.
6. Reports from Pinnacle Telecom Group, dated February 2, 2026, and January 9, 2026, responding to the Fishman Report and confirming that the Facility will comply with the applicable FCC regulations for RF exposure. The Pinnacle reports confirm that the FCC exposure guidelines include a safety factor of 50 and apply to either sex, all ages, all sizes and under all conditions. Moreover, the RF calculations were performed in accordance with the required FCC methodology and incorporate numerous conservative values.
7. Letter from Manuel Vicente, President of Homeland Towers, dated January 15, 2026, confirming that the Yorktown VAC and Fire Department currently operate

on two of Homeland Towers' facilities, free of rent (including on private property on Dell Avenue), a savings of approximately \$100,000.00 per year. Moreover, Homeland Towers has spent over \$128,000 purchasing and installing equipment for the VAC and the Fire Department and completed a renovation of the Radio Club's equipment shelter. Here, Homeland Towers has offered free space on the tower and \$25,000 for the purchase of public safety equipment that is needed for reliable service in this area as documented by the Fire Department and VAC in letters to the Town Board.

8. Property Value Report, prepared by Lane Appraisals, dated February 9, 2026, confirming that the Facility will not result in the diminution of property values or reduce the marketability of properties in the immediate area, based on actual paired sales analyses covering nineteen property reports in fifteen separate study areas covering various time periods from 2014 to the present.
9. Letter from KSCJ, dated February 13, 2026, responding to the CAC and public comments, and detailing the changes to the Site Plan.
10. Revised Site Plan.

In summary, the Facility has been sited in accordance with the requirements of the Town Code and in the least intrusive and least dense location furthest from residences. Visibility of the Facility will be minimal as established by the Viewshed Map and visual renderings. The Facility is necessary to provide needed wireless service, not only for Verizon, but also for emergency service providers. The Facility has been designed for emergency services and future collocation to avoid the proliferation of towers. The Facility is necessary to remedy both a coverage and capacity gap in Yorktown and provide the service that the residents of Yorktown expect based on the CityScape poll. Alternative small cell technology will not provide the necessary service and would result in numerous towers located in dense residential neighborhoods bringing the antennas significantly closer to residences.

The Facility will comply with FCC regulations regarding RF exposure by a wide margin of safety. The design of the Facility has been revised to eliminate impact on wetlands. The wetland boundary was confirmed by the NYSDEC and the Town's own wetland expert. 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 wetlands, and includes seasonal timing restrictions to further reduce impacts to bog turtles and bats. Homeland Towers has also voluntarily committed to ensure that natural resources, including bog turtles and bats, will be protected during construction. The Facility will be designed and constructed in accordance with all required structural design requirements and the Facility will not create a diminution of property values.

The Facility will not create any significant adverse environmental impacts, and a Negative Declaration should be issued.

We look forward to discussing this matter with the Town Board at the March 3, 2026, continued public hearing. If you have any questions, please do not hesitate to contact me.

Respectfully submitted,
SNYDER & SNYDER, LLP

By: 
Robert D. Gaudio

Enclosures
RDG/ldr
cc: Town Attorney



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

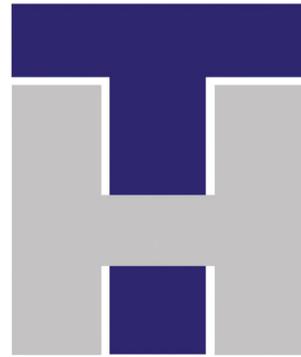


HOMELAND TOWERS

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.

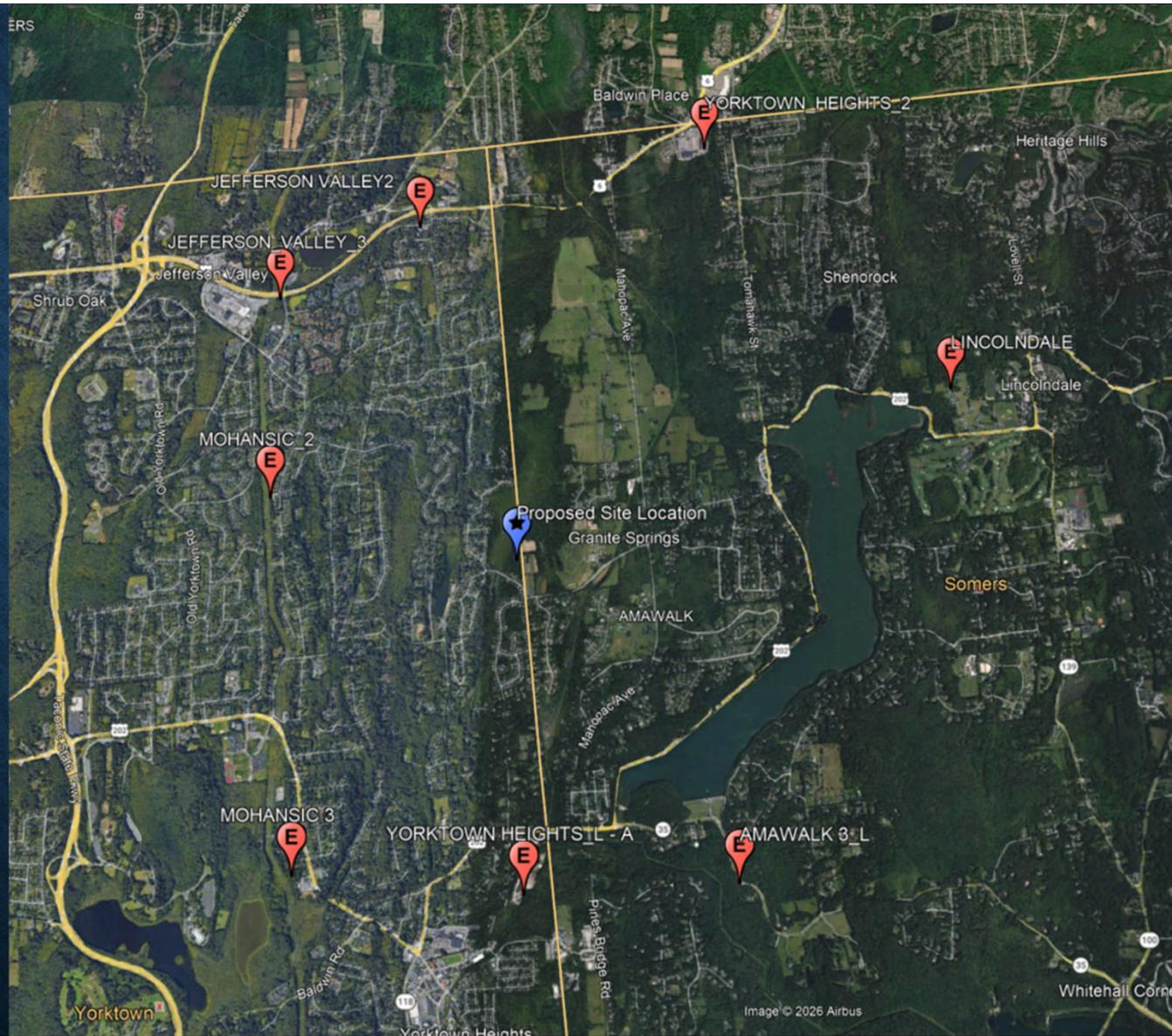
THE NEED FOR TELECOMMUNICATIONS TOWERS IS SHARED BY ALL MUNICIPALITIES

- 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.

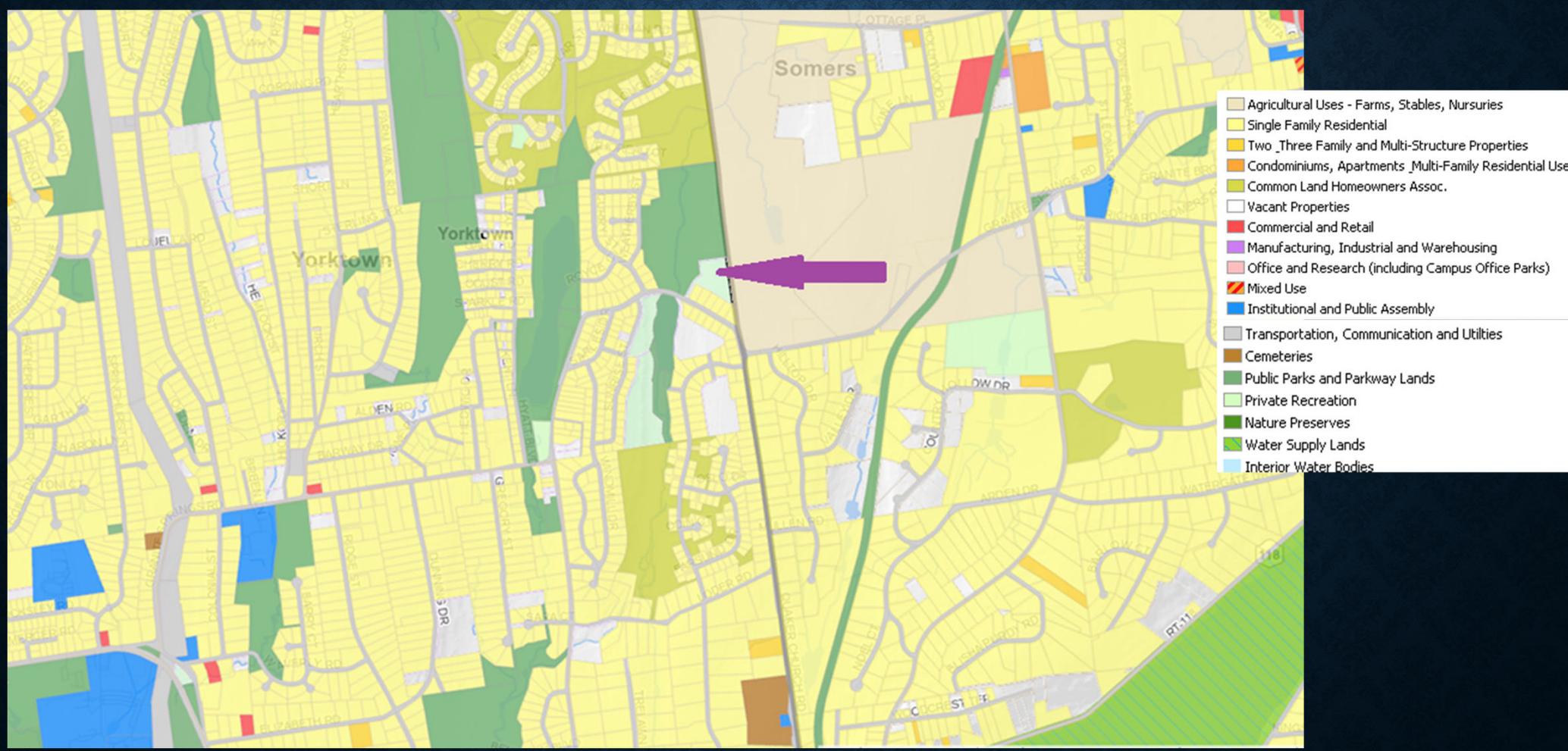
Locations of all existing Verizon sites identified with red labels.

The proposed site is identified with a blue label.

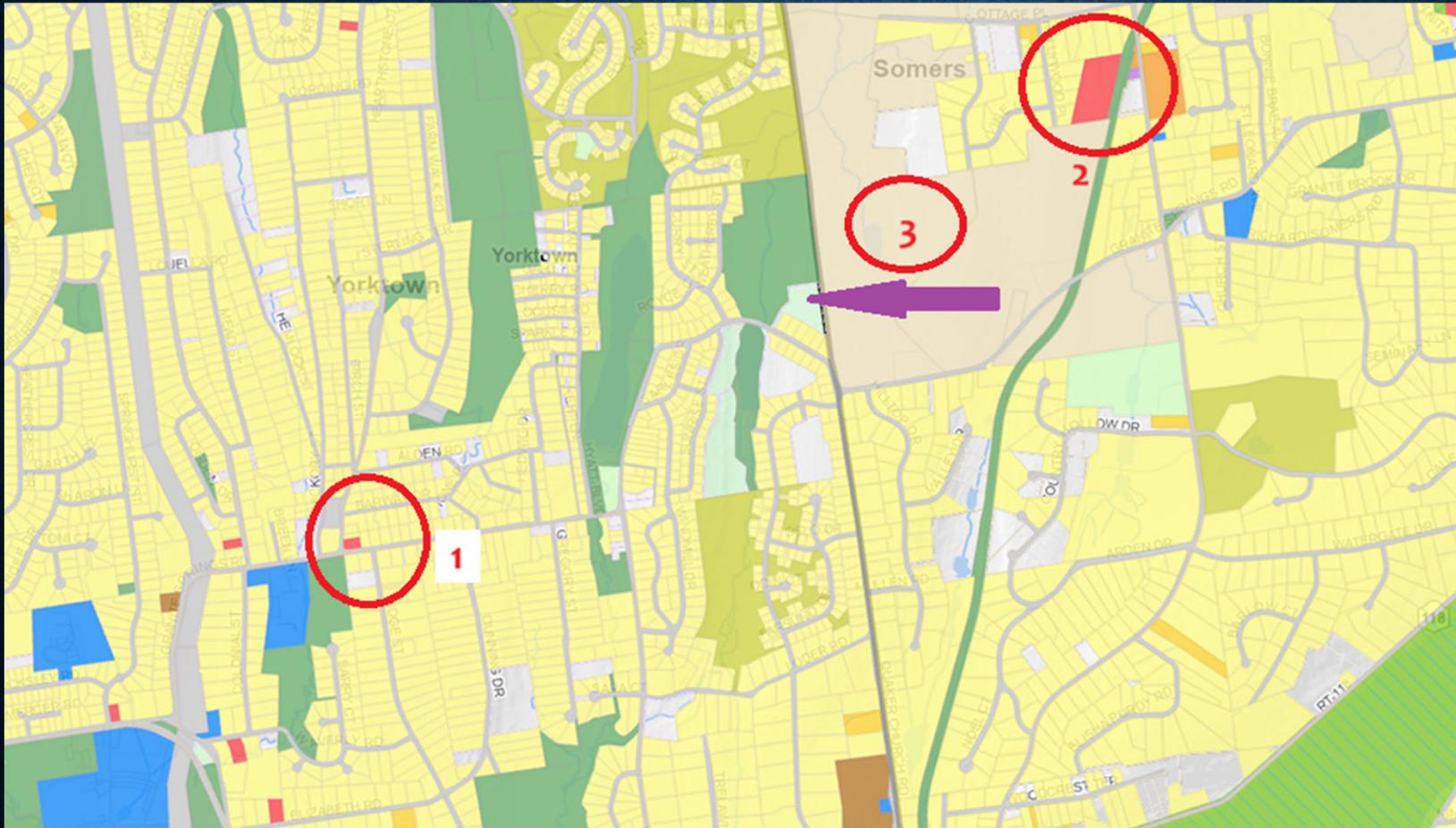
The proposed site is centrally located to the land area where existing sites do not currently exist.



LAND USE MAP DEPICTING SEARCH AREA

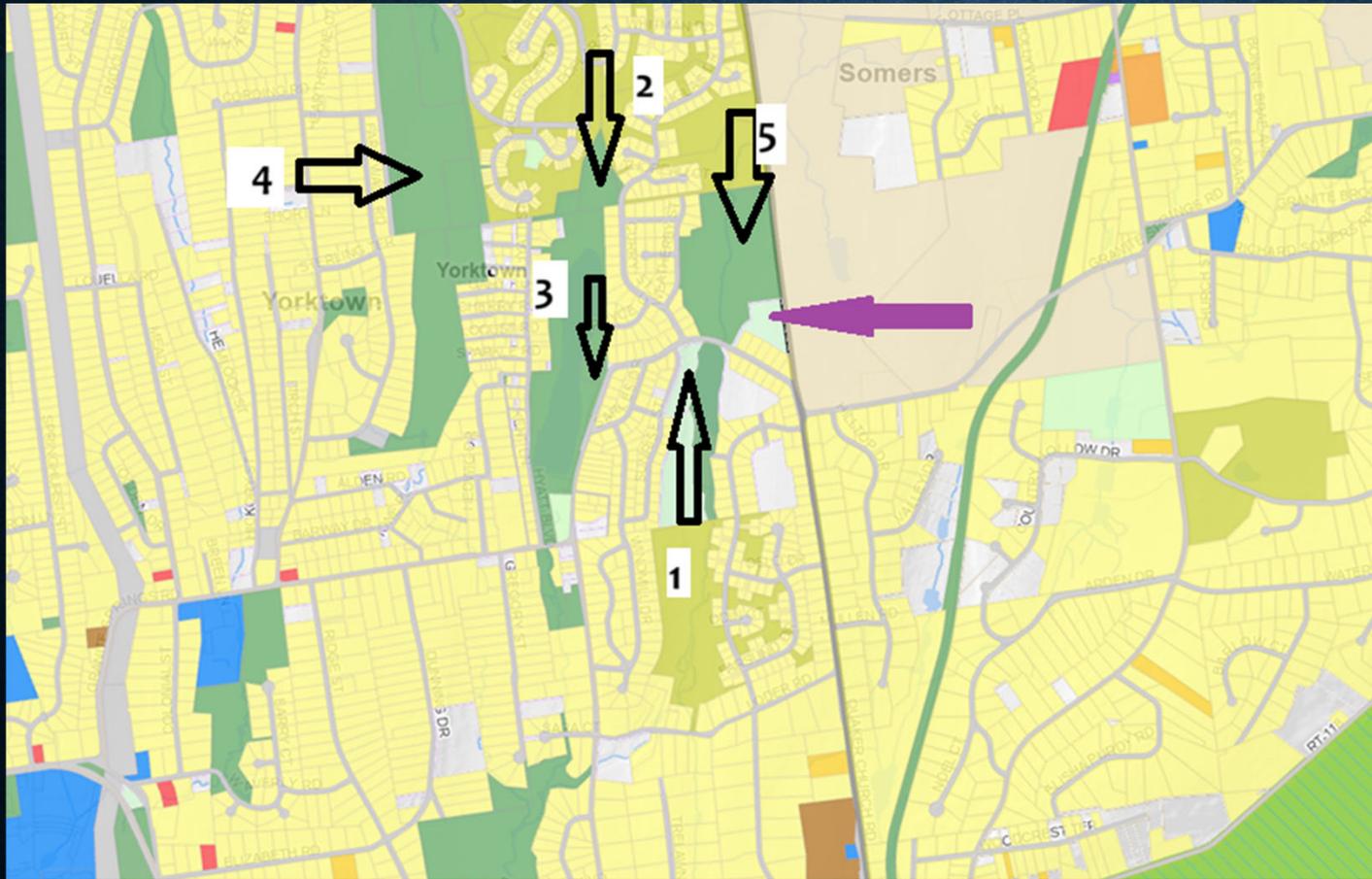


LAND USE MAP DEPICTING LOCATIONS OF COMMERCIAL PROPERTIES.



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

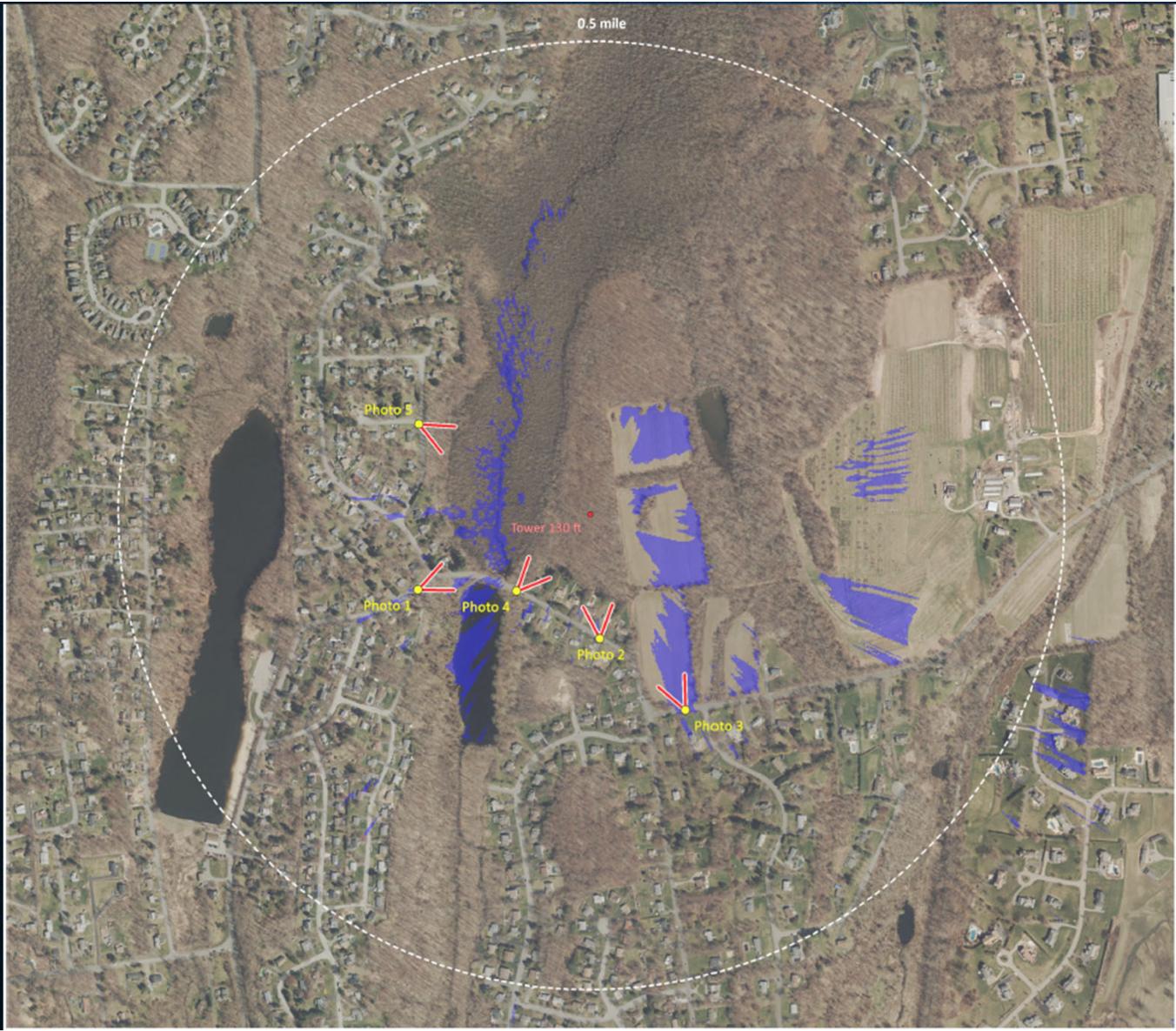
The Town becomes the landlord. Under Federal Law, an existing telecommunications facility can be extended under a process called an “Eligible Facilities Request”. As landlord, the Town will have control over the height of the tower.

- 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.

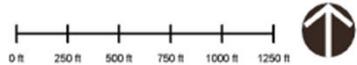


Figure A0
LAND COVER VIEWSHED MAP - CAMERA LOCATIONS

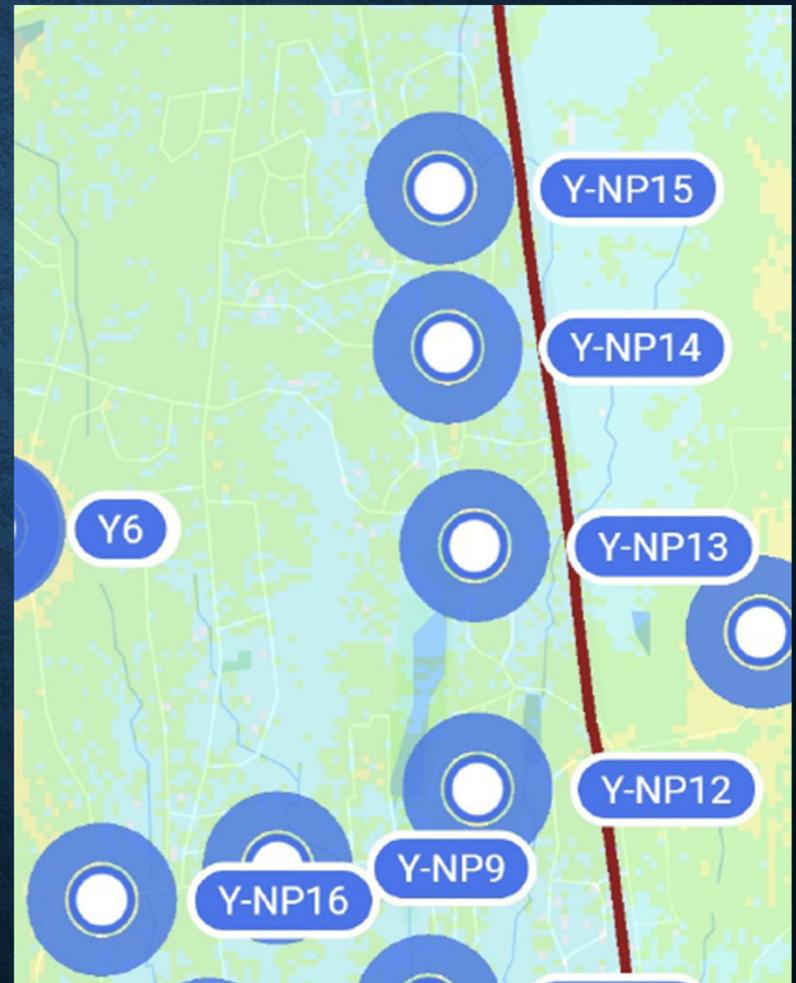
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

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.

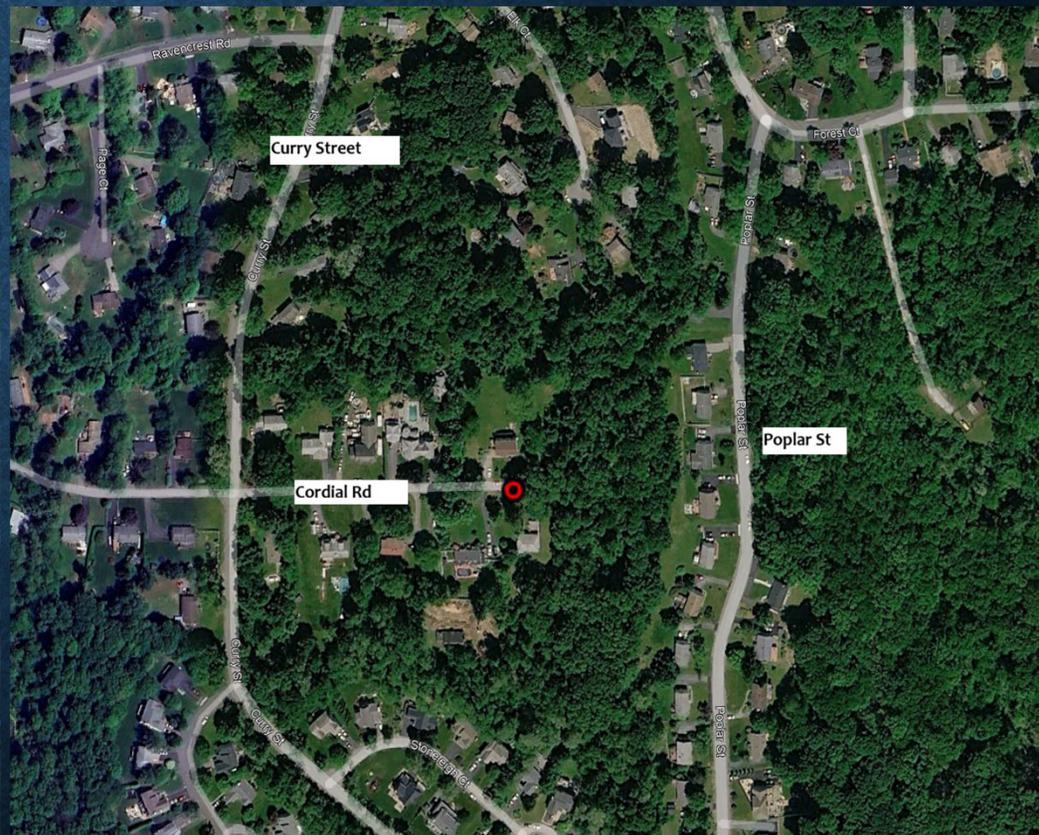
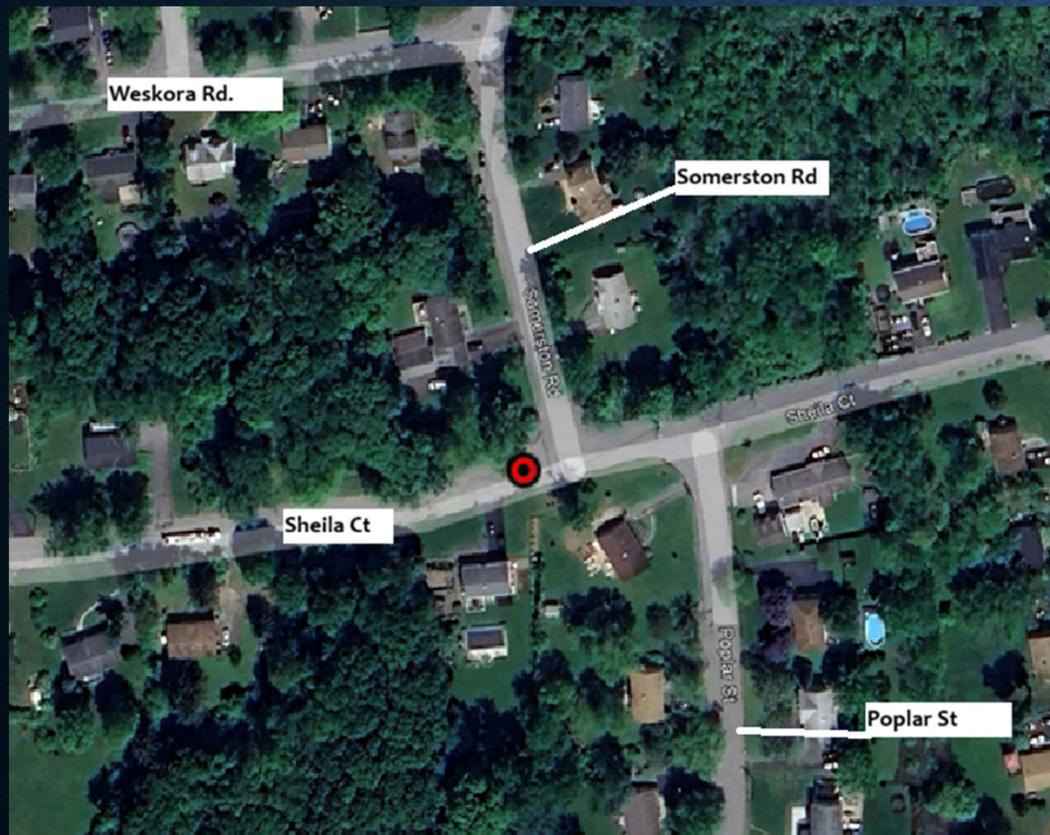
- The Cityscape report recommends ten small cells in Northern Yorktown. Six of those were proposed in the area surrounding the proposed site location. The small cells proposed theorized utilizing existing Con Ed Utility poles or new 50ft poles approximately 2000ft apart.
- The existing Con Ed Utility 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

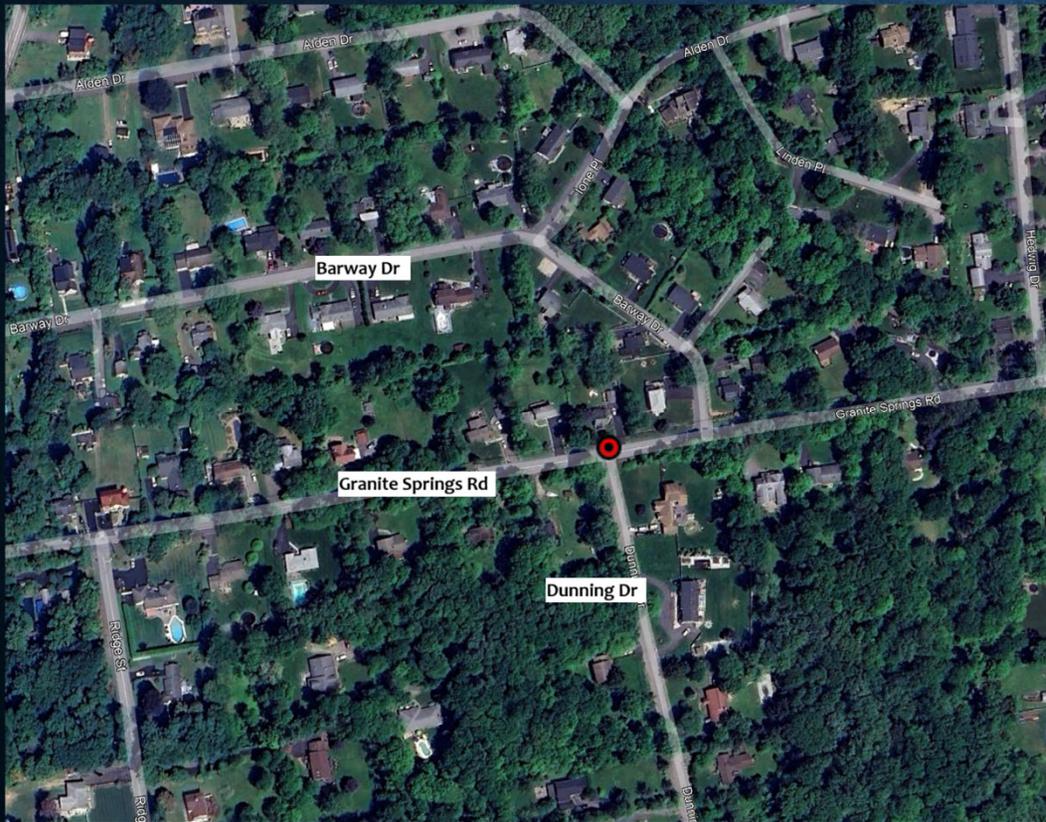
Y-NP12 Approx. Location



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

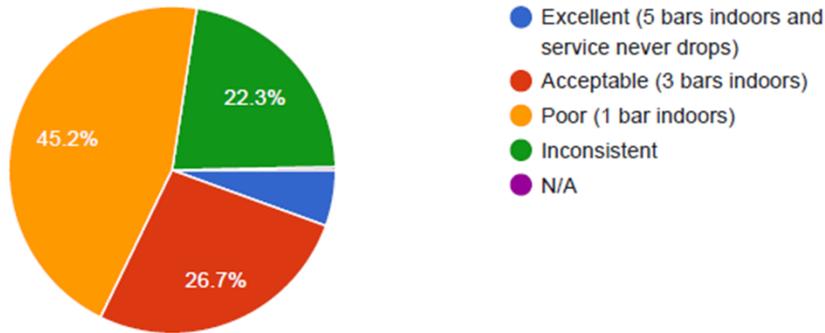
67.5% of responders noted Poor or inconsistent service where they live

VERIZON SERVICE

67.5% of responders noted poor or inconsistent service when they travel in Town.

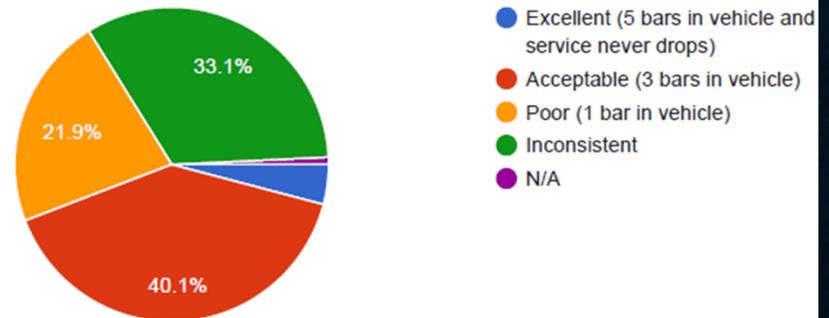
Wireless network coverage where I reside is:

925 responses



When I travel in and around the Town my network coverage is:

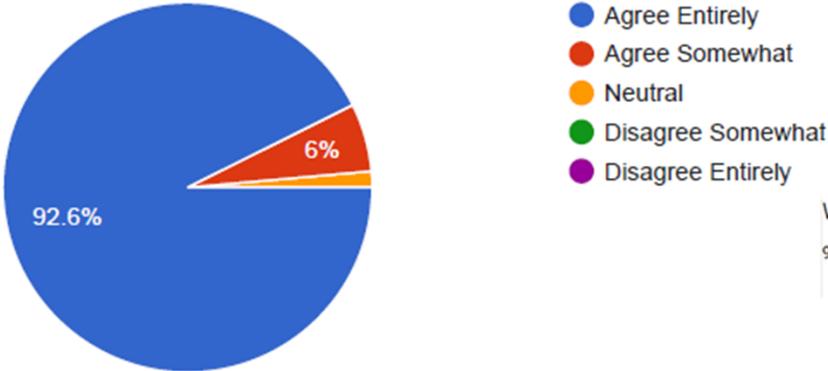
930 responses



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

The quality of wireless service is important to me.

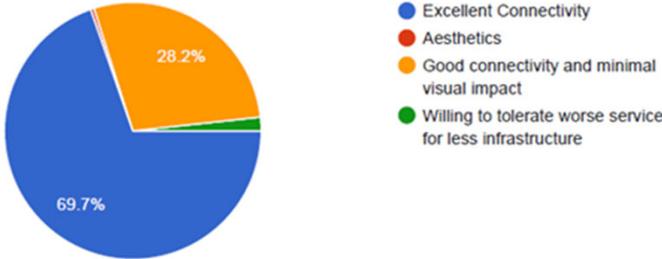
922 responses



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

What is most important to you?

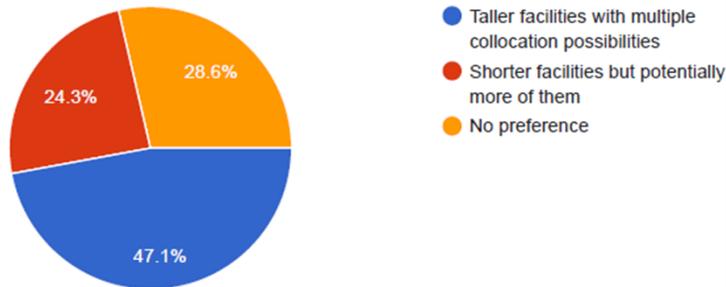
930 responses



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 towers are less visible in the landscape but limit collocations so more towers are required. Please choose which you prefer.

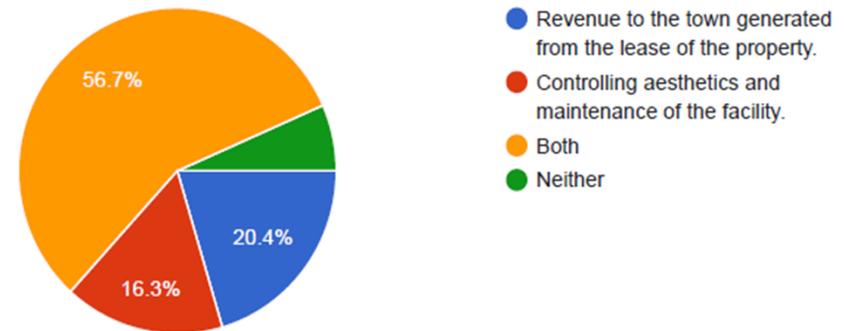
915 responses



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



Homeland Towers, LLC

NY578 GRANITE SPRINGS SITE

62 Granite Springs Rd
Yorktown, New York

RF COVERAGE AND ANALYSIS REPORT

February 24, 2026

V-COMM, L.L.C.
2147 Route 27, Suite 102
Edison, NJ 08817
Tel: 609-655-1200
Fax: 609-409-1927



EXPERT WITNESS RF ANALYSIS AND REPORT

The subject site was identified as a suitable location for a wireless communications facility and meets Verizon Wireless's coverage objectives in the Town of Yorktown and supports additional carrier collocation. The proposed NY578 Granite Springs site will be located on a proposed 130-foot monopole located at 62 Granite Springs Rd in Yorktown, NY. Verizon Wireless proposes to install its antennas at the centerline of 126 feet Above Ground Level (AGL).

QUALIFICATIONS

V-COMM, L.L.C. is a telecommunications engineering firm primarily focused on providing engineering and related services to municipalities and wireless carriers in the telecommunication industry. V-COMM was founded in 1995 with the intent of providing services to the emerging wireless and wired segments of the telecommunication industry. V-COMM's client base includes governmental entities, PCS operators, cellular, paging, ESMR and microwave operators, utility/telecommunications cooperatives, cable TV operators and Competitive Local Exchange Carriers (CLECs). Primary engineering and related services performed for these clients over the past twenty years include:

- RF Network Design, Implementation and Optimization
- Interconnect Network Design, Implementation and Optimization
- Telephony Signaling (SS-7) and Vertical Systems Design and Implementation
- Local Government Communication Systems
- Project Management of Network Implementation
- Expert Witness Zoning Testimony
- License Tender/Bid Technical Support

(Please see Mr. Vilecco's and Mr. Stern's resumes at the end of the report)



WIRELESS SYSTEMS

The FCC licenses a specific and limited amount of radio frequency (RF) spectrum to each wireless carrier and stipulates that each carrier efficiently uses that spectrum to adequately service the public in its licensed areas. Proper network design and functionality requires the continuous reuse of the allocated radio frequencies throughout the licensed service area. This is accomplished by building small radio base stations, or cell sites, in a particular pattern (also known as a grid, which resembles honeycomb “cells” (hence the origin of the name “cellular” phones). The reuse of frequencies throughout the grid allows the wireless carrier the technical ability to provide service and is essential to the proper functionality of a cellular telephone system. By implementing this necessary technique (as originally defined by Bell Labs and further refined by the wireless industry), the same radio frequency can be reused at reasonably close intervals throughout the licensed area, without causing interference and defeating the functionality of the system. Noisy or dropped calls or the inability to originate a call are typical manifestations of interference.

When designing a wireless network, an RF Engineer starts with a theoretical grid pattern and applies it to the licensed area. Each licensed area has many variables that can affect the design and must be considered. These variables include terrain features, location of neighboring cell sites, land use considerations, zoning ordinances, availability of existing structures, traffic distribution and many others. In order to provide effective coverage while maintaining an efficient frequency reuse plan, the design engineer must perform a balancing test of all applicable variables. In short, there is often very limited flexibility as to where a cell site can be placed, and still work properly within the network.

The primary variables that the engineer must take into consideration are the location and the overall height of the cell site. If a cell site is too high, the signal will travel too far, and cause unacceptable interference throughout the rest of the wireless network. If a cell site is too low, it will fail to service the cell, and will fail to reach the neighboring cells and provide proper “handoff” to the neighboring cell.

A proper wireless network design begins with carefully and strategically located cell sites. As mentioned above, cell site location is critical to proper network functionality. Every cell site requires a structure for the antennae, such as a tower, building, steeple, water tank or sufficiently high structure on which antennas can be mounted. Typically, radio-transmitting equipment necessary for the antennas to function (i.e., the base station) is located at the base of the structure. Radio signals leave the base station and travel through transmission lines to the antennas, or from fiber optic cable to the remote radio head (RRH) at the top of structure and then to the antennas. Radio signals are broadcast through the antennas and travel to the customer’s wireless phone, completing a call to the user. When a wireless user places a call, the signal is received by the antennas and travels down the transmission line and into the base station. The base station converts the signal into digital data and combines it with all the other wireless calls and digital traffic at that cell site. This data is then sent over fiber optic digital lines to the main switching computer. The main switching computer or Mobile Switching Center (MSC) is interconnected to the Public Switched Telephone Network (PSTN) and Internet Service Providers (ISP), where calls are routed to other wireless or land-line phones or internet locations.



As this technology enables mobile calling, once a wireless call is originated and the customer travels away from the cell site of origination, the system tracks the changes and begins a process of determining whether there is an available cell site that would provide more reliable service. Upon determination of a stronger serving site, the system automatically switches the wireless customer over to the new cell site. This process is known as a “handover” or “handoff” and allows for proper, seamless coverage within a wireless carrier’s service area. By design, this process is supposed to happen so quickly that the wireless customer does not perceive it. If the network is designed properly, there is no interruption of service and connection quality remains adequate. This necessary design requires the proper location of sites, with minimal variance from the original grid pattern.

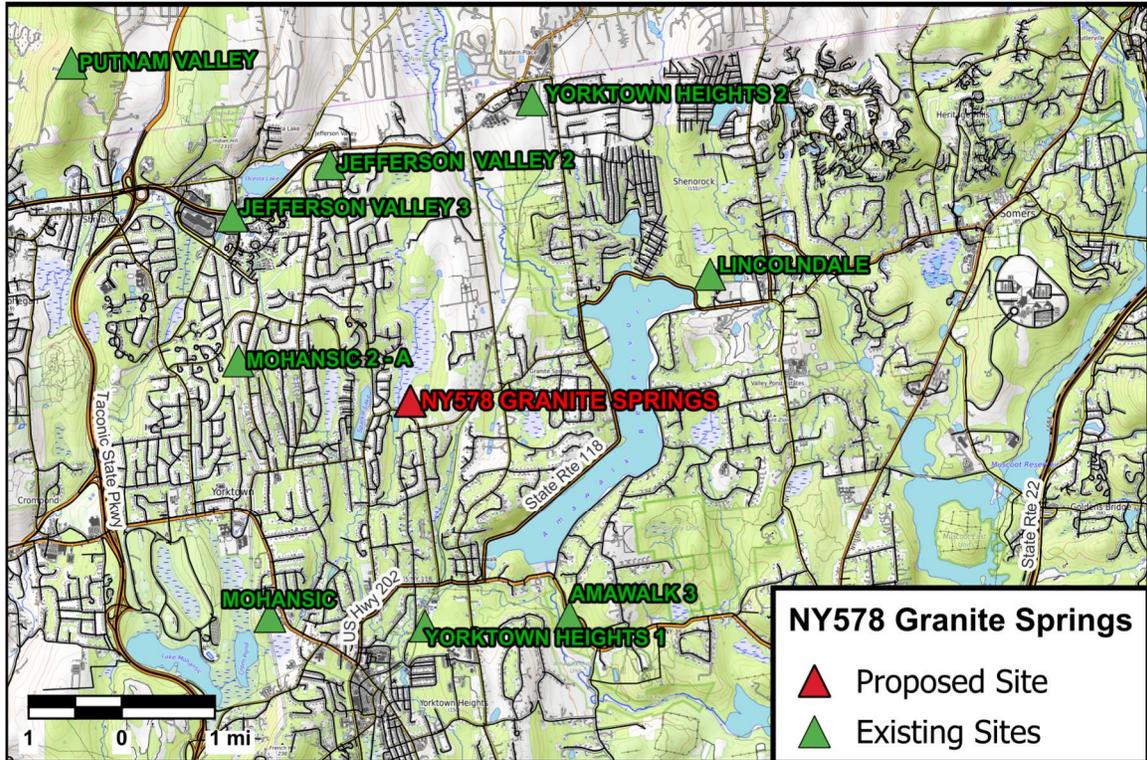
EXISTING AND PROPOSED SITES IN & NEAR YORKTOWN, NY

V-COMM has identified the existing surrounding sites in the area of the proposed structure in the Town of Yorktown based on information provided by Verizon Wireless. The proposed and existing sites are listed in Table 1 below, and are depicted in the map shown in Figure 1.

TABLE 1 – EXISTING AND PROPOSED SITES IN AND AROUND THE TOWN OF YORKTOWN, NY

Cell Name	Address	Structure Type	Antenna C/L in Ft.
NY578 Granite Springs (Proposed Site)	62 Granite Springs Rd Yorktown, NY	Monopole	126
Jefferson Valley 2	3830 Gomer St Yorktown Heights, NY	Rooftop	50
Jefferson Valley 3	3600 Hill Blvd Jefferson Valley, NY	Monopole	127
Putnam Valley	15 Bel Lago Dr Putnam Valley, NY	Monopole	105
Lincolndale	87 US-202 Mahopac, NY	Monopole	98
Yorktown Heights 1	2200 Greenwood St Yorktown Heights, NY	Monopine	125
Yorktown Heights 2	80 Route 6 Somers, NY	Rooftop	93
Amawalk 3	2580 Route 35 Somers, NY	Monopine	117
Mohansic	2281 Crompond Rd Yorktown Heights, NY	Monopole	150
Mohansic 2-A	3101 – 3103 Quinlan St Yorktown Heights, NY	Monopole	123

Figure 1 – Existing Verizon Wireless Facilities





RF COVERAGE

V-COMM analyzed whether there was sufficient reliable RF coverage in the area of the proposed site and found insufficient and inadequate reliable coverage for Verizon Wireless in the 2100 MHz frequency band in this section of the Town of Yorktown. In cases where the existing reliable coverage in the 2100 MHz band is not adequate but there is reliable coverage on the 700 MHz band, all traffic is forced to the lower band channels. This represents only about 10% of the spectrum available to Verizon. A new facility is needed to fill the gap in high-band coverage to provide reliable service across all radio spectrum available to Verizon Wireless.

The subject site was identified as a suitable location for a wireless communications facility and meets Verizon Wireless' coverage objectives in the Town of Yorktown. The proposed NY578 Granite Springs site will be located on a proposed 130-foot monopole located at 62 Granite Springs Rd in the Town of Yorktown, NY. Verizon Wireless proposes to install its antennas at the centerline of 126 feet above ground level (AGL). This represents the minimum height needed to provide the coverage to the surrounding area for the Verizon Wireless network and allow space for future carrier collocation. The height of the subject site places it above all the vegetation and terrain elevations in the targeted coverage area, increasing the site's coverage and service area. Considering the coverage area and design requirements for this town, the proposed site proves to be a suitable location. The proposed monopole will have the ability to support collocation of at least two (2) to three (3) additional wireless service providers, enabling them to add antennas to the monopole to supply supplementary coverage to the areas surrounding the site, as well. It will also allow space on the tower for the Town's emergency service facilities.

For this section of the Town of Yorktown, the subject site serves a predominately suburban region with heavily forested areas. As the antenna center line (ACL) descends from the proposed 126 feet, it enters a range where clutter becomes an increasingly problematic factor. Examples of clutter are trees, houses, buildings, soil, and other physical objects on the ground. Clutter attenuates or weakens and disperses the RF energy necessary for wireless telecommunications.

The propagation maps shown below provide the service area for the Reference Signal Received Power (RSRP) level that is the minimally acceptable received signal level for adequate service. The radio signal propagation and RSRP level includes the surrounding environment and the attenuation of in-building and in-vehicle use of service. The propagation maps below show the minimum acceptable coverage criteria (LTE signal level requirement of -95 dBm) to provide reliable wireless service to customers located inside buildings. In-building coverage is used as the target for reliable coverage because a majority busy hour traffic occurs after 7pm, when traffic on the roads is minimal and people are using their devices at their residences.

The propagation map shown in Figure 2 depicts the Best Server plot, color coding each sector of a site to identify the sector providing strongest coverage into an area. This is not a traditional coverage map. This map was generated at 700 MHz to show which surrounding site provides the strongest signal in a given area. In the area of the proposed facility, a majority of the area is covered by the Mohansic 2 site. The sites Yorktown Heights 1 and Mohansic provide the strongest coverage into the residential areas to the south of

the proposed site. The sites Yorktown Heights 1 and Lincolndale provide strongest coverage to the east of the proposed site in Somers. As will be shown in Figure 4, none of these sites provide coverage in 2100 MHz in the area of the proposed site.

The propagation map shown in Figure 3 depicts the existing wireless service from the nearest sites in the 700 MHz band. This map shows that there are gaps in coverage that do not maintain reliable indoor coverage (shown as -95 dBm in green), These gaps include areas along Curry Street and Douglas Drive north of the proposed site, and Gregory Street and Dunning Drive to the southwest of the proposed site.

The propagation map shown in Figure 4 depicts wireless service from the nearest existing sites in the 2100 MHz band. This map shows that there is a gap in coverage in this area including residential communities along Granite Springs Road, Curry Street, Douglas Drive, Hyatt Street, Broad Street, Loader Road, and Quaker Church Road.

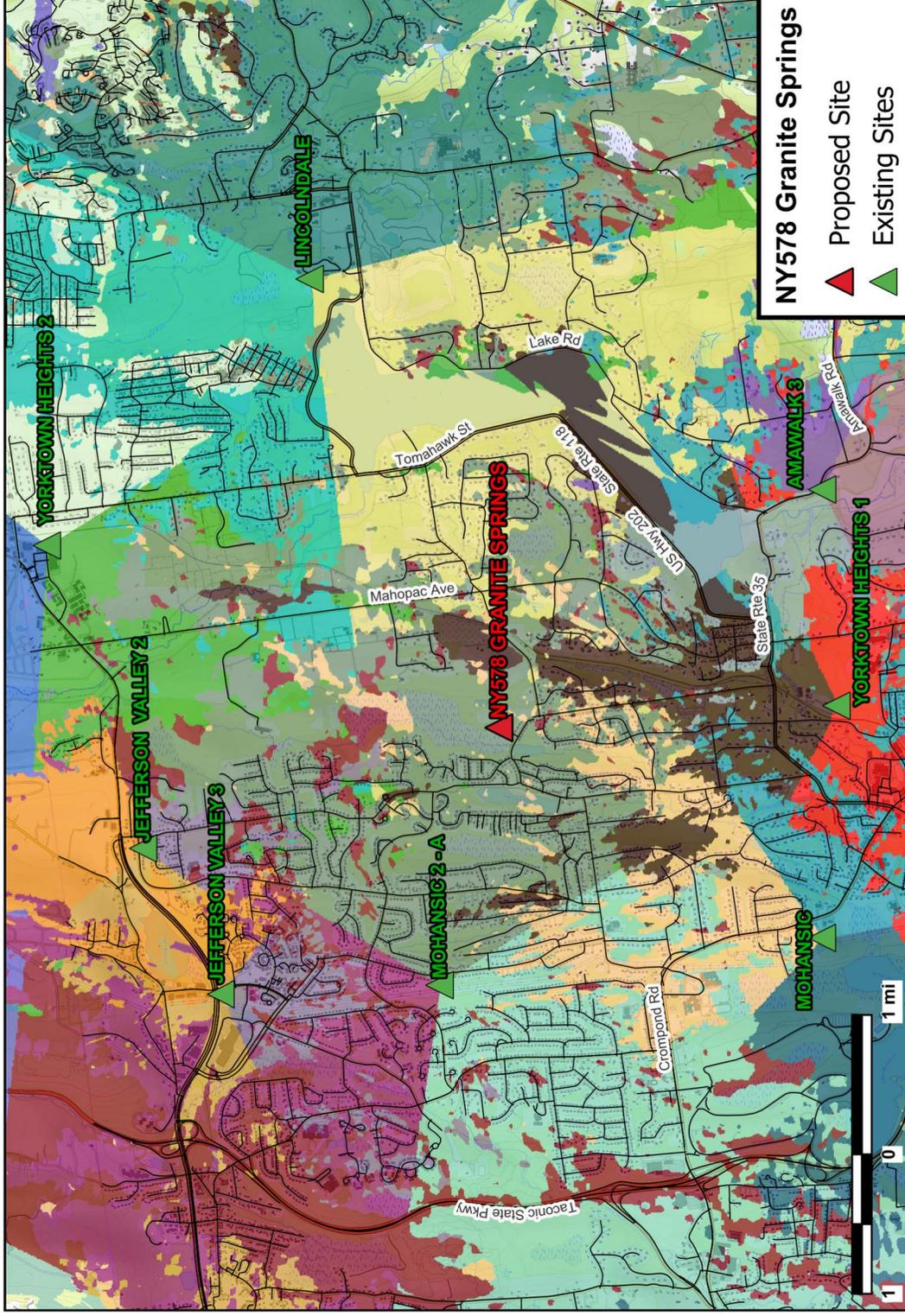
The propagation map shown in Figure 5 depicts the wireless service from the nearest existing sites with the addition of the proposed site in the 700 MHz band. This map shows there is increased reliable indoor, coverage in 700 MHz band along Granite Springs Road, Curry Street, Hyatt Street, Quaker Church Road, and Evergreen Street.

The propagation map shown in Figure 6 depicts wireless service from the nearest existing sites with the addition of the proposed site in the 2100 MHz. This map shows that there is new, reliable coverage in the area including residential communities along Granite Springs Road, Curry Street, Douglas Drive, Hyatt Street, Broad Street, and Quaker Church Road.

The propagation maps show in Figures 3 through 5 show that there is a significant gap in coverage in the 2100 MHz band. The proposed site will fill that coverage gap, while also providing additional enhanced coverage in the area in the 700 MHz band. This site will offload traffic on the 700 MHz band from the neighboring Mohansic 2-A, Mohansic, and Yorktown Heights 1 sites. By offloading this traffic on 700 MHz and providing reliable 2100 MHz coverage, data capacity availability will be greatly increased in the area.

The proposed site is meant to increase reliable coverage in the area of Yorktown. A new site may also be required in the future to the west in the area of Granite Springs Road and Tomahawk Street in Somers.

Figure 2 – Best Server 700 MHz



* This is NOT a coverage map. This is a Best Server map meant to show the site that provides the strongest signal in an area.

Figure 3 – Verizon Wireless Existing 700 MHz Coverage

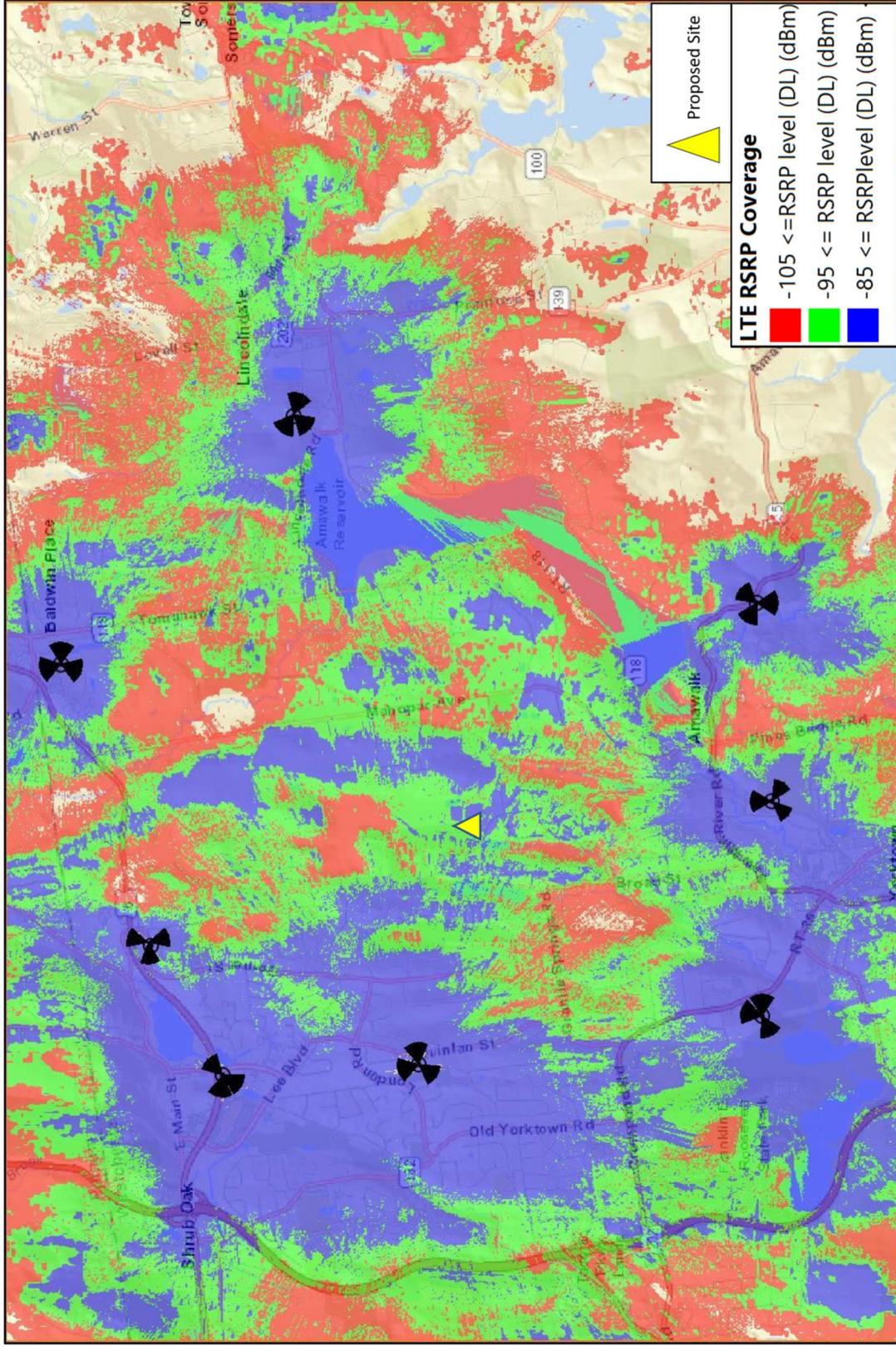


Figure 4 – Verizon Wireless Existing 2100 MHz Coverage

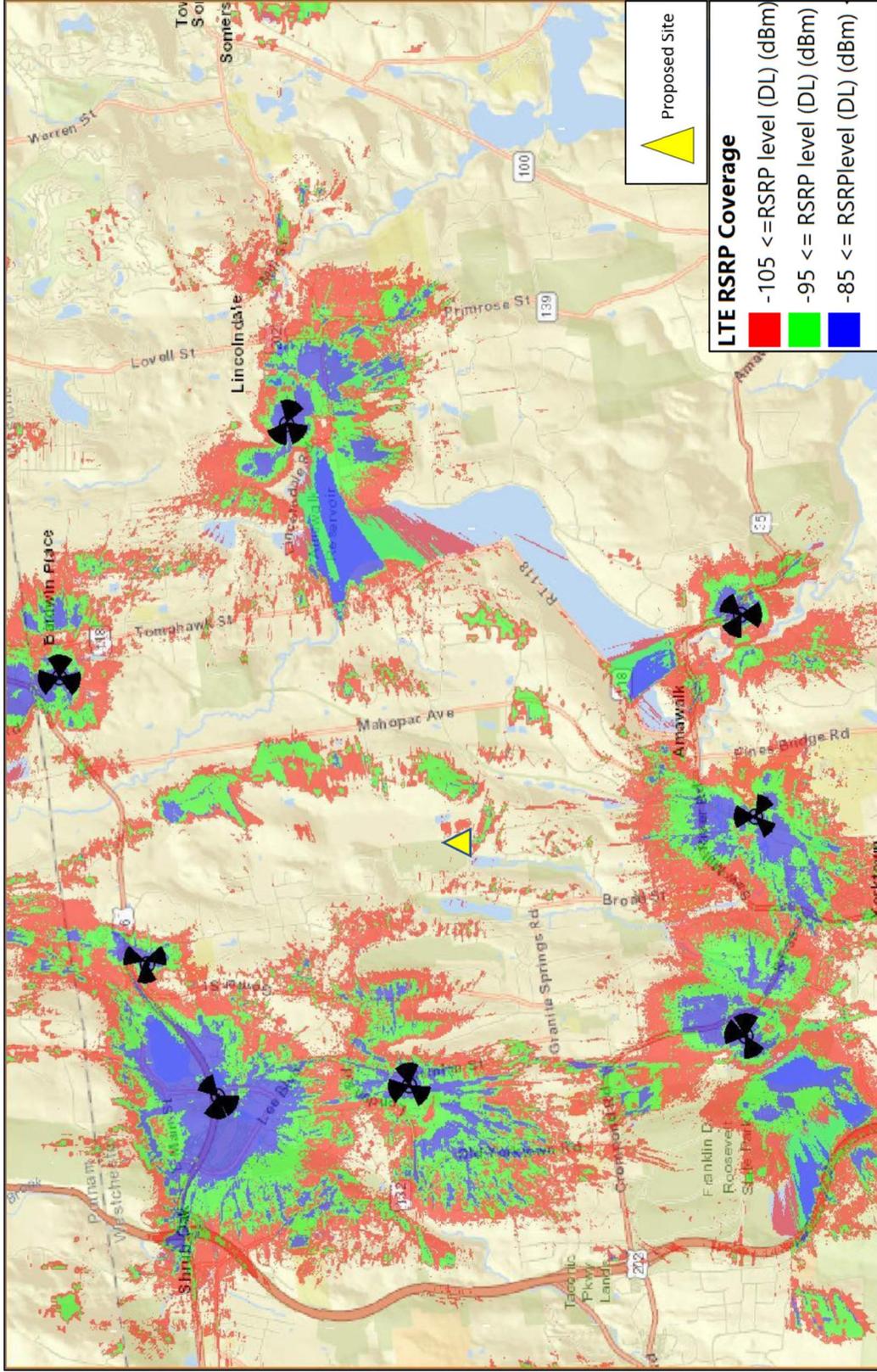


Figure 5 – Verizon Wireless Proposed 700 MHz Coverage with NY578 Granite Springs

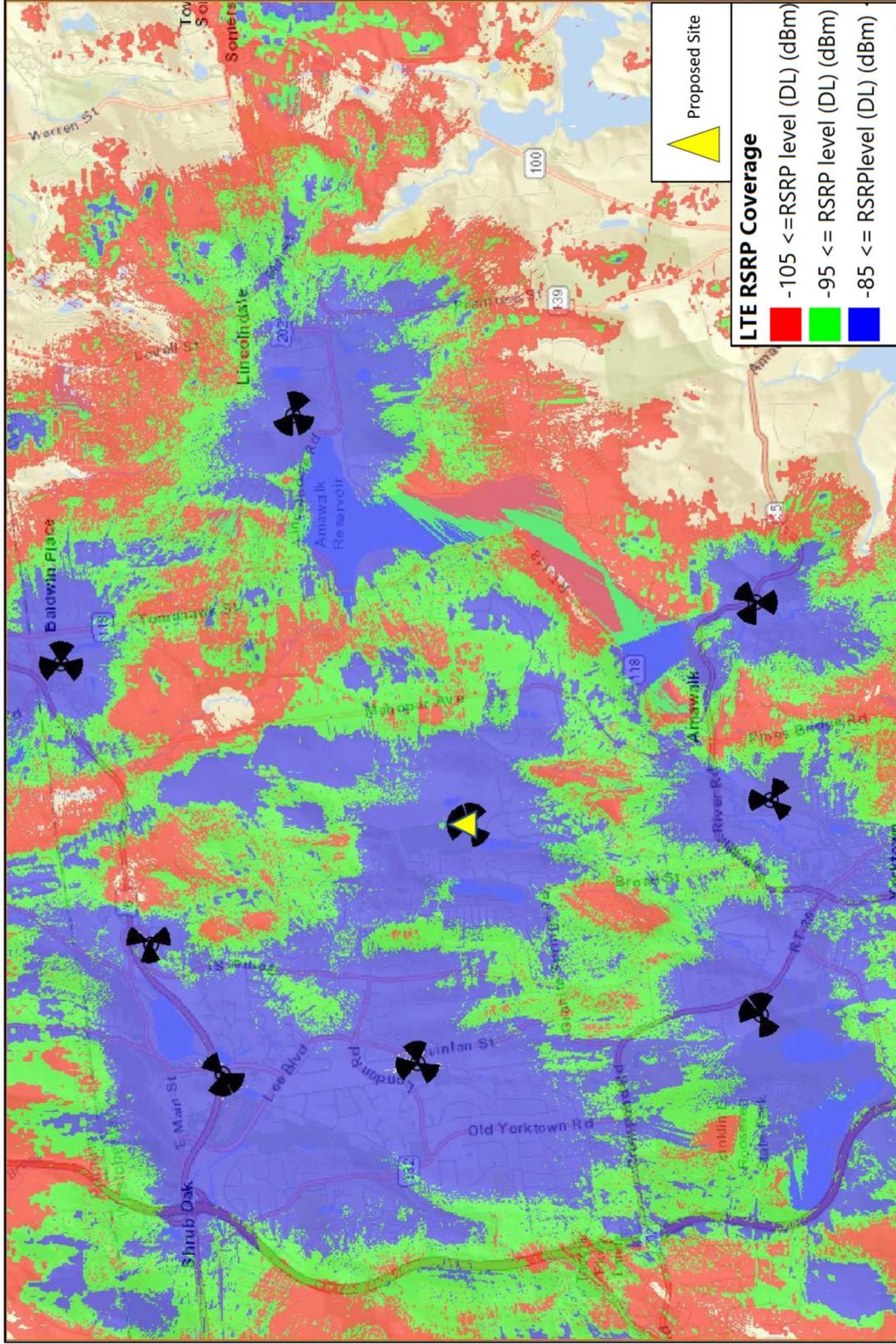
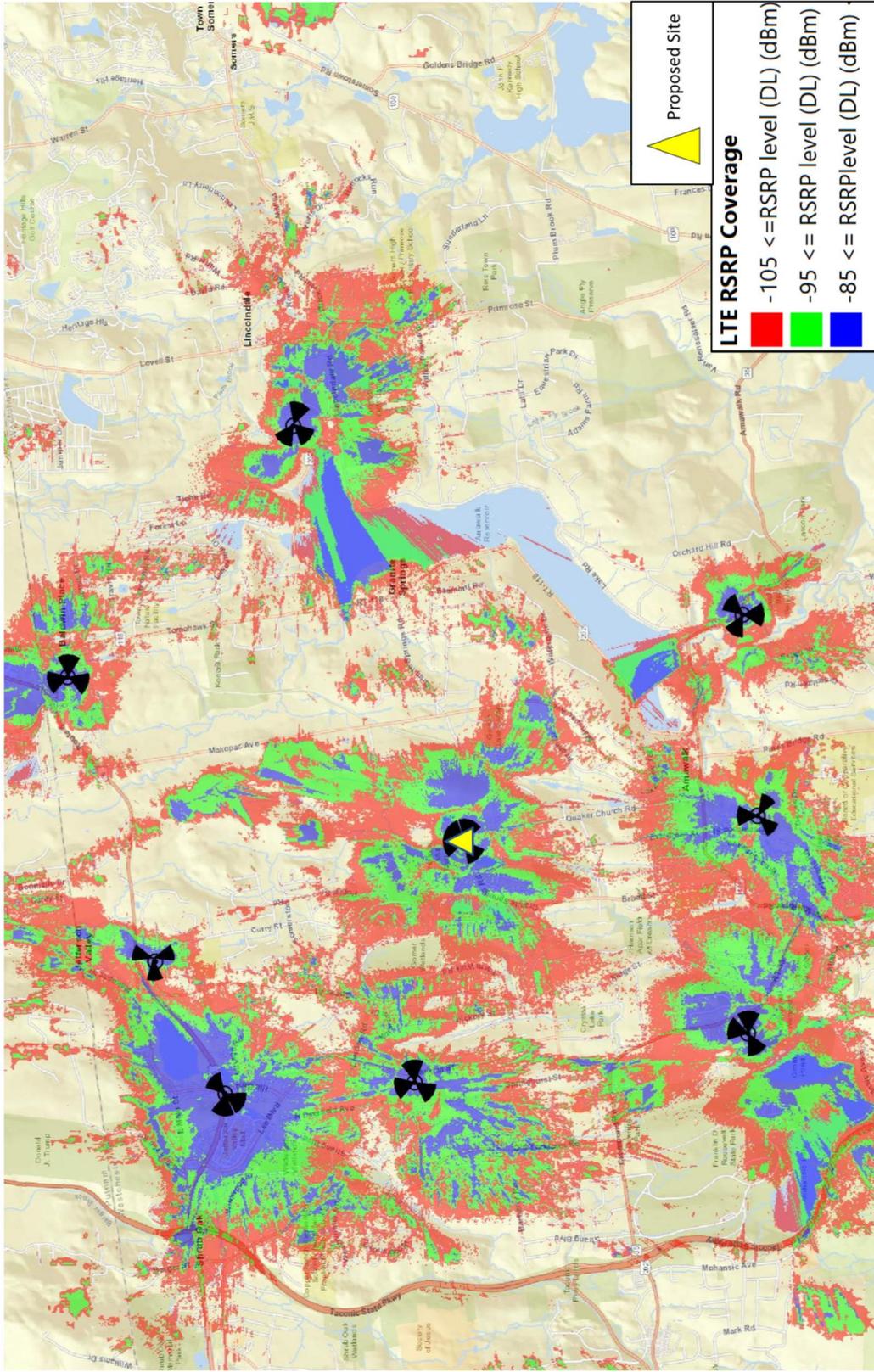


Figure 6 – Verizon Wireless Proposed 2100 MHz Coverage with 'NY578 Granite Springs'





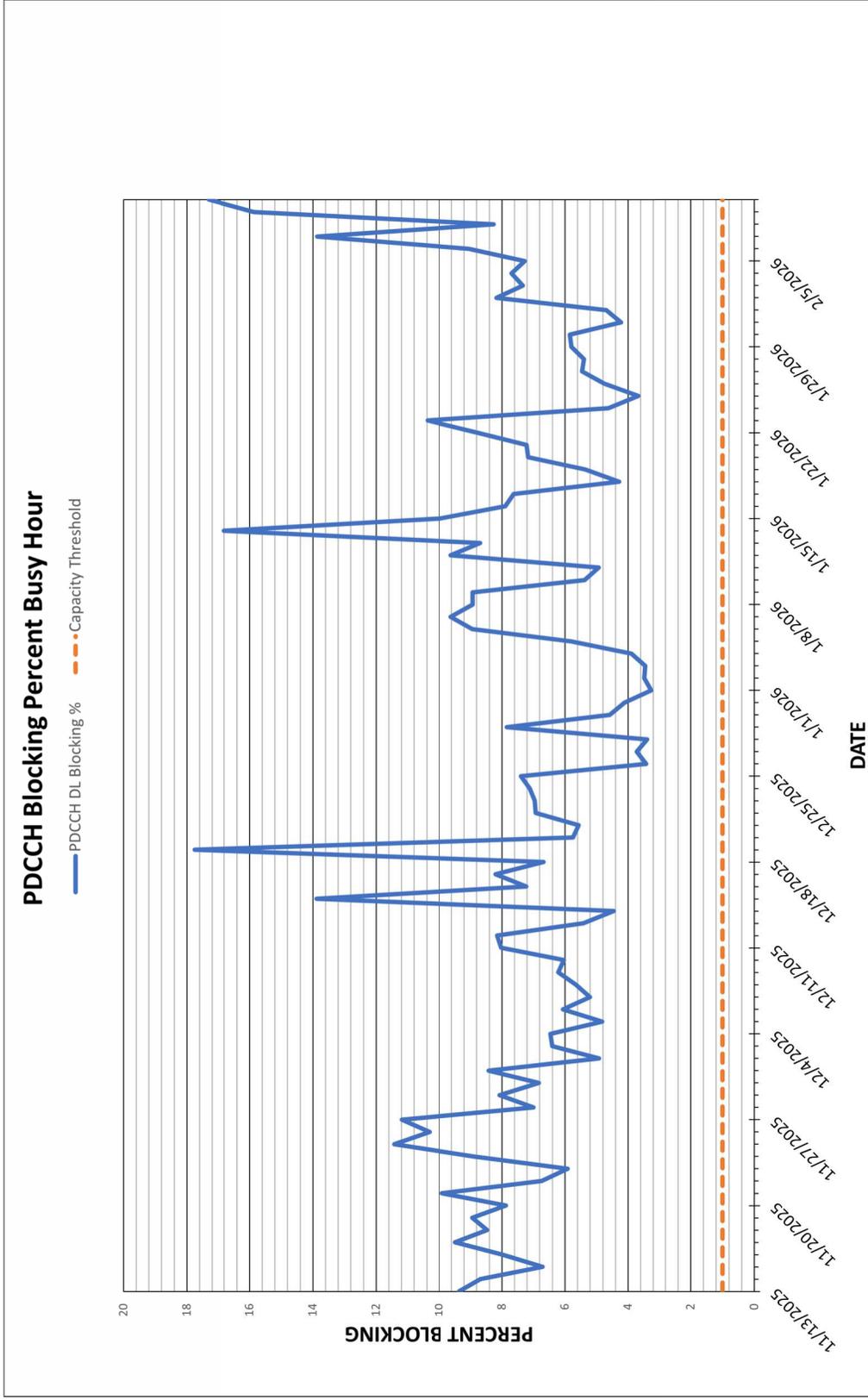
CAPACITY

As stated earlier, Verizon Wireless relies on all of their spectrum to provide reliable service to their customers. When a portion of that spectrum is not available, there is less capacity available to the network to service customers. The area of the proposed site lacks coverage in mid-band frequencies, leading all service requests to be provided by low-band frequencies representing approximately 10% of the spectrum available to Verizon Wireless to provide services. Without this mid-band spectrum, the network attempts to schedule all traffic to the low-band frequencies in this area. This causes the network to reach exhaust and block requests being made by users to access the network. Users would see their devices would have coverage, but usage requests (phone calls, text messages, videos, etc.) would be delayed or rejected.

In 5G and LTE, these access requests are provided by the Physical Downlink Control Channel (PDCCH). The PDCCH acts as a scheduler, containing the information necessary for user equipment to access the network. If there are no resources available to schedule a user, this will be reflected as blocking on the PDCCH. To maintain an acceptable grade service, the percent blocking on the PDCCH is targeted to stay below 1% during the network busy hour.

The Mohansic 2 Alpha sector provides a majority of the low-band coverage into the area of the proposed site today as shown in Figure 2. Figure 7 depicts the previous three months of busy hour data for the PDCCH Blocking Percentage for this sector. Over the past three months, this sector has exceeded the 1% blocking threshold on the PDCCH, averaging around 8% blocking during busy hour and having a peak of 17.75% blocking during busy hour. This sector cannot service all the usage requests made to the network due to the lack of available spectrum resources in this area. The proposed site would offload the users to new low-band coverage and new mid-band coverage, providing capacity relief to the Mohansic 2 Alpha sector. Users can expect a more reliable connection to the network during busy hours and in emergencies when usage requests are increased.

Figure 7 – Mohansic 2 (Alpha Sector)





HEIGHT ANALYSIS

V-COMM also reviewed if the proposed 130-foot tower was the minimum height to increase coverage but also allow for collocation on the tower. The propagation maps in Figure 7 and Figure 8 depict the predicted coverage if the proposed tower was reduced to 110 feet (106-foot antenna centerline).

Figure 7 shows a reduction in the enhanced coverage area in the 700 MHz band the proposed site will add when compared against Figure 5 from earlier. Figure 8 shows a reduction in the reliable in-building coverage area in the 2100 MHz band the proposed site will add when compared against Figure 6. There is less in-building coverage to the north along Curry Street and other secondary roads. There is also less in-building coverage to the west along Granite Springs Road and Hyatt Street.

As the top proposed height is reduced, the planned collocation spaces will become unable to provide sufficient reliable coverage to their customers. Due to the reduction in reliable coverage footprint, future collocation at 96, 86, and 76 feet would be likely infeasible.

Figure 7 – Verizon Wireless 700 MHz Coverage at 106 ft

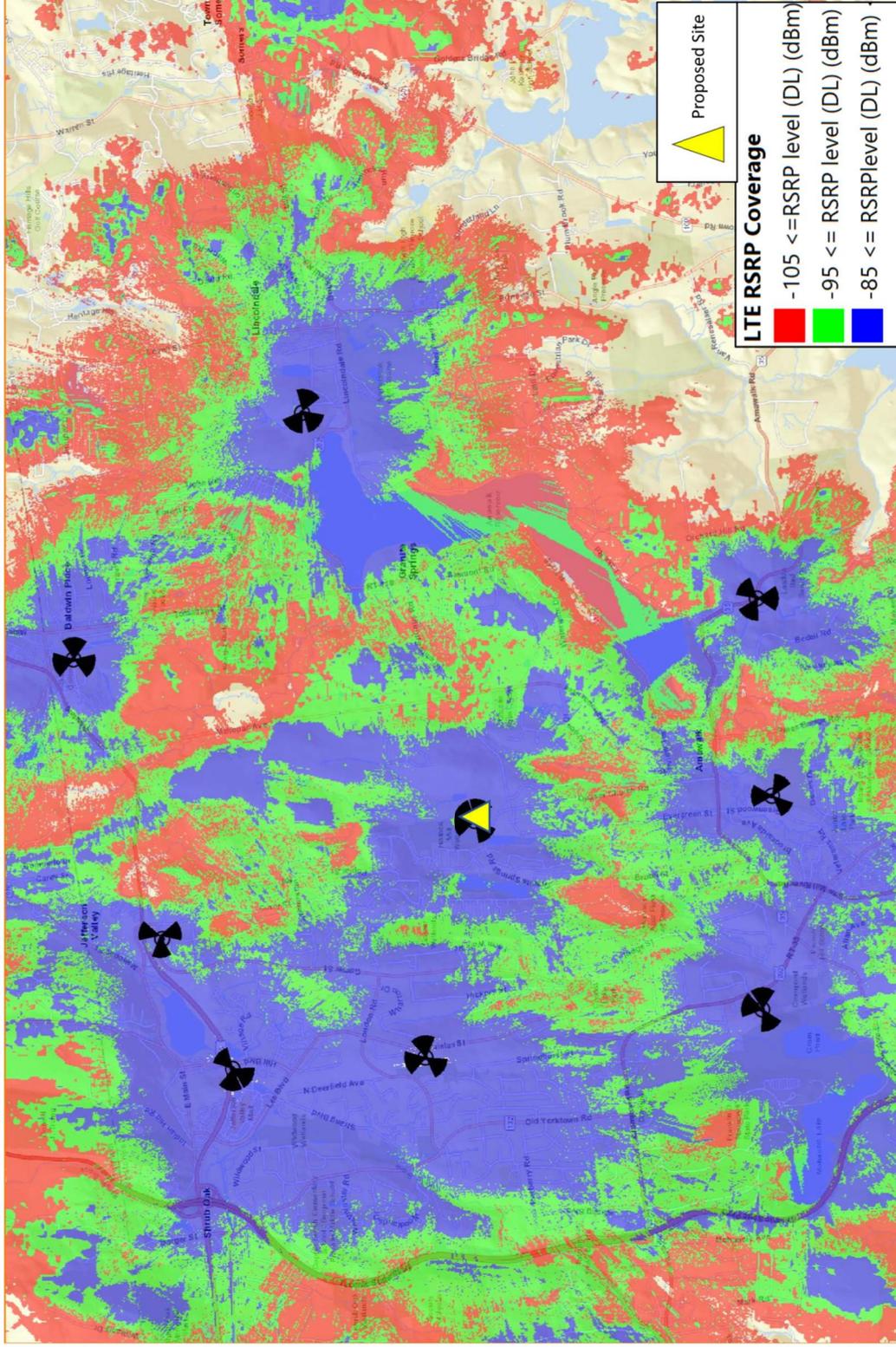
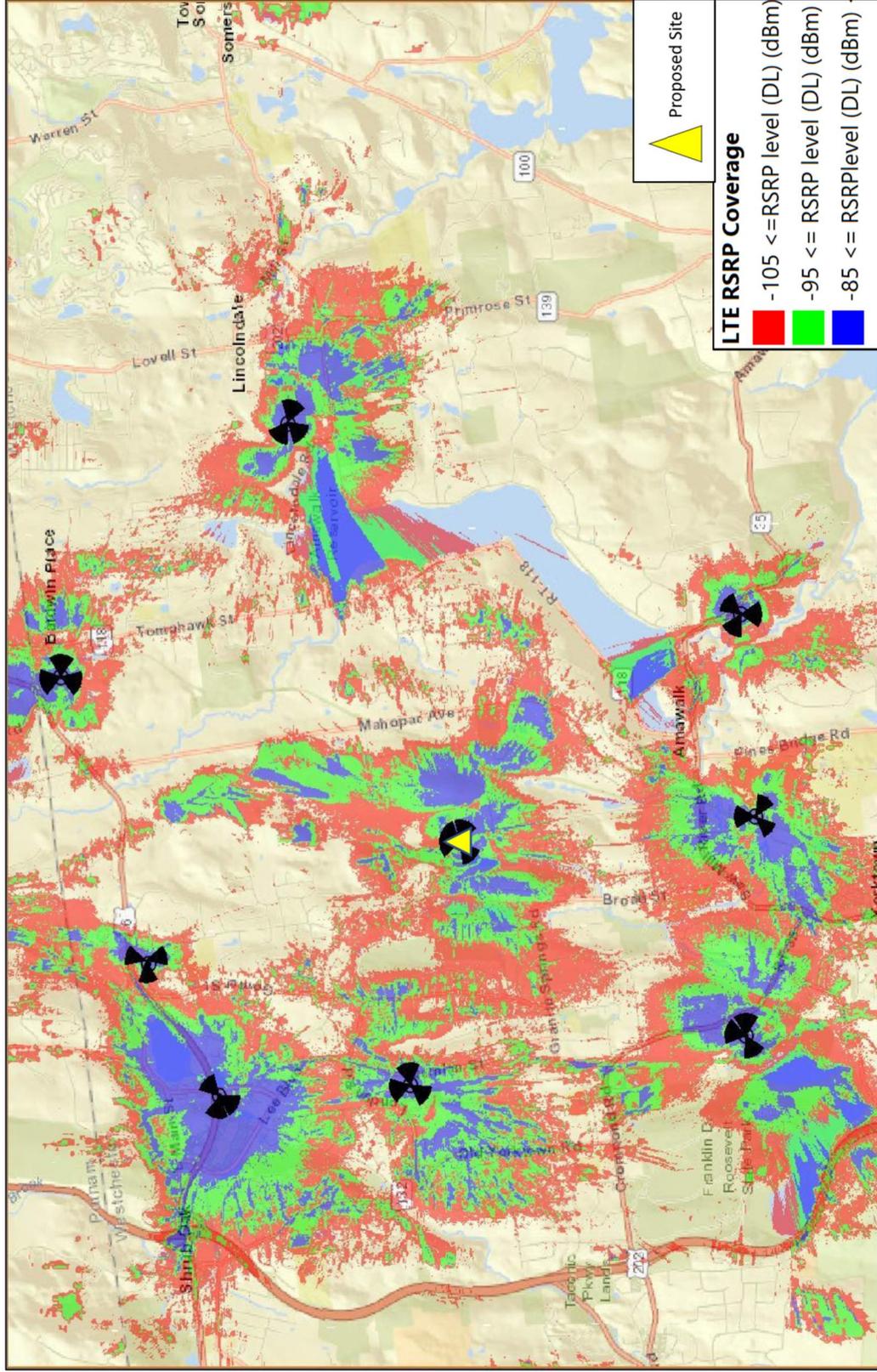


Figure 8 – Verizon Wireless 2100 MHz Coverage at 106 ft





SITE TECHNICAL INFORMATION

Verizon Wireless will deploy three (3) types of Remote Radio Units (RRU) and two (2) types of antennas at this facility. The tables below detail the frequency band and technology each will support.

RRUs

Make	Model	700	850	1900	AWS	C-Band
Samsung	MT6413-77A					5G
Samsung	RF4461d-13A	LTE	5G, LTE			
Samsung	RF4461d-25A			5G	LTE	

Antennas

Make	Model	700	850	1900	AWS	C-Band
CommScope	NHH-65C-HG-R2B	LTE	5G, LTE	5G	LTE	
Samsung	MT6413-77A					5G

Sectors

	Sector 1	Sector 2	Sector 3	Sector 4
Azimuth	110	230	350	40

Technologies

Protocol	Band	Channel	Center Frequency (MHz)	Bandwidth (MHz)	Transmit Power (dBm)	Effective Radiated Power (W/MHz)
LTE	B13 (700)	5230	751	10	46	81.42 ERP
LTE	B5 (850)	2560	885	10	46	365.44 ERP
LTE	B4 (2100)	2050	2120	20	49	223.73 EIRP
5G	n5 (850)	177000	885	10	46	365.44 ERP
5G	n2 (1900)	396000	1980	20	49	243.92 EIRP
5G	n77 (C-Band)	650006	3750.09	100	54.4	1170.73 EIRP
5G	n77 (C-Band)	655324	3,829	60	54.4	1480.85 EIRP

EXISTING SITE TECHNICAL INFORMATION

The table below contains all information used to generate the coverage studies. All coverage studies were generated in ATOLL.

<u>Site</u>	<u>Sector</u>	<u>Carrier</u>	<u>Latitude</u>	<u>Longitude</u>	<u>Antenna</u>	<u>Azimuth (°)</u>	<u>Centerline (ft)</u>	<u>Total EIRP (W)</u>
JEFFERSON_VALLEY2	1	B4_20MHz_2050	41.335517	-73.787242	NNH4-45A-R3B-V1_Port 10 - 45_02DT_2110	165	50	1207.26
JEFFERSON_VALLEY2	1	B13_10MHz_5230	41.335517	-73.787242	NNH4-45A-R3B-V1_Port 4 - 45_02DT_0718	165	50	397.92
JEFFERSON_VALLEY2	2	B4_20MHz_2050	41.335517	-73.787242	NNH4-45A-R3B-V1_Port 10 - 45_02DT_2110	265	50	1207.26
JEFFERSON_VALLEY2	2	B13_10MHz_5230	41.335517	-73.787242	NNH4-45A-R3B-V1_Port 4 - 45_02DT_0718	265	50	397.92
JEFFERSON_VALLEY2	3	B4_20MHz_2050	41.335517	-73.787242	NNH4-45A-R3B-V1_Port 10 - 45_02DT_2110	15	50	1207.26
JEFFERSON_VALLEY2	3	B13_10MHz_5230	41.335517	-73.787242	NNH4-45A-R3B-V1_Port 4 - 45_04DT_0718	15	50	397.92
JEFFERSON_VALLEY_3	1	B4_20MHz_2050	41.329218	-73.802364	NHH-65B-HG-R2B_P3-6_T00_2110-Blended	45	127	1887.99
JEFFERSON_VALLEY_3	1	B13_10MHz_5230	41.329218	-73.802364	NHH-65B-HG-R2B_P1-2_T00_0750-Blended	45	127	881.05
JEFFERSON_VALLEY_3	2	B4_20MHz_2050	41.329218	-73.802364	NHH-65B-HG-R2B_P3-6_T00_2110-Blended	210	127	1887.99
JEFFERSON_VALLEY_3	2	B13_10MHz_5230	41.329218	-73.802364	NHH-65B-HG-R2B_P1-2_T00_0750-Blended	210	127	881.05
JEFFERSON_VALLEY_3	3	B4_20MHz_2050	41.329218	-73.802364	NHH-65B-HG-R2B_P3-6_T00_2110-Blended	280	127	1887.99
JEFFERSON_VALLEY_3	3	B13_10MHz_5230	41.329218	-73.802364	NHH-65B-HG-R2B_P1-2_T00_0750-Blended	280	127	881.05
PUTNAM_VALLEY	1	B4_20MHz_2050	41.347036	-73.827357	xx_2100MHz_2DT_Port3_V0P-MX10FIT665-	41	105	1548.82
PUTNAM_VALLEY	1	B13_10MHz_5230	41.347036	-73.827357	xx_750MHz_2DT_Port2_V0P-MX10FIT665-	41	105	575.44
PUTNAM_VALLEY	2	B4_20MHz_2050	41.347036	-73.827357	xx_2100MHz_2DT_Port3_V0P-MX10FIT665-	150	105	1548.82
PUTNAM_VALLEY	2	B13_10MHz_5230	41.347036	-73.827357	xx_750MHz_2DT_Port2_V0P-MX10FIT665-	150	105	575.44
PUTNAM_VALLEY	3	B4_20MHz_2050	41.347036	-73.827357	xx_2100MHz_2DT_Port3_V0P-MX10FIT665-	260	105	1548.82

Site	Sector	Carrier	Latitude	Longitude	Antenna	Azimuth (°)	Centerline (ft)	Total EIRP (W)
PUTNAM_VALLEY	3	B13_10MHz_5230	41.347036	-73.827357	MX10FIT665-xx_750MHz_2DT_Port2_V0P	260	105	575.44
LINCOLNDALE	1	B4_20MHz_2050	41.322316	-73.728187	JAHH-65A-R3B_0DT_2100MHZ	110	98	1395.08
LINCOLNDALE	1	B13_10MHz_5230	41.322316	-73.728187	JAHH-65A-R3B_7_02EDT	110	98	570.03
LINCOLNDALE	2	B4_20MHz_2050	41.322316	-73.728187	JAHH-65A-R3B_0DT_2100MHZ	222	98	1395.08
LINCOLNDALE	2	B13_10MHz_5230	41.322316	-73.728187	JAHH-65A-R3B_7_02EDT	222	98	570.03
LINCOLNDALE	3	B4_20MHz_2050	41.322316	-73.728187	JAHH-65A-R3B_0DT_2100MHZ	305	98	1395.08
LINCOLNDALE	3	B13_10MHz_5230	41.322316	-73.728187	JAHH-65A-R3B_7_02EDT	305	98	570.03
YORKTOWN_HEIGHTS_2	1	B4_20MHz_2050	41.342756	-73.755828	SBNHH-1D65B-B_P3-6_T00_Az+0_2110-Blended	92	93	1782.38
YORKTOWN_HEIGHTS_2	1	B13_10MHz_5230	41.342756	-73.755828	SBNHH-1D65B-B_P1-2_T00_Az+0_0750-Blended	92	93	732.82
YORKTOWN_HEIGHTS_2	2	B4_20MHz_2050	41.342756	-73.755828	SBNHH-1D65B-B_P3-6_T00_Az+0_2110-Blended	202	93	1782.38
YORKTOWN_HEIGHTS_2	2	B13_10MHz_5230	41.342756	-73.755828	SBNHH-1D65B-B_P1-2_T00_Az+0_0750-Blended	202	93	732.82
YORKTOWN_HEIGHTS_2	3	B4_20MHz_2050	41.342756	-73.755828	SBNHH-1D65B-B_P3-6_T00_Az+0_2110-Blended	342	93	1782.38
YORKTOWN_HEIGHTS_2	3	B13_10MHz_5230	41.342756	-73.755828	SBNHH-1D65B-B_P1-2_T00_Az+0_0750-Blended	342	93	732.82
AMAWALK 3_L	1	B4_20MHz_2050	41.282403	-73.750119	NHH-65A-R2B_PORT 3 +45_00DT_2110	40	117	1297.18
AMAWALK 3_L	1	B13_10MHz_5230	41.282403	-73.750119	NHH-65A-R2B_PORT 1 +45_00DT_0752	40	117	562.08
AMAWALK 3_L	2	B4_20MHz_2050	41.282403	-73.750119	NHH-65A-R2B_PORT 3 +45_00DT_2110	180	117	1297.18
AMAWALK 3_L	2	B13_10MHz_5230	41.282403	-73.750119	NHH-65A-R2B_PORT 1 +45_00DT_0752	180	117	562.08
AMAWALK 3_L	3	B4_20MHz_2050	41.282403	-73.750119	NHH-65A-R2B_PORT 3 +45_00DT_2110	300	117	1297.18
AMAWALK 3_L	3	B13_10MHz_5230	41.282403	-73.750119	NHH-65A-R2B_PORT 1 +45_00DT_0752	300	117	562.08
MOHANSIC 3	1	B13_10MHz_5230	41.28244167	-73.796525	NHH-65A-R2B_PORT 1 +45_01DT_0752	90	150	562.08
MOHANSIC 3	2	B13_10MHz_5230	41.28244167	-73.796525	NHH-65A-R2B_PORT 1 +45_01DT_0752	242	150	562.08
MOHANSIC 3	3	B13_10MHz_5230	41.28244167	-73.796525	NHH-65A-R2B_PORT 1 +45_01DT_0752	15	150	562.08

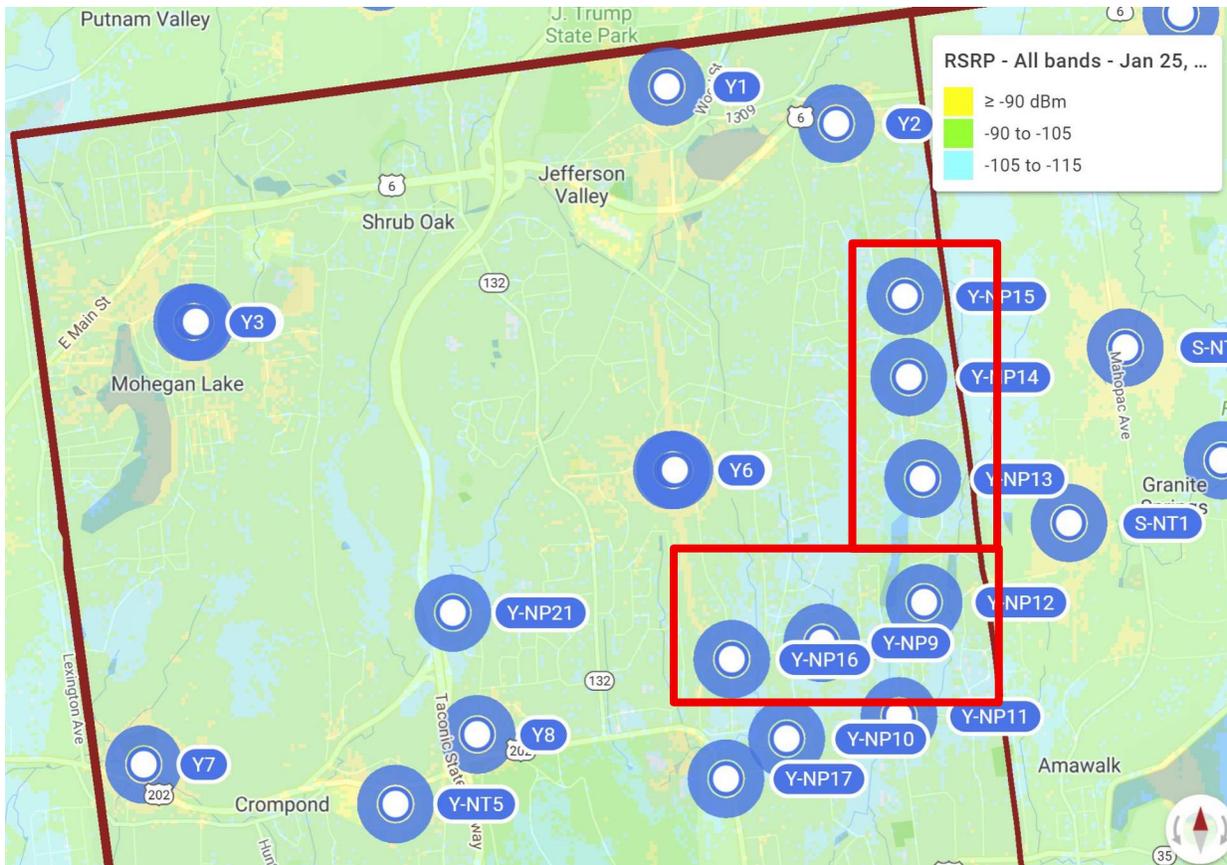
Site	Sector	Carrier	Latitude	Longitude	Antenna	Azimuth (°)	Centerline (ft)	Total EIRP (W)
YORKTOWN HEIGHTS_L - A	1	B13_10MHz_5230	41.28131389	73.77244444	MX12FIT465-01_Port1_+45_02DT_0750	122	125	575.17
YORKTOWN HEIGHTS_L - A	2	B13_10MHz_5230	41.28131389	73.77244444	MX12FIT465-01_Port4_-45_04DT_0750	222	125	536.78
YORKTOWN HEIGHTS_L - A	3	B13_10MHz_5230	41.28131389	73.77244444	MX12FIT465-01_Port1_+45_02DT_0750	0	125	575.17
MOHANSIC_2	1	B13_10MHz_5230	41.31226111	73.80142778	NHH-65B-R2B_Port 2 -45_00DT_0752	80	126	803.53
MOHANSIC_2	2	B13_10MHz_5230	41.31226111	73.80142778	NHH-65B-R2B_Port 2 -45_05DT_0752	215	126	803.53
MOHANSIC_2	3	B13_10MHz_5230	41.31226111	73.80142778	NHH-65B-R2B_Port 2 -45_04DT_0752	342	126	803.53



WIRELESS TELECOMMUNICATIONS INFRASTRUCTURE ANALYSIS REPORT

A Cityscape Consultants report detailing the existing wireless facilities and proposing possible solutions for enhancing wireless coverage was generated for the County of Westchester. The Town of Yorktown is discussed in Appendix I. The report proposed six (6) small cell facilities in the same area identified as the gap with unreliable coverage identified earlier, as shown in Figure 9. This map is on page I21 of the referenced report.

Figure 9 – Proposed Small Cell Map



The report proposed that these small cell facilities be 50 ft in height. The coverage depicted in Figure 9 is midband coverage, which includes the 2100 MHz band modelled by Verizon earlier in this justification report. Figure 9 uses the greater than -90 dBm coverage (yellow coverage) on the map to show indoor coverage,



V-COMM has reviewed Appendix I – Wireless Telecommunications Infrastructure Analysis and find the recommendations of the report do not provide reliable coverage with the use of small cells in the area of the proposed Granite Springs facility for the following reasons:

- Existing utility poles in this area of Yorktown are not what is proposed in the report

The existing utility poles in this area of the Town of Yorktown are lower than the proposed 50 foot utility poles. V-COMM estimates them to be 35 feet. New utility poles would need to be coordinated with the pole owner and all tenants to achieve the new height. These new utility poles would not be uniform with other poles in the area.

If the poles are not replaced, the mounting height will be approximately 35 ft, directly next to the high power electrical lines. This will bring the antennas into more clutter, not able to clear most rooftops of the residences in the area they are planned to cover.

- Additional ground equipment will be needed in the area

The radio equipment to power the pole-mounted small cells would need to be housed in the vicinity of the poles. This would require ground level cabinets to be placed street-side near each pole that will have a small cell deployed.

- These small cell deployments do not typically lend themselves to collocation

Typical installations for small cells on utility poles do not allow for collocation. If one wireless service provider builds small cells on a pole, other wireless service providers would need to place their equipment on different poles to achieve their coverage goals.

- Coverage in the Cityscape Consultants report does not supply necessary coverage

The Cityscape Consultants report states that indoor coverage on their maps is represented by -90 dBm shown as yellow coverage on their map. V-COMM outlined earlier that Verizon considers indoor coverage part of reliable service as most device use occurs indoors at the residences. The map in Figure 9 does not show indoor coverage between the proposed small cells. Instead, they are only improving on-street and in vehicle coverage, which V-COMM agrees that this is all these small cell facilities would reliably enhance.

A 50-foot small cell facility would typically provide a 800 – 1,000 foot radius around the facility, depending on the clutter in the area. The coverage from six (6) 50-foot small cell facilities would still have gaps in indoor coverage throughout the proposed area of coverage of the Granite Springs facility.

Small cell facilities also do not have backup systems to provide power in the event of a utility service interruption.



CONCLUSION

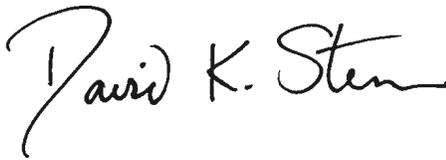
V-COMM reviewed the materials for proposed site "NY578 Granite Springs" and prepared an analysis of the existing cell sites and their respective RF coverage. With the current existing sites, there is a significant gap in coverage which can restrict wireless customers from originating, maintaining and/or receiving wireless voice and data service in the area surrounding the proposed site.

The proposed site will remedy the gaps at low band frequencies, provide new coverage at the mid-band frequencies and reduce user blocking in the area around the site. The proposed site at 130ft AGL will provide collocation opportunities for all of the FCC Licensed carriers in this market and for public safety equipment.



Dominic C. Villecco
President, V-COMM, L.L.C.

2/24/2026



David K. Stern
Vice President, V-COMM, L.L.C.

2/24/2026

Dominic C. Villecco
President and Founder
V-COMM, L.L.C.

Dominic Villecco, President and founder of V-COMM, is a pioneer in wireless telecommunications engineering, with 38 years of executive-level experience and various engineering management positions previously. Under his leadership, V-COMM has grown from a start-up venture in 1996 to a highly respected full-service consulting telecommunications engineering firm.

In managing V-COMM's growth, Mr. Villecco has overseen expansion of the company's portfolio of consulting services, which today include a full range of RF and Network support, network design tools, measurement hardware, and database services as well as time-critical engineering-related services such as business planning, zoning hearing expert witness testimony, regulatory advisory assistance, and project management.

Before forming V-COMM, Mr. Villecco spent 10 years with Comcast Corporation, where he held management positions of increasing responsibility, his last being Vice President of Wireless Engineering for Comcast International Holdings, Inc. Focusing on the international marketplace, Mr. Villecco helped develop various technical and business requirements for directing Comcast's worldwide wireless venture utilizing current and emerging technologies (GSM, PCN, ESMR, paging, etc.).

Previously he was Vice President of Engineering and Operations for Comcast Cellular Communications, Inc. His responsibilities included overall system design, construction and operation, capital budget preparation and execution, interconnection negotiations, vendor contract negotiations, major account interface, new product implementation, and cellular market acquisition. Following Comcast's acquisition of Metrophone, Mr. Villecco successfully merged the two technical departments and managed the combined department of 140 engineers and support personnel.

Mr. Villecco served as Director of Engineering for American Cellular Network Corporation (AMCELL), where he managed all system implementation and engineering design issues. He was responsible for activating the first cellular system in the world utilizing proprietary automatic call delivery software between independent carriers in Wilmington, Delaware. He also had responsibility for filing all FCC and FAA applications for AMCELL before it was acquired by Comcast.

Prior to joining AMCELL, Mr. Villecco worked as a staff engineer at Sherman and Beverage (S&B), a broadcast consulting firm. He designed FM radio station broadcasting systems and studio-transmitter link systems, performed AM field studies and interference analysis and TV interference analysis, and helped build a sophisticated six-tower arrangement for a AM antenna phasing system. He also designed and wrote software to perform FM radio station allocations pursuant to FCC Rules Part 73.

Mr. Villecco started his career in telecommunications engineering as a wireless engineering consultant at Jubon Engineering, where he was responsible for the design of cellular systems, both domestic and international, radio paging systems, microwave radio systems, two-way radio systems, microwave multipoint distribution systems, and simulcast radio link systems, including the drafting of all FCC and FAA applications for these systems.



Over the past twenty years, Mr. Vilecco had been previously qualified and provided expert witness testimony in the following venues:

- Avalon Borough, NJ
- Belleville, NJ
- Belmar, NJ
- Berkeley Heights Township, NJ
- Bernards Township, NJ
- Bernardsville, NJ
- Branchburg, NJ
- Bridgewater Township, NJ
- Brielle, NJ
- Bushkill Township, PA
- Colts Neck Township, NJ
- Cranbury Township, NJ
- Cresskill, NJ
- Cross Village / Emmett County, MI
- Cumru Township, PA
- Exeter Township, PA
- Fair Haven, NJ
- Fanwood Borough, NJ
- Franklin, NJ
- Freehold, NJ
- Garfield, NJ
- Glen Gardner, NJ
- Glen Rock, NJ
- Hampton Borough, NJ
- Hanover, NJ
- Hardyston Township, NJ
- Harrington Park, NJ
- Helmetta, NJ
- Hempstead, NY
- Highland Park, NJ
- Hoboken, NJ
- Holmdel Township, NJ
- Hopewell Borough, NJ
- Hopewell Township, NJ
- Howell Township, NJ
- Knowlton township, NJ
- Jersey City, NJ
- Kearny, NJ
- Kingston, NJ
- Lawrence Township, NJ
- Little Egg Harbor Twp., NJ
- Little Silver Borough, NJ
- Long Valley, NJ
- Lower Alsace Twp., PA
- Middletown Township, NJ
- Millstone Township, NJ
- Morris Township, NJ
- Neptune Township, NJ
- Newark, NJ
- New Castle County, DE
- New Providence, NJ
- N. Caldwell Township, NJ
- Orange, NJ
- Plainfield, NJ
- Princeton Township, NJ
- Reading Township, NJ
- Ridgefield, NJ
- Rochelle Park, NJ
- Rutherford, NJ
- Saddle Brook Township, NJ
- Sayreville, NJ
- Somers Point, NJ
- Somerville, NJ
- South Brunswick, NJ
- South Coventry Twp., PA
- South Plainfield, NJ
- Stone Harbor, NJ
- Tenafly, NJ
- Upper Allen Township, PA
- Upper Freehold, NJ
- Wall Township, NJ
- Wallington, NJ
- Wantage Township, NJ
- Washington Township, NJ
- Wayne Township, NJ
- Weehawken Township, NJ

Nextwave Personal Communications, Inc. vs. Federal Communications Commission (FCC)*

Pocket Communications, Inc. vs. Federal Communications Commission (FCC)*

*In these cases, Mr. Vilecco was retained by the FCC and the Department of Justice as a technical expert on their behalf, pertaining to matters of wireless network design, optimization and operation.



David K. Stern
Vice President and Co-Founder
V-COMM, L.L.C.

David Stern, Vice President and co-founder of V-COMM, has 35 years of hands-on operational and business experience in telecommunications engineering. While at V-COMM, Mr. Stern oversaw the design and implementation of several major Wireless markets in the Northeast United States, including T Mobile - New York, Verizon Wireless, Unitel Cellular, West Virginia Wireless, South Canaan Cellular and Conestoga Wireless. In his position as Vice President, he has testified at a number of Zoning and Planning Boards in New Jersey, New York, Pennsylvania, West Virginia and Michigan, and qualified as an Expert Witness in US Federal District Court and Ocean County Superior Court, including:

- Bayonne, NJ
- Berkeley Township, NJ
- Brick, NJ
- Bridgewater Township, NJ
- Byram Township, NJ
- Carteret, NJ
- Cedar Grove, NJ
- Charlevoix, MI
- Charleston, WV
- Chatham Borough, NJ
- Chatham Township, NJ
- Clinton Township, NJ
- Cranford, NJ
- Dumont, NJ
- East Brunswick, NJ
- East Hempfield, PA
- Edgewater, NJ
- Edison, NJ
- Elizabeth, NJ
- Elmwood Park, NJ
- Englewood Cliffs, NJ
- Fairfield, NJ
- Fairlawn, NJ
- Fanwood, NJ
- Fort Lee, NJ
- Franklin Township, NJ
- Freehold Township, NJ
- Galloway Township, NJ
- Hackensack, NJ
- Haledon, NJ
- Hazlet, NJ
- Hempstead, NY
- Highland Park, NJ
- Hillsborough Township, NJ
- Hoboken, NJ
- Holmdel, NJ
- Hopatcong, NJ
- Hopewell Township, NJ
- Howell Township, NJ
- Huntington, NY
- Knowlton township, NJ
- Jersey City, NJ
- Keyport, NJ
- Kingwood Township, NJ
- Lakewood, NJ
- Lancaster, PA
- Lawrence Township, NJ
- Little Egg Harbor, NJ
- Livingston, NJ
- Lodi, NJ
- Long Branch, NJ
- Long Hill Township, NJ
- Lyndhurst, NJ
- Manchester Township, PA
- • Manheim Township, PA
- Manalapan Township, NJ
- Marlboro Township, NJ
- Millstone Township, NJ
- Monroe Township, NJ
- Montgomery Township, NJ
- Montville Township, NJ
- Morris Township, NJ
- Mount Freedom, NJ
- Neptune, NJ
- Newark, NJ
- New Brunswick, NJ
- New Holland, PA
- Newton, NJ
- North Bergen, NJ
- North Brunswick, NJ
- Nutley, NJ
- Oakland, NJ
- Old Bridge, NJ
- Old Tappan, NJ
- Paramus, NJ
- Parsippany/Troy Hills, NJ
- Patterson, NJ
- Peapack/Gladstone, NJ
- Perth Amboy, NJ
- Plainsboro, NJ
- Piscataway, NJ



- Randolph Township, NJ
- Red Bank, NJ
- Rochelle Park, NJ
- Rockleigh, NJ
- Sayreville, NJ
- Shrewsbury, NJ
- South Plainfield, NJ
- South Brunswick, NJ
- Stafford Township, NJ
- Teaneck, NJ
- Tenafly, NJ
- Tewksbury, NJ
- Trenton, NJ
- Union, NJ
- Union City, NJ
- Vernon, NJ
- Wall Township, NJ
- Wantage Township, NJ
- Washington Township, NJ
- Wayne, NJ
- West Caldwell, NJ
- West Milford, NJ
- West New York, NJ
- West Orange, NJ
- Woodbridge, NJ

Mr. Stern has a formidable background in wireless technologies including GSM, CDMA, 4G-LTE, 5G, Project 25, and Wi-Fi. As an expert witness, David represented major wireless carriers, which aided in the expansion of their networks. One of his major accomplishments at V-COMM was the design and project management for Madison, NJ's Public Safety Communication Center. David was also a key in New York City's first PCS network launch. He is a member of APCO Region 8 and Region 28 Regional Planning Committees, and is dedicated to creating standards for 700 MHz Public Safety and Commercial Wireless deployments.

Prior to joining V-COMM, Mr. Stern spent seven years with Comcast Cellular Communications, Inc., where he held several engineering management positions. As Director of Strategic Projects, he was responsible for all technical aspects of Comcast's wireless data business, including implementation of the CDPD Cellular Packet Data network. He also was responsible for bringing into commercial service the Cellular Data Gateway, a circuit switched data solution.

Also, Mr. Stern was the Director of Wireless System Engineering, charged with evaluating new digital technologies, including TDMA and CDMA, for possible adoption. He represented Comcast on several industry committees pertaining to CDMA digital cellular technology and served on the Technology Committee of a wireless company on behalf of Comcast. He helped to direct Comcast's participation in the A- and B-block PCS auctions and won high praise for his recommendations regarding the company's technology deployment in the PCS markets.

At the beginning of his tenure with Comcast, Mr. Stern was Director of Engineering at Comcast, managing a staff of 40 technical personnel. He had overall responsibility for a network that included 250 cell sites, three Switching offices, four Motorola EMX-2500 switches, IS-41 connections, SS 7 interconnection to NACN, and a fiber optic and microwave "disaster-resistant" interconnect network.

Mr. Stern began his career at Motorola as a Cellular Systems Engineer, where he developed his skills in RF engineering, frequency planning, and site acquisition activities. His promotion to Program Manager Northeast for the rapidly growing New York, New Jersey, and Philadelphia markets gave him the responsibility for coordinating all activities and communications with Motorola's cellular infrastructure customers. He directed contract preparations, equipment orders and deliveries, project implementation schedules, and engineering support services.

Mr. Stern earned a BSEE from the University of Illinois, in Urbana, and is a member of IEEE.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Homeland Towers - Granite Springs (NY578)		
Project Location (describe, and attach a general location map): 62 Granite Springs Road, Yorktown Heights, NY 10598 (Westchester County)		
Brief Description of Proposed Action (include purpose or need): A wireless telecommunications facility, consisting of a 130' monopole with antennas, together with related equipment within a 3,000+/- square foot square fenced gravel compound area, and access via a new 10ft wide 540ft +/- long gravel drive. The site area is wooded and approximately 84+/- trees will need to be removed prior to site development. The purpose of the Project is to remedy an identified gap in wireless communication service in the area. Refer to Zoning Drawings - Site Number; NY578 for additional information.		
Name of Applicant/Sponsor: Homeland Towers, LLC	Telephone: 203-297-6345	E-Mail: kw@homelandtowers.us
Address: 9 Harmony Street, 2nd Floor		
City/PO: Danbury	State: CT	Zip Code: 06810
Project Contact (if not same as sponsor; give name and title/role): Same As Applicant	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Town of Yorktown	Telephone: (914) 962-1004	E-Mail: elachterman@yorktownny.gov
Address: 363 Underhill Avenue		
City/PO: Yorktown Heights	State: NY	Zip Code: 10598

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Lease approval; Town wetland permit; Tree Permit; Stormwater management permit	Lease (ongoing) Wetland, Tree Removal, Stormwater permit (pending)
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board Referral	Pending
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town highway & building permit	Building and highway permits to be submitted upon lease approval
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC (Article 24 Freshwater Wetlands and SPDES). NYS Leg approval - parkland alienation	Article 24 and SPDES (pending), Alienation (approved)
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

NYC Watershed Boundary

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-20 (One-Family Residential)

b. Is the use permitted or allowed by a special or conditional use permit? (Permitted use) Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Yorktown Central School District

b. What police or other public protection forces serve the project site?
Yorktown Police Department

c. Which fire protection and emergency medical services serve the project site?
Yorktown Heights Engine Company #1

d. What parks serve the project site?
Downing Park, FDR Park, Granite Knolls Park, Kitchawan Preserve, Sylvan Glen Park Preserve, Teatown Lake Reservation, Turkey Mountain Nature Preserve and Woodlands Legacy Fields Park, Sparkle Lake Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Proposed action is a personal wireless service facility.

b. a. Total acreage of the site of the proposed action? 4.17 acres
b. Total acreage to be physically disturbed? 0.65 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.17 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 3* months *12 months anticipated until final stabilization of site

ii. If Yes:
• Total number of phases anticipated
• Anticipated commencement date of phase 1 (including demolition) month year
• Anticipated completion date of final phase month year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes, *See site plan for fencing, transformer, generator, and equipment cabinets, and any ancillary structures

i. Total number of structures _____ 1*

ii. Dimensions (in feet) of largest proposed structure: _____ 130 height; _____ NA width; and _____ NA length

iii. Approximate extent of building space to be heated or cooled: _____ NA square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? Cut for driveway and site grading

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 320 cubic yards
- Over what duration of time? 2 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Soil and rock to be removed in a lawful manner

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ 0.37 acres

vi. What is the maximum area to be worked at any one time? _____ .65 acres

vii. What would be the maximum depth of excavation or dredging? _____ 8 feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____
 See SWPPP prepared by KSCJ

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Hallock Mill Wetlands. PFO1E and PF01/SS1E Freshwater Forested/Shrub Wetlands: Buffer Disturbance only.

Hallock Mills is a state-regulated wetland (also a Federal Wetland) on the parcel NW of the subject parcel. It has a 100' regulated buffer under DEC.
 See attached DEC Environmental Resource mapper results.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The development of the driveway and facility will not directly affect the wetland, but will be located within the DEC-regulated 100' adjacent area.

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? *Temporary potable water if necessary will be used to Yes No
 If Yes: water new plantings during period of establishment

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- Describe types of new point sources. _____
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 - If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 Construction vehicles associated with the facility construction _____
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
 None _____
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
 Site will contain an emergency backup generator for use during temporary power outages. _____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
800 Amps: Energy uses associated with the operation of a commercial communications tower and personal wireless service facility including electricity.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
NYSEG (grid/local utility)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 8AM - 5PM _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ Facility is unmanned and will _____
- Saturday: _____ operate 24/7 after the completion _____
- Sunday: _____ of construction. _____
- Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: The proposed action will temporarily produce noise associated with general site construction activities during construction only. _____</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: *Site is heavily wooded and proposed tree removal will not affect buffering of minimal noise from the facility _____</p>
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Safety light on equipment will be dark sky compliant. Approximately one, 100 watt fixture for each carrier will be provided and will be placed on a timer switch. _____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: *Site is heavily wooded and proposed tree removal will not affect screening of minimal light from the facility _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:
 The property is currently wooded. The adjacent properties are wooded (north), residential (south), agricultural (east), or stream or wetland areas (northwest).

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	0.25	+0.25
• Forested	4.17	3.92	-0.25
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	0.00	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: _____	0.00	0.00	0.00

c. Is the project site presently used by members of the community for public recreation? * Yes No
*i. If Yes: explain: *Certain members of the public have indicated they walk and hunt on the property*

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
 If Yes:
i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures:

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site USDA soils map attached

a. What is the average depth to bedrock on the project site? _____ 1.5-3 feet to densic material (per USDA soil report)

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Paxton fine sandy loam, 3-8% slope	63.3 %
Ridgebury complex, 3-8% slope	19.6 %
Woodbridge loam, 0-3% slope	14.3 %

d. What is the average depth to the water table on the project site? Average: _____ 0.5-3 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	63.3 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	15.7 % of site
<input checked="" type="checkbox"/> Poorly Drained	21.0 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	100 % of site
<input type="checkbox"/> 10-15%:	_____ % of site
<input type="checkbox"/> 15% or greater:	_____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 See attached Federal wetlands map and DEC Environmental Resource mapper results.

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland Approximate Size NYS Wetland (in a...)
- Wetland No. (if regulated by DEC) A-13 _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: Principal Aquifer _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 typical backyard & forest wildlife species _____
 No significant natural communities. _____
 See EBI letter, dated 02/06/2026

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
 No endangered or threatened species listed by NYS are found on the site. The Indiana Bat is not found on the site, however the applicant will conduct tree clearing between October 31 and March 31 to avoid potential habitat disturbance. See attached EBI letter with USFWS concurrence.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____
 This answer was provided per NYS DEC EAF Mapper

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____
 *One member of the public claims to have hunted on the property

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: WEST001 Located on neighboring Stewart farm

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No
See SHPO CRIS map attached.

If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No
See SHPO CRIS map attached.

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No
If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No
If Yes:
 i. Identify resource: Sylvan Glen Town Preserve, Downing Park, Franklin D. Roosevelt State Park, Donald J. Trump State Park
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local and State Parks
 iii. Distance between project and resource: _____ 2-3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No
If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

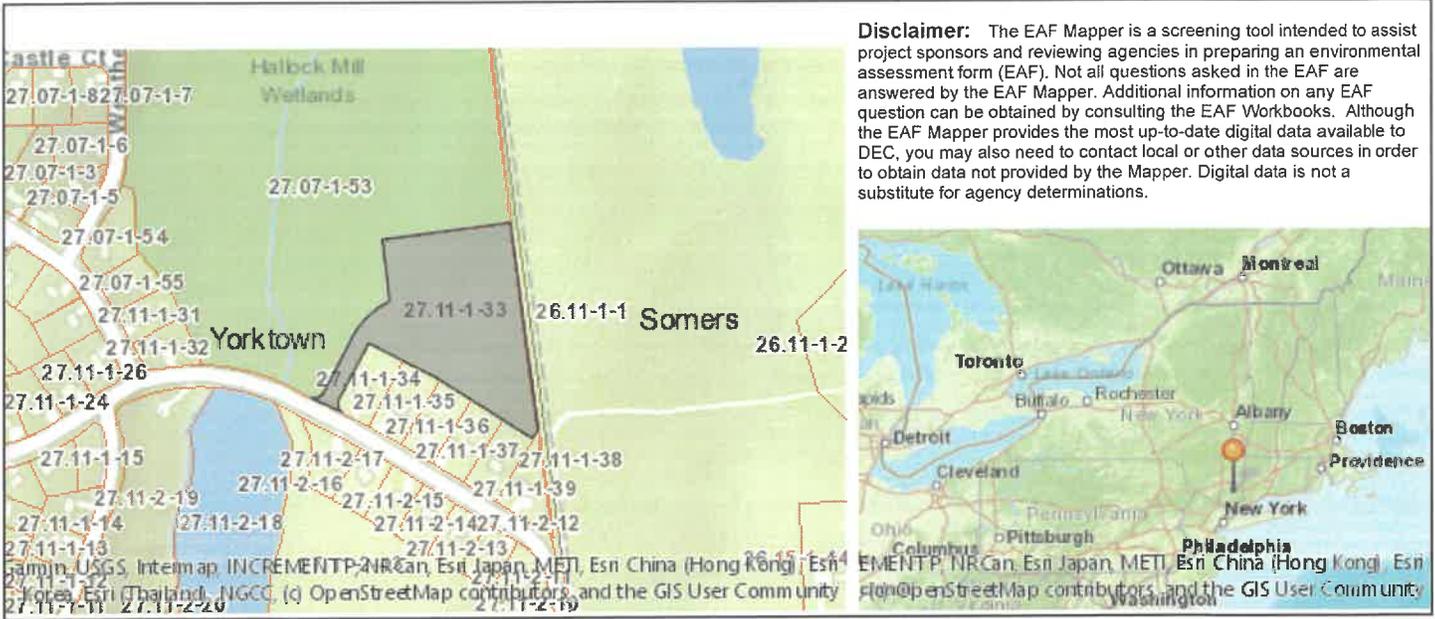
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Homeland Towers Date 2/10/2026

Signature  Title Principal
 Matthew W. Allen, RLA Saratoga Associates
 Landscape Architects, Architects, Engineers and Planners, P.C.



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):157.1
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	A-13
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

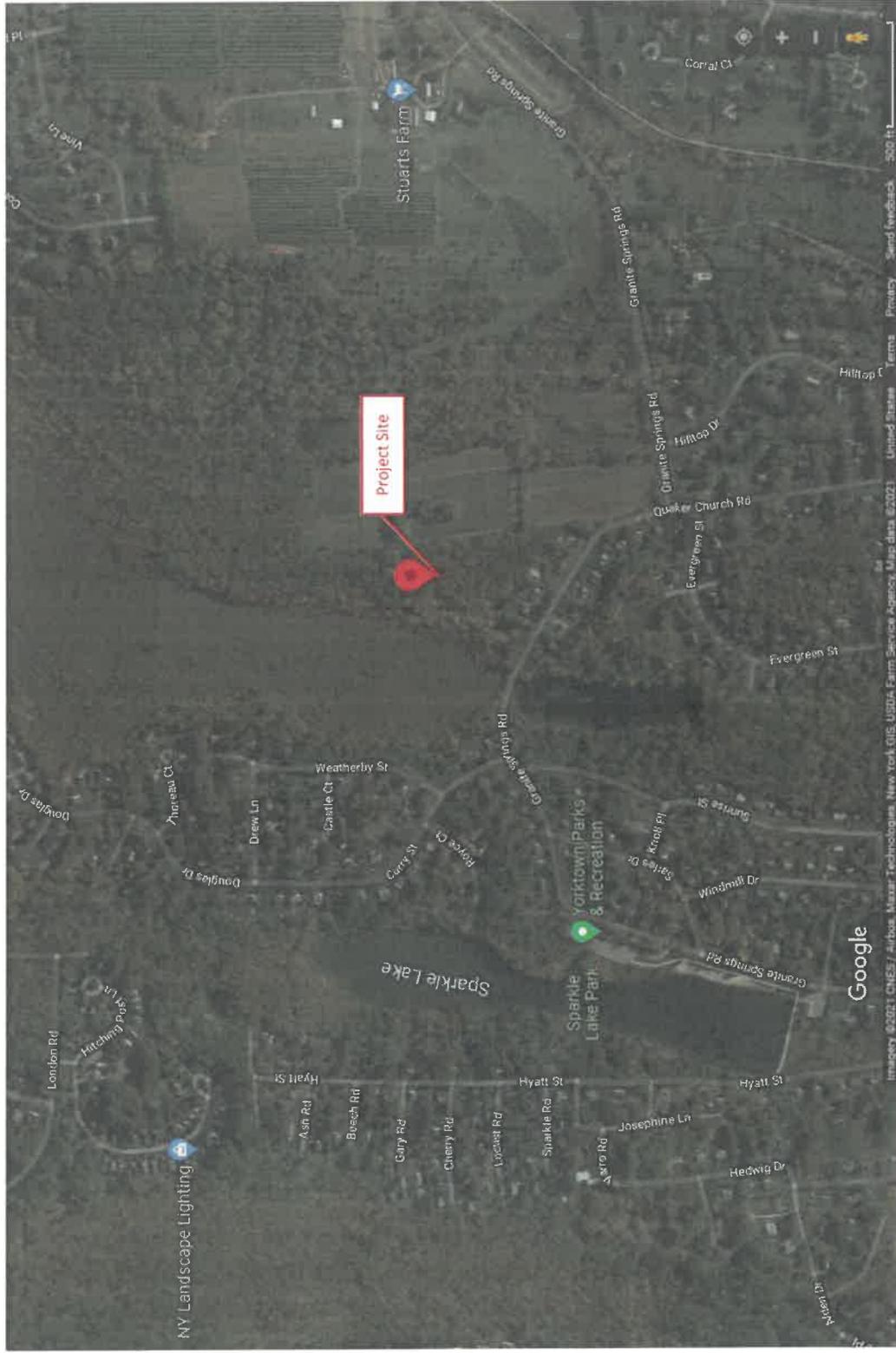
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	WEST001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Homeland Towers: NY578 –Project Location Map

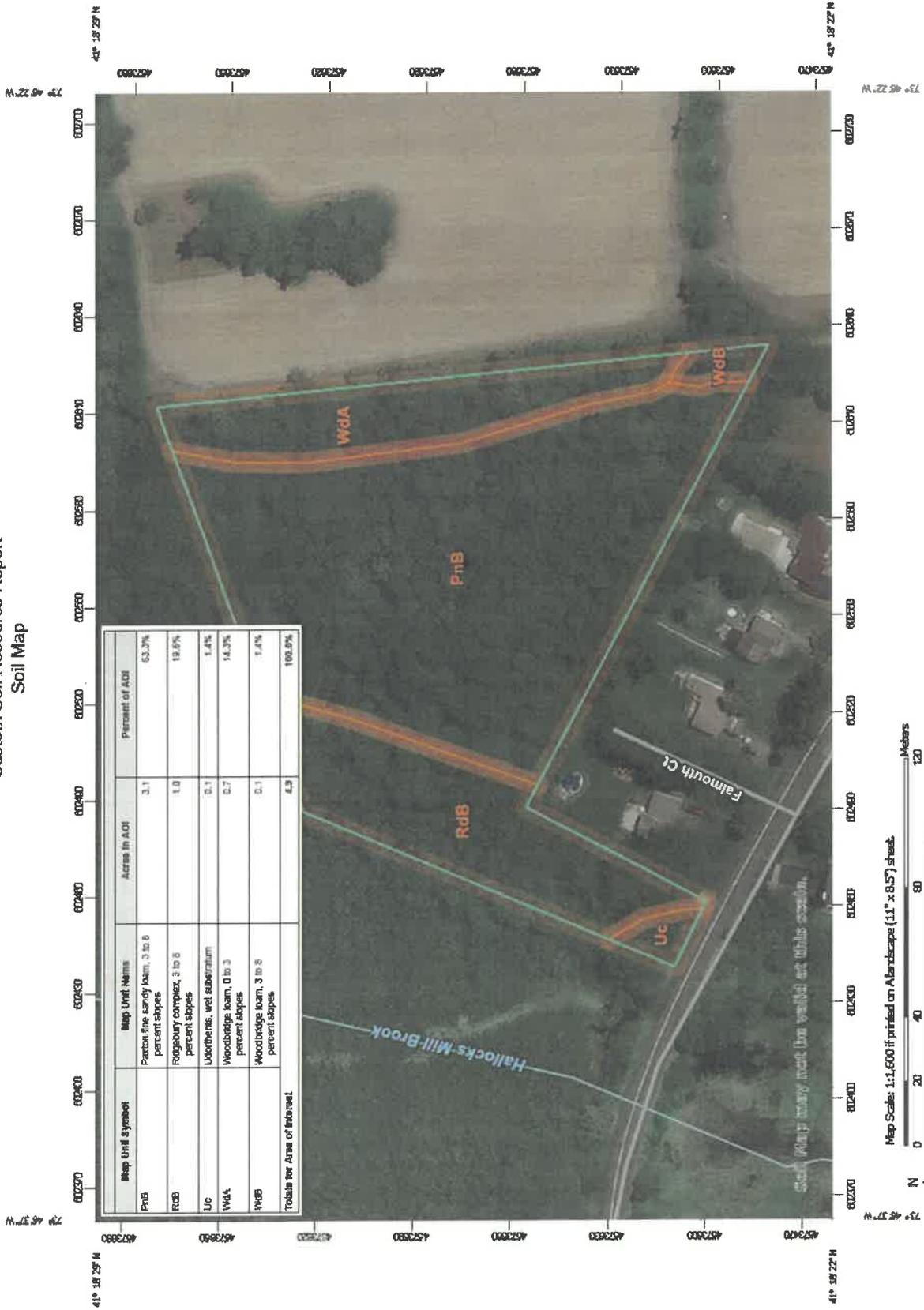
Granite Springs Road, Yorktown Heights, NY 10598

Parcel # 27.11-1-33, Town of Yorktown, Westchester County, NY

41.307607°, -73.774727°



Custom Soil Resource Report Soil Map



Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	Easting:	602556.3301497151	Northing:	4573636.729085875
Longitude/Latitude	Longitude:	-73.7748639601594	Latitude:	41.30768401599379

The approximate address of the point you clicked on is:
10598, Yorktown Heights, New York

County: Westchester
Town: Yorktown
USGS Quad: MOHEGAN LAKE

Freshwater Wetlands Checkzone

This location is in the vicinity of one or more Regulated Freshwater Wetlands.

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.



U.S. Fish and Wildlife Service

National Wetlands Inventory

Granite Springs (NY578)



August 3, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Homeland Towers: Granite Springs (NY578)

Welcome Guest User | Contact Us | FAQ | Help | Sign Out

CRIS HOME SUBMIT SEARCH COMMUNICATE

USN Building Points (View)

- Eligible
- Listed
- Not Eligible
- Not Eligible - Demolished
- Undetermined

National Register Building Sites (View)

Archeologically Sensitive Areas

Project Site

County of Westchester, Westchester County GIS, Esri, HERE, Garmin, INCREMENT P, Int... esri

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Maureen Bowman

From: towernotifyinfo@fcc.gov
Sent: Wednesday, August 10, 2022 11:45 PM
To: Maureen Bowman
Subject: Section 106 Notification of SHPO/THPO Concurrence- Email ID #7328960

Follow Up Flag: Follow up
Flag Status: Completed

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:

Date of Action: 08/10/2022

Direct Effect: No Historic Properties in Area of Potential Effects (APE)

Visual Effect: No Historic Properties in Area of Potential Effects (APE)

Comment Text: NYSHPO concurs with recommended finding. Received by NYSHPO.

File Number: 0010137125

TCNS Number: 246515

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 07/21/2022

Applicant: Homeland Towers, LLC

Consultant: EnviroBusiness Inc. d/b/a EBI Consulting (EBI 6122001959)

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: Granite Springs / NY578

Site Address: Granite Springs Road

Detailed Description of Project: Proposed construction of a new telecommunications monopole tower and compound resulting in ground disturbance. Please see Attachment 4 of this filing for project design details. (EBI # 6122001959)

Site Coordinates: 41-18-27.1 N, 73-46-29.2 W

City: Yorktown

County: WESTCHESTER

State:NY

Lead SHPO/THPO: New York State Historic Preservation Office

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.



**BUILDING VALUE
SUSTAINABLY**

21 B Street
Burlington, MA 01803

Re: NY578 Granite Springs
Granite Springs Road
Yorktown, Westchester County, New York
41° 18' 27.07" N / 73° 46' 29.15" W

EnviroBusiness, Inc. (dba EBI Consulting) completed a Natural Resources Review for the property referenced above. The EAF mapper identified the Indiana bat (*Myotis sodalis*) and Bog Turtle (*Clemmys muhlenbergii*) as potential species of concern.

The review concluded that:

- The project was not likely to adversely affect the Indiana bat (*Myotis sodalis*) as long as trees were cleared between October 31 and March 31.
- The project would have no effect on the Bog Turtle (*Clemmys muhlenbergii*). The Habitat at the Site does not consist of suitable habitat for the species (i.e. slow, shallow, muck-bottomed rivulets of sphagnum bogs, calcareous fens, marshy/sedge-tussock meadows, spring seeps, wet cow pastures, and shrub swamps) capable of supporting the listed species.
- In a letter dated October 18, 2022, the United States Fish and Wildlife Service concurred with these assessments.

Thank you for the opportunity to be of service. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (412) 559-8826.

Respectfully submitted,
EBI CONSULTING

Ryan McKissock
Program Director of Project Management



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: [Kelly Garcia](#)
To: [Ryan McKissock](#)
Subject: FW: 057168-PR - Granite Springs / NY578 - YORKTOWN HEIGHTS - New York
Date: Tuesday, September 16, 2025 10:59:26 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

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
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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
Pebbles Island State Park, P.O. Box 189, Waterford, NY 12188-0189
518-268-2187 | cell - 518-971-1255 | lisa.petruzzelli@parks.ny.gov
<https://parks.ny.gov/shpo>



New York State
Parks, Recreation and
Historic Preservation

We'll see you out there

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



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Archaeology Reviewer
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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.



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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 | _____
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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

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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

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On Air Engineering, LLC

88 Foundry Pond Road
Cold Spring, NY 10516
(201) 456-4624 office

February 3, 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:

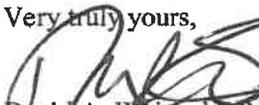
This structural certification pertains to the 130 ft. monopole structure proposed at the above referenced location, designed to support antennas for Verizon and (3) future telecommunication facilities.

The designed tower loading will be for four (4) carriers, each allocated with a 200 sq. ft. area for their antennas, accessory equipment, pipe mounts and mount assemblies. Carrier loading is typically spaced at 10 ft. intervals (vertically) starting from the top of the structure. The tower will also be designed to include emergency service antennas and equipment for the town.

The tower will be designed in accordance with the recently adopted 2025 New York State Building Code and applicable referenced standards, including TIA-222-I. Such compliance will assure the structural integrity of the monopole and all attachments.

If you have any questions, please feel free to contact our office.

Very truly yours,


David A. Weinpahl, P.E.
NY License No. 07890
Managing Partner
On Air Engineering, LLC



DW:dw



PINNACLE TELECOM GROUP, LLC

Professional and Technical Services

www.pinnacletelecomgroup.com

February 2, 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:

In connection with the above-referenced cellular monopole site proposed by Homeland Towers LLC, Pinnacle Telecom Group (PTG) provided an "Antenna Site FCC RF Compliance Assessment and Report" dated November 16, 2021, along with a separate letter dated January 9, 2026.

That material was reviewed by the town's RF consultant, who has subsequently made several requests in connection with the FCC compliance analysis, as follows:

- The technical parameters for the operation of the anchor operator, Verizon Wireless, need to be confirmed with Verizon Wireless, and the transmission parameters for all three carriers need to include the frequency bands used for 5G service. (We will include T-Mobile in that modification even though the RF consultant only mentioned Verizon Wireless and AT&T as 5G operators.)
- The antenna heights in the original analysis need to be changed by one foot for consistency with the site drawings.
- And finally, the RF consultant noted that the original analysis did not include any assumed antenna downtilt, and recommended the revised analysis apply two degrees of downtilt. (In our analyses we applied the maximum available electrical downtilts for each antenna, which was a maximum of 12 degrees).

PTG has incorporated all those modifications in a revised FCC compliance analysis and report (which is provided separately).

We mentioned at the outset of this letter and throughout the compliance report that our exposure analysis was very conservative, which is the approach recommended by the FCC, so that there can be great confidence about conclusions about MPE compliance.

Despite the considerable additional conservatism in the revised mathematical analysis, the worst-case calculated RF level is only 12.9647 percent of the FCC limit for safe,

continuous exposure of the general public – in other words, still *more than seven times below* the FCC limit. This provides a clear demonstration of FCC compliance, regardless of what configuration of up to three wireless operators might ultimately exist at this proposed site.

Note that FCC regulations require that any future antenna operator here is required to assess and assure continuing MPE compliance based on the overall combined RF effects from the combination of proposed and then-existing antennas at this site.



Daniel J. Collins
Chief Technical Officer



Pinnacle Telecom Group

Professional and Technical Services

ANTENNA SITE FCC RF COMPLIANCE ASSESSMENT AND REPORT

HOMELAND TOWERS, LLC

**SITE "NY578 – GRANITE SPRINGS"
GRANITE SPRINGS ROAD
YORKTOWN HEIGHTS, NY**

FEBRUARY 2, 2026

14 RIDGEDALE AVENUE, SUITE 260 • CEDAR KNOLLS, NJ 07927 • 973-451-1630

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INTRODUCTION AND SUMMARY

At the request of Homeland Towers, LLC, Pinnacle Telecom Group has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for proposed wireless antenna operations on a new 130-foot monopine to be located on Granite Springs in Yorktown Heights, NY.

Homeland Towers refers to the prospective site as “NY578 – Granite Springs”, and the proposed monopine will accommodate the directional panel antennas of up to three wireless carriers.

The FCC requires wireless antenna operators to perform an assessment of the RF levels from all the transmitting antennas at a site whenever antenna operations are added or modified, and ensure compliance with the FCC Maximum Permissible Exposure (MPE) limit in areas of unrestricted public access, i.e., at street level around the site.

In this case, the compliance assessment will include the RF effects of a worst-case hypothetical collocation of three wireless carriers’ antennas. By worst case, we mean that the carriers whose maximum capacity relates to higher emitted power levels will be hypothetically assumed to occupy the lower mounting positions on the monopine, thus matching higher power and smaller distances to ground-level around the site.

The analysis will conservatively assume all the wireless carriers are operating at maximum capacity and maximum power in each of their FCC-licensed frequency bands. With that extreme degree of conservatism incorporated in the analysis, we can have great confidence that the actual RF effects from any combination of wireless operators, however they might actually be positioned on the monopine, would be in compliance with the FCC’s MPE limit.

This assessment of antenna site compliance is based on the FCC limit for general population “maximum permissible exposure” (MPE), a limit established as safe for continuous exposure to RF fields by humans of either sex, all ages and sizes, and under all conditions.

The result of an FCC compliance assessment can be described in layman's terms by expressing the calculated RF levels as simple percentages of the FCC MPE limit. In that way, the figure 100 percent serves as the reference for compliance, and calculated RF levels below 100 percent indicate compliance with the MPE limit. An equivalent way to describe the calculated results is to relate them to a "times-below-the-limit" factor. Here, we will apply both descriptions.

The result of the FCC compliance assessment in this case is as follows:

- At street level around the site, the conservatively calculated maximum RF level caused by the combination of antenna operations is 12.9647 percent of the FCC general population MPE limit, well below the 100-percent reference for compliance. In other words, even with calculations designed to significantly overstate the RF levels versus those that could actually occur at the site, the worst-case calculated RF level in this case is still more than seven times below the limit defined by the federal government as safe for continuous exposure of the general public.
- The results of the calculations provide a clear demonstration that the RF levels from as many as three wireless carriers, even under worst-case collocation circumstances, would satisfy the FCC requirement for controlling potential human exposure to RF fields. Moreover, because of the conservative methodology and assumptions applied in this analysis, RF levels actually caused by any combination of wireless operators' antenna operations at this site will be even less significant than the calculation results here indicate.

The remainder of this report provides the following:

- relevant technical data on the parameters for the three wireless carriers;
- a description of the applicable FCC mathematical model for assessing compliance with the MPE limit, and application of the relevant technical data to that model; and
- analysis of the results of the calculations, and the compliance conclusion for the proposed site.

In addition, two Appendices are included. Appendix A provides background on the FCC MPE limit, along with a list of key FCC references on MPE compliance, and Appendix B provides a summary of the qualifications of the expert certifying the FCC compliance for the subject antenna operations.

ANTENNA AND TRANSMISSION DATA

As described, the proposed 130-foot monopine will be able to accommodate as many as three wireless carriers' antennas. This analysis will include an assumption of "worst-case" collocation by three wireless carriers – Verizon Wireless, AT&T, and T-Mobile.

The table that follows summarizes the relevant data for the proposed Verizon Wireless antenna operations.

General Data – Verizon Wireless	
Frequency Bands	700 MHz, 850 MHz, 1900 MHz, 2100 MHz and 3700 MHz
Service Coverage Type	Sectorized
Antenna Type	Directional Panel
Antenna Centerline Height AGL	126 ft.
Antenna Azimuths (°)	110 / 230 / 350 / 40
Antenna Line Loss	Conservatively ignored (assumed 0 dB)
700 MHz Antenna Data	
Antenna Model (Max. Gain)	Commscope NHH-65C-HG-R2B (17.4 dBi)
Input Power per Sector	160 watts
850 MHz Antenna Data	
Antenna Model (Max. Gain)	Commscope NHH-65C-HG-R2B (17.4 dBi)
Input Power per Sector	160 watts
1900 MHz Antenna Data	
Antenna Model (Max. Gain)	Commscope NHH-65C-HG-R2B (19.5 dBi)
Input Power per Sector	160 watts
2100 MHz Antenna Data	
Antenna Model (Max. Gain)	Commscope NHH-65C-HG-R2B (20.1 dBi)
Input Power per Sector	160 watts

3700 MHz Antenna Data	
Antenna Model (Max. Gain)	Samsung MT6413-77A (25.5 dBi)
Input Power per Sector	320 watts

Note that in the analysis the maximum electrical downtilt for all antennas was applied, which was 12 degrees..

AT&T is licensed to operate in the 700 MHz, 850 MHz, 1900 MHz, 2100 MHz, 2300 MHz and 3800 MHz frequency bands. In the 700 MHz band, AT&T uses 370 watts of input power per sector. In the 850 MHz band, AT&T uses 160 watts of input power per sector. In the 1900 MHz band, AT&T uses 160 watts of input power per sector. In the 2100 MHz band, AT&T uses 160 watts of input power per sector. In the 2300 MHz band, AT&T uses 100 watts of input power per sector. Lastly, In the 3800 MHz band, AT&T uses 320 watts of input power per sector.

T-Mobile is licensed to operate in the 600 MHz, 700 MHz, 1900 MHz, 2100 MHz and 2500 MHz frequency bands. In the 600 MHz band, T-Mobile uses 120 watts per sector. In the 700 MHz band, T-Mobile uses 40 watts per sector. In the 1900 MHz band, T-Mobile uses 240 watts per sector. In the 2100 MHz band, T-Mobile uses 160 watts per sector. Lastly, In the 2500 MHz band, T-Mobile uses 300 watts per sector.

The assigned mounting heights (to the centerline of the antennas) are as follows:

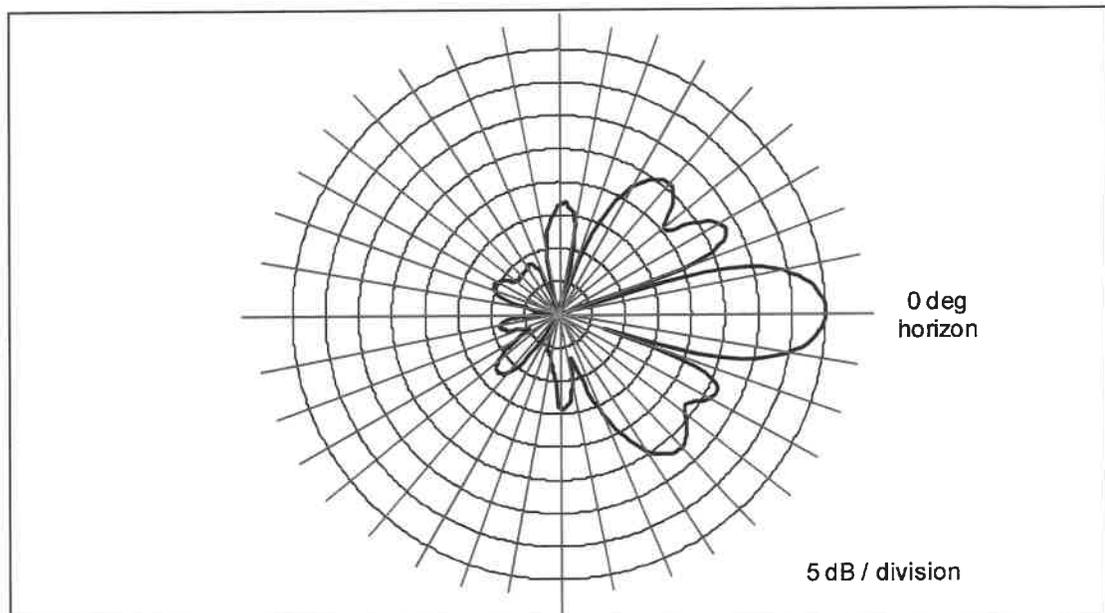
- Verizon Wireless: 126 feet
- T-Mobile: 116 feet
- AT&T: 106 feet

The area below the antennas, at street level, is of interest in terms of potential “uncontrolled” exposure of the general public, so the antenna’s vertical-plane emission characteristic is used in the calculations, as it is a key determinant in the relative level of RF emissions in the “downward” direction.

By way of illustration, Figure 1, below, shows the vertical-plane pattern of a typical 1900 MHz panel antenna. The antenna is effectively pointed at the three o'clock position (the horizon) and the pattern at different angles is described using decibel units. The use of a decibel scale incidentally visually understates the relative directionality characteristic of the antenna in the vertical plane. Where the antenna pattern reads 20 dB, the relative RF energy emitted at the corresponding downward angle is 1/100th of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is 1/1000th of the maximum.

Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties' depictions of the same antenna model.

Figure 1. 1900 MHz Directional Panel Antenna – Vertical-plane Pattern



COMPLIANCE ANALYSIS

FCC Office of Engineering and Technology Bulletin 65 (“OET Bulletin 65”) provides guidelines for mathematical models to calculate potential RF exposure levels at various points around transmitting antennas.

Around an antenna site at ground level (in what is called the “far field” of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain (focusing effect) in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna. Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the intervening ground. Our calculations will assume a 100% “perfect”, mirror-like reflection, which is the absolute worst-case approach.

The formula for ground-level MPE compliance assessment of any given wireless antenna operation is as follows:

$$\text{MPE}\% = (100 * \text{TxPower} * 10^{(\text{Gmax-Vdisc})/10} * 4) / (\text{MPE} * 4\pi * \text{R}^2)$$

where

- MPE% = RF level, expressed as a percentage of the FCC MPE limit applicable to continuous exposure of the general public
- 100 = factor to convert the raw result to a percentage
- TxPower = maximum net power into antenna sector, in milliwatts, a function of the number of channels per sector, the transmitter power per channel, and line loss
- $10^{(\text{Gmax-Vdisc})/10}$ = numeric equivalent of the relative antenna gain in the direction of interest downward toward ground level
- 4 = factor to account for a 100-percent-efficient energy reflection from the ground, and the squared relationship between RF field strength and power density ($2^2 = 4$)
- MPE = FCC general population MPE limit
- R = straight-line distance from the RF source to the point of interest, centimeters

The MPE% calculations are normally performed out to a distance of 500 feet from the facility to points 6.5 feet (approximately two meters, the FCC-recommended standing height) off the ground, as illustrated in Figure 2 on the next page.

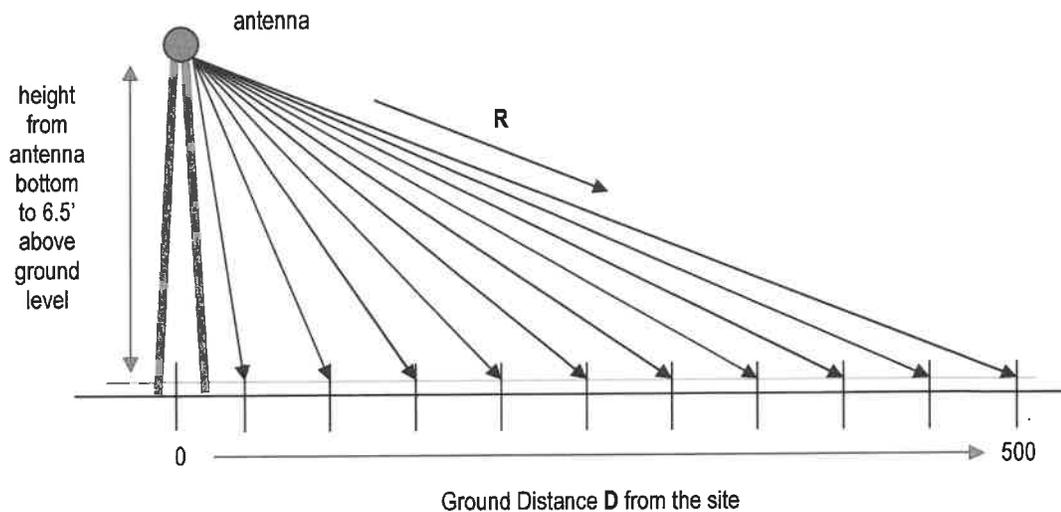


Figure 2. Street-level MPE% Calculation Geometry

It is popularly thought that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas. Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site. As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled and, as a result, the RF levels generally decrease with increasing distance. In any case, the RF levels more than 500 feet from a wireless antenna site are well understood to be sufficiently low and always in compliance.

FCC compliance for a collocated antenna site is assessed in the following manner. At each distance point away from the site, an MPE% calculation is made for each antenna operation, including the individual components of dual-band operations. Then, at each point, the sum of the individual MPE% contributions is compared to 100 percent, where the latter figure serves as a normalized reference for compliance with the MPE limit. We refer to the sum of the individual MPE% contributions as “total MPE%”, and any calculated total MPE% result exceeding

100 percent is, by definition, higher than the limit and represent non-compliance and a need to take action to mitigate the RF levels. If all results are below 100 percent, that indicates compliance with the federal regulations on controlling exposure.

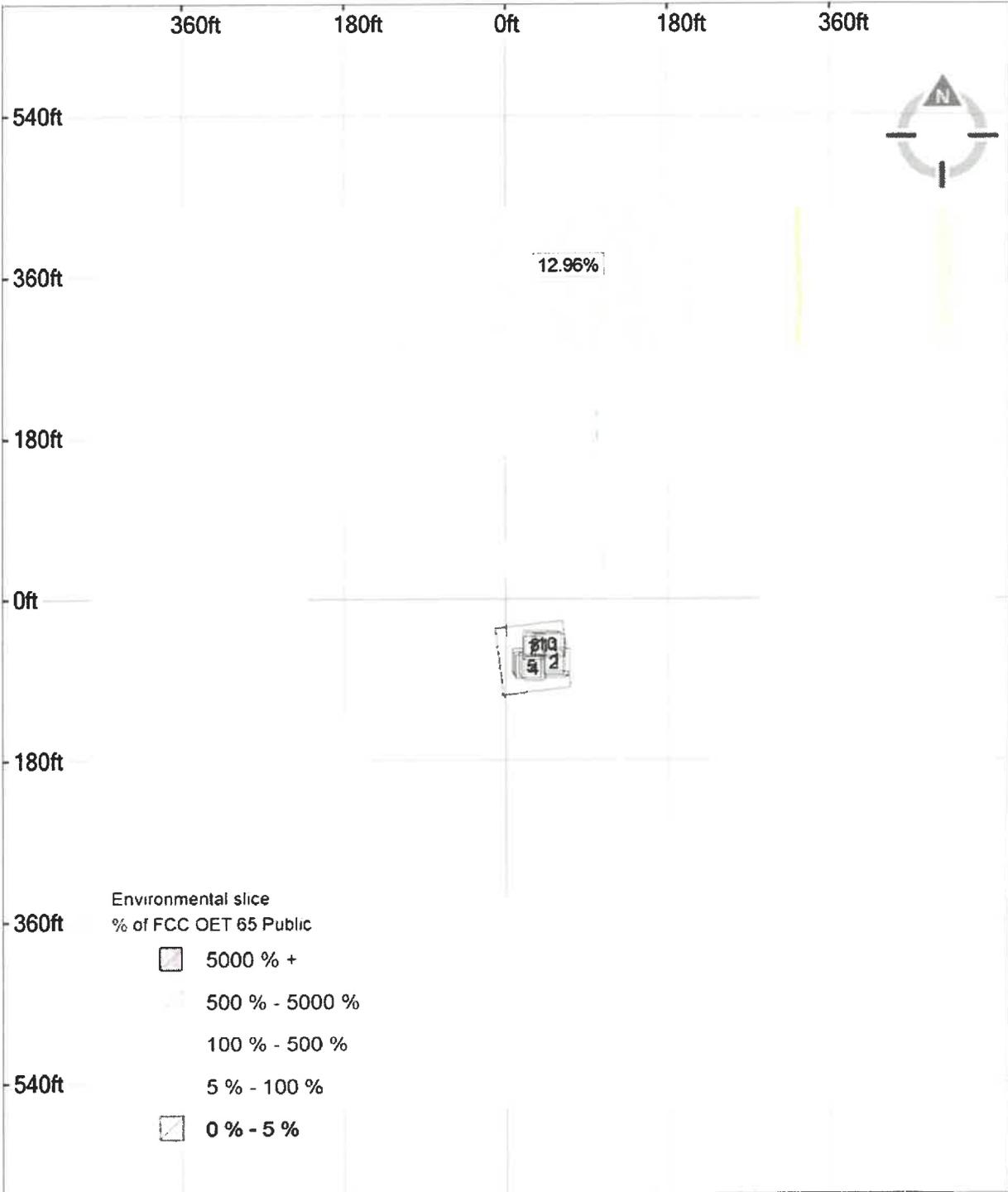
Note that the following conservative methodology and assumptions are incorporated into the MPE% calculations on a general basis:

1. The antennas are assumed to be operating continuously at maximum RF power – i.e., with the maximum number of channels and the maximum transmitter power per channel.
2. The power-attenuation effects of any shadowing or visual obstruction to a line-of-sight path from the antennas to the points of interest at ground level are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6'6" human and performing the calculations from the bottom (rather than the centerline) of the antenna.
4. The potential RF exposure at ground level is assumed to be 100-percent enhanced (increased) via a "perfect" field reflection from the intervening ground.

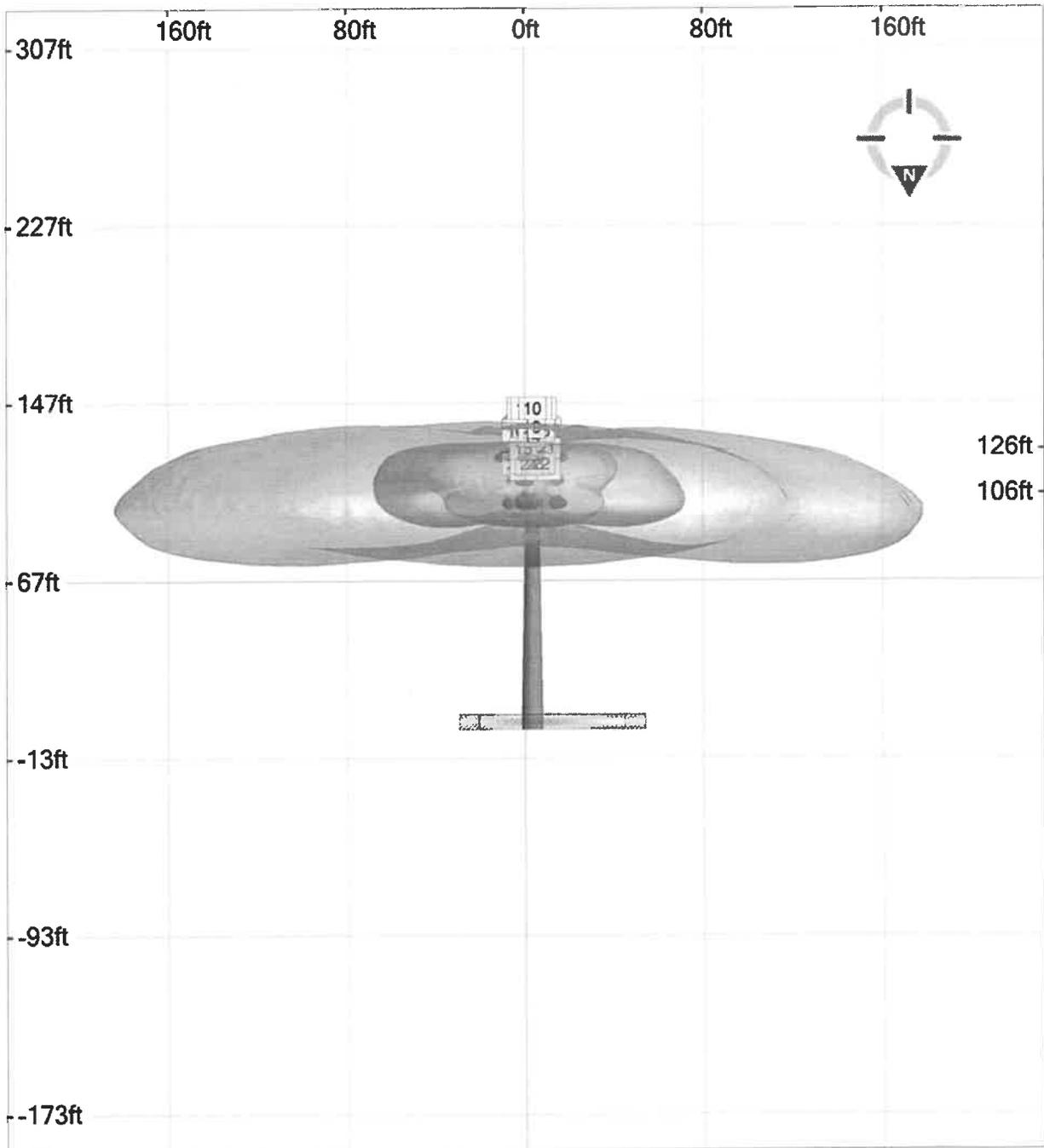
The net result of these assumptions is to intentionally and significantly overstate the calculated RF levels relative to the RF levels that will actually occur – and the purpose of this conservatism is to allow "safe-side" conclusions about compliance with the MPE limit.

The compliance analysis is performed using the IXUS EME Compliance Management Software.

The IXUS graphic outputs for the areas surrounding the Verizon antenna sectors are reproduced on the pages that follow.



IXUS – Street Level



IXUS – Elevation

As indicated, the overall worst-case calculated result is 12.9647 percent of the FCC general population MPE limit – well below the 100-percent reference for compliance, particularly given the significant conservatism incorporated in the analysis.

COMPLIANCE CONCLUSION

The FCC MPE limit has been constructed in such a manner that continuous human exposure to RF fields up to and including 100 percent of the MPE limit is acceptable and completely safe.

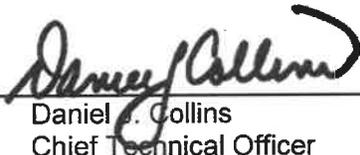
The conservatively calculated maximum RF effect at street level from the assumed collocation of as many as three wireless carriers is 12.9647 percent of the FCC general population MPE limit. In other words, even with an extremely conservative analysis intended to dramatically overstate the RF effects of any wireless collocation scenario at the site, the calculated worst-case RF level is still more than seven times below the FCC MPE limit.

The results of the calculations indicate clear compliance with the FCC regulations and the related MPE limit, even for a worst-case collocation scenario. Because of the conservative calculation methodology and operational assumptions applied in this analysis, the RF levels actually caused by any more realistic collocation of antennas at this site would be even less significant than the calculation results here indicate, and compliance would be achieved by an even larger margin.

CERTIFICATION

It is the policy of Pinnacle Telecom Group that all FCC RF compliance assessments are reviewed, approved, and signed by the firm's Chief Technical Officer who certifies as follows:

1. I have read and fully understand the FCC regulations concerning RF safety and the control of human exposure to RF fields (47 CFR 1.1301 *et seq*).
2. To the best of my knowledge, the statements and information disclosed in this report are true, complete and accurate.
3. The analysis of site RF compliance provided herein is consistent with the applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.
4. The results of the analysis indicate that the subject antenna operations will be in compliance with the FCC regulations concerning the control of potential human exposure to the RF emissions from antennas.



Daniel J. Collins
Chief Technical Officer
Pinnacle Telecom Group, LLC

2/2/26

Date

Appendix A. Background on the FCC MPE Limit

As directed by the Telecommunications Act of 1996, the FCC has established limits for maximum continuous human exposure to RF fields.

The FCC maximum permissible exposure (MPE) limits represent the consensus of federal agencies and independent experts responsible for RF safety matters. Those agencies include the National Council on Radiation Protection and Measurements (NCRP), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the American National Standards Institute (ANSI), the Environmental Protection Agency (EPA), and the Food and Drug Administration (FDA). In formulating its guidelines, the FCC also considered input from the public and technical community – notably the Institute of Electrical and Electronics Engineers (IEEE).

The FCC's RF exposure guidelines are incorporated in Section 1.301 *et seq* of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure.

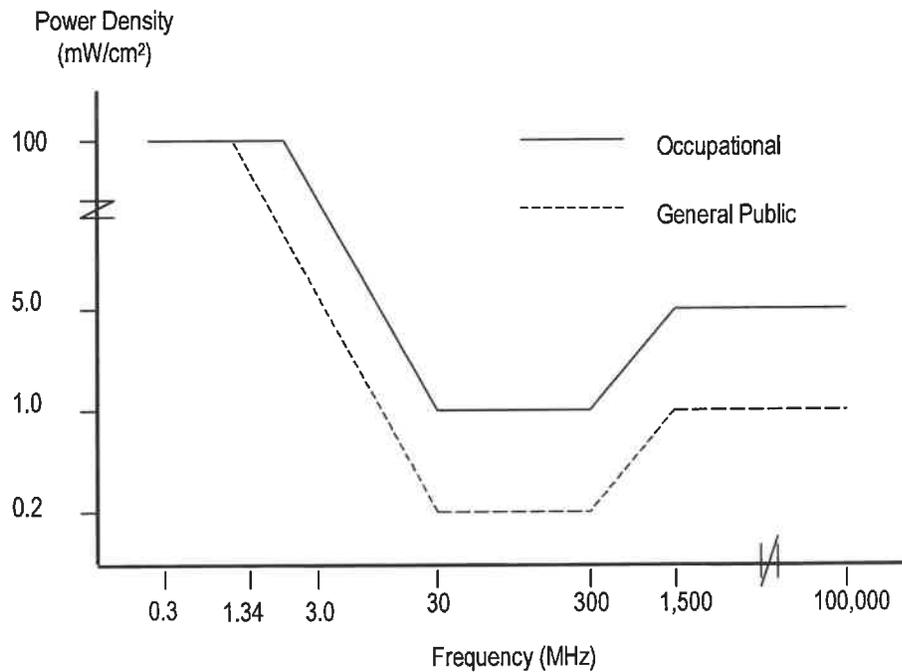
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in the form of heat). The occupational MPE guidelines incorporate a safety factor of 10 or greater with respect to RF levels known to represent a health hazard, and an additional safety factor of five is applied to the MPE limits for general population exposure. Thus, the general population MPE limit has a built-in safety factor of more than 50. The limits were constructed to appropriately protect humans of both sexes and all ages and sizes and under all conditions – and continuous exposure at levels equal to or below the applicable MPE limits is considered to result in no adverse health effects or even health risk.

The reason for *two* tiers of MPE limits is based on an understanding and assumption that members of the general public are unlikely to have had appropriate RF safety training and may not be aware of the exposures they receive; occupational exposure in controlled environments, on the other hand, is assumed to involve individuals who have had such training, are aware of the exposures, and know how to maintain a safe personal work environment.

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm²). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm² reference, for the different radio frequency ranges.

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm ²)	General Public Exposure (mW/cm ²)
0.3 - 1.34	100	100
1.34 - 3.0	100	$180 / F^2$
3.0 - 30	$900 / F^2$	$180 / F^2$
30 - 300	1.0	0.2
300 - 1,500	$F / 300$	$F / 1500$
1,500 - 100,000	5.0	1.0

The diagram below provides a graphical illustration of both the FCC's occupational and general population MPE limits.



Because the FCC's RF exposure limits are frequency-shaped, the exact MPE limits applicable to the instant situation depend on the frequency range used by the systems of interest.

The most appropriate method of determining RF compliance is to calculate the RF power density attributable to a particular system and compare that to the MPE limit applicable to the operating frequency in question. The result is usually expressed as a percentage of the MPE limit.

For potential exposure from multiple systems, the respective percentages of the MPE limits are added, and the total percentage compared to 100 (percent of the limit). If the result is less than 100, the total exposure is in compliance; if it is more than 100, exposure mitigation measures are necessary to achieve compliance.

Note that the FCC “categorically excludes” all “non-building-mounted” wireless antenna operations whose mounting heights are more than 10 meters (32.8 feet) from the routine requirement to demonstrate compliance with the MPE limit, because such operations “are deemed, individually and cumulatively, to have no significant effect on the human environment”. The categorical exclusion also applies to *all* point-to-point antenna operations, regardless of the type of structure they’re mounted on. Note that the FCC considers any facility qualifying for the categorical exclusion to be automatically in compliance.

FCC References on RF Compliance

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FCC Second Memorandum Opinion and Order and Notice of Proposed Rulemaking (FCC 97-303), *In the Matter of Procedures for Reviewing Requests for Relief From State and Local Regulations Pursuant to Section 332(c)(7)(B)(v) of the Communications Act of 1934 (WT Docket 97-192), Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (ET Docket 93-62), and Petition for Rulemaking of the Cellular Telecommunications Industry Association Concerning Amendment of the Commission's Rules to Preempt State and Local Regulation of Commercial Mobile Radio Service Transmitting Facilities*, released August 25, 1997.

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FCC Office of Engineering and Technology (OET) Bulletin 56, “Questions and Answers About Biological Effects and Potential Hazards of RF Radiation”, edition 4, August 1999.

Appendix B. SUMMARY of EXPERT QUALIFICATIONS

Daniel J. Collins, Chief Technical Officer, Pinnacle Telecom Group, LLC

Synopsis:	<ul style="list-style-type: none"> • 40+ years of experience in all aspects of wireless system engineering, related regulation, and RF exposure • Has performed or led RF exposure compliance assessments on more than 20,000 antenna sites since the latest FCC regulations went into effect in 1997 • Has provided testimony as an RF compliance expert more than 1,500 times since 1997 • Have been accepted as an FCC compliance expert in New York, New Jersey, Connecticut, Pennsylvania and more than 40 other states, as well as by the FCC
Education:	<ul style="list-style-type: none"> • B.E.E., City College of New York (Sch. Of Eng.), 1971 • M.B.A., 1982, Fairleigh Dickinson University, 1982 • Bronx High School of Science, 1966
Current Responsibilities:	<ul style="list-style-type: none"> • Leads all PTG staff work involving RF safety and FCC compliance, microwave and satellite system engineering, and consulting on wireless technology and regulation
Prior Experience:	<ul style="list-style-type: none"> • Edwards & Kelcey, VP – RF Engineering and Chief Information Technology Officer, 1996-99 • Bellcore (a Bell Labs offshoot after AT&T's 1984 divestiture), Executive Director – Regulation and Public Policy, 1983-96 • AT&T (Corp. HQ), Division Manager – RF Engineering, and Director – Radio Spectrum Management, 1977-83 • AT&T Long Lines, Group Supervisor – Microwave Radio System Design, 1972-77
Specific RF Safety / Compliance Experience:	<ul style="list-style-type: none"> • Involved in RF exposure matters since 1972 • Have had lead corporate responsibility for RF safety and compliance at AT&T, Bellcore, Edwards & Kelcey, and PTG • While at AT&T, helped develop the mathematical models for calculating RF exposure levels • Have been relied on for compliance by all major wireless carriers, as well as by the federal government, several state and local governments, equipment manufacturers, system integrators, and other consulting / engineering firms
Other Background:	<ul style="list-style-type: none"> • Author, <i>Microwave System Engineering</i> (AT&T, 1974) • Co-author and executive editor, <i>A Guide to New Technologies and Services</i> (Bellcore, 1993) • National Spectrum Management Association (NSMA) – former three-term President and Chairman of the Board of Directors; was founding member, twice-elected Vice President, long-time member of the Board, and was named an NSMA Fellow in 1991 • Have published more than 35 articles in industry magazines



Pinnacle Telecom Group, LLC

Professional and Technical Services

www.pinnacletelecomgroup.com

January 9, 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:

In connection with the above-referenced cellular monopole site proposed by Homeland Towers LLC, Pinnacle Telecom Group (PTG) provided an "Antenna Site FCC RF Compliance Assessment and Report" dated November 16, 2021. The FCC requires all wireless antenna operators to assess and assure compliance with the FCC Maximum Permissible Exposure (MPE) limit for safe, continuous exposure of the general public in areas of unrestricted access around an antenna site. In this case, with a proposed monopole, that means at ground level. Given that the monopole is being proposed to accommodate colocation by as many as three wireless carriers, our report provided a conservative mathematical analysis demonstrating that cellular antenna operations by three national carriers would clearly satisfy the FCC's MPE limit.

The MPE limit, described in Part 2 of the FCC's Rules and Regulations", was created as a result of a Congressional directive in the Telecommunications Act of 1996 that the FCC create a single, national standard for controlling potential RF exposure. The FCC proceeded to gather information from scientific, medical and technical experts inside and outside the Federal government, a partial listing of which is offered in Appendix A attached hereto. In addition, as is typically the case in FCC rulemaking procedures, the Commission included in its analysis inputs and comments from the general public, as well as by national and international standards bodies involved in RF safety matters.

The MPE limit that was adopted and still applies to the general public represented the consensus of experts in the field and **incorporates a safety factor of 50** (not the more usual 10) relative to RF levels understood to represent a threshold for potential harm to humans of **either sex, all ages, all sizes and under all conditions**. (A slight relaxation in the MPE limit for the general public applies to "occupational" exposure, which acknowledges that individuals with RF safety training can take specific action to mitigate their potential exposure and maintain safety; the safety factor for such exposure is 10).

The MPE limit adopted by the FCC recognized that human bodies basically act as receiving antennas, so that the impacts of exposure from sources at different frequencies can have different effects depending on the major dimension (height). Thus, the MPE limit is frequency-shaped, not flat for all frequencies, as illustrated by the diagram on the second page of Appendix A of our report.

Note that the factors related to potential exposure at ground level around an antenna site include the particular RF transmitter power levels, the focusing effects of antennas, the distance from the antennas to the point of interest, and the frequencies of the signals emitted by the transmitters – but not the particular RF technology or modulation scheme involved. For example, the MPE limit for any operation in any particular frequency band, say the 869 MHz cellular frequency band, is the same whether the particular technology is labeled 3G, 4G, 5G, or anything else. The MPE limit depends alone on the frequency of transmission.

We mentioned at the outset of this letter and throughout the compliance report that our exposure analysis was **conservative**, which is the approach recommended by the FCC, so that there can be great confidence about conclusions about MPE compliance.

The base-level mathematical model for ground-level analysis is described in detail by the FCC in its technical “Bulletin OET65”, and besides the conservatism related to the MPE’s built-in safety factor of 50, there are a number of additional measures that can add to the overall conservatism. As described in part in the “Compliance Analysis” section of our report, we always assume the subject antennas are operating at maximum channel capacity and at maximum transmitter power channel, we ignore the power-attenuation of the cabling connecting the transmitters to the antennas, we assume a clear, unobstructed line-of-sight from the antennas to all points of interest at ground level around the site, we assume in the calculations that the antenna are pointed directly overhead all points around the site (ignoring the effects of horizontal antenna pattern discrimination in the horizontal plane), we minimize the distance factor by performing the calculations from the bottom of the antennas to the top of a 6-foot 6-inch human, and we assume the potential exposure is worst-case enhanced by a perfect, “mirror-like” reflection of the RF energy from the intervening ground (which results in an increase of the calculated results by a factor of four).

In addition, in this case the proposed antenna heights have not been set, but we hypothetically positioned the antenna heights of three cellular operators so that the ones with higher overall RF power levels were lower to the ground, thus conservatively coupling those higher RF sources with the shorter potential exposure distances to the ground around the site.

Despite the considerable conservatism in the mathematical analysis, the worst-case calculated result showed a maximum RF level of no more than **5.2667 percent** of the MPE limit – a clear demonstration of FCC compliance, regardless of what configuration of up to three cellular operators might exist at this proposed site.

Additional information on the MPE limit and compliance is available from the FCC’s website, www.fcc.gov/general/radio-frequency-safety-0.


Daniel J. Collins
Chief Technical Officer

Attachment

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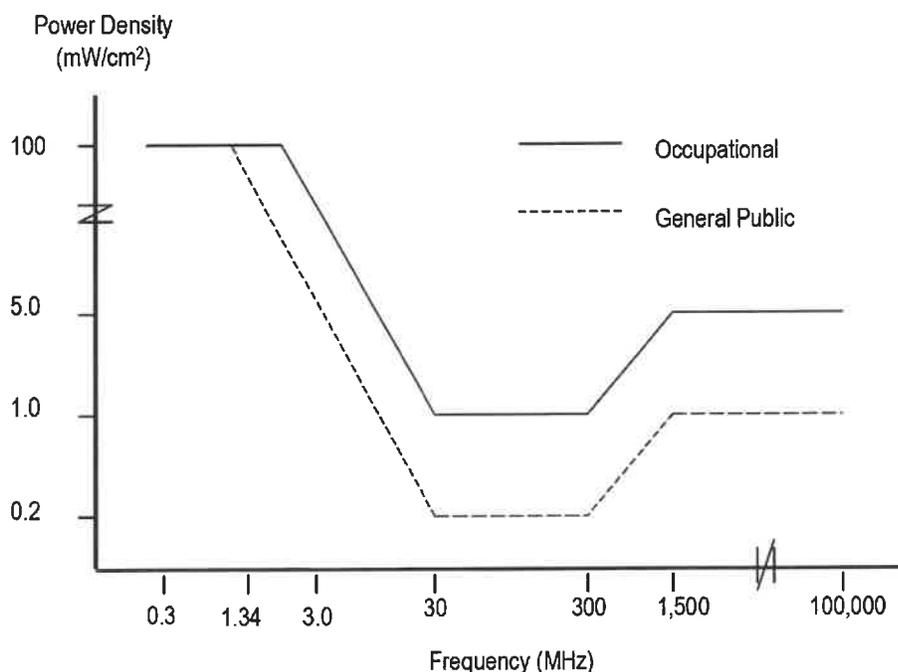
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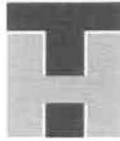
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HOMELAND TOWERS

January 15, 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

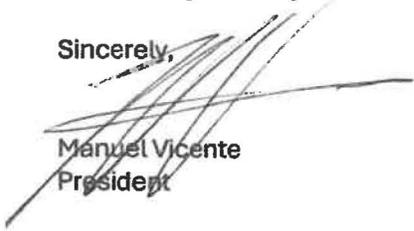
As President and Founder of Homeland Tower, LLC I wanted to thank the Town Board for its efforts to improve wireless communications and vital public safety communications to the residents of Yorktown. Homeland Towers was created to help municipalities take an active role in the development and improvement of wireless communications. We feel strongly that municipalities should be in control of the process and gain as much benefit from the development of this vital infrastructure as possible. We are proud of our commitment and efforts to improve overall communications and know that we are helping municipalities create stronger safer communities.

Homeland Towers has successfully developed four towers in the Town of Yorktown, two on private property and two on Town property. The job of developing good reliable wireless communications networks is extremely difficult, especially in a beautiful and mostly residential Town like Yorktown. We have worked successfully with the Town to significantly improve coverage to its residents over the past 10 years. We have always found the Town and their Boards to be comprehensive and sincere in their review of all the issues and factors involved.

With every tower we have developed, whether on Town property or private property, we have offered free space to the Town and their public safety entities. The Yorktown Fire Department and the Yorktown VAC are currently utilizing two towers that we have developed in Town. The tower at the Town Water Treatment Facility on Quinlin Street and the tower on Dell Avenue on private property. The entities are operating free of rent, which is a saving of approximately \$100,000 per year. This is money that these agencies have saved and may use for other needs such as equipment and training. We have also helped purchase and install equipment for these entities. We spent over \$128,000 installing equipment for the Fire Department and the VAC, including the complete renovation of the Radio Club's equipment shelter.

While I understand that these projects can be very entailed and take years to complete, we do want to make sure that people understand our commitment and the excellent work that we have done in Yorktown. We have done everything within our power to bring as much benefit to the Town as we can. In that same spirit, we have offered free use of the proposed facility on Town property off Granite Springs Road, and \$25,000 towards public safety equipment. We look forward to working with you in continuing our efforts to help make Yorktown an even safer community, prepared for the 21st century and beyond.

Sincerely,



Manuel Vicente
President

LANE APPRAISALS, INC.

Real Estate Valuation Consultants

PAUL A. ALFIERI, III, MAI
EDWARD J. FERRARONE, MAI
PAUL A. ALFIERI, IV
VICTOR ESPINAL
JOSEPH P. SIMINSKY

JOHN W. LANE, MAI (1907-1993)

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914-834-1380

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February 9, 2026

Honorable Supervisor Lachterman and
Members of the Town Board, Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

Re: Proposed Wireless Telecommunications Facility;
Homeland Towers, LLC - 62 Granite Springs Road,
Yorktown, Westchester County, NY 10598

Dear Chairman Lachterman and
Members of the Town Board:

In accordance with the request of Homeland Towers, LLC ("Homeland"), I have inspected the above site and have completed an analysis of the potential impact of the proposed public utility wireless telecommunications facility including a 130 foot tower with related equipment at the base thereof ("Facility"), which is to be located on the property at 62 Granite Springs Road, in the Town of Yorktown, NY ("Property"). Homeland Towers, LLC (the "Applicant"), is requesting permission to erect the Facility at the Property. This analysis is to be used in connection with the report being presented to the Town Board.

The Facility is proposed to be located at the Property known and designated as Section 27.11, Block 1, Lot 33 and has access from this parcel on the Assessment Maps of Yorktown, NY. The site is located in a "R1-20 One Family Residential Zone" and requires Planning Board Special Permit and Site Plan approvals. This site has 4.18 +/- acres of land area to the north of Granite Springs Road, in the Town of Yorktown, NY. The area where the facility is to be located is woodland. No changes in the lot size are contemplated.

The proposed Facility will be located on an undeveloped portion of the property, north of Granite Springs Road. I have reviewed the application, including the visual report prepared by Saratoga Associates for the character of the project and potential views of the proposed Facility.

The proposed Facility will consist of a 130 foot high, "monopole or monopine" with panel antennae; mounted on the pole. All cables will be run within the monopole. The compound will have a protective fence and gate. Additionally the compound will contain wireless equipment on a concrete pad, with room reserved within the

compound area for additional carriers and public safety equipment in the future. Notwithstanding, due to the fencing, area and distance from the property line, the equipment will be somewhat shielded from visible from the surrounding residential homes and public roads.

In connection with the proposed Facility on the Property, I have made use of several ongoing studies of sales of homes within a close proximity of similar communications facilities in Westchester, Putnam, Rockland, Ulster and Orange Counties. I offer the following comments regarding the locations and value trends noted in areas which have similar communications facilities. There are nineteen property reports in fifteen separate study areas, covering various time periods ranging from 2014 to the present.

I analyzed numerous properties both with and without a view of a cell tower. The large number of comparables and the average they provide negates the need to account for the smaller differences. Simply put, because the sample size is larger, the minor differences tend to average themselves out. Moreover, as noted above, the comparables for each of the existing cell towers reviewed in this Report are from a small geographical area, specifically, near an existing cell tower, which also limits the differences in amenities that are likely to exist. Homes within the same geographical area a/k/a neighborhood, tend to have similar characteristics/amenities, further negating the need to seek out and adjust for minor differences.

Our firm's method also negates the possibility that the samples were cherry picked to conveniently support a theory. The large sample size of homes that are within the same small geographic area (near an existing cell tower) and sold during a finite amount of time, limits the pool of comparables to choose from, negating any ability to "cherry pick" to support a theory. We included virtually all sales within an area during a certain time period, excepting only sales of non-typical dwellings such as uninhabited dwellings, tear downs or of estate quality property out of the area norm.

We have completed more than a dozen other such studies in additional, nearby counties in New York State. In every instance, the results have been consistent and similar. There is no diminution in the value of homes with a view of a wireless telecommunications facility.

The sales which were utilized in this analysis are summarized on the sixteen, attached exhibits. All of these studies involved communication monopolies or towers, and in no instance did I find that views of such communication facilities had any detrimental effect on property values. There was a normal range of value with typical increases or decreases in value according to the market for homes regardless of whether or not they had views of communications facilities.

My qualifications and experience are detailed at the end of this report in an attachment titled "Qualification of Appraiser". In sum, I am designated as an MAI (Member of the Appraisal Institute); I am a certified general appraiser in the State of New York and an accredited New York State Department of Transportation, Right of Way Appraiser,

and have been qualified as an expert by New York Courts in real estate valuation. I have been engaged exclusively in appraising real estate since 1984, including appraising values of residential and commercial properties in New York.

In conclusion, this Report uses actual data from known properties near cell towers sold on specific dates to demonstrate that sales within sight of a tower facility fall within similar average price per square foot ranges as other sales in the neighborhood, and that there has not been a diminution of the value due to the construction of similar facilities in the area. This Report is based on accepted methodology and includes the underlying data. The Report provides substantial evidence to sustain its finding that “the installation, presence, and/or operation of the proposed Facility will not result in diminution of property values or reduce the marketability of properties in the immediate area.”

As a result of this analysis and my inspection of the site in this case, it is my expert opinion that the installation, presence, and/or operation of the proposed Facility will not result in the diminution of property values or reduce the marketability of properties in the immediate area. If you have any questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Paul A. Alfieri III". The signature is written in dark ink and is positioned above the typed name.

Paul A. Alfieri III, MAI
Certified General Appraiser
State of New York #46-9780
February 9, 2026

Exhibit 1, Lewisboro, Westchester County, NY

A 130' monopole located at the Lewisboro Town Park on Route 35, in Cross River, NY visited in November 2020. The following sales are located on the surrounding streets and are very close to the communications tower, within sight:

2017 - 2020 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
4 Buck Run	\$ 505,000	5-11-2017	2,250	\$224
1 Buck Run	\$ 500,000	12-18-2018	1,784	\$280
1074 Route 35	\$ 264,000	3-30-2017	1,750	\$151
1173 Route 35	\$ 490,000	4-27-2020	2,112	\$232
9 Hunts Ln	\$ 795,000	6-13-2018	5,195	\$153
10 Hunts Ln	\$ 750,000	10-3-2020	2,782	\$270
14 Hunts Ln	\$ 678,500	7-18-2018	3,380	\$201
9 Howland Dr	\$ 780,000	9-27-2018	4,081	\$191
10 Howland Dr	\$ 845,000	10-12-2018	4,140	\$204
1 Hunts Farm Rd	\$ 875,000	9-01-2020	2,903	\$301
2 Hunts Farm Rd	\$ 855,000	8-14-2020	2,809	\$304
4 Hunts Farm Rd	\$ 624,500	6-15-2018	2,550	\$245
8 Hunts Farm Rd	\$ 535,000	10-2-2018	2,161	\$248
25 Mead St	\$1,850,000	3-08-2018	4,972	\$372
72 Hunts Farm Rd	\$ 880,000	6-28-2017	4,286	\$205

Average Sales Price per Square Foot: \$239

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
3 Debbie Ln	\$410,000	2-03-2017	2,110	\$194
3 Debbie Ln	\$519,000	12-3-2018	2,000	\$260
7 Hunts Ln	\$ 436,740	12-16-2019	3,094	\$141
7 Hunts Ln	\$ 895,000	8-20-2020	3,094	\$289
4 Hunts Ln	\$ 665,000	10-23-2017	2,517	\$264
5 Hunts Ln	\$ 780,000	9-27-2017	5,820	\$134
4 Howland Dr	\$ 780,000	5-09-2019	3,088	\$253
6 Howland Dr	\$ 825,000	4-04-2018	3,312	\$249
7 Adams Hill Rd	\$ 537,500	3-25-2020	3,024	\$178
17 Adams Hill Rd	\$ 500,000	3-10-2020	2,600	\$192
10 Hunts Farm Rd	\$ 750,000	10-23-2017	3,712	\$202
13 Hunts Farm Rd	\$ 919,000	8-13-2019	2,369	\$388
14 Hunts Farm Rd	\$ 870,000	6-01-2018	2,590	\$336
16 Hunts Farm Rd	\$ 650,000	1-28-2019	3,104	\$209
17 Hunts Farm Rd	\$ 775,125	9-21-2017	3,431	\$226
18 Hunts Farm Rd	\$ 850,000	8-12-2020	3,441	\$247
22 Hunts Farm Rd	\$ 804,000	4-26-2017	3,444	\$233
27 Hunts Farm Rd	\$ 606,000	1-31-2020	2,923	\$207
34 Hunts Farm Rd	\$ 549,000	6-22-2018	2,570	\$214
35 Hunts Farm Rd	\$ 442,000	12-14-2017	2,124	\$208
36 Hunts Farm Rd	\$ 615,500	5-31-2019	2,118	\$290
37 Hunts Farm Rd	\$ 872,500	7-31-2017	4,004	\$218

Average Sales Price per Square Foot: \$233

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

Exhibit 2, New Castle, Westchester County, NY

A 130' monopole constructed in 2015 and located on a nursery property on Armonk Road, in the Town of New Castle, NY, visited in December 2016. The following sales are located on the surrounding streets and are very close to the communications tower:

2015 - 2016 Study

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
768 Armonk Rd	\$ 470,000	9-15-2016	1,416	\$332
785 Armonk Rd	\$1,266,000	8-26-2016	5,910	\$214
20 Hollow Ridge Rd	\$1,625,000	5-01-2015	5,695	\$285
23 Hollow Ridge Rd	\$3,350,000	9-11-2015	8,976	\$373
77 Whippoorwill Lk	\$1,700,000	12-7-2015	5,000	\$340
72 Whippoorwill Lk	\$1,875,000	9-29-2015	6,167	\$304
Average Sales Price per Square Foot:				\$308

These properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
66 Tripp St	\$ 870,500	1-11-2016	2,972	\$293
30 Roseholm Pl	\$ 764,000	5-21-2015	3,303	\$231
6 Whippoorwill Ct	\$1,260,000	9-21-2015	4,430	\$284
340 Whippoorwill Rd	\$ 885,000	3-30-2016	3,184	\$278
335 Whippoorwill Rd	\$1,500,000	5-02-2016	5,566	\$269
20 Bessel Ln	\$3,648,888	1-06-2015	8,200	\$445
82 Carolyn Pl	\$1,900,000	12-7-2015	6,662	\$285
50 Carolyn Pl	\$2,540,000	9-29-2015	7,675	\$331
Average Sales Price per Square Foot:				\$302

Study indicates roughly equal value for properties, with and without a view of a communications tower.

Exhibit 3, Pound Ridge, Westchester County, NY

A 130' monopole located on a Town site at 89 Westchester Avenue in Pound Ridge, NY visited in November 2020. The following sales have a view of the communications tower:

2017 - 2020 STUDY

These properties have a view of the communications tower.

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
20 Trinity Pass Rd	\$850,000	11-14-2017	3,652	\$233
15 Trinity Pass Rd	\$1,169,000	10-21-2019	4,241	\$276
26 Trinity Ln	\$430,000	11-15-2019	1,657	\$260
32 Pine Dr	\$825,000	11-20-2017	3,456	\$239
32 Pine Dr	\$850,000	5-11-2020	3,456	\$246

Average Sales Price per Square Foot: \$251

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
10 Upper Shad Rd	\$534,100	12-5-2019	2,605	\$205
10 Trinity Ln	\$635,000	6-15-2017	2,152	\$249
10 Trinity Ln	\$710,000	12-30-2019	2,152	\$330
15 Lower Trinity Pass	\$610,000	6-12-2017	2,617	\$233
20 Lower Trinity Pass	\$917,000	7-19-2018	4,268	\$215
46 Lower Trinity Pass	\$410,000	9-17-2018	1,838	\$223
40 Lower Trinity Pass	\$927,900	2-12-2018	3,542	\$262
75 Fancher Rd	\$1,625,000	7-17-2018	7,648	\$212
57 Fancher Rd	\$1,800,000	10-10-2018	4,022	\$448
140 Westchester Av	\$985,000	5-08-2014	2,838	\$347
32 Hemlock Hill Dr	\$875,000	4-26-2019	4,465	\$196
3 Rolling Meadow Ln	\$565,000	11-6-2019	2,672	\$211
5 Rolling Meadow Ln	\$712,000	3-01-2017	2,574	\$277
9 Rolling Meadow Ln	\$500,000	5-10-2019	2,712	\$184
22 Rolling Meadow Ln	\$580,000	11-16-2018	2,912	\$199
35 Woodland Rd	\$559,500	1-03-2018	2,103	\$266
212 Barnegat Rd	\$430,000	5-29-2018	1,825	\$236
206 Barnegat Rd	\$474,000	9-11-2018	2,532	\$187
205 Barnegat Rd	\$999,000	6-30-2017	3,712	\$269

Average Sales Price per Square Foot: \$251

Study indicates that the properties with views of a communications tower have the same average price per square foot as those without a view of a communications tower.

Exhibit 4, Pound Ridge, Westchester County, NY

A 155' monopine tower, constructed in 2007 and located off Adams Lane in Pound Ridge, NY visited in April 2017. The following properties have a view of the communications tower:

2014 - 2017 STUDY

These properties have a view of the communications tower.

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
21 Donbrook Rd	\$799,900	7-28-2016	2,546	\$315
29 Donbrook Rd	\$1,030,000	9-14-2016	4,227	\$244
51 Salem Road	\$1,675,000	9-15-2015	5,993	\$279
65 Salem Road	\$527,000	1-13-2017	1,521	\$346
65 Salem Road	\$360,000	3-24-2014	1,521	\$237
Average Sales Price per Square Foot:				\$284

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Living Area</u>	<u>Price/SF</u>
21 Salem Rd	\$407,062	3-14-2014	2,529	\$160
21 Salem Rd	\$715,000	3-21-2016	2,529	\$283
35 Salem Road	\$1,375,000	9-12-2014	5,114	\$269
54 Old Stone Hill Rd	\$4,050,000	4-23-2014	6,273	\$646
90 Old Stone Hill Rd	\$757,500	11-17-2015	2,876	\$263
147 Salem Rd	\$415,000	5-01-2016	1,749	\$237
157 Salem Rd	\$510,000	4-28-2015	3,222	\$158
36 Kitchawan Rd	\$485,000	1-19-2017	2,412	\$201
167 Salem Rd	\$1,327,500	11-22-2016	4,199	\$316
Average Sales Price per Square Foot:				\$282

Study indicates very similar prices on homes with no view of the communications tower and with a view of the communications tower.

Exhibit 5A, 94 Gleneida Avenue, Mahopac, Putnam County, NY

A 121' flagpole type tower located at 94 Gleneida Avenue, at the corner of Vink Drive, in the Town of Carmel, Mahopac P.O., NY originally visited in February 2019 and subsequently revisited. The following sales are located on the surrounding streets and are within sight of the tower:

2023 - 2024 STUDY

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
10	North Dr	Carmel	08/04/23	2,003	\$500,000	\$250
8	Raymond Dr	Carmel	09/20/23	1,739	\$555,000	\$319
6	Raymond Dr	Carmel	02/14/24	1,859	\$525,000	\$282
112	Gleneida Av	Carmel	03/03/25	1,584	\$480,000	\$303
40	Fowler Av	Carmel	07/05/23	1,772	\$510,000	\$288
8	Garrett Pl	Carmel	11/06/24	1,168	\$530,000	\$454
13	Ridge Rd	Carmel	10/23/23	2,752	\$575,000	\$209
Average price/sf of dwellings that can see a cell tower						\$301

The following properties are in the same neighborhood but have no view of the tower:

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
16	Collier Dr w	Carmel	03/20/24	1,714	\$549,900	\$321
122	Fair St	Carmel	02/25/25	2,088	\$565,000	\$271
11	Kelly Ridge Rd	Carmel	02/01/23	1,800	\$460,500	\$256
25	Kelly Ridge Rd	Carmel	12/02/24	2,528	\$705,000	\$279
3	Waring Dr	Carmel	02/18/25	2,460	\$525,000	\$213
11	Waring Dr	Carmel	06/05/24	2,490	\$715,000	\$287
38	Waring Dr	Carmel	01/27/23	2,539	\$580,000	\$228
65	Fair St	Carmel	11/04/24	1,473	\$415,000	\$282
16	Old Farm Rd	Carmel	08/15/23	2,527	\$735,000	\$291
30	Old Farm Rd	Carmel	08/01/23	3,044	\$688,888	\$226
10	Wyndham Ln	Carmel	08/23/23	2,703	\$757,000	\$280
16	Wyndham Ln	Carmel	02/06/23	3,265	\$670,000	\$205
Average price/sf of dwellings that can not see a cell tower						\$262

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

Exhibit 5B, 94 Gleneida Avenue, Mahopac, Putnam County, NY

A 121' flagpole type tower located at 94 Gleneida Avenue, at the corner of Vink Drive, in the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
4 Kyle Ct	\$ 355,000	4-20-2017	2,500	\$142
11 Kyle Ct	\$ 355,000	6-20-2017	2,160	\$164
2 Collier Dr W	\$ 362,000	7-18-2017	2,024	\$179
2 Collier Dr	\$ 222,500	8-03-2018	1,300	\$171
7 North Dr	\$ 322,000	8-23-2018	1,542	\$209
3 Circle Dr	\$ 190,000	5-23-2016	1,344	\$141
1 Raymond Dr	\$ 210,750	5-26-2017	1,640	\$129
4 Raymond Dr	\$ 135,000	9-22-2017	600	\$225
2 East Dr	\$ 365,000	11-15-2018	2,376	\$154
10 Ridge Rd	\$ 335,000	9-15-2016	1,464	\$229
6 Ridge Rd	\$ 370,000	12-9-2016	1,715	\$178

Average Sales Price per Square Foot: \$178

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
16 Wyndham Ln	\$ 575,000	10-11-2016	4,198	\$137
44 Wyndham Ln	\$ 512,000	1-12-2017	3,013	\$170
33 Wyndham Ln	\$ 540,000	1-15-2016	4,333	\$125
41 Wyndham Ln	\$ 545,000	6-30-2016	3,867	\$141
29 Wyndham Ln	\$ 542,500	8-01-2017	2,718	\$200
48 Wyndham Ln	\$ 548,500	8-14-2018	3,744	\$147
29 Glenna Dr	\$ 340,000	5-15-2017	1,456	\$234
30 Glenna Dr	\$ 279,900	8-29-2016	1,800	\$156
24 Glenna Dr	\$ 315,000	1-06-2015	1,978	\$159
25 Hill & Dale Rd	\$ 430,000	9-14-2017	2,308	\$186
28 Wainwright Dr	\$ 369,500	5-31-2016	1,718	\$215
11 Fowler Av	\$ 264,050	3-03-2017	1,457	\$181
18 Collier Dr E	\$ 269,850	7-20-2018	2,004	\$135
1 Ridge Rd	\$ 295,000	6-26-2017	1,487	\$198
7 Sunset Ridge	\$ 530,000	12-29-2017	3,198	\$166
21 Sunset Ridge	\$ 368,000	11-5-2018	1,640	\$226
27 Sunset Ridge	\$ 460,000	9-01-2017	3,432	\$134
63 Fair St	\$ 267,000	7-24-2017	1,414	\$189
64 Fair St	\$ 349,900	7-31-2018	1,624	\$215
65 Fair St	\$ 196,000	1-30-2017	1,324	\$148
83 Fair St	\$ 349,000	11-7-2017	1,624	\$215
31 De Colores Dr	\$ 365,000	9-05-2018	2,184	\$167
24 De Colores Dr	\$ 210,000	9-29-2016	1,765	\$119
7 Waring Dr	\$ 482,500	6-23-2016	3,314	\$146
15 Waring Dr	\$ 474,000	6-17-2016	2,694	\$176
41 Waring Dr	\$ 385,000	12-20-2016	1,600	\$241
62 Waring Dr	\$ 440,000	1-22-2016	2,753	\$160
3667 Route 301	\$ 545,000	6-01-2018	3,392	\$161

Average Sales Price per Square Foot: \$173

Study indicates that the properties with views of a communications tower have a slightly greater average price per square foot than those without a view of a communications tower.

Exhibit 6A, 51 Crest Avenue, Mahopac, Putnam County, NY

A 195' lattice tower located at 51 Crest Drive, south of Lake Mahopac, in the Town of Carmel, Mahopac P.O., NY visited in February 2019 and subsequently revisited. The following sales are located on the surrounding streets and are within sight of the tower:

2023 - 2024 STUDY

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
7	Mary Av	Carmel	01/13/25	2,648	\$445,000	\$168
233	Dahlia Dr	Carmel	04/26/23	1,796	\$530,000	\$295
25	Indian Av	Carmel	01/05/24	1,233	\$445,000	\$361
242	Hilltop St	Carmel	08/07/23	1,600	\$680,000	\$425
36	Mary Av	Carmel	06/08/23	1,710	\$425,000	\$249
45	Ellen Av	Carmel	11/19/24	2,776	\$735,000	\$265
44	Crest Dr	Carmel	02/18/25	2,518	\$645,000	\$256
25	High Indian Hill Rd	Carmel	03/13/23	1,831	\$429,000	\$234
65	Ellen Av	Carmel	09/12/24	1,678	\$585,000	\$349

Average price/sf of dwellings that can see a cell tower \$289

The following properties are in the same neighborhood but have no view of the tower:

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
67	Mount Hope Rd	Carmel	12/19/24	2,094	\$465,000	\$222
34	Mount Hope Rd	Carmel	04/22/24	1,351	\$365,000	\$270
19	Lakeview Dr	Carmel	01/23/23	1,508	\$455,000	\$302
11	Highridge Rd	Carmel	06/07/23	1,870	\$490,000	\$262
104	Lakeview Dr	Carmel	12/05/23	1,568	\$420,000	\$268
51	Putnam Dr	Carmel	07/30/24	2,401	\$665,000	\$277
36	Highridge Rd	Carmel	02/14/23	2,070	\$448,000	\$216
31	Highridge Rd	Carmel	09/05/24	1,879	\$662,000	\$352
54	Lakeview Dr	Carmel	10/10/23	1,824	\$545,000	\$299
4	Indian Hill Rd	Carmel	02/13/25	784	\$415,000	\$529
3	Indian Hill Rd	Carmel	11/17/23	2,257	\$442,500	\$196
16	Indian Hill Rd	Carmel	09/07/23	1,768	\$620,000	\$351
7	Clare Ln	Carmel	01/19/23	1,200	\$310,000	\$258
25	Pine Cone Rd	Carmel	05/31/23	1,758	\$550,000	\$313
434	Baldwin Place Rd	Carmel	11/15/24	2,619	\$549,000	\$210
15	Colonial Ter	Carmel	11/21/24	3,160	\$251,000	\$79

Average price/sf of dwellings that can not see a cell tower \$275

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

Exhibit 6B, 51 Crest Avenue, Mahopac, Putnam County, NY

A 195' lattice tower located at 51 Crest Drive, south of Lake Mahopac, in the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
718 Hill Dr	\$ 235,000	9-20-2017	1,128	\$208
722 Hill Dr	\$ 260,000	1-08-2018	1,124	\$231
29 Mary Av	\$ 321,000	10-22-2018	1,638	\$196
66 Ellen Av	\$ 97,500	10-31-2016	726	\$134
76 Ellen Av	\$ 160,000	5-24-2018	1,722	\$ 93
65 Ellen Av	\$ 306,000	12-27-2018	1,678	\$182
12 Crest Dr	\$ 200,000	6-15-2018	1,068	\$187
9 Crest Dr	\$ 330,350	12-30-2016	1,080	\$306
34 Indian Av	\$ 290,000	9-28-2016	1,900	\$153
4 Elm Ct	\$ 657,500	5-12-2017	5,016	\$131
5 Locust Ct	\$ 275,000	3-23-2017	989	\$278
30 Colonial Dr	\$ 630,000	2-18-2016	3,833	\$164
34 Colonial Dr	\$ 335,000	2-20-2018	1,381	\$243
25 Colonial Dr	\$ 255,000	3-17-2016	1,444	\$180
751 South Lake Blvd	\$ 490,000	2-15-2018	1,008	\$486
32 Middle Branch Rd	\$ 380,000	9-19-2018	1,852	\$205
288 Bucks Hollow Rd	\$ 230,000	10-3-2016	900	\$256
45 Lakeview Terr	\$ 250,000	5-24-2016	1,856	\$135
4 Olympus Dr	\$ 450,000	9-20-2016	2,602	\$173
535 Kennicut Hill Rd	\$ 312,000	12-19-2018	1,204	\$259
254 Dahlia Dr	\$ 295,000	3-08-2016	1,708	\$173
233 Dahlia Dr	\$ 352,000	3-30-2018	1,796	\$196
7 Astor Dr	\$ 565,000	8-07-2017	2,940	\$192
12 Astor Dr	\$ 450,000	3-16-2016	2,900	\$155
49 Tulip Rd	\$ 379,000	8-08-2018	1,720	\$220

Average Sales Price per Square Foot: \$205

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
15 Indian Av	\$ 355,000	6-23-2016	1,668	\$213
25 Senior Av	\$ 650,000	6-20-2016	3,575	\$182
866 South Lake Blvd	\$ 388,000	10-25-2018	1,932	\$201
14 Gleneida Blvd	\$ 462,000	9-25-2017	2,398	\$193
34 Gleneida Blvd	\$ 352,500	2-16-2017	1,342	\$263
12 Muscoot Rd	\$ 293,000	9-06-2018	1,488	\$197
10 Muscoot Rd	\$ 247,000	4-13-2017	1,400	\$176
17 Pine Cone Rd	\$ 389,900	5-31-2018	2,020	\$193
410 Baldwin Place Rd	\$ 200,000	2-05-2018	996	\$201
782 South Lake Blvd	\$ 610,000	1-24-2017	4,185	\$146
10 Veschi Ln N	\$ 344,500	6-28-2018	1,802	\$191
31 Ryan Ct	\$ 603,000	8-23-2018	3,632	\$166
26 Ryan Ct	\$ 557,800	8-31-2018	2,992	\$186
133 Dahlia Dr	\$ 380,000	8-22-2018	1,908	\$199
61 Astor Dr	\$ 430,000	8-15-2018	2,170	\$198
151 Dahlia Dr	\$ 350,000	1-18-2018	2,250	\$156
1 Tulip Rd	\$ 350,000	12-29-2017	2,296	\$152

Average Sales Price per Square Foot: \$189

Study indicates that the properties with views of a communications tower have a greater average price per square foot than those without a view of a communications tower.

Exhibit 7, 1181 Route 6, Mahopac, Putnam County, NY

Two monopole towers approximately 120' each, located south of 1181 Route 6. in the Mahopac area of the Town of Carmel, Mahopac P.O., NY visited in February 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
44 Nicole Way	\$ 450,000	8-02-2017	2,488	\$181
51 Nicole Way	\$ 325,500	4-18-2018	2,236	\$146
129 Overlook Dr	\$ 460,000	9-19-2018	2,320	\$198
133 Overlook Dr	\$ 315,000	8-02-2018	1,064	\$296
130 Overlook Dr	\$ 325,000	2-17-2016	2,456	\$132
106 Overlook Dr	\$ 165,000	7-30-2018	1,100	\$150
68 Albion Oval	\$ 258,000	4-25-2016	1,177	\$219
110 Baldwin Ln	\$ 375,000	8-29-2017	2,175	\$172
282 Shear Hill Rd	\$ 375,000	9-12-2016	1,812	\$207
278 Shear Hill Rd	\$ 282,500	5-16-2018	1,521	\$186
244 Shear Hill Rd	\$ 370,000	7-19-2016	1,812	\$204
154 Lake Dr	\$ 450,000	9-15-2016	3,672	\$123
123 Lake Dr	\$ 355,000	7-31-2018	1,900	\$187
139 Lake Dr	\$ 475,000	2-23-2017	2,065	\$230

Average Sales Price per Square Foot: \$188

The following properties are in the same neighborhood but have no view of the

tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
529 N Lake Blvd	\$ 535,000	11-23-2016	3,876	\$138
390 E Lake Blvd	\$ 315,000	10-26-2017	1,096	\$287
73 Baldwin Ln	\$ 299,500	1-12-2017	1,056	\$284
32 Baldwin Ln	\$ 380,000	1-04-2016	2,936	\$129
26 Baldwin Ln	\$ 185,000	7-29-2016	1,000	\$185
19 Albion Oval	\$ 300,000	5-01-2018	1,482	\$202
41 Albion Oval	\$ 380,000	8-26-2016	2,060	\$184
45 Albion Oval	\$ 390,000	12-21-2018	2,220	\$176
30 Albion Oval	\$ 350,000	10-23-2018	1,858	\$188
59 Albion Oval	\$ 254,639	3-15-2016	1,122	\$120
205 Shear Hill Rd	\$ 259,000	2-08-2018	944	\$274
98 Shear Hill Rd	\$ 390,000	9-12-2016	1,836	\$212
4 Lacona Rd	\$ 415,000	1-18-2018	2,104	\$197
20 Lacona Rd	\$ 352,500	2-21-2017	1,904	\$185
24 Lacona Rd	\$ 265,000	7-29-2016	1,899	\$140
32 Lacona Rd	\$ 340,930	4-04-2017	1,648	\$207
13 Lacona Rd	\$ 425,000	1-10-2018	2,374	\$179
22 Sheryl Ln	\$ 573,000	1-04-2016	3,926	\$146
12 Sheryl Ln	\$ 410,000	11-9-2018	1,982	\$207
10 Sheryl Ln	\$ 490,000	1-27-2017	3,113	\$157
114 Lake Dr	\$ 410,000	3-09-2017	2,156	\$190
94 Lake Dr	\$ 385,000	2-17-2016	2,296	\$168
59 Stuart Rd	\$ 360,000	2-17-2016	2,118	\$170
54 Stuart Rd	\$ 375,000	6-17-2016	1,990	\$188
38 Tanya Ln	\$ 433,000	8-23-2018	2,070	\$209
34 Tanya Ln	\$ 347,000	8-30-2016	1,990	\$174
72 Cortlandt Rd	\$ 342,500	8-12-2016	2,008	\$171
61 Cortlandt Rd	\$ 435,000	8-10-2016	3,434	\$127
74 Longdale Rd	\$ 390,000	6-08-2016	2,230	\$175
63 Longdale Rd	\$ 412,900	12-7-2018	1,950	\$212
544 Crosshill Ln	\$ 380,000	4-11-2016	2,194	\$173
543 Crosshill Ln	\$ 363,000	3-28-2017	1,800	\$202
63 Overlook Dr	\$ 229,000	9-15-2016	2,000	\$115
83 Overlook Dr	\$ 281,915	12-15-2017	1,284	\$220
78 Overlook Dr	\$ 380,000	11-9-2017	1,560	\$244

Average Sales Price per Square Foot: \$187

Study indicates that the properties with views of a communications tower have a virtually equal average price per square foot as those without a view of a communications tower.

Exhibit 8A, 30 Cliff Road, Plattekill, Ulster County, NY

A 120' monopole type tower located at 30 Cliff Road, in the Town of Plattekill, Clintondale P.O., NY. The following sales are located on the surrounding streets and are within sight of the tower:

2023 - 2025 STUDY

	Address	Sales Price	Sales Date	Area	Price/sf
355	CRESCENT AVE	\$196,000	11/21/23	895	\$218.99
11	PALAZZO LN	\$680,000	02/11/25	2,880	\$236.11
44	CLIFF AVE	\$450,000	06/23/23	1,890	\$238.10
45	CLIFF AVE	\$480,000	10/31/23	1,270	\$377.95
3	FARO LN	\$225,000	04/01/24	2,092	\$107.55
	Average price/sf of dwellings that can see a cell tower				\$235.74

	Address	Sales Price	Sales Date	Area	Price/sf
749	RT 44 55	\$125,000	12/29/23	840	\$148.81
683	RT 44 55	\$308,500	09/29/23	1,550	\$199.03
15	MILL ST	\$425,000	02/16/23	2,372	\$179.17
312	CRESCENT AVE	\$158,293	04/07/23	2,314	\$68.41
325	CRESCENT AVE	\$365,000	06/13/24	1,592	\$229.27
397	CRESCENT AVE	\$412,000	06/06/23	1,456	\$282.97
1110	RT 44 55	\$208,251	03/11/25	1,831	\$113.74
1098	RT 44 55	\$350,600	10/16/23	1,236	\$283.66
1052	RT 44 55	\$205,000	11/03/23	1,700	\$120.59
57	HULL AVE	\$375,000	06/24/24	1,296	\$289.35
53	HULL AVE	\$425,000	08/15/24	1,444	\$294.32
740	RT 44 55	\$960,000	03/25/25	3,300	\$290.91
21	SPRING MEADOW CT	\$585,000	06/04/24	2,400	\$243.75
41	JENKINS LN	\$473,800	11/15/24	1,928	\$245.75
	Average price/sf of dwellings that can not see a cell tower				\$213.55

Study indicates that the properties with views of a communications tower have a higher average price per square foot than those without a view of a communications tower.

Exhibit 8B. 30 Cliff Road, Plattekill, Ulster County, NY

A 120' monopole type tower located at 30 Cliff Road, in the Town of Plattekill, Clintondale P.O., NY. The following sales are located on the surrounding streets and are within sight of the tower:

2018 - 2019 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
48 Cliff Rd	\$ 220,000	9-24-2018	1.631	\$135
11 Palazzo Ln	\$ 399,000	6-24-2019	2.880	\$139
22 Morse Heights	\$ 260,000	11-14-2018	1.924	\$135

Average Sales Price per Square Foot: \$136

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
7 Cliff Rd	\$ 160,000	5-25-2018	2,704	\$ 59
42 Poppas Ln	\$ 234,000	3-01-2018	2,016	\$116
10 Tuckers Path	\$ 495,000	2-14-2019	2,554	\$194
60 Hull Av	\$ 290,000	4-04-2018	2,778	\$104
14 Applewood Ct	\$ 310,000	1-08-2019	2,288	\$135
250 Hull Av	\$ 373,400	5-16-2018	2,518	\$148
1474 Route 44 55Rd	\$ 170,000	1-21-2018	1,833	\$ 93
12 Cipriano Rd	\$ 255,000	6-12-2019	2,744	\$ 93
1628 Route 44 55	\$ 259,900	7-09-2019	3,500	\$ 74
1110 Milton Tpke	\$ 262,000	3-06-2019	2,000	\$131
425 Crescent Av	\$ 215,000	10-18-2019	1,512	\$142
369 Crescent Av	\$ 199,000	10-3-2018	1,320	\$151
397 Crescent Av	\$ 285,000	10-9-2019	1,456	\$196
1098 Route 44 55	\$ 203,000	9-17-2018	1,236	\$164
57 Hull Av	\$ 168,000	7-25-2018	1,296	\$130
47 Hull Av	\$ 215,000	4-20-2018	1,090	\$197
15 Vaccaro Ln	\$ 150,000	8-15-2019	1,288	\$116
30 Jenkins Ln	\$ 320,000	8-30-2019	2,060	\$155
41 Jenkins Ln	\$ 295,000	12-4-2018	1,928	\$153
37 Jenkins Ln	\$ 304,900	7-27-2018	1,872	\$163
268 Tuckers Corner Rd	\$ 199,000	6-14-2019	1,900	\$105
284 Tuckers Corner Rd	\$ 240,000	9-10-2019	1,260	\$190
277 Tuckers Corner Rd	\$ 279,000	4-25-2018	1,200	\$233
2189 Route 32	\$ 235,000	4-15-2019	3,488	\$ 67
325 Crescent Av	\$ 133,000	5-28-2019	1,640	\$ 87
328 Crescent Av	\$ 260,000	2-21-2019	2,080	\$125

Average Sales Price per Square Foot: \$135

Study indicates that the properties with views of a communications tower have virtually the same average price per square foot as those without a view of a communications tower.

Exhibit 9, 999 Route 32, Rosendale, Ulster County, NY

A 103' monopole type tower located at 999 Route 32, in the Town of Rosendale, NY. The following sales are located on the surrounding streets and are within sight of the tower:

2018 - 2019 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
999 Rt 32	\$ 485,000	12-17-2019	2,401	\$202
32 Parkcrest Dr	\$ 205,000	12-17-2018	1,368	\$150
25 Woodland Dr	\$ 393,600	10-2-2019	2,236	\$176

Average Sales Price per Square Foot: \$176

The following properties are in the same neighborhood but have no

view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
59 Sawdust Av	\$ 402,000	1-30-2018	2,189	\$184
24 Parkcrest Dr	\$ 125,000	1-10-2018	1,008	\$124
33 Old Cty Rt 1	\$ 715,000	10-3-2018	2,180	\$328
1101 Route 32	\$ 146,000	10-25-2018	1,165	\$125
734 Binnewater Ln	\$ 380,000	3-29-2019	1,247	\$305
21 Kallop Rd	\$ 73,500	6-19-2018	725	\$101
253 Creek Locks Rd	\$ 62,000	9-20-2019	1,320	\$ 47
261 Creek Locks Rd	\$ 152,000	10-22-2018	1,364	\$111
263 Creek Locks Rd	\$ 148,000	5-23-2018	540	\$274
295 Creek Locks Rd	\$ 275,000	6-15-2018	2,100	\$131
703 Creek Locks Rd	\$ 530,000	6-22-2018	4,512	\$117
670 Creek Locks Rd	\$ 420,000	7-10-2018	2,989	\$141
338 Main St	\$ 259,000	3-15-2018	1,700	\$152
14 Lower James St	\$ 255,000	9-13-2019	1,800	\$142
11 James St	\$ 180,500	7-12-2018	1,214	\$149
51 Mountain Rd	\$ 345,000	9-17-2018	2,600	\$133
189 Hardenburgh Av	\$ 330,000	2-19-2020	1,924	\$172
189 Hardenburgh Av	\$ 330,000	10-1-2018	1,924	\$172
115 MountainView Rd	\$ 195,700	4-03-2019	1,440	\$136
154 Mountainview Rd	\$ 311,200	12-12-2018	3,220	\$ 97
33 James St	\$ 142,000	7-25-2018	907	\$157
167 Grove St	\$ 220,000	10-24-2018	1,960	\$112
952 Elting Rd	\$ 159,000	6-06-2019	1,332	\$119
976 Keator Av	\$ 259,000	12-10-2019	1,151	\$225
126 James St	\$ 221,000	12-23-2019	968	\$228
100 James St	\$ 275,000	7-02-2019	1,364	\$202
35 Bedford Av	\$ 273,000	2-06-2019	3,034	\$ 90
15 Longyear Av	\$ 284,500	8-06-2019	1,668	\$171
61 Tillson Rd	\$ 238,000	9-14-2018	1,488	\$160
19 Grist Mill Rd	\$ 315,000	3-19-2018	2,176	\$145
14 Quaker St	\$ 186,000	9-27-2018	1,280	\$145
28 Messmer Av	\$ 245,000	1-04-2018	2,200	\$111
28 Messmer Av	\$ 283,000	8-30-2019	2,200	\$129
23 Tillson Rd	\$ 255,000	6-26-2019	1,792	\$142
17 Tillson Rd	\$ 197,000	3-29-2018	1,520	\$129
15 Tillson Rd	\$ 157,700	12-7-2018	875	\$180
18 Deyo St	\$ 260,950	9-19-2019	1,608	\$162
241 Grist Mill Rd	\$ 272,950	3-25-2019	2,275	\$120
299 Grist Mill Rd	\$ 135,000	10-10-2019	1,944	\$ 69

Average Sales Price per Square Foot: \$152

Study indicates that the properties with views of a communications tower have a higher average price per square foot than those without a view of a communications tower.

Exhibit 10, 525 Cottekill Rd, Marbletown, Stone Ridge P.O., Ulster County, NY

A 110' flagpole type tower located at 525 Cottekill Road, at the corner of Main Street, in the Town of Marbletown, Stone Ridge P.O., NY. The following sales are located on the surrounding streets and are within sight of the tower:

2018 - 2019 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
18 Jacobsen Ln	\$ 138,000	10-31-2019	1,420	\$ 97
3438 Main St	\$ 396,000	11-20-2018	2,242	\$177
3456 Main St	\$ 310,000	4-19-2019	1,632	\$190

Average Sales Price per Square Foot: \$155

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
304 Cottekill Rd	\$ 349,900	9-04-2019	1,494	\$234
352 Marcott Rd	\$ 192,500	8-20-2018	1,392	\$138
374 Marcott Rd	\$ 460,000	8-12-2019	2,702	\$170
55 Leggett Rd	\$ 900,000	9-16-2019	5,015	\$179
65 Leggett Rd	\$ 605,000	1-12-2018	4,152	\$146
449 Cottekill Rd	\$ 455,000	1-05-2018	2,692	\$169
1904 Lucas Av	\$ 338,000	2-26-2018	2,352	\$144
10 Hickory Hill Ln	\$ 350,000	4-18-2019	2,072	\$169
13 Corriedale Ln	\$ 425,000	8-09-2019	2,592	\$164
5 Corriedale Ln	\$ 342,500	6-22-2018	2,926	\$117
24 Duck Pond Rd	\$ 230,000	4-19-2019	1,864	\$123
30 Duck Pond Rd	\$ 299,000	7-20-2018	2,315	\$129
83 Duck Pond Rd	\$ 399,000	10-4-2019	2,970	\$134
2188 Lucas Av	\$ 195,000	12-20-2018	1,624	\$120
2013 Lucas Av	\$ 159,000	8-29-2018	1,152	\$138
8 Hobson Choice Rd	\$ 276,500	2-04-2019	1,543	\$179

Average Sales Price per Square Foot: \$153

Study indicates that the properties with views of a communications tower have a slightly higher average price per square foot than those without a view of a communications tower.

Exhibit 11, 117 Duelk Ave, South Blooming Grove, Orange County, NY

A 150' flagpole type tower located just west of Route 208, on Duelk Avenue, in South Blooming Grove, in the Town of Monroe, NY visited in May 2017. The following sales are located on the surrounding streets and are very close to the communications tower, within sight:

2014 - 2016+ STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
303 Lake Shore Dr	\$ 360,000	9-27-2016	2,147	\$168
316 Lake Shore Dr	\$ 235,000	9-26-2016	1,512	\$155
4 Red Bird Dr	\$ 267,000	10-13-2016	1,716	\$156
2 Beech Tree Rnd	\$ 210,000	7-07-2016	1,040	\$202
25 Merriewold Ln N	\$ 150,000	8-17-2015	1,552	\$ 97
4 Lone Oak Cir	\$ 225,000	10-31-2016	1,728	\$130
14 Old Town Rd	\$ 265,000	12-8-2014	1,778	\$149
11 Lee Av	\$ 319,000	11-8-2016	1,934	\$165
26 Duelk Av	\$ 240,000	12-13-2016	960	\$250
19 Duelk Av	\$ 160,000	3-31-2016	960	\$167
83 Duelk Av	\$ 245,000	12-1-2016	1,092	\$224
25 Duelk Av	\$ 275,000	11-14-2016	1,012	\$272
4 Laredo Ct	\$ 319,900	11-29-2016	1,504	\$213
4 Laredo Ct	\$ 237,900	3-27-2015	1,504	\$158
5 Laredo Ct	\$ 210,000	9-12-2016	960	\$219
23 Duelk Av	\$ 260,000	1-23-2017	960	\$271
106 Duelk Av	\$ 305,000	2-22-2017	1,772	\$172
2 Pecos Ct	\$ 230,000	7-21-2016	1,240	\$185
90 Duelk Av	\$ 209,500	1-29-2016	1,184	\$177
86 Duelk Av	\$ 230,000	11-12-2014	1,280	\$180

Average Sales Price per Square Foot: \$185

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
10 Hawks Nest Rd	\$ 242,300	1-14-2016	1,332	\$182
252 Lake Shore Dr	\$ 254,800	4-23-2014	1,852	\$138
374 Lake Shore Dr	\$ 307,500	12-8-2016	1,840	\$167
20 Hawthorne Dr	\$ 466,100	11-9-2016	1,993	\$234
22 Hawthorne Dr	\$ 346,000	11-23-2016	1,616	\$214
25 Hawthorne Dr	\$ 350,000	2-21-2017	1,796	\$195
19 Hawthorne Dr	\$ 315,000	1-13-2017	1,792	\$176
15 Hawthorne Dr	\$ 245,000	7-15-2015	1,104	\$222
10 Pine Hill Rd	\$ 250,000	10-10-2014	1,332	\$188
23 Pine Hill Rd	\$ 260,000	7-27-2016	1,340	\$194
37 Pine Hill Rd	\$ 240,000	8-15-2016	1,260	\$190
56 Duelk Av	\$ 299,000	9-29-2016	1,176	\$254
56 Duelk Av	\$ 255,000	5-11-2016	1,176	\$217
56 Duelk Av	\$ 170,000	4-01-2015	1,176	\$145
54 Duelk Av	\$ 240,000	2-23-2017	960	\$250
46 Duelk Av	\$ 250,000	11-8-2016	960	\$260
40 Duelk Av	\$ 190,000	10-1-2015	1,680	\$113
40 Duelk Av	\$ 275,000	1-25-2017	1,680	\$164
65 Duelk Av	\$ 243,000	3-10-2016	1,464	\$166
51 Duelk Av	\$ 230,000	10-14-2016	1,344	\$171
12 San Antonio Cir	\$ 270,000	1-24-2017	1,410	\$191
11 San Antonio Cir	\$ 335,000	11-28-2016	2,124	\$158
1 San Antonio Cir	\$ 190,000	1-30-2017	960	\$198
76 Duelk Av	\$ 220,000	4-04-2016	1,523	\$144
13 Dallas Dr	\$ 170,000	3-03-2016	994	\$171
34 Peddler Hill Rd	\$ 240,000	9-11-2015	1,390	\$173

Average Sales Price per Square Foot: \$187

Study indicates that the properties with views of a communications tower and properties without a view of a communications tower have virtually equal average price per square foot, in this specific neighborhood.

Exhibit 12, 1 Ridge Rd, Hamptonburgh, Orange County, NY

A 162' lattice tower located just south of Route 207, on Ridge Road, in Hamptonburgh, in the Town of Monroe, NY visited in May 2017. The following sales are located on the surrounding streets and are very close to the communications tower, within sight:

2014 - 2016+ STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
506 Ridge Rd	\$ 215,000	10-22-2015	1,528	\$141
4 Lincolndale Rd	\$ 315,000	6-12-2015	2,378	\$132
10 Shea Rd	\$ 380,000	12-3-2015	2,604	\$146
118 Sarah Wells Trl	\$ 200,000	3-22-2017	1,147	\$174
5 Arbor Rd	\$ 370,000	9-16-2016	2,604	\$143

Average Sales Price per Square Foot: \$147

The following properties are in the same neighborhood but have no view of the communications tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
43 Day Rd	\$ 405,000	3-09-2017	2,210	\$183
66 Day Rd	\$ 285,000	9-20-2016	2,222	\$128
58 Day Rd	\$ 425,000	6-22-2015	2,956	\$144
18 Kimberly Dr	\$ 390,000	8-22-2014	3,124	\$125
7 Darren Dr	\$ 245,900	8-16-2016	1,532	\$161
32 Day Rd	\$ 278,000	6-25-2014	2,044	\$136
27 Arbor Rd	\$ 450,000	8-25-2015	3,208	\$140
27 Arbor Rd	\$ 324,000	8-09-2016	1,993	\$163
27 Arbor Rd	\$ 365,000	2-01-2017	2,592	\$141
27 Arbor Rd	\$ 340,323	10-3-2014	2,400	\$142

Average Sales Price per Square Foot: \$146

Study indicates that the properties with views of a communications tower and properties without a view of a communications tower have virtually equal average price per square feet, in this specific neighborhood.

Exhibit 13A, 79 State Route 210, Stony Point, Rockland County, NY

A 130' monopole tower located at the Stony Point Police Station, north of (#79) State Route 210, in the Town of Stony Point, NY visited in April 2019 and subsequently revisited. The following sales are located on the surrounding streets and are within sight of the tower:
2023 - 2024 STUDY

#	Address	Munic	Sale Date	Blng Area (sf)	Sale Price	Price/sf
91	Washburns Ln	Stony Pt	11/08/24	1,200	\$620,000	\$517
47	Minerick Dr	Stony Pt	10/05/23	1,890	\$475,000	\$251
12	Lewis Dr	Stony Pt	04/10/24	1,183	\$425,000	\$359
146	Central Hwy	Stony Pt	05/31/24	1,120	\$510,000	\$455
Average price/sf of dwellings that can see a cell tower						\$396

The following properties are in the same neighborhood but have no view of the tower:

#	Address	Munic	Sale Date	Blng Area (sf)	Sale Price	Price/sf
26	Heights Rd	Stony Pt	07/30/24	2,153	\$525,000	\$244
23	Ethan Allen Dr	Stony Pt	07/26/24	1,191	\$450,000	\$378
16	Crickettown Rd	Stony Pt	02/29/24	1,650	\$585,000	\$355
160	West Main St	Stony Pt	02/21/24	2,100	\$626,000	\$298
117	Route 210	Stony Pt	06/13/23	2,882	\$679,900	\$236
18	Sunrise Dr	Stony Pt	01/15/25	1,738	\$485,000	\$279
31	Sunrise Dr	Stony Pt	01/24/24	1,613	\$500,000	\$310
104	Washburns Ln	Stony Pt	04/11/24	1,314	\$372,000	\$283
129	Washburns Ln	Stony Pt	04/17/24	1,487	\$440,000	\$296
22	Brooks Dr	Stony Pt	07/19/23	1,710	\$463,500	\$271
11	Gurran Dr	Stony Pt	07/24/24	2,038	\$650,000	\$319
11	Garrison Ln	Stony Pt	02/12/24	1,896	\$547,000	\$289
29	Brooks Dr	Stony Pt	10/11/24	1,507	\$587,000	\$390
38	Brooks Dr	Stony Pt	06/21/23	981	\$475,000	\$484
7	Quelch Av	Stony Pt	09/10/24	1,638	\$629,000	\$384
5	Quelch Av	Stony Pt	01/20/23	975	\$390,000	\$400
26	Route 210	Stony Pt	05/05/23	1,092	\$370,000	\$339
2	Wenzel Ln	Stony Pt	08/19/24	1,323	\$539,000	\$407
12	Wenzel Ln	Stony Pt	08/02/23	1,361	\$515,000	\$378
22	Wenzel Ln	Stony Pt	04/16/24	2,016	\$617,100	\$306
24	Wenzel Ln	Stony Pt	08/28/24	911	\$390,000	\$428
16	Clark Rd	Stony Pt	08/30/24	1,560	\$512,000	\$328
11	Clark Rd	Stony Pt	01/19/24	1,811	\$530,000	\$293
3	Lt Funcheon Pl	Stony Pt	10/31/24	2,200	\$660,000	\$300
41	Fonda Dr	Stony Pt	09/21/23	2,635	\$680,000	\$258
7	Fonda Dr	Stony Pt	11/06/24	2,850	\$677,000	\$238
14	Fonda Dr	Stony Pt	12/13/24	1,772	\$645,000	\$364
1	Anderson Dr	Stony Pt	06/20/24	2,114	\$626,000	\$296
179	Route 210	Stony Pt	08/16/24	811	\$350,000	\$432
22	J F Kennedy Dr	Stony Pt	03/12/24	1,944	\$630,000	\$324
24	J F Kennedy Dr	Stony Pt	11/17/23	3,199	\$745,000	\$233
5	Ann Av	Stony Pt	07/27/23	1,991	\$585,000	\$294
6	Ann Av	Stony Pt	10/10/23	1,896	\$557,000	\$294
14	Ann Av	Stony Pt	12/18/24	1,993	\$660,000	\$331
69	Heights Rd	Stony Pt	06/17/24	2,620	\$755,000	\$288
21	Walter Dr	Stony Pt	11/03/23	988	\$575,000	\$582
33	Walter Dr	Stony Pt	06/15/23	975	\$439,000	\$450
10	Bender Ct	Stony Pt	02/15/23	1,260	\$315,000	\$250
17	Bender Ct	Stony Pt	08/08/23	1,176	\$390,000	\$332
78	Crickettown Rd	Stony Pt	02/17/23	2,632	\$367,000	\$139
Average price/sf of dwellings that can not see a cell tower						\$327

Study indicates that the properties with views of a communications tower have a higher average price per square foot than those without a view of a communications tower.

Exhibit 13B, 79 State Route 210, Stony Point, Rockland County, NY

A 130' monopole tower located at the Stony Point Police Station, north of (#79) State Route 210, in the Town of Stony Point, NY visited in April 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
31 Minerick Dr	\$ 263,000	6-01-2017	1,267	\$208
73 Rte 210	\$ 450,000	7-15-2016	3,190	\$141
71 Rte 210	\$ 400,000	7-06-2018	2,704	\$148
124 Rte 210	\$ 359,000	5-29-2018	2,442	\$147
4 Covati Ct	\$ 190,000	4-27-2018	832	\$228
2 Covati Ct	\$ 349,900	5-29-2018	936	\$374
2 Brooks Ct	\$ 199,900	2-24-2017	1,008	\$198
84 Washburns Ln	\$ 325,000	7-05-2018	1,450	\$224
80 Washburns Ln	\$ 273,936	4-19-2017	1,248	\$220
8 Anton Ct	\$ 515,000	8-31-2016	2,900	\$178
8 Anna Ct	\$ 335,000	10-14-2016	2,352	\$142
37 Sengstaken Dr	\$ 370,000	9-08-2017	1,876	\$197
39 Sengstaken Dr	\$ 455,000	9-24-2018	1,755	\$259
3 Lewis Dr	\$ 361,000	3-11-2016	2,767	\$130
14 Lewis Dr	\$ 325,000	11-30-2017	1,352	\$240
149 Central Hwy	\$ 295,000	3-18-2016	1,512	\$195
135 Central Hwy	\$ 380,000	9-07-2018	1,643	\$231
125 Central Hwy	\$ 334,000	11-14-2017	1,785	\$187
125 Central Hwy	\$ 360,000	6-15-2018	1,328	\$271
6 Garyann Ter	\$ 330,000	8-24-2017	1,624	\$203
8 Garyann Ter	\$ 320,650	11-9-2018	1,410	\$227
9 Garyann Ter	\$ 340,000	3-09-2017	1,700	\$200

Average Sales Price per Square Foot: \$207

The following properties are in the same neighborhood but have no view of the tower:

<u>Address</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Area</u>	<u>Price/SF</u>
113 Washburns Ln	\$ 239,000	8-09-2016	972	\$246
109 Washburns Ln	\$ 210,000	3-13-2018	1,362	\$154
127 Washburns Ln	\$ 184,000	11-29-2016	775	\$237
5 Gurrin Dr	\$ 270,000	6-13-2018	2,763	\$ 98
3 Gurrin Dr	\$ 412,000	8-17-2017	1,866	\$221
9 Garrison Ln	\$ 403,000	7-14-2016	2,039	\$198
11 Garrison Ln	\$ 339,000	6-16-2016	1,896	\$179
21 Brooks Dr	\$ 415,000	4-24-2017	1,995	\$208
27 Brooks Dr	\$ 250,000	5-31-2016	1,342	\$186
3 Ironwood Ct	\$ 400,000	10-29-2018	2,386	\$168
35 Sunrise Dr	\$ 350,000	11-14-2018	1,824	\$192
25 Sunrise Dr	\$ 350,000	10-11-2018	1,822	\$192
28 Sengstaken Dr	\$ 345,000	2-06-2019	1,782	\$194
21 Sullivan Dr	\$ 345,000	2-24-2016	1,879	\$184
115 Filors Ln	\$ 169,900	8-19-2016	720	\$236
92 Filors Ln	\$ 335,000	10-12-2017	1,682	\$199
24 Dogwood Ln	\$ 365,000	12-11-2018	1,092	\$334
15 Dogwood Ln	\$ 320,000	1-25-2018	1,092	\$293
12 De Halve Maen	\$ 352,000	3-30-2018	1,684	\$209
41 Fonda Dr	\$ 475,000	3-22-2018	2,635	\$180
39 Fonda Dr	\$ 340,000	6-19-2017	2,940	\$116
21 Fonda Dr	\$ 425,000	8-23-2016	2,600	\$163
3 Anderson Dr	\$ 409,000	1-31-2019	2,081	\$197
9 Anderson Dr	\$ 339,900	10-31-2016	2,114	\$161
14 Anderson Dr	\$ 260,000	6-21-2016	1,242	\$209
22 Clark Rd	\$ 231,000	3-02-2018	870	\$266
26 Rte 210	\$ 213,000	7-13-2016	1,100	\$194
4 Lisa Denise Ct	\$ 315,000	8-22-2016	1,344	\$234
6 Central Dr	\$ 296,000	10-30-2017	1,575	\$188
5 Wenzel Ln	\$ 370,000	5-07-2018	1,650	\$224
14 Clark Rd	\$ 352,000	2-06-2017	1,895	\$186
16 Clark Rd	\$ 340,000	8-13-2018	1,080	\$315
18 Clark Rd	\$ 350,000	9-08-2017	2,026	\$173
22 Clark Rd	\$ 231,000	3-02-2018	870	\$266
17 Clark Rd	\$ 205,513	10-25-2016	744	\$276
17 Clark Rd	\$ 220,000	7-27-2017	900	\$244

7 Clark Rd	\$ 120,000	10-26-2016	744	\$161
10 Stubbe Dr	\$ 325,000	8-25-2016	2,116	\$154
20 Stubbe Dr	\$ 400,000	11-20-2017	1,934	\$207
18 Stubbe Dr	\$ 417,000	11-14-2018	2,116	\$197
11 Waldron Dr	\$ 400,000	9-28-2017	1,822	\$220
5 Waldron Dr	\$ 375,000	7-23-2018	1,592	\$236
4 Waldron Dr	\$ 335,000	2-01-2019	2,320	\$144
20 Wiles Dr	\$ 337,000	6-07-2017	1,596	\$211
16 Wiles Dr	\$ 380,000	2-07-2017	1,880	\$202
8 Wiles Dr	\$ 315,000	10-14-2016	1,596	\$197
15 Wiles Dr	\$ 321,000	10-12-2016	1,800	\$178
9 Rochelle Ct	\$ 160,000	3-16-2018	900	\$178
2 Rochelle Ct	\$ 220,000	12-15-2016	1,156	\$190
12 Rochelle Ct	\$ 220,000	11-23-2016	972	\$226
8 Govan Dr	\$ 285,000	12-16-2016	2,125	\$134
17 Govan Dr	\$ 265,000	11-8-2018	1,220	\$217
146 W Main St	\$ 825,000	6-14-2017	5,100	\$162
154 W Main St	\$ 870,000	8-29-2018	3,000	\$290
129 W Main St	\$ 350,000	4-05-2017	2,060	\$170
9 Autumn Ln	\$ 435,000	3-29-2018	2,540	\$171
153 Rte 210	\$ 415,000	6-22-2018	2,598	\$160
12 Reservoir Rd	\$ 290,000	3-04-2019	1,300	\$223
31 JFK Dr	\$ 500,000	8-06-2018	2,688	\$186
31 JFK Dr	\$ 375,950	5-06-2016	2,688	\$140
38 JFK Dr	\$ 333,000	6-08-2016	1,545	\$216
41 Franklin Dr	\$ 219,950	10-30-2017	1,499	\$147
3 Franklin Dr	\$ 360,000	8-01-2018	1,088	\$331
23 Franklin Dr	\$ 300,000	9-27-2018	1,701	\$176
10 Ethan Allen Dr	\$ 255,000	5-10-2017	1,080	\$236
32 Ten Eyck St	\$ 284,000	1-11-2017	1,282	\$222
30 Ten Eyck St	\$ 359,000	7-10-2018	1,899	\$189
22 Ten Eyck St	\$ 300,000	8-22-2017	1,450	\$207
41 Jay St	\$ 293,000	10-15-2018	1,620	\$181
25 Jay St	\$ 319,000	10-31-2017	1,584	\$201
46 Jay St	\$ 265,000	8-03-2016	1,305	\$203
34 Orchard St	\$ 360,000	4-12-2018	2,454	\$147
33 Orchard St	\$ 382,650	1-23-2019	2,214	\$173
87 N Liberty Dr	\$ 304,500	10-31-2018	1,429	\$213
16 Bayview Dr	\$ 280,000	12-15-2017	1,605	\$174
104 Battalion Dr	\$ 289,000	12-18-2017	1,212	\$238

Average Sales Price per Square Foot:
\$202

Study indicates that the properties with views of a communications tower have a slightly higher or very similar average price per square foot than those without a view of a communications tower.

Exhibit 14, East View Road, Ramapo, Monsey P.O., Rockland County, NY

A 100' tower located at East View Road, north of the NYS Thruway, in the Town of Ramapo, Monsey P.O., NY visited in May 2025. The following sales are located on the surrounding streets and are within sight of the tower:

2023 - 2024 STUDY

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
3	Pinewood Dr	Ramapo	08/22/23	4,761	\$1,550,000	\$326
4	Albert Dr	Ramapo	06/18/24	1,133	\$1,500,000	\$1,324
7	Sylvan Rd	Ramapo	06/18/24	2,476	\$999,000	\$403
17	Albert Dr	Ramapo	06/01/23	1,119	\$970,000	\$867

Average price/sf of dwellings that can see a cell tower \$730

The following properties are in the same neighborhood but have no view of the tower:

<u>#</u>	<u>Address</u>	<u>Munic</u>	<u>Sale Date</u>	<u>Blng Area (sf)</u>	<u>Sale Price</u>	<u>Price/sf</u>
321	Remsen Av	Ramapo	12/17/24	2,476	\$1,200,000	\$485
40	Hilltop Pl	Ramapo	01/05/23	2,871	\$999,000	\$348
31	Highview Rd	Ramapo	04/18/23	2,812	\$1,700,000	\$605
44	Saddle River Rd	Ramapo	09/09/24	1,126	\$1,400,000	\$1,243
35	Hilltop Pl	Ramapo	03/23/23	2,170	\$1,250,000	\$576
1	Harvest Ct	Ramapo	07/02/24	2,901	\$1,200,000	\$414
36	Briarcliff Dr	Ramapo	01/30/24	2,153	\$1,200,000	\$557
6	Cameo Ridge Rd	Ramapo	12/23/24	2,120	\$1,350,000	\$637
4	Hilltop Ln	Ramapo	04/21/23	2,681	\$975,000	\$364
9	Briarcliff Dr	Ramapo	05/09/23	1,676	\$985,000	\$588
7	Briarcliff Dr	Ramapo	09/27/23	1,676	\$995,000	\$594
18	Hilltop La	Ramapo	07/31/23	2,619	\$1,120,000	\$428
7	Challenger Ct	Ramapo	07/10/24	3,481	\$1,425,000	\$409

Average price/sf of dwellings that can not see a cell tower \$557

Study indicates that the properties with views of a communications tower have a higher average price per square foot than those without a view of a communications tower.

Exhibit 15, 430 New Hempstead Road, New City, Rockland County, NY

A 125' +/- monopole tower, located north of New Hempstead Road and west of the Palisades Parkway, in the New City area of the Town of Ramapo, NY visited in April 2019. The following sales are located on the surrounding streets and are within sight of the tower:

2016 - 2018 STUDY

Address	Sales Price	Sale Date	Area	Price/SF
9 Peachtree Ter	\$ 160,000	3-23-2018	1,610	\$ 99
6 Stoneham Ln	\$ 400,500	10-25-2016	2,150	\$186
14 Stoneham Ln	\$ 440,000	1-17-2017	2,150	\$205
16 Stoneham Ln	\$ 360,000	6-29-2016	2,069	\$174
9 Butternut Dr	\$ 380,000	9-30-2016	1,850	\$205
4 Butternut Dr	\$ 399,000	11-8-2016	1,610	\$248
8 Butternut Dr	\$ 429,000	9-07-2016	2,000	\$215
3 Hoover Ln	\$ 367,000	10-28-2016	1,620	\$227
Average Sales Price per Square Foot:				\$195

The following properties are in the same neighborhood but have no view of

the tower:

Address	Sales Price	Sale Date	Area	Price/SF
8 Summit Av	\$ 400,000	6-22-2018	1,427	\$280
11 Summit Av	\$ 350,000	8-30-2016	1,233	\$284
7 Highview Av	\$ 322,500	8-02-2016	1,607	\$201
3 Park Av	\$ 370,000	11-7-2016	1,824	\$203
1 Doolin Rd	\$ 665,000	9-27-2018	4,974	\$134
12 Doolin Rd	\$ 595,000	6-29-2018	2,673	\$223
24 Tempo Rd	\$ 535,000	7-28-2016	2,591	\$206
12 Wagon Wheel Dr	\$ 514,500	2-05-2018	3,024	\$170
3 Wagon Wheel Dr	\$ 400,000	7-19-2016	2,752	\$145
156 Trails End	\$ 669,000	7-09-2018	2,604	\$257
144 Trails End	\$ 480,000	11-4-2016	4,239	\$113
140 Trails End	\$ 529,000	4-03-2018	2,845	\$186
133 Trails End	\$ 468,000	7-27-2016	2,834	\$165
137 Trails End	\$ 430,000	6-23-2016	2,924	\$147
153 Trails End	\$ 387,000	1-14-2016	2,586	\$150
132 Trails End	\$ 410,000	8-04-2016	2,919	\$140
129 Trails End	\$ 492,500	6-12-2017	2,996	\$164
120 Trails End	\$ 572,100	11-29-2016	3,000	\$191
116 Trails End	\$ 562,240	3-30-2017	3,000	\$187
112 Trails End	\$ 712,840	12-12-2017	3,400	\$210
107 Trails End	\$ 540,078	3-09-2017	3,000	\$180
27 Trailside Pl	\$ 576,000	8-19-2016	2,560	\$225
8 Trailside Ct	\$ 595,000	5-04-2018	3,073	\$194
902 Rte 45	\$ 250,000	11-28-2016	1,575	\$159
126A Old Schoolhouse	\$ 550,000	10-12-2017	2,788	\$197
114 Old Schoolhouse	\$ 375,000	1-31-2018	1,493	\$251
5 Charles St	\$ 299,000	10-2-2017	962	\$311
4 Highview Av S	\$ 460,000	9-12-2016	2,259	\$204
3 Stoneham Ln	\$ 380,000	8-26-2016	1,610	\$236
7 Peachtree Ter	\$ 347,000	2-26-2016	2,165	\$160
10 Peachtree Rd	\$ 617,460	3-01-2017	3,000	\$206
7 Peachtree Rd	\$ 527,100	2-08-2017	3,200	\$165
5 Peachtree Rd	\$ 521,250	1-29-2016	3,000	\$174
25 Butternut Dr	\$ 495,000	10-15-2018	2,224	\$223
24 Butternut Dr	\$ 430,000	6-09-2017	1,850	\$232
3 Brooks Edge Dr	\$ 587,340	7-29-2016	2,955	\$199
451 New Hempstead Rd	\$ 395,000	3-29-2017	2,204	\$179
453 New Hempstead Rd	\$ 407,000	9-14-2017	2,204	\$185
120 Hempstead Rd	\$ 499,000	9-17-2018	3,330	\$150
120 Hempstead Rd	\$ 440,000	12-30-2016	3,330	\$132
114 Hempstead Rd	\$ 465,000	3-12-2018	2,112	\$220
1 Stark Ct	\$ 549,000	6-30-2016	3,199	\$172
3 Burrows Ct	\$ 286,000	5-31-2016	2,442	\$117
10 Hoover Ln	\$ 390,000	8-15-2018	1,548	\$252
40 Hoover Ln	\$ 600,000	12-14-2018	2,229	\$269
23 Hoover Ln	\$ 695,000	2-04-2016	4,780	\$145
19 Hoover Ln	\$ 450,000	12-29-2016	2,258	\$199
3 Gurnee Ct	\$ 395,000	8-04-2016	2,229	\$177
1 Gurnee Ct	\$ 300,000	8-02-2016	2,117	\$142
Average Sales Price per Square Foot:				\$192

Study indicates that the properties with views of a communications tower have a slightly higher or virtually equal average price per square foot as those without a view of a communications tower.

QUALIFICATIONS OF THE APPRAISER

QUALIFICATIONS

PAUL A. ALFIERI III, MAI
President, Senior Appraiser
Lane Appraisals, Inc.
178 Myrtle Boulevard
Larchmont, New York 10538

PROFESSIONAL DESIGNATIONS

MAI - Member of the Appraisal Institute - #12165
Certified General Appraiser, Residential Appraiser Supervisor
State of New York #4600009780
Accredited New York State Department of Transportation, Right of Way Appraiser

GENERAL EDUCATION

St. Lawrence University
Canton, New York
B. A. - 1984

PROFESSIONAL APPRAISAL EDUCATION

The Appraisal Institute -

- | | | |
|---------|----------------|--|
| #1A-1 | - Fall, 1985 | - Appraisal Principles |
| # 8-2 | - Spring, 1985 | - Residential Valuation |
| #1A-2 | - Fall, 1986 | - Basic Valuation |
| #1B-A | - Spring, 1989 | - Capitalization Theory and Techniques - A |
| # SPP | - Summer 1989 | - Standards of Professional Practice |
| #1B-B | - Fall, 1989 | - Capitalization Theory and Techniques - B |
| # 2-1 | - Spring 1990 | - Case Studies in Real Estate Valuation |
| # 2-2 | - Summer 1991 | - Report Writing and Valuation Analysis |
| # 520 | - Winter 1994 | - Advanced Highest and Best Use and Market Analysis |
| # 320 | - Spring 1994 | - General Applications |
| # 530 | - Summer 1994 | - Advanced Sales Comparison and Cost Approaches |
| # SPP A | - Fall, 1994 | - Standards of Professional Practice (USPAP) - A |
| # SPP B | - Fall, 1994 | - Standards of Professional Practice (Ethics) - B |
| # SPP C | - Fall, 1999 | - Standards of Professional Practice (USPAP/Ethics) - C |
| | - Summer 2003 | - Standards of Professional Practice (USPAP/Ethics) - 15 Hr |
| # 710 | - Fall 2004 | - Condemnation Appraising: Principals and Applications |
| | - Summer 2007 | - Evaluating Commercial Construction |
| | - Fall 2007 | - Small Hotel and Motel Valuation |
| | - Summer 2008 | - Convenience Store Valuation |
| | - Winter 2008 | - Apartment Valuation |
| | - Winter 2008 | - Subdivision Valuation |
| | - Spring 2011 | - Litigation Skills for the Appraiser |
| | - Spring 2012 | - IRS Valuation Webinar |
| | - Winter 2013 | - Business Ethics |
| | - Spring 2013 | - International Valuation Standards |
| | - Fall 2013 | - Analyzing Operating Expenses |
| | - Fall 2013 | - Rates & Ratios: Making Sense of GIMs, OARs & DCFs |
| | - Fall 2014 | - Right-Of-Way Easements; Case Studies Webinar |
| | - Fall 2015 | - Contamination and the Valuation Process |
| | - Summer 2017 | - Uniform Appraisal Standards for Federal Land Acquisitions |
| | - Winter 2018 | - Eminent Domain and Condemnation |
| | - Winter 2019 | - Green Buildings - Intro; Residential and Commercial Case Studies |
| | - Winter 2019 | - Appraising Auto Dealerships |
| | - Winter 2019 | - Medical Office Building Valuation |
| | - Winter 2021 | - Basics of Expert Witness for Commercial Appraisers |
| | - Winter 2021 | - Comparative Analysis |
| | - Winter 2021 | - Intro to Fair Housing & Fair Lending |
| | - Winter 2024 | - Volatile Markets Post COVID |

QUALIFIED AS AN EXPERT IN REAL ESTATE VALUATION

US Bankruptcy Court New York State Supreme Court New York State Court of Claims

Since 1984, engaged exclusively in appraising real estate. Assignments include:

Single family homes, condominiums, cooperative apartments, two to six family dwellings, rental apartment buildings, cooperative apartment buildings, condominium complexes, Section 8, Section 236 (Mitchell Lama) and HUD apartment projects, nursing care and life care communities, senior living facilities, public buildings, municipal properties, parks, hotels, industrial buildings, gas and service stations, auto dealerships, office buildings, retail and wholesale facilities, regional and neighborhood shopping centers, estates, marinas, country clubs, golf courses, sub-divisions, easements, encroachments, air rights and vacant parcels for purposes of finance, purchase, sale, gift tax, estate tax, divorce, bankruptcy, condemnation, tax certiorari proceedings, internal and estate planning, Right-of-Way analysis, gas pipeline expansion, gas and electric substation value analyses, County facilities, HUD Rent Comparability Study, and New York State Equalization Rate challenges.

Primary professional territory comprises Westchester, Putnam, Dutchess, Rockland, Orange, Ulster, Sullivan, Greene, Columbia, Albany, Nassau, Suffolk, Bronx, Queens, Kings (Brooklyn), Richmond (Staten Island) and New York (Manhattan) Counties in New York, Bergen County, NJ and Fairfield and New Haven Counties in Connecticut.

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
APPRAISALS COMPLETED FOR

New York State Supreme Court
State of New York, Office of General Svcs
State of New York, Dept of Transportation
State of New York Office of Parks,
Recreation & Historic Preservation
State of New York, Office of Mental Retardation
and Developmental Disabilities
State of New York, Office of Mental Health
Bureau of Housing Development & Support
County of Westchester
- Dept of Public Works & Transportation
County of Putnam, Dept. of Finance
County of Rockland, Dept. of Finance
City of Mount Vernon
City of New Rochelle
City of Yonkers
City of Rye
City of Peekskill
City of White Plains
Town of Bedford
Town of Carmel
Town of Greenburgh
Town of Ossining
Town of Pelham
Town of Lewisboro
Town of New Castle
Town of Patterson
Town of Putnam Valley
Town of Harrison
Town of Mt. Pleasant
Town of Rye
Town of Yorktown
Town of Southeast
Town of Scarsdale
Town of Blooming Grove
Village of Ardsley
Village of Croton-on-Hudson
Village of Dobbs Ferry
Village of Harrison
Village of Mamaroneck
Village of Larchmont
Village of Ossining
Village of Pelham Manor
Village of Irvington
Village of Elmsford
Village of Pelham
Village of Port Chester
Village of Scarsdale
Village of South Blooming Grove
Brewster Central School District
Town of Greenburgh Department of
Community Dvlpmt and Conservation
State of New York, Business Dvlpmt Corp.
Empire State Certified Development Corp.
U.S. Small Business Administration
Statewide Zone Capital Corp.
Local Initiatives Support Corporation
National Small Business Underwriter
Yonkers, New Main St. Redevelopment Corp.
Legal Services of the Hudson Valley
The Institute for Justice
Westhab
Putnam Community Foundation
The Community Builders, Inc.
Legion Hall New Rochelle
Environmental Protection Agency
Dormitory Authority of the State of NY
Mount Vernon Hospital
St. Josephs Medical Center
St. Vincents Hospital Westchester
St. Agnes Hospital
Phelps Memorial Hospital Corp.
White Plains Medical Center
The Burke Rehabilitation Hospital
The Seabury Wilson Home
The Children's Village
Housing Action Council
The March of Dimes
The United Way of Westchester
The Salvation Army
The Congregation of Jehovah's Witnesses
LDS Church
St. Peters Episcopal Church
Good Shepard Presbyterian Church
Hudson River Presbyterian Church
St. Johns Lutheran Church
Zion AME Baptist Church
Shiloh Baptist Church
Valhalla United Methodist Church
Bethlehem Lutheran Church
Bryn Mawr Presbyterian Church
Greek Orthodox Church - Evangelismos
Congregation Ohr Torah Synagogue
Central Baptist Church of NY
Saint Matthews School
Montebello Jewish Center
Missionary Church Investment Foundation
Corporation of the Presiding Bishop of the
Church of Jesus Christ of Latter-Day Saints
Portugese American Club of New Rochelle
Retirement Living Services
Hebrew Hospital Home Foundation, Inc.
Beth Abraham Health Services
Schnurmacher Nursing Home
Saint Michael's Home for the Aged
Jewish Board of Family & Children's Svcs
Union Baptist Church
Board of Coop Education Services (BOCES)
YM+YWHA of Southern Westchester
YMCA of Central & Northern Westchester
YMCA of Mt. Vernon
Tarrytown YMCA
New Rochelle YMCA
Iona College, Iona University
The Windward School
The Berkley School
Pace Business School
Mid Westchester Elks Club
Westchester Interfaith Council
The Hackley School
Legion of Christ, Inc.
Bokharian Communities Center, Inc.
The Episcopal Church of St. Alban Martyr
Salesian Society, Province of St. Philip
St. Gregory the Enlightener Church
Innovations for Community Advancement
The Masonic Guild of Port Chester
Planned Parenthood of Westchester and
Rockland, Inc.
Westchester Land Trust
Westchester Joint Water Works
National Development Council

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
APPRAISALS COMPLETED FOR

The Estate of Elizabeth Ross Johnson
MBIA Insurance Company
Metropolitan Life
Principal Mutual Life Insurance Co.
Guardian Insurance Company
Reckson Operating Partnership, LP
GDC Development Corp.
Capelli Enterprises
GHP Houlihan
Lordae Property Management
APEX Development Company
Urstadt Biddle Properties
Jones, Lang, Wooten
Halpern Enterprises
Forest City Daly Housing Corp.
Mack Cali
Platzner Int'l Group, Ltd.
Colliers Int'l Valuation & Advisory Services
Anderson Hill Road Capital, LLC
Doral Conference Center Associates
Industrial Heater Corp.
Sunoco
Barrier Oil Company
Castle Oil
Motiva Enterprises
Neptune Moving Company
Toyota
Toyota Financial Services
Pepe Auto Group
Alfredo's Foreign Cars
Soundview Chevrolet
Westchester Chrysler Plymouth
Pace Honda
Rye Ford Subaru
Acura of Westchester
Willow Motors
Heart Kia
Heart Ford
Mallory Kotzen Tires
Direcktor's Boatyard
Steel Style Development Corp.
Swanson Boat Transport Co.
Mid Ocean Tankers
Defender Marine
Mamaroneck Boat and Motors
Nichols Boatyard
McMichael Boating Center
Glen Island Yacht Club
West Harbor Yacht Services, Inc.
Tax Assessment Experts
Consumers Union
Combe Inc.
USTA National Tennis Center
Ticor Title Guarantee Co.
Security Mutual Life Insurance Co. of NY
BRP Companies
Bedford Union Cemetery
Tarrycrest Swim Club
Suez Water Company
Veolia Water New York
Energize New York
New York Transco
Spectra Energy/Algonquin Gas
CDM Smith
Reichhold Chemical
Leroy Pharmacies
Ciba Geigy
Akzo Nobel, Inc.
Mutual Biscuit Company
Imperial Yacht Club
Manursing Island Club
Glen Island Yacht Club Inc.
Anglebrook Country Club
Willow Ridge Country Club
Wright Island Marina
Beckwith Point Beach and Tennis Club
Board of Directors of the Quay Condo
PCC Real Estate, Inc. (A Penn Central Co.)
Pepsico.
Store 24
Wakefern Foods
The Great Atlantic and Pacific Tea Co.
ShopRite Supermarket Inc.
New York Telephone
Plaza Materials Company
Transpo Industries
Suburban Carting Company
Dunham Paint Company
Wallauer Paint
Landauer Metropolitan Medical
The Chapson Corporation
Robert Martin Rosedale Corporation
Otto Brehm
Neri Bakery
Tork Time Clock
Liberty Lines Bus Company
General Motors
Gyrodyne
Teledyne, Inc.
Verizon Wireless
Prodigy
Kenneth Cole
Purdue Frederick Company
Rostenberg-Doern Company
Houlihan-Parnes
Strategic Resources Corporation
Flynn Burner
Continental Hosts
Lifetime Fitness Co.
CSX Railroad/CSX Realty Corp.
Zipjack Industry
Bertoline Distributors
Cugine Foods
Quick Quality Restaurants
Hudson Valley Resorts
Hudson River Healthcare
Adira at Riverside
Danish Home for the Aged
New York SMSA Ltd. Partnership (Verizon)
New Cingular Wireless PCS (AT&T)
Homeland Towers, LLC
Wireless Edge Towers
Amp Communications, LLC
Gotham Communications
Crown Castle
The Fresnel Group
Core 4 Capital Corporation
Schur Realty Company, LLC

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
FINANCIAL INSTITUTIONS

Abacus Federal Savings Bank
American Savings Bank
America's Christian Credit Union
Apple Savings
Anchor Savings Bank
Allstate Appraisal Services
Algemene Bank of Netherlands
Alliance Bank
Alliance Funding
A-1 Preferred Mortgage
Anchor Equities, Ltd.
BNC National Bank
BMC Capital
Beacon Financial
Banco Popular
Bankers Trust Company
Bank of America
Bank Leumi
Bank of New York
Barclay's Bank of New York
Business Loan Express
Carver Federal Savings Bank
The Chase Manhattan Bank, N.A.
Chemical Bank
Century Capital Corporation
Columbia Equities, Ltd.
Consumer Capital Corporation
Central Federal Bank
Chase Bank
Chemical Bank
The Chase Manhattan Bank, N.A.
Citibank, N.A.
Cititrust
City and Suburban Federal Savings Bank
Crossland Savings Bank
Comfed Savings Bank
Commonwealth Mortgage Company
Community Mutual Savings Bank
Community Preservation Corporation
Conamero Development Corporation
Condo Plus
Consortium Financial
Countrywide Funding Corporation
Country Bank
Crossway Capital, Ltd.
Customers Bank
Dime Savings Bank
Dollar Dry Dock Savings Bank
DuPont Mortgage Corporation
Eagle Funding
Eastchester Savings Bank
Eastern Savings Bank
Educational and Governmental Employees
Credit Union
Edison Funding
Emigrant Savings Bank
Empire Financial Corporation
Empbanque Capital Corporation
Empire of America
Ensign Bank
Equity Mortgage
Equity Stars
Exchange Mortgage Corporation
Express Equity
Family Financial
Farm Credit East, ACA
The First Boston Corporation
FDIC
First Boston Mortgage Center
First Fidelity
First Northern
First National Mortgage and Finance Co.
First National Bank of North Tarrytown
First Union Corporation
Fleet Bank
Florida Capital Management
Four Star Funding
Foremost Funding
Full Service Funding
Gibraltar Money Center
Goldstar Resources
Goldome
GM Wolkenberg, Inc.
Green Park Financial
Heartland Bank
Heritage Funding
Holme Capital
Homequity
Home Funding
Home Mortgage
Home Savings Bank
Houlihan Lawrence Financial
Hudson United Bank
Hudson Valley National Bank
HVCU - Hudson Valley Credit Union
IBM Relocation
Intercounty
Investors Mortgage
Interaudi

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APPRAISAL EXPERIENCE
FINANCIAL INSTITUTIONS

J P Morgan Chase
Jaguar Capital
Kadillac Funding, Ltd.
Knighthood Funding
LaJolla Bank
Larchmont Federal S & L Association
Lehman Brothers Bank
Love Funding
Mahopac National Bank
Mansfield Mortgage
Marine Midland Bank
Medallion Funding Corporation
Meritor Credit Corporation
Merrill Lynch Mortgage
Merrill Lynch Relocation
Metro Bank
Metropolitan Funding
Metropolis Capital
Midlantic Mortgage Corporation
The Money Store
The Mortgage Center
Mutual Bank
Nazarene Credit Union
National Cooperative Bank
National Westminster Bank U. S. A.
New York Community Bank
New York National Bank
Orange Bank & Trust Co.
Omega Funding Group
Ocwen
PCSB
Palisades Federal Credit Union
People's Mortgage
Peoples Westchester Savings Bank
PMI Mortgage Insurance Company
Preferred Mortgage
Prudential Mortgage Company
Putnam County National Bank
Real Estate Recovery, Inc.
Resolution Trust Company
Resource Funding
Roosevelt Savings Bank
Scarsdale National Bank
Seacoast Mortgage
Service First
Signature Bank
Society for Savings
Sound Federal Savings & Loan Association
Statewide Zone Capital Corp.
Tarrytown and North Tarrytown Savings
& Loan Association
TD Bank
Titan Capital
Tompkins Trust
Tompkins Community Bank
Tremont Federal Savings & Loan Assoc.
UBS Warburg Real Estate
Ulster Saving Bank
Union State Bank
United Northern Federal Savings Bank
USA Bank
U.S. Mortgage
Village Savings Bank
Wachovia Corporation
Washington Federal S & L Association
Welcome Home Realty
Wells Fargo
Westfair Funding Corporation
Westchester Bank
Westchester Federal Savings Bank
Williamsburgh Savings Bank
Wallkill Valley Federal Savings & Loan

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
APPRAISALS OF NOTABLE PROPERTIES

AKZO Property, Lawrence St, Ardsley
CIBA Geigy Property, Greenburgh
Cemetery, Clinton Rd, Bedford
Self Storage, 34 Norm Av, Bedford
Supermarket, 747 S Bedford Rd, Bedford
Readers Digest HQ Property, Chappaqua
Gas Pipeline Easement/Rental, Cortland
Sewer Plant, Cortlandt/Croton
Dockminiums, Half Moon Bay, Croton
Village Hall, 1 Van Wyck St, Croton
Former Brewery, 145 Palisade Av, Dobbs Ferry
AKZO Property, Danforth Av, Dobbs Ferry
Motel, 22 Tarrytown Rd, Greenburgh
Motel 290 Tarrytown Rd, Elmsford
Police/Court Bldg, 188 Tarrytown Rd, Greenburgh
Town Hall, 177 Hillside Av, Greenburgh
Library, Tarrytown & Knollwood Rd, Greenburgh
Church, 2102 Saw Mill River Rd, Greenburgh
Midway Shopping Ctr, Central Prk Av, Greenburgh
Greenville Shopping Ctr, Central Prk, Greenburgh
Con Ed Transmission Lines, Greenburgh
Office/Lab, Landmark at Eastview, Greenburgh
Hotel, 670 White Plains Rd, Greenburgh
Subdivision, W Hartsdale Av, Hartsdale
Newspaper HQ Property, 1 Gannett Dr, Harrison
Subdivision, 2025 Westchester Av, Harrison
Hotel, 80 W Red Oak Ln, Harrison
Willow Ridge Country Club, 123 North St, Harrison
Pepsico HQ, 700 Anderson Hill Rd, Harrison
Office, 2975 Westchester Ave, Harrison
Andrus Retirement Community, Hastings
Waterfront Industrial, River St, Hastings
Hotel, 18 24 Saw Mill River Rd, Hawthorne
School, Bradhurst Av, Hawthorne
Subdivision, S Broadway, Irvington
Subdivision, Mulligan Ln, Irvington
Waterfront Industrial, Irvington
Larchmont Yacht Club, Larchmont
McMichael Boat Yard, Mamaroneck
Nichols Boatyard, Mamaroneck
Mamaroneck Boat & Motor, Mamaroneck
Mamaroneck Beach & Yacht Club, Mamaroneck
St Johns Church, Cortlandt Av, Mamaroneck
Badger Swim Club, Rockland Av, Mamaroneck
Derektors Ship Yard, Mamaroneck
Church, 19 10th Av, Mt Vernon
YMCA, 20 S 2nd Av, Mt Vernon
Church, 52 S 6th Av, Mt Vernon
Synagogue, Crary Av, Mt Vernon
Supermarket, 960 Broadway, Thornwood
Glen Island Casino Catering, New Rochelle
Marina, 101 Harbor Ln W, New Rochelle
Auto Dealer Portfolio, New Rochelle
New Rochelle City Yard, Main St, New Rochelle
Wright Island Marina, Drake Av, New Rochelle
Church, Stratton Rd, New Rochelle
Imperial Yacht Club, Davenport Av, New Rochelle
Reservoir, Weaver St, Larchmont/New Rochelle

Neptune Marina, Davenport Av, New Rochelle
YMCA, 540 Weyman Av, New Rochelle
Iona College Dormitory Sites, New Rochelle
Dudleys Marina & Restaurant, New Rochelle
Beckwith Beach Club, New Rochelle
Westerly Marina, Westerly Rd, Ossining
City Development Site, Lower South St, Peekskill
Peekskill Waterfront Properties, Peekskill
St Peter's Episcopal Church, Port Chester
Land Underwater, N Main St, Port Chester
Village Development Site, Port Chester
DPW Waterfront, Fox Island Rd, Port Chester
Village Hall, 222 Grace Church St, Port Chester
Police/Court, 350 N Main St, Port Chester
Masonic Temple, 356 Irving Av, Port Chester
United Hospital, 406 Boston Post, Port Chester
Alba's Restaurant, Port Chester
Doral Conference Center, Rye Brook
Hotel, Rye Town Hilton, Rye Brook
Rye Ridge Shopping Center, Rye Ridge
Office, Rye Ridge Plaza, Rye Brook
Washington Park Plaza SC, S Ridge St, Rye Brook
BOCES, Berkley Dr, Rye Brook
Office Complex, 1-6 International Dr, Rye Brook
Phelps Hospital, N Broadway, Sleepy Hollow
General Motors Property, Sleepy Hollow
Pepsico Offices, Pepsi Way, Somers
Former Pepsico Offices, Pepsi Way, Somers
Former IBM Facility, Somers
Anglebrook Golf Club, Somers
Gas Pipeline Easement/Rental, Somers
YMCA, 62 Main St, Tarrytown
Hackley School, Midland Av, Tarrytown
Hotel, Axe Castle, Tarrytown
Bayer Property, Benedict Av, Tarrytown
Kraft Property, S Broadway, Tarrytown
Halpern Office Portfolio, Tarrytown
Mack Cali Office Portfolio, Tarrytown
Christiana Office, White Plains Rd, Tarrytown
Tappan Zee Bridge, Quay DOT Taking, Tarrytown
Self Storage, 160 Wildey Av, Tarrytown
Self Storage, Depot Plaza, Tarrytown
Washington Irving Boat Club, Tarrytown
NYCDEP Site, Columbus Av, Thornwood
Retirement/Nursing, Westchestr Meadows, Valhalla
Trump Tower, City Pl, White Plains
Office, 7 Renaissance Sq, White Plains
Parking Garage, Renaissance Sq, White Plains
Windward School, Windward Av, White Plains
Office, 1 N Broadway, White Plains
Pepe Auto Dealerships, White Plains, New Rochelle
Office, 34 44 S Broadway, White Plains
Pavilion Shopping Ctr, S Broadway, White Plains
Church, 65 Lake St, White Plains
Sears, 100 Main Street, White Plains
Office 140, 150 Grand St, White Plains
Office, 1 N Lexington Av, White Plains
Apartments, Bank St Commons, White Plains

Bloomington, Bloomingdale Rd, White Plains
DOT Surplus Land, White Plains
Office, 199 Main St, White Plains
Office, 333 Westchester Av, White Plains
Macys, Martine Av, White Plains
County Courthouse, Grove Rd, White Plains
Schurmacher Nursing Home, White Plains
Office, 1 Lexington Av, White Plains
YMCA, Mamaroneck Av, White Plains
Saks Fifth Ave., Bloomingdale Rd, White Plains
March of Dimes Office, White Plains
Gas Pipeline Easement/Rental, Yorktown
DOT Surplus Land, Crompond Rd, Yorktown
Office, 2649 2651 Strang Blvd, Yorktown
Crompond Crossings Shopping Ctr, Yorktown
Self Storage, 2720 Lexington Av, Yorktown
Chicken Island Parcels, Yonkers
Religious/School, Van Cortlandt Park Av, Yonkers
Nursing Home, 304 Palisade Av, Yonkers
Amackassin Club, Palisade Av, Yonkers
CSX Railroad Land, Babcock Av, Yonkers
Consumers Union Office HQ, Truman Av, Yonkers
Ferncliff Manor School, Saw Mill Rvr Rd, Yonkers
Church, 320 Walnut St, Yonkers
Waterfront Development Sites and Land Underwtr
Tara Circle School, Mansion, N Broadway, Yonkers
Church, 77 High St, Yonkers
Easement, Glenwood Av waterfront, Yonkers
Easement, Midland Av, Yonkers
Sewer Easements, Temporary Easements, Yonkers
Construction Easements, Waterfront, Yonkers
Vacant Roadbed, Pearl St, Yonkers
Vacant Roadbed, Saw Mill River Rd, Yonkers
Shopping Center, Yonkers Shopping Ctr, Yonkers
Several Shopping Centers, Central Park Av, Yonkers
DOT Surplus Land, Central Park Av, Yonkers
Church, 306 Rumsey Rd, Yonkers
City Library, 5 Main St, Yonkers
Mitchell Lama Apartments, Riverdale Av, Yonkers
Toys R Us, Central Park Av, Yonkers
Tanglewood Shopping Ctr, Central Prk Av, Yonkers
High Ridge Shopping Ctr, Central Prk Av, Yonkers
Central Plz Shpping Ctr, Central Prk Av, Yonkers
Low Income Housing, 4 Properties, Yonkers

Shopping Center/Retail Portfolio, Westchester Cty
Westchester County Correctional Facility;
Detention - Temporary Housing Facility, Valhalla
Westchester County Campus Operations Facility; Val
Westchester County Park Easements; Croton
Westchester County Easements; Yonkers, Tuckahoe
Westchester County Easements; Bedford

Shopping Center/Retail Portfolios, Bronx
Multilevel Owner Office Portfolio - Estate, Bronx
Flexible Use Properties, Bronx

Apartment Bldg, 31-38 36th Street, Astoria, Queens
Apartment Bldg, E 94th St, Manhattan
Nichols Boatyard, Hylan Av, Staten Island
Apartment Portfolio, Harlem, Manhattan
Office Tower, 14 E 38th Street, Manhattan

Senior Housing Site, Stoneleigh Av, Carmel
113 Acre Subdivision, Nichols St, Kent

Estate of Elizabeth Ross Johnson - 1,200 acre, 3
Farm Estate Property, Millbrook and Washington

Electric Substation Value Analysis, Rte 22, Dover
Electric Substation Value Analysis, Poughkeepsie
Gas Substation Value Analysis, Kingston
Office/Retail Portfolio, Dutchess Cty
Office, 60 Merritt Blvd, Fishkill
Hotel, 50 Red Oak Mills Rd, LaGrange
Subdivision, Meadowbrook Ct, Patterson
Hotel, 2170 South Rd, Poughkeepsie
150 Acre Residential/Commercial Site, Putnam Vly
Office/Flex, Myers Corners Rd, Wappinger Falls
Shopping Center, Rte 82, Lagrangeville
Self Storage Facility, Dutchess County
Supermarkets, Hudson, Columbia Cty

Boat Slip/Marina, Nyack
Shopping Center, 191 195 S Main St, New City
Shopping Center Portfolio, Rockland Cty
Apartment Portfolio, Spring Valley
Religious School, Rt. 360, Monsey

Industrial Site, River Rd, New Windsor
53 Acre Senior Housing Site & Lake, New Windsor
Middletown Psychiatric Ctr, Middletown
DOT Surplus Land, Walkill
Vacant Land Taking, W Main St, Maybrook
Shopping Center, Blooming Grove
Shopping Center, 232 Main St, New Paltz, Ulster
Two Self Storage Facilities, Monticello, Sullivan
Orange & Rockland Utility, Inc., S. Blooming Grove
311 Acre Site, Rt. 9W and River Rd, Esopus
170 Acre Site, Railroad Av, Ulster

Shopping Centers, Hempstead Levittown, Nassau

Former Erie Rail Line, Chester to Newburgh

Numerous Cell Tower Site Sale & Rental Analyses;
Electric Substation; Gas Pipeline and Solar Array
Sale Reports in Westchester, Bronx, Manhattan,
Nassau, Suffolk, Rockland, Orange, Ulster, Putnam,
Dutchess, Columbus, Clinton, Monroe and
Montgomery Counties.

UNIQUE ID NUMBER

46000009780

State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control
No.

1549777

PURSUANT TO THE PROVISIONS OF ARTICLE 66 OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

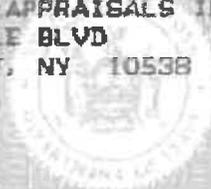
EFFECTIVE DATE

MO | DAY | YR
03 | 01 | 24

ALFIERI PAUL A III
C/O LANE APPRAISALS INC
178 MYRTLE BLVD
LARCHMONT, NY 10538

EXPIRATION DATE

MO | DAY | YR
02 | 28 | 26



HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

ROBERT J. RODRIGUEZ
SECRETARY OF STATE



John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, RLA, AICP

February 13, 2026

Town Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, New York 10598

Attn: Supervisor Ed Lachterman and
Members of the Town Board

RE: Homeland Towers, LLC
Granite Springs

Dear Supervisor Lachterman and Members of the Town Board:

On behalf of our client, Homeland Towers, LLC, KSCJ Consulting is pleased to submit our revised plans, dated, last revised February 10, 2026, in connection with Homeland Towers' application before the Town Board. The subject property consists of ± 4.17 acres of land located on the north side of Granite Springs Road in the Town of Yorktown. The property is identified on the Town of Yorktown Tax Map as Section 27.11, Block 1, Lot 33 with an address of 62 Granite Springs Road. The subject property is owned by the Town of Yorktown and is proposed to be developed with a 130-foot monopole tower, ancillary telecommunications equipment, gravel driveway and gravel compound area. The subject property is located within the vicinity of residential uses, undeveloped land and farmland.

The following is in response to comments contained within the Conservation Board's January 12, 2026 letter to the Town Board:

1. The Conservation Board's request for a wildlife survey will be addressed by EBI Consulting, our client's environmental consultant.
2. The wetland boundary has been verified as accurate by both the New York State Department of Environmental Conservation (NYSDEC) and the Town's wetland consultant. Proof of verification was previously submitted to the Board.
3. As previously evaluated, the proposed action will result in $\pm 15,627$ s.f. of wetland buffer disturbance; no disturbance to the wetland proper is proposed. Disturbance to the wetland buffer is unavoidable and has been minimized to the greatest extent practicable. The major functions of the existing wetland buffer include filtration of sediment and nutrients, reduction of erosion through moderating stormwater runoff, and transitional habitat between the upland forest and

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WWW.KSCJCONSULTING.COM

lower lying wetland. While the total wetland buffer disturbance has been calculated to be $\pm 15,627$ s.f., $\pm 4,670$ s.f. will be occupied by the driveway and the balance ($\pm 10,957$ s.f.) is being disturbed temporarily for grading or planting and will be vegetated as part of the project. Revegetation of the wetland buffer, as proposed, will replicate the existing functions by maintaining a vegetated filter along the wetland edge, controlling erosion, and providing habitat. Plantings on the east side of the driveway have been selected to also act as a visual buffer from the adjacent neighbor. While there is little, if any, evergreen trees and shrubs being removed, evergreens are being introduced between the driveway and the residential property line to serve as a visual buffer.

A Stormwater Pollution Prevention Plan (SWPPP) has been prepared to minimize impacts to wetlands and surface waters both during and after construction. Stormwater mitigation, in the form of infiltration below the tower compound area, will effectively reduce peak rates of runoff entering the wetland in the 1-, 10-, and 100-year storm events when compared to the existing condition.

The plan calls for a mitigation area of 16,010 s.f., which includes the installation of 24 trees, 54 shrubs, 200 perennials, installation of a native conservation seed mix within the limits of disturbance, and installation of stormwater infiltration to reduce peak flows to the wetland. Other forms of mitigation that have not been included in the calculation, but will nonetheless benefit the wetland, include a reduction in the width of the driveway, use of a gravel driveway surface, elimination of impervious surfaces within the wetland buffer, use of deep sump catch basins to capture sediment, use of gabion style retaining walls (pervious), and tree and deer protection measures.

4. In response to comments pertaining to the proposed mitigation plan, please refer to paragraph #3 above. Further, please note that the total area of wetland buffer disturbance (including grading and planting areas) is 15,627 s.f. or 0.35 acre; not 0.65 acre as identified in the Conservation Board's letter. We have adjusted the proposed plant schedule to include more trees and plants that are currently on-site, such as Red Maple, Spicebush, Sensitive fern, and Fox sedge.
5. The proposed action will result in the removal of 84 trees. The proposed mitigation plan calls for the installation of 24 trees, 54 shrubs, 200 perennials and a native conservation seed mix to reestablish a herbaceous layer on the forest floor. The Conservation Board requested that the planting plan be revised to specify plants that currently exist on the property and are being removed; the planting plan has been revised, as requested. The trees to be planted are all native and the deciduous trees to be planted are now specified to be all Red maple, which is the dominant tree within the project area. The shrubs to be planted along the wetland edge are now all specified to be Spicebush, which is native and currently found on-site along the wetland edge. The 200 perennials which are proposed between the wetland edge and the driveway are native and consist

of Sensitive fern and Fox sedge, both of which are currently found on-site. Other forms of mitigation include tree protection measures to prevent damage to existing trees during construction; installation of deer fencing around planted areas; and installation of trunk guards on all new tree plantings to prevent buck rub.

6. Homeland Towers has no objection to establishing a bond to cover the proposed planting; a maintenance plan can be developed at time of establishing the bond.

The following plan changes have been made in response to comments received:

1. The adjacent Tax Lot (27.07-1-53), also owned by the Town of Yorktown, was previously listed on the Cover Sheet (Sheet ZD-1) as being a part of the application. This tax lot has been removed as planting/wetland mitigation is no longer proposed on this parcel; you will recall that we had previously shifted all wetland mitigation plantings onto the subject lot, Tax Lot 27.11-1-33.
2. Verizon's 27' x 15' lease area, 22' x 10' equipment pad, 50kW generator, and associated 500-gallon propane tank to be situated on a concrete pad, have been added to the site drawings.
3. The Tower Elevation (Sheet ZD-8) has been revised to illustrate Verizon's equipment and mounting bracket to be installed on the tower at elevation 126' AGL. Verizon's antenna array plan is also provided on this Sheet.

The following is in response to comments received:

4. The wetland delineation was conducted by this office on November 9, 2021, field verified by the NYSDEC on November 29, 2021, and verified again by the Town Wetland Consultant on December 13, 2024. The timing of the delineation is completely appropriate and industry commonplace as the vegetation was easily verified and the ground was not frozen so as to prevent soil investigation. We note that the characteristics and identifiers of hydric soils do not change seasonally and wetland scientists, including the professionals that conducted and verified the boundary, are trained to identify plants outside of the growing season.
5. There is adequate room alongside the length of the proposed driveway for snow storage as a result of snow plowing. The same can be said at the top of the driveway, adjacent to the compound, where there is ample room for a truck to plow snow along the perimeter of the driveway and parking area, while providing room for the plow truck to turn around. Given that the drive is only 10 feet wide, and the apron at the compound is not overly sized, the amount of snow to be removed will be relatively little. As such, snow removal can all be accomplished without pushing snow off-property

or within the wetlands. Further, given the limited use of the driveway, there will be no application of salt or sand that could impact down-gradient wetlands or surface water from runoff.

6. The entire driveway and compound area are located outside of the 100-year FEMA Floodplain. A mapped floodplain (Zone A) is located to the west of the subject property, on an adjacent parcel of land owned by the Town (Tax Lot 27.07-1-53); please see FEMA FIRM 36119C0042F which is included within the Stormwater Pollution Prevention Plan (SWPPP). The driveway will begin off Granite Springs Road at elevation 477.5', will descend for approximately 175 feet to a low point of 471.76' and then steadily rise to the compound at elevation $\pm 500'$, 22.5 feet above Granite Springs Road. The project will not contribute to flooding as the driveway and compound will be constructed with gravel surfaces. The proposed change in land cover type will result in a negligible increase to peak rates of runoff. In order to mitigate this increase, the gravel compound area will be constructed with a minimum 1-foot deep drainage layer, set level, to serve as stormwater detention. Although this layer will allow for infiltration, conservatively our design does not take infiltration into account and only considers this to be storage for calculation purposes. The system as designed, reduces peak stormwater rates through the 100-yr storm event, as compared to existing conditions, by $\pm 1.9\%$ - 5.6%. Please refer to the submitted Stormwater Pollution Prevention Plan (SWPPP) for further information.

I thank you for your time and consideration and we look forward to discussing this further with you and the Board at your upcoming Board meeting.

Very truly yours,



Jan K. Johannessen, RLA, AICP
KSCJ Consulting

JKJ/dc

cc: Homeland Towers, LLC
Robert Gaudio, Esq.

ZONING DRAWINGS SITE NUMBER: NY578

SITE NAME: GRANITE SPRINGS

62 GRANITE SPRINGS ROAD
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NY

DATE: FEBRUARY 16, 2022
REVISED: JUNE 20, 2022
REVISED: JANUARY 24, 2024
REVISED: APRIL 29, 2024
REVISED: MAY 23, 2025
REVISED: JULY 2, 2025
REVISED: DECEMBER 19, 2025
REVISED: JANUARY 9, 2026
REVISED: JANUARY 21, 2026
REVISED: FEBRUARY 2, 2026
REVISED: FEBRUARY 10, 2026

PROJECT CONTACTS:

SITE PLANNER & CIVIL ENGINEER

KSCJ CONSULTING
KSCJ CONSULTING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE & ENVIRONMENTAL PLANNING
500 MAIN STREET
ARMONK, N.Y. 10504
P: (914) 273-2323
F: (914) 273-2329
WWW.KSCJCONSULTING.COM

APPLICANT



HOMELAND TOWERS, LLC
9 HARMONY STREET, 2ND FLOOR
DANBURY, CT 06810
P: (203) 297-6345

ATTORNEY:

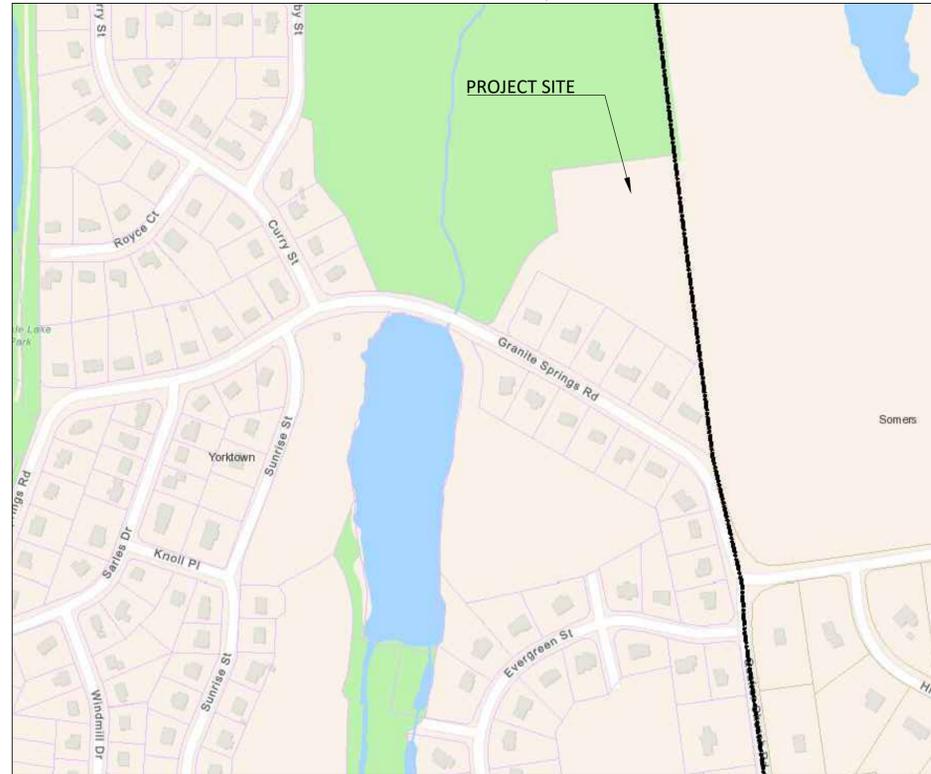
SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NY 10591
(914) 333-0700

SURVEYOR:

TC MERRITT'S LAND SURVEYORS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570
(914) 769-8003

KSCJ CONSULTING DRAWINGS:

ZD-1 COVER SHEET
ZD-2 EXISTING CONDITIONS AND REMOVALS PLAN
ZD-3 TREE CHART
ZD-4 SITE LAYOUT PLAN
ZD-5 ALIENATION OF PARKLAND
ZD-6 GRADING, UTILITY AND SEDIMENT & EROSION CONTROL PLAN
ZD-7 MITIGATION PLANTING PLAN
ZD-8 TOWER ELEVATION
ZD-9 PROFILE
ZD-10 DETAILS
ZD-11 PLANTING DETAILS
ZD-12 EROSION AND SEDIMENT CONTROL DETAILS AND NOTES



LOCATION MAP
(N.T.S)



SITE DATA:
PROPOSED WORK: PROPOSED EMERGENCY SERVICES AND PUBLIC UTILITY WIRELESS TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF A 130' MONOPOLE WITH ANTENNAS AND ASSOCIATED EQUIPMENT WITHIN A PROPOSED FENCED MULTI-CARRIER WIRELESS EQUIPMENT COMPOUND
SITE ADDRESS: 62 GRANITE SPRINGS ROAD
YORKTOWN, NY 10598
PROPERTY OWNER: TOWN OF YORKTOWN
363 UNDERHILL AVE
YORKTOWN HEIGHTS, NY 10598
TOWER OWNER/APPLICANT: HOMELAND TOWERS, LLC
9 HARMONY STREET, 2ND FLOOR
DANBURY, CT 06810
LATITUDE: 41°18'27.17"
LONGITUDE: 73°46'29.13"
LAT/LONG TYPE: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
GROUND ELEVATION: ± 499.90' AMSL
TOP OF PROPOSED MONOPOLE: ± 629.90' AMSL (130.0' POLE)
JURISDICTION: TOWN OF YORKTOWN
COUNTY: WESTCHESTER COUNTY
TAX PARCEL: 27.11-1-33
LOT SIZE: 181,440.13 SF (4.17 ACRES)
ZONING DISTRICT: R1-20, ONE-FAMILY RESIDENTIAL
CURRENT USE: VACANT

GENERAL CONSTRUCTION NOTES:

1. SURVEY INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED FOR HOMELAND TOWERS" PREPARED BY TC MERRITT LAND SURVEYORS, INC., DATED LAST REVISED NOVEMBER 20, 2024.
2. ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
3. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
4. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST A "CODE S3 EXISTING UTILITY LOCATION" AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION UNTIL ALL UTILITIES ARE LOCATED AND MARKED.
6. SUBSTRUCTURES AND THEIR ENCROACHMENTS BELOW GRADE, IF ANY, ARE NOT SHOWN. CONTRACTOR TO VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLIANCE SAFETY CODES AND STANDARDS AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS, AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
9. ALL FILL MATERIAL SHALL BE CLEAN FILL AS PER THE BEDFORD TOWN CODE WHICH ONLY ALLOWS SOIL, GRAVEL, ROCK OR OTHER NATURAL MATERIAL TO BE DEPOSITED AS FILL. CONSTRUCTION AND DEMOLITION MATERIALS ARE NOT PERMITTED AS FILL.
10. THE TOWN OF YORKTOWN PROHIBITS THE REUSE OR USE OF CONCRETE, BRICK, ROCK, GLASS AND ASPHALT OR ANY UNNATURAL MATERIAL TO BE USED AS FILL.
11. THE CONTRACTOR SHALL MAINTAIN SAFE AND ADEQUATE VEHICLE AND PEDESTRIAN ACCESS TO ALL PROPERTIES AFFECTED BY THE WORK OF THIS PROJECT AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.



THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

SITE NAME: GRANITE SPRINGS
SITE NUMBER: NY578
TAX PARCELS: 27.11-1-33

NOT FOR CONSTRUCTION

COVER SHEET

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK



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500 MAIN STREET
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WWW.KSCJCONSULTING.COM



10. FEBRUARY 10, 2026: EQUIP. PAD LAYOUT	ZD-1
9. FEBRUARY 2, 2026: ANTENNA ELEV. & DETAIL	
8. JANUARY 21, 2025: TOWN BOARD	ZD-12
7. JANUARY 9, 2025: TREE COUNT / CUT FILL CALC.	
6. DECEMBER 19, 2025: TOWN BOARD/DEC	PROJECT I.D.:
5. JULY 2, 2025: TOWN BOARD	YRHOMELAND900
4. MAY 23, 2025: TOWN BOARD	DATE:
3. APRIL 29, 2024: TOWN BOARD	FEBRUARY 16, 2022
REVISIONS	

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland A-13 as delineated by JAN JOHANNESSEN on NOVEMBER 9, 2021.

DEC Staff: SARAH PAWLICZAK 2/2/2022 Surveyor/Engineer:
 Date Valid: 2/2/2022 Expiration Date: 2/2/2027 SEAL



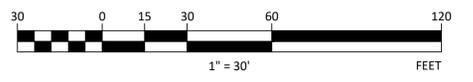
Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING TOWN/NYSDEC WETLAND LINE
- EXISTING TOWN/NYSDEC 100' WETLAND ADJACENT AREA
- PORTION OF EXISTING WALL TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- PROPOSED LIMITS OF DISTURBANCE

- NOTES:**
- SURVEY INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED HOMELAND TOWERS" PREPARED BY TC MERRITTS LAND SURVEYORS, LAST REVISED NOVEMBER 20, 2024.
 - HOMELAND TOWERS SITE NY578.
 - ON-SITE WETLANDS WERE DELINEATED BY JAN JOHANNESSEN OF KSCJ CONSULTING, ON NOVEMBER 9, 2021 AND FIELD VERIFIED BY SARAH PAWLICZAK OF THE NYSDEC ON NOVEMBER 29, 2021 AND BY THE TOWN OF YORKTOWN ON DECEMBER 13, 2024.
- GENERAL SITE NOTES:**
- SUBJECT PROPERTY IS KNOWN AS SECTION 27.11, BLOCK 1, LOTS 33 AS SHOWN ON A TAX PARCEL MAP GENERATED BY WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS.
 - ZONING CLASSIFICATION: R1-20, ONE-FAMILY RESIDENTIAL
 - APPLICANT: HOMELAND TOWERS, LLC
9 HARMONY STREET, 2ND FLOOR
DANBURY, CONNECTICUT 06810
 - PROPERTY OWNER: TOWN OF YORKTOWN
363 UNDERHILL AVE
YORKTOWN HEIGHTS, NY 10598
 - THE PROPOSED USE IS FOR EMERGENCY SERVICE AND PUBLIC UTILITY WIRELESS TELECOMMUNICATIONS. THE SITE IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY AND, THEREFORE, POTABLE WATER SUPPLY AND SANITARY SEWER FACILITIES ARE NOT REQUIRED OR PROPOSED.
 - THE FACILITY SHALL BE VISITED ON AVERAGE, ONCE A MONTH FOR MAINTENANCE AND SHALL BE CONTINUOUSLY MONITORED FROM A REMOTE FACILITY 24 HOURS A DAY, 7 DAYS A WEEK.
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 - THERE SHALL BE NO TOWER MOUNTED LIGHTING.



NOT FOR CONSTRUCTION

EXISTING CONDITIONS AND REMOVALS PLAN

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

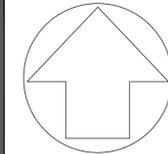


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ARMONK, N.Y. 10504

P: (914) 273-2323
F: (914) 273-2329
WWW.KSCJCONSULTING.COM

<ol style="list-style-type: none"> 10. FEBRUARY 10, 2026: EQUIP. PAD LAYOUT 9. FEBRUARY 2, 2026: ANTENNA ELEV. & DETAIL 8. JANUARY 21, 2025: TOWN BOARD 7. JANUARY 9, 2025: TREE COUNT / CUT FILL CALC. 6. DECEMBER 19, 2025: TOWN BOARD/DEC 5. JULY 2, 2025: TOWN BOARD 4. MAY 23, 2025: TOWN BOARD 3. APRIL 29, 2024: TOWN BOARD 	<p style="text-align: center;">ZD-2</p> <p style="text-align: center;">ZD-12</p> <p>PROJECT I.D.: YRHMELAND900</p> <p>DATE: FEBRUARY 16, 2022</p> <p style="text-align: center;">REVISIONS</p>
--	--

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Call 811 before you dig

THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

SITE NAME: GRANITE SPRINGS
 SITE NUMBER: NY578
 TAX PARCELS: 27.11-1-33

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

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TAG #	SIZE	SPECIES
1	8	OAK
4	10	MAPLE
5	12	BIRCH
6	20	TWIN LOCUST
7	12	CHERRY
10	28	TWIN HICKORY
11	12	CHESTNUT
12	14	BIRCH
13	8	MAPLE
16	16	CHESTNUT
17	12	OAK
18	14	BIRCH
19	12	MAPLE
20	8	BEECH
21	24	MAPLE
22	8	MAPLE
29	14	TRIPLE
30	14	OAK
31	8	BIRCH
32	14	BIRCH
33	12	BIRCH
34	12	TWIN YELLOWWOOD
35	16	OAK
36	30	QUAD
38	14	BIRCH
39	14	BIRCH
40	8	OAK
41	18	TWIN MAPLE
42	8	BIRCH
43	12	MAPLE
45	12	BEECH
46	20	MAPLE
47	8	MAPLE
48	8	MAPLE
49	12	MAPLE
51	8	HICKORY
52	30	TWIN ASH
53	20	HICKORY
54	16	BIRCH
56	12	ASH
57	14	MAPLE
58	12	BIRCH
59	8	BIRCH
60	12	BIRCH
61	18	TWIN MAPLE
62	14	TWIN HICKORY
63	8	BEECH
65	40	TRIPLE MAPLE
66	8	MAPLE
67	12	MAPLE
68	18	MAPLE
69	18	ASH
70	8	OAK
71	8	MAPLE
72	8	MAPLE
74	12	MAPLE
76	16	TWIN MAPLE
77	20	TWIN MAPLE
78	12	MAPLE
79	12	MAPLE
80	30	TWIN MAPLE
81	28	TRIPLE MAPLE
82	12	REDWOOD
83	8	MAPLE
84	12	TWIN MAPLE
85	8	MAPLE
86	20	MAPLE
87	18	MAPLE
89	8	MAPLE
90	8	MAPLE
92	14	MAPLE
93	16	BEECH
94	8	BEECH
96	26	TWIN MAPLE
99	12	CHESTNUT
101	14	CHESTNUT
102	8	MAPLE
104	12	BEECH
106	18	MAPLE
107	16	BIRCH
108	26	MAPLE
109	14	BIRCH
110	8	BIRCH
111	12	MAPLE
114	8	BEECH
116	14	MAPLE
117	12	MAPLE
118	12	MAPLE
119	18	TWIN MAPLE
121	12	BEECH
122	12	MAPLE
123	16	BIRCH
124	12	BIRCH
125	8	PERSIMMON
127	8	BIRCH
128	8	BIRCH
132	12	BEECH
133	12	ASH
134	30	TRIPLE MAPLE
135	16	BIRCH
136	16	MAPLE
137	8	BEECH
138	14	MAPLE
139	8	MAPLE

140	8	MAPLE
141	12	BIRCH
142	24	TWIN BIRCH
143	12	MAPLE
144	8	BIRCH
145	8	CHERRY
146	12	CHESTNUT
147	16	MAPLE
148	12	MAPLE
149	8	CHERRY
150	8	BIRCH
151	12	MAPLE
152	8	MAPLE
153	30	MAPLE
154	20	MAPLE
157	14	TWIN HICKORY
158	12	MAPLE
159	12	MAPLE
161	14	MAPLE
162	12	MAPLE
163	8	MAPLE
164	16	MAPLE
165	8	ASH
166	12	BIRCH
167	18	MAPLE
168	12	CHERRY
169	12	MAPLE
170	8	MAPLE
171	12	BEECH
172	12	HORNBEAM
173	12	ASH
174	12	OAK
175	26	TRIPLE ASH
176	12	MAPLE
177	16	MAPLE
178	8	MAPLE
179	12	MAPLE
180	32	TRIPLE ASH
181	12	MAPLE
182	16	MAPLE
183	12	BIRCH
185	14	BEECH
186	8	MAPLE
188	14	BEECH
189	18	MAPLE
190	8	BEECH
191	12	HORNBEAM
192	8	HORNBEAM
194	16	CHERRY
195	8	BEECH
196	8	BIRCH
197	14	MAPLE
198	8	MAPLE
199	14	BEECH
200	12	HORNBEAM
201	14	HORNBEAM
203	8	MAPLE
204	8	BIRCH
205	16	TWIN HACKBERRY
206	14	BIRCH
208	8	MAPLE
209	8	BIRCH
211	14	CHERRY
212	14	MAPLE
213	12	BEECH
214	8	HORNBEAM
215	8	BIRCH
216	8	MAPLE
217	12	MAPLE
219	14	MAPLE
220	14	MAPLE
221	14	ASH
222	12	MAPLE
223	12	CHESTNUT
224	8	BEECH
225	12	BIRCH
226	8	CHESTNUT
227	12	MAPLE
228	12	BIRCH
229	30	TRIPLE MAPLE
230	8	BIRCH
231	12	MAPLE
233	8	BEECH
234	16	MAPLE
236	8	BIRCH
237	14	MAPLE
238	12	MAPLE
239	14	MAPLE
240	8	MAPLE
241	12	MAPLE
242	12	MAPLE
244	12	MAPLE
245	8	MAPLE
246	16	MAPLE
247	16	TWIN MAPLE
249	12	MAPLE
250	8	MAPLE
251	12	BIRCH
252	12	MAPLE
253	8	MAPLE
254	24	MAPLE
255	20	TWIN MAPLE
256	14	TWIN BIRCH
257	8	MAPLE

258	12	CHERRY
260	8	HORNBEAM
261	12	MAPLE
262	8	ASH
263	8	MAPLE
265	12	BIRCH
266	12	BEECH
267	8	MAPLE
268	10	MAPLE
269	16	MAPLE
270	26	TWIN MAPLE
271	8	CHESTNUT
272	12	MAPLE
273	26	MAPLE
275	12	MAPLE
276	8	MAPLE
277	10	CHERRY
278	24	MAPLE
279	8	ASH
280	26	MAPLE
281	8	MAPLE
282	12	ASH
283	8	HICKORY
285	8	ASH
286	8	CHESTNUT
287	10	MAPLE
288	12	MAPLE
289	16	TWIN BIRCH
290	12	MAPLE
291	18	ASH
292	10	BIRCH
293	8	BIRCH
295	12	HORNBEAM
296	12	MAPLE
218	22	ASH
298	8	ASH
301	10	MAPLE
302	14	MAPLE
303	18	OAK
304	18	TWIN OAK
305	12	OAK
306	10	OAK
307	8	OAK
308	12	OAK
310	14	HICKORY
311	24	TRIPLE MAPLE
313	16	TWIN BUCKEYE
314	8	CHERRY
315	8	BIRCH
316	18	TWIN COFFEE TREE
317	34	ASH
318	12	TUPELO
319	14	ASH
320	12	LINDEN
322	12	BEECH
323	14	TUPELO
324	38	TWIN
325	8	CHERRY
326	16	MAPLE
327	30	ASH
328	12	TUPELO
329	12	ELM
330	12	MAPLE
331	12	TUPELO
332	12	MAPLE
333	26	ELM
336	12	ASH
337	12	ELM
338	8	CHERRY
339	14	MAPLE
340	12	MAPLE
341	12	ASH
343	12	TUPELO
342	14	COFFEETREE
344	16	COFFEETREE
345	10	ELM
346	30	TWIN ELM
347	18	MAPLE
348	14	ASH
349	12	ASH
350	18	ASH
351	10	CHESTNUT
352	12	ELM
353	10	HICKORY
354	12	COFFEETREE
355	12	MAPLE
356	18	ELM
357	22	MAPLE
358	12	MAPLE
359	30	TWIN ASH
360	12	HICKORY
361	14	MAPLE
362	16	ASH
363	42	TWIN MAPLE
364	12	MAPLE
365	8	MAPLE
366	10	CHERRY
368	50	TRIPLE MAPLE
369	14	ASH
370	26	HICKORY
371	26	MAPLE
372	12	MAPLE
373	12	MAPLE
374	24	TWIN MAPLE

375	10	MAPLE
376	14	TWIN MAPLE
377	14	MAPLE
378	16	MULBERRY
379	16	MAPLE
380	24	TWIN MAPLE
381	22	TWIN MAPLE
382	24	TWIN MAPLE
383	18	CHERRY
384	16	MAPLE
385	14	ELM
386	26	MAPLE
387	8	MAPLE
388	22	MAPLE
389	22	TWIN MAPLE
390	18	MAPLE
391	18	MAPLE
392	12	MAPLE
393	12	COFFEETREE
394	12	MAPLE
395	8	ALDER
396	12	MAPLE
397	12	MAPLE
398	42	TRIPLE MAPLE
399	18	MAPLE
400	18	MAPLE
401	14	MAPLE
402	16	MAPLE
403	16	MAPLE
404	12	MAPLE
405	18	MAPLE
406	12	MAPLE
407	24	MAPLE
408	16	MAPLE
409	36	TRIPLE MAPLE
410	14	TWIN BIRCH
411	10	MAPLE
412	48	TWIN MAPLE
413	28	MAPLE
414	12	MAPLE
415	12	MAPLE
416	18	MAPLE
417	14	MAPLE
418	18	MAPLE
419	8	MAPLE
420	18	MAPLE
421	12	MAPLE
422	12	MAPLE
423	18	MAPLE
424	14	TWIN MAPLE
425	8	MAPLE
426	30	TWIN MAPLE
427	24	TWIN MAPLE
428	18	MAPLE
429	12	WALNUT
430	18	QUAD SPICEWOOD
431	26	QUAD MAPLE
432	16	TWIN YELLOWWOOD
433	16	MAPLE
434	28	TWIN MAPLE
435	18	MAPLE
436	18	TWIN MAPLE
437	30	TWIN MAPLE
438	18	MAPLE
439	42	MAPLE
440	18	MAPLE
441	10	BEECH

NOTE:
TREES TO BE REMOVED ARE SHOWN IN RED
TOTAL TREES TO BE REMOVED = 84

Call811 before you dig
THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

SITE NAME: GRANITE SPRINGS
SITE NUMBER: NY578
TAX PARCELS: 27.11-1-33

NOT FOR CONSTRUCTION

TREE CHART

HOMELAND TOWERS SITE NY578 -
GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

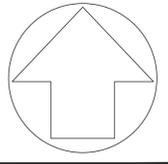


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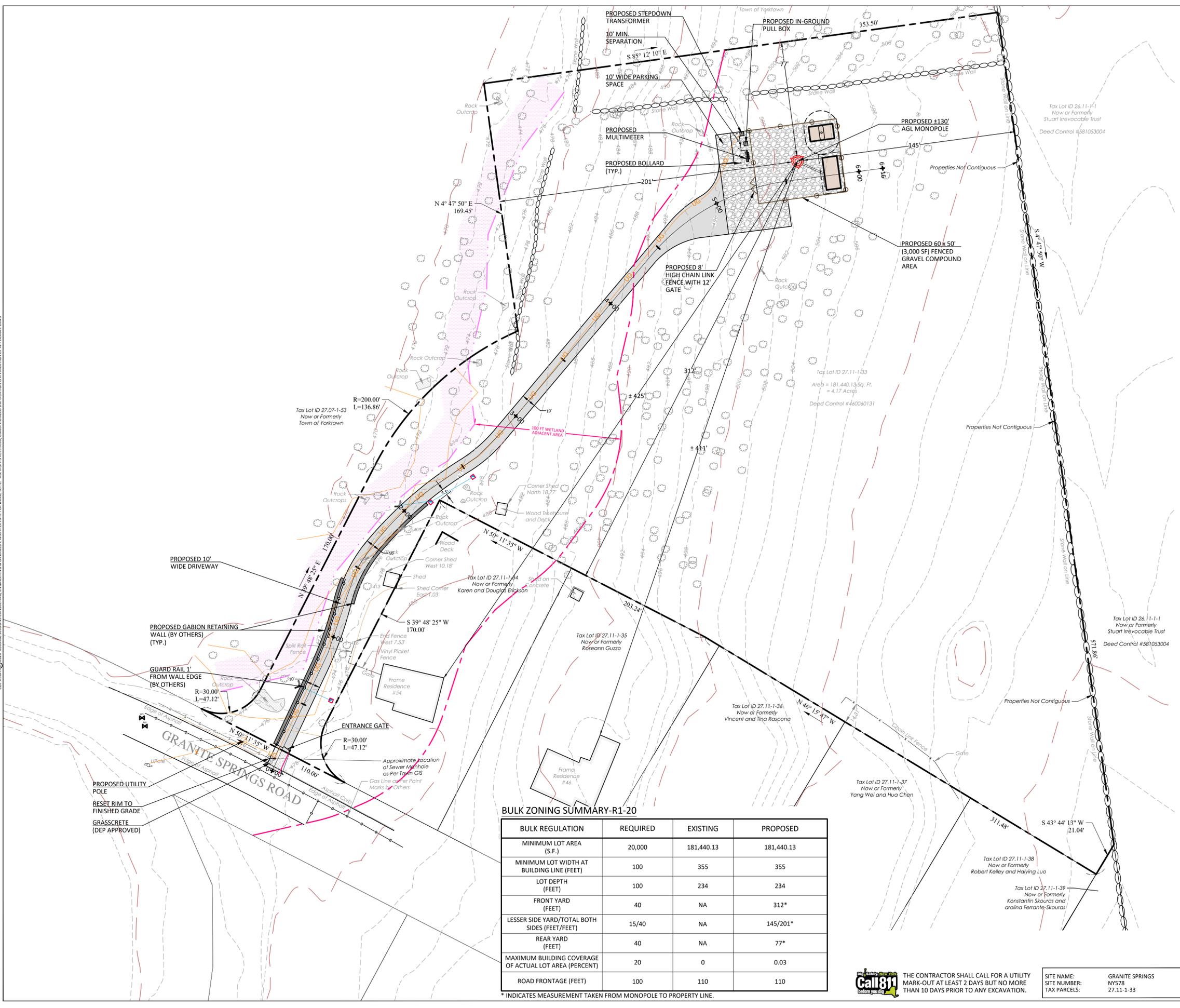



10. FEBRUARY 10, 2026: EQUIP. PAD LAYOUT	ZD-3
9. FEBRUARY 2, 2026: ANTENNA ELEV. & DETAIL	
8. JANUARY 21, 2025: TOWN BOARD	ZD-12
7. JANUARY 9, 2025: TREE COUNT / CUT FILL CALC.	
6. DECEMBER 19, 2025: TOWN BOARD/DEC	PROJECT I.D.: YR/HOMELAND900 DATE: FEBRUARY 16, 2022
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REVISIONS

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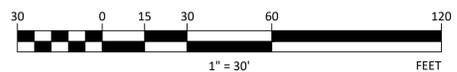


LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
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- PROPOSED GRAVEL COMPOUND
- GRASSCRETE APRRON
- PROPOSED GABION RETAINING WALL
- PROPOSED OVERHEAD ELECTRIC UTILITY
- PROPOSED UNDERGROUND ELECTRIC UTILITY

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 8. THE PROPOSED FACILITY IS UNMANNED AND WILL NOT GENERATE SIGNIFICANT NOISE, DUST, FUMES, ODORS OR VIBRATIONS.
 9. ANY LIGHTING PROPOSED BY TENANT/CARRIER EQUIPMENT SPECIFICATIONS SHALL BE CONTROLLED BY A MANUAL TIMER AND NOT SPILL ONTO ADJACENT PROPERTIES.
 10. THERE SHALL BE NO TOWER MOUNTED LIGHTING.



BULK ZONING SUMMARY-R1-20

BULK REGULATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	20,000	181,440.13	181,440.13
MINIMUM LOT WIDTH AT BUILDING LINE (FEET)	100	355	355
LOT DEPTH (FEET)	100	234	234
FRONT YARD (FEET)	40	NA	312*
LESSER SIDE YARD/TOTAL BOTH SIDES (FEET/FEET)	15/40	NA	145/201*
REAR YARD (FEET)	40	NA	77*
MAXIMUM BUILDING COVERAGE OF ACTUAL LOT AREA (PERCENT)	20	0	0.03
ROAD FRONTAGE (FEET)	100	110	110

* INDICATES MEASUREMENT TAKEN FROM MONOPOLE TO PROPERTY LINE.

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SITE NAME: GRANITE SPRINGS
 SITE NUMBER: NY578
 TAX PARCELS: 27.11-1-33

NOT FOR CONSTRUCTION

SITE LAYOUT PLAN

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

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KELLARD SESSIONS CERMELE JOHANNESSEN

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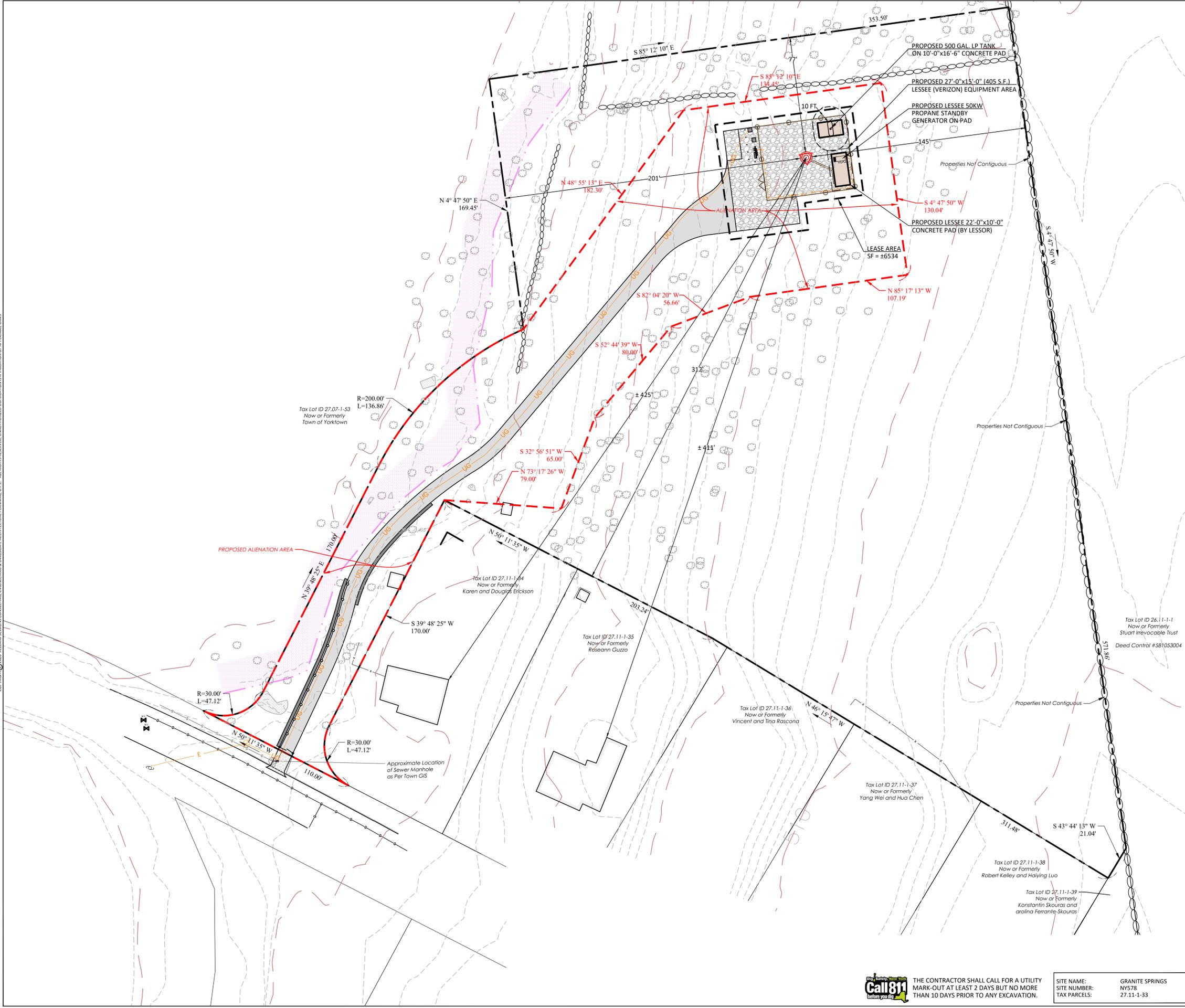
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STATE OF NEW YORK
MATTHEW CERMELE
076902
REGISTERED PROFESSIONAL ENGINEER

10. FEBRUARY 10, 2026: EQUIP. PAD LAYOUT 9. FEBRUARY 2, 2026: ANTENNA ELEV. & DETAIL 8. JANUARY 21, 2025: TOWN BOARD 7. JANUARY 9, 2025: TREE COUNT / CUT FILL CALC. 6. DECEMBER 19, 2025: TOWN BOARD/DEC 5. JULY 2, 2025: TOWN BOARD 4. MAY 23, 2025: TOWN BOARD 3. APRIL 29, 2024: TOWN BOARD	<p style="font-weight: bold; font-size: 1.2em;">ZD-4</p> <p style="font-weight: bold; font-size: 1.2em;">ZD-12</p> <p>PROJECT I.D.: YRHOMELAND900 DATE: FEBRUARY 16, 2022</p>
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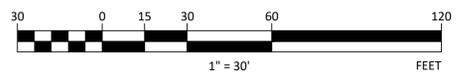


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- NEIGHBORING PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING TOWN/NYSDEC WETLAND LINE
- PROPOSED GRAVEL DRIVE
- PROPOSED GRAVEL COMPOUND
- GRASSCRETE APPROX
- PROPOSED GABION RETAINING WALL
- PROPOSED OVERHEAD ELECTRIC UTILITY
- PROPOSED UNDERGROUND ELECTRIC UTILITY
- PROPOSED ALIENATION OF PARKLAND = 51,109 SF
- LEASE AREA = 6,534 SF

- NOTES:**
- SURVEY INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED HOMELAND TOWERS" PREPARED BY TC MERRITTS LAND SURVEYORS, LAST REVISED NOVEMBER 20, 2024.
 - HOMELAND TOWERS SITE NY578.
 - ON-SITE WETLANDS WERE DELINEATED BY JAN JOHANNESSEN OF KSCJ CONSULTING, ON NOVEMBER 9, 2021 AND FIELD VERIFIED BY SARAH PAWLICZAK OF THE NYSDEC ON NOVEMBER 29, 2021 AND BY THE TOWN OF YORKTOWN ON DECEMBER 13, 2024.

- GENERAL SITE NOTES:**
- SUBJECT PROPERTY IS KNOWN AS SECTION 27.11, BLOCK 1, LOTS 33 AS SHOWN ON A TAX PARCEL MAP GENERATED BY WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS.
 - ZONING CLASSIFICATION: R1-20, ONE-FAMILY RESIDENTIAL
 - APPLICANT: HOMELAND TOWERS, LLC
9 HARMONY STREET, 2ND FLOOR
DANBURY, CONNECTICUT 06810
 - PROPERTY OWNER: TOWN OF YORKTOWN
363 UNDERHILL AVE
YORKTOWN HEIGHTS, NY 10598
 - THE PROPOSED USE IS FOR EMERGENCY SERVICE AND PUBLIC UTILITY WIRELESS TELECOMMUNICATIONS. THE SITE IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY AND, THEREFORE, POTABLE WATER SUPPLY AND SANITARY SEWER FACILITIES ARE NOT REQUIRED OR PROPOSED.
 - THE FACILITY SHALL BE VISITED ON AVERAGE, ONCE A MONTH FOR MAINTENANCE AND SHALL BE CONTINUOUSLY MONITORED FROM A REMOTE FACILITY 24 HOURS A DAY, 7 DAYS A WEEK.
 - THE APPLICANT'S EQUIPMENT IS REMOTELY OPERATED AND CONTROLLED AND, AS SUCH, IS NORMALLY UNMANNED. COMPUTERIZED EQUIPMENT AND FACILITY ALARM SYSTEMS CONTINUOUSLY MONITOR AN EXTENSIVE NUMBER OF OPERATIONAL AND SHELTER FUNCTIONS.
 - THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR ANY ASPECT OF THE USE.
 - THE PROPOSED FACILITY IS UNMANNED AND WILL NOT GENERATE SIGNIFICANT NOISE, DUST, FUMES, ODORS OR VIBRATIONS.
 - ANY LIGHTING PROPOSED BY TENANT/CARRIER EQUIPMENT SPECIFICATIONS SHALL BE CONTROLLED BY A MANUAL TIMER AND NOT SPILL ONTO ADJACENT PROPERTIES.
 - THERE SHALL BE NO TOWER MOUNTED LIGHTING.



NOT FOR CONSTRUCTION

ALIENATION OF PARKLAND
HOMELAND TOWERS SITE NY578 -
GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

KSCJ CONSULTING
KELLARD SESSIONS CERMELE JOHANNESSEN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE & ENVIRONMENTAL PLANNING

500 MAIN STREET
ARMONK, N.Y. 10504

P: (914) 273-2323
F: (914) 273-2329
WWW.KSCJCONSULTING.COM

<ol style="list-style-type: none"> 10. FEBRUARY 10, 2026: EQUIP. PAD LAYOUT 9. FEBRUARY 2, 2026: ANTENNA ELEV. & DETAIL 8. JANUARY 21, 2025: TOWN BOARD 7. JANUARY 9, 2025: TREE COUNT / CUT FILL CALC. 6. DECEMBER 19, 2025: TOWN BOARD/DEC 5. JULY 2, 2025: TOWN BOARD 4. MAY 23, 2025: TOWN BOARD 3. APRIL 29, 2024: TOWN BOARD 	<p style="font-weight: bold; font-size: 1.2em;">ZD-5</p> <p style="font-weight: bold; font-size: 1.2em;">ZD-12</p> <p>PROJECT I.D.: YRHOMELAND900 DATE: FEBRUARY 16, 2022</p>
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Call811 BEFORE YOU DIG

THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

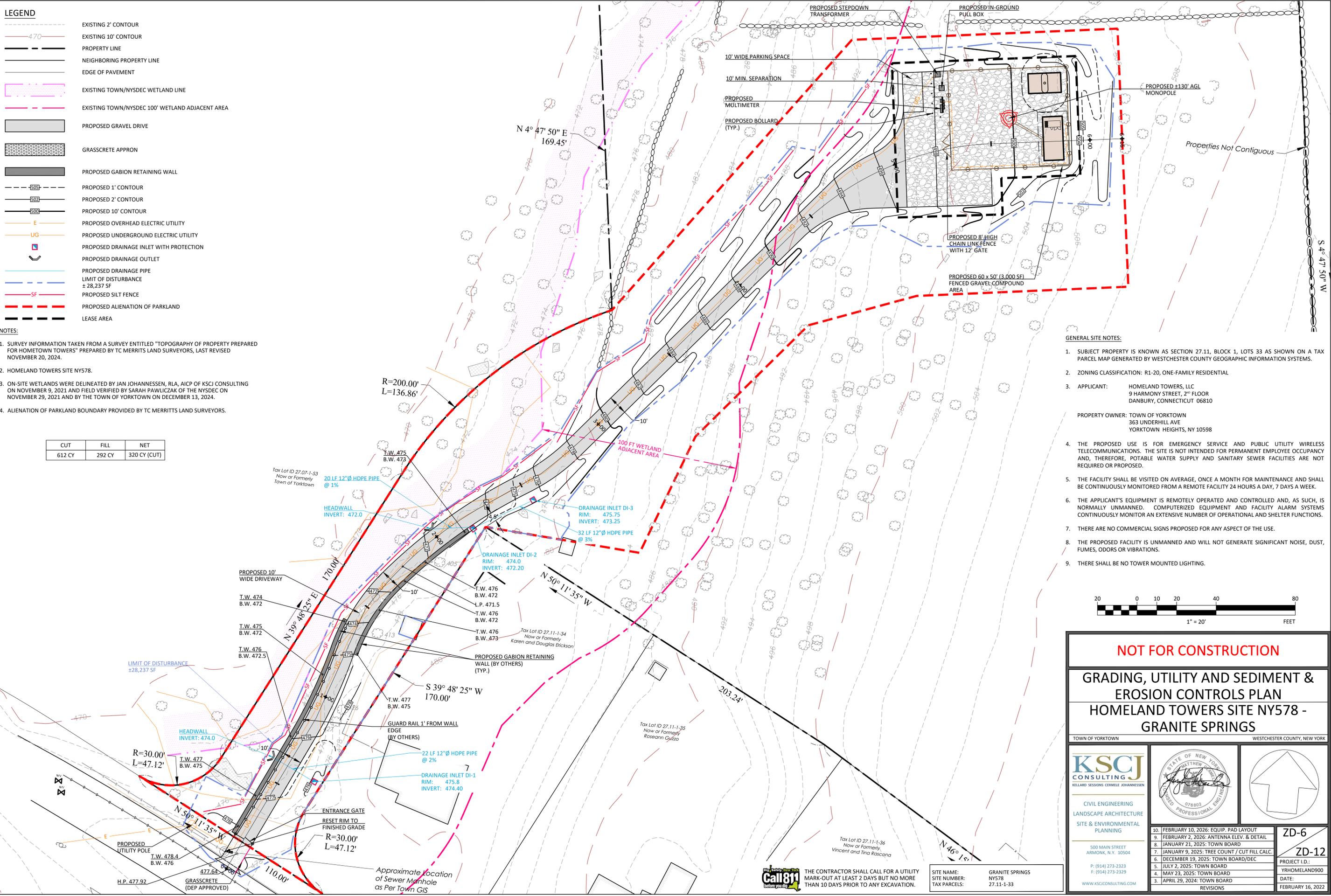
SITE NAME: GRANITE SPRINGS
SITE NUMBER: NY578
TAX PARCELS: 27.11-1-33

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

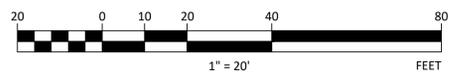
- LEGEND**
- EXISTING 2' CONTOUR
 - 470 EXISTING 10' CONTOUR
 - PROPERTY LINE
 - NEIGHBORING PROPERTY LINE
 - EDGE OF PAVEMENT
 - EXISTING TOWN/NYSDEC WETLAND LINE
 - EXISTING TOWN/NYSDEC 100' WETLAND ADJACENT AREA
 - PROPOSED GRAVEL DRIVE
 - GRASSCRETE APRRON
 - PROPOSED GABION RETAINING WALL
 - PROPOSED 1' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - PROPOSED OVERHEAD ELECTRIC UTILITY
 - UG PROPOSED UNDERGROUND ELECTRIC UTILITY
 - PROPOSED DRAINAGE INLET WITH PROTECTION
 - PROPOSED DRAINAGE OUTLET
 - PROPOSED DRAINAGE PIPE
 - LIMIT OF DISTURBANCE ± 28,237 SF
 - SF PROPOSED SILT FENCE
 - PROPOSED ALIENATION OF PARKLAND
 - LEASE AREA

- NOTES:**
1. SURVEY INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED FOR HOMETOWN TOWERS" PREPARED BY TC MERRITS LAND SURVEYORS, LAST REVISED NOVEMBER 20, 2024.
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 4. ALIENATION OF PARKLAND BOUNDARY PROVIDED BY TC MERRITS LAND SURVEYORS.

CUT	FILL	NET
612 CY	292 CY	320 CY (CUT)



- GENERAL SITE NOTES:**
1. SUBJECT PROPERTY IS KNOWN AS SECTION 27.11, BLOCK 1, LOTS 33 AS SHOWN ON A TAX PARCEL MAP GENERATED BY WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS.
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 8. THE PROPOSED FACILITY IS UNMANNED AND WILL NOT GENERATE SIGNIFICANT NOISE, DUST, FUMES, ODORS OR VIBRATIONS.
 9. THERE SHALL BE NO TOWER MOUNTED LIGHTING.



NOT FOR CONSTRUCTION

GRADING, UTILITY AND SEDIMENT & EROSION CONTROLS PLAN

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

 KSCJ CONSULTING KILLARD SESSIONS CERMELE JOHANNESSEN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SITE & ENVIRONMENTAL PLANNING 500 MAIN STREET ARMONK, N.Y. 10504 P: (914) 273-2323 F: (914) 273-2329 WWW.KSCJCONSULTING.COM	 MATTHEW JOHANNESSEN REGISTERED PROFESSIONAL ENGINEER		ZD-6 ZD-12 PROJECT I.D.: YRHOMELAND900 DATE: FEBRUARY 16, 2022
TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK		10. FEBRUARY 10, 2026: EQUIP. PAD LAYOUT 9. FEBRUARY 2, 2026: ANTENNA ELEV. & DETAIL 8. JANUARY 21, 2025: TOWN BOARD 7. JANUARY 9, 2025: TREE COUNT / CUT FILL CALC. 6. DECEMBER 19, 2025: TOWN BOARD/DEC 5. JULY 2, 2025: TOWN BOARD 4. MAY 23, 2025: TOWN BOARD 3. APRIL 29, 2024: TOWN BOARD REVISIONS	

Call 811 before you dig

THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

SITE NAME: GRANITE SPRINGS NY578
 SITE NUMBER: 27.11-1-33
 TAX PARCELS:

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING TOWN/NYSDEC WETLAND LINE
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- LIMIT OF DISTURBANCE ± 28,237 SF
- PROPOSED SILT FENCE
- PROPOSED ALIENATION OF PARKLAND
- PROPOSED SHRUBS
- PROPOSED RED MAPLE (AR)
- PROPOSED WHITE SPRUCE (PG)
- PROPOSED SKIP LAUREL (PI)
- PROPOSED PERENNIAL PLANTING AREA

Homeland Towers - Granite Springs					
Mitigation Planting Chart					
Symbol	Quantity	Common Name	Botanical Name	Size	Root
Trees					
AR	11	Red Maple	<i>Acer Rubrum</i>	2.5"-3" cal.	B&B
PG	13	White Spruce	<i>Picea Glauca</i>	6'-8'	B&B
Shrubs					
Lb	24	Spicebush	<i>Lindera benzoin</i>	3 gal	B&B
PI	30	Skip Laurel	<i>Prunus laurcerass</i>	36"	B&B
Perennials					
os	100	sensitive fern	<i>Onoclea sensibilis</i>	1-Gal.	Cont.
cv	100	Fox sedge	<i>Carex vulpinoidea</i>	1-Gal.	Cont.

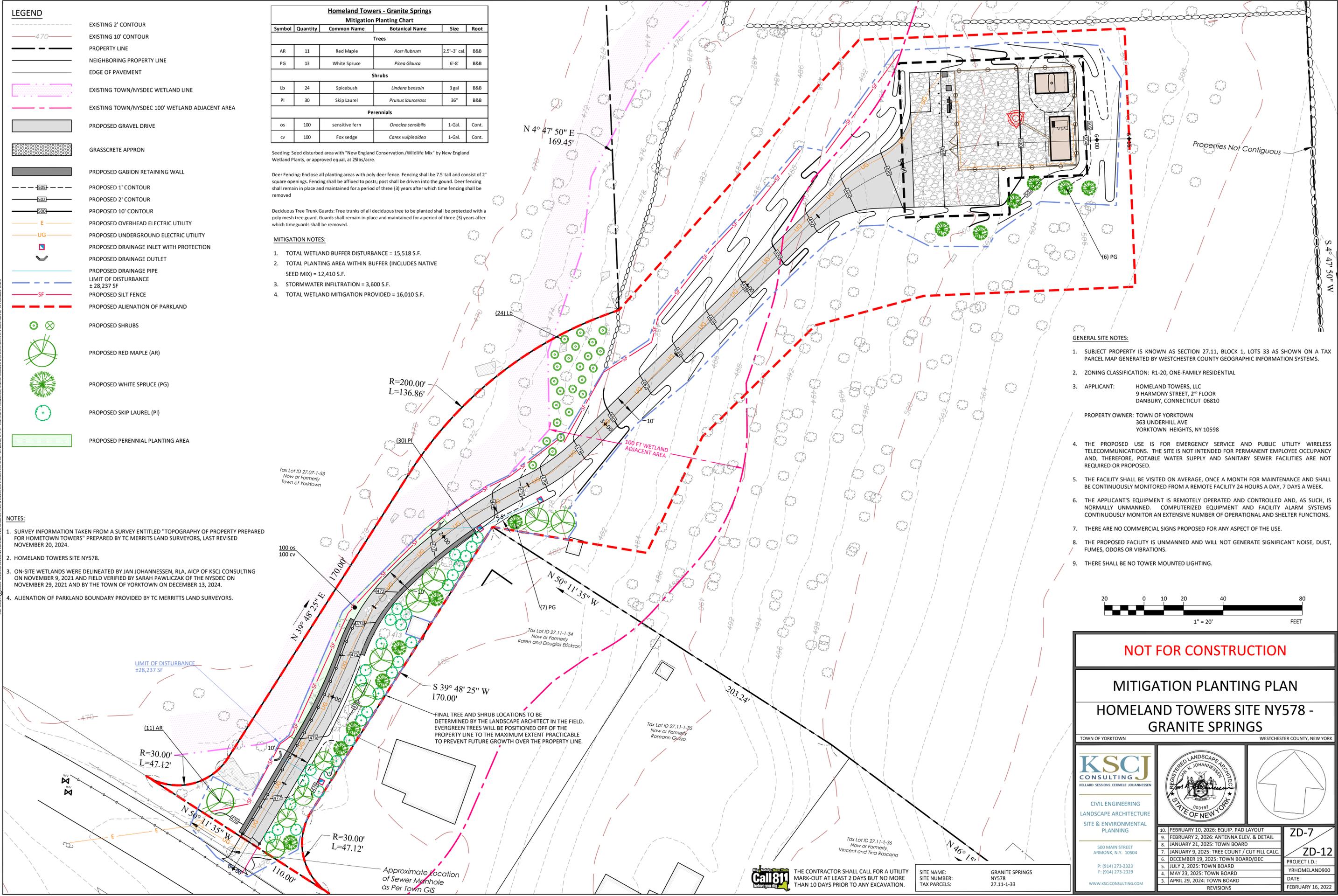
Seeding: Seed disturbed area with "New England Conservation/Wildlife Mix" by New England Wetland Plants, or approved equal, at 25lbs/acre.

Deer Fencing: Enclose all planting areas with poly deer fence. Fencing shall be 7.5' tall and consist of 2" square openings. Fencing shall be affixed to posts; post shall be driven into the ground. Deer fencing shall remain in place and maintained for a period of three (3) years after which time fencing shall be removed.

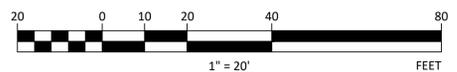
Deciduous Tree Trunk Guards: Tree trunks of all deciduous tree to be planted shall be protected with a poly mesh tree guard. Guards shall remain in place and maintained for a period of three (3) years after which time guards shall be removed.

- MITIGATION NOTES:**
- TOTAL WETLAND BUFFER DISTURBANCE = 15,518 S.F.
 - TOTAL PLANTING AREA WITHIN BUFFER (INCLUDES NATIVE SEED MIX) = 12,410 S.F.
 - STORMWATER INFILTRATION = 3,600 S.F.
 - TOTAL WETLAND MITIGATION PROVIDED = 16,010 S.F.

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MITIGATION PLANTING PLAN

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

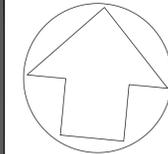
TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK



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500 MAIN STREET
ARMONK, N.Y. 10504

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www.kscjconsulting.com

10. FEBRUARY 10, 2026: EQUIP. PAD LAYOUT	ZD-7
9. FEBRUARY 2, 2026: ANTENNA ELEV. & DETAIL	
8. JANUARY 21, 2025: TOWN BOARD	ZD-12
7. JANUARY 9, 2025: TREE COUNT / CUT FILL CALC.	
6. DECEMBER 19, 2025: TOWN BOARD/DEC	PROJECT I.D.: YR/HOMELAND900 DATE: FEBRUARY 16, 2022
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REVISIONS	

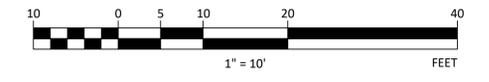
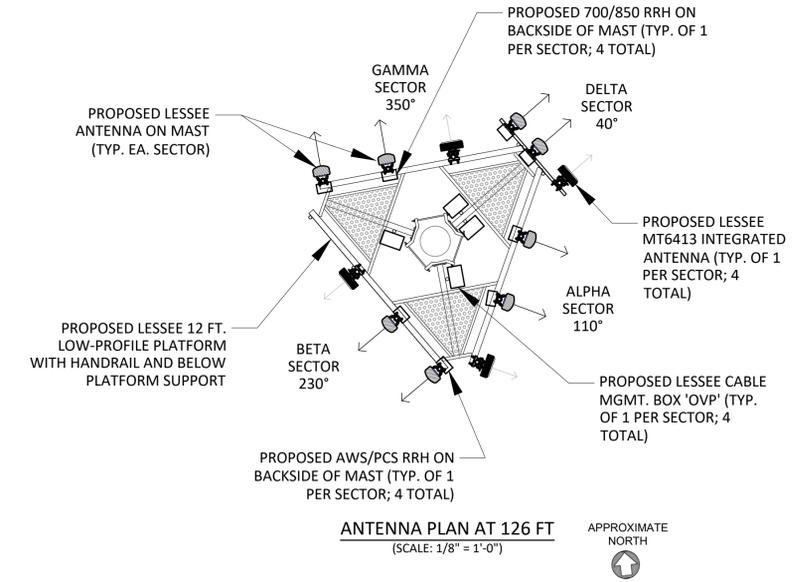
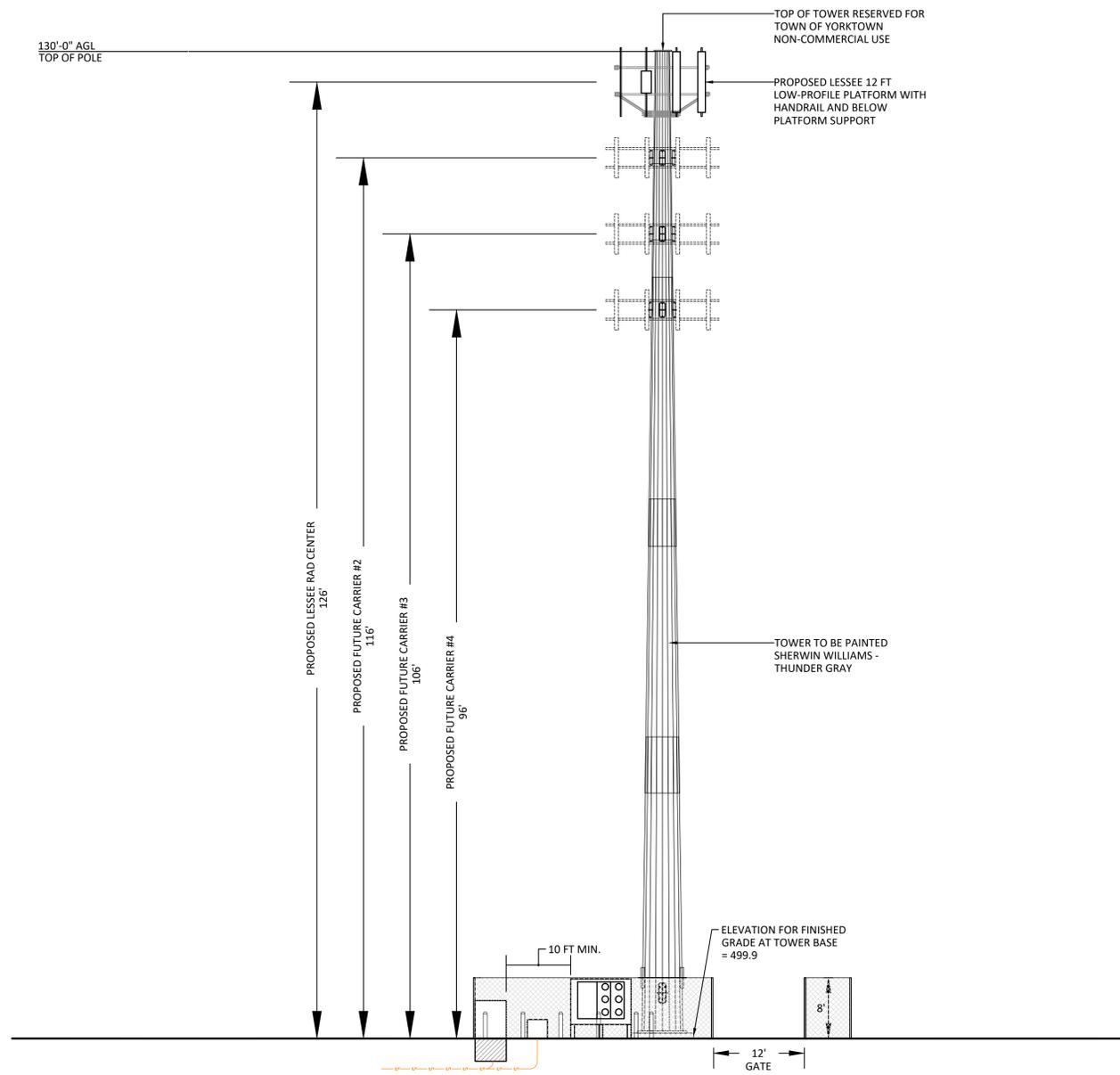
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SITE NAME: GRANITE SPRINGS
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NOT FOR CONSTRUCTION

TOWER ELEVATION
HOMELAND TOWERS SITE NY578 -
GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

KSCJ
CONSULTING
KELLARD SESSIONS CERMELE JOHANNESSEN

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STATE OF NEW YORK
MATTHEW CERMELE
076802
LICENSED PROFESSIONAL ENGINEER

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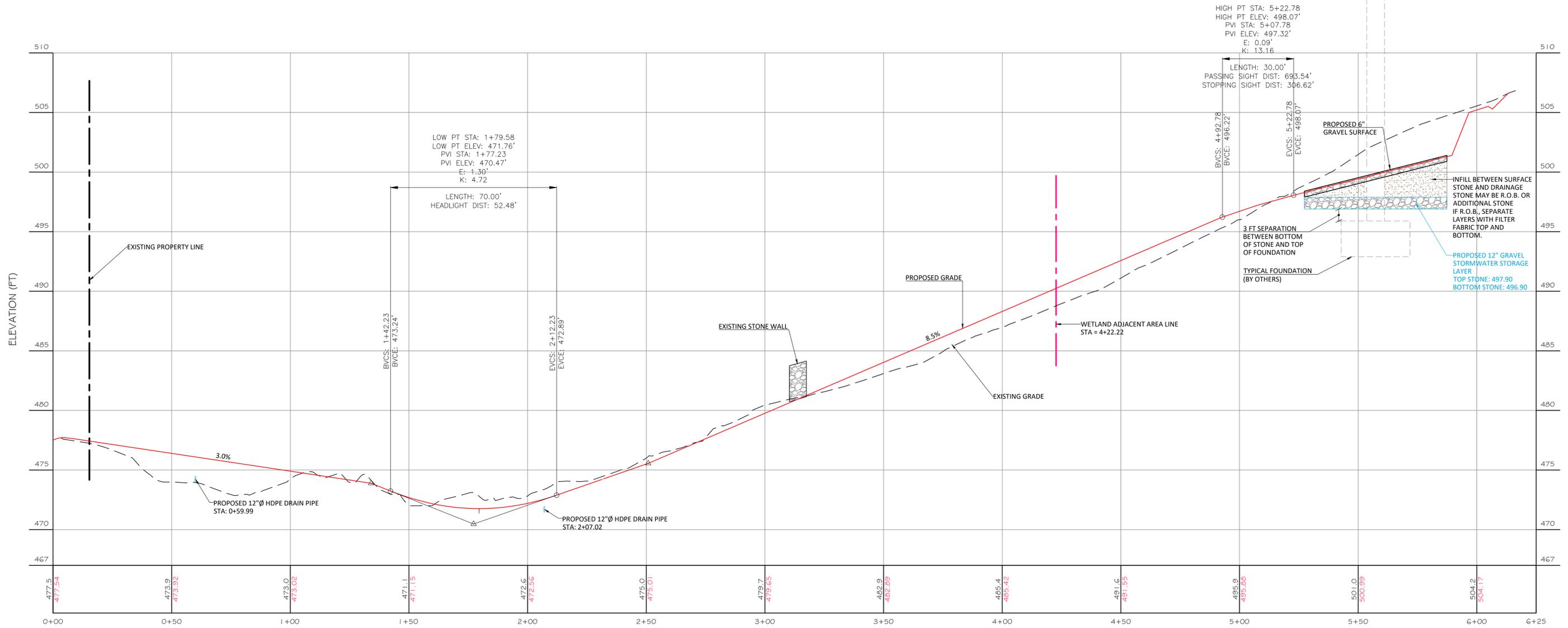
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LEASE AREA ACCESS DRIVE

PROFILE SCALE:
HORIZ: 1"=20'
VERT: 1"=4'

NOT FOR CONSTRUCTION

PROFILE

HOMELAND TOWERS SITE NY578 -
GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

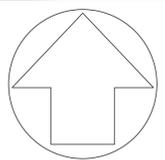


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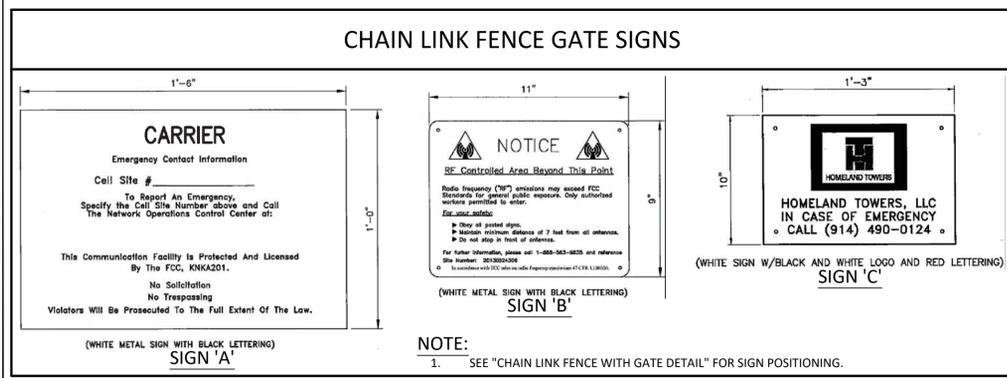
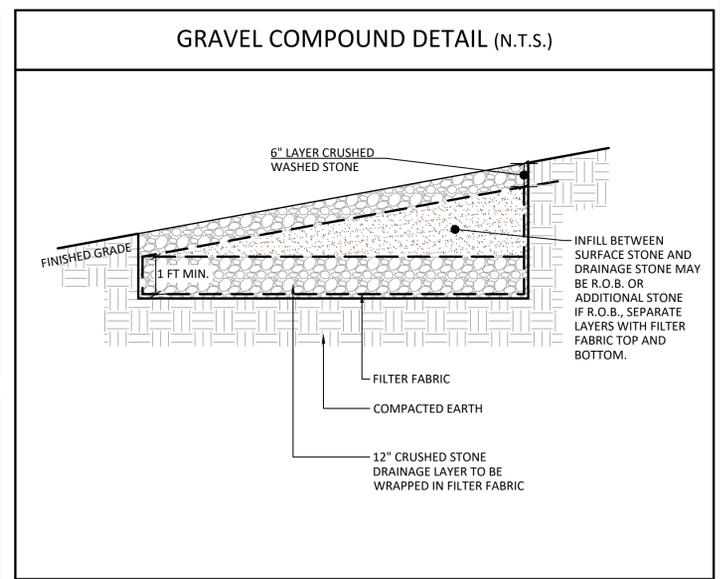
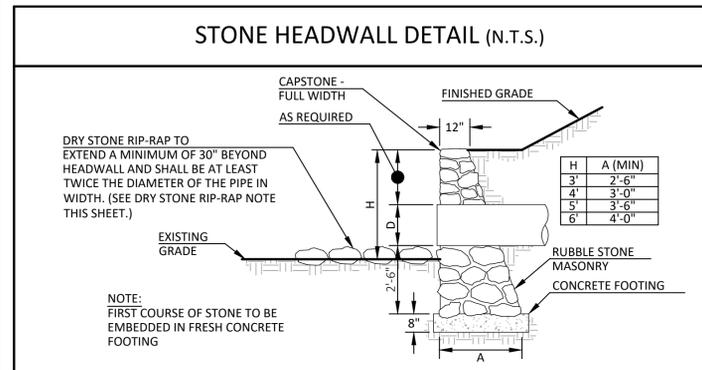
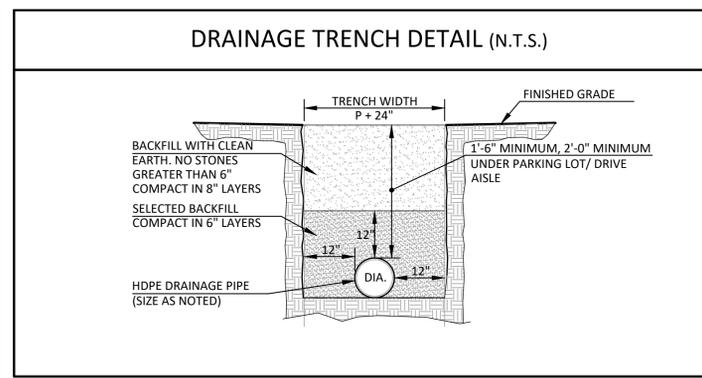
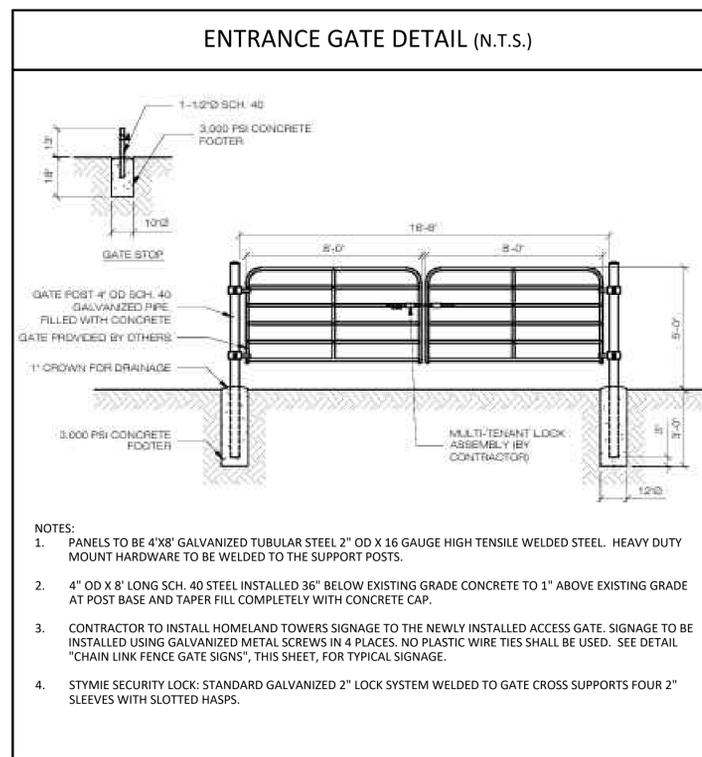
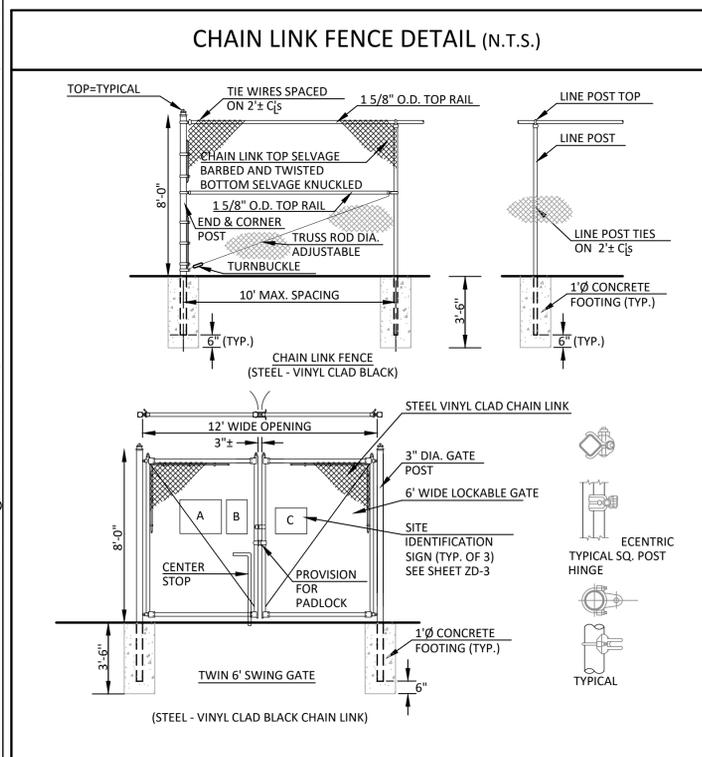
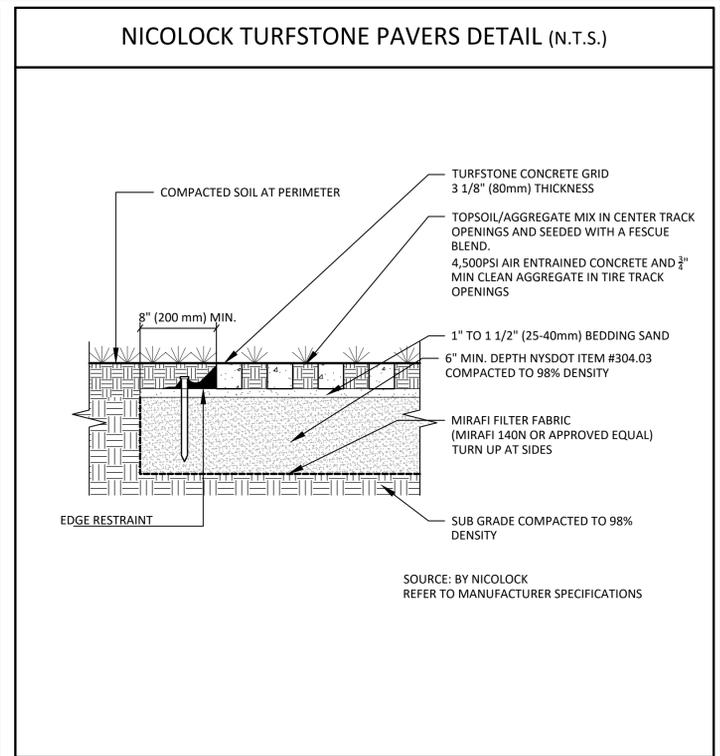
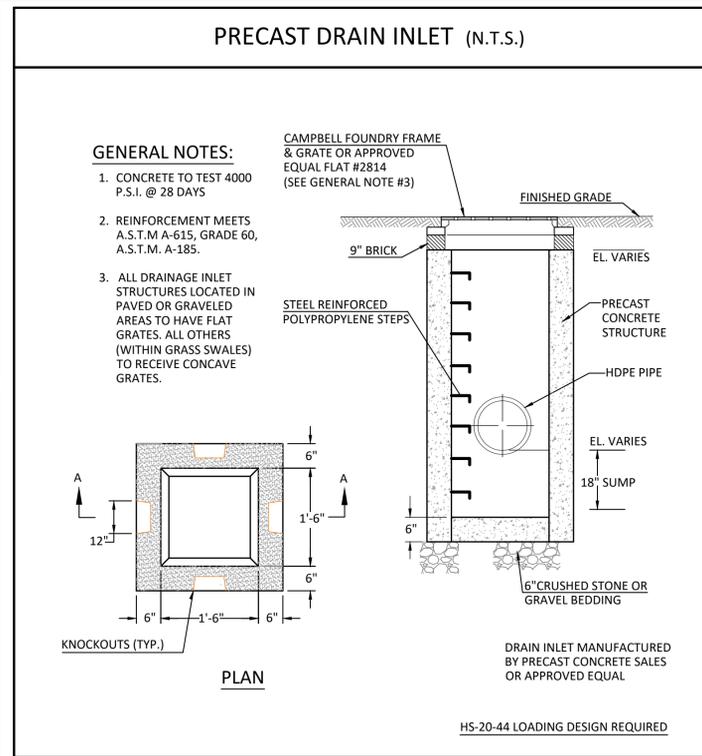
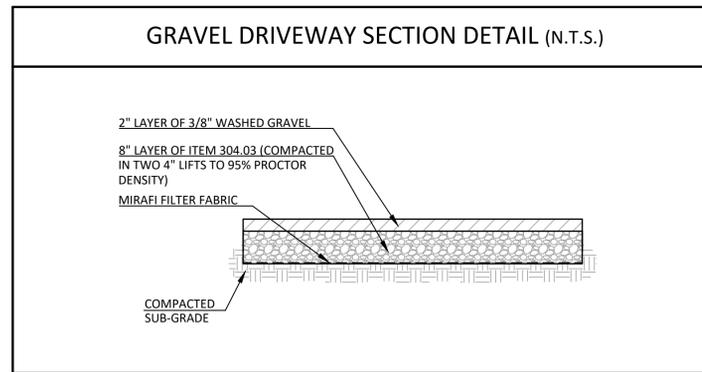
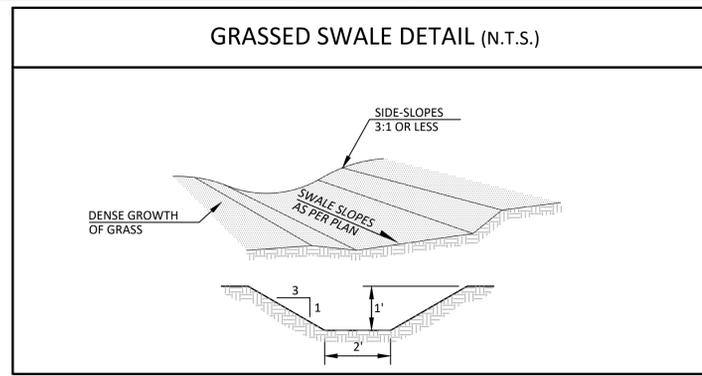
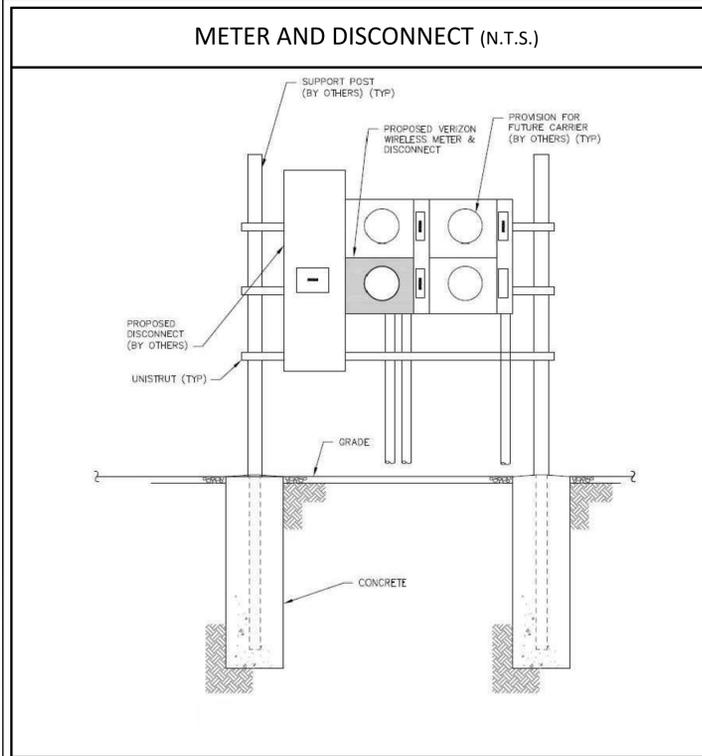
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SITE NAME: GRANITE SPRINGS
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TAX PARCELS: 27.11-1-33

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DETAILS

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

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078902
REGISTERED PROFESSIONAL ENGINEER

<ol style="list-style-type: none"> 10. FEBRUARY 10, 2026: EQUIP. PAD LAYOUT 9. FEBRUARY 2, 2026: ANTENNA ELEV. & DETAIL 8. JANUARY 21, 2025: TOWN BOARD 7. JANUARY 9, 2025: TREE COUNT / CUT FILL CALC. 6. DECEMBER 19, 2025: TOWN BOARD/DEC 5. JULY 2, 2025: TOWN BOARD 4. MAY 23, 2025: TOWN BOARD 3. APRIL 29, 2024: TOWN BOARD 	<p style="font-size: 24pt; font-weight: bold;">ZD-10</p> <p style="font-size: 24pt; font-weight: bold;">ZD-12</p> <p>PROJECT I.D.: YRHOMELAND900 DATE: FEBRUARY 16, 2022</p>
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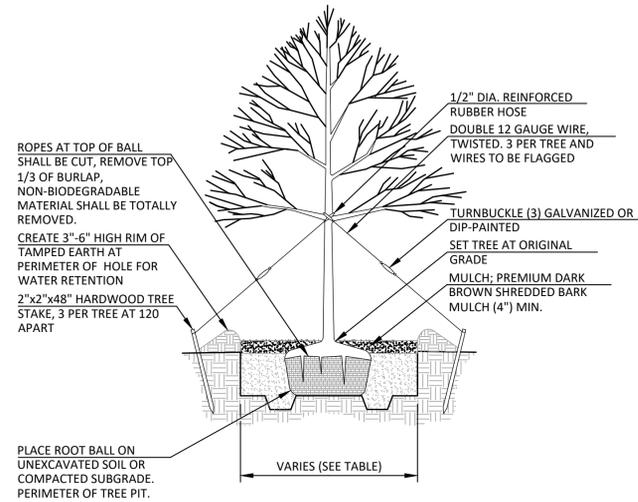
Call 811 before you dig

THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

SITE NAME: GRANITE SPRINGS
SITE NUMBER: NY578
TAX PARCELS: 27.11-1-33

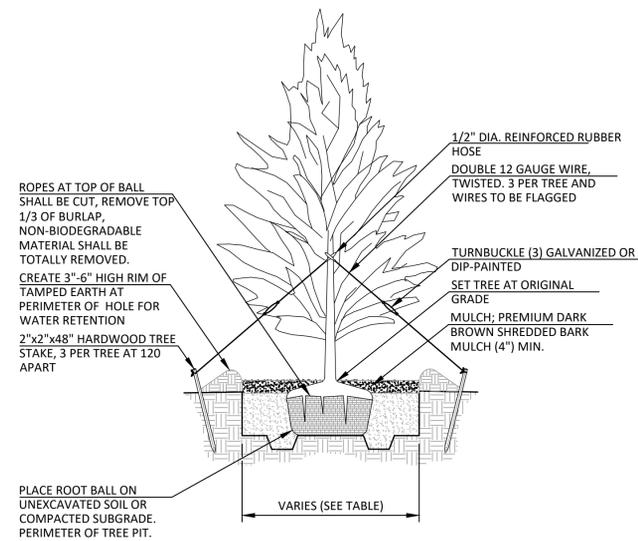
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DECIDUOUS TREE PLANTING DETAIL (N.T.S.)



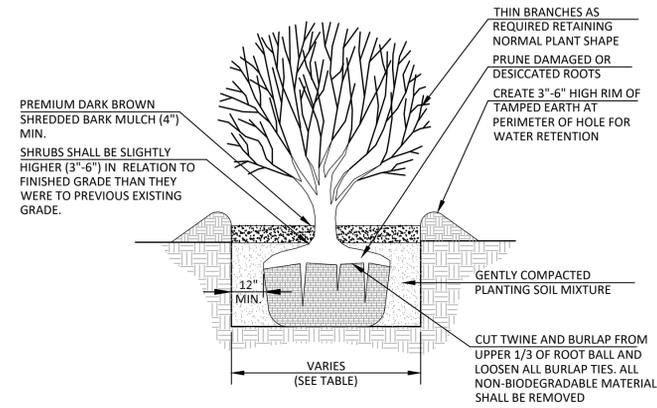
HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
GREATER THAN 5'Ø	1 1/2X BALL Ø

EVERGREEN TREE PLANTING DETAIL (N.T.S.)



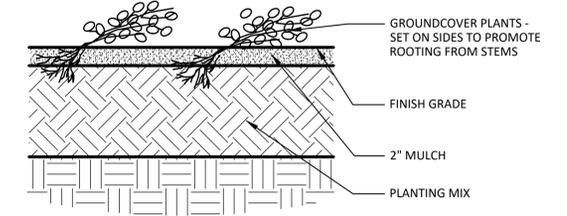
HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
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GREATER THAN 5'Ø	1 1/2X BALL Ø

SHRUB PLANTING DETAIL (N.T.S.)



HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
GREATER THAN 5'Ø	1 1/2X BALL Ø

PERENNIAL PLANTING (N.T.S.)



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NOT FOR CONSTRUCTION

PLANTING DETAILS
HOMELAND TOWERS SITE NY578 -
GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK



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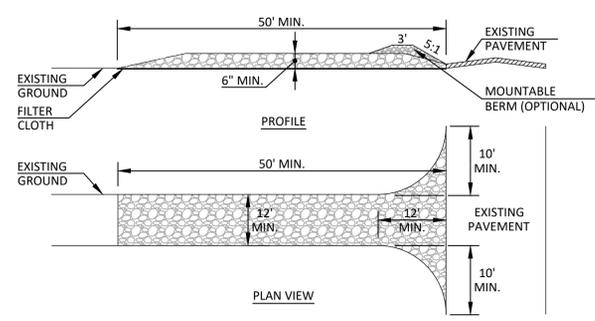
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THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

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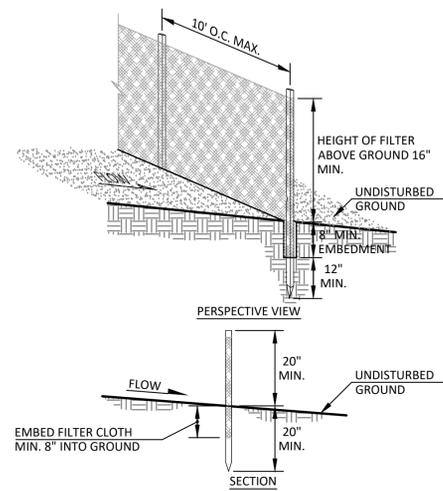
STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

SILT FENCE DETAIL (N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T1400, OR APPROVED EQUAL
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

EROSION AND SEDIMENT CONTROL PLAN

ALL PROPOSED SOIL EROSION AND SEDIMENT CONTROL PRACTICES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING PUBLICATIONS:

- NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION
- NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (GP-0-25-001)
- TOWN CODE OF YORKTOWN CHAPTER 248 "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL"

THE PRIMARY AIM OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN IS TO REDUCE SOIL EROSION FROM AREAS STRIPPED OF VEGETATION DURING CONSTRUCTION AND TO PREVENT SILT FROM REACHING THE DRAINAGE STRUCTURES, WETLAND SYSTEMS, WATERCOURSES, WATERBODIES AND DOWNSTREAM PROPERTIES. THE SEDIMENT AND EROSION CONTROL PLAN IS AN INTEGRAL COMPONENT OF THE CONSTRUCTION PHASING AND PROJECT SEQUENCING AND WILL BE IMPLEMENTED TO CONTROL SEDIMENT AND RE-ESTABLISH VEGETATION AS SOON AS PRACTICABLE. THE PLAN WILL BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF ANY EARTHMOVING ACTIVITIES AND WILL BE MAINTAINED THROUGH THE DURATION OF THE PROJECT.

A COPY OF THE CONTRACTOR CERTIFICATION FORM IS PROVIDED IN STORMWATER POLLUTION PREVENTION PLAN SECTION A. THIS FORM WILL BE SIGNED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY. EACH CONTRACTOR AND SUBCONTRACTOR SHALL IDENTIFY AT LEAST ONE (1) PERSON FROM THEIR COMPANY THAT WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP. THIS PERSON SHALL BE KNOWN AS THE TRAINED CONTRACTOR. THE TRAINED CONTRACTOR SHALL BE ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED. THE TRAINED CONTRACTOR MUST RECEIVE FOUR (4) HOURS OF NYSDEC ENDORSED TRAINING IN PROPER EROSION AND SEDIMENT CONTROL PRINCIPLES FROM A SOIL AND WATER CONSERVATION DISTRICT, OR OTHER NYSDEC ENDORSED ENTITY. THE TRAINED CONTRACTOR MUST RECEIVE FOUR (4) HOURS OF TRAINING EVERY THREE (3) YEARS. THE TRAINED CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES IMPLEMENTED WITHIN THE CONSTRUCTION AREA ON A DAILY BASIS TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITIONS AT ALL TIMES. IF DEFICIENCIES ARE IDENTIFIED BY THE TRAINED CONTRACTOR, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS WITHIN ONE (1) BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.

THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL DEVICES INCLUDE THE PLANNED EROSION CONTROL PRACTICES OUTLINED BELOW. MAINTENANCE PROCEDURES FOR EACH EROSION CONTROL PRACTICE ARE ALSO PROVIDED HEREIN. THE OWNER OR OPERATOR MUST ENSURE THAT ALL EROSION AND SEDIMENT CONTROL PRACTICES IDENTIFIED HEREIN ARE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.

STABILIZED CONSTRUCTION ENTRANCE

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PROJECT ENTRANCE AS INDICATED ON THE PLANS. THE PURPOSE OF THE STABILIZED CONSTRUCTION ENTRANCE IS TO PREVENT VEHICLES LEAVING THE SITE FROM TRACKING SEDIMENT, MUD OR ANY OTHER CONSTRUCTION-RELATED MATERIALS FROM THE SITE ONTO OFF SITE ROADS.

MAINTENANCE/INSPECTION

STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSPECTED A MINIMUM OF ONCE EVERY SEVEN (7) CALENDAR DAYS. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE IN A MANNER WHICH PREVENTS OR SIGNIFICANTLY REDUCES THE TRACKING OF SEDIMENT/SOIL OFF SITE. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER EACH RAIN EVENT FOR DISPLACEMENT OR LOSS OF AGGREGATE. THE CONTRACTOR SHALL TOP-DRESS THE CONSTRUCTION ENTRANCE WHEN DISPLACEMENT/LOSS OF AGGREGATE OCCURS, OR IF THE AGGREGATE BECOMES LOGGED OR SILTED TO THE EXTENT THAT THE ENTRANCE CAN NO LONGER PERFORM ITS INTENDED FUNCTION. THE CONTRACTOR SHALL INSPECT THE VICINITY OF THE CONSTRUCTION ENTRANCE SEVERAL TIMES A DAY AND IMMEDIATELY REMOVE ANY SEDIMENT DROPPED OR WASHED ONTO OFF SITE ROADS.

SILT FENCE

SILT FENCE (GEOTEXTILE FILTER CLOTH) SHALL BE PLACED IN LOCATIONS DEPICTED ON THE APPROVED PLANS. THE PURPOSE OF THE SILT FENCE IS TO REDUCE THE VELOCITY OF SEDIMENT-LADEN STORMWATER FROM SMALL DRAINAGE AREAS AND TO INTERCEPT THE TRANSPORTED SEDIMENT LOAD. IN GENERAL, SILT FENCE SHALL BE USED AT THE DOWN-GRADIENT PERIMETER OF DISTURBED AREAS, TOE OF SLOPES OR INTERMEDIATELY WITHIN SLOPES WHERE OBVIOUS CHANNEL CONCENTRATION OF STORMWATER IS NOT PRESENT. SILT FENCE SHALL ALWAYS BE INSTALLED PARALLEL TO THE CONTOURS IN ORDER TO PREVENT CONCENTRATED FLOWS FROM DEVELOPING ALONG THE SILT FENCE.

MAINTENANCE/INSPECTION

SILT FENCING SHALL BE INSPECTED A MINIMUM OF ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL INCLUDE ENSURING THAT THE FENCE MATERIAL IS TIGHTLY SECURED TO THE WOOD POSTS. IN ADDITION, OVERLAPPING FILTER FABRIC SHALL BE SECURE AND THE FABRIC SHALL BE MAINTAINED A MINIMUM OF SIX (6) INCHES BELOW GRADE. IN THE EVENT THAT ANY "BULGES" DEVELOP IN THE FENCE, THAT SECTION OF FENCE SHALL BE REPLACED IMMEDIATELY WITH A NEW FENCE SECTION. ANY VISIBLE SEDIMENT BUILD-UP AGAINST THE FENCE SHALL BE REMOVED IMMEDIATELY AND DEPOSITED ON-SITE A MINIMUM OF 100 FEET OUTSIDE OF ANY REGULATED WETLAND AREA, WATERCOURSE OR WATERBODY.

SOIL/MATERIAL STOCKPILING

ALL SOIL/MATERIAL STRIPPED FROM THE CONSTRUCTION AREA DURING GRUBBING AND GRADING SHALL BE STOCKPILED WITHIN THE VICINITY OF THE LOCATIONS ILLUSTRATED ON THE APPROVED PLANS, OR IN PRACTICAL LOCATIONS ON-SITE.

MAINTENANCE/INSPECTION

ALL STOCKPILES SHALL BE INSPECTED A MINIMUM OF ONCE EVERY SEVEN (7) CALENDAR DAYS FOR SIGNS OF EROSION OR PROBLEMS WITH SEED ESTABLISHMENT. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY VEGETATING THE STOCKPILE WITH A RAPIDLY-GERMINATING GRASS SEED AND SURROUNDED WITH SILT FENCE. IF THE PROJECT IS ONGOING DURING THE NON-GROWING SEASON, THE STOCKPILES SHALL BE PROTECTED WITH A TARPULIN COVERING THE ENTIRE STOCKPILE.

GENERAL LAND GRADING

THE APPLICANT/DEVELOPER OR THEIR REPRESENTATIVES SHALL BE ON-SITE AT ALL TIMES WHEN CONSTRUCTION OR GRADING ACTIVITY TAKES PLACE AND SHALL INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL SEDIMENT AND EROSION CONTROL PRACTICES.

THE INTENT OF THE EROSION CONTROLS IS TO CONTROL ALL DISTURBED AREAS, SUCH THAT SOILS ARE PROTECTED FROM EROSION BY TEMPORARY METHODS AND, ULTIMATELY BY PERMANENT VEGETATION.

DUST CONTROL

WHERE VEGETATIVE OR MULCH COVER IS NOT PRACTICAL IN DISTURBED AREAS OF THE SITE, DUST SHALL BE CONTROLLED BY THE USE OF WATER SPRINKLING. THE SURFACE SHALL BE SPRAYED UNTIL WET. DUST CONTROL SHALL CONTINUE UNTIL SUCH TIME AS THE ENTIRE SITE IS ADEQUATELY STABILIZED WITH PERMANENT VEGETATIVE COVER.

POLLUTION PREVENTION MEASURES FOR CONSTRUCTION RELATED ACTIVITIES

POLLUTION PREVENTION PRACTICES FOR PREVENTING LITTER, CONSTRUCTION CHEMICALS (IF APPLICABLE) AND CONSTRUCTION DEBRIS FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGE INCLUDE DAILY PICKUP OF CONSTRUCTION DEBRIS, INSPECTION, AND PHYSICAL CONTROLS SUCH AS SILT FENCING. INSPECTIONS WILL ALSO BE CONDUCTED TO INSURE THAT DUST CONTROL MEASURES ARE UTILIZED AS NECESSARY. DURING CONSTRUCTION, MAINTENANCE, CONSTRUCTION AND WASTE MATERIALS WILL BE STORED WITHIN SUITABLE AREAS/DUMPSTERS, AS APPROPRIATE, TO MINIMIZE THE EXPOSURE OF THE MATERIALS TO STORMWATER AND SPILL PREVENTION. ALL MAINTENANCE AND CONSTRUCTION WASTE WILL BE DISPOSED OF IN A SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

OUTLINED BELOW IS A BRIEF LISTING OF THE SUGGESTED CONSTRUCTION SEQUENCING FOR THE PROJECT.

PRIOR TO ANY INTERIOR SITE ACTIVITY, THE OWNER, CONTRACTOR, OWNER'S ENGINEER, AND TOWN ENGINEER SHALL HOLD A PRE-CONSTRUCTION MEETING.

FINAL STABILIZATION, AS DEFINED BY THE NYSDEC SPDES GENERAL PERMIT, IS THE ESTABLISHMENT OF A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE PVIOUS SURFACE ONCE ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED. COVER CAN BE VEGETATIVE (E.G., GRASS, TREES, SEED AND MULCH, SHRUBS OR TURF) OR NON-VEGETATIVE (E.G., GEOTEXTILES, RIP-RAP OR GABIONS, PAVEMENT, ROOFS, ETC.).

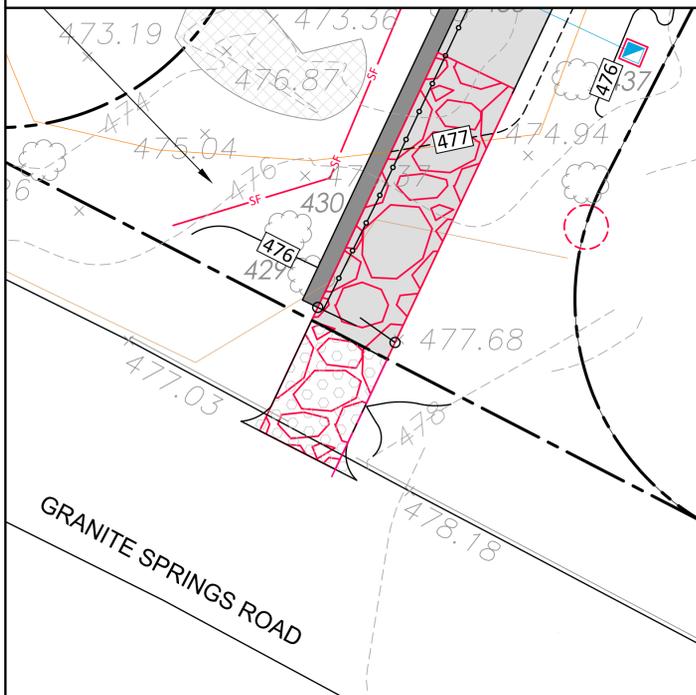
THE APPLICANT SHALL NOTIFY THE TOWN OF YORKTOWN ENFORCEMENT OFFICIAL AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING AS REQUIRED BY THE STORMWATER MANAGEMENT OFFICER:

- START OF CONSTRUCTION.
- INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
- COMPLETION OF SITE CLEARING.
- INSTALLATION OF CONSTRUCTED STORMWATER IMPROVEMENTS.
- COMPLETION OF ROUGH GRADING.
- COMPLETION OF FINAL GRADING.
- CLOSE OF THE CONSTRUCTION SEASON.
- COMPLETION OF FINAL LANDSCAPING.
- SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS.

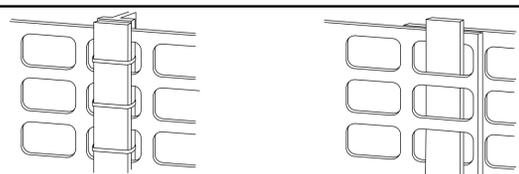
GENERAL CONSTRUCTION SEQUENCING

- A PRECONSTRUCTION MEETING WITH TOWN REPRESENTATIVES, CONTRACTOR, OWNER, AND ENGINEER SHALL BE SCHEDULED AT LEAST 48-HOURS BEFORE THE START OF CONSTRUCTION ACTIVITIES.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED AS INDICATED IN THE EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS IN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.
- PRIOR TO ANY CONSTRUCTION, STAKEOUT PROPERTY LINES AND CONSERVATION AREAS AND LIMITS OF DISTURBANCE. MARK LIMITS OF DISTURBANCE IN THE FIELD WITH ORANGE CONSTRUCTION FENCING OR FLAGGING.
- REMOVE TREES, STRIP AND GRUB THE SITE.
- INSTALL RETAINING WALLS; ROUGH GRADE SITE
- INSTALL CONCRETE TOWER FOUNDATION
- INSTALL GRAVEL PAD FOR COMPOUND AREA STORMWATER STORAGE
- INSTALL UNDERGROUND UTILITIES
- FINAL GRADE SITE; INSTALL GRAVEL WITHIN COMPOUND AREA
- INSTALL MONOPOLE TOWER AND FENCING/GATES
- INSTALL WETLAND MITIGATION, TREES AND LANDSCAPING
- REMOVE TEMPORARY EROSION CONTROLS WHEN SITE HAS ACHIEVED FINAL STABILIZED

CONSTRUCTION ENTRANCE (1" = 10')



CONSTRUCTION FENCE DETAIL (N.T.S.)



- INSTALLATION INSTRUCTIONS**
- T-POST SHOULD BE PLACED A MAXIMUM OF 10 FEET APART
 - VERTICAL STRAND OF FENCE SHOULD BE SANDWICHED BETWEEN FLAT SIDE OF T-POST AND 1"x2" WOOD SLAT
 - WIRE TIES OR PLASTIC CABLE TIES CAN THEN BE USED TO SECURE THE SLAT AND FENCE STRAND TO THE T-POST.
- SPLICING INSTRUCTIONS**
- TO CONNECT FENCE SECTIONS, OVERLAP 2 STRAND SECTION FROM EACH END AND WEAVE A 1"x2" SLAT THROUGH THE OVERLAPPED STRANDS
 - FENCE SHOULD BE TENSIONED BY HAND ONLY. DO NOT USE MECHANICAL TENSIONERS.



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SITE NUMBER: NY578
TAX PARCELS: 27.11-1-33

NOT FOR CONSTRUCTION

EROSION & SEDIMENT CONTROL DETAILS AND NOTES HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK



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