Dear Town Board,

Please confirm receipt of my letter by emailing me back.

I am writing to oppose the construction of a 130-foot cell tower at 62 Granite Springs Road. I am opposed to the tower primarily because it will decrease property values, adversely impact the environment, and ruin the visual landscape of my neighborhood.

It is a well known fact that macro cell towers near homes decrease property values by 10 to 20 percent. See for example, https://ehtrust.org/wp-content/uploads/Cell-Towers-Drop-Property-Values-Oakland-Township-Realtor-Letters-2024-1.pdf, as well as https://ehtrust.org/wp-content/uploads/Cell-Towers-Drop-Property-Values-June-2024-ehtrust.org-.pdf.

The developer submitted a property values report on February 24, 2026 prepared by the real estate valuation consultant, Lane Appraisal Inc. (Lane). **Firstly, asking the developer to commission an expert to opine about anything results in a biased report.** This applies not only to Lane's report, but also the report of KCSJ Consulting regarding the wetlands delineation, as well as the VCOMM reports regarding RF justification, the visual shed report by Saratoga Associates, and the EBI Consulting letter regarding environmental/animal concerns. Companies and experts make their money based on the reputation they have in working with, and finding in favor of, one side or another on any given issue. Turning specifically to the Lane report, if you look closely at the report, you will see it is of virtually no value. Lane's report purports to compare the price of a home that has a view of a cell tower against the price of a home that does not have a view of a cell tower, however the report does not include information as to when the cell tower was put up in relation to when the home was sold. In other words, Lane does not document the appraised value of the house before the cell tower was constructed compared with what the appraised value of the house was after the tower went up, adjusting for other variables like inflation and market trends. The value of my house has increased significantly since I purchased it just because of inflation and market trends. Lane's report is also not relevant to the concerns of homeowners living near the proposed site. We would like to see a cell tower impact analysis report on the value of our home now versus after the tower is built (adjusting for inflation and the general market trends). In addition, Lane's report does not take into account how savvy home buyers have become when it comes to buying a home near a cell tower. This is an especially large concern given the 2021 federal court decision mandating that the FCC conduct update their safety requirements to account for decades of research showing the health hazards of RF exposure (https://cases.justia.com/federal/appellate-courts/cadc/20-1025/20-1025-2021-08-13.pdf?ts=1628865056). If/when the FCC follows that directive, it will most certainly lead to even further property devaluation near macro cell towers.

The proposed plan would also have disastrous environmental impacts. While the developer's attorney called the proposed site a "useless piece of land", the reality is that this specific piece of property is home to various animal habitats and is an invaluable piece of our local ecosystem. The proposed site is directly adjacent to Stuart's Fruit Farm - the oldest working farm in all of Westchester County. There are bee hives on the farm and the farm relies on natural pollinators. It is a well known fact that radiofrequency emissions negatively affect bees and other pollinating insects.

The proposed site is also directly adjacent to flood plains meaning that it is directly adjacent to an area that has already been identified as at high risk of flooding.The area where the developer wants to put a 500 foot access road has flooded, with between 2-4 feet of water, at least a dozen times. The likelihood of this area flooding will only be increased as the proposed plan calls for the removal of 84 mature trees that are integral to the area's stormwater management. Further, the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Crystal Lake and the Croton watershed. Crystal Lake used to be utilized as a recreational space but it no longer can be. People used to swim and fish in Crystal Lake until 1975, but now it is badly eutrophied, showing signs of algae blooms from increased nutrients due to runoff. Removing a portion of the wetland, or wetland buffer, that feeds into Crystal Lake could damage it beyond repair.

The Town Board has now heard from two wetland experts who state that the developer's wetland delineation was done at the wrong time of year and that the developer's plan would require disturbance of land within the wetland itself, not just the wetland buffer. Further, even disturbing the wetland buffer is significant. The buffer serves to protect the integrity and function of the wetland itself. Essentially, harming the buffer, harms the wetland itself.

Our Town Code mandates that wireless communication towers be placed on town-owned land, **but the absence of additional meaningful restrictions—particularly regarding proximity to homes, schools, and parks—represents a serious gap in our Town Code.** Simply being located on town land does not make a site appropriate, especially when it places a massive commercial infrastructure directly adjacent to residential neighborhoods. The proposed 130-foot tower is wholly incompatible with its surroundings and would permanently damage the visual landscape of our Town. The proposed site is surrounded by nature, established neighborhoods, and a 197-year-old historic farm, making the visual intrusion especially severe and irreversible. Introducing a tower of this magnitude would fundamentally alter that character, replacing scenic views with an industrial structure that does not belong in this setting. Once constructed, this impact cannot be mitigated or undone.

I urge the Town Board to deny the developer the applicable permits and final lease approval for all the reasons stated above, and also because the developer has not shown that this tower is necessary.

Thank you for your time and consideration.
Signed
Charles Ewings

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Rd.
Date: Monday, March 9, 2026 9:38:13 AM

From: Karen
Sent: Sunday, March 8, 2026 2:42 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>
Cc: Town Clerk <townclerk@yorktownny.gov>
Subject: 62 Granite Springs Rd.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please submit my email for public comment on the project page.

March 8, 2026

Supervisor Lachterman and Town Board Members,

I am writing to submit final comments regarding the proposed cell tower. I know there has been a large quantity of information provided by both sides for this project for you to review. I would like to highlight a few issues.

First, I would like to address the functionality of the buffer area that runs along our property. The Conservation Board comments state that the remediation that the applicant is proposing is inadequate, that they almost fully eliminate the buffer area in the southeast corner of the parcel and that they question if the functionality of the buffer can be restored. The 170 foot buffer along our property is the southeast corner of the parcel. This issue is of serious concern because it directly impacts the adjacent Class 1 Hallocks Mills Wetland and the Hallocks Mills Brook that runs right through it. I realize the applicant removed that parcel from their project in the most recent plans, but that does not magically remove the project's impacts on the parcel. The parcel still sits within a floodplain and is part of the NYC Watershed. The town has received 12.5 million dollars to protect the Hallock's Mills Wetland, Hallock's Mills Brook and Crystal Lake. The Town of Yorktown clearly recognizes the wetlands are extremely important and need protection or you would not accept and continue to seek additional grant money to protect this area. The potential to fully eliminate the buffer that filters pollutants from neighboring septic systems is in direct contradiction to the needs expressed in the grants the town has received for the Hallocks Mills Sewer Project. In addition, my neighbors homes are not being considered for sewer

so the septic pollution will continue indefinitely.

Christine Weilhoefer, Ph.D. Department of Biology & Environmental Studies at the University of Portland stated in her comments that “The buffer area surrounding a wetland is essential to maintaining the ecological integrity and functional performance of the wetland system. The current consensus among wetlands ecologists is that conserving adjacent buffer areas is crucial to sustaining the water quality, biodiversity, and ecological function of wetlands. Effectively, if you impact the wetland buffer, you are impacting the wetland itself”. She additionally states ”In my expert opinion, removing the wetland buffer, will directly increase nutrient and sediment runoff into Crystal Lake, exacerbating eutrophication, and potentially damaging it beyond repair.” In light of the fact that the homes above this buffer area have septic systems that may or may not be in prime condition there is a significant amount of pollution that will no longer be filtered adequately without this buffer area. This additional pollution will be flowing directly into a Class 1 Wetland and the NYC Watershed which provides drinking water to millions of people.

Second, 62 Granite Springs Rd remains parkland with an alienated area within it. It is my understanding that if you approve the project and the lease, which I do not support, that the applicant will be leasing the entire parcel. As you have heard people state at the public hearing, many of us hike in those woods ourselves or with our children and pets. Will the applicant’s lease prevent us from using the town owned parkland? That parcel also provides access to additional town owned land that we hike. Will we be prevented from accessing the second parcel because we can’t enter the parkland at 62 Granite Springs Rd? If you decide the project is approved, any lease should only include the alienated area and not the entire parcel so that town residents can still use our parkland. I sincerely hope that you vote no on this project and will protect our parkland from commercial infrastructure that will forever alter it.

Finally, while it is not your job or residents job to offer other locations it is important to note that options exist. The applicant stated that they contacted Jilco approximately 10 years ago about placing a tower there, have they made any effort to contact them again? Mr. Gaudioso pointed out that utility lines run along the edge of Stuart’s Farm by the Trailway. They are NYSEG lines, not Con Edison. NYSEG has a program for cellular providers to install equipment on their infrastructure. Has the applicant attempted to do that? Also, there are other town parcels that are much larger in the area that already have town infrastructure on them, were they considered? Stonewall Farms in Somers is a huge property that runs along the Yorktown Border. Did the applicant approach them about placing a tower on their property close to the Yorktown Border? There are other options, including town lands with a slope that may be more challenging for them to build on, but that does not necessarily exclude them. The tower on Quinlan St is located on a hillside so it is possible.

I ask you to consider these points as you debate and review this project. Protecting our environment should be of utmost importance. This project will have real world impacts to the Class 1 Hallocks Mills Wetland, 100 ft buffer, the Hallocks Mills Brook and the NYC Watershed. I again state that this project does not fit on this parcel. There is not enough space to adequately remediate the buffer area to restore its

functionality. When this property was privately owned the owner was denied the ability to develop it because there was not enough space to access the parcel without impacting the buffer and wetlands. That is how it became town parkland, they no longer wanted to pay taxes on a property that was inaccessible. This neighborhood was built in 1957. For almost 70 years this property has been repeatedly considered not an appropriate place for development and it should not change now. History is on your side! If a private owner was denied access due to environmental impacts then a corporation should be denied access as well.

Thank you for your time and consideration of my comments.

Regards,

Karen Erickson

These are my comments from the public hearing that I was not able to read in full due to the five minute time limit. Please review them and submit them for public comment.

While I have not brought up the issue of property value before, I am going to address it tonight since the applicant provided multiple pages to support their view that it will not impact property values. When looking over the information they provided it seems that the criteria used was view of a tower or no view. That seems a bit of a simplification. There is no information provided to show how far the homes with a view are located from the tower. Is it 5 miles, 1 mile, ½ mile? As we all know residents who live in the Strang Blvd area have a view of Granite Knolls lights at night, yet they are located quite a distance from there. If that was a cell tower would that view impact their property value? I'm guessing not likely since it is so far away. There is no understanding of the proximity of the addresses listed to any of the towers. In addition, there is no information on the types of neighborhoods, are they urban, suburban, rural, mixed use? There is no information on the property that the cell tower is located on, was it open space, parkland, a commercial lot? Did it already have other infrastructure on site? Was the land alienated from parkland to a commercial use? Does it border a wetland and a farm with a conservation easement? Did it change the character of the neighborhood? While they provided information from Ulster County, Orange County, Rockland County and some towns in Westchester County there is no information on home sales in Yorktown. We have already established that there are 18 macro sites in Yorktown, were there no home sales to review in Yorktown? Since the studies they shared go back to 2014 that seems unlikely. In fact since Oct of 2023 according to Zillow there have been approximately 1000 home sales in Yorktown. Yet there is no data from Yorktown.

The United States Department for Housing and Urban Development considers cell towers a "Hazard and nuisance". HUD requires certified appraisers to take the presence of nearby cell towers into consideration when determining the value of a single family residential property. As a result it is obviously something that is negatively impacting the value of a property. There should also be consideration of what some call the " Long Term Tower Prison". While small cell transmitters can be moved and removed, a huge tower is not possible to move and de-installation is extremely unlikely. Which means that the potential real estate

property devaluation is frozen not just temporarily, but for the long term. A survey by the National Institute for Science, Law and Public Policy in Washington DC shows that home buyers are less interested in properties located near a cell tower. 79% said they would not purchase a property with close proximity to a cell tower. So the tower would not only devalue property, it will also limit the pool of potential buyers and potentially the type of funding they can secure. Simple economics dictates that if demand is less, the price will decrease. I have spoken to local Yorktown realtors and they confirmed that close proximity to a tower, ¼ mile or less can have up to a 10% reduction in value vs a comparable home not in proximity. I am sure we could go back and forth with studies for and against this argument, but I have faith that the board can navigate the data and engage their common sense. I am certain as fact that if this tower is built the impacts will greatly affect me and my property value will decrease so on that alone the applicants claim that the tower will not impact property values is not accurate.

I want to expand on what Karen shared regarding the ongoing wetland delineation discrepancy. The original town consultant adjusted the applicants delineation and the applicants consultant acknowledged that the ACOE would agree with her new line. The line that resulted in the drive impacting the wetland. Then because they stated multiple times in emails that they did not want to apply to the Corp of Engineers because the time and cost would add a significant additional burden to them. Then in 2024 they asked to get another consultant approved by the town to look at the line, Mr Biggs this new consultant visited the site with the applicants consultant, but didn't confer or collaborate with your long time trusted consultant Ms. Duffy from Barton and Loguidice and he didn't do an independent delineation. He simply verified the existence of wetland flagging showing the accurate representation of the applicant's line. This according to the applicant puts the concerns about the line to rest. I disagree. Also just for reference in case Mr Gaudioso is eager to come back up and insist that I am misleading. The date of Mr Biggs visit was December 13, 2024. The high temperature on December 13, 2024 was 26 degrees and the low was 22 degrees. Not conditions conducive to any accurate evaluation of hydrology. Finally the applicant also commented at the last public hearing regarding his consultants credentials stating that "he was highly respected". Which appeared to insinuate that my consultant perhaps wasn't. Well, I would like to share with you the credentials of our wetlands consultant just to clarify that he is also highly qualified and respected.

Steven Danzer Ph.D.
Ph. D. in Renewable Natural Resource Studies

Soil Scientist- Certified Nationally by the Soil Science Society of America (#35346); Registered with the Society of Soil Scientists of Southern New England

Senior Professional Wetland Scientist- PWS#1321, Society of Wetland Scientist

Arborist- CT DEEP License S-5639; International Society of Arboriculture NE-7409A

For these reasons and because it will have minimal impact on the timeline, I insist that you revisit the delineation this spring when plants are present. If the line is legitimate the applicant should have no hesitation to have all the consultants and DEC look at it this spring.

The applicant has discounted the concern about the princess pine saying it is not endangered. But the The EAF asks-
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? The applicant says no. The princess pine is listed under NYS DEC 6CRR- NY 193.3 titled Protected Native Plants.

At the ABACA meeting there were several recommendations made regarding the viewshed. They stated the following:

The ABACA feels that the reliability of similar superimposed images have in the past been inaccurate and misleading and questions if there are other technologies that can be utilized

The ABACA feels that a balloon test demonstrating the tower height location would be helpful to the Town Board
to better understand the visual impacts of the tower and recommends for the balloon test to be performed by an
independent uninterested third party.

In addition ABACA made suggestions that include:

A request for additional information for the proposed and future generators including specifications pertaining to their size, noise level, sound attenuation enclosure, fuel source and type, etc.
Also that the applicant to provide a site maintenance plan, standard hours of operation and decommissioning plan if the site is ever abandoned to the Town Board during this process

I would also like to mention a conversation that occurred at the ABACA meeting which I attended. Mr. Xavier stated to that board that he does not speak for or represent Verizon. If that is the case, then the applicant is merely an infrastructure developer looking to build a new location. There is no risk of denying a cellular applicant because there is no cell service provider presenting a request for service to you. Verizon has not at any point submitted an application to the town requesting to improve their cellular service. If they do, I would hope that the town would require collocation on all existing sites before it considers any new sites.

As an arborist I agree with the concerns raised by the tree conservation advisory commission, especially regarding the critical root zone protection for trees in or adjacent to the area of disturbance that are not being removed. To avoid future mortality it is of utmost importance to protect the root area of trees to be preserved. As the tree commission states, the critical root zone for a 20" trunk tree is 20 feet. The applicant has not shown how the critical root zones for trees being preserved will be protected. The commission also states that town code requires that all tree cutting debris shall be kept at least 20 feet from wetlands. This plan needs to be reviewed for tree removal that will be directly on the wetland boundary and others that are less than 20 feet from the boundary. How will they comply with keeping the debris from removal 20 feet from the wetlands? Also the use of Spice bush as a mitigation planting introduces the potential to risk existing native plants due to a new and lethal disease that is hosted and transferred by spice bush. I ask that you thoroughly review all standards that are presented in the tree commission's comments.

Lastly, with reference to Fire and Ambulance and need. Neither has said or provided evidence that this tower is necessary. They have only stated that it would enhance service. Did you know one of the requirements in order to be

issued a DEC Wetland permit the applicant must show clear public need for safety or essential service. We have put to bed any true need as 911 is available in all parts of town and there has not been a single example of an emergency response that was delayed due to lack of communication. So when the applicant offers funds or evidence of previous donations it is not really out of some sense of benevolence, but instead a box checked, a requirement they must demonstrate. If you accept their offer of space on the tower you allow them to represent there is a need that does not exist.

Thank you for your time.

Regards,

Doug Erickson

Dear Members of the Yorktown Town Board,

I am writing to express my strong dissatisfaction that the Town Board would even consider the placement of a 140-foot cell tower in the middle of a residential neighborhood. Proposals like this show a troubling disregard for the character of our community and the concerns of the residents who live here.

It has been made abundantly clear through public feedback that the people of Yorktown want no part of this project. Our neighborhoods should not be treated as locations for intrusive infrastructure that disrupts the environment, the visual landscape, and the quality of life for families who chose to live here.

I urge the Town Board to listen to the residents you represent and reject proposals like this that are clearly incompatible with residential areas.

Sincerely,

John Kolesar

53 year Yorktown resident

TOWN OF YORKTOWN
STATE OF NEW YORK

----------X

In the Matter of the Application of:

Homeland Towers LLC

For A Wetland Permit

Premises: 62 Granite Springs Road
Yorktown Heights, NY 10598

----------X

MEMORANDUM IN OPPOSITION

Respectfully submitted,

Andrew J. Campanelli
Campanelli & Associates, P.C.
1757 Merrick Avenue, Suite 204
Merrick, NY 11566

Attorneys for Douglas Erickson

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Preliminary Statement

Homeland Towers, LLC (hereinafter "Homeland") together with Verizon Wireless has filed an application with the Town of Yorktown seeking a wetland permit to install a 130-foot (13 story) monopole at 62 Granite Springs Road, Yorktown, New York.

The proposed site is zoned residential and – most importantly – is within a wetland. A thirteen (13) story monopole will loom over the site, be visible from multiple areas and would forever change the scenic view. It is incompatible with the nearby homes and surrounding community. It will "stick out like a sore thumb" rising well above all existing structures, trees and vegetation.

This community is not against all wireless facilities. It is against the irresponsible placement of cell towers, where Homeland has not proven a need for the proposed tower, where construction of such a tower would have severe negative aesthetic consequences for the nearby residents, would cause a significant reduction of property values, would pose a dangerous precedent, and would forever change the skyline of Yorktown.

This memorandum in opposition is being submitted on behalf of homeowners and residents whose homes are adjacent to or in close proximity to the site for Homeland's proposed cell tower.

As discussed more fully below, approving Homeland's site plan and granting a wetland permit not only violates applicable Town of Yorktown regulations, it would violate the legislative intent upon which these regulations were enacted.

It should also be noted that Homeland Towers is a *site development company* and does not provide wireless services. It does not need the proposed tower to provide those services. It

needs the tower to make money. The only way to do that is to convince the Board that there is a gap in wireless services and therefore, a need for the tower.

Granting the wetland permit application and allowing the irresponsible placement of such a facility would be greatly exacerbated by the fact that, as addressed below, the community would derive no benefit whatsoever from the installation. Thus, the Board should deny Homeland's application for the following reasons:

(a) Homeland has failed to establish that granting the application would be consistent with the requirements of the applicable state and local laws;

(b) granting the application would violate both the letter of the state and local laws and its legislative intent as well;

(c) Homeland has failed to establish that the proposed facility:

(i) is *actually necessary* for the provision of personal wireless services within the Town, and

(ii) that it is necessary that the facility be built at the proposed site

(d) Homeland cannot establish that the denial of its application would amount to an effective prohibition under the Telecommunications Act of 1996.

As such, it is respectfully submitted that the application should be denied and done so in in a manner consistent with the requirements of the Telecommunications Act of 1996 ("TCA").

POINT I

The Town of Yorktown Has the Authority to Regulate Wireless Facilities, and the Power to Deny the Application Because it Fails to Comply with the Requirements of the State and Local Laws

A. Local Authority to Regulate Telecommunications Facilities

The proliferation of cell towers has resulted in the need for municipalities to pass legislation to regulate their construction. Although many site developers and cellular service providers will argue, or at the very least imply, that the Telecommunications Act of 1996 (TCA) prohibits local governments from regulating telecommunications facilities, this is simply untrue. The TCA, 47 U.S.C. §332(c)(7), specifically preserves local zoning authority. Subsection (A) provides for general authority:

> (7) Preservation of local zoning authority
>
> (A) General authority
> Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

While subsection §332(c)(7)(B) imposes certain procedural requirements upon local governments when regulating wireless facilities, the fact remains that a municipality may restrict the placement, location, construction, and modification of wireless facilities in its community through zoning regulations. *See T-Mobile South, LLC v. Roswell,* 135 S Ct 808 (2015); *Cellco Partnership v. Town of Clifton Park, NY,* 365 F.Supp. 248 (N.D.N.Y. 2019); *Primeco Personal Communications, Ltd. P'ship v City of Mequon*, 352 F.3d 1147 (7th Cir. 2003); *Eco-site, LLC v Town of Cedarburg,* 2019 WI App 42; *GTE Mobilnet of California Ltd. P'ship v City of Berkley*, 2023 WL 2648197 (D. N.D. CA 2023); *Petition of Cellco Partnership d/b/a Verizon Wireless,* 2022 WL 18825861 (N.H. 2022); *Colfaxnet LLC v City of Colfax,* 2020 WL 6544494 (E.D. CA 2020). "The TCA seeks to strike a balance between its goal of 'encourage[ing] the rapid deployment of new telecommunications technologies' without unduly encroaching on traditional

local zoning authority." *Primeco, supra; Eco-site, supra; New Cingular Wireless PCS LLC d/b/a AT&T Mobility v. Zoning Board of Adjustment of the Borough of North Haledon,* 469 F.Supp.3d 262 (D. N.J. 2020) *citing T Mobile Ne. LLC v. City of Wilmington, Del.,* 913 F.3d 311 (3d Cir. 2019). "To this end, it 'expressly preserves the traditional authority enjoyed by state and local government to regulate land use ....'" *Id., citing, APT Pittsburgh Ltd. P'ship v. Penn Twp. Butler Cty. of Pa.,* 196 F.3d 469 (3d Cir. 1999); *Extenet Systems, Inc. v. Township of North Bergen, New Jersey,* 2022 WL 1591398 (D.N.J. 2022).

Under the TCA, an application to erect a cell tower can – and should – be treated as a land use issue, to be decided by a municipality in its ordinary course of business, using the same considerations normally employed in a land use case.

Consistent with the intent of this federal law, informed local governments have enacted "Smart Planning Provisions," which are local land use regulations designed to:

(a) prevent an *unnecessary proliferation* of wireless facilities while

(b) preventing, to the greatest extent possible, unnecessary adverse impacts upon residential homes and communities due to the irresponsible placement of wireless facilities.

As set forth below, Homeland's application should be denied because granting the application would violate the requirements of the state law and the laws of the Town of Yorktown.

B. Wetland Permit Under The Town of Yorktown Code

Chapter 178 of thew Town of Yorktown Code regulates Freshwater Wetlands. The Town of Yorktown intends to ensure that activities in and around wetlands comply with all applicable regulations and do not endanger public safety, welfare, or the natural environment.

Prohibited or discouraged impacts include increasing flooding, pollution, or erosion; degrading water quality; harming wildlife habitat and ecological functions; disrupting groundwater and surface water systems; altering wetland hydrology and vegetation; and damaging wetlands' educational, recreational, and aesthetic values, including public views and open space. Chapter 178-4

Furthermore, The Town of Yorktown's wetlands regulations are intended to protect, preserve, and regulate wetlands so their public benefits are not lost, while balancing private property rights with the public interest. Wetlands protection is integrated into the Town's land development regulations, with a stated goal of no net loss of wetlands and buffers and a long-term objective to enhance their quantity and quality. The Town also commits to mapping watercourses and monitoring wetland mitigation efforts to ensure the effectiveness of the no-net-loss policy and determine whether additional regulation is needed. Chapter 178-5. Chapter 178-9 states that the placement or any construction of any structure are regulated acts which require a wetland permit It shall be unlawful, in the absence of a specific written permit issued by, the approval authority, to undertake any construction of any structure.

Administrative permit applications must include basic ownership and property information, proof of owner consent if an agent applies, and a description of the proposed work and its purpose. If the project affects wetlands, the application must assess impacts on water retention, drainage, and upstream and downstream conditions. It must also identify any protected woodland to be disturbed, include copies of all required county, state, or federal permits (or applications), and be submitted with the required application fee.

When deciding whether to grant, deny, or condition a permit, the approval authority must consider the full record, including public hearing evidence, agency reports, and any additional requested information. The review focuses on relevant facts such as environmental impacts, feasible alternatives, irreversible resource commitments, impacts on public health, safety, and neighboring properties, and whether the proposed activity is suitable for the area. Particular weight is given to effects on wetlands and watercourses, including their ecological functions and public benefits. The authority must also consider alternative locations, possible technical improvements or safeguards, ways to further minimize wetland impacts, and whether the claimed property rights and public benefits outweigh potential environmental harm and risks to public welfare. Chapter 178-12(A).

A permit may be issued only if the approval authority finds that the proposed activity aligns with the Town's wetland protection policies and land use regulations, meets or exceeds New York State wetland standards, and is compatible with public health and welfare. The authority must also determine that the activity cannot be reasonably relocated to avoid or reduce wetland or buffer intrusion, that any impacts are minimized, and that the project complies with applicable regulatory standards governing wetlands protection. Chapter 178-12(B).

A wetland permit should not be issued because the applicant has failed to meet one of the most fundamental requirements of Chapter 178-12: demonstrating, with competent and probative evidence, that the proposed activity cannot practicably be relocated to avoid or reduce intrusion into the wetland or its buffer. Here, Homeland has not submitted any credible data establishing the existence, location, or extent of a purported gap in wireless service. (See Point III herein). Without knowing what service objectives apply, or where coverage is deficient, the Board has no

factual basis upon which to assess whether the proposed site is necessary, let alone whether alternative sites on or off the property could adequately address the alleged need with less environmental harm. In the absence of this information, any conclusion that no better alternative sites exist would be entirely speculative and contrary to the evidentiary standards required by the Code.

Moreover, the approval authority is obligated to consider the full record, including feasible alternatives, environmental impacts, and whether the proposed activity is suitable for the area, with particular weight given to impacts on wetlands and their ecological functions. Homeland's failure to provide meaningful alternative site analyses, grounded in actual carrier needs and technical requirements, prevents the Board from fulfilling this duty. Without probative evidence comparing alternative locations, designs, or configurations that could avoid or further minimize wetland disturbance, the application does not demonstrate that irreversible and irretrievable commitments of wetland resources are justified. The Code does not permit wetland intrusion based on generalized assertions of need; it requires facts, data, and analysis sufficient to show that less damaging options are not reasonably available.

Finally, because Homeland has not shown that the project aligns with the Town's wetland protection policies or that wetland impacts have been minimized to the greatest extent practicable, the required findings under Chapter 178-12(A) and (B) cannot be made. The Board cannot reasonably conclude that the claimed public benefit outweighs the degradation of protected wetlands when the alleged benefit itself has not been substantiated. Absent proof of a real, identified service gap and a demonstrated lack of feasible alternative sites, issuance of a wetland permit would undermine the Town's stated policy to preserve, protect, and conserve

wetlands and would be inconsistent with both local law and New York State wetland protection standards.

C. Wireless Telecommunications Under The Town of Yorktown Code

Section 300-59 of the Town of Yorktown Code pertains to wireless telecommunications services facilities. Homeland and Verizon point out in their letter to the Town Board that Section 300-59(c)(2) states that "Wireless telecommunications facilities located on property owned or leased by the Town of Yorktown shall be exempt from the requirements of this section." However, Homeland and Verizon conveniently fail to mention that the next sentence states: "Nothing herein shall be deemed to create any right or entitlement to use Town property for a WCF; such a use shall remain within the sole and absolute discretion of the Town, which may impose such conditions on any such use as it deems appropriate." This clearly means that the Town Board has the discretion to allow or disallow a wireless telecommunications tower on town property.

Section 300-59(D) states that should location on Town-owned lands or facilities not be feasible due to safety, as this location is not, the facility should be located in a nonresidential zoning district "before being located on any lands, other than Town-owned lands, in a residence district." This highlights the dangers that these extremely tall towers pose to nearby residences and the eye sore towers have on a neighborhood's aesthetics. The attempt to locate this tower in a residential zoning is not inconsequential.

Section 300-59(D)(4) states: "The applicant must demonstrate that the proposed support structure height is the minimum height necessary to provide licensed communication services to

locations within or without the Town of Yorktown which the applicant is not able to serve with existing facilities. Such proposed height, which may be in excess of the maximum height permitted for other structures in the applicable zone, shall address any additional height necessary to accommodate collocation by additional antenna arrays." As is presented herein in Point III, Verizon and Homeland have not provided and probative evidence to justify the height of the proposed tower, therefore, there is no way of knowing if the alleged gap in coverage could be remedied with a smaller tower.

Finally. Section 300-59(D)(7) states: "Any WCF attached to a support structure shall be set back from the property line of the lot on which it is located a distance equal to not less than the total height of the WCF, including support structure, measured from the highest point of such support structure to the finished grade elevation of the ground on which it is situated, plus 10% of such total height." To satisfy the requirements of the town Code, the 130-foot tower must be setback at least 143 feet from all property lines. According to the site plans submitted by Verizon, the shortest distance to a property line from the proposed tower is 77 feet, well short of the setback requirements of the code, endangering persons on the other side of the property line as follows:

There are three specific dangers associated with cell towers of the type proposed by Homeland, which routinely compel local governments to deny applications, where the proposed site for a tower lacks a sufficient fall zone or safe zone to protect the community from danger. The common rule of thumb is that such facilities are required to be sited with a minimum setback of at least 110% of the height of the tower, to afford sufficient minimum protection to the surrounding communities, as exactly the requirement in Yorktown.

The three well-documented dangers that necessitate such requirements are: (1) structural failures, (2) ice fall, and (3) debris fall. Structural failure and debris fall may also result from fire, which poses an additional threat.

As proposed by Homeland, the subject tower is deficient in its safety zone by more than 60 feet on the north side. That means that should the tower fall, more than 60 feet of the tower, possibly a burning tower, would crash across the property line. This poses a significant, possibly deadly threat to anyone on the other side of the property line.

It also means that anyone on the other side of the property lines would be subject to the dangers of ice fall and debris fall. One of the most common dangers necessitating minimum setback and safety zone requirements is the danger of ice fall. In locales where ice can, and does, form on tall towers during the winter months, chunks of such ice are known to dislodge in the spring as they thaw, which then hurl to the ground at speeds as high as 70 miles per hour, thereby presenting a danger to anyone or anything below.

For example, for a simple 150-foot monopole cell tower, when chunks of ice dislodge from the equipment mounted near the top of the tower, by the time they reach the ground, they are traveling at a speed of sixty-seven miles (67) per hour, which is more than sufficient to kill or seriously injure anyone unfortunate enough to be struck by same. Annexed hereto as **Exhibit "A"** is an expert physicist's report detailing the calculated speed of ice falling from cell towers.

To see vivid video examples of ice falling from towers smashing among cars in a parking lot, one can simply visit *YouTube* and perform a search for "ice falling from towers," or one can watch specific YouTube videos of such at:

https://www.youtube.com/watch?v=YWqiSHRwmk8;

https://www.youtube.com/watch?v=OoSxnIniFSs; or

https://www.youtube.com/watch?v=48UyQtYYuUM,

Finally, mandatory minimum safe zone requirements are imposed by local governments across the nation because cell towers carry the ever-present additional danger of debris fall, where something merely disconnects, dislodges, or falls off of the structure or is simply dropped by a worker performing routine maintenance from the top of the tower, which occurs far more often than might be expected. Here, too, by the time the object reaches ground level, it is traveling at sufficient speed to kill or seriously injure anyone within the area.

These dangers are heightened in storm and high-wind conditions. Such strong winds not only dislodge ice and debris but can also force such ice and debris to travel far beyond a reduced safety zone. Furthermore, all these dangers will be multiplied when Homeland increases the height of the tower by up to 20 feet, as they are permitted to do ***without any further input from the Town.*** See below at POINT II.

Attached as **Exhibit "B"** are images of cell tower structural failures as well as tower fires.

For these reasons alone, the Town Board should use the discretion granted to it under Section 300-59(c)(2) and Homeland's application should be denied.

POINT II

§6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 Would Allow Homeland to Increase the Height of the Facility Without Further Zoning Approval

As substantial as the adverse impacts upon the nearby homes and community would be

if the proposed cell tower were constructed at the 130-foot height currently proposed by the Applicants could subsequently unilaterally choose to increase the height of the tower to as much as ***150 feet***, and the Village would be legally *prohibited* from stopping them from doing so, due to the constraints of the Middle-Class Tax Relief and Job Creation Act of 2012.

§ 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 provides that notwithstanding section §704 of the Telecommunications Act of 1996 or any other provision of law, a State or local government may not deny, and *shall approve*, any eligible request for a modification of an existing wireless facility or base station that does not substantially change the physical dimensions of such facility or base station. *See* 47 U.S.C. § 1455(a).

Under the FCC's reading and interpretation of § 6409(a) of the Act, local governments are prohibited from denying modifications to wireless facilities unless the modifications will "substantially change" the physical dimensions of the facility, pole, or tower. The FCC defines "substantial change" to include any modification that would increase the height of the facility by more than ten (10%) percent of the height of the tower, *plus* the height of an additional antenna, *plus* a distance of ten (10) feet to separate a new antenna from the pre-existing top antenna, up to a maximum height increase of twenty (20) feet, potentially resulting in a 150-foot tower.

Considering the compounded substantial adverse impacts that increasing the height of the cell tower would inflict upon the community, the application should be denied.

Once again, this is especially true since, as set forth in Point III, subsection A below, Homeland/Verizon has not even established that the proposed 130-foot tower is actually needed to provide wireless coverage within the Village, let alone one that is 150 feet high.

POINT III

Homeland Fails to Present Sufficient
Probative Evidence to Justify the Proposed Tower

This Memorandum in Opposition does not argue that there is seamless wireless coverage within the Town of Yorktown. However, it is respectfully submitted that without the applicant providing any actual data to show where any gaps in Verizon's wireless service coverage actually are, it is impossible for the Town to determine whether the massive tower proposed by Homeland would remedy any such gaps, or to find that the proposed height for the tower is the minimum height necessary to remedy any purported gap as is explicitly required under the Code.

Furthermore, the submitted documents do not indicate the number of persons who would benefit from this tower. Homeland and Verizon would certainly benefit financially. The owner of the property where the tower is proposed to be installed would benefit from rental income. But how many people would benefit from better or increased service? Only Verizon customers would benefit, and perhaps not even all of them. There is no data on how many residents, commuters, or visitors would experience improved cellular service.

Any Board cannot make a well-reasoned decision when they have so little information on which to base it.

Homeland/Verizon have failed to proffer probative evidence to establish a need for the proposed tower at the height and location proposed, or that granting the application would be consistent with the "smart planning" requirements of the Town's Zoning Code. The clear intent behind the provisions of the zoning regulations is to promote the "smart planning" of wireless infrastructure within the Town. Smart planning involves the adoption and

enforcement of zoning provisions which require that cell towers be strategically placed so that they minimize the number of towers needed in the Town, while they saturate the Town with complete wireless coverage (that is, they leave no gaps in wireless service), while avoiding any unnecessary adverse aesthetic or other impacts upon protected scenic views and the community itself.

To enable them to determine if a proposed cell tower would be consistent with smart planning requirements, sophisticated zoning and planning boards require carriers and site developers to provide direct evidentiary proof of:

> (a) the precise locations, size, and extent of any geographic gaps in personal wireless services that are being provided by a specifically identified wireless carrier, which offers personal wireless services within the respective jurisdiction, and
>
> (b) the precise locations, size, and extent of any geographic areas within which the identified wireless carrier suffers from a capacity deficiency in its coverage.

The reason that local zoning boards invariably require such information is because without it, the Board is incapable of knowing: (a) if, and to what extent a proposed tower will remedy any actual gaps or deficiencies which may exist, (b) if the proposed height for a tower is the minimum height needed to remedy such gaps, and (c) if the proposed placement is in such a poor location that it would all but guarantee that more towers would be built because the proposed tower could not actually cover the gaps in service which actually existed, thereby causing an unnecessary redundancy in cell towers within the Town.

In the present case, Verizon has failed to provide adequate hard data to establish that the proposed placement of the facility would, in any way, be consistent with such smart planning provisions. Therefore, it has failed to provide actual probative evidence to establish: (a) the

actual location of gaps (or capacity deficiency) in personal wireless services within the Town and (b) why or how the proposed cell tower would be the best and/or least intrusive means of remedying those gaps.

A. Homeland Has Failed to Submit Sufficient Probative Evidence in Support of Its Alleged Need for The Proposed Tower at The Height and Location Proposed

(i) The Applicable Evidentiary Standard

To the extent that applicants hoping to build cell towers seek to have their applications reviewed under the "Public Necessity" standard established in *Consolidated Edison Co. v. Hoffman*, 43 N.Y.2d 598 (1978), the applicant must prove that the new cell tower it proposes is "a public necessity that is required to render safe and adequate service" and that there are compelling reasons why their proposed installation is more feasible than at other locations. *See T-Mobile Northeast LLC v. Town of Islip*, supra.

Within the context of zoning applications, such as the current application filed by Homeland, the applicant is required to prove:

(1) that there are gaps in a specific wireless carrier's service,

(2) that the location of the proposed facility will remedy those gaps, and

(3) that the facility presents a "minimal intrusion on the community." *Id.*

It is critical that the Board make factual determinations regarding these specific issues and that it deliver a written decision setting forth those determinations, citing the evidence on which it makes its factual determinations. In the absence of these components, any decision the Board ultimately makes could be readily challenged by the applicant.

The Court in the *T-Mobile* case stated that where a local zoning board denies a cell

tower application, even if only "one reason given for the denial is based upon substantial evidence, the decision of the local zoning body cannot be disturbed [by a federal court]". *T-Mobile Northeast LLC v. Town of Islip*, supra.

With respect to a "gap in service," "where the holes in coverage are very limited in number or size... the lack of coverage likely will be de minimis so that denying applications to construct towers necessary to fill these holes will not amount to a prohibition of service." *Sprint Spectrum L.P. v. Willoth*, 176 F.3d 630 (2d Cir. 1999): *T-Mobile v Town of Islip, supra.*

Further, the Court in the *T-Mobile* case, citing *Willoth*, held that "the fact that *T-Mobile* may have a need for the Proposed Facility does not 'trump all other important considerations, including the preservation of the autonomy of states and municipalities.'"

"As part of the public necessity test, a zoning board must consider whether there is a more feasible option that would be less intrusive on the community." *Verizon v Town of Oyster Bay*, supra, citing *Verizon v Village of Floral Park Bd. Of Trustees*, 812 F.Supp.2d 143 (E.D.N.Y. 2011).

Moreover, a local government may reject an application for construction of a wireless service facility in an underserved area without thereby prohibiting wireless services if the service gap can be closed by less intrusive means. *Willoth*, supra, citing *Town of Amherst v Omnipoint Communications*, 173 F.3d 9 (1st Cir 2 1999). And a denial is merited where the applicant has identified other potential sites but stated in conclusory fashion that they were unfeasible and stated...that it was unable to build a less intrusive structure.... *Omnipoint*, supra.

An applicant is required to perform their due diligence and conduct a good-faith investigation into alternative sites. *Up State Tower Co. v Town of Southport*, NY 412

F.Supp.3d 270 (W.D.N.Y. 2019). Interestingly, the *Omnipoint* Court found that where "other cell companies serve the area…the Board could infer that other towers erected by other companies are in the vicinity, and that *Omnipoint* had the burden of showing either that those towers lacked capacity for an *Omnipoint* facility or that (for some other reason) those towers were unavailable to bridge *Omnipoint's* coverage gap."

Homeland/Verizon's application does not demonstrate that they have performed their due diligence and conducted a good-faith investigation.

Additionally, there is no evidence proffered that would indicate whether Homeland or Verizon considered any type of technology other than the proposed macro tower. Many cellular service providers are now using small cell technology mounted on existing electric poles in public rights-of-way. The applicants have not addressed the potential for the use of small-cell or other technologies, or the attendant benefits of such less obtrusive technologies.

(ii) Homeland Has Failed To Meet Its Burden

Homeland has failed to meet its burdens of proving: (a) that its proposed tower is a Public Necessity, (b) that, as proposed, its tower would present a minimal intrusion on the community, (c) that its proposed placement would be compatible with the surrounding community within the meaning of the zoning regulation, or (d) that denial of its application would constitute a "prohibition of personal wireless services" within the meaning of 47 U.S.C.A. §332(7)(B)(i)(II).

As an initial evidentiary matter, glaringly absent from Verizon's application is any "hard data," which could easily be submitted as probative evidence to establish that: (a) there is an actual Public Necessity for the tower being proposed, which (b) not only necessitates the

installation of a new tower, but (c) requires it to be built at the specifically chosen location, (d) on the specifically chosen site (as opposed to being built upon alternative, less-intrusive locations), and (e) requires that it be built at an elevation no lower than the height now being proposed by Homeland.

(iii) The Lack of Hard Data

The most accurate and least expensive evidence that can be used to establish the location, size, and extent of both gaps in personal wireless services and areas suffering from capacity deficiencies are two specific forms of hard data: (a) dropped call records and (b) actual drive test data.

Unlike "expert reports," RF modeling, and propagation maps, all of which are often manipulated to reflect whatever the preparer wants them to show, hard data is straightforward and less likely to be subject to manipulation, unintentional error, or inaccuracy.

At best, propagation maps are only as good as the data entered to generate them. A propagation map is only a predictive model of signal strength and coverage. The programs used to create such studies use thousands of calculations, and the results depend entirely on the program used and the parameters defined by the person running that program.

Additionally, as here, the propagation maps usually do not represent all frequencies available to the carrier. The absence of a particular frequency does not constitute a lack of service on one or more other frequencies. Verizon's propagation maps depict the 700 MHz and 2100 MHz frequency bands. Verizon has twelve (12) possible frequencies available. (See Exhibit "C" which lists Verizon's network frequencies)

Dropped call records are generated by a carrier's computer systems. They are typically extremely accurate because they are generated by a computer that already possesses all of the

data pertaining to dropped calls, including the number, date, time, and location of all dropped calls suffered by a wireless carrier at any geographic location, and for any chronological period.

With the ease of a few keystrokes, each carrier's system can printout a precise record of all dropped calls for any period of time, at any geographic location. It is highly unlikely someone would be able to enter false data into a carrier's computer system to materially alter that information.

Similarly, actual drive test data does not typically lend itself to the type of manipulation that is almost uniformly found in "computer modeling," the creation of hypothetical propagation maps, or "expert interpretations" of actual data, all of which are easily manipulated, such that they are essentially rendered worthless as a form of probative evidence.

Actual raw drive test data consists of actual records of the actual recorded strengths of a carrier's wireless signal at precise geographic locations. Although the data are readily obtainable and reportable, Verizon has failed to provide the basic information necessary for the Board to make an informed decision.

Verizon has failed to provide any credible evidence to establish the cause of any dropped calls. Nor has Verizon provided the hard data that would show the precise cause of each and every dropped call.

B. Verizon's Analysis Regarding Its Wireless Coverage Is Contradicted By Verizon's Own Actual Coverage Data

As is a matter of public record, Verizon maintains an internet website at https://www.verizon.com. In connection with its ownership and operation of that website, Verizon maintains a database containing geographic data points that collectively constitute a

geographic inventory of Verizon's current coverage for its wireless services.

As maintained and operated by Verizon, that database is linked to Verizon's website, and is the data source for an interactive function, which enables users to access Verizon's own data to ascertain both: (a) the existence of Verizon's wireless coverage at any specific geographic location, and (b) the level, or quality of such coverage.

Verizon's interactive website translates its actual coverage data to provide imagery whereby areas that are covered by Verizon's service are depicted in various shades of red, and areas where Verizon has a lack (or gap) in coverage are depicted in white. The website further translates the data from Verizon's database to specify the actual service level at any specific geographic location.

A copy of Verizon's coverage map for the Yorktown area can be viewed on Verizon's website and is also attached as Exhibit "D". This Exhibit was accessed and printed on March 6, 2026, from Verizon's website.

On its website, the coverage map, based on Verizon's own data, indicates that there is no significant coverage gap in Verizon's service in or around the proposed site. The coverage map indicates solid levels of 4G and 5G service.

This is in stark contrast to the claims made by Verizon in its submission, which it allegedly supported with its propagation maps. This clear contrast between the claims made on Verizon's website to sell its services to the public and the claims made by Verizon to sell its proposed tower to this Board is striking. At a minimum, these differences demonstrate the ease with which data can be manipulated to serve a particular purpose.

C. *ExteNet Systems, Inc. v. Village of Flower Hill and Flower Hill Board of Trustees*

The Federal District Court for the Eastern District of New York issued an informative and instructive decision that reiterates the holding in *Sprint Spectrum L.P. v. Willoth*, 176 F.3d 630 (2d Cir. 1999). While noting that "improved capacity and speed are desirable (and, no doubt, profitable) goals in the age of smartphones, … they are not protected by the [TCA]." *ExteNet Systems, Inc. v. Village of Flower Hil*l, 617 F.Supp. 3d 125 (E.D.N.Y. 2022). In the *Flower Hill* case, the Board found significant adverse aesthetic and property value impacts and, most importantly, no gap in wireless coverage and, therefore, no need to even justify the significant adverse impacts. Quoting *Omnipoint*, supra, the Court found that the lack of "public necessity" can justify a denial under New York law. "In the context of wireless facilities, public necessity requires the provider 'to demonstrate that there was a gap in cell service, and that building the proposed [facility] was more feasible than other options.'" *Id.*

Further, the Judge held that "as with the effective prohibition issue, the lack of a gap in coverage is relevant here and can constitute substantial evidence justifying denial…And, since one reason given by the Board for its decision was supported by substantial evidence, the Court need not evaluate its other reasons." *Id.*, (emphasis supplied).

The applicant bears the burden of proof and must demonstrate a significant gap in service – not just a mere lack of 5G or 4G. A cell phone is able to "downshift" – that is, from 5G to 4G – if necessary to maintain a call throughout coverage areas. Unless there is an actual gap, the call will continue. Therefore, there is a significant gap only when there is no service at all. *Id.*

Similarly, in this instance, in addition to the clear adverse impact on the neighboring properties, Verizon has failed to produce any evidence of a truly significant gap in wireless

service. Showing a gap in a particular frequency is not sufficient. All frequencies must be absent for a significant gap to exist. Verizon has failed to meet this burden; therefore, its application should be denied.

POINT IV

To Comply With the TCA, Homeland's Application Should Be Denied in a Written Decision Which Cites the Evidence Provided Herein

The Telecommunications Act of 1996 requires that any decision denying an application to install a wireless facility: (a) be made in writing, and (b) be made based upon substantial evidence, which is discussed in the written decision. *See* 47 U.S.C.A. §332(c)(7)(B)(iii).

A. The Written Decision Requirement

To satisfy the requirement that the decision be in writing, a local government must issue a written denial which is separate from the written record of the proceeding, and the denial must contain a sufficient explanation of the reasons for the denial to allow a reviewing Court to evaluate the evidence in the record supporting those reasons. *See, e.g., MetroPCS v. City and County of San Francisco*, 400 F.3d 715 (2005).

B. The Substantial Evidence Requirement

To satisfy the requirement that the decision be based upon substantial evidence, the decision must be based upon such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. "Substantial evidence" means "less than a preponderance, but more than a scintilla." *See, Up State Tower Co., LLC v. Village of Lakewood, New York, 431 F.Supp. 3d 157 (W.D.N.Y. 2020), (citations omitted).*

Review under this standard is essentially deferential, such that Courts may neither engage in their own fact-finding nor supplant a local zoning board's reasonable determination. *See, e.g., T-Mobile v. Town of Islip, supra* and *Cellular Telephone Co., d/b/a AT&T v. Town of Oyster Bay,* 166 F.3d (2d Cir. 1999).

To ensure that the Board's decision cannot be invalidated under the Telecommunications Act of 1996, it is respectfully requested that the Board deny Homeland's application in a separate written decision, wherein the Board cites the evidence upon which it made its determination.

C. The Non-Risks of Litigation

All too often, representatives of wireless carriers and/or site developers seek to intimidate local zoning officials with veiled, or sometimes open, threats of litigation. These threats of litigation under the TCA are, for the most part, entirely hollow. This is because, even if the applicant were to file a federal action against the Town and win, the TCA does not allow them to recover compensatory damages or attorneys' fees, despite creative attempts to characterize their cases as claims under 42 U.S.C. §1983.[1]

If the Court were to find in the applicant's favor, the remedy would be for the Court to direct the municipality to allow installation of the proposed facility. This means that if an applicant were to sue the Town and be successful, the Town would not pay them anything in damages or attorneys' fees under the TCA. Since federal law mandates that TCA cases proceed on an "expedited" basis, such cases typically last only a short time. As a result of the brevity and

[1] *See City of Rancho Palos Verdes v. Abrams*, 125 S.Ct 1453 (2005), *Network Towers LLC v. Town of Hagerstown*, 2002 WL 1364156 (2002), Kay *v. City of Rancho Palos Verdes*, 504 F.3d 803 (9th Cir 2007), *Nextel Partners Inc. v. Kingston Township*, 286 F.3d 687 (3rd Cir 2002).

relative simplicity of such cases, the attorneys' fees incurred by a local government are typically quite small compared to virtually any other type of federal litigation.

Conclusion

Applicant Homeland has failed to meet its burden to show that a significant gap in service exists, which would be remedied by the proposed tower and that the facility would present only a minimal intrusion on the community. This would negate the finding necessary under the Town Code for a wetland permit, as there is no proof that this is the only feasible location for the proposed tower.

In light of the foregoing, it is respectfully submitted that Homeland's application to build its proposed 130-foot cell tower on the wetland should be denied in its entirety.

Dated: Merrick, New York
March 6, 2026

Respectfully Submitted,

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TOWN OF YORKTOWN
STATE OF NEW YORK

----------X

In the Matter of the Application of:

Homeland Towers LLC

For A Wetland Permit

Premises: 62 Granite Springs Road
Yorktown Heights, NY 10598

----------X

EXHIBITS IN OPPOSITION

Respectfully submitted,

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Attorneys for Douglas Erickson

Exhibit List

A Physicist's Report

B Pictures of Structural Failures and Tower Fires

C Verizon Network Frequencies

D Verizon Website Wireless Coverage Map

EXHIBIT A

An Analysis of Cell Tower Ice Falls

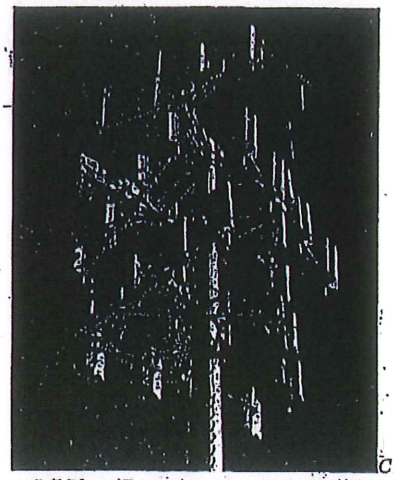
(www.symdesign.us/icefall)

Dr. Dennis L. Rogers*

April 16, 2013

Abstract: The following is an estimate of the effects of ice falling from cell towers. The velocity of impact and distance of impact from the tower are calculated for the type of ice fragments expected due to freezing rain on the flat surfaces of the tower and antenna structures. These calculations are not intended to be comprehensive but do show the magnitude of effects to be expected.

Introduction: Freezing rain can cause ice to build up on on the flat surfaces of the antenna elements arrayed around a cell phone tower and also on the tower itself. The photo to the right shows such an antenna array. Since these surfaces are oriented vertically one would expect the ice to form primarily in almost flat sheets oriented vertically to the ground. The thickness of these sheets could be up to 6 cm thick due to freezing rain. In what follows I will consider the fate of such a sheet of ice that has detached from the cell tower surface. This could be due to heat from the antenna currents melting a thin layer next to the tower or antenna element. Indeed such ice falls have been observed.



Cell Phone Tower Antenna array in Kent NY.

The Physics: The sheet of ice will be subject to two forces: the downward force of gravity and the force exerted by wind resistance. The force of gravity is constant and equal to:

Eq 1 $F_{grav} = Mg$

where $g = 9.8 \mathrm{m/s^2}$ is the acceleration of gravity, and M is the mass of the ice sheet in kg. In what follows I will assume the use of MKS units in the calculations.

The force due to wind resistance depends on the actual geometry of the piece of ice but is roughly proportional to the area exposed to the wind, A, the square of the velocity, v, at which it falls and the drag coefficient, C_d, which depends on the exact shape of the ice fragment. Using the EIA-222-C standard for calculating wind forces on antenna structures, the wind force can be written :

Eq. 2 $F_{wind} = F_0 A v^2 C_d$

where $F_0 = 0.26 \frac{nt - s^2}{m^4}$

No Wind: The simplest case is where there is no wind blowing. The wind resistance is then only due to the velocity at which the object is falling. The downward acceleration, a, is then given by:

Eq. 3 $$a=\frac{dv}{dt}=\frac{F_{total}}{M}=\frac{-Mg+F_0 Av^2 C_d}{M}=-g+\frac{F_0 Av^2 C_d}{M}$$

For the thin sheets oriented vertically, the second term, the wind resistance force, will be negligible and the ice will fall primarily due to the force of gravity. The cases in which the ice sheet is not oriented vertically will not be considered. Assuming a tower height of 50 meters (about 150 ft) and only gravitational forces, the ice sheet would reach a velocity of 31 m/s or about 67 mph before hitting the ground. Assuming the flat surfaces of the antenna structures are 1 meter sq in size and that the ice is 6 cm thick this would result in a piece of ice weighing approximately 54 kg (119 lbs) striking into the ground with a speed of 67 miles per hour. Since the wind resistance is negligible for vertically oriented sheets, this speed will be independent of the size of the ice sheet.

With Wind: With wind, of course, the ice can move in the direction of the wind before reaching the ground. A sheet of ice can experience considerable force from the wind, especially if the flat side of the sheet is perpendicular to the wind. In this case there is an equation of motion for both the vertical direction and the direction in which the wind is blowing. Vertically the equation is the same as in the no wind case:

Eq 4. $$a_z=\frac{dv_z}{dt}=-g+\frac{F_0 Av_z^2 C_d}{M}$$

while in the direction of the wind:

Eq 5. $$a_x=\frac{dv_x}{dt}=\frac{F_0 A\left(v_w-v_x\right)^2 C_d}{M}-\frac{F_0 Av_x^2 C_d}{M}$$

where a_x is the acceleration in the direction of the wind, v_w is the velocity of the wind and v_x is the velocity of the ice in the direction of the wind. The first term is the force on the windward side of the sheet and the second term is the force on the opposite side of the sheet due to normal wind resistance. The amount the ice travels in the direction of the wind depends on the thickness of the sheet, with thinner sheets traveling further. These equations have been solved to determine the amount of travel in the direction of the wind that the ice sheet would travel before impacting the ground. Again assuming a 1 meter-sq sheet, the figure below shows the distance from the tower the ice sheet would fall for four different thicknesses and weights:

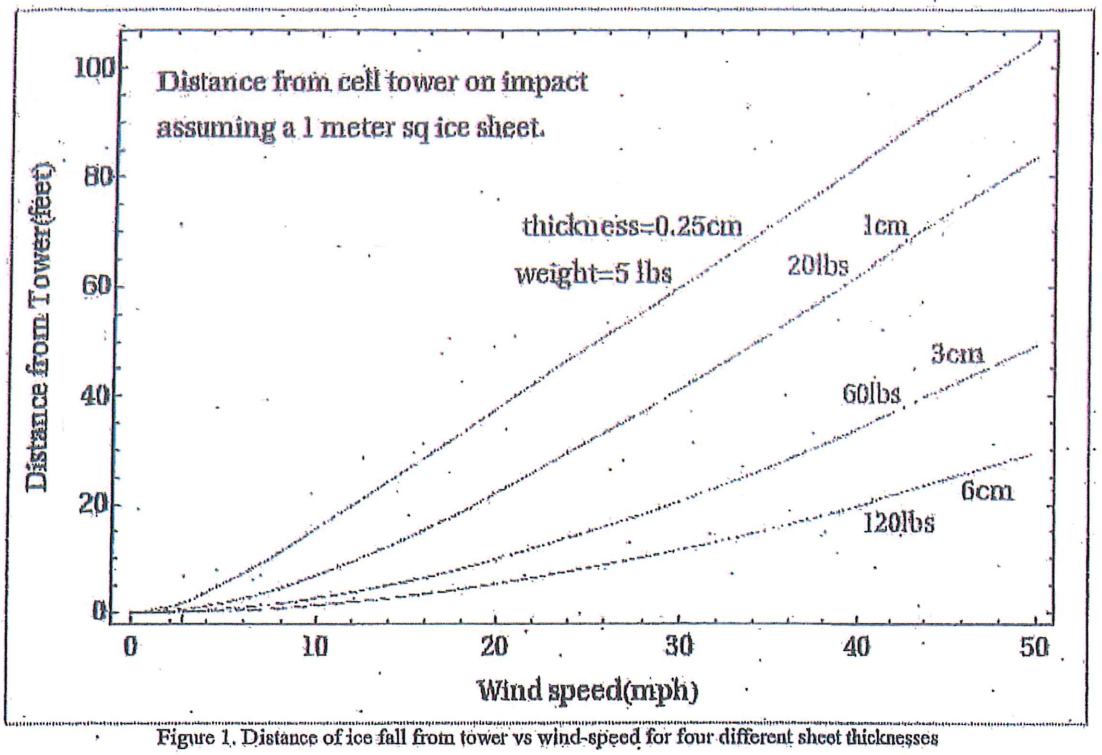
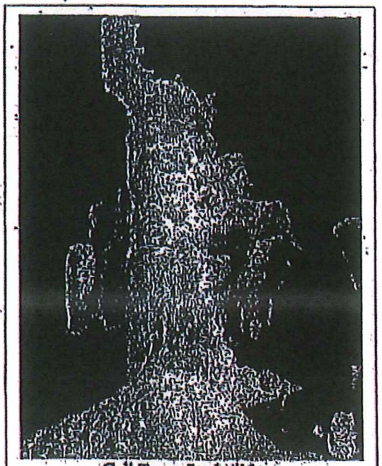


Figure 1. Distance of ice fall from tower vs wind-speed for four different sheet thicknesses

As in the no wind case, the ice sheet would be traveling at approximately 67 mph on impact. Obviously, thinner sheets can travel further from the tower. Note also that, since the weight of the sheet is proportional to it's area, the distance it falls from the tower will be approximately independent of it's cross sectional area.

Summary: This analysis has shown that for one case, that of thin sheets of ice falling from the vertical part of the antenna structures, the ice fall can be a dangerous problem with the ice fragments weighing over a hundred of pounds impacting the ground at almost 70 mph. It also shows that wind conditions can cause these fragments to fall as much as 100 feet from a 150 foot tower with smaller, thinner sheets falling the furthest distances. Of course, as the photo to the right illustrates, in reality the problem can be more complex with the ice fragments being composed of a combination of both snow and ice and the ice build up being more extensive than envisioned in this analysis with possibly even more severe consequences. Therefore care must be taken in positioning these towers to place them sufficiently distant from other structures and places where people may live and work.



Cell Tower Ice build up

* Dr. Rogers received his Phd in theoretical solid stated physics from the University of California at Davis in 1977. Since then he has worked at IBM Research in Yorktown Heights NY for 27 until 2005. Since then he has formed the company Symbiotic Designs and is developing cell phone applications and energy saving devices.

EXHIBIT B

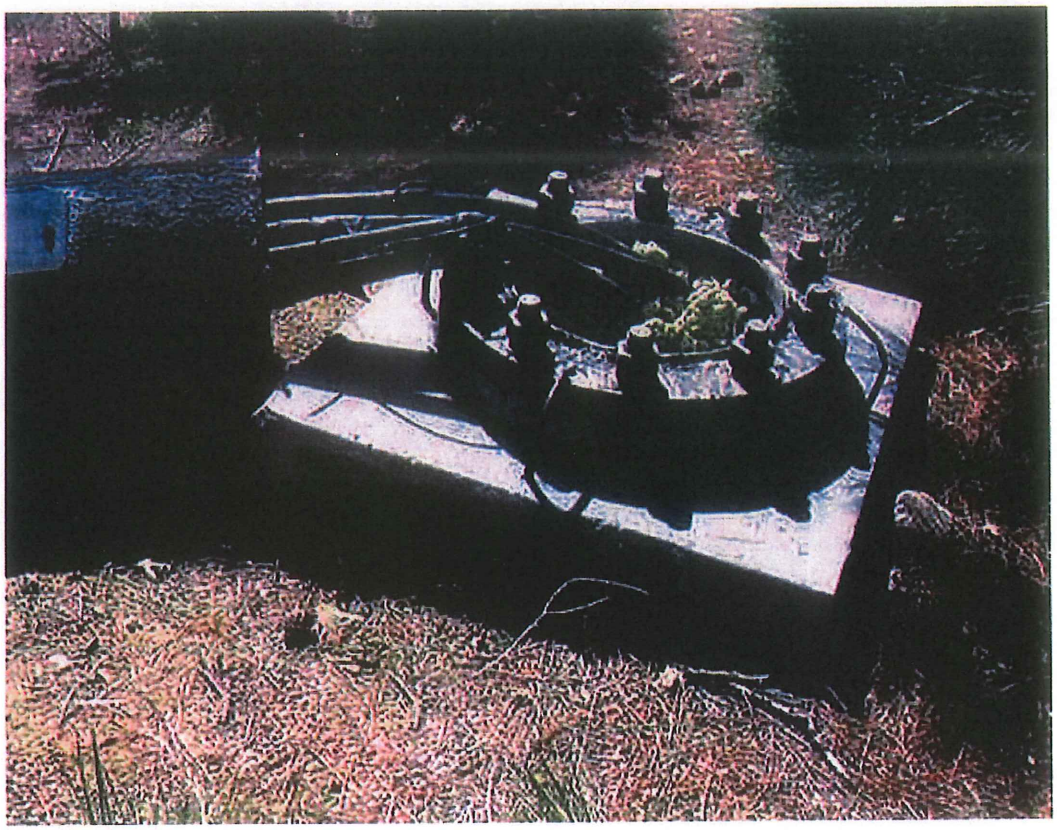






Failures above the base plate are being studied by the TIA committee.









Wellesley, MA January 2009



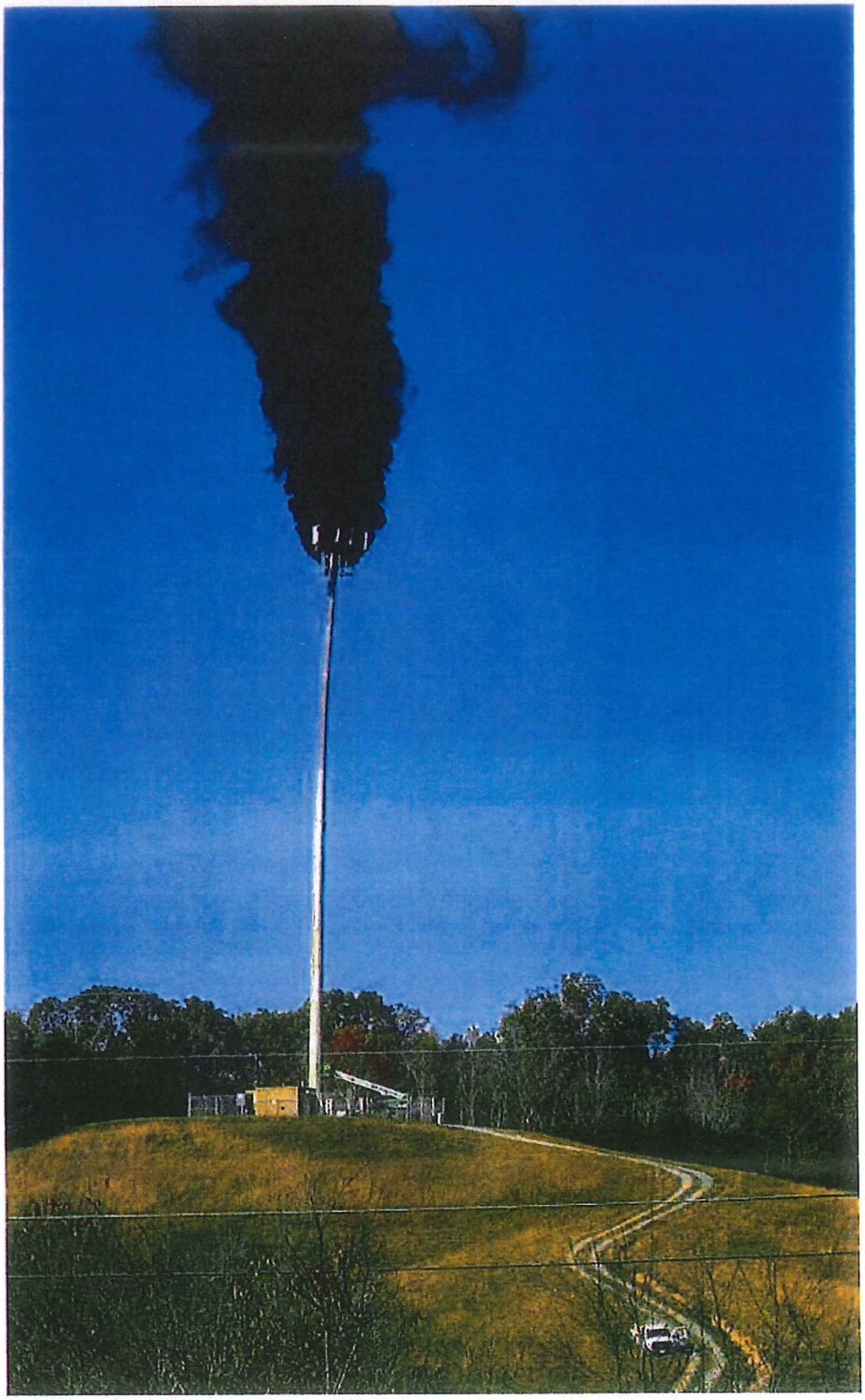
Philadelphia, PA June 2013



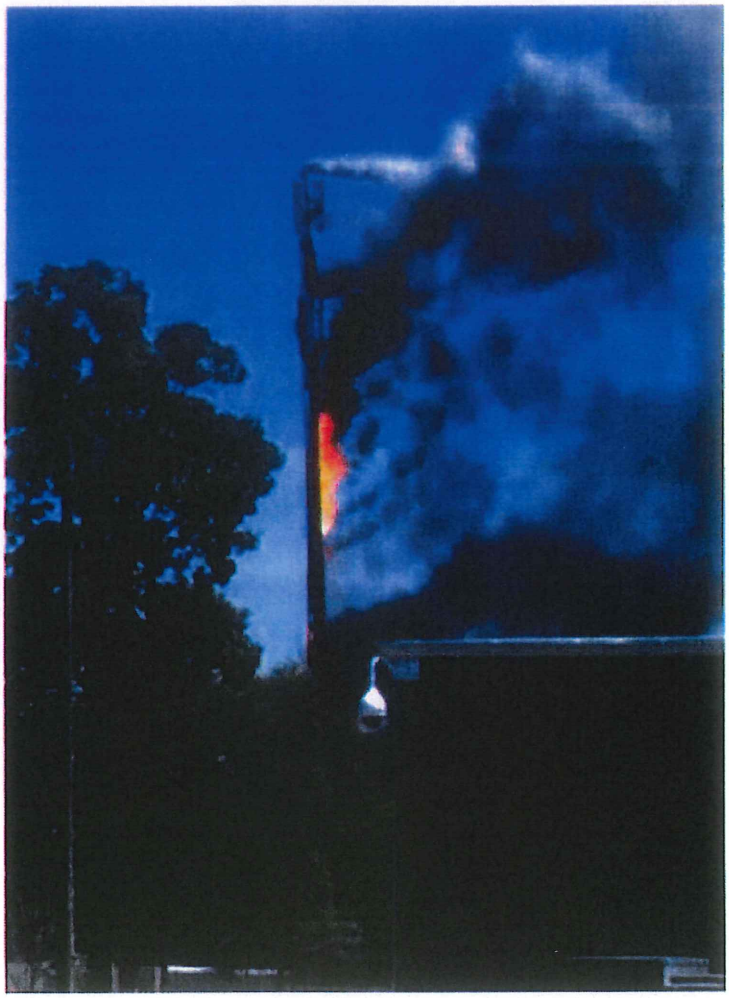
Newport, VA June 2015



Lilburn, GA December 2011



Greenville TN November 2014



Montgomery MD June 2015

EXHIBIT C

Verizon Network Network Bands, Frequencies

Network Band	Frequency	Tech	Gen
5G N2	1900 MHz	5G NR	5G
5G N5	850 MHz	5G NR	5G
5G N66	1700 MHz	5G NR	5G
5G N77	3700 MHz	5G NR	5G
5G N260	39 GHz	5G NR	5G
5G N261	28 GHz	5G NR	5G
LTE FDD Band 2	1900 MHz	LTE	4G
LTE FDD Band 4	1700/2100 MHz (AWS)	LTE	4G
LTE FDD Band 5	850 MHz	LTE	4G
LTE FDD Band 13	700 MHz	LTE	4G
LTE FDD Band 66	1700/2100 MHz (AWS)	LTE	4G

EXHIBIT D

verizon Mobile Home Internet Shop Deals

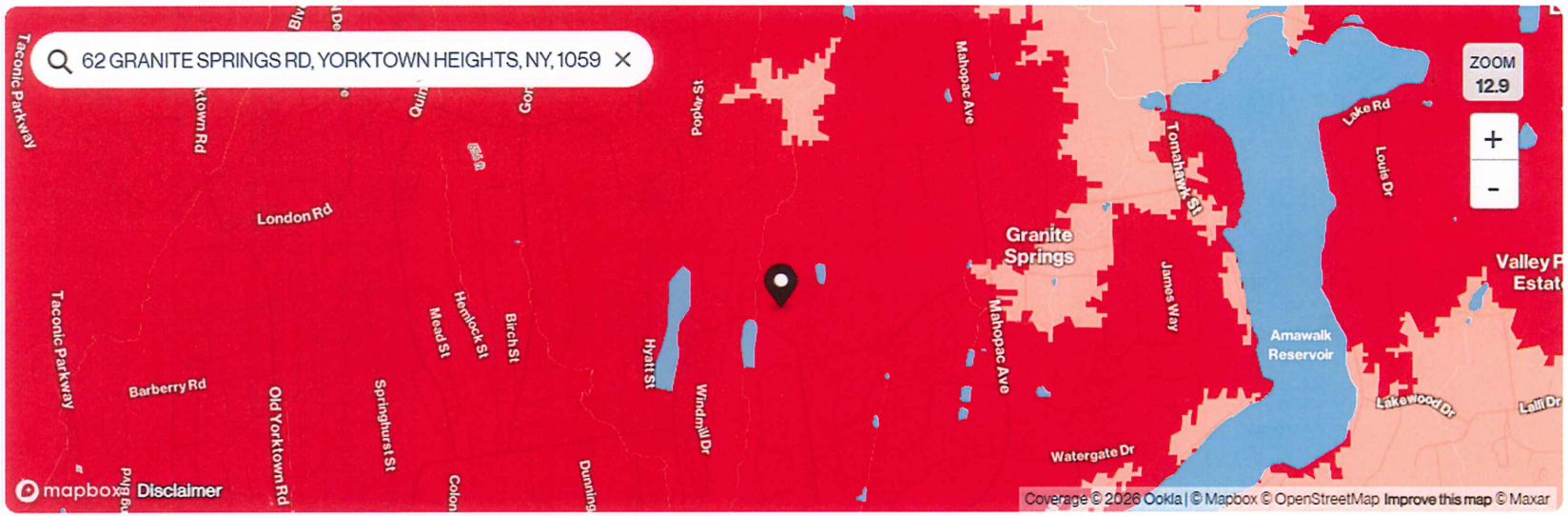
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Coverage In Your Area

Explore all Verizon has to offer on internet (including Fios and 5G Home) and cell phone coverage (5G Ultra Wideband, 5G, 4G LTE, Satellite SMS, and more)

Personal Business



5G Ultra Wideband 5G 4G LTE Satellite SMS International No coverage

Dated: March 6, 2026

Source: https://www.verizon.com/coverage-map/

> On Mar 5, 2026, at 4:25 PM, Maria Flotta wrote: >

> Hello,
>
> My name is Maria Flotta. I live at 2683 Quaker Church Road and I have resided at this address for 53 years. I am writing to express my concerns about the construction of a cell tower off of Granite Springs Road.
>
> At the town hall meeting held on March 3, 2026, I heard the term open space mentioned and that Yorktown has money set aside to purchase some.
>
> In my opinion Mother Nature has already gifted Yorktown, for free I might add, an open space at the intended cell tower site and that you are considering leasing it to build a cell tower that many are in opposition to. Please note that at the March 3 meeting there was not one person in attendance that wanted the tower. Therefore, it is apparent that you are going against the wishes of your constituents.
>
> Also, the tower will disrupt the Wetlands which is another free gift given by Mother Nature because it is the habitat for a variety of multiple animal species and plants.
>
> Please take the above thoughts into consideration and vote NO for the building of the cell tower in question.

Thank you for your time.
Sincerely, Maria Flotta
March 5, 2026

To the members of the town board:

Please listen to the voice of all the people who have stood up for wetlands preservation and vote NO on the proposed cell tower project.

Yorktown is known for protecting the quality of life of its residents. We've been stewards of the land for generations. We've protected our wetlands; I don't need to go into all the reasons these areas are important; I'm sure you already know. Your decision should reflect those priorities.

Stand with your community, and preserve the residential neighborhoods in our town.

Please VOTE NO on the proposed cell tower!!!

Stephanie Stern
Yorktown

We are opposed to the proposed erection of a cell tower on Granite Springs Road for a myriad of reasons which were outlined at the Town meeting in February and in March regarding the environmental impact on the wetlands opposite Crystal Pond, the effects of radiation from the cell tower on the health of all of the residents in the neighborhood, and the failure to demonstrate an actual need for this cell tower to improve service in the neighborhood that NO ONE has complained of, not to mention the impact on the value of our homes. There are many less invasive ways of improving cell service, if that is even a real issue, that do NOT involve the building of a giant cell tower in the middle of wetlands and a residential neighborhood which would have far less negative effects on the wildlife, the environment, the health of the residents and the peace and quiet of the neighborhood. Let me make it clear that we will NEVER vote to re-elect ANY member of the Town Board that votes to approve the erection of this unnecessary monstrosity. The fact that this misguided project has advanced even this far is a concern for all of the residents as to how the Town Board values our collective well being. If you should vote to approve this project, we will work to unseat any member of the Board who favors this project.

John James & Melanie Barry
33 Granite Springs Road

Dear Town Board,

Please confirm receipt of this letter by email.

We are writing to strongly oppose the proposed 130-foot cell tower at 62 Granite Springs Road and respectfully request that the Town Board deny the permits for this project. Development of this currently undisturbed property cannot be reversed, and once built, the impact on the land and surrounding community would be permanent.

Many residents have attended meetings, researched the issue, and clearly voiced their concerns. We respectfully urge the Town Board not to approve the permits for this project. Residents are worried about the tower's visual impact, potential health risks, harm to wildlife, declining property values, and the permanent change it would bring to the character of the neighborhood.

Unlike other towers that have been constructed on previously disturbed or commercial sites, this location is undisturbed land that residents use for recreation and that also serves as important wildlife habitat. Construction could also impact the Hallocks Mill wetland by disturbing its protective buffer.

For these reasons, we respectfully ask the Town Board to listen to its residents and deny the requested permits and final lease approval. We trust you will carefully consider the concerns of the Yorktown community.

Thank you for your time and consideration.

Sincerely,

Jill and Patrick DiBenedetto

-----Original Message-----
From: Victor Broglia
Sent: Saturday, March 7, 2026 7:37 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the cell tower proposal to be built on granite springs road Sent from my iPhone

-----Original Message-----
From: Margaret Thorp
Sent: Sunday, March 8, 2026 9:28 AM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: cell tower

I oppose the proposed cell tower. Please consider the future of your town.

Margaret Thorp
Sent from my iPhone

-----Original Message-----
From: Joan Smyth
Sent: Sunday, March 8, 2026 5:53 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,
I want to express my opposition to the proposed cell tower. I have been to the meetings and listened to all of the arguments against the cell tower. I was so impressed with the knowledge and passion of all the speakers. I am convinced this is not good for Yorktown. It will decrease our property values and change the character of my neighborhood.

I have not heard one credible argument in favor of the cell tower. Please do the right thing and vote No!

Joan Smyth

Sent from my iPhone

From: Casatelli Party
Sent: Sunday, March 8, 2026 9:22 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to the proposed cell tower at 62 Granite Springs Road

Dear Members of the Town Board,

We are writing to you today as concerned residents to share our perspective on the wireless tower currently under consideration.

As a family who deeply values this community, we appreciate the work you do and wanted to reach out to voice our concerns regarding how this project might affect the neighborhood we care about.

Our primary worries center on the long-term character and health of our local environment:

Environmental Impact: we are concerned about the potential disturbance of the wetland buffer and the resulting impact on local wildlife. This ecosystem is vital for local drainage and habitat preservation.

Tree Removal: We feel strongly that if any trees are removed, they should be replaced with an equal number of mature trees to maintain the natural canopy that makes our area so special.

Health and Safety: Naturally, we have concerns regarding the long-term health and safety of such a structure in close proximity to our homes and our children.

Property Values: We are also mindful of the potential impact this industrial addition could have on the property values we have worked hard to build.

Regarding the necessity of the project, our family currently uses the wireless carrier in question (and have used other carriers in the past), and we have found our service to be excellent. From our perspective as residents, this added infrastructure doesn't feel like a necessity for our daily lives or our connectivity.

We kindly ask the Town Board to take a moment to truly evaluate all of the letters and feedback being submitted by your constituents. We believe our community is wonderful just as it is, and we simply do not feel this tower is a want or a need for our future.
Thank you for taking the time to consider our family's perspective and for the care you put into the decisions you make for our town.

Please include our email with the public comments.

Sincerely,
Michael and Rachel Casatelli

-----Original Message-----
From:
Sent: Sunday, March 8, 2026 6:08 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to the proposed cell tower at 62 Granite Springs Road.

After hearing so many outcries of the public, if the board decides to go ahead and vote to build a tower just to get a mere $2000/ month in revenue, I fear that there is more to the story than what is being shared. Are our voices not loud enough?

Our voices seem to be worth only 5 mins each while homeland gets a 45 min spotlight?

To a nation that promotes dreams, this feels like a shattering of promises to those affected.

Why is the vote not public? Why is this vote by a board that we feel has already made up its mind?

Those were lands donated because permission to build was not given to the previous owners.
The town board cannot be so hypocritical as to turn that around and build a monstrous tower in that very spot.

Truly shameful.
Why is homeland being given so much leeway?

The people of the town vote the board members into position because we trust in them.
This is a complete breach of trust when residents have raised voices, and also have the support of over a 1000 members who do not want the tower built..

Why is the board going against the wishes of its own constituents?
What agenda is in play here?

We do not need any MORE cell towers .
Kindly ask homeland to go find another spot or use a preexisting tower.
We do not need unknown factors affecting our health.
And our cell phone signal is enough for us!

NO NO NO NO NO.
And if that still doesn't go through.
NO.

I would like this email to be included in the public comments.

A concerned resident of Yorktown Heights

Dear Board members,

Thank you for hosting the public hearings and presentation meeting.

We are writing this letter to inform the Board that we are in opposition to the proposed cell tower at the above reference location and the other proposed locations outlined in the letter we received in the mail.

We believe that placing a 130-foot-high monopole in the middle of a residential neighborhood will have several negative impacts.

It is not that we are against technology or the need for our emergency services to have adequate cell service. We just feel that Homeland hasn't made a convincing argument for the tower at this, or the other locations outlined in your letter.

We feel the tower will have a negative impact for the following reasons:

1. It will adversely impact the environment and change the neighborhood aesthetic:
   It is being built on what was designated parkland and close to a wetland. It requires the removal of over 80 trees. This will disturb the surrounding wildlife and area's character, no matter what precautions are enacted. The area is composed of single-family homes, woods, hiking trails, farms, lakes, and parks. This creates a welcoming environment where we have all thrived. This project will place a commercial tower that will rise possibly 50 feet above the surrounding tree canopy. It will be visible, contrary to what Homeland is saying. A tall metal tower with cell antennas projecting off of it goes completely against the character of the area.

2. It will have an impact and lower the values of the surrounding homes:
   When we purchased our home, we wanted a place we're we'd feel safe, could escape the crazy hustle of the city, and raise our family. There were a number of non-negotiable requirements, not having proximity to Indian Point, commercial properties, high tension power lines, and busy roads. Having a cell tower in your backyard we be a deal-breaker to us and I believe most home buyers.

3. We have concerns about the potential impact to our health. While there have been conflicting studies and reports on the potential adverse health impacts to living near a cell tower, more and more studies are advising caution until further studies are done on the long-term impact is better understood. This includes the American Academy of Pediatrics, The World Health Organization, and a number of scientists rescinding their original findings. The tower will be on 24/7. We will not have the option of just simply turning off our cell phone or limiting exposure. This is a residential neighborhood, not a downtown commercial area were more people leave for the evening.

4. It will not improve cell services as stated.
   Homeland indicated that they didn't select the location, but Version Wireless did due to poor cell service in this area. We have lived around the corner from the proposed site for over 25 years. We've had Verizon as our cell provider for that entire time. We have not had any signal issues or dropped calls during that time. We have visited Verizon's website and have looked at their coverage maps. It appears that the areas with poor coverage are in Somers, not Yorktown. A tower like this is designed to host multiple carriers. If you don't have the particular carrier on this pole, it does nothing for you. Homeland also references a Cityscape report from 2023 that referenced data collected over five years ago. The study doesn't seem to recommend a macro cell tower. I would think you would want more current data to see what has changed since then, to determine if this is the best solution.

Please include our email in the public comments.

We hope you take these considerations into your review when making your decision on this project.

Sincerely,
Robin and Sean Connolly
Yorktown Heights, NY 10598

Hello Town Board Members,

I am a proud Yorktown resident since 1992, aside from a handful of years when I attended college. I recently attended the first Town Board meeting regarding the opposition to the proposed cell tower at 62 Granite Springs Road.

I oppose this unnecessary and unwanted cell phone tower.

I am the parent of two beautiful daughters with special needs, and I believe they are thriving because of my perseverance, research, endless support, therapies, and holistic interventions.

My younger daughter has profound autism. She is an absolutely stunning seven-year-old girl who is extremely hyperactive (ADHD), often dysregulated, has emerging language, and will elope anywhere. She will never be independent. She loves a good game of basketball, dancing, and playing in the dirt, all while navigating a world where she is unable to properly communicate until we began our journey with Dr. Y (founder and inventor of Field Control Therapy).

Field Control Therapy (FCT) is an integrative, energy-based healthcare system developed in the 1990s by New York cardiologist and pediatrician Dr. Savely Yurkovsky. It is designed to treat chronic, often complex diseases by identifying and addressing the root causes of illness. FCT posits that these illnesses are frequently due to accumulated toxic loads (heavy metals, chemicals, pathogens) and imbalances in the body's electromagnetic fields.

FCT is a bio-energetic medicine that helps address chronic disease, Lyme disease, autism, toxins, and immune system function.

At our first visit with Dr. Y in the spring of 2023, he provided our remedies to begin our journey. The remedies targeted many areas of the brain for specific functions such as

language and emotion, as well as the gut, mercury detoxification, and more.

His first question to me, before explaining how to transport and care for the remedies, was:

“Do you live near a cell phone tower?”

After asking my share of questions, he explained that not only would the remedies not successfully work near a cell tower, but we would also need to protect my daughter both while she was on the remedies and even when she was off them. This included using EMF blockers such as EMF jewelry, laptop and phone blockers, and protection for household appliances.

The cell phone tower is the biggest obstacle.

When transporting the remedies from the office to our home, they need to be kept away from the car engine and the radio must be turned off. While using the remedies, my daughter could not watch television that day or use any electronic devices, and we kept her home from school. She attends Brookside School, which is only a few miles from the proposed cell tower location.

Gratefully, I do not currently live near a cell phone tower (and I hope they stay away from my backyard as well, near Turkey Mountain). However, if the decision is made to place this tower in the proposed area on Granite Springs Road, it will prevent my daughter from being at—or receiving care at—my parents’ home and my sister’s home, both of which are in the immediate area of the proposed tower.

We also spend about 80% of our holidays and summer days at my mother’s home and pool, where she helps care for my daughter.

After just three months of remedies, her Candida was cured—and it remains so two years later. She began making more eye contact, and she said “Mommy” for the first time at age six. She has bloomed and overcome hurdles that I never imagined could be managed.

She is communicating.

I said yes to everything needed to help my daughter find her place in this world—to function more happily and to alleviate the stress she was experiencing.

I am proud to have witnessed the people of Yorktown do their research to protect and save the wetlands and to come together for what we believe is the best choice for our community. I am grateful to be a part of it.

I hope you will do the right thing, especially after reading this letter and also after honoring March in Yorktown as Developmental Disabilities Awareness Month. I hope that recognition will be honored in its entirety. Standing behind what you honor is the most ethical thing you can do.

Best regards,

Rossana Federico

Please add this letter to the public comments.

We are writing yet another letter to formally express our serious concerns regarding the ongoing neglect and mismanagement of the wetlands surrounding Sparkle Lake and the Waldon Woods area. It appears the town has overlooked critical environmental and infrastructural issues for years. The town has not brought these issues to the attention of its preferred tower builder, Homeland LLC.

Several years ago, the Department of Environmental Conservation (DEC) directed the town to adjust the water table by raising the dam outlet on Sparkle Lake. This adjustment resulted in an elevated water table, adversely impacting the wetlands and nearby properties. Additionally, an undersized stormwater detention pond is located approximately 200 feet past the Poplar Street dead end, receiving runoff from Walden Woods Streets and Bridle Ridge Roadways.

Historically, construction violations have plagued this pond. Former council member Nick Blanco, who also served as the town's environmental inspector, issued numerous violations in this area. Despite these violations issued for inadequate drainage capacity and washout failures that caused debris to flow into Sparkle Lake, Hallocks Mill, and Crystal Lake, these issues remain unresolved. Persistent standing water throughout all seasons increases mosquito breeding in the summer and deteriorates wetland conditions where the town trees fell and toppled over our backyard fence.

Furthermore, runoff from surrounding homes continues to overwhelm this detention pond, which has not been properly maintained or cleaned. Winter freezing has caused trees to fall, exacerbating erosion and further impairing drainage functions. Despite our multiple letters sent to the town highlighting these problems, we have received no response or action. This email includes a letter we sent to the town on April 6, 2023, to which we received no response. This past summer we sent another letter on 7/13/2025 that is on record with the town clerk but NO response from town officials.

Given these circumstances, we are deeply concerned about how the town plans to maintain and preserve these vital wetlands and drainage systems moving forward. The failure of existing infrastructure raises questions about the town’s capacity to serve as a responsible landlord for any new developments or projects in this area. Homeland indicated numerous times that the town would be the leaseholder for the cell tower.

We urge the town to promptly address these longstanding issues before voting for a project that will continue to harm our neighborhood's drainage. If you intend to build on these wetlands, please provide detailed information on how you will rectify the current deficiencies and explain to the residents why you have not completed a full wetland and sewer inspection of the area to prevent further environmental degradation.

Best regards,
Howard Frank and the Frank family

Howard & Eleanor Frank

7/14/2025

Attention: Westchester County Health Department
Town of Yorktown, Supervisor
Town of Yorktown, Engineer
Department of Environmental Conservations (DEC), Regional 3

RE: Hazardous conditions – Standing drainage water from overflowing detention pond and street drains behind 2963 Curry Street, Yorktown Heights, NY

We are writing to the Westchester County Health Department and the Town of Yorktown Supervisor, and Engineer, regarding unhealthy hazardous conditions along the utility easement north of Sparkle Lake behind 2963 Curry Street.

The water main that is located in this area that is connected to the Quinlan Street storage tanks has sustained standing water continually all year round. This has created sinking soil conditions over the high-pressure main water tank supply piping along town property. Approximately ten feet away from this area is the Sparkle Lake utility corridor sewer main, where the town has ongoing water infiltration into the sewer system. To make matters worse in this area it appears the drainage from the Walden Woods retention pond and Popular Street catch basins are dispersed and not flowing directly into Sparkle Lake. The drainage system has been compromised due to the loss of vegetation and trees, natural topography and tectonic activity, and stormwater runoff--which are contributing factors to the lakes erosion.

One of the concerns posed is responsibility for this drainage problem, and attendant detention pond issues, which affect all water, sewage and dirty storm water flowing into Sparkle Lake. The adjoining town parks property in this wet area is experiencing falling trees and other environmental conditions. In addition, the main sewer system and house connections to all the homes on Curry Street near Sparkle Lake are asbestos-cement (AC) Transite piping, where the connections are now subject to damage due to eroded washed out soil.

Previously this ongoing issue was reported to the Yorktown Water Department, Highway Department, Town Park & Recreation Department, and Engineering Department, and a previous letter to all town board members over the years, but so far, no solutions or follow through has been observed. Now the conditions are worse than in previous years. These conditions have put our home sewer connection in danger due to the soil conditions, and we would like to have immediate action taken. This environmental destruction of wetlands, mosquitoes' proliferation and possible damages to the water and sewer system on the town right of way needs to be addressed immediately.

Sincerely,

Howard & Eleanor Frank

CC: Senator Pete Harckham, Chair of the Environmental Conservation Committee

Email dated: Sunday, **Apr 16, 2023, 1:25 PM**

Attention: Town elected officials

We thank you for chopping down the trees that fell on the fence but what is the plan for the town to replace the crushed fence? As indicated this was caused by the town falling trees due to lack of maintenance and code enforcement?

History: The town put up this fence to replace the original stone wall when they did the excavation for the Sparkle Lake sewer water main and sewer line. It's been excavated two times in the past for maintenance of the main Sparkle Lake sewer that goes to Broad Street and the main supply to the Quinlan Street tanks.

This area has had a history of construction violations and you might want to go back to see past town records when former Council Member Nick Blanco was a Town Code Officer. Many violations were issued after the outlet dam washed out and thousands of gallons of mud and debris washed down into the outlet stream into Sparkle Lake. There never was a proper cleanup or an annual inspection by the town or code enforcement of the outlet flow structure which caused winter freezing and wetland trees to fall down.

Problem - storm drain on Drew Lane & Curry Street doesn't go far back and runoff goes onto the trail. The street storm drains are on Curry Street and does not drain back into the wetland enough and that is why you have standing water consistently. While you review this area the storm water retention pond does not drain properly either.

Solution: Re-grading and re-piping the area on the dirt trail and a drainage trench upgrade would enable the water to flow properly. In addition, it's been observed that the town's catch basins with the storm water piping currently do not drain into the wetlands properly.

Who's responsible? The town is responsible since this is town property.

The Highway Dept is responsible since the Highway Dept is responsible for the discharge of water.

The Parks Dept is also responsible as they should maintain clean water drainage into Sparkle Lake.

Code Enforcement is responsible since they should have reviewed the area. https://ecode360.com/6852370

https://ecode360.com/6850782?highlight=wetlands&searchId=41722083840004591#6850782

Grant $$$
Did anyone of the town board fill out any grants? https://efc.ny.gov/wiia

We hope the town will take responsibility and reconstruct the fence? Keep us posted on the status of how the Town will rectify this issue.

Regards,

The Frank's

Dear Members of the Town Board,

I am writing as a resident who is concerned about the proposed cell tower project currently under consideration.

Over the past several weeks, residents have spoken clearly and consistently about their concerns. Many of us have attended meetings, submitted comments, researched environmental impacts, and taken time to understand the implications of this proposal. The level of community engagement surrounding this issue has been significant, and the message from residents has been unmistakable.

At the same time, many of us have found ourselves asking an important question about this process. When a project is brought forward by a developer or corporation, why does the burden fall so heavily on residents to gather information, research impacts, and essentially build the case against it? The Town Board ultimately holds the authority to approve or deny projects of this magnitude. With that authority comes the responsibility to ensure that thorough due diligence has been conducted before a decision is made.

The fundamental requirement for proving the tower, proof of a significant coverage gap, has not been demonstrated. Coverage maps from the major carriers as well as the FCC broadband map indicate that there is no documented service gap in this area of Yorktown. The maps instead show a gap in Somers where the project was originally proposed before coming to Yorktown.

This particular proposal also carries consequences that are permanent. Clearing land within a wetlands area is not something that can simply be undone if the decision proves to be a mistake. Once that environmental disruption occurs, the damage is irreversible. Decisions of this magnitude deserve careful scrutiny and consideration.

This community cares deeply about responsible development, environmental stewardship, and thoughtful decision making. We simply ask that the board fully consider the concerns of the residents you represent and exercise the same level of diligence that so many community members have already demonstrated.

Thank you for your time and for your service to our town.

Darren McNamara

Sent: Sunday, March 8, 2026 11:53 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: No to the cell tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are against the installation of the cell tower near granite springs and Crystal Lake due to the negative impact it will have on the environment which is part of the NYC watershed, as well as the health risks to nearby residents. This is location is close to our home.

Sam and Irene Sanchez

Yorktown Heights NY
Sent from my iPhone

Hello All,

Please confirm receipt of this email and that this will be included in the public comments on the town clerk website.

I am following up on my original letter regarding opposition to the cell tower project.

Many residents continue to express legitimate concerns regarding the cell tower's potential harm to the area and those living there remain unresolved by Hometown and the town board. Our own town committees and the experts that the town has engaged have made requests for wildlife surveys, balloon tests, and for more detailed information from Homeland. Perhaps most concerning is the open item of wetland delineation, and that an expert interviewed by the town indicated the testing to move it was missing industry-standard auger testing.

Without diving too far into each of the concerns shared and expressed many times over to the board that have still gone without answer, I would like to remind you of your fiduciary responsibility to the town in evaluating this proposal. The seemingly rushed process, lack of following through on recommendations from town committees and experts, and the lack of competitive bids or alternative solutions explored are all extremely concerning. I urge you to satisfy the open requests from our town committees and experts and to examine both alternative options and providers to show that this duty is a priority. If we are unfortunately getting a tower, we should at the very least demonstrate via bidding or other market research that we are getting competitive rent and incentives from the builder.

I do think that this proposed project will be harmful to the neighborhood, and that a decision at this time to approve the permits by the board would be negligent and uninformed behavior from the very people who are charged with ensuring proposals like these are in the best interest of the town.

Thank you
Sean Ruane

Dear Town Board,

I am writing regarding my opposition to the construction of a 130-foot cell tower at 62 Granite Springs Road. I strongly oppose the construction of this tower primarily because of the adverse environmental impacts associated with building a macro cell tower at the proposed location. I also do not think the developer has adequately demonstrated the need for the tower.

A few weeks ago at the ABACA meeting, the developer stated that those of us who are opposed to the tower just don't like cell towers. This is not only absurd and inaccurate, but also harmful. It is to the developer's benefit to frame this proposal as those of us who don't like cell towers versus those who want better cell service, but the residents of Yorktown are all on the same side. The people in this town who don't have adequate cell service deserve an objective instrumented drive test performed by an independent consultant to determine the actual gaps in cellular service - not just the theoretical or projected gaps - but an actual measure of signal strength - and they deserve a targeted solution to address those gaps. That is not what this developer has provided.

As telecommunications engineer/expert, and Yorktown resident, Bob Wilson wrote to the Town Board, objective instrumented drive testing is the routine and widely accepted method used to determine a need for coverage or capacity enhancements. This testing is usually performed by the wireless carrier, or can be done using an independent consultant. Drive testing is conducted by driving a vehicle equipped with instrumented test phones and scanners along planned routes, while the system continuously records signal strength, signal quality, call performance, and data throughput with GPS location. Analysis of drive-test data is the standard technical basis carriers rely on to demonstrate a legitimate coverage or capacity need in support of a new facility.

No drive testing has been done to justify this tower! Instead, the developer has submitted only summaries of reports, commissioned by the developer themselves, to justify the need for this tower. These reports are of little to no value because they were commissioned by the developer themselves so they are inherently biased. This applies not only to the VCOMM reports, but also to the report of KCSJ Consulting regarding the wetlands delineation, the visual shed report by Saratoga Associates, the EBI Consulting letter regarding environmental resources, and the property value reports by Lane Appraisals.

Further, VCOMM's RF justification report is based on a computer simulation, not actual drive testing. This is not consistent with FCC requirements that wireless infrastructure be justified by network performance needs rather than speculation. The developer is required to provide the drive testing data and coverage maps from Verizon directly.

The developer has stated that the wireless company - in this case Verizon - determines where there is a need for a wireless infrastructure, but they also stated (at both this past week's continued public hearing and the planning board meeting the night before) that Verizon contracted with them to have the developer identify places to put a macro cell tower. These two things are not one and the same. The Town Board should demand to see a copy of the developer's contract with Verizon. If the developer was contracted specifically to identify places where to put a macro cell tower, then the only resulting proposal would be building a macro tower. Therefore, the Town Board asking the developer to opine about small cells as an alternative in the area is useless because that is not what the developer was contracted to do. If there is a proven coverage gap, we should not be limited to only those solutions the developer can provide. If they have agreed to find a site for a macro cell tower, they are not going to be coming before the Town Board in good faith to talk about small cell antennas. As stated earlier, those residents in town who experience service issues deserve a targeted approach to their issue so after a drive test is performed, the Town should solicit developers to address whatever gaps are shown.

Right now, we do not have any definitive information about gaps. Contrary to what the developer presented to the Planning Board & Town Board meeting last week, the resident survey that was part of the Cityscape plan was done in August of 2021, almost five years ago. I can personally tell you that my service is much better than it was five years ago. Think about how many towers have been erected in our town since August of 2021. Indeed, this very same developer has erected two macro towers within 2 miles of the proposed site since August 2021.

In March of 2018, the developer first came before the Town Board to express their desire to build several macro cell towers in our town. One of the general areas they discussed was near the proposed site. Subsequent to that March 2018 Town Board meeting, the developer moved forward on constructing two macro cell towers on town land: the cell tower on Quinlan Street where there is a water tower and the cell tower on Route 6/Hill Boulevard by a commercial area. It appears that these towers were built without any opposition, and very little, if any, comment from the public. It should be noted that the cell tower on Quinlan Street, while near homes, was built on land that was previously disturbed as there was already a water tower there and lattice structure high-voltage transmission towers behind there as well. It should also be noted that while the cell tower on Route 6/Hill Boulevard also required alienation of parkland, that parcel of property was never used as parkland, nor was it used for recreational purposes. It is located squarely within a commercial district.

Conversely, the parcel of property that the developer wants to build this tower on is in fact used for recreational purposes by many residents. As several residents who have written in opposition to the Town Board have stated, children play in the snow there, families hike there and people bird watch there. It is completely undisturbed land that is used as habitat for many animals and building there will impact the Hallocks Mill wetland because any impact to the buffer affects the functionality and integrity of the wetland.

The proposed plan would also have disastrous environmental impacts. While the developer's attorney called the proposed site a "useless piece of land", the reality is that this specific piece of property is home to various animal habitats and is an invaluable piece of our local ecosystem. The proposed site is directly adjacent to Stuart's Fruit Farm - the oldest working farm in all of Westchester County. There are bee hives on the farm and the farm relies on natural pollinators. It is a well known fact that radiofrequency emissions negatively affect bees and other pollinating insects.

Further, the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Crystal Lake. Crystal Lake used to be utilized as a recreational space but it no longer can be. People used to swim and fish in Crystal Lake until 1975, but now it is badly eutrophied, showing signs of algae blooms from increased nutrients due to runoff. Removing a portion of the wetland, or wetland buffer, that feeds into Crystal Lake could damage it beyond repair.

The Town Board has now heard from two wetland experts who state that the developer's wetland delineation was done at the wrong time of year and that the developer's plan would require disturbance of land within the wetland itself, not just the wetland buffer. Further, even disturbing the wetland buffer is significant. The buffer serves to protect the integrity and function of the wetland itself. Essentially, harming the buffer, harms the wetland itself. Additionally, the DEC certification of the developer's wetland delineation expires 2-2-27 which will most certainly be before construction is complete

If the developer is so confident in their wetlands delineation, why do they object to a new one being done during this upcoming growing season? Who even did their wetland delineation- you can't tell from the letter, nor does it describe their methodologies. Notice that there delineation was not done by a wetlands expert, but rather by a landscape architect who they call a wetlands professional.

Our Town Code mandates that wireless communication towers be placed on town-owned land, but the absence of additional meaningful restrictions—particularly regarding proximity to homes, schools, and parks—represents a serious gap in our Town Code. Simply being located on town land does not make a site appropriate, especially when it places a massive commercial infrastructure directly adjacent to residential neighborhoods. The proposed 130-foot tower is wholly incompatible with its surroundings and would permanently damage the visual landscape of our Town. The proposed site is surrounded by nature, established neighborhoods, and a 197-year-old historic farm, making the visual intrusion especially severe and irreversible. Introducing a tower of this magnitude would fundamentally alter that character, replacing scenic views with an industrial structure that does not belong in this setting. Once constructed, this impact cannot be mitigated or undone.

Everything this developer has provided is a report that purports to be a summary of another report. The RF justification report is done by two people who are not RF experts. It is said it was done using Verizon's maps but those maps should be provided directly to the Town Board.

The environmental resource letter is just a summary of looking at online databases. The wetland report is also a summary - it does not identify who delineated the wetland, or what their qualifications are. It does not detail their methods, nor is there any support for the developer's claim that a wetlands delineation done in November is appropriate. The visual shed report is another predictive report not based on an actual test.

On October 9, 2018, members of Homeland Towers came before the Board to discuss their proposal for the installation of a cell tower on town-owned property at 3101 Quinlan Street (next to the water tanks). Councilman Patel asked how many square miles would this tower cover and Homeland told him that a) generally speaking, an area of about two to three mile radius would be expected, depending on topography and other site locations and b) they will submit propagation maps from Verizon and T-Mobile that would demonstrate the coverage. You can verify this by looking at your own Town Board meeting minutes from that day. The proposed site is 1.3 miles away from the Quinlan tower. When confronted with this at the Town Board meeting the other night, the developer's attorney claimed to not remember saying that and that if he had said it, he meant diameter. The diameter is half the radius so that still does not explain why they "need" to put another macro tower 1.3 miles away.

I note that the Yorktown Volunteer Ambulance Corp is on the Quinlan Tower. I see they wrote a letter in support of the tower that states they have experienced poor cell phone coverage in the Granite Springs and Sparkle Lake areas for many years. Since they speak about the poor coverage they have experienced for years in that area, I wonder if the tower this developer built 1.8 miles away improved that, since after all, the developer said it would. Further, as stated above, my (Verizon) service is much better than it was during the pandemic. The letter is also written as if they believe they will be able to put their equipment on the tower but they will not be able to - not if the Yorktown Fire Department will be. There would only be space on the tower for one or the other.

Incidentally, there is another macro cell tower on Greenwood street 1.8 miles from the site of the proposed tower, and another one on Route 35 that is 2.1 miles away from the the site of the proposed tower.

There are so many concerns regarding the proposed cell tower and yet the developer has not even proven the need. If there is any doubt for any of you that this tower is needed, please deny the applicable permits because once this undisturbed parcel of property is disturbed, there is no going back. The Town Board should deny the developer the applicable permits and final lease approval because the developer has not shown that this tower is necessary.

Thank you for your time and consideration.

Signed,
Elizabeth Waytowich

Footnote 1: The developer's visual analysis indicates that the cell phone tower would be visible from these addresses: 150, 142, 134, 133, 126, 125, 118, 96, 54, 46, 38, 30, 22, 12, 51, 47, 41 & 33 Granite Springs Road; 2847, 2827 & 2835 Sunrise Street; 2924, 2917, 2910, 2909, 2902, 2894, 2879, 2874, 2869, 2866, & 2857 Curry Street; 2898 & 2894 Weatherby Street; 2839 & 2840 Sarles Drive; 2804 Evergreen Street; and 120 & 121 Royce Court.

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to the Cell Phone Tower
Date: Friday, March 6, 2026 12:15:02 PM

From: Ed Lachterman <elachterman@yorktownny.gov>
Sent: Friday, March 6, 2026 12:03 PM
To: Jennifer Brennan [redacted]; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Planning Department <planning@yorktownny.gov>
Subject: Re: Opposition to the Cell Phone Tower

Hi Jennifer. Thank you for your comments. I did want to address a couple of things. There has been no prioritization over the residence versus Homeland Towers. Part of the meeting was to hear their comments regarding with the board and the public have brought to them. It is only appropriate to give them that time. If you were to look at the time given to the residence as a hole it has been a lot more than the time given to Homeland Towers. In addition, we only put the time limit on the second meeting due to the fact that we had given the public an opportunity for unlimited time the meeting prior. They were quite a few duplications and in the sense of fairness for anyone knew who wanted to speak on it we needed to cut down time. The last meeting ended right around midnight and by law, the public hearing would have to be finished by then. With the size of the room that was a definite concern that we would not be able to comply with the open meetings law for the date advertised, and that would jeopardize a decision by the board. In addition, many members of the board have sought out expert opinions, in addition to our hiring of experts. All of the information that we have brought in we have had verified. The last thing I can address before my meeting is the fact that we do take our advisory boards very seriously, but they do not circumcise process of having to go before the town board. All of their comments are in the records, and they are appointed to question the things that they are expert in. I know that this is a very sensitive situation on many fronts and I assure you the town board has not had a final decision nor will we be taking lightly that decision. We still have another two days of comment and I know that I will be spending my Monday reviewing anything new that has come in. I hope This answers some of your questions and concerns.

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From: Jennifer Brennan [redacted]
Sent: Friday, March 6, 2026 11:51:49 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Planning Department <planning@yorktownny.gov>

Subject: Opposition to the Cell Phone Tower

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Please confirm receipt of this email.

Dear Members of the Town Board,

I am writing once again to share my opposition to the proposed cell phone tower at 62 Granite Springs Road. After attending both of the recent public comment hearings, I am even more convinced that this is not only an ill-advised idea, but also a project most members of the community do not want in this location and have not asked for.

During Homeland's 46-minute presentation on Tuesday, they mentioned that the view of only a few homes would be impacted by the positioning of this tower. I guess to them this seems like a negligible number. Unfortunately for me I guess, I live in one of those homes.

My husband and I bought our home almost eleven years ago. We moved here from rural Pennsylvania seeking a community with plenty of open space and a place where we could have a yard. What sold us most about this home was the amazing park-like backyard that backs up to woods and a creek. Surprisingly, we did not factor the quality of cell service in the area into our purchasing decision. Our realtor even told us not to worry, assuring us that the land would remain as it was because it is parkland. Of course, no one could have predicted that years later our town board, with what has felt like an extreme lack of transparency, would consider alienating part of that parkland to put up an enormous cell phone tower.

At the meeting last night, many residents were frustrated to learn we were only being given five minutes to speak, something that had not been communicated beforehand and was not enforced at the meeting in February. Meanwhile, Homeland was given nine times that amount of time and a PowerPoint presentation—something residents had previously been denied. When concerns were raised, Supervisor Lachterman said they were providing answers the community had asked for. But why isn't the town board asking for these answers? Why isn't it your responsibility, on behalf of the people who elected you, to ensure that you are doing your due diligence—especially when this project involves such an intrusion into sensitive wetland buffers?

Why are we simply trusting Homeland's answers as the correct ones? They are not acting in the best interests of this community as you should be; they are acting in the interest of their bottom line. They should not be the resource relied upon to decide whether this project should happen. What do you expect them to say?

Earlier during that same meeting, Supervisor Esposito told Supervisor Siegel to stop "fear-mongering" regarding ambulance service in town. But isn't the town board also fear-mongering about our alleged lack of cell service and our supposed inability to reach emergency services?

I was under the apparently false impression that when a developer came to the town with a development proposal that the town board would do their due diligence. They would take the advice of their advisory boards and not leave a stone unturned when it came to deciding if this was the right thing for Yorktown. Countless advisory boards have raised multiple concerns about this proposed plan, yet it seems that most—if not all—of those concerns have been dismissed. What is the point of having volunteer boards who give their time and expertise freely for the benefit of this town if their advice is not going to be taken seriously?

This process has felt like a done deal from the beginning. Supervisor Lachterman speaks about transparency and said his recent letter was sent in an effort to be transparent. Unfortunately, I was unable to read that letter because it was addressed only to my husband, as were those sent to many of my neighbors. I didn't realize I had stepped back into the 1950s when I moved to Yorktown. If transparency were truly the goal, residents would have been notified when the alienation was first proposed.

This board was elected to represent the best interests of the people of this town. We are speaking loudly and clearly that we do not want this project and that there is no significant service issue in this area, yet no one on the board seems remotely interested in listening. It seems to be up to residents to present the facts and data while the board appears content to rely on Homeland's word.

This goes beyond a poorly placed cell tower. It has become increasingly clear over the last few years to myself and my neighbors that this board is not interested in serving the people of our community. Why do the developer's interests always seem to be prioritized over the well being of the people who elected you? This is not the town we moved to eleven years ago, hoping to raise our kids in a quiet community. Something is rotting in Yorktown.

I strongly urge you to reject Homeland's application. This is not the place for a cell tower. If connectivity is truly an issue in certain areas, please identify where those issues exist and explore alternative locations or solutions. Before approving a permit that could cause irreparable harm to a sensitive wetland, I ask that you truly do the work to determine whether this is in fact the best option for the community.

Sincerely,
Jennifer Brennan

Dear Members of the Yorktown Town Board,

Please confirm receipt of this email.

I am writing to express my opposition to the proposed 130-foot telecommunications tower at 62 Granite Springs Road. After reviewing the materials posted on the Town's website and many of the public comments submitted about this project, it seems clear that there are still significant concerns that have not been adequately addressed. Given the scale of this proposal and the long-term impact it could have on the surrounding neighborhood and environment, I strongly believe the Town Board should proceed with extreme caution before granting any approvals.

First, the location of this tower raises serious concerns. From what I can tell, large macro cell towers are most commonly placed along highways, commercial corridors, or other non-residential areas where they have less impact on surrounding communities. Constructing a 130-foot tower within close proximity to homes in a residential area appears inconsistent with how this type of infrastructure is typically sited. Once a structure of this size is installed, the visual and neighborhood impacts are permanent.

Second, there is a very real concern about property values. Numerous studies and real estate professionals have pointed out that homes located near large cell towers can experience decreased property values due to aesthetic concerns and buyer perception. For many residents, their home represents their largest investment. Approving a project that could negatively impact those property values should not be taken lightly.

Third, the environmental impacts deserve careful scrutiny. Project materials indicate that construction would require significant land disturbance and the removal of many mature trees. Those trees are critical for stormwater absorption, erosion control, and maintaining the health of nearby wetlands and waterways. The site is located in an environmentally sensitive area that ultimately connects to local lakes and the Croton watershed, which makes preserving natural protections in this area especially important.

In addition, there are ongoing concerns about the potential long-term health impacts of living close to large telecommunications towers. While wireless technology is widely used, there continues to be debate and research regarding long-term exposure to radiofrequency emissions, particularly when infrastructure is placed close to residential neighborhoods. Given that uncertainty, it would seem prudent to avoid placing a tower of this magnitude near homes unless there is a clearly demonstrated and unavoidable need.

Finally, it is not clear that the applicant has definitively demonstrated that a macro tower of this size is actually necessary at this location. If improving wireless coverage is the goal, the Town should ensure that the applicant has fully explored less intrusive alternatives such as smaller infrastructure solutions or the use of existing structures.

The remaining approvals before the Town Board, including wetlands permits, tree removal permits, stormwater management approvals, and the final lease will ultimately determine whether this tower is built. Considering the potential impacts on residents, property values, the environment, and the character of the neighborhood, I respectfully urge the Board to deny or delay approval of this project until independent technical and environmental reviews can be completed and less disruptive alternatives have been fully evaluated.

Yorktown is known for protecting the quality of life of its residents and the natural resources that make this community special. Decisions like this should reflect those priorities.

Thank you for your time and consideration, and I respectfully request that this email be included in the public record for the Homeland Towers project.

Best regards,

Jonathan Uzzo

Public Comment Regarding the Proposed Granite Springs Road Cell Tower – My name is Mollyanne Vizioli, I reside at XXXXXXXX I am a concerned mother, local small business owner and health care professional specializing in Sensory Processing support for children.

The proposed installation of a 130-foot telecommunications tower on Granite Springs Road has raised serious concerns among residents throughout our community.

While reliable communication infrastructure is important, the location currently under consideration places industrial infrastructure directly within a residential and environmentally sensitive area. The proposed site lies adjacent to wetlands and near family homes—an area valued not only for its natural beauty, but for the ecological function it serves within our watershed.

According to project materials and resident analysis, the construction could require the removal of dozens of mature trees and disturb tens of thousands of square feet of land within a wetlands buffer. These natural systems are not incidental features of our community—they are critical to stormwater management, wildlife habitat, and the preservation of the character of Yorktown. Additionally, Nature serves as developmental infrastructure to young brains, essential for creativity, imagination, cognitive development, social relationships, and emotional connection to the world that shapes them as stated by a study by NIH in 2020.

Basic theories of education echo this as well: interaction with nature enhances learning, strengthens emotional regulation, and helps children understand their place in the world.

Who are we as a community if we are not protecting and supporting the essential development of our youngest and most vulnerable members and securing a future that is full of diverse life.

Equally concerning is the precedent this decision would set. When town-owned parkland and environmentally sensitive areas become candidates for large commercial infrastructure, the question must be asked: where does it end?

Residents are not opposing connectivity. We are asking for responsible planning.

Technology has evolved significantly in recent years, and many communities are addressing service gaps through smaller, distributed infrastructure such as small-cell installations that integrate with existing structures rather than introducing large industrial

towers into residential landscapes. These alternatives deserve full and transparent evaluation.

Public officials have an obligation to represent the voices of the community they serve. Over the past several months, residents have attended meetings, submitted comments, organized petitions, and expressed deep concern about this proposal. This engagement reflects not obstruction, but civic responsibility.

Public opinion should guide the decisions of elected officials. Our local government should not prioritize industry convenience over the health, environment, and quality of life of the people who live here.

Yorktown is defined by its neighborhoods, its natural resources, and its sense of community. Decisions that alter that landscape should be approached with caution, transparency, and genuine consideration of alternatives.

For these reasons, we respectfully urge the Town Board to deny approval of the proposed cell tower at Granite Springs Road and pursue solutions that better protect the character and environmental integrity of our community.

Further, it is my professional opinion that connectivity is not the broader issue at stake; it is our human connection. Community fosters meaningful relationships, supports healthy and happy child development, and should be prioritized above all else when considering your vote.

In my clinical work, I have observed increasing sensory difficulties in otherwise healthy children whose developing nervous systems are struggling to keep pace with an increasingly industrialized and screen-saturated environment. This is not a theoretical concern; it is something I witness regularly in practice.

I am not anti-technology. I believe that technological advancement and healthy communities can coexist. However, careful consideration must be given when decisions permanently alter natural environments especially when those environments contribute significantly to human well-being and quality of life for many members of the community.

Of course, I support safe and reliable communication infrastructure. But at this time, I do not believe sufficient evidence has been presented to justify this particular project as necessary to achieve that goal. That alone cannot be the basis for approving a structure that would permanently alter the character of Yorktown.

The natural landscape and thoughtful stewardship of our environment have long been part of what has driven Yorktown’s progress and defined its values. Decisions that compromise those principles move us backward, not forward.

We can do better.

Stand with your community, not industry. Be leaders that other towns can look to as an example of thoughtful, people-centered governance.

Respectfully,

Mollyanne Vizioli & Joseph Vizioli

Yorktown Residents

NIH / PubMed–Indexed Citation

Barrera-Hernández, L. F., Sotelo-Castillo, M. A., Echeverría-Castro, S. B., & Tapia-Fonllem, C. O. (2020). Connectedness to Nature: Its Impact on Sustainable Behaviors and Happiness in Children. Frontiers in Psychology, 11, 276. https://doi.org/10.3389/fpsyg.2020.00276

Key finding:

Research shows that children who feel connected to nature demonstrate greater well-being and positive social behaviors, reinforcing the role of nature exposure in healthy child development.

Additional Support

Fyfe-Johnson, A. L., et al. (2021). Nature and Children's Health: A Systematic Review. Pediatrics, 148(4). https://doi.org/10.1542/peds.2020-049155

Key finding:

Exposure to natural environments is associated with benefits for children including improved mental health, emotional regulation, physical activity, and cognitive development.

Key Facts About the Granite Springs Road Cell Tower Proposal

Project Overview

- The proposal is for a ~130-foot macro wireless cell tower on Granite Springs Road in Yorktown, NY.
- The project is being advanced by Homeland Towers in coordination with the Town of Yorktown.
- The site selected is town-owned parkland adjacent to wetlands near Hallock Mill and residential homes.

Purpose of the Tower

- Town officials state the tower is intended to address a wireless coverage gap in the Granite Springs area identified in infrastructure analysis.

Alternate Locations Reviewed

According to the town supervisor's letter, four possible sites were evaluated, with the Granite Springs Road location ultimately selected by the applicant as the preferred option.

Environmental and Land Impact Concerns

Residents and petitions cite that the plan may include:

- Removal of approximately 84 mature trees
- Disturbance of more than 28,000 sq ft of land
- Construction within or adjacent to wetlands buffers and watershed areas

The area also supports wildlife and is near lakes and wetlands that connect to broader waterways.

Community Concerns Raised

Public comments and local reporting identify several recurring issues:

Environmental risks

- Wetlands disturbance
- Stormwater runoff risks
- Potential habitat disruption

Residential impacts

- Close proximity to homes
- Property value concerns
- Aesthetic impact of a large telecommunications structure

Health and safety concerns

- Long-term exposure concerns for families
- Fire risk and equipment infrastructure concerns

Alternative solutions

- Some residents argue that smaller “small cell” installations on existing infrastructure could address coverage without building a large tower.

Public Response

- The proposal has generated significant public opposition, including petitions and packed town meetings.
- Dozens of residents have spoken out at hearings, and hundreds have signed petitions opposing the project.

Legal Context

Local governments must consider federal law, particularly Telecommunications Act of 1996, which limits municipalities from effectively banning wireless infrastructure but still allows them to evaluate siting and permitting.

From: DEBBIE LEVY **Sent:** Friday, March 6, 2026 1:59 PM
To: Town Clerk <townclerk@yorktownny.gov>
Cc: Debbie Levy
Subject: Cell Tower @ 62 GraniteSprings Road

To whom it may concern:

I am writing you with serious concerns about the possible placement of a Cell Tower in a residential neighborhood and in wetlands where there are important wildlife for our ecosystem. I am a resident of Yorktown Heights for 60 years, went to all the Yorktown schools. I feel this Cell Tower on Granite Springs Road will be a mistake and set a precedence to allow more Cell Towers to be installed in other Residential neighborhoods and again interfere with wildlife. I didn't even mention the devastation it would cause to human health in these areas. Studies have been done that I have read, that it is not safe to place a cell tower where there are families, even animals and farms like in this case Stuart Farms. This wetlands drains into the Amawalk River and recently there was a story
- https://nysfocus.com/2026/02/10/amawalk-reservoir-superfund-lead-contamination-cleanup.
I am just very upset, that it's bad enough that all our beautiful properties like with the Soundview Properties (I still call it Beaver Farms), that was destroyed to put Condos in, so with these Cell Tower placements it even matters more. I think the Town of Yorktown was so beautiful and so rich in history, but that is slowly eroding!

I love my town very much, and hope you will do right and not place this Cell Tower being considered on Granite Springs Road. I should also mention , it's not fair to place a Cell Tower that only benefits the town of Somers in Yorktown. I have terrible WiFi and Cell service. I pay a lot of money per month but I still wouldn't want a cell tower in my neighborhood ! Please add this letter with the rest of the letters that other town residents submitted for this project.
Thank you for your consideration in this matter.
Debbie Levy
Yorktown Heights, NY

From: Ed Lachterman <elachterman@yorktownny.gov>
Sent: Friday, March 6, 2026 2:38 PM
To: Antonio Mosca
Cc: Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>
Subject: Re: Cell tower.

Absolutely

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From: Antonio Mosca
Sent: Friday, March 6, 2026 2:13:58 PM
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>
Subject: Re: Cell tower.

Perhaps. In the end, you represent the people of Yorktown.
Sent from my iPhone

On Mar 6, 2026, at 1:43 PM, Ed Lachterman <elachterman@yorktownny.gov> wrote:

Hi Antonio. Thank you for your message. We will keep looking at all of the facts and we are waiting for the written comment. Period to end which is Sunday. I appreciate your support, but I would tell you that if I make my decision based on someone voting for me or not I do not belong in an office. The decision should solely be based on the merits of the project. If the negative impacts outweigh the merits, then we should make a denial. Unfortunately, everyone thinks only their opinion should be heard and not all of the facts. Our town board is committed to weighing all of the facts. I can't say that there are quite a few questions among all of us still that have not been answered properly. That will weigh in on our decision.

From: Antonio Mosca

Sent: Friday, March 6, 2026 1:23:52 PM
To: Sergio Esposito <sesposito@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Cc: Patrick Murphy <pmurphy@yorktownny.gov>
Subject: Cell tower.

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I've been a big supporter of this current administration. This tower issue may change my vote. Please vote no.

From: Brian Sillik
Sent: Friday, March 6, 2026 1:25 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower

I am in opposition to the proposed cell tower project on Granite Springs Road."

BRIAN SILLIK

From: cole
Sent: Friday, March 6, 2026 12:38 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: OPPOSITION TO 62 GRANITE SPRINGS CELL TOWER PROPOSAL

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PLEASE CONFIRM RECEIPT OF MY LETTER BY EMAILING ME BACK

To all:

As you vote on whether to grant the developer a final lease approval, a tree clearing permit, a wetlands permit and a stormwater management permit, please consider the following:

All who are following the 62 Granite Springs cell tower proposal know **the Board cannot vote no based on health concerns or because of a petition**. **All following also know the process was flawed and there are significant reasons the Board should say no to this proposal.**

The 62 Granite Springs cell tower proposal has documented communication problems. **Multiple addresses used to document this site led to community confusion. Open Meeting Laws were violated when some Town Board meetings were not posted within the laws.**

Conducting a balloon test is part of the due diligence process for cell tower proposals. This test helps assess the visual impact of the proposed tower and allows the community to provide feedback on its potential effects. **Your choice not to conduct a balloon test appears to be a dismissive and avoidant choice with questionable intent.** In 2021, Homeland Towers put in writing that they would perform a balloon test for Yorktown. On January 19, 2026, I formally asked the Town Board and Planning Board to request balloon test. I did not receive a response from anyone on the Board or the Planning Board acknowledging my request. The **ABACA advisory board also formally requested a balloon test** in their February 20, 2026 memo to the Board. During the cell tower Public Hearing on March 3, 2026, Ed Lachterman was asked if a balloon test was going to be conducted. Ed said they should have done one already and he was not going to hold up the process waiting for it to be done. Who is "they" and why would "they" have conducted a balloon test if the town never formally requested one? The process is simple and can be done quickly within a short time period. It is also an excellent time to conduct the balloon test, because the leaves are off the trees.**The board has time to conduct this balloon test and denying the balloon test appears evasive and calculated.** The Board claims it wants to hear from the community and listens to what they are saying as they aim to make the best decision for the town. **Neglecting a balloon test says the Board does not want the community to see a more accurate representation of a 130 foot monopole looming over the trees, landscape and**

residential neighborhood; and they certainly do not want to hear our feedback after that image is burned in our brain! It also says the Board disregards their advisory boards who volunteered time, effort and care to present their warranted concerns and recommendations. Many must be questioning why anyone would volunteer their time and effort to be on an Yorktown advisory board.

The March 1, 2026 comment submitted by the **Tree Conservation Advisory Commission** contends that removing **88 trees** to build a road through a forest will have significant impact on the environment and that the facility should not receive a **negative declaration**. The TCAC also wrote, The TCAC also concludes that a tree permit be denied until a number of issues are addressed for them to review. Hoping the board will not dismiss the TCAC recommendations too?

The wetlands delineation remains in question, regardless of what Homeland Towers claims to be true. Will the Board consider what the community members have clearly and accurately documented and shared about why the wetlands delineation continues to be challenged? In addition, a letter submitted on March 1, 2026 by Christine Weilhoefer, Ph.D. Department of Biology & Environmental Studies University of Portland, Portland, OR, offers qualified and reasonable recommendations that should be explored. Dr. Weilhoefer explained: "the developer has not provided an on-site wildlife study to confirm which organisms and habitats will be impacted by this project. Instead, summaries were provided of results from searching an online database. I strongly recommend an on-site wildlife study is done by an independent party prior to the Town Board considering whether to grant a wetland permit. Further, the developer has not provided a wetland delineation report that conforms with either industry standards or best practices. Instead, summaries were provided of a delineation that was done at the wrong time of year. I strongly recommend that the wetland delineation be repeated during the appropriate growing season, in accordance with accepted federal and state delineation methodologies, by an independent environmental consulting firm. A growing-season delineation will allow for accurate characterization of vegetation communities and more defensible mapping of wetland boundaries. Only after such verification should the Town Board consider further action on this application. Lastly, even assuming arguendo that the developer's plan will cause disturbance only within the 100-foot boundary of this Class I wetland, the Town Board should deny the permit to develop as any activity in this buffer will have profound negative consequences to the wetland itself, downstream habitats, and downstream watersheds." Not a doubt in my mind that Dr. Weilhoefer's recommendations should be respected and carried out. I will have doubt about the town's true intentions if Dr. Weilhoefer's recommendations are ignored and dismissed.

Claiming the Fire Department and Volunteer Ambulance Corp need to be on the tower to improve emergency services has been debunked and needs to stop. No evidence exists to prove these claims.

Homeland, Verizon and VCOMM do not work independently from each other. They will continue to represent the cell gap in a way that will benefit them and aim to sell you their product. **VCOMM'S cell gap reports do not directly pull data from cell carriers. Instead they rely on aggregated data from various sources to provide insights. This method may lead to discrepancies in real-time data accuracy. The reports are based on estimates and aggregated information rather than direct carrier data. You should consider supplementing VCOMM reports with direct carrier data for a comprehensive analysis. If you wish to have a complete assessment of the RF coverage in the area, please hire a truly independent RF consultant without an established working relationship with Homeland, Verizon or VCOMM**.

Having THREE community members come forward publicly during this process, claiming they need improved cell service in the Granite Springs Road area, is no where near a

significant concern to justify this tower proposal.The town's 2021 town's cell service survey has also been proven to be irrelevant and insignificant. The data is based on less than 950 responses out of a population of close to 37,000. 61.4% of the responders were using Verizon at the time. 9 of the responders complained about their cell service near Granite Springs, but never identified their carrier, the phone they used, if they were driving or in a home. Basically, this means the survey data is useless. During the March 3, 2026 public hearing, RF Consultant, Douglas Fishman, said he believed conducting a cell signal drive test is no longer beneficial. There are now too many cell phone users that use the phones in their homes to derive any usable and reliable data from a drive test. All cell phone users are also subject to propagation barriers, use different cell phone products that may not be new or in good condition, may not have updated software or a well rated antenna or be a good match for the carrier on a pole.

You all know, home owners near the 62 Granite Springs cell tower proposal site would like to see a cell tower impact analysis report on the value of their home. They are asking for an analysis of their current home value vs. the value after the cell tower is installed. The Lane Appraisal property value report, submitted by Homeland Towers, was an insult to everyone's intelligence and disrespectful to all the hard working families whose homes will be devalued by their product.

You also all know, none of you would want this cell tower being placed 411 feet from your home.

After reading and hearing all the testimony in opposition to Homeland Tower's 62 Granite Springs cell tower proposal, one fact is obvious. **No one came to either 62 Granite Springs cell tower proposal Public Hearing to speak out in favor of the cell tower proposal. Most likely, community members did not speak out, because no one has the time or care to advocate for something they do not need or want.** It also seemed that the Board made a manipulative and controlling choice, when it unexpectedly changed the rules and limited public commenting to 5 minutes during the continuation of the Public Hearing on March 3, 2026. Not a good look, especially when Homeland Towers was given 46 uninterrupted minutes and was allowed to display their presentations on large screens.

I would like to know if you all are you going to do your due diligence and value and act on your advisory board recommendations and your constituent's concerns before this decision is made? Or are you going to look the other way?

At this time, there is only one way to vote on this proposal and you all know it.

Thank you for considering all I have shared,

Monica Cole

From: Town Clerk
To: Maura Weissleder
Subject: FW: NO CELL TOWER
Date: Friday, March 6, 2026 8:44:44 AM

From:
Sent: Thursday, March 5, 2026 6:29 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: NO CELL TOWER

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I am in opposition to the proposed cell tower project at 62 Granite Springs Road.

Jo-Ann Sillik
Yorktown Heights

From:	Town Clerk
To:	Maura Weissleder
Subject:	FW: Opposition to the cell tower at 62 Granite Springs Road
Date:	Friday, March 6, 2026 8:44:56 AM

From:
Sent: Thursday, March 5, 2026 9:40 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to the cell tower at 62 Granite Springs Road

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We are writing to ask the town board to please NOT grant the developer the necessary permits needed for their proposed work.
Please listen to the extremely large crowd of residents who are OPPOSED to this tower!!! We have come to town board meetings, we have researched, we have listened to the developers and watched their sneaky tactics to get the residents to back down. We do not want this horrific looking tower in our beautiful neighborhood AND we do not need it!!!!!! It will harm the animals in the area. It will lower property value. It will change the entire landscape of the neighborhood. It will completely change our HOMES.
Please listen to the people of this town!!! The VOTERS of this town!! The ones who trusted YOU to stand up for them and to do what is right.
We thank you and we believe in you.
Thank you,
Antonietta Fiorino

Sent from the all new AOL app for iOS

Public Comment Regarding the Proposed Granite Springs Road Cell Tower – My name is Mollyanne Vizioli, I reside at XXXXXXXX I am a concerned mother, local small business owner and health care professional specializing in Sensory Processing support for children.

The proposed installation of a 130-foot telecommunications tower on Granite Springs Road has raised serious concerns among residents throughout our community.

While reliable communication infrastructure is important, the location currently under consideration places industrial infrastructure directly within a residential and environmentally sensitive area. The proposed site lies adjacent to wetlands and near family homes—an area valued not only for its natural beauty, but for the ecological function it serves within our watershed.

According to project materials and resident analysis, the construction could require the removal of dozens of mature trees and disturb tens of thousands of square feet of land within a wetlands buffer. These natural systems are not incidental features of our community—they are critical to stormwater management, wildlife habitat, and the preservation of the character of Yorktown. Additionally, Nature serves as developmental infrastructure to young brains, essential for creativity, imagination, cognitive development, social relationships, and emotional connection to the world that shapes them as stated by a study by NIH in 2020.

Basic theories of education echo this as well: interaction with nature enhances learning, strengthens emotional regulation, and helps children understand their place in the world.

Who are we as a community if we are not protecting and supporting the essential development of our youngest and most vulnerable members and securing a future that is full of diverse life.

Equally concerning is the precedent this decision would set. When town-owned parkland and environmentally sensitive areas become candidates for large commercial infrastructure, the question must be asked: where does it end?

Residents are not opposing connectivity. We are asking for responsible planning.

Technology has evolved significantly in recent years, and many communities are addressing service gaps through smaller, distributed infrastructure such as small-cell installations that integrate with existing structures rather than introducing large industrial

towers into residential landscapes. These alternatives deserve full and transparent evaluation.

Public officials have an obligation to represent the voices of the community they serve. Over the past several months, residents have attended meetings, submitted comments, organized petitions, and expressed deep concern about this proposal. This engagement reflects not obstruction, but civic responsibility.

Public opinion should guide the decisions of elected officials. Our local government should not prioritize industry convenience over the health, environment, and quality of life of the people who live here.

Yorktown is defined by its neighborhoods, its natural resources, and its sense of community. Decisions that alter that landscape should be approached with caution, transparency, and genuine consideration of alternatives.

For these reasons, we respectfully urge the Town Board to deny approval of the proposed cell tower at Granite Springs Road and pursue solutions that better protect the character and environmental integrity of our community.

Further, it is my professional opinion that connectivity is not the broader issue at stake; it is our human connection. Community fosters meaningful relationships, supports healthy and happy child development, and should be prioritized above all else when considering your vote.

In my clinical work, I have observed increasing sensory difficulties in otherwise healthy children whose developing nervous systems are struggling to keep pace with an increasingly industrialized and screen-saturated environment. This is not a theoretical concern; it is something I witness regularly in practice.

I am not anti-technology. I believe that technological advancement and healthy communities can coexist. However, careful consideration must be given when decisions permanently alter natural environments especially when those environments contribute significantly to human well-being and quality of life for many members of the community.

Of course, I support safe and reliable communication infrastructure. But at this time, I do not believe sufficient evidence has been presented to justify this particular project as necessary to achieve that goal. That alone cannot be the basis for approving a structure that would permanently alter the character of Yorktown.

The natural landscape and thoughtful stewardship of our environment have long been part of what has driven Yorktown’s progress and defined its values. Decisions that compromise those principles move us backward, not forward.

We can do better.

Stand with your community, not industry. Be leaders that other towns can look to as an example of thoughtful, people-centered governance.

Respectfully,

Mollyanne Vizioli & Joseph Vizioli

Yorktown Residents

NIH / PubMed–Indexed Citation

Barrera-Hernández, L. F., Sotelo-Castillo, M. A., Echeverría-Castro, S. B., & Tapia-Fonllem, C. O. (2020). Connectedness to Nature: Its Impact on Sustainable Behaviors and Happiness in Children. Frontiers in Psychology, 11, 276. https://doi.org/10.3389/fpsyg.2020.00276

Key finding:

Research shows that children who feel connected to nature demonstrate greater well-being and positive social behaviors, reinforcing the role of nature exposure in healthy child development.

Additional Support

Fyfe-Johnson, A. L., et al. (2021). Nature and Children's Health: A Systematic Review. Pediatrics, 148(4). https://doi.org/10.1542/peds.2020-049155

Key finding:

Exposure to natural environments is associated with benefits for children including improved mental health, emotional regulation, physical activity, and cognitive development.

Key Facts About the Granite Springs Road Cell Tower Proposal

Project Overview

- The proposal is for a ~130-foot macro wireless cell tower on Granite Springs Road in Yorktown, NY.
- The project is being advanced by Homeland Towers in coordination with the Town of Yorktown.
- The site selected is town-owned parkland adjacent to wetlands near Hallock Mill and residential homes.

Purpose of the Tower

- Town officials state the tower is intended to address a wireless coverage gap in the Granite Springs area identified in infrastructure analysis.

Alternate Locations Reviewed

According to the town supervisor's letter, four possible sites were evaluated, with the Granite Springs Road location ultimately selected by the applicant as the preferred option.

Environmental and Land Impact Concerns

Residents and petitions cite that the plan may include:

- Removal of approximately 84 mature trees
- Disturbance of more than 28,000 sq ft of land
- Construction within or adjacent to wetlands buffers and watershed areas

The area also supports wildlife and is near lakes and wetlands that connect to broader waterways.

Community Concerns Raised

Public comments and local reporting identify several recurring issues:

Environmental risks

- Wetlands disturbance
- Stormwater runoff risks
- Potential habitat disruption

Residential impacts

- Close proximity to homes
- Property value concerns
- Aesthetic impact of a large telecommunications structure

Health and safety concerns

- Long-term exposure concerns for families
- Fire risk and equipment infrastructure concerns

Alternative solutions

- Some residents argue that smaller “small cell” installations on existing infrastructure could address coverage without building a large tower.

Public Response

- The proposal has generated significant public opposition, including petitions and packed town meetings.
- Dozens of residents have spoken out at hearings, and hundreds have signed petitions opposing the project.

Legal Context

Local governments must consider federal law, particularly Telecommunications Act of 1996, which limits municipalities from effectively banning wireless infrastructure but still allows them to evaluate siting and permitting.

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to the proposed cell tower at 62 Granite Spring Road
Date: Friday, March 6, 2026 8:45:05 AM

From: Dominick Simone
Sent: Thursday, March 5, 2026 11:03 PM
To: Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to the proposed cell tower at 62 Granite Spring Road

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Dear Members of the Town Board,

I am a resident of Yorktown for more than 30 years who now lives near Granite Springs Road. I am writing to strongly oppose the proposed cell tower installation at 62 Granite Springs Road.

I chose to move back to this area after growing up in Yorktown because of its beautiful views, peaceful scenery, and the character of the surrounding neighborhood. The open landscape and natural setting are part of what makes this community so special. The installation of a large cell tower in this location would dramatically change that landscape and permanently alter the visual character of the area.

In addition to the visual impact, I am deeply concerned about the effect this project could have on nearby property values. Many homeowners have invested their life savings into their homes here, in large part because of the quiet, scenic environment that defines this neighborhood. Introducing an industrial-style structure into this setting raises serious concerns about how the surrounding homes will be perceived by future buyers and the potential impact on property values.

It is also clear that this proposal lacks public support. More than 1,000 residents have signed a petition opposing the tower, and public hearings have been standing-room only with residents speaking out against the project. The overwhelming turnout and consistent message from the community demonstrate the depth of concern surrounding this proposal. The Town Board has a responsibility to listen to and represent the residents of this community, and the voices of those residents have been clear.

Yorktown has long been known for protecting the character of its neighborhoods and preserving the qualities that make it such a desirable place to live. I respectfully urge the Board to consider the significant impact this tower would have on the surrounding area and to deny the proposal at 62 Granite Springs Road, as well as the other prospective locations, as none of them are appropriate within this residential community.

Thank you for your time and consideration.
Dominick Simione

Dear Members of the Yorktown Town Board,

Please confirm receipt of this email.

I am writing to express my opposition to the proposed 130-foot telecommunications tower at 62 Granite Springs Road. After reviewing the materials posted on the Town's website and many of the public comments submitted about this project, it seems clear that there are still significant concerns that have not been adequately addressed. Given the scale of this proposal and the long-term impact it could have on the surrounding neighborhood and environment, I strongly believe the Town Board should proceed with extreme caution before granting any approvals.

First, the location of this tower raises serious concerns. From what I can tell, large macro cell towers are most commonly placed along highways, commercial corridors, or other non-residential areas where they have less impact on surrounding communities. Constructing a 130-foot tower within close proximity to homes in a residential area appears inconsistent with how this type of infrastructure is typically sited. Once a structure of this size is installed, the visual and neighborhood impacts are permanent.

Second, there is a very real concern about property values. Numerous studies and real estate professionals have pointed out that homes located near large cell towers can experience decreased property values due to aesthetic concerns and buyer perception. For many residents, their home represents their largest investment. Approving a project that could negatively impact those property values should not be taken lightly.

Third, the environmental impacts deserve careful scrutiny. Project materials indicate that construction would require significant land disturbance and the removal of many mature trees. Those trees are critical for stormwater absorption, erosion control, and maintaining the health of nearby wetlands and waterways. The site is located in an environmentally sensitive area that ultimately connects to local lakes and the Croton watershed, which makes preserving natural protections in this area especially important.

In addition, there are ongoing concerns about the potential long-term health impacts of living close to large telecommunications towers. While wireless technology is widely used, there continues to be debate and research regarding long-term exposure to radiofrequency emissions, particularly when infrastructure is placed close to residential neighborhoods. Given that uncertainty, it would seem prudent to avoid placing a tower of this magnitude near homes unless there is a clearly demonstrated and unavoidable need.

Finally, it is not clear that the applicant has definitively demonstrated that a macro tower of this size is actually necessary at this location. If improving wireless coverage is the goal, the Town should ensure that the applicant has fully explored less intrusive alternatives such as smaller infrastructure solutions or the use of existing structures.

The remaining approvals before the Town Board, including wetlands permits, tree removal permits, stormwater management approvals, and the final lease will ultimately determine whether this tower is built. Considering the potential impacts on residents, property values, the environment, and the character of the neighborhood, I respectfully urge the Board to deny or delay approval of this project until independent technical and environmental reviews can be completed and less disruptive alternatives have been fully evaluated.

Yorktown is known for protecting the quality of life of its residents and the natural resources that make this community special. Decisions like this should reflect those priorities.

Thank you for your time and consideration, and I respectfully request that this email be included in the public record for the Homeland Towers project.

Best regards,

Jonathan Uzzo

From: Town Clerk
To: Maura Weissleder
Subject: FW: NO CELL TOWER
Date: Friday, March 6, 2026 8:44:44 AM

From:
Sent: Thursday, March 5, 2026 6:29 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: NO CELL TOWER

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I am in opposition to the proposed cell tower project at 62 Granite Springs Road.

Jo-Ann Sillik
Yorktown Heights

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to the Cell Phone Tower
Date: Friday, March 6, 2026 12:15:02 PM

From: Ed Lachterman <elachterman@yorktownny.gov>
Sent: Friday, March 6, 2026 12:03 PM
To: Jennifer Brennan [redacted]; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Planning Department <planning@yorktownny.gov>
Subject: Re: Opposition to the Cell Phone Tower

Hi Jennifer. Thank you for your comments. I did want to address a couple of things. There has been no prioritization over the residence versus Homeland Towers. Part of the meeting was to hear their comments regarding with the board and the public have brought to them. It is only appropriate to give them that time. If you were to look at the time given to the residence as a hole it has been a lot more than the time given to Homeland Towers. In addition, we only put the time limit on the second meeting due to the fact that we had given the public an opportunity for unlimited time the meeting prior. They were quite a few duplications and in the sense of fairness for anyone knew who wanted to speak on it we needed to cut down time. The last meeting ended right around midnight and by law, the public hearing would have to be finished by then. With the size of the room that was a definite concern that we would not be able to comply with the open meetings law for the date advertised, and that would jeopardize a decision by the board. In addition, many members of the board have sought out expert opinions, in addition to our hiring of experts. All of the information that we have brought in we have had verified. The last thing I can address before my meeting is the fact that we do take our advisory boards very seriously, but they do not circumcise process of having to go before the town board. All of their comments are in the records, and they are appointed to question the things that they are expert in. I know that this is a very sensitive situation on many fronts and I assure you the town board has not had a final decision nor will we be taking lightly that decision. We still have another two days of comment and I know that I will be spending my Monday reviewing anything new that has come in. I hope This answers some of your questions and concerns.

Get Outlook for iOS

From: Jennifer Brennan [redacted]
Sent: Friday, March 6, 2026 11:51:49 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Planning Department <planning@yorktownny.gov>

Subject: Opposition to the Cell Phone Tower

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Please confirm receipt of this email.

Dear Members of the Town Board,

I am writing once again to share my opposition to the proposed cell phone tower at 62 Granite Springs Road. After attending both of the recent public comment hearings, I am even more convinced that this is not only an ill-advised idea, but also a project most members of the community do not want in this location and have not asked for.

During Homeland's 46-minute presentation on Tuesday, they mentioned that the view of only a few homes would be impacted by the positioning of this tower. I guess to them this seems like a negligible number. Unfortunately for me I guess, I live in one of those homes.

My husband and I bought our home almost eleven years ago. We moved here from rural Pennsylvania seeking a community with plenty of open space and a place where we could have a yard. What sold us most about this home was the amazing park-like backyard that backs up to woods and a creek. Surprisingly, we did not factor the quality of cell service in the area into our purchasing decision. Our realtor even told us not to worry, assuring us that the land would remain as it was because it is parkland. Of course, no one could have predicted that years later our town board, with what has felt like an extreme lack of transparency, would consider alienating part of that parkland to put up an enormous cell phone tower.

At the meeting last night, many residents were frustrated to learn we were only being given five minutes to speak, something that had not been communicated beforehand and was not enforced at the meeting in February. Meanwhile, Homeland was given nine times that amount of time and a PowerPoint presentation—something residents had previously been denied. When concerns were raised, Supervisor Lachterman said they were providing answers the community had asked for. But why isn't the town board asking for these answers? Why isn't it your responsibility, on behalf of the people who elected you, to ensure that you are doing your due diligence—especially when this project involves such an intrusion into sensitive wetland buffers?

Why are we simply trusting Homeland's answers as the correct ones? They are not acting in the best interests of this community as you should be; they are acting in the interest of their bottom line. They should not be the resource relied upon to decide whether this project should happen. What do you expect them to say?

Earlier during that same meeting, Supervisor Esposito told Supervisor Siegel to stop "fear-mongering" regarding ambulance service in town. But isn't the town board also fear-mongering about our alleged lack of cell service and our supposed inability to reach emergency services?

I was under the apparently false impression that when a developer came to the town with a development proposal that the town board would do their due diligence. They would take the advice of their advisory boards and not leave a stone unturned when it came to deciding if this was the right thing for Yorktown. Countless advisory boards have raised multiple concerns about this proposed plan, yet it seems that most—if not all—of those concerns have been dismissed. What is the point of having volunteer boards who give their time and expertise freely for the benefit of this town if their advice is not going to be taken seriously?

This process has felt like a done deal from the beginning. Supervisor Lachterman speaks about transparency and said his recent letter was sent in an effort to be transparent. Unfortunately, I was unable to read that letter because it was addressed only to my husband, as were those sent to many of my neighbors. I didn't realize I had stepped back into the 1950s when I moved to Yorktown. If transparency were truly the goal, residents would have been notified when the alienation was first proposed.

This board was elected to represent the best interests of the people of this town. We are speaking loudly and clearly that we do not want this project and that there is no significant service issue in this area, yet no one on the board seems remotely interested in listening. It seems to be up to residents to present the facts and data while the board appears content to rely on Homeland's word.

This goes beyond a poorly placed cell tower. It has become increasingly clear over the last few years to myself and my neighbors that this board is not interested in serving the people of our community. Why do the developer's interests always seem to be prioritized over the well being of the people who elected you? This is not the town we moved to eleven years ago, hoping to raise our kids in a quiet community. Something is rotting in Yorktown.

I strongly urge you to reject Homeland's application. This is not the place for a cell tower. If connectivity is truly an issue in certain areas, please identify where those issues exist and explore alternative locations or solutions. Before approving a permit that could cause irreparable harm to a sensitive wetland, I ask that you truly do the work to determine whether this is in fact the best option for the community.

Sincerely,
Jennifer Brennan

From: LORRAINE MARONE
Sent: Thursday, March 5, 2026 3:44 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Project

I oppose the proposed cell tower project on Granite Springs Road.
Sincerely,
Lorraine Marone

Please Preserve the Rest of Yorktown, Keep Us Healthy

and Vote, "NO" on the 62 Granite Springs Cell Tower.

By: Jennie Sunshine

From the early time in American history, if someone wasn't feeling well, their doctor would tell them to move to the country. This was considered to be a remedy to ailments then. And so, they would take their family and go. Many times, it was to the west like Arizona, in order to have dry heat to counter illnesses like asthma or TB. Or perhaps they'd stay nearer and just go into the more rural areas on the outskirts of town, places with a slower pace, fresh air, greenery, less people, fresh water, nature, less (or no) machinery, less chemicals and clean soil beneath their feet. A full-scale example of this lifestyle includes our Pennsylvania neighbors (and who live elsewhere too), the Mennonites or the Amish, who are known to live a clean lifestyle of and from the Earth. They make do with less; their values are rooted in simplicity and a closeness with the soil and to be at peace with the cycles of the seasons and the cycles of growing and harvesting and of life itself. Without much medical intervention at all, the Amish are considered very healthy people indeed.

I'm not sure about your families, since you live here in Yorktown too, but my in-laws lived in Yorktown, in the house we still own - since 1969 - and no one has gotten cancer. A few years ago, my mother-in-law passed away from heart issues. But my father-in-law, who now lives in Florida, is 91 and doing well. There does seem to be some longevity here. Among my friends and family, there does seem to be an extension of good health, thus far.

But here's the truth, every time a forest is cut down, we lose fresh air/oxygen as trees and green things are the ones that breathe carbon dioxide and return oxygen into the air and purify the air. Every time we clear soil or excavate, we kill everything that lives in it, every egg, every mushroom, every creature, every burrow, every buried cicada, firefly eggs, - and their habitat is crushed and destroyed. All of the things that help bring life into the forest and keep our trees and animals healthy and fresh water filtered - are ended. But what's worse? What is put in its place.

Drywall contains fire retardants and fungicide chemicals. House paints, varnishes and paint thinners contain volatile organic compounds or (VOCs). Rugs, draperies and plastics contain phthalates, which are cancer-causing chemicals. Wood is often treated with a variety of very poisonous chemicals prior to use in construction as a preservative and to make it insect resistant. PFAS are "forever chemicals" that are in many of the items that we might furnish a house with. They get into our drinking water and into our bodies and they never go away. Every building endeavor whether a new development or a gravel road and machinery that come with a 130-foot cell tower will be soaked in some combination of pesticides, weed killer (glyphosate/Roundup) and fertilizers at some point – repeatedly. All of this is harmful to nature, animals and humans, especially children. Glyphosate/Roundup, owned now by the Bayer corporation, has been found to cause non-Hodgkin's lymphoma and leukemia. Further, water run-off during rains and snow melt from the increasing number of impervious surfaces like cemented driveways and parking lots gather all of the residual oils from cars, pesticides – fertilizers and weed killers from re-applications to landscaping, pet waste from dog walking, and leaks from human garbage waste that could contain

cleaning supplies materials, other household pesticide materials, leaking alkaline batteries, acetone (nail polish remover) and all the other things humans regularly use and throw in the trash.

And when we build more, there are more energy requirements, greater strain on our infrastructure and more people and more cars. And with more cars there's more idling as more of our car exhaust is thrust into our air that we breathe. And now we have less trees to process and filter our pollution. Clearly it is a cycle of pollution and people and density that we all ran from when we moved to Yorktown. But we're building it all very quickly here – where we are now. Yorktown, sadly, is becoming a tangle of construction and chemicals and pollution.

Besides the onslaught of chemicals that profit-oriented construction and building brings, and besides the waste that a large density of humans utilize, consume, and discard, there are still two more aspects to mention that pertains to our human well-being. We not only get cancer and other illnesses because of the assault of chemicals to our bodies – when more chemicals and poisons outweigh the antioxidants and healthy things that we try to do for ourselves and our families and the healthy choices that we're trying to make.

The present levels electromagnetic waves that run through our bodies as too many cell towers in too much proximity to our homes is an ongoing problem that is being exacerbated by ever more cell tower construction that is being built closer and closer to our homes and in conjunction with all the other tech like cell phones, computers, smart TVs and devices that our present, modern lives seem to require.

The last issue is just how essential nature is for life. Nature, trees and green things are essential for our mental health, which then, in turn, weighs heavily into our physical health.

Trees, nature, animals, open space and greenery keep humans calm. These things make us feel whole and grounded. Any doctor and psychologist will tell you to go take a walk in nature to feel better, to get fresh air, to "re-set" yourself. Children need nature to re-adjust their eyes – away from the barrage of screens – and into the wonder of ladybugs and fireflies, the amazing way tadpoles turn into frogs, how a robin's eggs are bright blue, how a large barred owl can see a mouse in the dark and hunt without making a sound, learning that underground fungi help trees communicate with each other, the magic of bats flittering 20 feet above us each dusk in the spring, summer and fall and how when there's more open space and less light, one can see the stars so much better.

In fact, nature is so good for children, over the last 100 years, the prevalence of Nature Schools for children is becoming ever more popular, where children are in a pre-school or elementary school that occurs out in nature with teachers but in the forest, perfect for all children but also for our children increasingly diagnosed with ADHD, autism, and processing disorders. Our local nature school here is called, "The Rewilding School." And they are a wonderful organization and a great asset to our community.

So, in conclusion, the doctors that told our ancestors to move to the country, to less dense places to feel better and to heal, were absolutely right. Yorktown can still be a place for that. It's not too late…yet. But we need your help. We all deserve the right to be as healthy as we can for ourselves, our pets, our animals in nature and our children. And so, this begins now with no more building, no more cell towers. Please

stop. Please tell Homeland Towers no. They've had enough bite of the apple. They already have many cell phone towers placed in a variety of places within our town. That is enough.

Please be the leaders that we hoped and expected you to be. Please do the right thing. Please protect our families, our land, our homes and our (your) health, and please vote, "no."

Thank you and sincerely,

Jennie Sunshine

Jennie Sunshine
Yorktown Heights, NY 10598

What are volatile organic compounds (VOCs)? | US EPA

New Report Finds Toxic Substances in Every Major US Carpet Tested - Center for Environmental Health

Does Roundup Weed Killer Cause Cancer?

Potential Chemicals Found in Building Materials | NCHH

Yale Experts Explain PFAS 'Forever Chemicals' | Yale Sustainability

The Rewilding School - Nature Education in Westchester County

8 Eye-Opening Ways Kids Benefit from Experiences with Nature | Psychology Today

DarkSky International | Protecting the night skies for present and future generations

Cell tower radiation linked to higher reports of health issues, study finds - EHN

From: LORRAINE MARONE
Sent: Thursday, March 5, 2026 3:44 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Project

I oppose the proposed cell tower project on Granite Springs Road.
Sincerely,
Lorraine Marone

From: Kopstein Jay
Sent: Thursday, March 5, 2026 11:12 AM
To: Ed Lachterman <elachterman@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Me Gilbert <igilbert24601@gmail.com>; Diana Quast <dquast@yorktownny.gov>; Adam Rodriguez <arodriguez@yorktownny.gov>
Subject: Cell Tower on Granite Springs Road

To: Members of the Yorktown Town Board

At the final public hearing on the Homeland Towers cell tower on Granite Springs Road, the presentation by the Homeland Towers representative spoke about Verizon as the current prospective carrier. What was conveniently omitted was that Verizon is not part of the National Public Safety Broadband Network (NPSBN) also known as FirstNet.

FirstNet is administered by the US Department of Commerce through the NTIA.

FYI

Jay Kopstein

Sent from Yahoo Mail for iPad

From:
Date: March 4, 2026 at 4:22:45 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, llangilbert@yorktownny.gov, Susan Siegel <ssiegel@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>
Subject: Opposition to Cell Tower

I am writing to oppose the cell tower proposed to be located on Granite Springs Road. I was present at the hearing last night and was amazed at how little information was provided regarding any benefit of its development by Homeland Towers attorney and team. I was so proud to be a part of a community of well-educated professionals who were able to debate and provide feedback that directly negated many points trying to be made by Homeland Towers. Other than the pie chart created from the survey results derived from being asked "how poor is your cell service" there was no evidence of anyone requesting a cell tower to be installed in this town. It wasn't even proven that the results came from Yorktown residents, especially those in that area. In fact; to learn that an accident that occurred in that very location led to the need to call 911 and all services were able to be connected to without issue completely debunks any claims made by Homeland Towers that cell phone service is poor in that area.

The thing that stood out to me the most and hopefully for all of you is the absence of anyone other than Homeland Towers advocating for this cell tower. ABSOLUTELY NO ONE - ZERO people were there to support this project. Rather over 100 people who care about our town's development, financial recourse and impact on wildlife were there. Everyone in that room outside of Homeland Towers is against this being done in our backyard. Everyone other than Homeland Towers are residents in the town you govern and we look to you to make decisions in our best interests- voted for you to make decisions for the best interest of the people who live in this town. We are the residents, tax payers, voters and families that chose to live in this beautiful town and our concerns should be more valuable than a presentation from a major corporation. Thank you for taking the time to hear our voices and reading this letter OPPOSING Homeland Cell Tower development. Please do not approve this project--

Sincerely,
Lauren Iglesias

From: Melody Aubry <melodyaubry@yahoo.com>
Sent: Wednesday, March 4, 2026 4:32:37 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to the proposed cell tower at 62 Granite Springs Road

Dear Members of the Town Board,

I am writing to address the issue of gaps in cell phone coverage in our town.

These gaps have significant implications for public safety, emergency response times, remote work and learning, and access to critical information. I believe that we can effectively tackle these challenges without resorting to environmentally disruptive or high-cost solutions like the proposed cell tower at 62 Granite Springs Road.

To address these coverage gaps efficiently and with minimal environmental impact, I propose focusing on improving coordination rather than construction. Measures such as automatic roaming between carriers and enhanced spectrum sharing can help reduce coverage gaps using existing infrastructure at a low cost and without harming the environment.

In cases where physical upgrades are necessary, I suggest implementing distributed small-cell installations on existing structures like utility poles or public buildings. These installations can provide strong local coverage while minimizing new land disturbance and energy consumption. They are scalable, energy-efficient, and well-suited for rural and semi-rural communities.

For areas where traditional cellular expansion is not feasible, community-based mesh networks and satellite backhaul to local ground stations can offer resilient connectivity for schools, clinics, and emergency services. These solutions are energy-efficient and have a smaller infrastructure footprint compared to large towers or direct satellite-to-phone systems.

I do not recommend using large macro towers such as the proposed tower on 62 Granite Springs Road for this situation as they come with higher environmental and material costs.

By prioritizing coordination, small-scale distributed infrastructure, and targeted use of advanced technologies, we can enhance connectivity in our town while safeguarding our land, resources, and long-term sustainability.
Please send me a confirmation of receipt.

Thank you for your time and consideration.
Sincerely,
Melody Aubry

On Mar 4, 2026, at 1:06 AM, Wendy Frank <wendyfrank.mail@gmail.com> wrote:

Albert Appleton | cooperedu - Mr. Appleton's background

“Many jurisdictions in New York State have discovered the folly of fooling with natural hydrology, and Yorktown residents and its town government should consider those experiences. This Homelands Towers LLC project is no exception.

The original intent of the NYS Wetlands Law was to protect the natural ecology, especially for the people living near it, and to provide the natural absorbent protections that prevent flooding, beyond the public goods of ensuring natural areas are preserved for future generations and useful wildlife.

In recent years we’ve seen many examples in NYS of floodwaters caused by the kinds of projects proposed by Homelands Towers, including massive damage during hurricanes. Climate change now makes this project even riskier to the local inhabitants affected by it.

Rather than DEC and the Town actually considering this project, there should be questions about why there isn’t an alternative location for the tower, if indeed it is considered a public good and not just a private profit enhancement tool. Why too aren’t the stormwater benefits of such an essential wetland not front and center? Continuing effects of global warming ensure that local residents will rue the day this tower was constructed in that fragile location. It should not be.”

—Albert F. Appleton
Former Commissioner, NYC Department of Environmental Protection

I would like to clarify some information regarding the location of this project. Last night at the planning board meeting Chairman Fon asked if 62 Granite Springs Rd is parkland and the applicant said it was not. Actually, the parcel, 62 Granite Springs Rd, is parkland. The entire parcel was not alienated. The proposed project is for an alienated area within the parkland.

Now. I'd like to address a conversation that occurred at the end of the public hearing on February 3, 2026. Councilman Gilbert asked Mr. Gaudioso if the wetlands were delineated when vegetation was present, a simple yes or no question. The response that was given was that it was done in an acceptable time and that it was not done in the middle of the winter. His response did not answer the question, so I will. The answer is no, vegetation was not present. The delineation and reviews that were initiated by the applicant were done in November 2021 and December 2024. The town's consultant reviewed the delineation on March 2, 2022 and adjusted the delineation line further east which put the proposed driveway partially in the wetlands. The only person who visited the wetlands area when vegetation was present was our consultant, Mr. Danzer who reviewed the delineation in July 2025. The best practices for delineation of a wetland recommends doing them during the growing season (April to early October) when all three criteria necessary for delineation are present on the site. Those criteria include vegetation, hydrology and soil. So while the applicant has stated that the delineation issue has been resolved, I believe that it is still unresolved. There has been no consensus between the multiple consultants that have reviewed this line. Their consultant should not carry any more weight than the town's or ours.

The applicant has had ample opportunity over the last 4+ years to have someone review the delineation of this parcel during the growing season, yet they made no effort. My question to the board is this:
If the applicant is so confident that their delineations and reviews that were done in the months of November and December are correct, why are they so opposed to having the property reviewed during the growing season?

As we all know, the Conservation Board has reviewed the applicant's plan and submitted comments to the town board regarding this project. One of those comments states:

“Steven Danzer, Wetlands and Environmental Consulting, hired by the Ericksons, reviewed the wetland boundary and stated that one of the flags, A6 "was not an accurate depiction of the wetland boundary under existing conditions, in my professional opinion, and that wetland flag A6 which was clearly in the wrong place."

In light of this information, the Conservation Board recommends that the town's environmental consultant review the flagging of the wetland boundary at an appropriate seasonal time when wetland plants have emerged.”

At this point, this has not been done. In addition the conservation board also offered the following comments:

1. The placement of the access road almost fully eliminates the buffer on the southeast corner of the property. The purposes of a wetland buffer are to filter pollutants, control erosion and provide important wildlife corridors while minimizing disturbance to this important and increasingly rare ecosystem. The Board questions whether the proposed mitigation will restore this functionality.

2. The mitigation proposed is for plantings of trees, shrubs and forbs mainly to shield the adjacent neighbor's property. This amount of mitigation for the project is inadequate and should be revisited.

3. All proposed plantings for wetland and tree mitigation should be bonded and a maintenance plan for replacement should be included.

As far as I can tell in the revised plans the applicant did not increase the amount of mitigation from what was deemed inadequate. There continues to be only 24 trees and 54 shrubs. Where is the increased mediation to restore the functionality of the buffer? Nor have I seen any information regarding a bond for the plantings.

I’d also like to address the revised site plan submitted by the applicant. The plan continues to state that 54 shrubs are being planted to remediate the buffer area that will be disturbed for the driveway construction. The site plan now has 21 of the 54, almost half of the shrubs to be planted outside the area of disturbance.

The area for the proposed 21 shrubs is an existing buffer area between the driveway and the adjacent wetlands . This area already has shrubs, trees and ground vegetation present. By going into that buffer area to plant new shrubs they will be disturbing a whole new area of the buffer and damaging or removing the natural vegetation that is present. As a result, the square footage for the buffer area they are disturbing is now larger although they do not reflect that. Is the plan really to disturb another area of the wetland buffer to remediate the damage being caused in the first area of the buffer? Where will the remediation for the damage they will be causing in this new area take place? It should not be allowed. If they are going to remediate and restore the functionality of the lost buffer area from the driveway, they need to do it in the area they are disturbing for construction. Not in an untouched buffer area. Those 21 shrubs need to be relocated outside of the undisturbed existing wetland buffer. Additionally, the conservation board stated that the amount of remediation for this plan was inadequate and needs to be revisited. The applicant has not added any additional plantings. Where and how will the additional remediation that was requested be planted in the area of disturbance to restore the functionality of the buffer area when they currently do not have an adequate location for 21 of the original 54? I question how this project could fit on this parcel if there is not enough space to remediate and restore the functionality of the buffer.

As the conservation board stated - “The purposes of a wetland buffer are to filter pollutants, control erosion and provide important wildlife corridors while minimizing disturbance to this important and increasingly rare ecosystem.” Since this area serves as a buffer to a Class 1 wetland it is extremely important. The buffer area filters pollutants that would enter the NY City Watershed. My home is the only home on the northern side of Granite Springs Rd above this buffer that has sewer. The remaining houses have septic systems. The U S Environmental Protection Agency states that “Water from a septic system can contain significant pollutants, even when working properly, as they are not designed to remove all contaminants. Common pollutants include bacteria, viruses, parasites, high levels of nitrogen, phosphorus, and household chemicals.” As a result it is crucial that the wetland buffer in this area function at the highest level to protect the NYC Watershed. The conservation board has clearly expressed concern that ”The placement of the access road almost fully eliminates the buffer on the southeast corner of the property”. The conservation board also questioned whether the proposed mitigation will restore functionality to the buffer. This area

of buffer is in the direct line of the flow of any pollutants that will be coming from the septic systems. Without a high functioning buffer area what will be the impact to the Class 1 wetland? This issue is a serious concern.

The site plan also states that there will be 1-4 generators on site. At this time they are representing one generator fueled by propane. The applicant stated that the site will not create new noise and will comply with town noise codes. So I would like to know what will be the noise level for the generator for both the daytime and nighttime hours so we have an understanding of the noise. Also, it is my understanding that the generators will need to run to recycle for 45 minutes once a week so we will have the noise as a weekly occurrence. Since the applicant states that there is the potential for 1-4 separate generators on site, what will be the combined noise level of all of the generators running at the same time? Will that also comply with town code?

Additionally the applicant has stated that each generator will have its own fuel supply and could potentially be of different types. I believe they told ABACA that one generator will have a 500 gallon propane tank. So with 4 generators we are looking at the potential of 2,000 gallons of fuel being stored on site. Has this information been presented to the fire department so that they have an adequate response planned in the case of a fire? Is there a plan to contain any fuel that leaks since this is so close to an important buffer and wetland area? If there is a fire has a plan been created to control the polluted runoff from entering the wetlands? Since this tower and 3,000 square foot compound is going to be situated behind and in close proximity to people's homes I think these are valid concerns and questions that need to be answered.

Since we are talking about fire response I would like to address the fear for public safety that has been presented in regard for this project. I appreciate and respect all of the police and volunteer first responders in Yorktown and know they provide an invaluable service to our town. My brother is a first responder and a former member of the Mohegan Lake Fire District. I must say that I find it a bit troubling that the applicant is implying that we cannot get adequate emergency response as part of their justification for this project. We all know that there was an accident in January on Granite Springs Rd in the area where the tower is proposed. Doug called 911 from his cell phone, went to the scene to offer assistance to the driver and emergency services were on scene and had

communication. About two weeks ago a neighbor on Granite Springs had an emergency and Yorktown police, ambulance and the Empress Paramedic all responded without issue. I can also add my own personal experience. Doug had a serious accident at our home in 2021 involving a 20+ foot fall from a ladder. I called 911 and we had police, ambulance and the Empress paramedic at our house within minutes. They needed to call for additional assistance to stabilize Doug in order to move him to a back board and there were no issues communicating that request. In fact, my neighbor who lives across the street is a member of the volunteer ambulance corp, she heard the call on her radio in her house and came over to offer her assistance. In addition the Empress paramedic on scene needed to contact Westchester Medical Center regarding transport and medications for Doug and he had no issue reaching them. Residents are clearly able to get emergency help.

Now the applicant has presented that the fire department submitted a letter regarding the tower. I read Commissioner McGannon's letter to the board. Not once in his letter does he state that the fire department does not have service in this area, he simply states that it could enhance service. Two very different things. The commissioner also goes on to state that the applicant has not always provided the equipment promised and that it has cost the Yorktown tax payers money. Additionally, he recommends that the tower be placed 1,400 feet from nearby homes, not 300 ft from their property line.

Mr. Gaudioso also stated at the end of the previous public hearing that the CityScape report was done by an out of state company, I'm not sure why that is relevant, and that the report made broad assumptions and did not do a thorough job of solution and detail. Yet in spite of that, they continue to use the report as a basis for the justification for a macro tower. So the report is either accurate and supports their position or it is lacking and not thorough, they can't have it both ways.

In regards to the Cityscape report, the applicant states in their slide presentation that the survey was conducted in 2022/2023, that is not correct. Actually the Yorktown survey opened on July 29, 2021 and closed on September 8, 2021 and during that time only 933 people in the entire town participated in the poll, which is approximately 2.5 % of the 36,000 residents of Yorktown. I would argue that this is the one area of the report that is lacking in data and has a serious

weakness. A survey response rate that is 2.5% is generally considered very low and, in most cases, is not considered a reliable, representative, or relevant result for making confident decisions. Such a low number of responses is associated with a High Risk of Nonresponse Bias: meaning that the 2.5% may have very different opinions than the majority, making the results highly skewed or unrepresentative of the entire target population. So when the applicant represents the percentages for the questions in the survey, it needs to be taken in context. For example when the survey says that 67.5 % say they have inconsistent service it is 67.5% of 2.5% of the town's population.

In the presentation the applicant also includes resident's comments from the survey. I'd like to share some additional comments-

"I do not want any 5G or high powered wireless devices near residential homes or schools"

"Aesthetics matter less than environmental impact. I will take the crappy cell service if better service means destroying habitat"

"Not on parkland"

Additionally when reviewing areas of town where responses were from there was an extremely small number, approximately 20 that could easily be identified as coming from the Granite Springs area. Again, a response that is significantly lacking to show a reliable representative or relevant result.

The applicant has also presented the locations where they interpret the CityScape report calls for small cell infrastructure. In addition the applicant states that 18 poles would be required. At this time they are presenting that only Verizon has an interest in this project. If that is the case, then only Verizon would be looking to install small cell infrastructure which would result in 6 new poles spread out over a fairly large geographic area.

In an email from the applicant to Matt Slater the applicant discusses proposed cell towers for Jefferson Valley, Granite Springs Rd and a third location at Turkey Mountain that they " want to keep this on the prospect list as we will need a site there in the near future." So anyone who lives near the entrance to Turkey

Mountain should be aware that their neighborhood is next on the list and their new view could eventually be a macro cell tower. In addition, the applicant wrote that they foresee that many additional sites will be needed and that these sites will not need to be as tall as traditional Macro sites, but will be shorter stealth towers. It sounds to me as though they are expressing a need for small cell infrastructure.

The applicant also provided a slide showing the hierarchy of cellular infrastructure placement in Yorktown. While town property may be the preferred choice, it is not the only option. Code does allow for facilities to be placed on non-town owned land. In fact the Northern Westchester county Cooperative Wireless Communication Master Plan reviews the locations of cellular infrastructure in town. It states:

Within the Yorktown jurisdictional boundary there are specifically 18 sites consisting of 12 towers and six base stations. All of the towers and base stations are macro wireless facilities. Nine are located on private property, four on public property, and five are in Consolidated Edison (Con Ed) utility easements.

I would also like to point out that at this time the following advisory boards have submitted these comments to the board.

Parks and Rec- Their current comments resubmit ones that were submitted to the board in September 2019 in regard to the applicants presentation to the parks and rec commission for towers at the golf course, turkey mountain and the proposed location. Their response was “The commission liked the area next to the Golf Course and would back the project as long as there is a benefit to the Parks & Recreation Department, otherwise they would not be in favor of a tower going on Park Land.”

Conservation Board- The placement of the access road almost fully eliminates the buffer on the southeast corner of the property. The purposes of a wetland buffer are to filter pollutants, control erosion and provide important wildlife corridors while minimizing disturbance to this important and increasingly rare ecosystem. The Board questions whether the proposed mitigation will restore this functionality.

The Tree Commission- The Tree Conservation Advisory Commission contends that removing 88 trees to build a road through a forest will have significant impact on the environment and that the facility should not receive a negative declaration. The TCAC also concludes that a tree permit be denied until additional information is provided for review.

Advisory Board on Architecture and Community Appearance-
The ABACA is generally concerned that the location of a cell tower facility on this residential lot in this residential neighborhood will adversely affect the nature, quality, and residential character of the area. The ABACA feels that it is inappropriate to use a residential property that was previously parkland for a commercial use even if it is for
a public utility and is permitted with a special use permit.
While there are many towers in the town and area, specific issues with the scale and proximity of this tower to residences should be reviewed more thoroughly. Visual impacts and views of the tower from near or far are of particular interest as views of the tower adversely affect the rural and suburban character of the area

Planning Board- The Board respectfully requested that the Town Board thoroughly review the potential visual
impacts to ensure that all possible measures are taken to mitigate any potential visual impacts.

I request that you fully review the comments from all of the advisory boards and insure that all recommendations for additional information be complete before issuing any permits. Most of the boards had multiple comments that are not reflected above. Most importantly, Town Board needs to request a Balloon Test by an independent body of the board's choosing to better determine the visual impact. I would also like to note that the proposed tower is for 130 ft, but the applicant states that emergency antennas will be situated at the top of the tower extending for an additional 10 ft. That would put the infrastructure at 140 ft which is twice the height of the trees. The impact on the character of the neighborhood is real with commercial infrastructure standing at twice the height of the trees. Not one of the view shed photos show the removal of trees along the property line or in the compound area, yet they can superimpose a tower? None of them show the additional 10ft whip antennas. Let the residents see what the impact

will be so that they and you can be fully informed. I would argue since the antennas reach 140ft a balloon test should be conducted at that height.

I would also ask that the delineation with vegetation present be resolved. A delineation needs to be performed where someone other than the applicant creates the line. At this point that has not been done. We all know this project cannot commence before fall if approved so take the time to confirm the wetland boundary accurately. In the interest of fairness the line should be created either with a representative of all parties present or with no one present except the independent delineator. Call Steven Danzer if you haven't to discuss his findings, contact Johanna Duffy to understand why she field adjusted the line. This area is too environmentally important to not insist on the highest level of review and consideration.

At the end of the February 3 hearing Mr. Gaudioso asked where else could it go? Based on the information I have discussed and the comments from the advisory boards I think that's a question that is yet to be answered. As an early childhood educator I would often watch young children trying to fit a square puzzle piece into a round hole. They would keep trying until either they realized they needed to find another spot or an adult offered some guidance to another location. Eventually they would put the square piece in the square hole. I feel like this project is similar. The applicant is trying to fit a project into a parcel where it just doesn't fit. They need to expand their search and consider other options. Including ones that may not be town owned parkland instead of trying to put it where it doesn't belong.

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to the proposed cell tower at 62 Granite Springs Road
Date: Tuesday, March 3, 2026 3:25:37 PM

From: rapappas
Sent: Tuesday, March 3, 2026 3:17 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Cc: nocelltoweryorktown@yahoo.com
Subject: Opposition to the proposed cell tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

3/3/26
RE: Opposition to the proposed cell tower at 62 Granite Springs Road
Dear Town Board Members,
I write in opposition to the construction of a 130-foot macro cell tower at 62 Granite Springs Road.
The developer has not established that there is a significant gap in cellular service in the area. To the extent there is a gap, the Cityscape report recommendation is that one “small cell” be placed on an existing utility pole. A macro cell tower is not recommended.
Further, the proposed plan would have drastic negative environmental effects. The proposed site is directly adjacent to Stuart’s Fruit Farm - the oldest working farm in all of Westchester County and calls for disturbing over 28,000 square feet of land, including more than 15,000 square feet of wetlands buffer that is home to several endangered species. This land disturbance will negatively affect the water quality in Crystal Lake, Sparkle Lake and the Croton watershed. The proposed site is directly adjacent to an area that has already been identified as one with high risk of flooding. The likelihood of this area flooding will increase with the proposed removal of eighty-four mature trees. These are integral to the area’s stormwater management.
I urge the Town Board to consider the effects that the construction and operation of this cell tower would have on the habitats, animals, environment and residents of this town. To fully appreciate the importance of this parcel, all members of the Town Board should visit the proposed site when vegetation is growing in the wetlands.
Pursuant to Yorktown Administrative Code, Section 300-59C, I urge the Town Board direct the applicant to engage the following:

- a qualified independent wireless infrastructure expert to assess the necessity of this tower at the proposed location (and not just rely on the assessment commissioned by the developer years ago).
- a qualified independent firm to conduct a balloon test and prepare a visual shed report as the report contained in the July 2022 submission is deficient.
- a qualified independent expert to conduct a wildlife survey of the proposed site.

Thank you for your time and consideration.

Sincerely,
Robert Pappas
CC: nocelltoweryorktown@yahoo.com

From: Town Clerk
To: Maura Weissleder
Subject: FW: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Date: Tuesday, March 3, 2026 3:24:34 PM
Importance: High

Please respond that this was received.

From: cole
Sent: Tuesday, March 3, 2026 1:04 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Importance: High

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PLEASE CONFIRM RECEIPT OF MY LETTER BY EMAILING ME BACK

I would like to comment on and question the most recent paper work submitted by Homeland Towers after the last public hearing on February 3, 2026. I also have comments addressing what was discussed during the March 2, 2026 Planning Board meeting.

Homeland Tower's submitted a property values report on February 24, 2026 prepared by the real estate valuation consultant, Lane Appraisal Inc. Lane Appraisal submitted a report comparing home values in neighborhoods where a cell tower is installed. Their report compares the price of a home that has a view of a cell tower vs. the price of a home that does not have a view of a cell tower. Lane Appraisals Inc. never mentions when the cell tower was put up in relation to when the home was sold. In other words...Lane does not document the appraised value of the house before the cell tower was up and what was the appraised value of the house after the tower went up... and then adjust it for inflation. Lane's report is not relevant to the concerns of homeowners living near the proposed 62 Granite Springs cell tower site. These Yorktown home owners would like to see a cell tower impact analysis report on the value of their home. They are asking for an analysis of their current home

value vs. the value after the cell tower is installed. In addition, the Lane Appraisal report is not taking into account how savvy home buyers have become when it comes to buying a home near a cell tower...especially now, when our government is demanding the FCC conduct updated cell tower RF safety studies and adjust their regulations and recommendations.

In response to a letter from Homeland Tower's President, Manuel Vincente's, letter that is dated January 5, 2026, but was posted on the town site on February 24, 2026. A bit confusing, because I question how it is a response to the comments made at the last public hearing on February 3, 2026? During the February 3rd meeting, multiple speakers pointed out that the Yorktown Fire Department has no proven need to be on the 62 Granite Springs Cell tower. But, Mr. Vincente's letter documents how Homeland Towers offers free rent, space and equipment for Yorktown's Fire Department and Yorktown's Volunteer Ambulance Corp. to be on two current towers developed by Homeland. Yorktown Fire Commissioner, Martin McGannon's December 16, 2025 letter states, "I have worked with Homeland Towers on previous projects. Based on that experience, I must note that commitments made have not always been fully honored. In past installations, the Fire District and other first responder agencies were promised adequate space on towers, as well as proper antenna mounting brackets, cabling, and infrastructure (with agencies supplying antennas). However, Homeland Towers' contractors failed to provide these items, resulting in additional unplanned costs to Fire District taxpayers." This type of inconsistency in messaging leaves much question in my mind about the need for emergency services to be on the cell tower and how much tax payer money has been spent to support unnecessary service.

The Yorktown Volunteer Ambulance Corp has recently submitted a letter dated February 3, 2026. This letter claims the Ambulance Corp has experienced poor cell phone coverage in the Granite Springs and Sparkle Lake area. They also have not submitted any evidence of this problem presenting in any way. The letter claims it is a matter of time before this lack of cell coverage they are experiencing has a negative impact on their emergency response. Leaves me wondering why the Ambulance Corp is relying on a cell phone to do their job and what exactly will happen that will negatively impact their emergency response?

The viewshed photos submitted by Homeland Towers depicting what a 130 foot monopole will appear to look like from the surrounding neighborhood is

poorly represented. The photos are shot and photoshopped from the least obvious angle and location. The photos also do not exhibit how the tower will present after the 84 trees are taken down. A request for a proper balloon test for all residents to see a an actual visual of what a 130 foot tower may look like has been submitted. The Planning Board neglected to address the Balloon Test request at the recent March 2, 2026 meeting. Who will be making this very common request so all in Yorktown will get a much more accurate view of how the proposed cell tower will appear to all who live in the area?

During the March 2, 2026 meeting, The Planning Board also discussed how residents in the Walden Woods HOA were informed about the 62 Granite Springs cell tower proposal and park land alienation. A Planning Board member stated the Walden Woods HOA is now defunct. This is inaccurate; the Walden Woods HOA is active and continues to collect annual dues. The Walden Woods HOA never informed any member of the HOA about the cell tower proposal or the park land alienation. Also, interesting is the one of the three public supporters for the tower lives in Walden Woods. Wondering what provider this person uses, what phone she uses, what propagation barriers are having a negative effect on her cell service and what remedies she has tried to improve her cell phone experience? To date, there have been three Yorktown residents who support the tower proposal; one who spoke at a public meeting and two who wrote letters. Last night, Homeland Towers' representative, Vincent Xavier, said, no one comes out to meetings to support a cell tower proposal. It is also true to say, no one comes out to support a cell tower proposal that is not needed.

This raises the concerns about the 2022 City Scape survey that was conducted in Yorktown. Homeland Towers used the data from this survey to justify the 62 Granite Springs cell tower proposal during the March 2, 2026 Planning Board meeting. No one on the Planning Board addressed the obvious about this survey. The data collected in this survey is very limited and vague. The statistical data quoted in the report Homeland Tower's Vincent Xavier's letter dated February 24, 2026 is all based on a few questions that each received less than 950 responses. The most recent 2020 Yorktown census recorded a population of 36, 395. Also, the statistical data explains that only 61.4% of those who answered the survey were Verizon customers. This begs the question...why was there such a poor response to this survey? Vincent Xavier's letter goes on to say that 9 people complained about poor cell service in the Granite Springs Road

area. The report does not explain who these people are, who their carrier is, what phone these people were using or where these people live. Vincent Xavier's letter never discusses the propagation barriers in the Granite Springs Road area and how many of these barriers are not going away and will continue to have a negative effect on a cell signal. Finally, Vincent Xavier commented that he cannot use his cell phone at Stuart's Farm. I personally have used my cell phone successfully numerous times while visiting Stuart's Farm. Also, Vincent should know Stuart's Farm has a Somers address.

Pinnacle Telecom Group's letter from February 2, 2026 confirming the tower/facility will remain in compliance with FCC regulations for RF exposure is not a comforting submission. It will never be comfortable until the FCC completes the requested studies on newer RF technology and revises their recommendations for RF signal usage and cell tower placement. Also, Yorktown has not requested to have an independent RF company randomly check the towers RF output to confirm the tower is remaining in compliance.

The RF justification report ordered by Homeland Towers and conducted by VCOMM on February 24, 2026 is a snapshot of what was taking place at that moment in time. It is not the type of report that delivers consistent results with the utmost accuracy. How can a VCOMM report guarantee better cell service will be achieved when all the propagation barriers mentioned in the report will continue to exist? Propagation barriers will always weaken cell signals and may cause them to drop. Homeland and Verizon do not have the ability to control propagation barriers or remove them. Also, I have yet to see a formal report submitted directly from Verizon explaining why their published coverage maps show no cell gap presenting in Yorktown near the 62 Granite Springs Road cell tower proposal site and does show a cell gap presenting in Somers. Once again raising the question of the true purpose of the 62 Granite Spring Road cell tower. Voting yes or no on this cell tower proposal comes down to who you are going to believe? Do you believe, a total of over a thousand people who have signed the petition against the tower, written letters to the town and attended the public hearings confirming their cell phone service is fine and no tower is needed. OR... Do you believe the three people in this town who have come forward to say they are unhappy with their cell phone service experience? OR... Do you believe a tower company who may be prioritizing a long term lease

payment?

Thank you for considering all I have shared,

Monica Cole

From:	Town Clerk
To:	Maura Weissleder
Subject:	FW: Do you need a cell phone to pick apples? Homeland"s lawyer says you do
Date:	Tuesday, March 3, 2026 12:42:10 PM

From: Wendy Frank
Sent: Tuesday, March 3, 2026 11:54 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; James Martorano <jmartorano@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Engineering Department <engineering@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: Do you need a cell phone to pick apples? Homeland's lawyer says you do

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Hello Planning Committee, I watched the planning board meeting last night and it was very disappointing.

Here are a couple of questions for the planning board. Does anyone want to tour the site? Why hasn't the planning board done that already? You can view the snow melting and high water table firsthand. Look at the poor drainage on Granite Springs Road and how the road has not been paved properly for years. You can see the swans, turtles and all sorts of birds, trees and vegetation. You can walk around the neighborhood and ask other residents how they also had to redo their basements due to climate change and the changing water table in the neighborhood.

Future floodings—a must read
https://blog.ucs.org/shana-udvardy/trump-administration-to-cut-common-sense-flood-rule-that-saves-homes-lives-and-taxpayer-dollars/

To date the supervisor came to the site but didn't walk the area where the tower will be, instead he just stood on the resident's property. To date, neither the Conservation Board nor the Planning Board has conducted a group tour either, despite residents repeatedly asking them to review the site in person. Other council members and John Tegeder showed up, but they did not walk through the woods to the proposed tower location. Why would anyone approve a project without first conducting a site inspection? Why appoint people with expertise to various boards and not utilize their skills and experience and walk the area?

Another major detail residents requested, but which wasn't mentioned at all, was to conduct a balloon test? Why didn't the Planning Board request this from the developer? This request was discussed at the ABACA meeting, during public comment and in letters from numerous residents. Furthermore, the planning

department & committee didn't review or mention comments from the ABACA, the tree committee, which the committees submitted respectfully. Not to mention, during a recent Q&A, town resident Bob Wilson said the town board should ask for coverage maps. Has the planning board requested and reviewed these maps?

Why didn't the planning department and planning committee research the original site plan and the property owner who donated the land? Before building anything you should know the history of the land and review the deeds. This should have been the first step and notification to residents and that was NOT done.

Homeland is also citing an online survey. That survey email dated August 31, 2021 states, ""The survey results will be used by Town officials to determine what kinds of cell-phone towers are acceptable to the community, whether that is poles, towers or some type of concealed transmitter that looks like a tree." "Once the survey results are collected, CityScape will give Town officials policy recommendations as they begin discussions with wireless providers about where to install new transmitters."What wireless providers have you had discussions with and where are those reports? Are we using a survey from 5 years ago that Matt Slater sent out via email? Was the survey just an email sent out to residents and that's it?

See neighboring towns

see neighboring New Castle
https://www.mynewcastleny.gov/621/Wireless-Master-Plan

see NO MASTER PLAN FINAL REPORT

0 Master Plan Final Report

Town of Yorktown (.gov)
https://www.yorktownny.gov › wireless-master-plan › 0...

Wireless Master Plan; 0 Master Plan Final Report. Come Visit. Yorktown Town Hall 363 Underhill Avenue Yorktown Heights, NY 10598. Phone: 914-962-5722 · Town ...

See Lewisboro
https://www.lewisborony.gov/aab/page/lewisboro-wireless-master-plan-study

https://www.lewisborony.gov/media/25526

The lack of transparency and public input is inexcusable.

From Homelands' lawyer & developer last night

"He says he needs cell phone service to pick apples?" You've got to be kidding me. Awww, "I can't use my phone when I go apple picking" is not a good excuse for destroying over 85 trees and wetlands. Plus that is inaccurate since I have often biked to Stuart's Fruit Farm and called my family on my cell phone to ask, "How many ears of corn do you want?" and filled my bike panniers with farm fresh produce.

Homeland stated, "People who support the tower don't come to meetings." "Well, they don't write letters either it seems. Where are all those supporters I ask? There are ONLY 2 letters in support. One is from the HOA treasurer of the Walden Woods Association who totaled her car at the tower site a couple of weeks ago. Her letter is unacceptable because, unlike mine, it lacks details about her phone provider and the technology she uses at home. This person also lives less than a quarter mile from our house. I'll reiterate that we don't have any issues with cell or telephone service but we do have problems with poor drainage and lack of maintenance in the area of the Sparkle Lake retention pond, which the town has ignored for years.

"Homeland also said, 'No part of this project is in the wetlands.'" Why didn't the Planning Committee debunk that?

When board members are NOT prepared and haven't read about the neighborhood, numerous residents submitted letters from the Walden Woods HOA, and Luciana had no idea an HOA existed in Walden Woods. She obviously didn't read all the letters residents submitted, citing that fact. She was unprepared, clearly indicating she hadn't done her homework or reviewed the project paperwork.

As they say in golf when you do something over, it's called a mulligan. I ask the Planning Committee to redo this project and review all the letters from the committees and town residents before allowing the town to destroy wetlands.

I'm also attaching the video featuring the wetlands expert, Eric W., in case you haven't seen it or read his book. Sanderson, the Vice President for Urban Conservation Strategy at the New York Botanical Garden in the Bronx. Prior to this role, he was a Senior Conservation Ecologist at the Wildlife Conservation Society (WCS). Sanderson authored the best-selling book, **Mannahatta: A Natural History of New York City**, which discusses the decade-long Mannahatta Project's investigation of the historical streams, ponds, springs, shores, hills, forests, and wildlife of Manhattan Island on the eve of Henry Hudson's discovery in 1609.

IMG_4593.MOV

Wendy Frank

From: Town Clerk
To: Maura Weissleder
Subject: FW: Homeland Cell Tower - 62 Granite Springs Rd
Date: Tuesday, March 3, 2026 10:43:04 AM

-----Original Message-----
From: Christine Amendola
Sent: Tuesday, March 3, 2026 3:50 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Igilbert@yorktownny.org
Subject: Homeland Cell Tower - 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm writing to you today to express my concerns of this highly unnecessary, gigantic cell tower. My family and I recently relocated to Yorktown Heights, quite closely to Granite Springs rd, in August 2025. We came here because of everything this wonderful town has to offer AND because of how great the community is.

We spent quite a bit of money purchasing our home and we continue to spend money on our incredibly high taxes every year. We were fine doing so because we knew our home would have a good ROI, because we loved the nature and wildlife environment around us, and because the aesthetic of our neighborhood was so different than lower Westchester. The only negative was those awful power lines that run north - south right through the middle of our beautiful town, and very close to wear we live. I can't imagine ANOTHER, even uglier and more destructive, cell tower going up that isn't even to benefit the people of this town.

The area we came from, northern Stamford CT, had been cutting down many of their mature trees for years and it led to major flooding and destruction - not to mention the loss of habitats. I can't imagine what losing 84 beautiful, mature trees will do. Plus, the loss of life to some incredible wild animals would be atrocious.

Lastly, there are so few local businesses that survive these days. I know you've seen it in Yorktown alone with restaurants and little shops not lasting. Things are only going to get worse. To my husband and my understanding, Stuart's Fruit & Fir Farm has been a staple in this community for quite some time. Why would you willing take part in the destruction of such a wonderful place that the community loves?

Your job is to protect your residents AND businesses. How can you be okay with allowing this to go on when it would ruin the health, lives, property values, and businesses of the people (and animals) that live here? Especially when the only good this tower does is for the people of Somers?

Please don't make us regret moving here. Please protect our health - and the health of our 3 beautiful little girls (4.5 years old, 2 years old, and 4 months old). Please protect the lives and safety of the wetland animals. Please help preserve and protect Yorktown Heights so it remains the incredibly beautiful place it is.

Thank you for your time and consideration,

Christine Amendola

(845) 664-2713

University of Portland

March 1, 2026

To Whom It May Concern,

I am a Professor of Biology and Environmental Studies at the University of Portland where I teach and study wetlands ecology and how anthropogenic activities impact wetland ecosystems. Prior, I worked for the US EPA on the National Wetlands Condition Assessment. I am writing regarding the cell phone tower proposed to be built at 62 Granite Springs Road, near my sister's home.

Based on my review of the submitted materials and NYSDEC online wetland resources, including but not limited to the a) the developer's site plan updated February 10, 2026, b) KSCJ Consulting summary letters dated May 25, 2022, May 20, 2024, and February 13, 2026 , c) EBI Consulting summary letters dated November 5, 2025 and February 6, 2026, d) The Town of Yorktown Wetland Functional Assessment for Hallock's Millbrook Watershed, and e) NYSDEC wetland mapper and classification, it is my expert opinion that the proposed plan will cause significant and irreversible impacts to the Hallock Mill Wetlands and the Hallock's Mill Brook Watershed.

1) The Hallock Mill Wetlands are designated as Class I wetlands by NYSDEC, which are afforded the highest level of protection: According to the developer, their plan would require disturbing ± 15,627 ft^2 of wetland buffer in the Hallock Mill Wetlands. The NYSDEC designates the Hallock Mill Wetlands as Class I wetlands. In New York State, a Class I wetland is the highest-ranked, most valuable and most protected category, identified by the NYSDEC for its significant ecological functions, such as providing critical habitat for endangered species, supporting rare plant communities, or being linked to coastal or clean water areas, requiring the most stringent development regulations. As such, any proposed development in the area should be held to the highest standard during the application process by the Town of Yorktown. These wetlands are also located within the Hallock's Mill Brook Watershed. According to the Town of Yorktown's Wetland Functional Assessment, these wetlands performed higher than the regional average for all 8 indicators assessed, indicating the crucial role these wetlands play in the local watershed and region overall. Of particular note, these wetlands scored high for Contributions to Abundance of Wetland Vegetation and Fauna and Modification of Stream Flow and Water Quality Functions, indicating the crucial role these wetlands play in supporting wildlife and preserving water quality. These wetlands are also located within the contributing watershed of the Croton Watershed and the NYC Watershed, so any impacts to these wetlands can have downstream impacts to these larger watersheds.

In reviewing the developer's paperwork, it appears that the proposed site may be home to several endangered species, including the Monarch butterfly, Indiana bat, and bog turtle (which is also a federally protected species). The presence of these species is why there is a restriction

on disturbance to this area between March 31 and October 31. However, the developer has only submitted summary letters from EBI Consulting that contain information from searching online databases. There has not been an on-site seasonal wildlife study to confirm the presence of those or other endangered species. Deer, coyotes, bobcats, fox, possums, skunks, squirrels, turtles, frogs, toads, moles, voles, beaver, weasels, and bats, as well as dozens of different types of butterflies and moths, and over 35 different types of birds, live in, or traverse through, the proposed location. Less than a thousand feet from the proposed site is my sister's garden, which is one of only two certified Monarch waystations in all of Yorktown (the other being Hilltop Hanover Farm). Undisturbed habitat patches, such as the parcel in question, are crucial for the survival of migratory animals, such as the Monarch butterfly and the Indiana bat. It is my expert opinion that prior to considering whether to grant the developer a wetland permit, the Town Board should require that an independent consultant conduct an on-site seasonal wildlife study to determine which organisms and habitats will be impacted by this project.

2) NYSDEC regulates activities in both the wetland proper and the 100-foot buffer around wetlands: The proposed site impacts 15,627 ft^2 of the NYSDEC regulated 100-ft buffer of a federally protected wetland. The buffer area surrounding a wetland is essential to maintaining the ecological integrity and functional performance of the wetland system. The current consensus among wetlands ecologists is that conserving adjacent buffer area is crucial to sustaining the water quality, biodiversity, and ecological function of wetlands. Effectively, if you impact the wetland buffer, you are impacting the wetland itself. This is why any encroachment into the buffer is regulated and requires a NYSDEC freshwater wetlands permit.

The proposed site drains directly into Crystal Lake and is just a few hundred feet away from Sparkle Lake Park, a popular site for fishing and swimming. People used to swim and fish in Crystal Lake but now it is badly eutrophied, showing signs of algae blooms due to increased nutrient runoff, leading to oxygen deprivation and death of aquatic life. Wetland buffers act as filters that intercept sediments, nutrients, and contaminants from surface runoff, thereby reducing pollutant loading and preventing eutrophication. In my expert opinion, removing the wetland buffer, including removing 84 mature trees in the wetland buffer, will directly increase nutrient and sediment runoff into Crystal Lake, exacerbating eutrophication, and potentially damaging it beyond repair.

3) The wetland delineation was not performed according to standard best practice and therefore does not make a valid determination of where the wetland boundary is: The developer's wetland delineation was performed on November 9, 2021 and field verified by the NYSDEC on November 29, 2021. While the February 13th letter from KSCJ Consulting contends that this is "completely appropriate and industry commonplace", this is not considered best practice in wetlands ecology. Standard best practice is to conduct wetland delineations during the growing season, which in the Northeast is May through September, when soil hydrology is most evident and vegetation is in full leaf, allowing for accurate identification of hydrophytic vegetation. In fact, the NYSDEC guidelines for wetland delineation specifically recommend that delineations be conducted during the growing season, with July through August being cited as the optimal time to assess vegetation. The current scientific consensus is that wetland boundaries can vary over

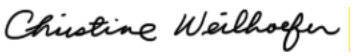
60% throughout a single year, underscoring the importance of performing delineations during the proper season. Delineations performed outside of the growing season have a higher likelihood of delineating the wetland boundary to be smaller than it actually is. In fact, the wetland boundary was reviewed on July 9th, 2025, and the professional opinion of Steven Danzer (Wetlands and Environmental Consultant) is that the wetland boundary as delineated should be expanded and recommended a re-delineation of the wetland boundary during the growing season. It is my professional opinion that the wetland delineation submitted by the developer is not based on best practice nor scientifically sound evidence and the wetland boundary should be re-delineated during the growing season by an independent environmental consulting company.

Further, the developer has only submitted summary letters from KSCJ Consulting, not the full delineation report. These summaries do not include the methodologies that were used, nor do they indicate who performed the delineation and what their credentials are. In my expert opinion, the Town Board should request the full report of the wetland delineation performed by KSCJ consulting that includes this information.

In summary, the developer has not provided an on-site wildlife study to confirm which organisms and habitats will be impacted by this project. Instead, summaries were provided of results from searching an online database. I strongly recommend an on-site wildlife study is done by an independent party prior to the Town Board considering whether to grant a wetland permit. Further, the developer has not provided a wetland delineation report that conforms with either industry standards or best practices. Instead, summaries were provided of a delineation that was done at the wrong time of year. I strongly recommend that the wetland delineation be repeated during the appropriate growing season, in accordance with accepted federal and state delineation methodologies, by an independent environmental consulting firm. A growing-season delineation will allow for accurate characterization of vegetation communities and more defensible mapping of wetland boundaries. Only after such verification should the Town Board consider further action on this application. Lastly, even assuming arguendo that the developer's plan will cause disturbance only within the 100-foot boundary of this Class I wetland, the Town Board should deny the permit to develop as any activity in this buffer will have profound negative consequences to the wetland itself, downstream habitats, and downstream watersheds.

Thank you for your consideration of these comments. I would be pleased to provide further technical clarification if requested.

Respectfully,



Christine Weilhoefer, Ph.D.
Department of Biology & Environmental Studies
University of Portland, Portland, OR 97217

From: Lili Zheng
Sent: Sunday, March 1, 2026 3:54 PM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Oppose the Granite Springs Cell Tower

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Dear Members of the Town Board,

Our whole family opposes the cell tower project on Granite Springs Rd.
We are deeply concerned about the potential impact this cell tower may have on our family, our neighborhood, and the broader community.

First and foremost, we are concerned about potential health effects associated with long-term exposure to radio frequency (RF) radiation emitted by cell towers. Although regulatory agencies such as the Federal Communications Commission (FCC) have established exposure guidelines, many residents remain concerned about cumulative, continuous exposure — especially for children, seniors, and individuals with medical conditions. As a family living next to the proposed site, we would be subjected to constant exposure, day and night, **without choice or control.**

In addition to health concerns, the proposed tower would significantly affect the character of our residential neighborhood. A large commercial structure so close to homes would negatively impact aesthetics, enjoyment of property, and potentially property values. Many families chose to live in this area because of its residential setting, and this installation would alter that environment.

Yorktown is one big supportive, caring family town and we beg the town board to NOT allow the cell phone tower project to happen.

Sincerely,
L. Z.

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Cell Tower Opposition
Date: Saturday, February 28, 2026 6:04:35 PM

Sent from my iPad

Begin forwarded message:

From: Jennifer
Date: February 28, 2026 at 10:46:45 AM EST
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Opposition

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To whom it may concern,
I am writing to express my opposition to the proposed installation of a cell phone tower at 62 Granite Springs Road.
As a longtime resident of Yorktown Heights and a homeowner on XXXXX for the past 20 years, I care deeply about the character, environmental integrity, and long-term stability of our community. I echo the concerns voiced by our neighbors at the recent Town Board meeting and believe those comments thoughtfully reflected the sentiment of many residents.
The potential environmental impact of this project, including effects on local wildlife and the surrounding ecosystem, warrants serious and careful review. Equally important is the effect such a structure may have on neighborhood aesthetics and property values. Many of us have made substantial personal and financial investments in our homes, and decisions of this magnitude should prioritize protecting those investments and preserving the residential nature of the area.
I respectfully ask the Board to consider alternative locations or solutions that would minimize disruption to established neighborhoods and protect the qualities that make Yorktown Heights such a desirable place to live.
Thank you for your attention and for your continued service to our community.
Please confirm receipt of this mail.
Sincerely,
Jennifer Patrissi

Sent from my iPhone

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Maria Ivezaj [redacted]
Sent: Friday, February 27, 2026 10:03 AM
To: Susan Siegel <ssiegel@yorktownny.gov>
Cc: Town Clerk <townclerk@yorktownny.gov>
Subject: Susan Siegel Article in Yorktown News/62 Granite Springs Rd

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Councilwoman Siegal,

The recent commentary regarding the Granite Springs Road cell tower frames this issue as though the Town Board's hands are tied and residents' concerns are largely subjective. That characterization is both inaccurate and deeply frustrating.

First, the visual impact of a 130-foot industrial structure in the middle of a residential neighborhood is not "just opinion." Under SEQRA and long-standing zoning principles, community character and visual impact are legitimate, legally recognized land-use considerations. A structure of this magnitude will permanently alter the residential landscape. That is not emotional rhetoric. It is a material planning impact.

Second, concerns about property values are not baseless speculation. Courts across the country have acknowledged that proximity to large telecommunications towers can affect marketability and desirability. Homeowners are justified in questioning the placement of a commercial-grade structure looming over their homes.

Most troubling is the implication that denying this application would somehow expose the Town to inevitable, unwinnable litigation. That is simply not the standard under federal law.

The Telecommunications Act of 1996 does not require municipalities to approve every application placed before them! What it prohibits is an “effective prohibition” of service. Courts, including within the Second Circuit, have made clear that a provider must demonstrate (1) a significant coverage gap and (2) that its proposal is the least intrusive means of remedying that gap.

Those are NOT trivial hurdles. They are the applicant’s burden.

If the alleged coverage gap is overstated or unsupported by credible, INDEPENDENTLY verified data, the Board has grounds to deny. If feasible alternatives exist, (which they do), and the applicant has not adequately pursued them, the Board has grounds to DENY. If the proposal is not the least intrusive means of addressing the claimed gap, the Board has grounds to DENY.

Do Wetlands and their buffers mean nothing to this town anymore? According to the Freshwater Analysis from Aug 2007 that the TOWN did, Wetlands and its buffers DID matter at one point. What changed now?

Bob Wilson has provided clear reasons why the Board can exercise authority consistent with federal law. The Town is NOT required to rubber-stamp a corporation’s preferred location, simply because litigation is inconvenient! Avoiding scrutiny is NOT the same as complying with the law.

Residents have not “confused opinion with fact.” They have reviewed HUNDREDS of pages of submissions, identified inconsistencies, challenged propagation maps, and demanded substantiation. Advisory boards themselves have requested more information! That alone signals that the applicant has not yet met its burden.

The Board’s obligation IS NOT TO ACCOMMODATE A TELECOMMUNICATION CORPORATION. It is to enforce zoning protections, uphold SEQRA standards, and ensure that any approval is supported by substantial evidence in the record.

The law does not require surrender. It requires diligence.

The community expects the Board to use the legal authority it possesses and LISTEN TO ITS VOTERS, the ones that MAKE YORKTOWN THEIR HOME, not to default to approval out of misplaced fear of a lawsuit.

Maria Ivezic

Outlook

FW: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

From Town Clerk <townclerk@yorktownny.gov>
Date Wed 2/18/2026 9:35 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Wendy Frank [redacted]
Sent: Wednesday, February 18, 2026 12:17 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; James Martorano <jmartorano@yorktownny.gov>; Engineering Department <engineering@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Nancy Calicchia <ncalicchia@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Fwd: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

An update on my earlier email since I attended the ABACA meeting this evening. Please add to the comments/testimony.

According to the town website on July 14, 1964, the Town Board resolved to adopt an ordinance establishing the Advisory Board on Architecture and Community Appearance (ABACA) to protect the town from the harmful effects of inappropriate and poor-quality dCAesign. According to the Town of Yorktown Comprehensive Plan under scenic and historic preservation ytn10.pdf Crystal Lake is listed.

It just doesn't seem "scenic" to have a large oversized 150 ft cell tower adjacent to Stuart's Fruit Farm. Ongoing concerns exist regarding the tower's visual impact; its excessive height and intrusive visibility have not been properly vetted by Homeland or the town. The term "scenic" is referred to Crystal Lake in the adopted 2010 comprehensive town plan. Placing a cell phone tower there doesn't seem "scenic," especially since the town's long-range planning document outlines that area as "scenic."

We request a balloon test to truly understand the visual impact on the surrounding landscape and homeowners in this "scenic" area. This sensitive area contains wetlands and a residential road that lacks proper drainage. Most recently, a driver recently caused a major accident here, taking down an entire Verizon telephone pole at this location and we don't know if it was caused by ponding, icey conditions or the driver was impaired.

We do know that computer simulated views are not as accurate as actual viewshed pictures taken during a balloon test. The renderings, Photoshop work, and computer-generated pictures do not reflect the removal of trees for the project which will impact the view of the tower. We also have questions about the inaccuracy of tree removals: the applicant stated 37 trees to the County of Westchester, but their paperwork to the town says 88. The community's appearance of the area will be ruined forever; therefore, we ask that the ABACA advisory board review all documents concerning the "scenic" area that will be destroyed forever if this project moves forward.

Furthermore after tonight's meeting the developer said, "84 trees is not a lot of trees". Without considering over 300 saplings, bushes and other vegetations in the area. The develoepr didn't mention the princess pine either that was brought up by the local arbonist.

The developer to date didn't know the following:

What the grade of the area was asked and the developer couldn't answer that question

What's the pad made of? The developer couldn't answer that question

The color of equipment they didn't know yet elther

How are you viewing the site from what angles since they didn't do a balloon test? They couldn't explain they didn't even do a proper study using a drone.

Now the developer says he will do that test on his own? What are his qualifications?

Why wasn't the balloon test done originally when they developer proposed the site in the first place? That seems like something you do before to help identify how visiible the structure will be.

The developer had no idea what type of generators? What size generators?

What's the foot print size of the generator? They didn't know

Noise from the generator? The developer didn't know that either

Who maintains the "driveway"? That was not clear either

Who maintains the pole and equipment?

One board members lives on Sarles Drive and said his cell phone service is fine. The developer said he's recieved "many complaints about cell service in the area". Where are those complaints? There is nothing in writing submitted from those people complaining about their cell service in the neighborhood.

The developer admitted in the meeting the service will help Somers but NOT Yorktown.

Someone tell me how Homeland Towers proposed the lease of this property in July of 2022 and now 5 years later they don't have any answers of how this towering cellphone tower will be constructed? Or what materials will be used?

Jon Stewart said, "if you smell something say, something"

This entire project smells!

Yours truly,

Wendy Frank

Outlook

FW: Cell Tower Opposition

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 7:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Robert Patrissi [redacted]
Sent: Tuesday, February 17, 2026 5:40 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Diana,

I am writing as a 20-year resident of Yorktown Heights, living on [redacted], to formally express my opposition to the proposed motion to install a cell phone tower at 62 Granite Springs Road.

I agree with and support the thoughtful statements made by my neighbors at the most recent Town Board meeting. The concerns raised regarding environmental health, impacts on local wildlife, and the broader character of our community are significant and deserve careful consideration. In addition, the potential effect on surrounding property values is a serious issue for those of us who have invested in our homes and in the long-term stability of this neighborhood.

Yorktown Heights is valued for its natural setting and residential character. I respectfully urge the Board to fully weigh the environmental implications, aesthetic impact, and economic consequences before approving this proposal, and to consider alternative solutions or locations that would better protect our community.

Thank you for your time and consideration.

Sincerely,

Robert Patrissi

Outlook

FW: Cell Tower- Please Read!

From Town Clerk <townclerk@yorktownny.gov>
Date Mon 2/16/2026 7:38 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Pam Roden [redacted]
Sent: Monday, February 16, 2026 1:46 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower- Please Read!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon to All,

I am a resident very close to the proposed site of the 130 foot cell tower. I STRONGLY OPPOSE this proposition for the following reasons:

- **Visual Impact:** Something so aesthetically horrific and of this size and scope should never be considered for a residential area.
- **Residents:** Local residents pay a great deal of taxes to support and encourage our northern Westchester aesthetic. This project would negatively impact home value and significantly minimize desirability for future families to settle.
    - **Environmental Damage:** The site is in a wetlands buffer, potentially harming the bog turtle, Indiana bat, and monarch butterfly.
    - **Water Quality:** Construction threatens to impact Sparkle Lake, which is connected to the Croton watershed.
    - **Alternatives:** Investigate smaller cell options on existing poles instead of a large tower.
- Thank you for your time, attention and consideration of this important matter.
- Regards,
- Pamela Roden
- [redacted]

- Granite Springs

Outlook

FW: Follow up questions and concerns about February 9, 2026 Planning Board meeting

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 2:15 PM
To Maura Weissleder <mauraw@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>

From: [redacted]
Sent: Tuesday, February 17, 2026 1:10 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Follow up questions and concerns about February 9, 2026 Planning Board meeting

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To:
The Planning Board
The Town Board

It was concerning to watch the latest Planning Board meeting on February 9, 2026.

The Planning Board and Homeland Towers both mentioned the **Fire Department** has a need to be on the monopole cell tower to improve their communication. This is curious because information shared during the February 3, 2026 Public Hearing explained there is no record in the FOIL documents providing evidence of the Fire Department's need to be on the cell tower. Also, no record of an independent communications consultant exists providing any evidence of a need or recommendations for the Fire Department to be on the tower. It was concluded by many, the Fire Department does not need to be on the monopole and is being used to build support for this cell tower proposal by manipulating the public's fear and desire to support first responders.

The Planning Board also questioned the aesthetics of the tower. Homeland Towers answered those concerns with photos obviously taken at angles and locations that downplay the presence and appearance of the 130 monopole cell tower. Also, the viewshed photos did not take into account what the view will look like after the proposed 84 trees are cut down. I can assure you, the view from many other locations near this proposed tower will show a very different visual story. This begs the question...Why didn't anyone on the Planning Board or Town Board request Homeland Towers conduct a **Balloon Test**? I wrote a letter to you all on January 19, 2026 inquiring about a Balloon Test and no one bothered to respond.

Also wondering why the Planning Board did not ask obvious questions relating to January 25, 2026, RF consultant's report provided to the Town Board by Douglas Fishman.

No one on the Planning Board inquired about why **Homeland has not yet justified being on the 62 Granite Springs Road site** and **has not provided data to substantiate the claim that the site is needed to offload capacity from the neighboring sites.**

No one asked Homeland Towers why they went to Somers first to solve Somer's cell gap issue and why Somers turned them down twice.

No one asked Homeland Towers to define exactly where the cell gap is defined in Yorktown. Would have been interesting to hear Homeland's response, because no cell gap presents on the gold standard FCC Broadband map or the current coverage maps for Verizon, AT&T or T Mobile. Is anyone wondering how exactly Homeland is going to prove a cell gap exists? How will Homeland prove they can improve anyone's cell service in Yorktown when a cell gap does not exist or a need to offload capacity from the neighboring sites?

Does anyone on the Planning Board understand **4G and 5G propagation barriers** and how the neighborhood near 62 Granite Springs Road is full of them? The propagation barriers are always going to be and will occasionally weaken a cell signal and cause it to drop. A 130 foot monopole cell tower is not going to win over propagation barriers and many will still experience cell signal weakening or dropping at times. Also, Verizon or any other carrier most likely **will not lease small cells** in an area they do not need to service, because a cell gap does not exist on their coverage map, nor the need to handle offload capacity from neighboring sites. **Verizon is interested in being on the current 62 Granite Springs cell tower, because they will aim to fill the cell gap in Somers. Verizon will not be leasing the tower to fill a cell gap that does not exist in Yorktown.**

In addition, the **VCOMM** report used to justify this tower is from **November 2021**. A VCOMM only addresses what Verizon **MAY** be able to accomplish if they are on the monopole. A VCOMM justification report typically assesses the coverage and capacity of a wireless network, which can help identify areas with insufficient signal strength often referred to as cell gaps. However, it **does not** directly prove cell gaps, but rather provides data that **can** indicate their presence. **This means the data provided in NOT DEFINITIVE.** This is true because 4G and 5G propagation variables can change on any given day or time. These changes can and do influence the data collected on a VCOMM report. **Meaning VCOMM data will vary and can never claim to be 100 percent accurate beyond the time and day it was collected.**
This all means the Planning Board is being asked to comment/give recommendations on a highly invasive/destructive project, that will have a devastating impact on precious parkland, a residential neighborhood and Yorktown as a whole; a project that is not justified in any reliable report and cannot prove it will benefit anyone's cell service in Yorktown.

The questions remain...Does the Planning Board recognize this proposal is not justified and will not benefit cell service in Yorktown? Is the Planning Board satisfied with the current proposal information to give their approval to go forward with this 130 foot monopole cell tower installation? Is it worth ruining beautiful open space parkland, killing environmental elements and animals, risking toxic contamination of the air, land and water, lowering property values, sending the message to all potential buyers that Yorktown does not protect their open space or residential neighborhoods and putting your neighbors health at risk? All for an unproven

technological gain, that will be replaced much sooner than later. Keep in mind, both Homeland Towers and Verizon, can break their lease at anytime and leave Yorktown to pay to clean up the mess left behind.

Thank you for considering all I have shared when you write up your recommendations for this proposal.

Monica Cole

FW: Cell phone tower

From Town Clerk <townclerk@yorktownny.gov>
Date Sat 2/14/2026 11:21 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kaylee Huff <[redacted]
Sent: Saturday, February 14, 2026 9:38 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell phone tower

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Hello,

My name is Kaylee Huff. I live in Yorktown Heights with my husband and three young children. There is a plan to place a cell phone tower in our town. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns
   - Some residents are worried about potential health effects from continuous radiofrequency (RF) radiation emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts
   - The site is near wetlands and conservation land, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency
   - The proposal was added to meeting agendas on short notice, giving residents little time to learn about the project or attend hearings.

4. Aesthetics & Neighborhood Character
   - Tall towers are visually intrusive "eyesores" in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns
   - Nearby cell towers can lower property values, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues
   - Neighbors also raised flooding and stormwater concerns due to tree removal and soil uprooting.
7. Regulatory & Parkland Use Issues
   - The land proposed for the tower was originally donated with the intent to be parkland. Some residents argue building a tower there may contravene that original use of the land.

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.
Please reconsider,
Kaylee Huff

Outlook

Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Diana Quast <dquast@yorktownny.gov>
Date Fri 2/13/2026 6:04 PM
To Maura Weissleder <mauraw@yorktownny.gov>

Sent from my iPhone

Begin forwarded message:

From: Wendy Frank [redacted]
Date: February 13, 2026 at 5:46:10 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

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FYI, we want to make sure this ltr is added to the website - https://www.yorktownny.gov/town-departments/town-clerk/pending-projects/homeland-towers-project-granite-springs-road/

Thanks and good shabbos!!

---------- Forwarded message ---------
From: <[redacted]
Date: Tue, Feb 10, 2026 at 2:15 PM
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment
To: townclerk@yorktownny.gov <townclerk@yorktownny.gov>, supervisor@yorktownny.gov <supervisor@yorktownny.gov>, elacterman@yorktownny.gov <elacterman@yorktownny.gov>, planning@yorktownny.gov <planning@yorktownny.gov>, irechey@yorktownny.gov <irechey@yorktownny.gov>, jtegeder <jtegeder@yorktownny.org>, lgilbert@yorktownny.gov <lgilbert@yorktownny.gov>, ssiegel@yorktownny.gov <ssiegel@yorktownny.gov>, sesposito@yorktownny.org <sesposito@yorktownny.org>, pmurphy@yorktownny.gov <pmurphy@yorktownny.gov>, highway@yorktownny.gov <highway@yorktownny.gov>

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town

Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

Proper construction practice is to require a complete wetlands soil auger subsurface water table study. The construction site would then ensure comprehensive soil samplings below the surface. This process is critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

Given these circumstances, I urge the Town Board to review these issues thoroughly, to ensure that proper soil testing procedures are mandated and accurate environmental assessments are crucial and listen to the community.

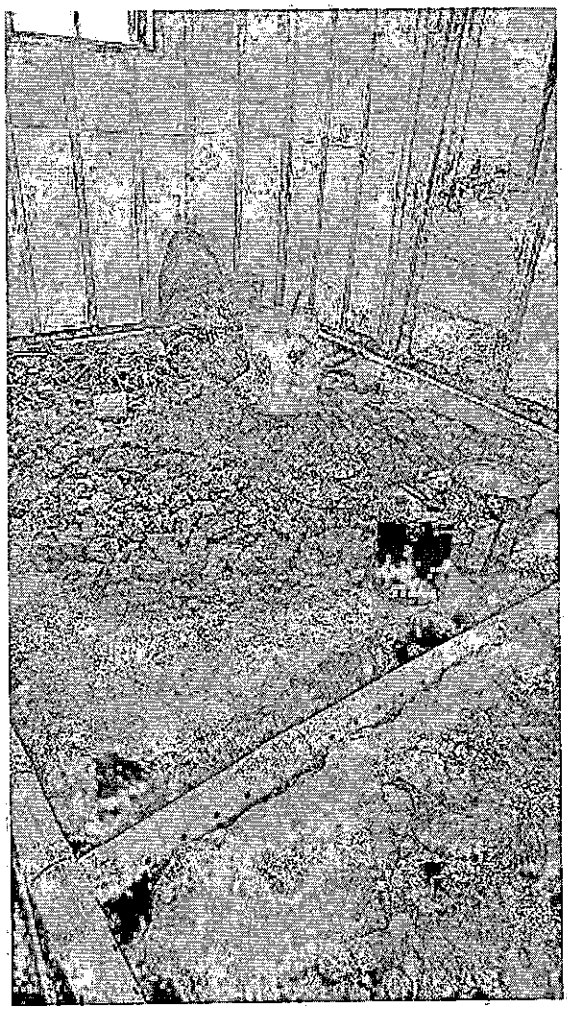
We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

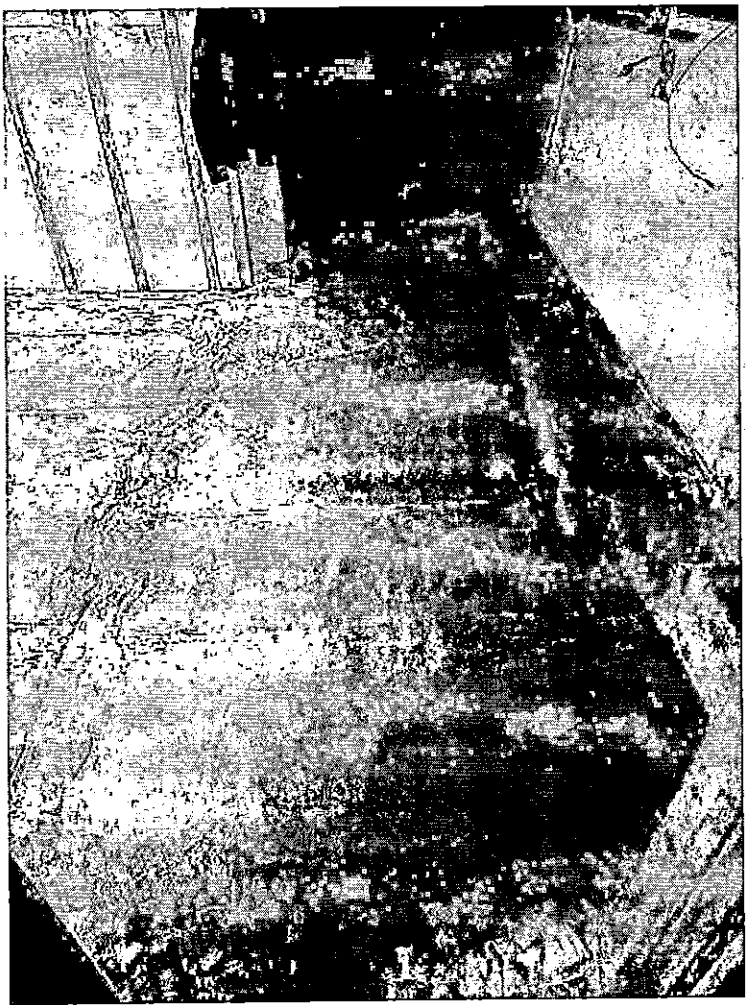
Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

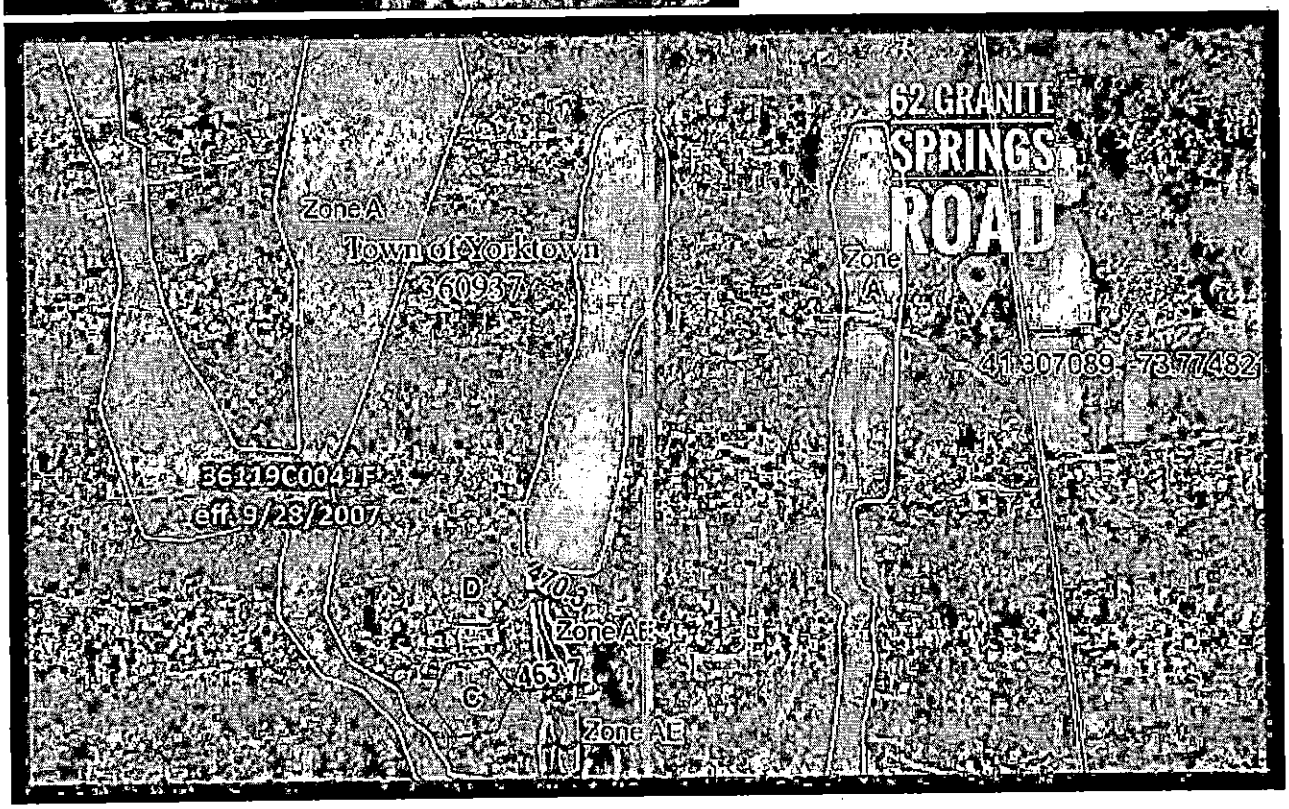
Sincerely,

Howard Frank and the Frank family








62 GRANITE SPRINGS ROAD
Zone A
Town of Yorktown
360937
Zone A
41.307089, -73.77482
36119C0041F
eff. 9/28/2007
D
Zone AE
463.7
C
Zone AE

Outlook

FW: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 6:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

4 attachments (280 KB)
photo1basement.jpg; photo2basement.jpg; photo3basement.jpg; floodplanYorktown.jpg;

-----Original Message-----
From: [redacted]
Sent: Tuesday, February 10, 2026 2:15 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; elacterman@yorktownny.gov; Planning Department <planning@yorktownny.gov>; irechey@yorktownny.gov; John Tegeder <jtegeder@yorktownny.gov>; lgilbert@yorktownny.gov; Susan Siegel <ssiegel@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Highway Department <highway@yorktownny.gov>
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

Proper construction practice is to require a complete wetlands soil auger subsurface water table study. The construction site would then ensure comprehensive soil samplings below the surface. This process is

critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

Given these circumstances, I urge the Town Board to review these issues thoroughly, to ensure that proper soil testing procedures are mandated and accurate environmental assessments are crucial and listen to the community.

We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

Sincerely,

Howard Frank and the Frank family

Outlook

FW: Opposed to Cell Tower

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 8:56 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kathryn Johnson [redacted]
Sent: Monday, February 9, 2026 9:12 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>
Subject: Opposed to Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members,

My husband and I reside at [redacted] in a quiet, predominantly residential neighborhood. We are writing to express our strong opposition to the installation of any cell tower in our area.

A cell tower would be wholly inconsistent with the residential character of our neighborhood and could have detrimental effects on our health, our environment, and our property values. We deliberately chose to live in this area because of its natural setting and absence of large-scale commercial infrastructure. Introducing a cell tower would fundamentally alter that character.

Additionally, our current cell service is reliable and fully adequate. There is no demonstrated need for additional infrastructure in this location, and we see no justification for imposing the risks and visual impact of a cell tower on nearby residents.

For these reasons, we respectfully but firmly urge you to reject any proposal to construct a cell tower in our neighborhood. We appreciate your consideration of the concerns of local residents and trust that you will protect the integrity and livability of our community.

Sincerely,

Kathryn Johnson
[redacted]

Outlook

FW: New Response Completed for Contact

From Web <web@yorktownny.gov>
Date Mon 2/9/2026 12:13 PM
To Diana Quast <dquast@yorktownny.gov>; Maura Weissleder <mauraw@yorktownny.gov>

From: noreply@yorktownny.gov <noreply@yorktownny.gov>
Sent: Friday, February 6, 2026 11:46 PM
To: Web <web@yorktownny.gov>
Subject: New Response Completed for Contact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please note the following response to Contact has been submitted at Friday February 6th 2026 11:43 PM with reference number 2026-02-06-001.

- **Name:**
  stuart epstein
- **Email:**
  [redacted]
- **Phone:**
  [redacted]
- **Subject:**
  cell tower
- **Question/Comment:**
  I am definitely opposed to the construction of the cell tower by Granit Springs. Even though i do not live in that section of town I feel yhay this parcel should be kept as open space, it is not fair to the neighbors especially the person that is less then 500 feet where 1300 is recommended. Cutting down almost 100 trees in an area that is designated open space is sinful I would not want to sit out in my back yard and see that steel tower no matter what color they paint it. If power goes out the generator will probably run on propane, I would not want it running unattended. PLEASE do not APPROVE THIS SITE, DO NOT approve a wetlands permit, and no cutting of trees. I watched the meeting i saw how mant people attended they all worked so hard doing research, hiring lawyers, checking property boundaries.
  I voted for the existing town board because I feel they are fair. Pleas respect the open space and [lease respect the neighborhood, the HOMEOWNERS. When the planning board and zoning board look at building homes or extensions on homes the number priority is will it change the character of the neighborhood . THIS IS NOT IN

CHARACTER.

Thank you
Stuart Epstein

[redacted]
Shrub Oak

[This is an automated email notification -- please do not respond]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition of cell tower
Date: Wednesday, February 4, 2026 12:03:06 PM

From: Abby Gani [redacted]
Sent: Tuesday, February 3, 2026 9:47 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition of cell tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Abby Gani. I live in Yorktown Heights with my husband and two young children. There is a plan to place a cell phone tower in our neighborhood. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns

- Some residents are worried about **potential health effects** from continuous *radiofrequency (RF) radiation* emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts

- The site is **near wetlands and conservation land**, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency

- The proposal was **added to meeting agendas on short notice**, giving residents **little time to learn about the project or attend hearings.**

4. Aesthetics & Neighborhood Character

- Tall towers are **visually intrusive "eyesores"** in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns

- Nearby cell towers can **lower property values**, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues

- Neighbors also raised **flooding and stormwater concerns** due to tree removal and soil uprooting.

7. Regulatory & Parkland Use Issues

- The land proposed for the tower was originally **donated with the intent to be parkland**. Some residents argue building a tower there may **contravene that original use of the land.**

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.
We would love to have your support with this matter.

Thank you,
Abby Gani

Town Clerk's Office

FEB 04 2026

Diana L. Quast, Town Clerk
Town of Yorktown, New York

[redacted]

Yorktown Heights, N.Y.

10598

January 31, 2026

Diana Quast

Town Clerk

Yorktown Town Hall

363 Underhill Avenue

Yorktown Heights, NY 10598

Dear Ms. Quast,

We are writing this letter to express our concerns regarding the proposed cell phone tower on 62 Granite Springs Rd. This project will require the removal of multiple trees in our neighborhood and is not needed to improve cell phone service in our area. We further believe that this large cell tower should not be placed in the middle of a residential area and will have a negative impact on our environment.

Thank you for your consideration.

Sincerely,

Ronald Ammon

Donna Ammon

Donna Ammon

From: Jeff Anzevino [redacted]
Sent: Tuesday, February 3, 2026 5:16 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Fwd: Public Hearing Notice Homeland Towers 62 Granite Springs Road

Scenic Hudson was just apprised that notice has been given that a public hearing will be reconvened tonight by the Yorktown Town Board as it considers a wetland, stormwater, and tree permit application submitted by Homeland Towers, LLC for the proposed construction of a telecommunications facility located at 62 Granite Springs Road in Yorktown,

Since Scenic Hudson is unable to attend tonight's meeting on such short notice, we respectfully request that the hearing remain open so that we can better understand the environmental and historic impact of the 130' telecommunications facility of Stuart Farm.

Scenic Hudson in 2017 contributed $353,175 toward the conservation of the Stuart Farm and we are concerned that the propsoed 130' tower is likely to result in adverse impacts on the environment, community and historic resources. https://www.westchestergov.com/previous-releases/westchester-to-protect-county-s-oldest-working-farm#:~:text=Scenic%20Hudson%20Land%20Trust%2C%20Inc.,of%20working%20farmland%20in%20Westchester.

Further, it is our understanding that the farm has been nominated for listing on the New York State Historic Business registery. https://news.halstonmedia.com/somers-record/stories/stuarts-farm-earns-historical-recognition,24277?#:~:text=Stuart's%20Farm%20Earns%20Historical%20Recognition,%2C%E2%80%9D%20the%20OPRHP's%20website%20says.

Further, with respect to the address of the proposed tower, if there has been a mistake in the public notice, we urge the Town Board to renotice the Public Hearing and keep the hearing open until Scenic Hudson and others can properly assess the potential for environmental impact of the proposed tower.

Thank you.

Jeffrey Anzevino

J. Jeffrey Anzevino, AICP (he/him/his)

Director of Land Use Advocacy
Scenic Hudson, Inc.
[redacted]

Building on 60 Years of Success
Read our Annual Report to learn more about our goals for the future and steps we will take to achieve them.

From: Dave [redacted]
Sent: Monday, February 2, 2026 7:31 PM

Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Dear Yorktown Leadership,
I do not believe this site is necessary and ultimately will be harmful to our community.
A giant cell tower - not the right decision
A distributed set of cell repeaters is better
I have lived in Yorktown for many years, went through the school system and seen many changes - I'm not opposed to change. I am opposed to bad decisions.
Thank You.
Sincerely,
David Hands

Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this project does not conflict with or jeopardize the intent and conditions of those grants. Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,
Neysa Rascona

Hello -

My name is Daniel Zlotnick and I am the owner of [redacted] Yorktown Heights.
I live here with my wife and our young daughter.

Please let it be known that we are 100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.

Thank you,
Dan

Hello -

My name is Elizabeth McQuestion and I reside [redacted] Yorktown Heights.
with my husband and two small children.

Please let it be known that as property owners we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned mother and resident. Elizabeth McQuestion.
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:22 PM

From: neysa Rascona <[redacted]
Sent: Tuesday, February 3, 2026 11:14 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this

project does not conflict with or jeopardize the intent and conditions of those grants.

Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,

Nevsa Rascona
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposed To Cell Tower
Date: Tuesday, February 3, 2026 1:20:12 PM

From: Francine [redacted]
Sent: Tuesday, February 3, 2026 11:35 AM
To: Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposed To Cell Tower

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Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Iveza[redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

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Good afternoon,

Please forward my message to all members of town board.

Looking forward to seeing you all at the meeting tonight.

Residents were not notified via mail when alienation was happening,
Residents were not notified when the December meeting on this 130ft cell tower build built on wetlands commenced,
Though some Residents were notified when it was up for permits,
More people were sent Supervisor Lachtermans press release than the permit notification. For example, I was never notified about permits. But I was sent the press release.

We find this a bit odd.

Maria Ivezic

From: Town Clerk
To: Maura Weissleder
Subject: FW: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Date: Tuesday, February 3, 2026 1:19:35 PM

From: [redacted]
Sent: Tuesday, February 3, 2026 12:26 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Re: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your response.

------ Original Message ------
From: elachterman@yorktownny.gov
To [redacted] townclerk@yorktownny.gov; pmurphy@yorktownny.gov; sesposito@yorktownny.gov; ssiegel@yorktownny.gov; igilbert@yorktownny.gov; rsteinberg@yorktownny.gov; jtegeder@yorktownny.gov; irichey@yorktownny.gov; planning@yorktownny.gov; supervisor@yorktownny.gov
Sent: Tuesday, February 3rd 2026, 12:22 PM
Subject: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your email Monica. I've been compiling all of the questions and comments from the emails and we will be reviewing them tonight with Homeland and the expert.

Get Outlook for iOS

From: [redacted]
Sent: Tuesday, February 3, 2026 12:17:41 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel

<ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <jrichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

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PLEASE CONFIRM RECEIPT OF MY LETTER BY EMAILING ME BACK

TO ALL:

DID ANYONE NOTICE THE INFORMATION SHARED IN THE **VCOMM REPORT** SUBMITTED ON **NOVEMBER 17, 2021** OR THE **RF CONSULTANT REPORT** FROM DOUGLAS FISHMAN SUBMITTED ON **JANUARY 25, 2026**?

DO YOU REALIZE **DOUGLAS FISHMAN'S REPORT USES THE VCOMM JUSTIFICATION REPORT FROM NOVEMBER 17, 2021** TO SUPPORT HIS REPORT?

THE **VCOMM REPORT ONLY ADDRESSES** WHAT **VERIZON** MAY BE ABLE TO ACCOMPLISH BEING ON THE MONOPOLE.

A **VCOMM RF JUSTIFICATION REPORT** TYPICALLY ASSESSES THE COVERAGE AND CAPACITY OF A WIRELESS NETWORK, WHICH CAN HELP IDENTIFY AREAS WITH INSUFFICIENT SIGNAL STRENGTH OFTEN REFERRED TO AS CELL GAPS. HOWEVER, IT **DOES NOT DIRECTLY PROVE CELL GAPS** BUT RATHER PROVIDES DATA THAT **CAN** INDICATE THEIR PRESENCE.

4G AND 5G PROPAGATION VARIABLES CAN CHANGE ON ANY GIVEN DAY AND TIME AND CAN INFLUENCE DATA COLLECTED ON A VCOMM REPORT. MEANING A VCOMM

REPORT CAN NEVER CLAIM TO BE 100 PERCENT ACCURATE.

TWO STATEMENTS IN DOUGLAS FISHMAN'S RECENT RF CONSULTANT REPORT SUBMITTED JANUARY 25, 2026 ARE VERY IMPORTANT TO RECOGNIZE AND UNDERSTAND:

HOMELAND TOWERS HAS NOT DONE AN ADEQUATE JOB SUBMITTING JUSTIFICATION FOR THIS NEW SITE.

THERE IS NO DATA PROVIDED TO SUBSTANTIATE THE CLAIM THAT THE SITE IS NEEDED TO OFFLOAD CAPACITY FROM THE NEIGHBORING SITES.

THE TWO REPORTS MENTIONED ABOVE HAVE NOT PROVEN A CELL TOWER IS THE SOLUTION YOU ARE SEEKING.

THANK YOU FOR CONSIDERING WHAT I HAVE SHARED,

MONICA COLE

Dear Mr. Lachterman and members of the Yorktown Town Board,

I just received a letter from the Town, signed by Mr. Lachterman, describing the details about the proposed Cell Tower Facility less than a mile from my home at [redacted]

Please know that my husband, Eric Gomez, and I vehemently disapprove of this cell tower, especially since a major reason for the tower described was safety and calling emergency services. There was just a very bad accident less than 2 weeks ago and there were no issues contacting emergency services.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains into Crystal Lake and Sparkle Lake. The proposed plan also calls for the removal of 84 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues. I am concerned that the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Crystal Lake, Sparkle Lake and the Croton watershed. Our Town was given millions of

dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land. The proposed cell tower would be about 400 feet from the closest residence. I do not believe macro cell towers belong in residential areas.

I urge the Town Board to:
a) confirm that the proposed cell tower would not violate any conditions of the grant the Town received from East of Hudson Water Quality Fund.
b) consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.
c) visit the proposed site during the warmer months when there is vegetation growing in the wetlands to fully appreciate the importance of this land
b) direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration and I appreciate an email back you have received this email.

Take care,
--
Denise Gomez

Hello -

My name is Timothy McQuestion and I am the owner of [redacted] in Yorktown Heights.
I live here with my wife and two small children.

Please let it be known that we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned resident.
Tim McQuestion.

I am opposed to the building of cell tower at 62 Granite Spring Rd.

Sincerely,
Dorothy Laurenzano

[redacted]

January 30, 2026

Re: Proposed Cell Tower at 62 Granite Springs Road

Dear Members of Our Town Board:

My name is Eileen O'Connor and I reside a[redacted] I am writing to formally express my opposition of the proposed 130 foot cell tower in our residential neighborhood, and respectfully request that you vote this proposal down.

I was honestly in shock when I first learned about this proposal just a few weeks ago and completely disheartened to learn this has been in consideration for the past few years. How was I just hearing about this only weeks before a vote was to take place, and hearing about it from fellow neighbors; no letters from the town, no notification from anyone! A main factor in buying our property just over ten years ago was the fact that our front yard looks onto the proposed site, beautiful wetlands we were told would not, and could not, be disturbed. Imagine my horror when we learned we would be looking at a gigantic, unsightly tower from our living room window! How can this be? Not only would we be staring at a tower, but the infrastructure that goes with this tower; fuel tanks, other electrical components, fencing; a gaping hole where trees stood with 28,000+ square feet of disruptive property, property that was gifted to the town. I highly doubt the person who gifted the town this plot of land would have done so knowing how it would greatly affect our neighborhood; the damage to the aesthetics of the land, the loss of so many mature trees, the damage to the ecosystem, to our water system, the enormous amount of stress this is causing to the people of our community. No one in their right mind would donate land if they knew all of this would come from it! Furthermore, to learn that the access to this tower is mere feet from our neighbor's property line is truly heartbreaking. I cannot imagine the enormous weight this must be having on them. It's one thing to look at something unsightly a couple hundred yards away, it is another thing to have this right in your backyard. Please, members of the Town Board, please put this proposal to rest by voting it down.

I know, firsthand, how a commercial, business transaction impacts a neighborhood, the natural environment, and people's livelihood. I grew up in Ossining, New York on a street[redacted] After a long stretch of mature woods, my beautiful house sat, complete with a stream that cut through the middle of our backyard and turned 90 degrees and ran the length of the side of our house and acted as a natural property line between our house and our neighbor's house. The stream flowed under our roadway and continued through numerous neighborhoods heading south. As young kids, we splashed in this stream, built forts in the woods, and gathered with other kids in

the neighborhood. It was a wonderful place to explore and to live, up until half of the beautiful woods were gutted to build a business park. This monstrosity forever changed our babbling brook. Our water became thick and turned burnt orange in color. The brook stopped flowing, the surface was shiny like an oil slick, and the water possessed a pungent smell. Years of complaints to our town followed and went unanswered. This business transaction affected our neighborhood and town greatly, and still does to this very day. It took a while for my parents to sell their beautiful home, and no doubt, they received way less than they should have because of the contaminated stream running through our yard as a result of the business transaction thirty-plus years ago that continues to impact on my childhood neighborhood today.

When buying our home on XXXXXX, I made sure the property in front of my house was protected. We asked questions, we did our research. I was adamant about making sure what happened in my home town would not happen in my new town. Respectfully, I urge you to shut this proposal down. Please, PLEASE don't give in to corporate pressure, not in our residential neighborhoods, not in someone's backyard, not in someone's front yard!

Respectfully,

Eileen O'Connor

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to cell tower at 62 Granite Springs Rd
Date: Thursday, January 29, 2026 9:09:45 AM

From: Samantha Marshal [redacted]
Sent: Wednesday, January 28, 2026 9:57 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to cell tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

We very recently moved to the area (less than a month) and we vehemently oppose this cell tower. We had been looking for a house for a long time and chose this house and area due to its lack of cell towers. We looked in other areas of Yorktown and did not buy there due to the proximity of cell towers. We have a 2.5 year old and are expecting our second child in May. We will not stay here if these new towers are put up.

Sincerely,
The McMahons
[redacted]

Dear Yorktown Town Supervisor and Town Clerk:

The construction of a cell tower at 62 Granite Springs Road would be an eyesore in a bucolic region of Yorktown, and would impact residential property values nearby, as well as impact flora and fauna in the vicinity of the cell tower, specifically within Sparkle Lake and its shoreline.

The region lacking adequate cell coverage is on Route 35 east of the Amawalk Dam. The cell tower in that vicinity does not belong to Verizon and does not help reception along route 35 for Verizon users.

A better place, with far less impact, would be to put the new cell tower where Yorktown Organic recycling facility on Greenwood, where there is already a cell tower. It would not impact local property values and would help Verizon cell reception in the vicinity of Route 35, east of the Amawalk Dam.

Please do not permit a cell tower to be erected at the proposed cit at 62 Granite Springs Road.

Sincerely,
Eric and Margaret Frankfort
[redacted]
Yorktown Heights, NY 10598

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to cell tower at 62 Granite Springs Rd
Date: Friday, January 23, 2026 11:07:53 AM

-----Original Message-----
From: Hugh Barr [redacted]
Sent: Friday, January 23, 2026 10:23 AM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; lachterman@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to cell tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

My wife and I oppose construction of the proposed cell tower at 62 Granite Springs Rd.

Regards,

Hugh and Ashleigh Barr

From: Town Clerk
To: Maura Weissleder
Subject: FW: In Favor of the Cell Tower at 62 Granite Springs Rd
Date: Friday, January 23, 2026 9:16:01 AM

From: David Frank <[redacted]
Sent: Thursday, January 22, 2026 8:45 PM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; lachterman@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: In Favor of the Cell Tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please approve the cell tower construction at 62 Granite Springs Rd. I don't know who the people are who oppose it, but they don't represent me. I will be happy to have better cell service.

Dave

--
David J Frank
[redacted]
Yorktown Heights NY 10598

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Rd consultant resolution
Date: Wednesday, January 21, 2026 3:24:10 PM

-----Original Message-----
From: Karen [redacted]
Sent: Wednesday, January 21, 2026 2:53 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>
Subject: 62 Granite Springs Rd consultant resolution

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Supervisor Lachterman and Town Board Members,

Before we begin, we request that this email be included in the comments for the Homeland Towers project at 62 Granite Springs Rd. and in the comments to the planning board for the same project.

We were unable to stay for the resolution regarding the hiring of Mr. Fishman as a consultant to review the proposed cell tower, but did watch the video online today. The discussion regarding the scope of what is under review by him was extremely important. In order to be fully informed about the needs, issues and possible solutions there needs to an intensive review of all aspects of the project, not just the RF concerns. We ask that the town board post on the pending project page the exact scope of work that he is reviewing since it will be beyond what is listed in the resolution that you approved last night.

During your discussion last night Councilwoman Siegel asked about hiring an additional consultant to review the project. She mentioned a person recommended by a speaker at the courtesy of the floor and Cityscape. The town board or Homeland Towers has repeatedly at every board meeting or advisory board meeting referred to the Cityscape report as the justification for the need for this infrastructure project. The Cityscape report is actually the Northern Westchester County Cooperative Wireless Communications Master Plan that was published in June 2023. This master plan provides a clear, independent review of the infrastructure needs within our community and the surrounding area. If your goal is to truly provide an independent opinion to the public, the board should have Cityscape come to the public hearing. Since the board and the applicant are using this plan as a basis for why this project is necessary, the residents have a right to hear what the Cityscape plan actually states. The Wireless Telecommunication Infrastructure Analysis for Yorktown which is an appendix to the master plan should be presented in its entirety. While some residents may think that this does not effect them because they don't live in our neighborhood, they should be made aware that there is a plan for infrastructure throughout the entire town. True transparency and open communication should require this information be provided to the residents. The members of the board spoke last night regarding the solar panels and the cell tower that it is important to do it right. The "right thing" is to ensure that there is complete transparency and full disclosure of all aspects of this project and possible infrastructure needs throughout Yorktown.

In addition we would ask that the town board add the relevant town code for wireless facilities in Yorktown to the project page. As Councilwoman Siegel mentioned the code was written in 1998. This code needs to be updated and is woefully inadequate compared to neighboring towns within Westchester County. The Supervisor spoke about the need to at times change a law or a repeal a law as technology changed and advanced when he was discussing solar panels . The fact that the town is relying on a town code that is almost 30 years old for technology that is advancing at a rapid pace is lacking to say the least. The supervisor also stated that things do change and sometimes you say

"hey did we really go down the right road". While hindsight is 20/20 it will not prevent the damage that can be done by using out of date code to make decisions on a project that will forever alter an area of town that is environmentally sensitive. The town board took the time to pause all solar projects to review the town code for those projects and ensure that what they enacted was in the best interest of Yorktown. Yet when it came to cellular infrastructure which was on the town radar since at least 2021 when the Cityscape report began, the board made no effort to review or update the town code to provide limitations that would protect residents, neighborhoods or the environment. Shouldn't the town board also place a similar moratorium on cell towers to enable a review and update of the town code? This is something that should have already been done and needs to be done as soon as possible.

We appreciate your time and consideration of our concerns. It is our hope that you will move to include a presentation from Cityscape at the public hearing and pause all cellular infrastructure projects until such a time as the town code has been updated to reflect current technology and the advancement of smaller cellular facilities that is occurring nationwide.

Regards,
Doug and Karen Erickson

Sent from my iPad

From: Town Clerk
To: Maura Weissleder
Subject: FW: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 5:52:35 PM

From: Justin Waytowich [redacted]
Sent: Tuesday, January 20, 2026 5:46 PM
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Ed,
Thank you for responding to some of my questions.
It is incorrect that you tried to have both sides on that zoom call. You contacted your friend in Walden Woods to get people on a call to say they would support the tower. The two people didn't even know the press would be on the call. News12 told us that you wanted to be on the call with people in support of the tower.
You and Sergio repeatedly reference all these unnamed people in town that want this cell tower but yet you couldn't trust News12 to find such people on their own? Please stop making vague reference to people that want this cell tower because as far as I can tell, the only people who have publicly supported this tower are Matt Slater and his best friend who you contacted to get people on the zoom call (the same person who wrote a one line email in support of the tower).
Wasn't the male resident you reference reporting a tree down on Curry on Halloween also Matt Slater? We know because we saw him doing it and also bc we did a FOIL request for 911 calls and nobody called 911 from that area on 10/31/25.
You did not answer my question regarding whether Mr. Fishman ever wrote a report that did not support the telecommunications company and/or developer. Did you review any reports where he did? Mr. Fishman never worked for Verizon- only AT & T- not that it matters beyond the fact that it is just another incorrect thing that has been said in relation to this project.
Do you know how many cell towers just this specific developer has already built in this town? I would hardly call it infrequent that a developer comes before the Town Board about a cell tower. Regardless, the point stands - it is incumbent on the Town Board to exercise due diligence in vetting these projects, approving permits and reviewing leases. And if you're not going to do that, then at least listen to the residents who have done their homework, and not the developer who is trying to make a profit.
Have a pleasant evening,
Justin

On Jan 20, 2026, at 4:35 PM, Ed Lachterman <elachterman@yorktownny.gov> wrote:

Hi Justin,
I appeared on News 12 due to them calling me regarding interviews of the Stop the Tower group and wanted a response. With the two people that were on the Zoom meeting at the same time I was, they were both looking for information. After the meeting, one sent in a letter of opposition, so there was an attempt by News12 to cover the story fully and from both sides of the issue. As for Mr. Fishman, our attorney was tasked with finding an RF expert. As he used to work for the County of Westchester, he had some contacts there that helped him. I had a phone interview with Mr. Fishman and I find his knowledge and professionalism to be of high standing and his knowledge from having worked for Verizon an asset in getting all of the relevant information regarding the equipment.. Out of his reports that I have read, I see that he questions and investigates all the matters using the codes, policies and laws which is what we are obligated to look at. As for the contract, that is negotiated through the supervisor's office and then the town board votes on it. It is so infrequent that I would not expect all of the council members to be well versed in this.
Sometimes when you ask a question, you find out the answer and that is what happened at this time. Finally, we have a law in our books, Chapter 168, that was amended over 10 years ago to require developers to pay for outside consultants. The town hires whomever they would like to hire and then we bill the applicant afterwords. This keeps the consultants beholden to the town.
Ed

Ed Lachterman
Yorktown Town Supervisor

<image001.png>
PLEASE NOTE THE CHANGE IN OUR EMAIL ADDRESS FROM .ORG TO .GOV

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

From: Justin Waytowich [redacted]
Sent: Tuesday, January 20, 2026 12:25 PM
To: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk

<townclerk@yorktownny.gov>
Cc: John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am writing again regarding my opposition to the construction of a 130-foot cell tower at 62 Granite Springs Road.

It continues to concern me that the Town Board seems to be pushing Homeland's agenda instead of advocating for the Town's residents. Not only did the Town Supervisor issue a one-sided press release regarding the 2/3/26 continued public hearing (after not issuing any press release regarding the first date of the hearing on 12/16/25), but in a News12 segment the Town Supervisor appeared on the same zoom call as the resident allegedly in support of the tower (Footnote 6)! How did that come about? Does that not concern the other members of the Town Board?

Then in another News12 segment, when confronted with the fact that the CityScape Report recommends small cells be put on existing utility poles at and around the proposed location, Councilmen Esposito incorrectly states that Con Edison does not allow equipment on their poles (Footnote 7). Pursuant to Federal Law, public utilities are required to permit this (47 CFR section 1.140). It is evident that this option, which the CityScape report states would be the best way to improve coverage in the area, has not been explored. It is absurd to ask the developer to consider this option as that is not their business model. It is up to the Town Board, acting on behalf of the residents, to reject Homeland's proposal and to find a company who can put small cells on existing utility poles.

It is also extremely troubling to me that the Town Board asked the NYS Legislature to alienate the parkland designation for the parcel of property where the developer wants to build this tower without seemingly understanding why they were doing it. Councilman Esposito **misspoke** at a June 2024 Planning Board meeting, which was after the town Board

asked the NYS Legislature to alienate the parkland designation, about how the construction of this proposed cell tower was mandated by the federal government. This is false - which Councilmen Esposito admitted at a subsequent Town Board meeting. Indeed, Homeland first came before the Town Board in March 2018 to discuss building several macro towers in our Town. They are the genesis of this proposal - not the Federal Government, not the State Government, not even the CityScape Report.

Councilman Esposito also stated at the Planning Board meeting that he was not sure if Homeland had settled on this particular location (62 Granite Springs Road) or if they were still considering others. Taken together, Councilman Esposito's comments mean that the Town Board alienated the parkland designation without even knowing or understanding a) if Homeland had settled on that site, and b) what the impetus of this proposal was.

The way the Town Board has operated with regard to this proposal makes any observer question who is driving the proverbial bus. For example, at a Town Board meeting when Homeland first asked the Town Board for a lease in connection with this proposal, the Town Board **asked** Homeland how much they would pay each month. Is the Town Board unaware that they can set the lease terms? Why would you ask the person asking for the lease how much they want to pay? At the December 16, 2025 Town Board meeting, the Town Board was surprised that they could set conditions on the lease such as requiring a report/test each time new equipment was added to the tower.

The lack of due diligence is alarming and frankly, the residents of this Town deserve much better.

On Sunday, an agenda for the Town Board meeting on 1/20/26 was emailed. It indicates that the Town Supervisor intends to retain Douglas Fishman to review Homeland's proposal and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

I question how someone who worked for AT & T, and who seemingly only writes reports in favor of the developer and/or wireless company, can be considered an "independent radio frequency engineering consultant". His "unique breadth of experience" includes being routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances:

1. Granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1)
2. Granting Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2)
3. Granting AT & T a cell tower modification application in Pound Ridge (Footnote 3)
4. Granting Verizon a permit to construct a cell tower in Wappinger (Footnote 4)
5. Granting Dish a permit to construct a cell tower in Pleasantville (Footnote 5)
6. Granting T-Mobile a special use permit to construct a cell tower in Pleasantville (see attachment)

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? I was unable to find any evidence of such when searching his name online.

I have serious concerns about the Town using taxpayer money to fund this report. What specifically is Mr. Fishman being asked to evaluate? Is he being asked to evaluate anything beyond whether Homeland's proposal would comply with the outdated FCC guidelines? As Homeland's own attorney stated at a prior Town Board meeting, **any cell tower over 30 feet automatically complies with FCC's guidelines** so it is unclear to me why the Town needs to retain someone for $3,000 to state that.

Where did the Town Supervisor obtain Doug Frishman's name from and/or who suggested the Town retain him? As you can see from the instances cited above, Mr. Fishman has specifically supported Homeland, and other Synder & Synder clients, in the past. Did the Town obtain his name from Homeland and/or from Homeland's attorneys (Snyder & Snyder)?

Were any other individuals considered to write this report? If you had asked for public input, we could have suggested several truly independent radio frequency engineering consultants that the Town Board could have chosen from.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road. I would ask the Town Board to consider retaining a truly independent radio frequency engineering consultant to review the proposal and present at the 2/3/26 meeting. I would also suggest that the

Town Board retain an independent Wetlands expert to report on the effect the construction and operation of this tower would have on the wetlands, as well as to reconcile the Town's wetland delineation with that of the Ericksons' wetlands expert.

Sincerely,
Justin Waytowich

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://pleasantville.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=6841&ItemID=4690

Footnote 6: https://longisland.news12.com/proposed-cell-tower-in-yorktown-would-address-coverage-gap-but-plan-has-critics

Footnote 7: https://hudsonvalley.news12.com/proposed-cell-phone-tower-discussed-at-yorktown-planning-board-meeting-residents-say-they-dont-want-it

Subject: Letter in Opposition to Proposed Cell Tower at 62 Granite Springs Road

Dear Town Board and Planning Board,

I am writing to express my strong opposition to the proposed construction of a cell tower at 62 Granite Springs Road.

- The plan would disturb over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly.
- Altering land within regulated wetlands is especially concerning, as is the removal of 84 mature trees that are vital to the area's stormwater management. This is significant for our town, where many residents already face flooding and issues with the water table. I am deeply concerned these changes will negatively impact water quality in Sparkle Lake and the Croton watershed.
- Our town has received grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. Can the Town Board confirm that the proposed plan would not violate any conditions of that grant?
- Have comprehensive environmental impact studies / independent health assessments been done ? Without such due diligence, the Town risks exposing residents and the environment to unnecessary harm.

Please forward this letter to all relevant members of the Town Board and Planning Board, and confirm receipt to me by email.

Thank you for your time and consideration.

Sincerely,

Joanna Cusack

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 1:11:19 PM
Attachments: Fishman Report Pleasantville 5-21-22 T-Mobile.pdf

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From: Justin Waytowich <[redacted]
Sent: Tuesday, January 20, 2026 12:25 PM
To: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Cc: John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

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Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am writing again regarding my opposition to the construction of a 130-foot cell tower at 62 Granite Springs Road.

It continues to concern me that the Town Board seems to be pushing Homeland's agenda instead of advocating for the Town's residents. Not only did the Town Supervisor issue a one-sided press release regarding the 2/3/26 continued public hearing (after not issuing any press release regarding the first date of the hearing on 12/16/25), but in a News12 segment the Town Supervisor appeared on the same zoom call as the resident allegedly in support of the tower (Footnote 6)! How did that come about? Does that not concern the other members of the Town Board?

Then in another News12 segment, when confronted with the fact that the CityScape Report recommends small cells be put on existing utility poles at and around the proposed location, Councilmen Esposito incorrectly states that Con Edison does not allow equipment on their poles (Footnote 7). Pursuant to Federal Law, public utilities are required to permit this (47 CFR section 1.140). It is evident that this option, which the CityScape report states would be the best way to improve coverage in the area, has not been explored. It is absurd to ask the developer to consider this option as that is not their business model. It is up to the Town Board, acting on behalf of the residents, to reject Homeland's proposal and to find a company who can put small cells on existing utility poles.

It is also extremely troubling to me that the Town Board asked the NYS Legislature to

alienate the parkland designation for the parcel of property where the developer wants to build this tower without seemingly understanding why they were doing it. Councilman Esposito **misspoke** at a June 2024 Planning Board meeting, which was after the town Board asked the NYS Legislature to alienate the parkland designation, about how the construction of this proposed cell tower was mandated by the federal government. This is false - which Councilmen Esposito admitted at a subsequent Town Board meeting. Indeed, Homeland first came before the Town Board in March 2018 to discuss building several macro towers in our Town. They are the genesis of this proposal - not the Federal Government, not the State Government, not even the CityScape Report.

Councilman Esposito also stated at the Planning Board meeting that he was not sure if Homeland had settled on this particular location (62 Granite Springs Road) or if they were still considering others. Taken together, Councilman Esposito's comments mean that the Town Board alienated the parkland designation without even knowing or understanding a) if Homeland had settled on that site, and b) what the impetus of this proposal was.

The way the Town Board has operated with regard to this proposal makes any observer question who is driving the proverbial bus. For example, at a Town Board meeting when Homeland first asked the Town Board for a lease in connection with this proposal, the Town Board **asked** Homeland how much they would pay each month. Is the Town Board unaware that they can set the lease terms? Why would you ask the person asking for the lease how much they want to pay? At the December 16, 2025 Town Board meeting, the Town Board was surprised that they could set conditions on the lease such as requiring a report/test each time new equipment was added to the tower.

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1. Granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1)

2. Granting Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2)
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Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? I was unable to find any evidence of such when searching his name online.

I have serious concerns about the Town using taxpayer money to fund this report. What specifically is Mr. Fishman being asked to evaluate? Is he being asked to evaluate anything beyond whether Homeland's proposal would comply with the outdated FCC guidelines? As Homeland's own attorney stated at a prior Town Board meeting, **any cell tower over 30 feet automatically complies with FCC's guidelines** so it is unclear to me why the Town needs to retain someone for $3,000 to state that.

Where did the Town Supervisor obtain Doug Frishman's name from and/or who suggested the Town retain him? As you can see from the instances cited above, Mr. Fishman has specifically supported Homeland, and other Synder & Synder clients, in the past. Did the Town obtain his name from Homeland and/or from Homeland's attorneys (Snyder & Snyder)?

Were any other individuals considered to write this report? If you had asked for public input, we could have suggested several truly independent radio frequency engineering consultants that the Town Board could have chosen from.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road. I would ask the Town Board to consider retaining a truly independent radio frequency engineering consultant to review the proposal and present at the 2/3/26 meeting. I would also suggest that the Town Board retain an independent Wetlands expert to report on the effect the construction and operation of this tower would have on the wetlands, as well as to reconcile the Town's wetland delineation with that of the Ericksons' wetlands expert.

Sincerely,
Justin Waytowich

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://pleasantville.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=6841&ItemID=4690

Footnote 6: https://longisland.news12.com/proposed-cell-tower-in-yorktown-would-address-coverage-gap-but-plan-has-critics

Footnote 7: https://hudsonvalley.news12.com/proposed-cell-phone-tower-discussed-at-yorktown-planning-board-meeting-residents-say-they-dont-want-it

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd
Date: Tuesday, January 20, 2026 1:11:33 PM

From: Jennifer Brennar[redacted]
Sent: Tuesday, January 20, 2026 11:53 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they

would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

Additionally, retaining an RF expert would only potentially address some of the concerns raised by those in opposition to constructing this cell tower. The Town Board should also retain an independent wetlands expert to review the wetland delineation done by the Ericksons' expert, and to report on the effects of the construction and operation of the proposed tower.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road.

Thank you for your time and consideration,
Jennifer Brennan

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road Homeland Tower comments
Date: Tuesday, January 20, 2026 11:34:44 AM
Attachments: image.png
image.png

From: Corrine Simione [redacted]
Sent: Tuesday, January 20, 2026 10:23 AM
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: 62 Granite Springs Road Homeland Tower comments

Thank you!

If marketing maps are being used - the map below would be considered that I presume as it is used by Verizon to show their coverage. There is no gap with Verizon for this area per this map, Verizon is the only carrier that has agreed to station on the tower.

While I appreciate an RF expert, I can presume that he will reiterate what we have already been told. These towers are "safe" Safety is not the only concern of the residents.

Towers 130 feet in the air do not belong next to residents homes. Scarsdale agreed and their town code confirm this. No cell towers within 500 feet of a home, park, or school. One of the richest towns in America knows that these are a blight on the community and do not belong next to homes. Yorktown should follow suit to protect its residents.
Their code:

- **Location Restrictions:** The code seeks to protect residential areas, generally requiring that new wireless facilities maintain a distance of at least **500 feet from homes, schools, parks, and houses of worship.**
- **Small Wireless Facilities:** Regulations (specifically §310-81, now likely superseded by Chapter 306) address small wireless facilities in the right-of-way (ROW), often restricting them to existing light standards or utility poles.

The CityScape study recommends small cells on telephone poles. This is better suited to fix any gaps due to topography of the area - hills, valleys, trees, woodland, etc.
Gaps of coverage that were voiced by residents I presume is being referenced from the Google survey that was sent out under Matt Slaters tenure. That was over 7 years ago. Coverage has changed immensely. I believe I have seen one resident only note that they want this tower per the comments online. If coverage is so bad, where are the statements from these residents?

Using data from 7 years ago to destroy a neighborhood is disgraceful.

Thank you,
Corrine Simione

On Mon, Jan 19, 2026 at 11:39 AM Ed Lachterman <elachterman@yorktownny.gov> wrote:

Thank you for your comments. I did ask this question of one of the RF experts and I was told Montoy used marketing maps to make determinations on coverage. We have been using Westchester County wireless survey for your account as well as talking to residence that lack of service in that area. We have been compiling all of the questions and we are going to have a resolution to higher power RF expert to collect for the meeting and to address these concerns positive negative. Please hope to see you at the meeting.
Enjoy your day
Ed

Get Outlook for iOS

From: Corrine Simione <[redacted]
Sent: Monday, January 19, 2026 11:30:12 AM
To: Ed Lachterman <elachterman@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: 62 Granite Springs Road Homeland Tower comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Wanted to pass along the Verizon coverage map on their website.
https://www.verizon.com/coverage-map/

Below and attached show that the 62 Granite Springs Road area of Yorktown has excellent coverage, some of the best around. 5G Ultra Wideband very much in red in YORKTOWN. The odd thing is that Granite Springs, an area NOT in Yorktown has 4G coverage. The tower will affect YORKTOWN residents but benefit Somers/Granite Springs where the coverage lacks? Isn't it strange that Homeland first approached Jilco (in Somers) and Start Farm (in Somers) but settled on Yorktown because we have much more favorable town codes to allow these towers? Both Jilco and Stuarts said no. They know these towers have risks - reduced property value, visual blight, change the character of the town as well as all the environmental issues being this close to the Wetlands that directly lead to drinking water sources.

Can the town or Homeland comment on why coverage maps show stellar coverage yet a tower is still needed? Verizon is the only carrier that has agreed to connect on the tower. Will the antennas be pointing at the lesser coverage areas in Somers but Yorktown Residents take all the risks? Seems this is why a location so close to the border of towns was selected.

This is extremely concerning as there is no verified need per the maps.

Thank you,
Corrine Simione
[redacted]

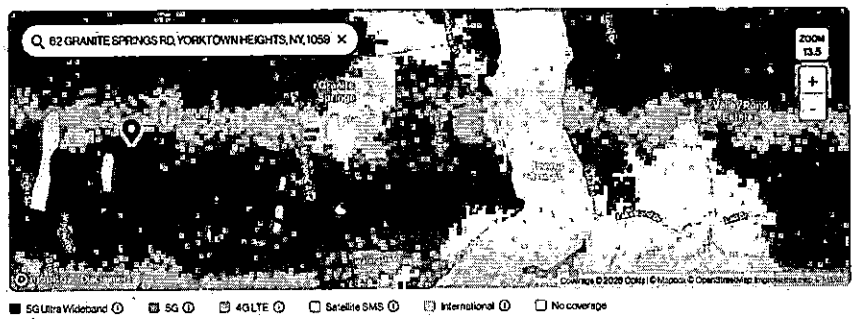
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5G Ultra Wideband ⓘ 5G ⓘ 4G LTE ⓘ Satellite SMS ⓘ International ⓘ No coverage

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For additional 4G LTE and extended coverage details, click here. Prepaid customers: 4G LTE not available in Puerto Rico.

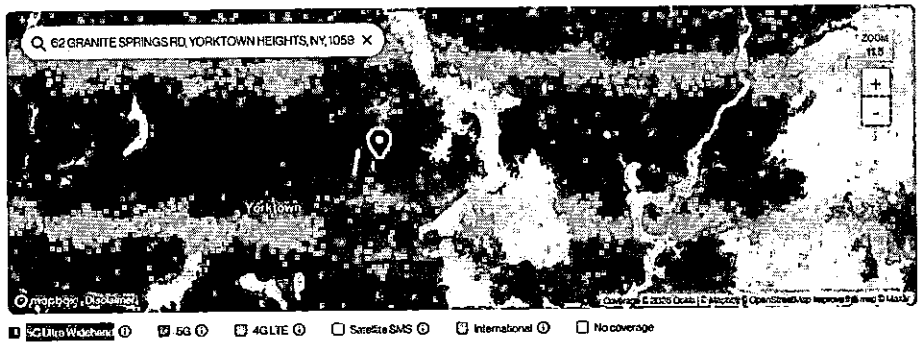
verizon.com/coverage-map/

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For additional 4G LTE and extended coverage details, click here. Prepaid customers: 4G LTE not available in Puerto Rico.

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to Cell Tower at 62 Granite Springs Rd
Date: Tuesday, January 20, 2026 8:08:36 AM

Sent from my iPad

Begin forwarded message:

From: Kristen A[redacted]
Date: January 18, 2026 at 11:06:59 PM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to Cell Tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
Let it be placed on the record that we oppose adding a cell tower to the proposed site at 62 Granite Springs Road in Yorktown Heights, New York due to health risks.

Best,
Theresa and Russell Ackerly

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Construction of Cellphone Tower at [redacted]orktown heights, NY 10598
Date: Tuesday, January 20, 2026 8:08:22 AM

Sent from my iPad

Begin forwarded message:

From: "Y.Ali" [redacted]
Date: January 19, 2026 at 10:36:56 AM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, lachterman@yorktownny.gov, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Construction of Cellphone Tower at [redacted] Yorktown heights, NY 10598

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town Board / Zoning Board,

I am writing to formally express my strong opposition to the proposed installation of a cell phone tower at 62 Granite Springs Road, Yorktown Heights, NY 10598.

This proposed site is located within a residential area and in close proximity to Sparkle Lake, a valued natural resource enjoyed by residents for recreation, wildlife observation, and its scenic beauty. The construction and presence of a cell tower in this location would negatively affect the surrounding natural environment, including mature trees, local wildlife, and the overall ecological balance of the area.

The removal or disturbance of trees to accommodate the tower and its access infrastructure would permanently alter the landscape and diminish the natural character of the neighborhood. Trees play a critical role in protecting air quality, reducing noise, supporting wildlife, and maintaining the health of the lake and surrounding ecosystem. Any damage to this environment is a serious concern for residents who value conservation and environmental protection.

In addition, the visual impact of a large tower structure near Sparkle Lake and nearby homes would significantly detract from the scenic and residential character of the area. There are also ongoing concerns about noise from equipment, maintenance activity, and the potential effect on property values.

While there may be differing views regarding **long-term health effects of radiofrequency emissions,** many residents remain deeply concerned about continuous exposure, particularly given the tower's proximity to homes, families, children, and seniors. These concerns contribute to stress and anxiety within the community.

I respectfully urge the Town to reconsider this proposal, conduct a thorough environmental review, explore alternative locations, and engage meaningfully with residents who will be directly affected. Protecting our natural surroundings, neighborhood character, and quality of life should remain a top priority.

Thank you for your time and consideration. I appreciate your service and respectfully request that you oppose the installation of a cell phone tower at this location.

Sincerely,

Younas Ali

[redacted]

Yorktown Heights, NY 10598

From: Town Clerk
To: Planning Department
Subject: Fwd: 62 Granite Springs Road Homeland Tower comments
Date: Tuesday, January 20, 2026 8:07:43 AM
Attachments: image.png
ATT00001.htm

Sent from my iPad

Begin forwarded message:

From: Ed Lachterman <elachterman@yorktownny.gov>
Date: January 19, 2026 at 11:39:32 AM EST
To: [redacted]@gmail.com>, Susan Siegel <ssiegel@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: 62 Granite Springs Road Homeland Tower comments

Thank you for your comments. I did ask this question of one of the RF experts and I was told Montoy used marketing maps to make determinations on coverage. We have been using Westchester County wireless survey for your account as well as talking to residence that lack of service in that area. We have been compiling all of the questions and we are going to have a resolution to higher power RF expert to collect for the meeting and to address these concerns positive negative. Please hope to see you at the meeting.
Enjoy your day
Ed

Get Outlook for iOS

From: Corrine Simione [redacted]
Sent: Monday, January 19, 2026 11:30:12 AM
To: Ed Lachterman <elachterman@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: 62 Granite Springs Road Homeland Tower comments

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Hello,

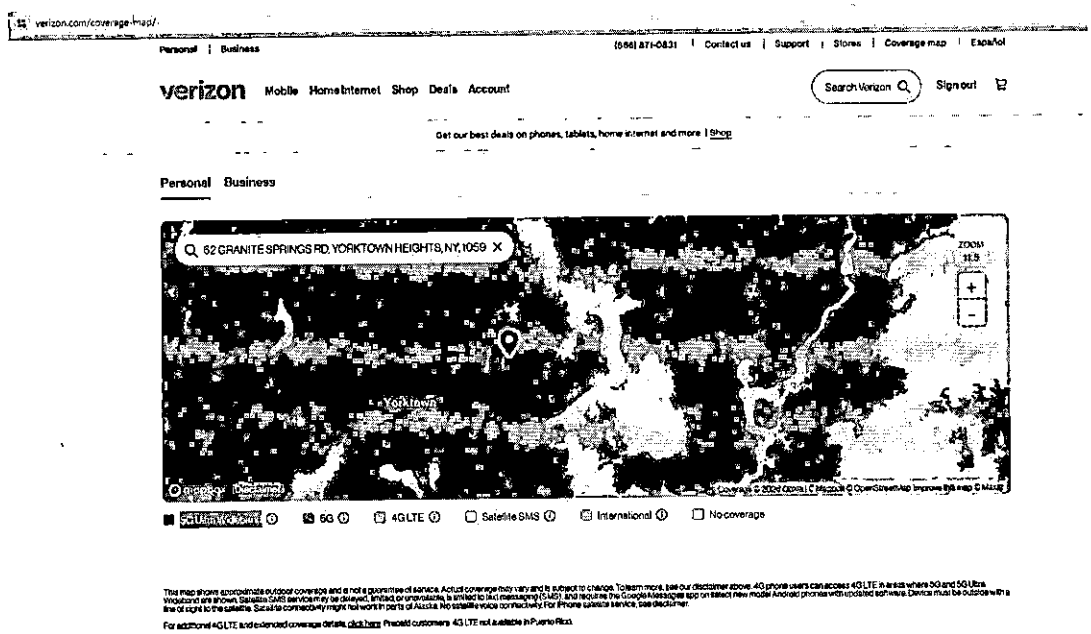
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Can the town or Homeland comment on why coverage maps show stellar coverage yet a tower is still needed? Verizon is the only carrier that has agreed to connect on the tower. Will the antennas be pointing at the lesser coverage areas in Somers but Yorktown Residents take all the risks? Seems this is why a location so close to the border of towns was selected.

This is extremely concerning as there is no verified need per the maps.

Thank you.
Corrine Simione
[redacted]



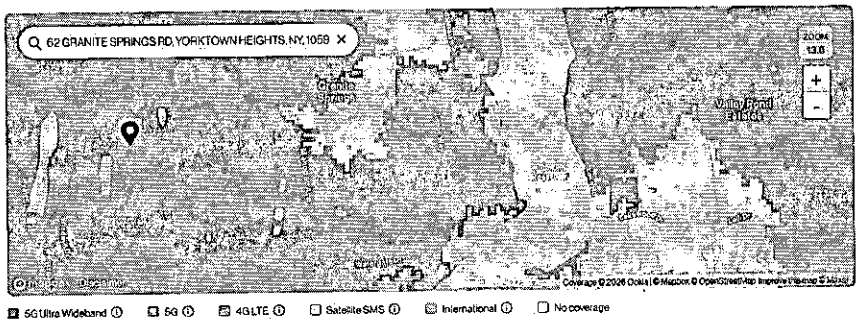
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For additional 4G LTE and extended coverage details, click here. Prepaid customers 4G LTE not available in Puerto Rico.

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Cell Tower on Granite Springs Rd
Date: Tuesday, January 20, 2026 8:02:32 AM

Sent from my iPad

Begin forwarded message:

From: Nicole Tantillo [redacted]
Date: January 19, 2026 at 2:27:51 PM EST
To: Sergio Esposito <sesposito@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>, elachterman@yorktwonny.gov, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell Tower on Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Board Members,

I am writing to share my concern about building a cell tower on local wetlands. I have been a resident of Yorktown for the past 12.5 years, and I currently reside on Sunrise St, around the corner from the proposed cell tower. I have also been a high school science teacher for the past 18 years.

In my classes, I teach that wetlands provide humans with the widest variety of ecosystem services of any biome. This local wetland, where the tower is to be built, offers our community flood protection, groundwater recharge and purification, air purification, soil regeneration (through nitrogen fixation and detritivore activity), as well as significant wildlife habitats (my children and I enjoy counting local bird species and looking for mammal tracks in the snow).

Crystal Lake, which is across the street from my house, is already badly eutrophied; showing signs of algae blooms from increased nutrients due to runoff from roadways which lead to oxygen deprivation and death of aquatic life. Removing a portion of the wetlands that feed it could push Crysytal Lake it beyond repair. Wetlands function to filter runoff and prevent eutrophication of local ponds and lakes, increasing the biodiversity of the ecosystem. Diversity, in all forms, is unarguably beneficial.

I strongly oppose the building of a cell tower on wetlands. I understand wanting to advance technology and improve communication in our community. What I cannot endorse is the destruction of even a portion of this thriving ecosystem that provides vital services to all forms of life. This is what I teach my students every day and it would be hypocritical to not share my thoughts and ask you to help me practice what I preach.

Thank you for your time.

Sincerely,
Nicole Tantillo

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"
Date: Tuesday, January 20, 2026 8:02:17 AM

Sent from my iPad

Begin forwarded message:

From: Franco Carenza <[redacted]
Date: January 19, 2026 at 5:48:42 PM EST
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"

Yes, sorry.

Residing at [redacted] Yorktown Heights, NY 10598, I express our opposition to the installation of a cell tower in our backyard.

Franco Carenza
COO
WOOD & FIRE GROUP, INC.
Cell-914-826-6199

Wood & Fire Restaurant & Bar
[redacted]

Wood & Fire Restaurant & Bar Scarsdale
[redacted]

Southern Table Kitchen & Bar
[redacted]

On Jan 19, 2026, at 5:33 PM, Ed Lachterman <elachterman@yorktownny.gov> wrote:

Hi Franco,
Was there supposed to be an attachment with this?
Ed

Get Outlook for iOS

From: Franco Carenza [redacted]
Sent: Monday, January 19, 2026 5:30:41 PM
To: townsupervisor@yorktownny.gov <townsupervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Opposition to the Proposed Cell Tower at 62 Granite Springs Road"
Franco Carenza
COO
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower
Date: Tuesday, January 20, 2026 8:02:03 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 19, 2026 at 6:30:28 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower

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To:

Town Board

Conservation Board

Planning Board

Tree Conservation Advisory Committee

Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs

Rd & Opposition to the proposed cell tower

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Were there bids from other RF specialists and if so, may we please see the bid specifics? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

I also suggest having a public meeting to discuss the findings in Kent Chamberlin's report. Knowing Douglas Fishman will use the Telecommunications of Act of 1996 to support his report is highly concerning. The 1996 Act is 30 years old and the safety recommendations are based on old cell technology and RF data. The FCC was sued in 2021 because the data and safety recommendations for cell tower usage is so outdated. There was 11,000 pages of data that refuted the FCC conclusion that there is no evidence of harm caused by wireless technology. The FCC lost in court and was ordered to do new studies so they can update their data and safety recommendations. 5 years later and these studies have yet to happen. Recently, it was reported the Federal Government will be requesting the FCC begin to do these studies and compile the data. The Government is formally acknowledging the need to do this is now.

Now knowing what I shared above, should raise your red flag. As you continue in this process and decide how you will vote, you will be unable to say, you did not know.

Please consider what I shared and allow both above mentioned consultations to be conducted or an independent consultation. Then provide a forum for an open conversation between the board and the community to discuss the results. This decision will impact many and requires important questions to be asked. The answers or lack of answers, will lead us to the best decision for this community.

Monica Cole

Footnote 1:

https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:

https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:

https://www.townofpoundridge.gov/sites/default/files/fileatta

chments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:

https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:

https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Request for Pause and Opposition to Retaining Proposed RF Consultant
Date: Tuesday, January 20, 2026 8:01:34 AM

Sent from my iPad

Begin forwarded message:

From: Mollyanne Vizioli [redacted]
Date: January 19, 2026 at 6:34:13 PM EST
To: Ed Lachterman <elachterman@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>
Subject: Request for Pause and Opposition to Retaining Proposed RF Consultant

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Council Members,

I am writing as a concerned Yorktown resident to respectfully oppose the proposed resolution to retain Douglas Fishman to review Homeland Towers' application for a 130-foot cell tower at 62 Granite Springs Road.

I ask that this letter be entered into the public record and shared with both the Town Board and the Planning Board.

While I appreciate the Town's stated intent to better understand the technical aspects of this proposal, I am deeply concerned that retaining Mr. Fishman does not meaningfully address residents' concerns, nor does it provide the level of independence, transparency, or public confidence that such a consequential decision warrants.

According to the Town Board agenda, Mr. Fishman is described as an "independent radio frequency engineering consultant." However, publicly available records show that Mr. Fishman previously worked as an RF Manager for AT&T and has repeatedly been retained by municipalities in matters where his analyses ultimately supported wireless carriers or developers seeking approval for macro cell towers and related infrastructure. In each documented instance I have

reviewed, his conclusions favored the applicant.

This history raises a reasonable and important question: whether Mr. Fishman can truly be considered independent in a way that reassures residents their concerns will be impartially evaluated. At minimum, the appearance of bias undermines public trust in the process.

Equally troubling is the use of taxpayer funds to retain a consultant whose work product may predictably support the developer's position. If the Town Board's goal is to genuinely evaluate community concerns—visual impact, environmental constraints, alternative siting, and necessity—then the consultant selected should be demonstrably neutral and free from longstanding professional ties to the wireless industry

If the Town Board believes outside expertise is necessary, I respectfully urge the Town to consider a consultant with an established record of independence, selected through a transparent process that allows for public input. Residents should be afforded the opportunity to suggest qualified experts and understand the criteria used in selecting them.

Additionally, many of the concerns raised by residents extend beyond radio frequency coverage alone. These include environmental impacts, wetlands delineation, neighborhood character, and long-term precedent for similar structures. Addressing only one narrow aspect of the proposal does not provide the comprehensive review this situation demands.

In addition, it is important to acknowledge that the broader public conversation around electromagnetic emissions and long-term health effects is evolving. Recent public statements by Robert F. Kennedy Jr. have emphasized the need for greater caution, transparency, and continued research regarding chronic exposure to electromagnetic radiation, particularly as wireless infrastructure becomes more dense and closer to residential areas. While opinions on this topic vary, such statements underscore that public concern is not fringe or isolated, and that it is reasonable for communities to seek thorough, unbiased review when evaluating large-scale wireless installations near homes, schools, and natural areas.

Given the scale and permanence of the proposed tower, and the level of community concern, I respectfully request that the Town Board pause this resolution, reconsider the selection of any consultant, and pursue a more transparent, inclusive, and genuinely independent review process.

Thank you for your time, your service, and your consideration of the concerns of the residents you represent. I appreciate your attention to this matter and respectfully ask that you act in a way that prioritizes public trust, fiscal responsibility, and meaningful community engagement.

Sincerely

Mollyanne Vizioli

[redacted]

Yorktown Heights NY

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 8:01:27 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 19, 2026 at 6:37:37 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

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To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

Please forward my letter in opposition to the Town Board, the Planning Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

I would like the Town Board, the Planning Board and Conservation Board to consider **requesting Homeland Towers do a Balloon Test at 62 Granite Springs Road prior to granting a permit.**

The visual impact of a 130 foot monopole on alienated park land is going to be significant. This will be magnified due to it being built in a residential and scenic area. Camouflaging is not being proposed and would not mitigate its visual presence.

All residents, town board members and committees being asked to provide a permit, should receive the benefit of a ballon test to help them visualize the proposed cell tower's impact on the landscape.

Thank you for considering my request,

Monica Cole

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Road & Opposition to the proposed cell tower
Date: Tuesday, January 20, 2026 8:00:50 AM
Attachments: Kent Chamberlin CV Feb 2023-1.pdf

Sent from my iPad

Begin forwarded message:

From: Maria Ivezaj <[redacted]
Date: January 19, 2026 at 8:16:09 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Road & Opposition to the proposed cell tower
Reply-To: Maria Ivezaj <[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening

I am writing in opposition of retaining Douglas Fishman as the RF expert to look over the Homeland Tower plans for 62 Granite Springs Rd. Being that he works/ed for wireless company AT&T, as well as reading his prior cases, I do not believe he is able to give a neutral opinion. Please consider other options, including Kent Chamberlain, whose resume I have attached.

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Oppose the Granite Springs Cell Tower
Date: Tuesday, January 20, 2026 8:00:25 AM

Sent from my iPad

Begin forwarded message:

From: allison hanson [redacted]
Date: January 19, 2026 at 10:45:11 PM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Oppose the Granite Springs Cell Tower

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Our whole family opposes the cell tower project on Granite Springs Rd.

From the environmental aspect of the LOCAL TURTLES who walk across Granite Springs Rd. at that spot, to the protected WET LAND site, and to the SMALLER/MORE EFFICIENT new technology out there using current infrastructure, we know that our town must PROTECT OUR FAMILIES, and INDIVIDUALS…the local neighbors who live here.

Yorktown is one big supportive, caring family town and we beg the town board to NOT allow the cell phone tower project to happen.

Thank you for your time.

Sincerely,
A. H.

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 8:00:17 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 20, 2026 at 6:50:02 AM EST
To: Susan Siegel <ssiegel@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter to all boards involved in this proposal and please confirm receipt of this email.

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where town residents swim and fish. The proposed plan also calls for the removal of 84 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues. I am concerned that the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Sparkle Lake (which is in

our backyard!!) and the Croton watershed. Our town was given millions of dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land.

We urge the Town Board to confirm that the proposed plan would not violate any conditions of that grant. We also urge the Town Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this NEIGHBORHOOD and TOWN. To fully appreciate how important this parcel of property is, all members of the Town Board, Conservation Board and Planning Board should visit the proposed site during the warmer months when there is vegetation growing in the wetlands. We also urge the Town Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses. Thank you for your time and consideration.

Paolo and Antonietta Fiorino

Sent from the all new AOL app for iOS

RECEIVED
PLANNING DEPARTMENT
JAN 20 2026
TOWN OF YORKTOWN

From: leolabug
Sent: Friday, January 16, 2026 9:55 PM
To: Planning Department
Subject: Re: Oppose Homeland Towers, LLC – Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Could you please acknowledge receipt and consideration of my request below? I want to be sure this communication got to you.

Leola Specht

On Monday, January 12, 2026 at 06:13:33 PM EST, [redacted]

Dear Yorktown Planning Board,

My family has lived on [redacted] since about 1969, and we have have family members who live in other parts of Yorktown's hamlets as well. Yorktown and the natural spaces in our backyard where we peacefully enjoy nature around our family home is very important to us.

We don't understand how Yorktown elected officials decided that it's ok to destroy wetlands and take down trees for a cell tower that we don't see benefitting ourselves or neighbors. We are against your permitting anything that would enable the installation of the Homeland Towers, LLC – Granite Springs Road.

The land where the tower is proposed is inappropriate for a cell tower due to it being in lower/wet land and the proximity to

homes. We have concerns about bright lights, reduced biodiversity, detrimental impact to clean air and soil from the lost benefit that vegetation and wetland species currently provide, decimation of natural view, unknown impact from radio/electromagnet or other waves emitted or received by it, reduced property value and more. You've seen these and other comments from many other people in the community who know the Tower will hurt our neighborhood.

The cell tower would negatively impact both human and non-human species that live in and around the proposed site. The detrimental environmental impact, both during building and ongoing, is not worth a negligibly positive impact on mobile phone and emergency service.

Please deny the proposal to lease a portion of the property for the installation of a public utility wireless telecommunications facility, including a 130-ft monopole tower and equipment compound designed for the colocation of multiple wireless carriers and town emergency services entities.

Thank you,

Leola Specht and concerned family members

Dear Town Board,

We are long time residents of Yorktown Heights living on XXXXX and we would like to express our opposition to the proposed cell tower for 62 Granite Springs Road.

We are concerned about what the tower will do to the environment in the area, how it will impact the wildlife negatively, what it will do to the property value of our homes, and potential health risks that come with having a tower of that size so close to our home. It will also take away from the beautiful look of the area we have come to love so much for our home community.

If there is truly a need, a more appropriate location should be selected because there are too many reasons not to select this one.

Thank you for hearing our concerns. Please do not build the cell tower at 62 Granite Springs Road. Thank you.

Best Regards,

Mila and Salvatore LoBrutto

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Thursday, January 15, 2026 2:04:25 PM

From: Maria Iveza[redacted]
Sent: Thursday, January 15, 2026 1:13 PM
To: Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>
Subject: 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Councilman Esposito,

In your news12 interview, you said that the idea of small cell antennas on utility poles are great, but ConEd does not allow equipment to be places on their poles. Are you not aware our area is serviced by NYSEG?

Maria Ivezic

From the Desk of Howard Frank

RE: NO CELL PHONE TOWER, Letter #2, Frank Family

Attention: Town Board, Conservation Board, Zoning Board, Planning Board, Town Clerk

As an over 60-year-old resident of this neighborhood and a former member of the Conservation Board, a retired licensed Stationary Engineer and a proud member of Local 891. I would like the town elected officials and committees to review my and other neighbors' concerns and objections regarding the proposed cell tower installation on Town-owned property, and to request that this matter be properly reviewed in accordance with Town Law, zoning requirements, and environmental regulations.

Failure to Consider Alternative Locations
The Town has not adequately evaluated alternative sites or elevations on existing Town property. A more suitable and less environmentally sensitive location exists approximately 200 feet in from the dead end of Popular Street near the Sparkle Lake retention pond. This area encompasses approximately 20 acres and should be formally reviewed. A site visit to this location is strongly recommended.

Existing Infrastructure Demonstrates No Necessity
The sewer pump station already has a flow alarm with a telephone line connected to both the Sewer Department and the Police Department. This system has functioned reliably for over 50 years. In addition, there is an existing cellular alarm at the pump station. These facts demonstrate that adequate communication infrastructure already exists and that a new cell tower is not necessary for public safety.

Notification and Procedural Deficiencies
It is unclear whether the Town of Somers or affected Somer's residents were notified by the Town of Yorktown regarding this proposal. Additionally, this matter does not appear to have been referred to either the Zoning Board or the Planning Board, as required by Town Law. There was also no proper notice or advertising to neighboring residents, particularly those in Somers, which may constitute a violation of zoning and public notice requirements.

Zoning and Land Alienation Concerns
With the alienation of Town land and the generation of revenue from the proposed cell tower, the property would effectively become commercial in nature. Any parcel that generates income is considered commercial and therefore requires zoning review. This raises serious concerns, particularly if the intent is to establish a commercial use within designated wetlands. This matter should be reviewed by the Zoning Board rather than decided solely by the Town Board.

Wetlands, Soil, and Environmental Issues
No soil testing or deep test borings have been conducted to determine the depth of the wetland buffer, soil stability, or the location of bedrock. There is no evidence of a minimum five-foot auger test, which should be required for a structure of approximately 130 to 150 feet in height. Without such testing, the Town should not advance or approve this proposal.

Structural and Foundation Concerns
It is unknown whether concrete and pilings can adequately support a 130-foot tower in swampy wetland conditions. There has been no determination of how deep pilings would need to be driven or whether bedrock exists at a depth capable of supporting a 30-foot tower foundation. There is also no explanation of how the foundation could be constructed without altering natural water flow.

Drainage, Water Flow, and Wetland Impacts
Water currently flows under Granite Springs Road into Crystal Lake. Any construction may alter drainage patterns, impact wetland vegetation, and increase unfiltered runoff into the brook and downstream sewer lift station. The official Town map should be reviewed for elevation, environmental designations, and wetland constraints. There is no indication this review has occurred in any of the documents online by Homeland.

Permits and Compliance
There is no evidence of an excavation permit, foundation plan approval, or soil testing results. Without these, any construction activity would be premature and potentially subject to a stop-work order. The Town should not approve foundation height, pilings, or construction without full compliance.

Requested Actions by the Town Board

- Refer this proposal to the Zoning Board and Planning Board
- Require deep soil and auger testing, wetland and drainage studies, and a review of official Town maps
- Conduct a site visit to the alternative location at the dead end of Popular Street
- Ensure full notification to Somers officials and residents and Stuarts Fruit Farm
- Suspend any approval until all zoning, environmental, and procedural requirements are met

If any members of the town board would like to call me to discuss this matter, I'm available to do so. Again, please make sure this letter is added to the documentation

Sincerely,

Howard Frank, [redacted]

From: Corrine Simion [redacted]
Sent: Wednesday, January 14, 2026 3:11 PM
To: Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Homeland Towers hearing notation - please post to the record

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Hello,
Hope you are well.

I found it a good time to point out how cell phone carriers work when there is an issue with coverage in the case of an emergency. I understand a large talking point on the need for this tower is that it is unsafe to have coverage gaps. Today Verizon, the only carrier that has agreed to be placed on the prospective tower on Granite Springs Rd thus far, has had a major outage affecting hundreds of thousands of users.



Is Verizon down? View outage reports

Verizon is down

Verizon is experiencing issues. A significant number of users report issues with the website, apps, trouble placing/receiving calls, stalled mobile data, delayed SMS/MMS, and Fios/5G Home connectivity issues.

This is an outage that is followed by another outage in 8/2025 that was nationwide - all users. Prior to that in 10/2024 400,000 users were affected.

During these outages user experience severe issues using their cell phone service, most having no service at all.

The good news is that cell phones can always call emergency services (911) even with "no service," because they can connect to any available network, not just your providers. We have several towers around town on more appropriate land locations not directly next to homes, that will provide this signal. Newer phones also offer Emergency SOS via Satellite for truly off-grid situations, and Wi-Fi calling works if you have internet. Such an amazing feature that keeps residents safe and able to utilize emergency services at any time no matter the case.

Even old phones without active SIM cards can make emergency calls!

This is such a wonderful feature that is worth highlighting to dispel any concerns one might have about gaps in coverage (that don't exist per current maps from cell phone providers in the Granite Springs area). I feel terrible for all those relying on their cell phones when they have a provider that continues to suffer major outages. It seems cell phone service is unreliable regardless of how many towers they have. Luckily 911 will always connect as noted above.

Thank you for your time,
Corrine Simione
Walden Woods

From: Town Clerk
To: Maura Weissleder
Subject: FW: Proposed Granite Springs Cell Phone tower comment for the record
Date: Thursday, January 15, 2026 9:07:23 AM
Attachments: image.png

On Dec 22, 2025, at 3:07 PM, Corrine Simione [redacted] wrote:

Hello,

Wishing you all a wonderful holiday!

I would like to submit a rebuttal to a statement included in the public comments regarding the proposed cell phone tower on Granite Springs Road.

I live on XXXXXXX as noted in the comment below, **I was present** and **viewed the resident** who I believe is being referenced below when the tree fell on Halloween at the corner of Douglas/Curry and an adjoining cul-de-sac. I consistently have reliable cell service in this area. I live six houses from that intersection and have no issues using my phone in my home, yard, at the bus stop, or throughout the surrounding neighborhood. In addition, I work from home several days a week and rely on my cell phone for business throughout the day without issue.

If someone experienced service problems at that location, it may have been related to their specific carrier rather than an overall lack of coverage in the area. Not every carrier provides equal coverage in every location, and residents often need to select the provider best suited to their area.

Additionally, downed power lines and storm-related damage can temporarily disrupt cell service even when a nearby tower appears to be powered. Such incidents can affect fiber optic backhaul lines, cause localized network congestion, or create electromagnetic interference, all of which may result in dropped calls, slow data speeds, or temporary loss of service. These factors can sometimes be mistaken for broader or ongoing coverage deficiencies. If this is being touted as one of the reasons for a 130 foot monstrosity added to the backyards of my community I wanted my experience of the same event clarified.

Thank you for your time and consideration.

Corrine Simione

Walden Woods

From: Ed Lachterman <elachterman@yorktownny.gov>
Date: December 18, 2025 at 8:19:55 PM EST
To: Mollyanne Vizioli [redacted]
Cc: Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Luciana Haughwout <lhaughwout@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Re: Urgent Concern: Proposed Cell Tower in Residential Area (Curry St / Granite Springs)

Hi Mollyanne,
Thank you for your comments. This issue has many facets that need to be looked at and the board is trying to balance all of the concerns. One of the main concerns that we need to look at is that there is a large segment of our population that is lacking cell service in the proposed area. On Halloween, a tree came down on Curry Street and pulled down some electrical lines, creating a hazard. The resident that called it in said that it took him many tries to do so and had to walk down the street to finally make a connection.
The site location has been explored in the past and the review was part of the public record, both in the file and the public hearing last Tuesday. There is a regulatory process that is handled by the state, and the Governor signed off on this already. We have held open the public hearing, and we are looking to reconvene on February 3rd , 2026. That will be another opportunity for the public discussion and to have some of these concerns addressed. The reason for holding the meeting over was so that some changes that were addressed from the input of the neighbors could be reviewed by the appropriate boards and make sure that they meet the guidelines and regulations of local, state and federal agencies.
I will pass your comments on to the clerk so that they can be part of the record.
Happy Holidays to you and your family.

Ed Lachterman
Yorktown Town Supervisor

To the Town Board and Planning Commission,

My name is Maria Makaj, and I am a licensed real estate professional who has worked extensively within this community and surrounding areas. My client, whom I some a home to many years ago, reach out for help. I am writing to formally express concern regarding the proposed installation of a cellular phone tower within this neighborhood and to share how such a development may negatively affect residential property values and overall community appeal.

From a real estate market perspective, proximity to large infrastructure such as cell phone towers has consistently raised concerns among buyers. Many prospective homeowners view these structures as visual intrusions that detract from the aesthetic character of a neighborhood. In communities where scenic views, uniform architecture, and residential charm are valued, the presence of a tower can significantly reduce buyer interest, resulting in longer days on market and downward pressure on home prices.

Additionally, while regulatory agencies may state that cell towers meet safety standards, buyer perception plays a critical role in real estate value.

A notable portion of buyers express ongoing concerns, whether founded or not, about potential health effects. These perceptions often translate into hesitation or outright avoidance of properties located near towers, thereby reducing demand and marketability for affected homes.

Cell phone towers can also impact a neighborhood's identity. Many homeowners choose specific communities for their residential feel, sense of privacy, and long-term investment potential. The introduction of commercial-grade infrastructure into a residential zone can change the character of the area, making it less attractive to future buyers who prioritize neighborhood cohesion and visual consistency.

From my professional experience, even the possibility of a nearby tower can become a recurring disclosure issue during real estate transactions, prompting buyers to request price reductions or walk away altogether. This places existing homeowners at a financial disadvantage through no fault of their own and may result in diminished equity over time.

I respectfully urge the Town Board to consider alternative locations or solutions that would meet communication needs without compromising residential property values or community integrity. Protecting homeowners' investments and preserving the character of established neighborhoods should remain a priority in land-use decisions.

Thank you for your time, consideration, and service to our community.

Respectfully,

Maria Makaj
[redacted]

Reminder: email is not secure or confidential. Houlihan Lawrence will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving Houlihan Lawrence, and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact Houlihan Lawrence. To notify Houlihan Lawrence of suspected email fraud, contact: fraudalert@houlihanlawrence.com or call 914-273-4357.

From: Town Clerk
To: Maura Weissleder
Subject: FW: Cell Tower
Date: Tuesday, January 13, 2026 3:42:06 PM

-----Original Message-----
From: Antonio Mosca <[redacted]
Sent: Tuesday, January 13, 2026 2:03 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Fwd: Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am emailing you to ask you to vote no on the cell tower. Not the appropriate place to install one.

Thanks

Tony Mosca

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Cellphone Tower
Date: Tuesday, January 13, 2026 1:36:57 PM

From: Heberto Espinosa [redacted]
Sent: Tuesday, January 13, 2026 10:31 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: rfon@yorktownny.org; John Tegeder <jtegeder@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; lgilbert@yorktownny.org
Subject: Opposition to Cellphone Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Supervisor and Members of the Town Board,

I am writing to formally express my opposition to the proposed cell tower on Granite Springs Road.

While I recognize the importance of reliable wireless coverage, I am concerned that this project places a disproportionate burden on a residential area while offering limited demonstrated benefit to the broader community. A structure of this scale fundamentally alters the character of the neighborhood and raises serious concerns regarding aesthetics, property values, and environmental impact.

The proposed site's proximity to homes and sensitive natural areas, including nearby wetlands, warrants heightened scrutiny. Construction activity, tree removal, and long-term infrastructure in such locations risk lasting environmental consequences. Additionally, many residents reasonably worry about the negative effect a highly visible tower may have on property desirability and home values, an impact that cannot easily be reversed.

If coverage gaps truly exist, I urge the Town to more fully explore alternative solutions that are less intrusive, including smaller-scale installations, alternative siting, or co-location opportunities that minimize disruption to established neighborhoods.

I respectfully request that the Town Board reconsider this proposal or, at minimum, delay any decision until residents are provided with clearer data regarding need, alternatives, environmental impacts, and long-term consequences.

Thank you for your time and consideration.

Best,
Heberto R. Espinosa

Yorktown Heights, NY

Outlook

FW: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

From Town Clerk <townclerk@yorktownny.gov>
Date Wed 2/18/2026 9:35 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Wendy Frank <[redacted]
Sent: Wednesday, February 18, 2026 12:17 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; James Martorano <jmartorano@yorktownny.gov>; Engineering Department <engineering@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Nancy Calicchia <ncalicchia@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Fwd: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

An update on my earlier email since I attended the ABACA meeting this evening. Please add to the comments/testimony.

According to the town website on July 14, 1964, the Town Board resolved to adopt an ordinance establishing the Advisory Board on Architecture and Community Appearance (ABACA) to protect the town from the harmful effects of inappropriate and poor-quality dCAesign. According to the Town of Yorktown Comprehensive Plan under scenic and historic preservation ytn10.pdf Crystal Lake is listed.

It just doesn't seem "scenic" to have a large oversized 150 ft cell tower adjacent to Stuart's Fruit Farm. Ongoing concerns exist regarding the tower's visual impact; its excessive height and intrusive visibility have not been properly vetted by Homeland or the town. The term "scenic" is referred to Crystal Lake in the adopted 2010 comprehensive town plan. Placing a cell phone tower there doesn't seem "scenic," especially since the town's long-range planning document outlines that area as "scenic."

We request a balloon test to truly understand the visual impact on the surrounding landscape and homeowners in this "scenic" area. This sensitive area contains wetlands and a residential road that lacks proper drainage. Most recently, a driver recently caused a major accident here, taking down an entire Verizon telephone pole at this location and we don't know if it was caused by ponding, icey conditions or the driver was impaired.

We do know that computer simulated views are not as accurate as actual viewshed pictures taken during a balloon test. The renderings, Photoshop work, and computer-generated pictures do not reflect the removal of trees for the project which will impact the view of the tower. We also have questions about the inaccuracy of tree removals: the applicant stated 37 trees to the County of Westchester, but their paperwork to the town says 88. The community's appearance of the area will be ruined forever; therefore, we ask that the ABACA advisory board review all documents concerning the "scenic" area that will be destroyed forever if this project moves forward.

Furthermore after tonight's meeting the developer said, "84 trees is not a lot of trees". Without considering over 300 saplings, bushes and other vegetations in the area. The develoepr didn't mention the princess pine either that was brought up by the local arbonist.

The developer to date didn't know the following:

What the grade of the area was asked and the developer couldn't answer that question

What's the pad made of? The developer couldn't answer that question

The color of equipment they didn't know yet elther

How are you viewing the site from what angles since they didn't do a balloon test? They couldn't explain they didn't even do a proper study using a drone.

Now the developer says he will do that test on his own? What are his qualifications?

Why wasn't the balloon test done originally when they developer proposed the site in the first place? That seems like something you do before to help identify how visiible the structure will be.

The developer had no idea what type of generators? What size generators?

What's the foot print size of the generator? They didn't know

Noise from the generator? The developer didn't know that either

Who maintains the "driveway"? That was not clear either

Who maintains the pole and equipment?

One board members lives on Sarles Drive and said his cell phone service is fine. The developer said he's recieved "many complaints about cell service in the area". Where are those complaints? There is nothing in writing submitted from those people complaining about their cell service in the neighborhood.

The developer admitted in the meeting the service will help Somers but NOT Yorktown.

Someone tell me how Homeland Towers proposed the lease of this property in July of 2022 and now 5 years later they don't have any answers of how this towering cellphone tower will be constructed? Or what materials will be used?

Jon Stewart said, "if you smell something say, something"

This entire project smells!

Yours truly,

Wendy Frank

Outlook

FW: Cell Tower Opposition

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 7:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Robert Patriss[redacted]
Sent: Tuesday, February 17, 2026 5:40 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Diana,

I am writing as a 20-year resident of Yorktown Heights, living on Sunrise Street, to formally express my opposition to the proposed motion to install a cell phone tower at 62 Granite Springs Road.

I agree with and support the thoughtful statements made by my neighbors at the most recent Town Board meeting. The concerns raised regarding environmental health, impacts on local wildlife, and the broader character of our community are significant and deserve careful consideration. In addition, the potential effect on surrounding property values is a serious issue for those of us who have invested in our homes and in the long-term stability of this neighborhood.

Yorktown Heights is valued for its natural setting and residential character. I respectfully urge the Board to fully weigh the environmental implications, aesthetic impact, and economic consequences before approving this proposal, and to consider alternative solutions or locations that would better protect our community.

Thank you for your time and consideration.

Sincerely,

Robert Patrissi

Outlook

FW: Cell Tower- Please Read!

From Town Clerk <townclerk@yorktownny.gov>
Date Mon 2/16/2026 7:38 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Pam Roden [redacted]
Sent: Monday, February 16, 2026 1:46 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower- Please Read!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon to All,

I am a resident very close to the proposed site of the 130 foot cell tower. I STRONGLY OPPOSE this proposition for the following reasons:

- **Visual Impact:** Something so aesthetically horrific and of this size and scope should never be considered for a residential area.
- **Residents:** Local residents pay a great deal of taxes to support and encourage our northern Westchester aesthetic. This project would negatively impact home value and significantly minimize desirability for future families to settle.
    - **Environmental Damage:** The site is in a wetlands buffer, potentially harming the bog turtle, Indiana bat, and monarch butterfly.
    - **Water Quality:** Construction threatens to impact Sparkle Lake, which is connected to the Croton watershed.
    - **Alternatives:** Investigate smaller cell options on existing poles instead of a large tower.
- Thank you for your time, attention and consideration of this important matter.
- Regards,
- Pamela Roden
- West Somers Park

- Granite Springs

FW: Cell phone tower

From Town Clerk <townclerk@yorktownny.gov>
Date Sat 2/14/2026 11:21 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kaylee Huff [redacted]
Sent: Saturday, February 14, 2026 9:38 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell phone tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Kaylee Huff. I live in Yorktown Heights with my husband and three young children. There is a plan to place a cell phone tower in our town. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns
   - Some residents are worried about potential health effects from continuous radiofrequency (RF) radiation emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts
   - The site is near wetlands and conservation land, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency
   - The proposal was added to meeting agendas on short notice, giving residents little time to learn about the project or attend hearings.

4. Aesthetics & Neighborhood Character
   - Tall towers are visually intrusive "eyesores" in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns
   - Nearby cell towers can lower property values, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues
   - Neighbors also raised flooding and stormwater concerns due to tree removal and soil uprooting.

7. Regulatory & Parkland Use Issues
   - The land proposed for the tower was originally donated with the intent to be parkland. Some residents argue building a tower there may contravene that original use of the land.

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.
Please reconsider,
Kaylee Huff

Outlook

Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Diana Quast <dquast@yorktownny.gov>
Date Fri 2/13/2026 6:04 PM
To Maura Weissleder <mauraw@yorktownny.gov>

Sent from my iPhone

Begin forwarded message:

From: Wendy Frank [redacted]
Date: February 13, 2026 at 5:46:10 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

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FYI, we want to make sure this ltr is added to the website - https://www.yorktownny.gov/town-departments/town-clerk/pending-projects/homeland-towers-project-granite-springs-road/

Thanks and good shabbos!!

---------- Forwarded message ---------
From: <[redacted]
Date: Tue, Feb 10, 2026 at 2:15 PM
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment
To: townclerk@yorktownny.gov <townclerk@yorktownny.gov>, supervisor@yorktownny.gov <supervisor@yorktownny.gov>, elacterman@yorktownny.gov <elacterman@yorktownny.gov>, planning@yorktownny.gov <planning@yorktownny.gov>, irechey@yorktownny.gov <irechey@yorktownny.gov>, jtegeder <jtegeder@yorktownny.org>, lgilbert@yorktownny.gov <lgilbert@yorktownny.gov>, ssiegel@yorktownny.gov <ssiegel@yorktownny.gov>, sesposito@yorktownny.org <sesposito@yorktownny.org>, pmurphy@yorktownny.gov <pmurphy@yorktownny.gov>, highway@yorktownny.gov <highway@yorktownny.gov>

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town

Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

Proper construction practice is to require a complete wetlands soil auger subsurface water table study. The construction site would then ensure comprehensive soil samplings below the surface. This process is critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

Given these circumstances, I urge the Town Board to review these issues thoroughly, to ensure that proper soil testing procedures are mandated and accurate environmental assessments are crucial and listen to the community.

We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

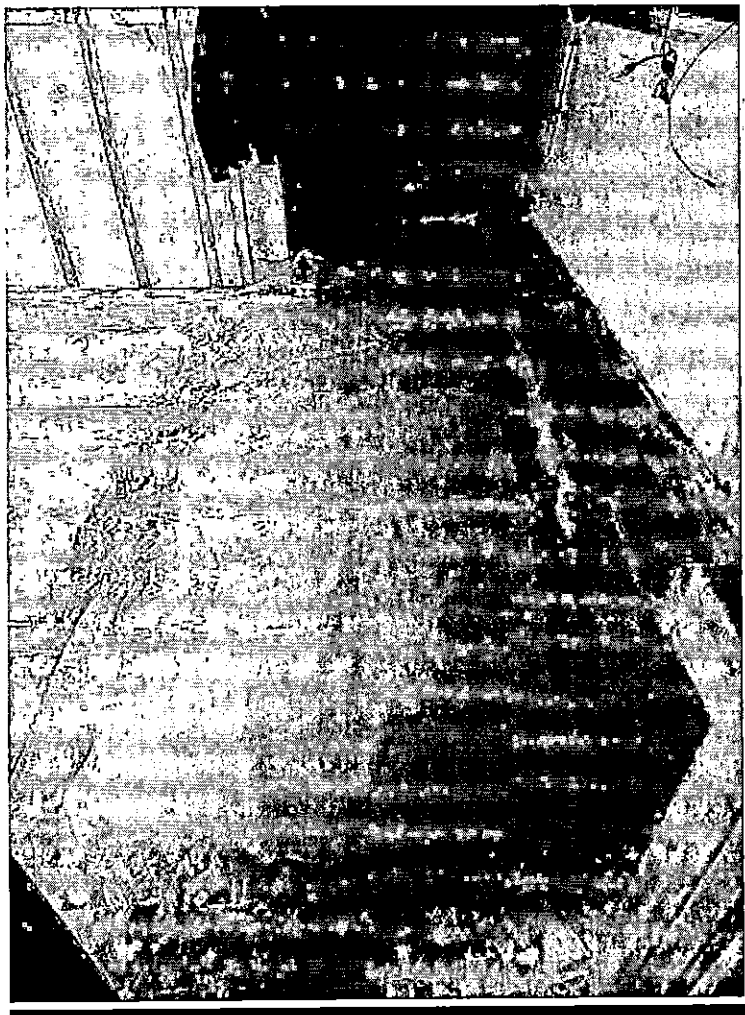
Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

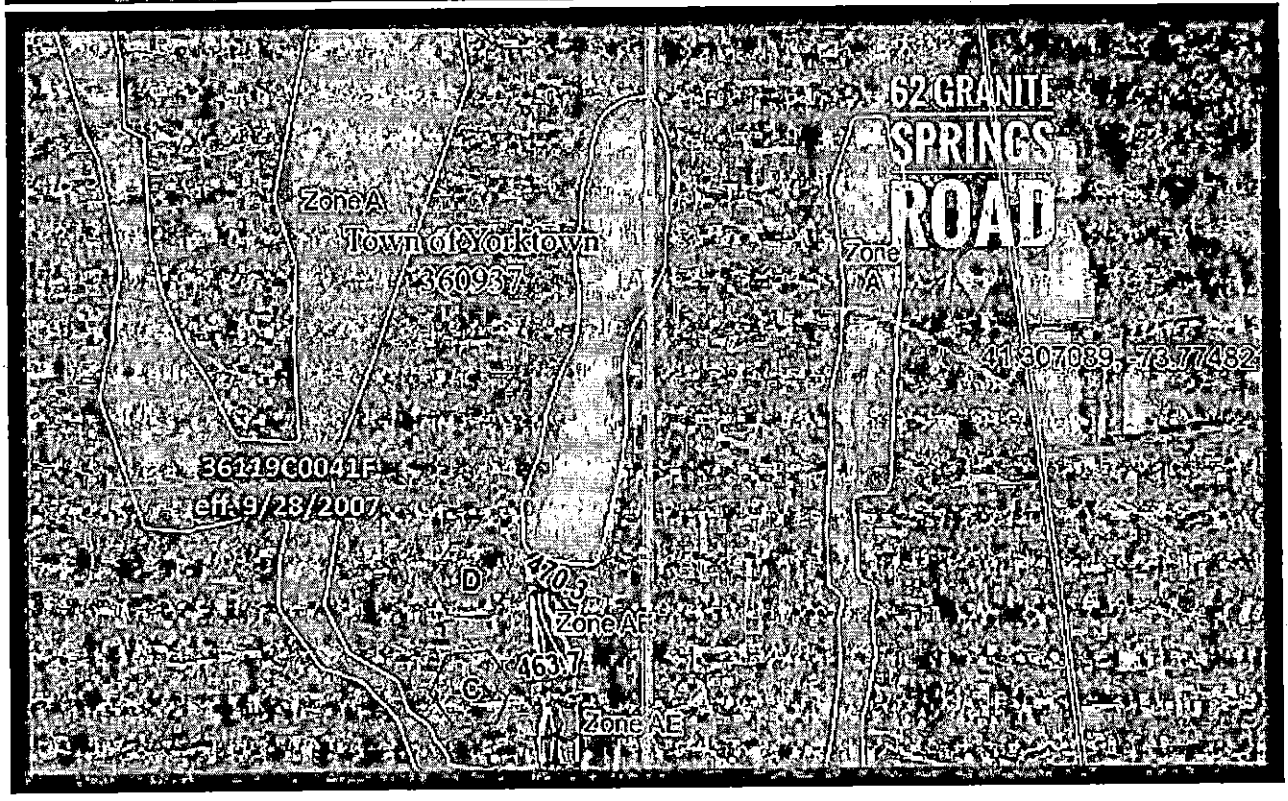
Sincerely,

Howard Frank and the Frank family








62 GRANITE
SPRINGS
ROAD
Zone A
Town of Yorktown
360937
Zone A
41.307089, -73.77482
36119C0041F
eff. 9/28/2007
D
470.5
Zone AE
463.7
C
Zone AE

Outlook

FW: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 6:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

4 attachments (280 KB)
photo1basement.jpg; photo2basement.jpg; photo3basement.jpg; floodplanYorktown.jpg;

-----Original Message-----
From: [redacted]
Sent: Tuesday, February 10, 2026 2:15 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; elacterman@yorktownny.gov; Planning Department <planning@yorktownny.gov>; irechey@yorktownny.gov; John Tegeder <jtegeder@yorktownny.gov>; lgilbert@yorktownny.gov; Susan Siegel <ssiegel@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Highway Department <highway@yorktownny.gov>
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

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critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

Given these circumstances, I urge the Town Board to review these issues thoroughly, to ensure that proper soil testing procedures are mandated and accurate environmental assessments are crucial and listen to the community.

We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

Sincerely,

Howard Frank and the Frank family

Outlook

FW: Opposed to Cell Tower

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 8:56 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kathryn Johnson <[redacted]
Sent: Monday, February 9, 2026 9:12 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>
Subject: Opposed to Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members,

My husband and I reside at [redacted] in a quiet, predominantly residential neighborhood. We are writing to express our strong opposition to the installation of any cell tower in our area.

A cell tower would be wholly inconsistent with the residential character of our neighborhood and could have detrimental effects on our health, our environment, and our property values. We deliberately chose to live in this area because of its natural setting and absence of large-scale commercial infrastructure. Introducing a cell tower would fundamentally alter that character.

Additionally, our current cell service is reliable and fully adequate. There is no demonstrated need for additional infrastructure in this location, and we see no justification for imposing the risks and visual impact of a cell tower on nearby residents.

For these reasons, we respectfully but firmly urge you to reject any proposal to construct a cell tower in our neighborhood. We appreciate your consideration of the concerns of local residents and trust that you will protect the integrity and livability of our community.

Sincerely,

Kathryn Johnson
[redacted]

Outlook

FW: New Response Completed for Contact

From Web <web@yorktownny.gov>
Date Mon 2/9/2026 12:13 PM
To Diana Quast <dquast@yorktownny.gov>; Maura Weissleder <mauraw@yorktownny.gov>

From: noreply@yorktownny.gov <noreply@yorktownny.gov>
Sent: Friday, February 6, 2026 11:46 PM
To: Web <web@yorktownny.gov>
Subject: New Response Completed for Contact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please note the following response to Contact has been submitted at Friday February 6th 2026 11:43 PM with reference number 2026-02-06-001.

- **Name:**
  stuart epstein
- **Email:**
  [redacted]
- **Phone:**
  [redacted]
- **Subject:**
  cell tower
- **Question/Comment:**
  I am definitely opposed to the construction of the cell tower by Granit Springs. Even though i do not live in that section of town I feel yhay this parcel should be kept as open space, it is not fair to the neighbors especially the person that is less then 500 feet where 1300 is recommended. Cutting down almost 100 trees in an area that is designated open space is sinful I would not want to sit out in my back yard and see that steel tower no matter what color they paint it. If power goes out the generator will probably run on propane, I would not want it running unattended. PLEASE do not APPROVE THIS SITE, DO NOT approve a wetlands permit, and no cutting of trees. I watched the meeting i saw how mant people attended they all worked so hard doing research, hiring lawyers, checking property boundaries.
  I voted for the existing town board because I feel they are fair. Pleas respect the open space and [lease respect the neighborhood, the HOMEOWNERS. When the planning board and zoning board look at building homes or extensions on homes the number priority is will it change the character of the neighborhood . THIS IS NOT IN

CHARACTER.

Thank you
Stuart Epstein

[redacted]

[This is an automated email notification -- please do not respond]

Town Clerk's Office

FEB 04 2026

Diana L. Quast, Town Clerk
Town of Yorktown, New York

[redacted]
Yorktown Heights, N.Y.

10598

January 31, 2026

Diana Quast

Town Clerk

Yorktown Town Hall

363 Underhill Avenue

Yorktown Heights, NY 10598

Dear Ms. Quast,

We are writing this letter to express our concerns regarding the proposed cell phone tower on 62 Granite Springs Rd. This project will require the removal of multiple trees in our neighborhood and is not needed to improve cell phone service in our area. We further believe that this large cell tower should not be placed in the middle of a residential area and will have a negative impact on our environment.

Thank you for your consideration.

Sincerely,

Ronald Ammon

Donna Ammon

Donna Ammon

From: Jeff Anzevino [redacted]
Sent: Tuesday, February 3, 2026 5:16 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Fwd: Public Hearing Notice Homeland Towers 62 Granite Springs Road

Scenic Hudson was just apprised that notice has been given that a public hearing will be reconvened tonight by the Yorktown Town Board as it considers a wetland, stormwater, and tree permit application submitted by Homeland Towers, LLC for the proposed construction of a telecommunications facility located at 62 Granite Springs Road in Yorktown,

Since Scenic Hudson is unable to attend tonight's meeting on such short notice, we respectfully request that the hearing remain open so that we can better understand the environmental and historic impact of the 130' telecommunications facility of Stuart Farm.

Scenic Hudson in 2017 contributed $353,175 toward the conservation of the Stuart Farm and we are concerned that the propsoed 130' tower is likely to result in adverse impacts on the environment, community and historic resources.
https://www.westchestergov.com/previous-releases/westchester-to-protect-county-s-oldest-working-farm#:~:text=Scenic%20Hudson%20Land%20Trust%2C%20Inc.,of%20working%20farmland%20in%20Westchester.

Further, it is our understanding that the farm has been nominated for listing on the New York State Historic Business registery. https://news.halstonmedia.com/somers-record/stories/stuarts-farm-earns-historical-recognition,24277?#:~:text=Stuart's%20Farm%20Earns%20Historical%20Recognition,%2C%E2%80%9D%20the%20OPRHP's%20website%20says.

Further, with respect to the address of the proposed tower, if there has been a mistake in the public notice, we urge the Town Board to renotice the Public Hearing and keep the hearing open until Scenic Hudson and others can properly assess the potential for environmental impact of the proposed tower.

Thank you.

Jeffrey Anzevino

J. Jeffrey Anzevino, AICP (he/him/his)

Director of Land Use Advocacy
Scenic Hudson, Inc.

Building on 60 Years of Success
Read our Annual Report to learn more about our goals for the future and steps we will take to achieve them.

From: Dave <[redacted]
Sent: Monday, February 2, 2026 7:31 PM

Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Dear Yorktown Leadership,
I do not believe this site is necessary and ultimately will be harmful to our community.
A giant cell tower - not the right decision
A distributed set of cell repeaters is better
I have lived in Yorktown for many years, went through the school system and seen many changes - I'm not opposed to change. I am opposed to bad decisions.
Thank You.
Sincerely,
David Hands

Hello -

My name is Daniel Zlotnick and I am the owner of [redacted]
Heights.
I live here with my wife and our young daughter.

Please let it be known that we are 100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.

Thank you,
Dan

Hello -

My name is Elizabeth McQuestion and I reside in Yorktown Heights. with my husband and two small children.

Please let it be known that as property owners we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned mother and resident. Elizabeth McQuestion.
914-582-2640

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:22 PM

From: neysa Rascona <[redacted]>
Sent: Tuesday, February 3, 2026 11:14 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this

project does not conflict with or jeopardize the intent and conditions of those grants.

Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,

Neysa Rascona
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposed To Cell Tower
Date: Tuesday, February 3, 2026 1:20:12 PM

From: Francine <[redacted]
Sent: Tuesday, February 3, 2026 11:35 AM
To: Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposed To Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Ivezaj <[redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please forward my message to all members of town board.

Looking forward to seeing you all at the meeting tonight.

Residents were not notified via mail when alienation was happening,
Residents were not notified when the December meeting on this 130ft cell tower build built on wetlands commenced,
Though some Residents were notified when it was up for permits,
More people were sent Supervisor Lachtermans press release than the permit notification. For example, I was never notified about permits. But I was sent the press release.

We find this a bit odd.

Maria Ivezic

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Iveza [redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

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We find this a bit odd.

Maria Ivezic

Outlook

FW: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

From Town Clerk <townclerk@yorktownny.gov>
Date Wed 2/18/2026 9:35 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Wendy Frank [redacted]
Sent: Wednesday, February 18, 2026 12:17 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; James Martorano <jmartorano@yorktownny.gov>; Engineering Department <engineering@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Nancy Calicchia <ncalicchia@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Fwd: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

An update on my earlier email since I attended the ABACA meeting this evening. Please add to the comments/testimony.

According to the town website on July 14, 1964, the Town Board resolved to adopt an ordinance establishing the Advisory Board on Architecture and Community Appearance (ABACA) to protect the town from the harmful effects of inappropriate and poor-quality dCAesign. According to the Town of Yorktown Comprehensive Plan under scenic and historic preservation ytn10.pdf Crystal Lake is listed.

It just doesn't seem "scenic" to have a large oversized 150 ft cell tower adjacent to Stuart's Fruit Farm. Ongoing concerns exist regarding the tower's visual impact; its excessive height and intrusive visibility have not been properly vetted by Homeland or the town. The term "scenic" is referred to Crystal Lake in the adopted 2010 comprehensive town plan. Placing a cell phone tower there doesn't seem "scenic," especially since the town's long-range planning document outlines that area as "scenic."

We request a balloon test to truly understand the visual impact on the surrounding landscape and homeowners in this "scenic" area. This sensitive area contains wetlands and a residential road that lacks proper drainage. Most recently, a driver recently caused a major accident here, taking down an entire Verizon telephone pole at this location and we don't know if it was caused by ponding, icey conditions or the driver was impaired.

We do know that computer simulated views are not as accurate as actual viewshed pictures taken during a balloon test. The renderings, Photoshop work, and computer-generated pictures do not reflect the removal of trees for the project which will impact the view of the tower. We also have questions about the inaccuracy of tree removals: the applicant stated 37 trees to the County of Westchester, but their paperwork to the town says 88. The community's appearance of the area will be ruined forever; therefore, we ask that the ABACA advisory board review all documents concerning the "scenic" area that will be destroyed forever if this project moves forward.

Furthermore after tonight's meeting the developer said, "84 trees is not a lot of trees". Without considering over 300 saplings, bushes and other vegetations in the area. The develoepr didn't mention the princess pine either that was brought up by the local arbonist.

The developer to date didn't know the following:

What the grade of the area was asked and the developer couldn't answer that question

What's the pad made of? The developer couldn't answer that question

The color of equipment they didn't know yet elther

How are you viewing the site from what angles since they didn't do a balloon test? They couldn't explain they didn't even do a proper study using a drone.

Now the developer says he will do that test on his own? What are his qualifications?

Why wasn't the balloon test done originally when they developer proposed the site in the first place? That seems like something you do before to help identify how visiible the structure will be.

The developer had no idea what type of generators? What size generators?

What's the foot print size of the generator? They didn't know

Noise from the generator? The developer didn't know that either

Who maintains the "driveway"? That was not clear either

Who maintains the pole and equipment?

One board members lives on Sarles Drive and said his cell phone service is fine. The developer said he's recieved "many complaints about cell service in the area". Where are those complaints? There is nothing in writing submitted from those people complaining about their cell service in the neighborhood.

The developer admitted in the meeting the service will help Somers but NOT Yorktown.

Someone tell me how Homeland Towers proposed the lease of this property in July of 2022 and now 5 years later they don't have any answers of how this towering cellphone tower will be constructed? Or what materials will be used?

Jon Stewart said, "if you smell something say, something"

This entire project smells!

Yours truly,

Wendy Frank

Outlook

FW: Cell Tower Opposition

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 7:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Robert Patrissi <[redacted]
Sent: Tuesday, February 17, 2026 5:40 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Diana,

I am writing as a 20-year resident of Yorktown Heights, living on XXXXX, to formally express my opposition to the proposed motion to install a cell phone tower at 62 Granite Springs Road.

I agree with and support the thoughtful statements made by my neighbors at the most recent Town Board meeting. The concerns raised regarding environmental health, impacts on local wildlife, and the broader character of our community are significant and deserve careful consideration. In addition, the potential effect on surrounding property values is a serious issue for those of us who have invested in our homes and in the long-term stability of this neighborhood.

Yorktown Heights is valued for its natural setting and residential character. I respectfully urge the Board to fully weigh the environmental implications, aesthetic impact, and economic consequences before approving this proposal, and to consider alternative solutions or locations that would better protect our community.

Thank you for your time and consideration.

Sincerely,

Robert Patrissi

Outlook

FW: Cell Tower- Please Read!

From Town Clerk <townclerk@yorktownny.gov>
Date Mon 2/16/2026 7:38 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Pam Roden <[redacted]
Sent: Monday, February 16, 2026 1:46 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower- Please Read!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon to All,

I am a resident very close to the proposed site of the 130 foot cell tower. I STRONGLY OPPOSE this proposition for the following reasons:

- **Visual Impact:** Something so aesthetically horrific and of this size and scope should never be considered for a residential area.
- **Residents:** Local residents pay a great deal of taxes to support and encourage our northern Westchester aesthetic. This project would negatively impact home value and significantly minimize desirability for future families to settle.
    - **Environmental Damage:** The site is in a wetlands buffer, potentially harming the bog turtle, Indiana bat, and monarch butterfly.
    - **Water Quality:** Construction threatens to impact Sparkle Lake, which is connected to the Croton watershed.
    - **Alternatives:** Investigate smaller cell options on existing poles instead of a large tower.
- Thank you for your time, attention and consideration of this important matter.

Regards,
Pamela Roden
West Somers Park

- Granite Springs

Outlook

FW: Follow up questions and concerns about February 9, 2026 Planning Board meeting

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 2:15 PM
To Maura Weissleder <mauraw@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>

From: [redacted]
Sent: Tuesday, February 17, 2026 1:10 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Follow up questions and concerns about February 9, 2026 Planning Board meeting

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To:
The Planning Board
The Town Board

It was concerning to watch the latest Planning Board meeting on February 9, 2026.

The Planning Board and Homeland Towers both mentioned the **Fire Department** has a need to be on the monopole cell tower to improve their communication. This is curious because information shared during the February 3, 2026 Public Hearing explained there is no record in the FOIL documents providing evidence of the Fire Department's need to be on the cell tower. Also, no record of an independent communications consultant exists providing any evidence of a need or recommendations for the Fire Department to be on the tower. It was concluded by many, the Fire Department does not need to be on the monopole and is being used to build support for this cell tower proposal by manipulating the public's fear and desire to support first responders.

The Planning Board also questioned the aesthetics of the tower. Homeland Towers answered those concerns with photos obviously taken at angles and locations that downplay the presence and appearance of the 130 monopole cell tower. Also, the viewshed photos did not take into account what the view will look like after the proposed 84 trees are cut down. I can assure you, the view from many other locations near this proposed tower will show a very different visual story. This begs the question...Why didn't anyone on the Planning Board or Town Board request Homeland Towers conduct a **Balloon Test**? I wrote a letter to you all on January 19, 2026 inquiring about a Balloon Test and no one bothered to respond.

Also wondering why the Planning Board did not ask obvious questions relating to January 25, 2026, RF consultant's report provided to the Town Board by Douglas Fishman.

No one on the Planning Board inquired about why **Homeland has not yet justified being on the 62 Granite Springs Road site** and **has not provided data to substantiate the claim that the site is needed to offload capacity from the neighboring sites.**

No one asked Homeland Towers why they went to Somers first to solve Somer's cell gap issue and why Somers turned them down twice.

No one asked Homeland Towers to define exactly where the cell gap is defined in Yorktown. Would have been interesting to hear Homeland's response, because no cell gap presents on the gold standard FCC Broadband map or the current coverage maps for Verizon, AT&T or T Mobile. Is anyone wondering how exactly Homeland is going to prove a cell gap exists? How will Homeland prove they can improve anyone's cell service in Yorktown when a cell gap does not exist or a need to offload capacity from the neighboring sites?

Does anyone on the Planning Board understand **4G and 5G propagation barriers** and how the neighborhood near 62 Granite Springs Road is full of them? The propagation barriers are always going to be and will occasionally weaken a cell signal and cause it to drop. A 130 foot monopole cell tower is not going to win over propagation barriers and many will still experience cell signal weakening or dropping at times. Also, Verizon or any other carrier most likely **will not lease small cells** in an area they do not need to service, because a cell gap does not exist on their coverage map, nor the need to handle offload capacity from neighboring sites. **Verizon is interested in being on the current 62 Granite Springs cell tower, because they will aim to fill the cell gap in Somers. Verizon will not be leasing the tower to fill a cell gap that does not exist in Yorktown.**

In addition, the **VCOMM** report used to justify this tower is from **November 2021**. A VCOMM only addresses what Verizon **MAY** be able to accomplish if they are on the monopole. A VCOMM justification report typically assesses the coverage and capacity of a wireless network, which can help identify areas with insufficient signal strength often referred to as cell gaps. However, it **does not** directly prove cell gaps, but rather provides data that **can** indicate their presence. **This means the data provided in NOT DEFINITIVE**. This is true because 4G and 5G propagation variables can change on any given day or time. These changes can and do influence the data collected on a VCOMM report. **Meaning VCOMM data will vary and can never claim to be 100 percent accurate beyond the time and day it was collected.**
This all means the Planning Board is being asked to comment/give recommendations on a highly invasive/destructive project, that will have a devastating impact on precious parkland, a residential neighborhood and Yorktown as a whole; a project that is not justified in any reliable report and cannot prove it will benefit anyone's cell service in Yorktown.

The questions remain...Does the Planning Board recognize this proposal is not justified and will not benefit cell service in Yorktown? Is the Planning Board satisfied with the current proposal information to give their approval to go forward with this 130 foot monopole cell tower installation? Is it worth ruining beautiful open space parkland, killing environmental elements and animals, risking toxic contamination of the air, land and water, lowering property values, sending the message to all potential buyers that Yorktown does not protect their open space or residential neighborhoods and putting your neighbors health at risk? All for an unproven

technological gain, that will be replaced much sooner than later. Keep in mind, both Homeland Towers and Verizon, can break their lease at anytime and leave Yorktown to pay to clean up the mess left behind.

Thank you for considering all I have shared when you write up your recommendations for this proposal.

Monica Cole

FW: Cell phone tower

From Town Clerk <townclerk@yorktownny.gov>
Date Sat 2/14/2026 11:21 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kaylee Hu [redacted]
Sent: Saturday, February 14, 2026 9:38 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell phone tower

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Hello,

My name is Kaylee Huff. I live in Yorktown Heights with my husband and three young children. There is a plan to place a cell phone tower in our town. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns
   - Some residents are worried about potential health effects from continuous radiofrequency (RF) radiation emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts
   - The site is near wetlands and conservation land, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency
   - The proposal was added to meeting agendas on short notice, giving residents little time to learn about the project or attend hearings.

4. Aesthetics & Neighborhood Character
   - Tall towers are visually intrusive "eyesores" in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns
   - Nearby cell towers can lower property values, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues
   - Neighbors also raised flooding and stormwater concerns due to tree removal and soil uprooting.

7. Regulatory & Parkland Use Issues
   - The land proposed for the tower was originally donated with the intent to be parkland. Some residents argue building a tower there may contravene that original use of the land.

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.
Please reconsider,
Kaylee Huff

Outlook

Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Diana Quast <dquast@yorktownny.gov>
Date Fri 2/13/2026 6:04 PM
To Maura Weissleder <mauraw@yorktownny.gov>

Sent from my iPhone

Begin forwarded message:

From: Wendy Frank [redacted]
Date: February 13, 2026 at 5:46:10 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

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FYI, we want to make sure this ltr is added to the website - https://www.yorktownny.gov/town-departments/town-clerk/pending-projects/homeland-towers-project-granite-springs-road/

Thanks and good shabbos!!

---------- Forwarded message ---------
From: [redacted]
Date: Tue, Feb 10, 2026 at 2:15 PM
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment
To: townclerk@yorktownny.gov <townclerk@yorktownny.gov>, supervisor@yorktownny.gov <supervisor@yorktownny.gov>, elacterman@yorktownny.gov <elacterman@yorktownny.gov>, planning@yorktownny.gov <planning@yorktownny.gov>, irechey@yorktownny.gov <irechey@yorktownny.gov>, jtegeder <jtegeder@yorktownny.org>, lgilbert@yorktownny.gov <lgilbert@yorktownny.gov>, ssiegel@yorktownny.gov <ssiegel@yorktownny.gov>, sesposito@yorktownny.org <sesposito@yorktownny.org>, pmurphy@yorktownny.gov <pmurphy@yorktownny.gov>, highway@yorktownny.gov <highway@yorktownny.gov>

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town

Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

Proper construction practice is to require a complete wetlands soil auger subsurface water table study. The construction site would then ensure comprehensive soil samplings below the surface. This process is critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

Given these circumstances, I urge the Town Board to review these issues thoroughly, to ensure that proper soil testing procedures are mandated and accurate environmental assessments are crucial and listen to the community.

We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

Sincerely,

Howard Frank and the Frank family

Outlook

FW: Opposed to Cell Tower

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 8:56 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kathryn Johnson <[redacted]
Sent: Monday, February 9, 2026 9:12 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>
Subject: Opposed to Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members,

My husband and I reside at [redacted] in a quiet, predominantly residential neighborhood. We are writing to express our strong opposition to the installation of any cell tower in our area.

A cell tower would be wholly inconsistent with the residential character of our neighborhood and could have detrimental effects on our health, our environment, and our property values. We deliberately chose to live in this area because of its natural setting and absence of large-scale commercial infrastructure. Introducing a cell tower would fundamentally alter that character.

Additionally, our current cell service is reliable and fully adequate. There is no demonstrated need for additional infrastructure in this location, and we see no justification for imposing the risks and visual impact of a cell tower on nearby residents.

For these reasons, we respectfully but firmly urge you to reject any proposal to construct a cell tower in our neighborhood. We appreciate your consideration of the concerns of local residents and trust that you will protect the integrity and livability of our community.

Sincerely,

Kathryn Johnson
[redacted]

Outlook

FW: New Response Completed for Contact

From Web <web@yorktownny.gov>
Date Mon 2/9/2026 12:13 PM
To Diana Quast <dquast@yorktownny.gov>; Maura Weissleder <mauraw@yorktownny.gov>

From: noreply@yorktownny.gov <noreply@yorktownny.gov>
Sent: Friday, February 6, 2026 11:46 PM
To: Web <web@yorktownny.gov>
Subject: New Response Completed for Contact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please note the following response to Contact has been submitted at Friday February 6th 2026 11:43 PM with reference number 2026-02-06-001.

- **Name:**
  stuart epstein
- **Email:**
  [redacted]
- **Phone:**
  [redacted]
- **Subject:**
  cell tower
- **Question/Comment:**
  I am definitely opposed to the construction of the cell tower by Granit Springs. Even though i do not live in that section of town I feel yhay this parcel should be kept as open space, it is not fair to the neighbors especially the person that is less then 500 feet where 1300 is recommended. Cutting down almost 100 trees in an area that is designated open space is sinful I would not want to sit out in my back yard and see that steel tower no matter what color they paint it. If power goes out the generator will probably run on propane, I would not want it running unattended. PLEASE do not APPROVE THIS SITE, DO NOT approve a wetlands permit, and no cutting of trees. I watched the meeting i saw how mant people attended they all worked so hard doing research, hiring lawyers, checking property boundaries.
  I voted for the existing town board because I feel they are fair. Pleas respect the open space and [lease respect the neighborhood, the HOMEOWNERS. When the planning board and zoning board look at building homes or extensions on homes the number priority is will it change the character of the neighborhood . THIS IS NOT IN

CHARACTER.

Thank you
Stuart Epstein

[redacted]

[This is an automated email notification -- please do not respond]

From: Joan Politi
Sent: Friday, February 6, 2026 12:14 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>
Subject: Cell phone tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing on behalf of My mother, Katherine Politi and myself. We only recently learned of the plan to build a cellphone tower in the Crystal Lake area and we are adamantly opposed. Why were residents not notified about this application in the Town Supervisor's newsletter?
The proposed development would negatively impact Stuart's Fruit Farm, and of course our neighbors. Please do not destroy wetlands for a ridiculous 130 ft cellphone tower. Our cell service is more than adequate. Thank you for your attention to this matter.

Joan Politi

From: Dave <dave@handsbuilt.com>
Sent: Monday, February 2, 2026 7:31 PM

Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Dear Yorktown Leadership,
I do not believe this site is necessary and ultimately will be harmful to our community.
A giant cell tower - not the right decision
A distributed set of cell repeaters is better
I have lived in Yorktown for many years, went through the school system and seen many changes - I'm not opposed to change. I am opposed to bad decisions.
Thank You.
Sincerely,
David Hands

Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside atXXXXXX. I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this project does not conflict with or jeopardize the intent and conditions of those grants. Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,
Neysa Rascona

Hello -

My name is Daniel Zlotnick and I am the owner of [redacted]
Heights.
I live here with my wife and our young daughter.

Please let it be known that we are 100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.

Thank you,
Dan

Hello -

My name is Elizabeth McQuestion and I reside [redacted]
Heights.
with my husband and two small children.

Please let it be known that as property owners we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned mother and resident. Elizabeth McQuestion.

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:22 PM

From: neysa Rascona [redacted]
Sent: Tuesday, February 3, 2026 11:14 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this

project does not conflict with or jeopardize the intent and conditions of those grants.

Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,

Neysa Rascona
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposed To Cell Tower
Date: Tuesday, February 3, 2026 1:20:12 PM

From: Francine [redacted]
Sent: Tuesday, February 3, 2026 11:35 AM
To: Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposed To Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Francine Davin and I reside with my family a[redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Iveza [redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

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Good afternoon,

Please forward my message to all members of town board.

Looking forward to seeing you all at the meeting tonight.

Residents were not notified via mail when alienation was happening,
Residents were not notified when the December meeting on this 130ft cell tower build built on wetlands commenced,
Though some Residents were notified when it was up for permits,
More people were sent Supervisor Lachtermans press release than the permit notification. For example, I was never notified about permits. But I was sent the press release.

We find this a bit odd.

Maria Ivezic

From: Town Clerk
To: Maura Weissleder
Subject: FW: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Date: Tuesday, February 3, 2026 1:19:35 PM

From [redacted]
Sent: Tuesday, February 3, 2026 12:26 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Re: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your response.

------ Original Message ------
From: elachterman@yorktownny.gov
To: townclerk@yorktownny.gov; pmurphy@yorktownny.gov; sesposito@yorktownny.gov; ssiegel@yorktownny.gov; igilbert@yorktownny.gov; rsteinberg@yorktownny.gov; jtegeder@yorktownny.gov; irichey@yorktownny.gov; planning@yorktownny.gov; supervisor@yorktownny.gov
Sent: Tuesday, February 3rd 2026, 12:22 PM
Subject: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your email Monica. I've been compiling all of the questions and comments from the emails and we will be reviewing them tonight with Homeland and the expert.

Get Outlook for iOS

From [redacted]
Sent: Tuesday, February 3, 2026 12:17:41 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel

<ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

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PLEASE CONFIRM RECEIPT OF MY LETTER BY EMAILING ME BACK

TO ALL:

DID ANYONE NOTICE THE INFORMATION SHARED IN THE **VCOMM REPORT** SUBMITTED ON **NOVEMBER 17, 2021** OR THE **RF CONSULTANT REPORT** FROM DOUGLAS FISHMAN SUBMITTED ON **JANUARY 25, 2026**?

DO YOU REALIZE **DOUGLAS FISHMAN'S REPORT USES THE VCOMM JUSTIFICATION REPORT FROM NOVEMBER 17, 2021** TO SUPPORT HIS REPORT?

THE **VCOMM REPORT ONLY ADDRESSES** WHAT **VERIZON** MAY BE ABLE TO ACCOMPLISH BEING ON THE MONOPOLE.

A **VCOMM RF JUSTIFICATION REPORT** TYPICALLY ASSESSES THE COVERAGE AND CAPACITY OF A WIRELESS NETWORK, WHICH CAN HELP IDENTIFY AREAS WITH INSUFFICIENT SIGNAL STRENGTH OFTEN REFERRED TO AS CELL GAPS. HOWEVER, IT **DOES NOT DIRECTLY PROVE CELL GAPS** BUT RATHER PROVIDES DATA THAT **CAN** INDICATE THEIR PRESENCE.

4G AND 5G PROPAGATION VARIABLES CAN CHANGE ON ANY GIVEN DAY AND TIME AND CAN INFLUENCE DATA COLLECTED ON A VCOMM REPORT. MEANING A VCOMM

REPORT CAN NEVER CLAIM TO BE 100 PERCENT ACCURATE.

TWO STATEMENTS IN DOUGLAS FISHMAN'S RECENT RF CONSULTANT REPORT SUBMITTED JANUARY 25, 2026 ARE VERY IMPORTANT TO RECOGNIZE AND UNDERSTAND:

HOMELAND TOWERS HAS NOT DONE AN ADEQUATE JOB SUBMITTING JUSTIFICATION FOR THIS NEW SITE.

THERE IS NO DATA PROVIDED TO SUBSTANTIATE THE CLAIM THAT THE SITE IS NEEDED TO OFFLOAD CAPACITY FROM THE NEIGHBORING SITES.

THE TWO REPORTS MENTIONED ABOVE HAVE NOT PROVEN A CELL TOWER IS THE SOLUTION YOU ARE SEEKING.

THANK YOU FOR CONSIDERING WHAT I HAVE SHARED,

MONICA COLE

Hello -

My name is Timothy McQuestion and I am the owner of [redacted]
Yorktown Heights.
I live here with my wife and two small children.

Please let it be known that we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned resident.
Tim McQuestion.

Hello -

My name is Timothy McQuestion and I am the owner o[redacted]
Yorktown Heights.
I live here with my wife and two small children.

Please let it be known that we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned resident.
Tim McQuestion.

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:22 PM

From: neysa Rascona [redacted]
Sent: Tuesday, February 3, 2026 11:14 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this

project does not conflict with or jeopardize the intent and conditions of those grants.

Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,

Neysa Rascona
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposed To Cell Tower
Date: Tuesday, February 3, 2026 1:20:12 PM

From: Francine [redacted]
Sent: Tuesday, February 3, 2026 11:35 AM
To: Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposed To Cell Tower

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Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Ivezaj <[redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

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Good afternoon,

Please forward my message to all members of town board.

Looking forward to seeing you all at the meeting tonight.

Residents were not notified via mail when alienation was happening,
Residents were not notified when the December meeting on this 130ft cell tower build built on wetlands commenced,
Though some Residents were notified when it was up for permits,
More people were sent Supervisor Lachtermans press release than the permit notification. For example, I was never notified about permits. But I was sent the press release.

We find this a bit odd.

Maria Ivezic

Dear Mr. Lachterman and members of the Yorktown Town Board,

I just received a letter from the Town, signed by Mr. Lachterman, describing the details about the proposed Cell Tower Facility less than a mile from my home at [redacted] Yorktown Heights.

Please know that my husband, Eric Gomez, and I vehemently disapprove of this cell tower, especially since a major reason for the tower described was safety and calling emergency services. There was just a very bad accident less than 2 weeks ago and there were no issues contacting emergency services.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains into Crystal Lake and Sparkle Lake. The proposed plan also calls for the removal of 84 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues. I am concerned that the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Crystal Lake, Sparkle Lake and the Croton watershed. Our Town was given millions of

dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land. The proposed cell tower would be about 400 feet from the closest residence. I do not believe macro cell towers belong in residential areas.

I urge the Town Board to:
a) confirm that the proposed cell tower would not violate any conditions of the grant the Town received from East of Hudson Water Quality Fund.
b) consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.
c) visit the proposed site during the warmer months when there is vegetation growing in the wetlands to fully appreciate the importance of this land
b) direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration and I appreciate an email back you have received this email.

Take care,
--
Denise Gomez

I am opposed to the building of cell tower at 62 Granite Spring Rd.

Sincerely,

[redacted]

January 30, 2026

Re: Proposed Cell Tower at 62 Granite Springs Road

Dear Members of Our Town Board:

My name is Eileen O'Connor and I reside a[redacted] I am writing to formally express my opposition of the proposed 130 foot cell tower in our residential neighborhood, and respectfully request that you vote this proposal down.

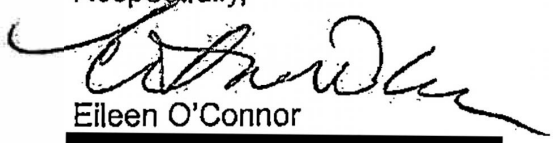
I was honestly in shock when I first learned about this proposal just a few weeks ago and completely disheartened to learn this has been in consideration for the past few years. How was I just hearing about this only weeks before a vote was to take place, and hearing about it from fellow neighbors; no letters from the town, no notification from anyone! A main factor in buying our property just over ten years ago was the fact that our front yard looks onto the proposed site, beautiful wetlands we were told would not, and could not, be disturbed. Imagine my horror when we learned we would be looking at a gigantic, unsightly tower from our living room window! How can this be? Not only would we be staring at a tower, but the infrastructure that goes with this tower; fuel tanks, other electrical components, fencing; a gaping hole where trees stood with 28,000+ square feet of disruptive property, property that was gifted to the town. I highly doubt the person who gifted the town this plot of land would have done so knowing how it would greatly affect our neighborhood; the damage to the aesthetics of the land, the loss of so many mature trees, the damage to the ecosystem, to our water system, the enormous amount of stress this is causing to the people of our community. No one in their right mind would donate land if they knew all of this would come from it! Furthermore, to learn that the access to this tower is mere feet from our neighbor's property line is truly heartbreaking. I cannot imagine the enormous weight this must be having on them. It's one thing to look at something unsightly a couple hundred yards away, it is another thing to have this right in your backyard. Please, members of the Town Board, please put this proposal to rest by voting it down.

I know, firsthand, how a commercial, business transaction impacts a neighborhood, the natural environment, and people's livelihood. I grew up in Ossining, New York on a street perpendicular to Route 9A. After a long stretch of mature woods, my beautiful house sat, complete with a stream that cut through the middle of our backyard and turned 90 degrees and ran the length of the side of our house and acted as a natural property line between our house and our neighbor's house. The stream flowed under our roadway and continued through numerous neighborhoods heading south. As young kids, we splashed in this stream, built forts in the woods, and gathered with other kids in

the neighborhood. It was a wonderful place to explore and to live, up until half of the beautiful woods were gutted to build a business park. This monstrosity forever changed our babbling brook. Our water became thick and turned burnt orange in color. The brook stopped flowing, the surface was shiny like an oil slick, and the water possessed a pungent smell. Years of complaints to our town followed and went unanswered. This business transaction affected our neighborhood and town greatly, and still does to this very day. It took a while for my parents to sell their beautiful home, and no doubt, they received way less than they should have because of the contaminated stream running through our yard as a result of the business transaction thirty-plus years ago that continues to impact on my childhood neighborhood today.

When buying our home on XXXXXXX, I made sure the property in front of my house was protected. We asked questions, we did our research. I was adamant about making sure what happened in my home town would not happen in my new town. Respectfully, I urge you to shut this proposal down. Please, PLEASE don't give in to corporate pressure, not in our residential neighborhoods, not in someone's backyard, not in someone's front yard!

Respectfully,



Eileen O'Connor

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to cell tower at 62 Granite Springs Rd
Date: Thursday, January 29, 2026 9:09:45 AM

From: Samantha Marshal[redacted]
Sent: Wednesday, January 28, 2026 9:57 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to cell tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

We very recently moved to the area (less than a month) and we vehemently oppose this cell tower. We had been looking for a house for a long time and chose this house and area due to its lack of cell towers. We looked in other areas of Yorktown and did not buy there due to the proximity of cell towers. We have a 2.5 year old and are expecting our second child in May. We will not stay here if these new towers are put up.

Sincerely,

[redacted]

Please forward to the Town Board and Planning Board.

I am writing to oppose the construction of a 130-foot cell tower at 62 Granite Springs Road.

I have lived at the corner of [redacted] 66 years and my family has been there for 81 years. My grandfather owned the entire swamp (165 acres) and he built Crystal Lake in 1939. I have photos of the swamp, and all the property surrounding it, with the old farmhouse, barns and model"A" cars on West Somers Road which later became Granite Springs Road. Before my grandfather bought the farm there, the farm was owned by Mrs. Sarles (who Sarles Drive is named after). The Wildes and the O'dells ran as tenants only. They got to live there in exchange for working the farm when they could - growing tomatoes and corn, and raising sheep, beef cattle and milk cattle. The cattle barn was at the foot of the swamp so they could use the water from the swamp. Mitch O'dell told me stories of how cows would wonder out in the swamp to never be seen again. They also had a partially tame bobcat that would jump on the roof of the farmhouse and wait for chicken scraps. Prior to the O'dells and Sarles, going back to the 1800s were the Wildes, Hyatts, and Hallocks. The original farmhouse, which I have photos of, dates back to civil war times. The farmhouse is shown on one of Yorktown's early maps. The first phone line to my grandfather 's house was a number actually called "Sparkle Lake" and it was a line several neighbors shared. The Stuarts traveled by horse and sleigh across my grandfather's land to go to church.

Much has changed since my grandfather owned the farm, but one thing that has not changed is the abundance of wildlife on site. I have personally seen deer, coyote, bobcats, fox, possums, skunks, squirrels, turtles, frogs, toads, moles, voles, beaver, and bats at the proposed location. I have also personally seen over a dozen different types of butterflies and moths, as well over 30 different types of birds, including a blue heron and a bald eagle, at the proposed location. I am most concerned with how the construction and operation of the proposed cell tower will affect those animals and their habitats. These animals are absolutely vital to our ecosystem, and the desctruction of their homes and habitat will have negaive consequences that extend

far behind my neighborhood. I have personally seen the water quality in Sparkle Lake and Crystal Lake deteriorate as a result of runoff and development. Crystal Lake used to be utilized as a recreational space but it no longer can be. I fear the same will happen to Sparkle Lake if the proposed tower is built.

The proposed site is also extremelty low ground. During Hurrcane Floyd in 1999, the area flooded and Sparkle & Crystal Lake were connected by water running on Granite Springs Road. It is a terrible idea to destroy 84 mature trees at this location which will most certainly negatively affect stormwater management.

The cell tower would be built on open space that was intended, both by the prior owner who deeded the parcel to the town, as well as by prior adminstrations, to be maintained and perserved as green space. I am also concerned about the negative health consequences and property devaluation.

Over the weekend, there was on accident right in front of the proposed location and a Verizon pole was knocked down. Myself, along with other neighbors, had no issues getting in touch with emergency personnel. On Monday, Verizon workers were on site to deal with the pole that was knocked down. They told my neighbors that small cells could be placed on top of their poles, and even on top of other utility poles, to address any wireless coverage issues in the area. I do not understand why the Town Board is considering allowing a macro cell tower to be built at the proposed location when the CityScape report recommends that small cells be put on existing poles there. Why would anyone cause all that damage to the environment when there is a significantly less intrusive and harmful alternative available?

I urge the Town Board to deny the developer the applicable permits and final lease approval.

Thank you,
Steve Gardner

I am begging you all to please put an end to the installation and use of a cell tower in our backyard!!

PLEASE!!!!

Denise Gallitelli

Dear Yorktown Town Supervisor and Town Clerk:

The construction of a cell tower at 62 Granite Springs Road would be an eyesore in a bucolic region of Yorktown, and would impact residential property values nearby, as well as impact flora and fauna in the vicinity of the cell tower, specifically within Sparkle Lake and its shoreline.

The region lacking adequate cell coverage is on Route 35 east of the Amawalk Dam. The cell tower in that vicinity does not belong to Verizon and does not help reception along route 35 for Verizon users.

A better place, with far less impact, would be to put the new cell tower where Yorktown Organic recycling facility on Greenwood, where there is already a cell tower. It would not impact local property values and would help Verizon cell reception in the vicinity of Route 35, east of the Amawalk Dam.

Please do not permit a cell tower to be erected at the proposed cit at 62 Granite Springs Road.

Sincerely,

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to cell tower at 62 Granite Springs Rd
Date: Friday, January 23, 2026 11:07:53 AM

-----Original Message-----
From: Hugh Barr [redacted]
Sent: Friday, January 23, 2026 10:23 AM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; lachterman@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to cell tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

My wife and I oppose construction of the proposed cell tower at 62 Granite Springs Rd.

Regards,

Hugh and Ashleigh Barr

From: Town Clerk
To: Maura Weissleder
Subject: FW: In Favor of the Cell Tower at 62 Granite Springs Rd
Date: Friday, January 23, 2026 9:16:01 AM

From: David Fran [redacted]
Sent: Thursday, January 22, 2026 8:45 PM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; lachterman@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: In Favor of the Cell Tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please approve the cell tower construction at 62 Granite Springs Rd. I don't know who the people are who oppose it, but they don't represent me. I will be happy to have better cell service.

Dave

--
David J Frank
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Rd consultant resolution
Date: Wednesday, January 21, 2026 3:24:10 PM

-----Original Message-----
From: Karen [redacted]
Sent: Wednesday, January 21, 2026 2:53 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>
Subject: 62 Granite Springs Rd consultant resolution

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Supervisor Lachterman and Town Board Members,

Before we begin, we request that this email be included in the comments for the Homeland Towers project at 62 Granite Springs Rd. and in the comments to the planning board for the same project.

We were unable to stay for the resolution regarding the hiring of Mr. Fishman as a consultant to review the proposed cell tower, but did watch the video online today. The discussion regarding the scope of what is under review by him was extremely important. In order to be fully informed about the needs, issues and possible solutions there needs to an intensive review of all aspects of the project, not just the RF concerns. We ask that the town board post on the pending project page the exact scope of work that he is reviewing since it will be beyond what is listed in the resolution that you approved last night.

During your discussion last night Councilwoman Siegel asked about hiring an additional consultant to review the project. She mentioned a person recommended by a speaker at the courtesy of the floor and Cityscape. The town board or Homeland Towers has repeatedly at every board meeting or advisory board meeting referred to the Cityscape report as the justification for the need for this infrastructure project. The Cityscape report is actually the Northern Westchester County Cooperative Wireless Communications Master Plan that was published in June 2023. This master plan provides a clear, independent review of the infrastructure needs within our community and the surrounding area. If your goal is to truly provide an independent opinion to the public, the board should have Cityscape come to the public hearing. Since the board and the applicant are using this plan as a basis for why this project is necessary, the residents have a right to hear what the Cityscape plan actually states. The Wireless Telecommunication Infrastructure Analysis for Yorktown which is an appendix to the master plan should be presented in its entirety. While some residents may think that this does not effect them because they don't live in our neighborhood, they should be made aware that there is a plan for infrastructure throughout the entire town. True transparency and open communication should require this information be provided to the residents. The members of the board spoke last night regarding the solar panels and the cell tower that it is important to do it right. The "right thing" is to ensure that there is complete transparency and full disclosure of all aspects of this project and possible infrastructure needs throughout Yorktown.

In addition we would ask that the town board add the relevant town code for wireless facilities in Yorktown to the project page. As Councilwoman Siegel mentioned the code was written in 1998. This code needs to be updated and is woefully inadequate compared to neighboring towns within Westchester County. The Supervisor spoke about the need to at times change a law or a repeal a law as technology changed and advanced when he was discussing solar panels . The fact that the town is relying on a town code that is almost 30 years old for technology that is advancing at a rapid pace is lacking to say the least. The supervisor also stated that things do change and sometimes you say

"hey did we really go down the right road". While hindsight is 20/20 it will not prevent the damage that can be done by using out of date code to make decisions on a project that will forever alter an area of town that is environmentally sensitive. The town board took the time to pause all solar projects to review the town code for those projects and ensure that what they enacted was in the best interest of Yorktown. Yet when it came to cellular infrastructure which was on the town radar since at least 2021 when the Cityscape report began, the board made no effort to review or update the town code to provide limitations that would protect residents, neighborhoods or the environment . Shouldn't the town board also place a similar moratorium on cell towers to enable a review and update of the town code? This is something that should have already been done and needs to be done as soon as possible.

We appreciate your time and consideration of our concerns. It is our hope that you will move to include a presentation from Cityscape at the public hearing and pause all cellular infrastructure projects until such a time as the town code has been updated to reflect current technology and the advancement of smaller cellular facilities that is occurring nationwide.

Regards,
Doug and Karen Erickson

Sent from my iPad

From: Town Clerk
To: Maura Weissleder
Subject: FW: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 5:52:35 PM

From: [redacted]
Sent: Tuesday, January 20, 2026 5:46 PM
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Ed,
Thank you for responding to some of my questions.
It is incorrect that you tried to have both sides on that zoom call. You contacted your friend in Walden Woods to get people on a call to say they would support the tower. The two people didn't even know the press would be on the call. News12 told us that you wanted to be on the call with people in support of the tower.
You and Sergio repeatedly reference all these unnamed people in town that want this cell tower but yet you couldn't trust News12 to find such people on their own? Please stop making vague reference to people that want this cell tower because as far as I can tell, the only people who have publicly supported this tower are Matt Slater and his best friend who you contacted to get people on the zoom call (the same person who wrote a one line email in support of the tower).
Wasn't the male resident you reference reporting a tree down on Curry on Halloween also Matt Slater? We know because we saw him doing it and also bc we did a FOIL request for 911 calls and nobody called 911 from that area on 10/31/25.
You did not answer my question regarding whether Mr. Fishman ever wrote a report that did not support the telecommunications company and/or developer. Did you review any reports where he did? Mr. Fishman never worked for Verizon- only AT & T- not that it matters beyond the fact that it is just another incorrect thing that has been said in relation to this project.
Do you know how many cell towers just this specific developer has already built in this town? I would hardly call it infrequent that a developer comes before the Town Board about a cell tower. Regardless, the point stands - it is incumbent on the Town Board to exercise due diligence in vetting these projects, approving permits and reviewing leases. And if you're not going to do that, then at least listen to the residents who have done their homework, and not the developer who is trying to make a profit.
Have a pleasant evening,
Justin

On Jan 20, 2026, at 4:35 PM, Ed Lachterman <elachterman@yorktownny.gov> wrote:

Hi Justin,
I appeared on News 12 due to them calling me regarding interviews of the Stop the Tower group and wanted a response. With the two people that were on the Zoom meeting at the same time I was, they were both looking for information. After the meeting, one sent in a letter of opposition, so there was an attempt by News12 to cover the story fully and from both sides of the issue. As for Mr. Fishman, our attorney was tasked with finding an RF expert. As he used to work for the County of Westchester, he had some contacts there that helped him. I had a phone interview with Mr. Fishman and I find his knowledge and professionalism to be of high standing and his knowledge from having worked for Verizon an asset in getting all of the relevant information regarding the equipment.. Out of his reports that I have read, I see that he questions and investigates all the matters using the codes, policies and laws which is what we are obligated to look at. As for the contract, that is negotiated through the supervisor's office and then the town board votes on it. It is so infrequent that I would not expect all of the council members to be well versed in this.
Sometimes when you ask a question, you find out the answer and that is what happened at this time. Finally, we have a law in our books, Chapter 168, that was amended over 10 years ago to require developers to pay for outside consultants. The town hires whomever they would like to hire and then we bill the applicant afterwords. This keeps the consultants beholden to the town.
Ed

Ed Lachterman
Yorktown Town Supervisor

<image001.png>
PLEASE NOTE THE CHANGE IN OUR EMAIL ADDRESS FROM .ORG TO .GOV

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

From: Justin Waytowich [redacted]
Sent: Tuesday, January 20, 2026 12:25 PM
To: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk

<townclerk@yorktownny.gov>
Cc: John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am writing again regarding my opposition to the construction of a 130-foot cell tower at 62 Granite Springs Road.

It continues to concern me that the Town Board seems to be pushing Homeland's agenda instead of advocating for the Town's residents. Not only did the Town Supervisor issue a one-sided press release regarding the 2/3/26 continued public hearing (after not issuing any press release regarding the first date of the hearing on 12/16/25), but in a News12 segment the Town Supervisor appeared on the same zoom call as the resident allegedly in support of the tower (Footnote 6)! How did that come about? Does that not concern the other members of the Town Board?

Then in another News12 segment, when confronted with the fact that the CityScape Report recommends small cells be put on existing utility poles at and around the proposed location, Councilmen Esposito incorrectly states that Con Edison does not allow equipment on their poles (Footnote 7). Pursuant to Federal Law, public utilities are required to permit this (47 CFR section 1.140). It is evident that this option, which the CityScape report states would be the best way to improve coverage in the area, has not been explored. It is absurd to ask the developer to consider this option as that is not their business model. It is up to the Town Board, acting on behalf of the residents, to reject Homeland's proposal and to find a company who can put small cells on existing utility poles.

It is also extremely troubling to me that the Town Board asked the NYS Legislature to alienate the parkland designation for the parcel of property where the developer wants to build this tower without seemingly understanding why they were doing it. Councilman Esposito **misspoke** at a June 2024 Planning Board meeting, which was after the town Board

asked the NYS Legislature to alienate the parkland designation, about how the construction of this proposed cell tower was mandated by the federal government. This is false - which Councilmen Esposito admitted at a subsequent Town Board meeting. Indeed, Homeland first came before the Town Board in March 2018 to discuss building several macro towers in our Town. They are the genesis of this proposal - not the Federal Government, not the State Government, not even the CityScape Report.

Councilman Esposito also stated at the Planning Board meeting that he was not sure if Homeland had settled on this particular location (62 Granite Springs Road) or if they were still considering others. Taken together, Councilman Esposito's comments mean that the Town Board alienated the parkland designation without even knowing or understanding a) if Homeland had settled on that site, and b) what the impetus of this proposal was.

The way the Town Board has operated with regard to this proposal makes any observer question who is driving the proverbial bus. For example, at a Town Board meeting when Homeland first asked the Town Board for a lease in connection with this proposal, the Town Board **asked** Homeland how much they would pay each month. Is the Town Board unaware that they can set the lease terms? Why would you ask the person asking for the lease how much they want to pay? At the December 16, 2025 Town Board meeting, the Town Board was surprised that they could set conditions on the lease such as requiring a report/test each time new equipment was added to the tower.

The lack of due diligence is alarming and frankly, the residents of this Town deserve much better.

On Sunday, an agenda for the Town Board meeting on 1/20/26 was emailed. It indicates that the Town Supervisor intends to retain Douglas Fishman to review Homeland's proposal and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

I question how someone who worked for AT & T, and who seemingly only writes reports in favor of the developer and/or wireless company, can be considered an "independent radio frequency engineering consultant". His "unique breadth of experience" includes being routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances:

1. Granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1)
2. Granting Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2)
3. Granting AT & T a cell tower modification application in Pound Ridge (Footnote 3)
4. Granting Verizon a permit to construct a cell tower in Wappinger (Footnote 4)
5. Granting Dish a permit to construct a cell tower in Pleasantville (Footnote 5)
6. Granting T-Mobile a special use permit to construct a cell tower in Pleasantville (see attachment)

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? I was unable to find any evidence of such when searching his name online.

I have serious concerns about the Town using taxpayer money to fund this report. What specifically is Mr. Fishman being asked to evaluate? Is he being asked to evaluate anything beyond whether Homeland's proposal would comply with the outdated FCC guidelines? As Homeland's own attorney stated at a prior Town Board meeting, **any cell tower over 30 feet automatically complies with FCC's guidelines** so it is unclear to me why the Town needs to retain someone for $3,000 to state that.

Where did the Town Supervisor obtain Doug Frishman's name from and/or who suggested the Town retain him? As you can see from the instances cited above, Mr. Fishman has specifically supported Homeland, and other Synder & Synder clients, in the past. Did the Town obtain his name from Homeland and/or from Homeland's attorneys (Snyder & Snyder)?

Were any other individuals considered to write this report? If you had asked for public input, we could have suggested several truly independent radio frequency engineering consultants that the Town Board could have chosen from.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road. I would ask the Town Board to consider retaining a truly independent radio frequency engineering consultant to review the proposal and present at the 2/3/26 meeting. I would also suggest that the

Town Board retain an independent Wetlands expert to report on the effect the construction and operation of this tower would have on the wetlands, as well as to reconcile the Town's wetland delineation with that of the Ericksons' wetlands expert.

Sincerely,
Justin Waytowich

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://pleasantville.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=6841&ItemID=4690

Footnote 6: https://longisland.news12.com/proposed-cell-tower-in-yorktown-would-address-coverage-gap-but-plan-has-critics

Footnote 7: https://hudsonvalley.news12.com/proposed-cell-phone-tower-discussed-at-yorktown-planning-board-meeting-residents-say-they-dont-want-it

Subject: Letter in Opposition to Proposed Cell Tower at 62 Granite Springs Road

Dear Town Board and Planning Board,

I am writing to express my strong opposition to the proposed construction of a cell tower at 62 Granite Springs Road.

- The plan would disturb over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly.
- Altering land within regulated wetlands is especially concerning, as is the removal of 84 mature trees that are vital to the area's stormwater management. This is significant for our town, where many residents already face flooding and issues with the water table. I am deeply concerned these changes will negatively impact water quality in Sparkle Lake and the Croton watershed.
- Our town has received grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. Can the Town Board confirm that the proposed plan would not violate any conditions of that grant?
- Have comprehensive environmental impact studies / independent health assessments been done ? Without such due diligence, the Town risks exposing residents and the environment to unnecessary harm.

Please forward this letter to all relevant members of the Town Board and Planning Board, and confirm receipt to me by email.

Thank you for your time and consideration.

Sincerely,

Joanna Cusack

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 1:11:19 PM
Attachments: Fishman Report Pleasantville 5-21-22 T-Mobile.pdf

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From: Justin Waytowic[redacted]
Sent: Tuesday, January 20, 2026 12:25 PM
To: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Cc: John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

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Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am writing again regarding my opposition to the construction of a 130-foot cell tower at 62 Granite Springs Road.

It continues to concern me that the Town Board seems to be pushing Homeland's agenda instead of advocating for the Town's residents. Not only did the Town Supervisor issue a one-sided press release regarding the 2/3/26 continued public hearing (after not issuing any press release regarding the first date of the hearing on 12/16/25), but in a News12 segment the Town Supervisor appeared on the same zoom call as the resident allegedly in support of the tower (Footnote 6)! How did that come about? Does that not concern the other members of the Town Board?

Then in another News12 segment, when confronted with the fact that the CityScape Report recommends small cells be put on existing utility poles at and around the proposed location, Councilmen Esposito incorrectly states that Con Edison does not allow equipment on their poles (Footnote 7). Pursuant to Federal Law, public utilities are required to permit this (47 CFR section 1.140). It is evident that this option, which the CityScape report states would be the best way to improve coverage in the area, has not been explored. It is absurd to ask the developer to consider this option as that is not their business model. It is up to the Town Board, acting on behalf of the residents, to reject Homeland's proposal and to find a company who can put small cells on existing utility poles.

It is also extremely troubling to me that the Town Board asked the NYS Legislature to

alienate the parkland designation for the parcel of property where the developer wants to build this tower without seemingly understanding why they were doing it. Councilman Esposito **misspoke** at a June 2024 Planning Board meeting, which was after the town Board asked the NYS Legislature to alienate the parkland designation, about how the construction of this proposed cell tower was mandated by the federal government. This is false - which Councilmen Esposito admitted at a subsequent Town Board meeting. Indeed, Homeland first came before the Town Board in March 2018 to discuss building several macro towers in our Town. They are the genesis of this proposal - not the Federal Government, not the State Government, not even the CityScape Report.

Councilman Esposito also stated at the Planning Board meeting that he was not sure if Homeland had settled on this particular location (62 Granite Springs Road) or if they were still considering others. Taken together, Councilman Esposito's comments mean that the Town Board alienated the parkland designation without even knowing or understanding a) if Homeland had settled on that site, and b) what the impetus of this proposal was.

The way the Town Board has operated with regard to this proposal makes any observer question who is driving the proverbial bus. For example, at a Town Board meeting when Homeland first asked the Town Board for a lease in connection with this proposal, the Town Board **asked** Homeland how much they would pay each month. Is the Town Board unaware that they can set the lease terms? Why would you ask the person asking for the lease how much they want to pay? At the December 16, 2025 Town Board meeting, the Town Board was surprised that they could set conditions on the lease such as requiring a report/test each time new equipment was added to the tower.

The lack of due diligence is alarming and frankly, the residents of this Town deserve much better.

On Sunday, an agenda for the Town Board meeting on 1/20/26 was emailed. It indicates that the Town Supervisor intends to retain Douglas Fishman to review Homeland's proposal and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

I question how someone who worked for AT & T, and who seemingly only writes reports in favor of the developer and/or wireless company, can be considered an "independent radio frequency engineering consultant". His "unique breadth of experience" includes being routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances:

1. Granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1)

2. Granting Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2)
3. Granting AT & T a cell tower modification application in Pound Ridge (Footnote 3)
4. Granting Verizon a permit to construct a cell tower in Wappinger (Footnote 4)
5. Granting Dish a permit to construct a cell tower in Pleasantville (Footnote 5)
6. Granting T-Mobile a special use permit to construct a cell tower in Pleasantville (see attachment)

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? I was unable to find any evidence of such when searching his name online.

I have serious concerns about the Town using taxpayer money to fund this report. What specifically is Mr. Fishman being asked to evaluate? Is he being asked to evaluate anything beyond whether Homeland's proposal would comply with the outdated FCC guidelines? As Homeland's own attorney stated at a prior Town Board meeting, **any cell tower over 30 feet automatically complies with FCC's guidelines** so it is unclear to me why the Town needs to retain someone for $3,000 to state that.

Where did the Town Supervisor obtain Doug Frishman's name from and/or who suggested the Town retain him? As you can see from the instances cited above, Mr. Fishman has specifically supported Homeland, and other Synder & Synder clients, in the past. Did the Town obtain his name from Homeland and/or from Homeland's attorneys (Snyder & Snyder)?

Were any other individuals considered to write this report? If you had asked for public input, we could have suggested several truly independent radio frequency engineering consultants that the Town Board could have chosen from.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road. I would ask the Town Board to consider retaining a truly independent radio frequency engineering consultant to review the proposal and present at the 2/3/26 meeting. I would also suggest that the Town Board retain an independent Wetlands expert to report on the effect the construction and operation of this tower would have on the wetlands, as well as to reconcile the Town's wetland delineation with that of the Ericksons' wetlands expert.

Sincerely,
Justin Waytowich

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://pleasantville.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=6841&ItemID=4690

Footnote 6: https://longisland.news12.com/proposed-cell-tower-in-yorktown-would-address-coverage-gap-but-plan-has-critics

Footnote 7: https://hudsonvalley.news12.com/proposed-cell-phone-tower-discussed-at-yorktown-planning-board-meeting-residents-say-they-dont-want-it

From:	Town Clerk
To:	Maura Weissleder
Subject:	FW: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd
Date:	Tuesday, January 20, 2026 1:11:33 PM

From: Jennifer Brennan [redacted]
Sent: Tuesday, January 20, 2026 11:53 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they

would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

Additionally, retaining an RF expert would only potentially address some of the concerns raised by those in opposition to constructing this cell tower. The Town Board should also retain an independent wetlands expert to review the wetland delineation done by the Ericksons' expert, and to report on the effects of the construction and operation of the proposed tower.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road.

Thank you for your time and consideration,
Jennifer Brennan

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road Homeland Tower comments
Date: Tuesday, January 20, 2026 11:34:44 AM
Attachments: image.png
image.png

From: Corrine Simione [redacted]
Sent: Tuesday, January 20, 2026 10:23 AM
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: 62 Granite Springs Road Homeland Tower comments

Thank you!

If marketing maps are being used - the map below would be considered that I presume as it is used by Verizon to show their coverage. There is no gap with Verizon for this area per this map, Verizon is the only carrier that has agreed to station on the tower.

While I appreciate an RF expert, I can presume that he will reiterate what we have already been told. These towers are "safe" Safety is not the only concern of the residents.

Towers 130 feet in the air do not belong next to residents homes. Scarsdale agreed and their town code confirm this. No cell towers within 500 feet of a home, park, or school. One of the richest towns in America knows that these are a blight on the community and do not belong next to homes. Yorktown should follow suit to protect its residents.
Their code:

- **Location Restrictions:** The code seeks to protect residential areas, generally requiring that new wireless facilities maintain a distance of at least **500 feet from homes, schools, parks, and houses of worship.**
- **Small Wireless Facilities:** Regulations (specifically §310-81, now likely superseded by Chapter 306) address small wireless facilities in the right-of-way (ROW), often restricting them to existing light standards or utility poles.

The CityScape study recommends small cells on telephone poles. This is better suited to fix any gaps due to topography of the area - hills, valleys, trees, woodland, etc.
Gaps of coverage that were voiced by residents I presume is being referenced from the Google survey that was sent out under Matt Slaters tenure. That was over 7 years ago. Coverage has changed immensely. I believe I have seen one resident only note that they want this tower per the comments online. If coverage is so bad, where are the statements from these residents?

Using data from 7 years ago to destroy a neighborhood is disgraceful.

Thank you,
Corrine Simione

On Mon, Jan 19, 2026 at 11:39 AM Ed Lachterman <elachterman@yorktownny.gov> wrote:

Thank you for your comments. I did ask this question of one of the RF experts and I was told Montoy used marketing maps to make determinations on coverage. We have been using Westchester County wireless survey for your account as well as talking to residence that lack of service in that area. We have been compiling all of the questions and we are going to have a resolution to higher power RF expert to collect for the meeting and to address these concerns positive negative. Please hope to see you at the meeting.
Enjoy your day
Ed

Get Outlook for iOS

From: Corrine Simione [redacted]
Sent: Monday, January 19, 2026 11:30:12 AM
To: Ed Lachterman <elachterman@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: 62 Granite Springs Road Homeland Tower comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Wanted to pass along the Verizon coverage map on their website.
https://www.verizon.com/coverage-map/

Below and attached show that the 62 Granite Springs Road area of Yorktown has excellent coverage, some of the best around. 5G Ultra Wideband very much in red in YORKTOWN. The odd thing is that Granite Springs, an area NOT in Yorktown has 4G coverage. The tower will affect YORKTOWN residents but benefit Somers/Granite Springs where the coverage lacks? Isn't it strange that Homeland first approached Jilco (in Somers) and Start Farm (in Somers) but settled on Yorktown because we have much more favorable town codes to allow these towers? Both Jilco and Stuarts said no. They know these towers have risks - reduced property value, visual blight, change the character of the town as well as all the environmental issues being this close to the Wetlands that directly lead to drinking water sources.

Can the town or Homeland comment on why coverage maps show stellar coverage yet a tower is still needed? Verizon is the only carrier that has agreed to connect on the tower. Will the antennas be pointing at the lesser coverage areas in Somers but Yorktown Residents take all the risks? Seems this is why a location so close to the border of towns was selected.

This is extremely concerning as there is no verified need per the maps.

Thank you,
Corrine Simione

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to Cell Tower at 62 Granite Springs Rd
Date: Tuesday, January 20, 2026 8:08:36 AM

Sent from my iPad

Begin forwarded message:

From: Kristen A[redacted]
Date: January 18, 2026 at 11:06:59 PM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to Cell Tower at 62 Granite Springs Rd

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Hi,
Let it be placed on the record that we oppose adding a cell tower to the proposed site at 62 Granite Springs Road in Yorktown Heights, New York due to health risks.

Best,
Theresa and Russell Ackerly

From:	Town Clerk
To:	Maura Weissleder
Subject:	Fwd: Construction of Cellphone Tower at 15 Granite Springs Road Yorktown heights, NY 10598
Date:	Tuesday, January 20, 2026 8:08:22 AM

Sent from my iPad

Begin forwarded message:

From: "Y.Ali" <[redacted]
Date: January 19, 2026 at 10:36:56 AM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, lachterman@yorktownny.gov, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Construction of Cellphone Tower at [redacted] Yorktown heights, NY 10598

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town Board / Zoning Board,

I am writing to formally express my strong opposition to the proposed installation of a cell phone tower at 62 Granite Springs Road, Yorktown Heights, NY 10598.

This proposed site is located within a residential area and in close proximity to Sparkle Lake, a valued natural resource enjoyed by residents for recreation, wildlife observation, and its scenic beauty. The construction and presence of a cell tower in this location would negatively affect the surrounding natural environment, including mature trees, local wildlife, and the overall ecological balance of the area.

The removal or disturbance of trees to accommodate the tower and its access infrastructure would permanently alter the landscape and diminish the natural character of the neighborhood. Trees play a critical role in protecting air quality, reducing noise, supporting wildlife, and maintaining the health of the lake and surrounding ecosystem. Any damage to this environment is a serious concern for residents who value conservation and environmental protection.

In addition, the visual impact of a large tower structure near Sparkle Lake and nearby homes would significantly detract from the scenic and residential character of the area. There are also ongoing concerns about noise from equipment, maintenance activity, and the potential effect on property values.

While there may be differing views regarding **long-term health effects of radiofrequency emissions,** many residents remain deeply concerned about continuous exposure, particularly given the tower's proximity to homes, families, children, and seniors. These concerns contribute to stress and anxiety within the community.

I respectfully urge the Town to reconsider this proposal, conduct a thorough environmental review, explore alternative locations, and engage meaningfully with residents who will be directly affected. Protecting our natural surroundings, neighborhood character, and quality of life should remain a top priority.

Thank you for your time and consideration. I appreciate your service and respectfully request that you oppose the installation of a cell phone tower at this location.

Sincerely,

Younas Ali
[redacted]
Yorktown Heights, NY 10598

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Cell Tower on Granite Springs Rd
Date: Tuesday, January 20, 2026 8:02:32 AM

Sent from my iPad

Begin forwarded message:

From: Nicole Tantillo [redacted]
Date: January 19, 2026 at 2:27:51 PM EST
To: Sergio Esposito <sesposito@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>, elachterman@yorktwonny.gov, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell Tower on Granite Springs Rd

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Hello Board Members,

I am writing to share my concern about building a cell tower on local wetlands. I have been a resident of Yorktown for the past 12.5 years, and I currently reside on Sunrise St, around the corner from the proposed cell tower. I have also been a high school science teacher for the past 18 years.

In my classes, I teach that wetlands provide humans with the widest variety of ecosystem services of any biome. This local wetland, where the tower is to be built, offers our community flood protection, groundwater recharge and purification, air purification, soil regeneration (through nitrogen fixation and detritivore activity), as well as significant wildlife habitats (my children and I enjoy counting local bird species and looking for mammal tracks in the snow).

Crystal Lake, which is across the street from my house, is already badly eutrophied; showing signs of algae blooms from increased nutrients due to runoff from roadways which lead to oxygen deprivation and death of aquatic life. Removing a portion of the wetlands that feed it could push Crysytal Lake it beyond repair. Wetlands function to filter runoff and prevent eutrophication of local ponds and lakes, increasing the biodiversity of the ecosystem. Diversity, in all forms, is unarguably beneficial.

I strongly oppose the building of a cell tower on wetlands. I understand wanting to advance technology and improve communication in our community. What I cannot endorse is the destruction of even a portion of this thriving ecosystem that provides vital services to all forms of life. This is what I teach my students every day and it would be hypocritical to not share my thoughts and ask you to help me practice what I preach.

Thank you for your time.

Sincerely,
Nicole Tantillo

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"
Date: Tuesday, January 20, 2026 8:02:17 AM

Sent from my iPad

Begin forwarded message:

From: Franco Carenz[redacted]
Date: January 19, 2026 at 5:48:42 PM EST
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"

Yes, sorry.

Residing at [redacted] Yorktown Heights, NY 10598, I express our opposition to the installation of a cell tower in our backyard.

[redacted]

On Jan 19, 2026, at 5:33 PM, Ed Lachterman <elachterman@yorktownny.gov> wrote:

Hi Franco,
Was there supposed to be an attachment with this?
Ed

Get Outlook for iOS

From: Franco Carenza [redacted]
Sent: Monday, January 19, 2026 5:30:41 PM
To: townsupervisor@yorktownny.gov <townsupervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower
Date: Tuesday, January 20, 2026 8:02:03 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 19, 2026 at 6:30:28 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:

Town Board

Conservation Board

Planning Board

Tree Conservation Advisory Committee

Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs

Rd & Opposition to the proposed cell tower

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Were there bids from other RF specialists and if so, may we please see the bid specifics? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

I also suggest having a public meeting to discuss the findings in Kent Chamberlin's report. Knowing Douglas Fishman will use the Telecommunications of Act of 1996 to support his report is highly concerning. The 1996 Act is 30 years old and the safety recommendations are based on old cell technology and RF data. The FCC was sued in 2021 because the data and safety recommendations for cell tower usage is so outdated. There was 11,000 pages of data that refuted the FCC conclusion that there is no evidence of harm caused by wireless technology. The FCC lost in court and was ordered to do new studies so they can update their data and safety recommendations. 5 years later and these studies have yet to happen. Recently, it was reported the Federal Government will be requesting the FCC begin to do these studies and compile the data. The Government is formally acknowledging the need to do this is now.

Now knowing what I shared above, should raise your red flag. As you continue in this process and decide how you will vote, you will be unable to say, you did not know.

Please consider what I shared and allow both above mentioned consultations to be conducted or an independent consultation. Then provide a forum for an open conversation between the board and the community to discuss the results. This decision will impact many and requires important questions to be asked. The answers or lack of answers, will lead us to the best decision for this community.

Monica Cole

Footnote 1:

https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:

https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:

https://www.townofpoundridge.gov/sites/default/files/fileatta

chments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:

https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:

https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Request for Pause and Opposition to Retaining Proposed RF Consultant
Date: Tuesday, January 20, 2026 8:01:34 AM

Sent from my iPad

Begin forwarded message:

From: Mollyanne Vizioli [redacted]
Date: January 19, 2026 at 6:34:13 PM EST
To: Ed Lachterman <elachterman@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>
Subject: Request for Pause and Opposition to Retaining Proposed RF Consultant

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Council Members,

I am writing as a concerned Yorktown resident to respectfully oppose the proposed resolution to retain Douglas Fishman to review Homeland Towers' application for a 130-foot cell tower at 62 Granite Springs Road.

I ask that this letter be entered into the public record and shared with both the Town Board and the Planning Board.

While I appreciate the Town's stated intent to better understand the technical aspects of this proposal, I am deeply concerned that retaining Mr. Fishman does not meaningfully address residents' concerns, nor does it provide the level of independence, transparency, or public confidence that such a consequential decision warrants.

According to the Town Board agenda, Mr. Fishman is described as an "independent radio frequency engineering consultant." However, publicly available records show that Mr. Fishman previously worked as an RF Manager for AT&T and has repeatedly been retained by municipalities in matters where his analyses ultimately supported wireless carriers or developers seeking approval for macro cell towers and related infrastructure. In each documented instance I have

reviewed, his conclusions favored the applicant.

This history raises a reasonable and important question: whether Mr. Fishman can truly be considered independent in a way that reassures residents their concerns will be impartially evaluated. At minimum, the appearance of bias undermines public trust in the process.

Equally troubling is the use of taxpayer funds to retain a consultant whose work product may predictably support the developer's position. If the Town Board's goal is to genuinely evaluate community concerns—visual impact, environmental constraints, alternative siting, and necessity—then the consultant selected should be demonstrably neutral and free from longstanding professional ties to the wireless industry

If the Town Board believes outside expertise is necessary, I respectfully urge the Town to consider a consultant with an established record of independence, selected through a transparent process that allows for public input. Residents should be afforded the opportunity to suggest qualified experts and understand the criteria used in selecting them.

Additionally, many of the concerns raised by residents extend beyond radio frequency coverage alone. These include environmental impacts, wetlands delineation, neighborhood character, and long-term precedent for similar structures. Addressing only one narrow aspect of the proposal does not provide the comprehensive review this situation demands.

In addition, it is important to acknowledge that the broader public conversation around electromagnetic emissions and long-term health effects is evolving. Recent public statements by Robert F. Kennedy Jr. have emphasized the need for greater caution, transparency, and continued research regarding chronic exposure to electromagnetic radiation, particularly as wireless infrastructure becomes more dense and closer to residential areas. While opinions on this topic vary, such statements underscore that public concern is not fringe or isolated, and that it is reasonable for communities to seek thorough, unbiased review when evaluating large-scale wireless installations near homes, schools, and natural areas.

Given the scale and permanence of the proposed tower, and the level of community concern, I respectfully request that the Town Board pause this resolution, reconsider the selection of any consultant, and pursue a more transparent, inclusive, and genuinely independent review process.

Thank you for your time, your service, and your consideration of the concerns of the residents you represent. I appreciate your attention to this matter and respectfully ask that you act in a way that prioritizes public trust, fiscal responsibility, and meaningful community engagement.

Sincerely

Mollyanne Vizioli
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 8:01:27 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 19, 2026 at 6:37:37 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

Please forward my letter in opposition to the Town Board, the Planning Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

I would like the Town Board, the Planning Board and Conservation Board to consider **requesting Homeland Towers do a Balloon Test at 62 Granite Springs Road prior to granting a permit.**

The visual impact of a 130 foot monopole on alienated park land is going to be significant. This will be magnified due to it being built in a residential and scenic area. Camouflaging is not being proposed and would not mitigate its visual presence.

All residents, town board members and committees being asked to provide a permit, should receive the benefit of a ballon test to help them visualize the proposed cell tower's impact on the landscape.

Thank you for considering my request,

Monica Cole

From:	Town Clerk
To:	Maura Weissleder
Subject:	Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Road & Opposition to the proposed cell tower
Date:	Tuesday, January 20, 2026 8:00:50 AM
Attachments:	Kent Chamberlin CV Feb 2023-1.pdf

Sent from my iPad

Begin forwarded message:

From: Maria Ivezaj [redacted]
Date: January 19, 2026 at 8:16:09 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Road & Opposition to the proposed cell tower
Reply-To: Maria Ivezaj <[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening

I am writing in opposition of retaining Douglas Fishman as the RF expert to look over the Homeland Tower plans for 62 Granite Springs Rd. Being that he works/ed for wireless company AT&T, as well as reading his prior cases, I do not believe he is able to give a neutral opinion. Please consider other options, including Kent Chamberlain, whose resume I have attached.

Dear Town Board,

We are long time residents of Yorktown Heights living on [redacted] and we would like to express our opposition to the proposed cell tower for 62 Granite Springs Road.

We are concerned about what the tower will do to the environment in the area, how it will impact the wildlife negatively, what it will do to the property value of our homes, and potential health risks that come with having a tower of that size so close to our home. It will also take away from the beautiful look of the area we have come to love so much for our home community.

If there is truly a need, a more appropriate location should be selected because there are too many reasons not to select this one.

Thank you for hearing our concerns. Please do not build the cell tower at 62 Granite Springs Road. Thank you.

Best Regards,

Mila and Salvatore LoBrutto
[redacted]

2/9/2026

To Whom It May Concern,

My name is John Mickelsen and I have been a resident of Yorktown Heights since my wife and I purchased our home in November of 2016. We live on [redacted] off of Gomer Street. We are exactly 1 mile from the proposed site of the cell tower at 62 Granite Springs Road. The purpose of this letter is to express my family's opposition to this proposal.

My initial concern when I first heard about the project was the health and safety of my family as we have three young children. I am concerned about our health and well being if a tower is built within a mile of our home. I am even more concerned with the families living within only a quarter mile of the tower as it appears they are at the highest risk for exposure to high levels of radiation and other unknown risks. I urge you to please consider their health and well-being as if it were your own family or your own children and/or grandchildren. There is so much unknown about this subject and taking a gamble like this is not worth the benefit. I know health concerns can not be seen as a valid reason for stopping this proposal but how could it not be in your minds with so many living so close to this tower? This could literally be a matter of life and death in the long run. This could take years off residents' lives. Why take the risk?

The recommendation of homes being at least 1000 feet has been ignored in this proposal with the nearest home being a mere 400 feet away from the tower. This proposal only seems to benefit a cell gap in Somers and may not benefit Yorktown residents. Yet we are the ones at risk and the ones who are losing something here. Another major drawback to this is the value of homes very close to the tower will decrease significantly. This is not just one or two houses, but several. None of those residents asked for this and this is very unfair to them.

The area where this tower is proposed to be built is right in a beautiful neighborhood which would be negatively affected both aesthetically and possibly even healthwise if this plan goes through. Driving from Granite Springs Road to Mahopac Avenue is such a nice experience right now and it's full of scenic views. There is also a bike trail that is very close to this proposed site. The North County Trailway's thousands of annual visitors would be negatively affected as well by this. There are beautiful scenic views of the farms that can be seen from the trailway. Now these views could be compromised with a big ugly tower painted into what has been for many years a beautiful picture that can be seen from the hills of the trailway.

There are endangered species of wildlife in the wetlands that will be affected as well. If this project doesn't improve our town's cell service then just what is the benefit ? Even if it did improve our service , would this risk be worth it? It isn't worth it for us and we are 1 mile away. It especially isn't worth it or those living within a quarter mile. This is a beautiful town with an abundance of trees and wildlife. Little by little with more and more construction going on, this town is shifting away from such a beautiful atmosphere. A project like this just further separates us from what we love about this town.

We love this town the way it is and our health is not something to be ignored. There are far too many negatives to this project and it affects more than just a few people. I know you will give this matter the careful and deep consideration it deserves before making a significant decision and I appreciate that.

SIncerely,
John Mickelsen

Hello,

I hope everyone is well!

I wanted to pass along this article detailing the recent news (Jan 16 2026) from The U.S. Department of Health and Human Services **who will launch a study on cellphone radiation**, a department spokesman said on Thursday, building on Secretary Robert F. Kennedy Jr's criticism linking them to neurological damage and cancer. **"Generally speaking, electromagnetic radiation is a major health concern**," Kennedy said in the exclusive interview, when asked for his concerns about 5G **towers**. "**I'm very concerned about it**." The article is linked below and attached.

https://www.usatoday.com/story/news/politics/2026/01/16/robert-kennedy-5g-electromagnetic-radiation/88220793007/

"The FDA removed webpages with old conclusions about cell phone radiation while HHS undertakes a study on electromagnetic radiation and health research to identify gaps in knowledge, including on new technologies, to ensure safety and efficacy," said Andrew Nixon, a department spokesperson.

Kennedy elaborated on the health concerns in an exclusive interview for the USA TODAY series "Extremely Normal," describing what he said were "more than 10,000 studies" documenting ill effects from electromagnetic radiation including cancer, tumor growth and DNA damage.

RFK also founded a non-profit organization, The Children's Health Defense, that has voiced extreme

concerns with cell phone tower radiation. For years he has stressed concerns about cell phone towers.

You can view their report on this new study being launched by The Federal Government here and attached:

https://childrenshealthdefense.org/defender/hhs-study-cellphone-health-risks-as-fda-scrubs-online-safety-claims/

Should Yorktown continue to be an experiment while the Federal Government voices its concerns? Cell phone towers do not belong next to home, schools, parks. Please review this information. I hope that this shines a light on the issues here to NOT allow permits for a cell phone tower at 62 Granite Springs Road.

Thank you for your time,
Corrine Simione

USA TODAY

POLITICS Robert F. Kennedy Jr. Add Topic

RFK Jr. tells USA TODAY 5G towers for cellphone use 'a major health concern'

When asked about 5G towers, Kennedy cited studies suggesting links to cancer and tumor growth. But the World Health Organization found 'no connection between cellphone use and brain cancer.'

Will Carless and Bart Jansen USA TODAY

Updated Jan. 16, 2026, 7:12 p.m. ET

What You Need to Know

Health and Human Services Secretary Robert F. Kennedy Jr. warned that electromagnetic radiation, including from 5G towers, poses a major health concern, while health agencies cite scientific reviews that find no link between cellphone use and cancer.

Read more

How many studies did RFK Jr. cite on EMF health risks? →

What did WHO find about 5G and cancer risks? →

How did Verizon outage affect event ticket downloads? →

DeeperDive BETA

WASHINGTON – Health and Human Services Secretary Robert F. Kennedy Jr. told USA TODAY that "electromagnetic radiation is a major health concern" a day after his department launched a study of cellphone radiation.

"Generally speaking, electromagnetic radiation is a major health concern," Kennedy said in the exclusive interview, when asked for his concerns about 5G towers. "I'm very concerned about it."

The department said 22 states had restricted cellphone use in schools to improve health of children under the "Make America Healthy Again" movement. Since 2022, there's been a significant push by K-12 schools nationwide to ban cell phone use in classrooms. But this is to curb mental health effects of social media, prevent cyberbullying and being online at all times, not EMF radiation.

More: RFK Jr. shares why he stopped taking flu shots in 2005

Cell providers' 5G networks promise faster connections but have long been the target of skeptics who say they have negative health effects. USA TODAY has previously debunked online claims that 5G is dangerous.

The Food and Drug Administration under Kennedy has taken down old webpages saying cellphones are not dangerous.

"The FDA removed webpages with old conclusions about cell phone radiation while HHS undertakes a study on electromagnetic radiation and health research to identify gaps in knowledge, including on new technologies, to ensure safety and efficacy," said Andrew Nixon, a department spokesperson.

Kennedy elaborated on the health concerns in an exclusive interview for the USA TODAY series "Extremely Normal," describing what he said were "more than 10,000 studies" documenting ill effects from

electromagnetic radiation including cancer, tumor growth and DNA damage.

“EMFs are bad depending on the pulse rates and the wave lengths,” Kennedy said. “Some of them are very bad.”

The World Health Organization found no justification for health concerns after commissioning a review where experts from nine countries analyzed 63 studies on cellphones and cancer dating from 1994 through 2022. The review was published in Environmental International, a scientific journal, in September 2024.

"The researchers found no connection between cellphone use and brain cancer," the WHO said.

Contributing: Reuters

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POLICY

HHS to Study Cellphone Health Risks, as FDA Scrubs Online Safety Claims

Federal health agencies quietly removed the FDA's online claims that cellphone radiation poses no health risk as HHS confirmed it launched a new review of wireless radiation and potential health risks. "This move is signaling very strong steps in the right direction," said Miriam Eckenfels, director of Children's Health Defense's EMR & Wireless Program.

by **Jill Erzen**

JANUARY 16, 2026

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Federal health officials quietly removed longstanding U.S. Food and Drug Administration (FDA) webpages asserting that cellphone radiation poses no health risk, **The Wall Street Journal** reported Thursday.

The action comes as the U.S. Department of Health and Human Services (HHS) under Secretary Robert F. Kennedy Jr. launches a new study into the **health effects** of wireless radiation — a step that advocates say reflects a major shift in federal **policy**.

"This move is signaling very strong steps in the right direction," said Miriam Eckenfels, director of **Children's Health Defense**'s (CHD) **Electromagnetic Radiation (EMR) & Wireless Program**.

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Decades of research already point to **harm from radiofrequency (RF) radiation** emitted by cellphones and cell towers, said Eckenfels, who criticized federal agencies for lagging behind the science. Kennedy "is the right person to correct that."

The WSJ linked to an archived FDA webpage, since removed, that said the "weight of scientific evidence has not linked exposure to radio frequency energy from cellphone use with any health problems."

The FDA, which operates under HHS, said the changes to the website coincide with a broader review of the science.

HHS spokesman Andrew Nixon said the agency disabled webpages containing "old conclusions about cellphone radiation" while HHS undertakes a study on EMR and health to identify gaps in knowledge, including risks posed by new technologies.

Nixon said the effort was directed by President Donald Trump's Make America Healthy Again (MAHA) Commission, according to **Reuters**. He did not name the study's leaders or provide a timeline.

The **MAHA strategy report** released in May 2025 mentioned EMR only briefly. EMR researchers and safe-technology advocates told **The Defender** that the report failed to accurately reflect the depth of scientific evidence linking **wireless radiation** to biological harm.



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Emerging evidence points to 'high certainty' of cancer risk

Although the FDA webpages are gone, summaries of the agency's former positions remain on the **FDA website**. However, links now reroute to a general landing page describing the agency's regulatory role.

The **Federal Communications Commission** (FCC), which sets legal limits on wireless emissions with scientific input from the FDA, continues to state on its website that there is no proof wireless devices cause cancer.

The WSJ reported that the FCC's position aligns with the **World Health Organization**'s (WHO) public-facing guidance. That guidance states that evidence of health risks is inconclusive, but it also acknowledges that more research is warranted.

However, recent findings commissioned by the WHO undercut that reassurance.

A WHO-commissioned systematic review published in April 2025 in **Environmental International** concluded there is "high certainty" evidence that radiofrequency **(RF) radiation causes cancer in animals**. Researchers noted that the same tumor types identified in animals previously were observed in human studies.

Despite those findings, the Centers for Disease Control and Prevention's (CDC) **cellphone radiation webpage** — unchanged since Kennedy took office — still says "more research is needed before we know if using cell phones causes health effects."

In-fighting 'prevents us from making real progress'

Joel Moskowitz, Ph.D., a public health professor at the University of California, Berkeley, is a commissioner with the International Commission on the Biological Effects of Electromagnetic Fields (**ICBE-EMF**), a consortium of scientists and medical professionals who study the biological effects of RF radiation.

Moskowitz has long warned about cellphone risks.

However, he told the WSJ that he declined an invitation from a Kennedy aide to participate in a possible literature review or expert roundtable on wireless radiation. He cited disagreements with Kennedy on vaccines and other public **health issues**.

Moskowitz also criticized the administration's approach as insufficient, saying it risks delaying meaningful regulatory change. "They're just doing this to kick the can down the road," he said.

W. Scott McCollough, lead litigator for CHD's EMR & Wireless cases, said he was "mystified" by Moskowitz's position. McCollough said that ICBE-EMF has long called for "**expert scientific recommendations**" to protect public health from EMFs. He said the HHS effort appears to align with those goals.

"I can only hope that Dr. Moskowitz is not speaking for that organization and that they will clarify their position," McCollough said.

Eckenfels also urged unity. "Tribalism prevents us from making real progress against EMR risks." Despite disagreements on other issues, she said advocates must recognize they are "fighting the same enemy — big industry."

Eckenfels urged critics to see common cause in the HHS review effort. "What Kennedy is trying to do is the right thing." She called for unity to push proposed changes "to become a reality."

'The safety of wireless technology is not assured'

Scientific criticism of official government assurances on wireless radiation safety has intensified, fueling growing calls for tighter EMR restrictions.

In October 2025, researchers affiliated with the ICBE-EMF published a paper in **Environmental Health** concluding that "**the safety of wireless technology is not assured**." The paper cited major methodological flaws in numerous WHO-commissioned reviews.

In June 2024, the ICBE-EMF called for the **retraction of a 2023 WHO study**, arguing that its authors reached incorrect conclusions about wireless safety.

In 2023, five nonprofit science and public health groups filed a **citizen petition accusing the FDA** of "flagrantly violating" federal law on non-ionizing radiation.

Also in 2023, toxicologist and epidemiologist **Devra Davis, Ph.D., MPH**, called out the FDA's long-cited 2008-2018 internal review that claimed "no consistent or credible scientific evidence" of harm from cellphone radiation.

Davis said the review was never signed, an unusual step for a major public health document.

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She said the FDA review followed the National Toxicology Program's (NTP) **$30-million "gold standard" study** that found "clear evidence" of cancerous heart tumors in male rats exposed to RF radiation. The NTP study also found "some evidence" of tumors in the brain and adrenal glands.

Davis said the FDA ignored those findings and relied on a "skewed interpretation of the literature."

The review went unsigned because "no one in the FDA was willing to put their name behind such a piece of junk," Davis said.

This week, the FDA moved to loosen oversight of wireless technologies, allowing certain low-risk **wearable devices** to bypass medical device review.

FDA Commissioner Marty Makary said the changes will promote innovation, while Eckenfels said the guidance ignores privacy, consent and radiation exposure concerns.

Related articles in The Defender

- **'Unprecedented' Power Grab: FCC, Congress Race to Strip Local Control Over Cell Towers**
  Independent Scientists Call for Retraction of Flawed Review of Science on Wireless Radiation
- **'High Certainty' Cellphone Radiation Linked to Cancer in Animals, WHO Study Finds**
- **Kids Who Get Cellphones Before Age 12 at Higher Risk of Obesity, Depression, Poor Sleep**
- **'Huge Win': Court Rules Big Telecom Must Comply With State Environmental Laws**



Jill Erzen
Jill Erzen is associate editor for The Defender. She earned her B.A. in journalism and English at the University of Iowa. She has 25 years of experience as a copy editor, copy desk chief and multimedia web editor for newspapers and online news publications. Jill lives in Iowa with her husband and four daughters. She joined The Defender in June 2025.

Categories: 5G/EMR, Health Conditions, Health Policy, Policy, Radiofrequency Radiation, Toxic Exposures, Wireless
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6 Comments 1 Login ▾

G Join the discussion...

LOG IN WITH OR SIGN UP WITH DISQUS ?

Name

1 Share Best Newest Oldest

L **LinUK**
13 hours ago

They have to stick to the lie that wireless radiation is 'safe and effective'. The whole digital system of the New World Order depends on it.

2 0 Reply

M **MM59**
17 hours ago edited

Although this is a step in the right direction, Kennedy needs to go further. His first step should be to do a performance review of sorts on the FCC role in handling their duties as the safe keeper of the RF emission guidelines. He needs to show that in 30 years the

FCC has not done anything but open dockets and sit on them. He needs to detail the open, unanswered issues from the 1993 Docket (accumulated exposures, non-thermal effects, vulnerable populations, peak exposures vs averages, etc.) and show Congress and the public what the FCC has done in 30 years to address them. He needs to document the number of scientists with the right expertise in non-ionizing radiation by agency from 1990 through present. So the world can know that we went from nothing wireless to everything wireless and took the staffing levels at these agencies from a robust number to virtually none. Make sense? Make you feel comfortable? He can also show the research over time and it will show that since the 1996 law was passed - research in this area has come to a dead halt, besides the NTP study.Again, the research is not showing harm because the US is not doing the research. He needs to show how much of the hundreds of billions in spectrum auction revenue that was collected and how much the FCC requested go to research. (I think the answer is $0).

My point being - he needs to show the gross negligence of the Federal govt - the FCC - on this topic. Set the stage, then argue over my research paper pile is bigger and better than yours.

Excellent article outlining much of the history was recently published by Theodora Scarato
"U.S. policy on wireless technologies and public protection: regulatory gaps and proposed reforms"
https://www.frontiersin.org/journals/public-health/articles/10.3389/fpubh.2025.1677583/full

2 0 Reply

B **Beatrice** MM59
4 hours ago

I agree- especially about the accumulated exposures. To isolate digital devices or services will not provide an accurate scientific safety assessment. And even if they proved that cell phones were extremely harmful, then what? They aren't about to ban them now that the telecom corps have eliminated landlines from their services and 5G towers were installed. They have been preparing for the digital authoritarianism that we are living under for many, many decades. They had plenty of data about EMF harms way back in the '50's and that didn't stop them

them.

1 0 Reply



ME MCC → MM59

9 hours ago

Open pockets to politicians have made it all be made into this big nothing burger. When they stop the lobbying and hand off of money, things will change. Until then, we are all unsafe.

1 0 Reply



Peter van der Stam

19 hours ago

Of course the telecommunication firms will tell everyone that EMF is safe (they can't use effective, because it IS effectively causing health problems)
Money is effective, for them.
Ladies, you can show it is effective.
Store your phone in your bra and see what happen after a few months.
Skin rash to start with, the rest follows.
Gentelmen, you cab also research this by putting your gadget in your trouser band on your bare skin in mid summer. With a little sweat it is more effective.
Just try it.

0 0 Reply

M

MM59 → Peter van der Stam

18 hours ago

How wrong you are! Industry has never said once that cell phones are safe



Health Defense

Children's Health Defense® is a 501(c)(3) non-profit organization. Our mission is ending childhood health epidemics by eliminating toxic exposure. We will restore and protect the health of children by eliminating environmental exposures, holding responsible parties accountable, and establishing safeguards to prevent future harm of children's health. Protecting Children. Exposing Harms. Seeking Justice.

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December 16, 2025

Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, NY 10598

Dear Members of the Yorktown Town Board,

FCWC is submitting this letter regarding the proposed construction of a cell tower on town property off Granite Springs Road, adjacent to the Hallocks Mill Wetland.

Although the tower will not be in the wetlands or buffer, the access road to the tower will be in the wetlands buffer and will require destruction of some of the wetlands. In addition, at least 122 trees will have to be taken down. Any project destroying trees or wetlands should be examined very carefully.

Information from the 2022 Natural Resources Review indicated that Bog Turtles and Indiana Bats would not be affected. Updated information from the 2025 Natural Resources Review indicated that Bog Turtles may be affected if there are impacts to the wetlands but that the tree clearing dates should mitigate the effect since these turtles are not active during this time. However, these turtles overwinter near tree roots and there is no comment about the effect of tree removal on overwintering turtles. In addition, we could not find any information about detailed flora and fauna information within this site.

Our recommendations are:

1. Provide a more detailed survey of plants and animals using this site before voting on approval, as suggested by the DEC and the Conservation Board

2. Investigate the possible impact of tree removal on overwintering Bog Turtles,

3. Incorporate the suggestions of the DEP (moving the site), and the Conservation Board to mitigate the negative effects of the proposed project.

Respectfully submitted,

laurence oconnell

Larry O'Connell, Co-president

Federated Conservationists of Westchester County

78 North Broadway, Pace University Elisabeth Haub Law School, Gerber Glass Library • White Plains, NY 10603
Tel (914) 422-4053 • www.fcwc.org • fcwc@fcwc.org

From: Town Clerk
To: Maura Weissleder
Subject: FW: Homeland Tower Public Hearing
Date: Tuesday, December 16, 2025 3:24:03 PM

From: Martin McGannon
Sent: Tuesday, December 16, 2025 11:47 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: Sergio Esposito <sesposito@yorktownny.gov>; Luciana Haughwout <lhaughwout@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Homeland Tower Public Hearing

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Supervisor Lachterman and Members of the Town Board,

Re: Homeland Towers LLC – Public Hearing

I understand that the Town Board is convening a public hearing on the Homeland Towers LLC application for the proposed tower at **106 Granite Springs Road** during this evening's Town Board meeting. Unfortunately, due to prior commitments, I am unable to attend in person.

As the **Fire Commissioner responsible for Radio Communications for the Fire District**, I recognize that this site would significantly enhance our ability to communicate with response vehicles and other emergency service agencies, while also improving cellular coverage within the surrounding area.

I have worked with Homeland Towers on previous projects. Based on that experience, I must note that commitments made have not always been fully honored. In past installations, the Fire District and other first responder agencies were promised adequate space on towers, as well as proper antenna mounting brackets, cabling, and infrastructure (with agencies supplying antennas). However, Homeland Towers' contractors failed to provide these items, resulting in additional unplanned costs to Fire District taxpayers.

For this reason, we respectfully request that **Homeland Towers' contractors be required to provide** the Fire District and all first responder agencies with:

- Proper mounting equipment
- Antennas and cabling
- A **climate-controlled, stainless steel NEMA 4 radio enclosure** capable of holding radio equipment for first responder agency

I also understand that there are legitimate concerns regarding the placement of cell towers in residential areas. Homeland Towers LLC has historically demonstrated

consideration for public safety, and that same level of care must be applied here. Given that the proposed site at **106 Granite Springs Road** is located within a residential area, the tower should be positioned at a **minimum distance of 1,400 feet (426.72 meters)** from any residential property line. Additionally, camouflaging the tower as a tree would help reduce its visual impact and better integrate it into the surrounding environment.

Thank you for your time and consideration.

Respectfully submitted,

Martin McGannon
Commissioner
Yorktown HeightsFire District

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From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Thursday, January 15, 2026 2:04:25 PM

From: Maria Ivezaj [redacted]
Sent: Thursday, January 15, 2026 1:13 PM
To: Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>
Subject: 62 Granite Springs Road

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Councilman Esposito,

In your news12 interview, you said that the idea of small cell antennas on utility poles are great, but ConEd does not allow equipment to be places on their poles. Are you not aware our area is serviced by NYSEG?

Maria Ivezic

Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

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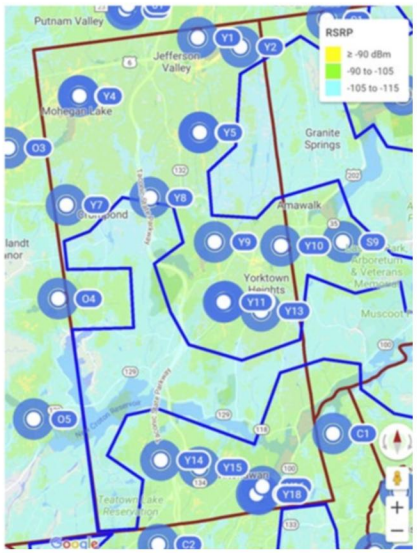
Date: January 8 2026

Subject: **Proposed Granite Springs Road Cell Tower Facility**

I am writing to share important information regarding ongoing efforts to improve the Town's wireless communications infrastructure, specifically the proposed installation of a cell tower on Granite Springs Road.

Reliable wireless service is not a luxury—it is a necessity for public safety, emergency response, education, business, and everyday communication. In recent years, gaps in coverage have been identified in portions of Yorktown. These gaps can delay emergency services, hinder remote work and learning, and limit access to critical information.

The Town has been working in coordination with the Northern Westchester County Cooperative Wireless Communications Master Plan, a regional initiative designed to ensure that all communities in our area have safe, reliable, and modern wireless infrastructure. This plan emphasizes strategic placement of facilities to maximize coverage while minimizing visual and environmental impacts. Both the Master Plan and Telecommunication Infrastructure Analysis for the Town of Yorktown is posted on the Town's website.



From the Yorktown Infrastructure Analysis, the map to the right, which is valid for ten years, shows the coverage predictions from the existing personal wireless facilities in Yorktown. The areas outlined in blue, including a large area in the vicinity of Granite Springs, illustrate very poor to non-existent wireless coverage, which are the areas in greatest need of wireless infrastructure.

Working with this data, Homeland Towers conducted an Alternate Site Analysis, to evaluate potential locations for a new facility that would address the Granite Springs coverage gap. They reviewed four properties, locations of which are marked in the photo below:

1. 2850 Sunrise Street, Parcel# 27.11-2-19 This Town parcel is designated Parkland, however, also contains a water department pumphouse on a small + /- ¼ acre parcel. The available space around the pumphouse was deemed small given the underground piping facilities. The elevation is+/- 470' AMSL and distance to the closest residence is approx. 200'.
2. 2997 Curry St, Parcel# 27.06-2-30. This Town parcel is designated Parkland and located adjacent a residential Townhouse community. While the elevation of this location is good, it is sloping downwards towards Sparkle Lake and would require considerable grading in close proximity to the back yard of the residences. The elevation is+/- 500' AMSL and distance to the closest residence approx. 200'.
3. Sparkle Lake, Granite Springs Rd, Parcel# 27.10-3-11. This Town parcel is designated Parkland and located on Sparkle Lake. It is also located adjacent to a beach/swimming area behind the Parks & Recreation Building. The elevation is+/- 490' AMSL and distance to the closest residence approximately 180' and approx. 120' from the lakefront.
4. Granite Springs Rd, Parcel# 27.11-1-33. This Town parcel is designated Parkland and located adjacent to the 'Hallock Mill Wetlands'. This parcel is a 'flag shaped' type parcel with 50' frontage on Granite Springs Rd and widening after approximately 200'. The elevation of this location is approx. + /- 500' AMSL and the distance to the closest residence approx. 420'.



The conclusion reached by Homeland Towers is that the Granite Springs Road location (no. 4) offers the most effective balance of technical performance, public safety, and compliance with zoning and environmental considerations.

We understand that any infrastructure project can raise questions and concerns, particularly regarding aesthetics, property values, safety, and environmental impact. Please know that the Town is committed to ensuring that any installation meets or exceeds all safety standards, is tested for full compliance with FCC limitations, incorporates design elements to reduce visual impact, and is sited in a way that respects the character of our community. Homeland Towers conducted a visual analysis of a monopole at the Granite Springs Rd location to assess the visibility of the tower from the surrounding area. This analysis included photo simulations from five locations (one on Weatherby Street and four along Granite Springs Road) showing the view without the tower, with the tower, and then with the tower concealed. The full visual analysis can also be viewed on the town website.

Additionally, the Town must comply with Section 704 of the Telecommunications Act of 1996 (the "1996 Act"), which governs federal, state and local government oversight of siting of "personal wireless service" facilities. The 1996 Act establishes a comprehensive framework for the exercise of jurisdiction by state and local zoning authorities over the construction, modification and placement of facilities such as cell towers. Section 704 prohibits any action that would discriminate between different providers of personal wireless services, and any action that would ban altogether the construction, modification or placement of these kinds of facilities in a particular area. The law also specifies procedures which must be followed for acting on a request to place these kinds of facilities and provides for review in federal court of any decision by a zoning authority that is inconsistent with Section 704.

A public information session is tentatively scheduled for February 3, 2026. Residents will be invited to review Homeland Tower's site proposal, the findings of the Alternative Site Analysis, ask questions, and share feedback. Your input is essential to this process, and I encourage you to participate so that we can make the most informed decision possible.

Thank you for your attention to this important matter and for your continued engagement in shaping the future of Yorktown. Together, we can ensure that our community remains connected, safe, and prepared for the future.

Sincerely,



Edward A. Lachterman
Supervisor, Town of Yorktown

cc: Town Board: Sergio Esposito, Ilan Gilbert, Patrick Murphy, Susan Siegel
Town Engineer, Dan Ciarcia, P.E.
Town Clerk, Diana Quast
Town Attorney, Adam Rodriguez, Esq.
Director of Planning, John A. Tegeder, R.A.



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 aquired from Connecticut DEEP.

0 ft 250 ft 500 ft 750 ft 1000 ft 1250 ft

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

Photo 1 - Granite Springs Road
EXISTING CONDITION

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500

Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B1
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 1 - Granite Springs Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B2
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 1 - Granite Springs Road
PROPOSED CONDITION - 130FT MONOPINE

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Photograph Information

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Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B3
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 2 - Granite Springs Road
EXISTING CONDITION

Figure B4
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

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Date:	April 16, 2021	Photo Location:	41° 18' 20.5451" N, 73° 46' 28.3930" W
Time:	04:39 PM		
Focal Length:	48 mm	Distance to Tower:	700 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 2 - Granite Springs Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 20.5451" N, 73° 46' 28.3930" W
Time:	04:39 PM	Distance to Tower:	700 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B5
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 2 - Granite Springs Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Photograph Information

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Time:	04:39 PM		
Focal Length:	48 mm	Distance to Tower:	700 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B6
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 3 - Granite Springs Road near Hilltop Road
EXISTING CONDITION

Figure B7
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 16.5522" N, 73° 46' 22.1697" W
Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 3 - Granite Springs Road near Hilltop Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 16.5522" N, 73° 46' 22.1697" W
Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B8
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 3 - Granite Springs Road near Hilltop Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 16.5522" N, 73° 46' 22.1697" W
Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B9
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 4 - Granite Springs Road near Hilltop Road, near #54
EXISTING CONDITION

Figure B10
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021
Time:	0450 PM
Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Distance to Tower:	600 Feet

HOMELAND TOWERS



Photo 4 - Granite Springs Road near Hilltop Road, near #54
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:50 PM
Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Distance to Tower:	600 Feet

HOMELAND TOWERS

Figure B11
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 4 - Granite Springs Road near Hilltop Road, near #54
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Time:	04:50 PM	Distance to Tower:	600 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B12
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 5 - Weatherby St near Castle Ct
EXISTING CONDITION

Figure B13
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 5 - Weatherby St near Castle Ct
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

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Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B14
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 5 - Weatherby St near Castle Ct
PROPOSED CONDITION - 130FT MONOPINE

Figure B15
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

As a resident near the proposed site for this 130ft cell tower, we strongly oppose this!
Tell Somers that if they want this tower to build it in their own town, not Yorktown!!
There are too many unknown health risks and environmental impacts!Yorktown also needs to adopt updated code amendments for this type of proposal.

-Carenza Family
Dee

Sent from my iPhone

Attention: Town Board and Conservation Board:

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back**.

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

It is my understanding the delineation of the marsh lands was not done at the optimal time of the year and it should be revisted.

I have concerns about any hazardous material that may be stored on the site that poses safety, chemical and enviromental hazards if damaged or improperly maintained. The hazardous substances could cause fires, explosions and release toxic air contaminants.

I am concerned the tower can catch on fire or fall.

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.

Monica Cole

To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: Opposition to the proposed cell tower at 62 Granite Springs Road

I attended the January 7, 2025 Conservation Board meeting and have a few issues of concern I would like to share with you. Please confirm receipt of this email and forward it to the Town Board, the Conservation Board, the Planning Board and the Tree Conservation Advisory Commission.

ISSUE #1:

Cell tower sites can be HAZMAT sites. A recent January 2026 law suit in California https://www.ladowntownnews.com/news/verizon-settles-lawsuit-california-cell-tower-environmental-violations-cost-millions/article_c3833207-45ba-4b12-8ac5-88eb6d6998f1.html , requires Verizon Wireless to pay $7.7 million to settle a civil enforcement action alleging widespread violations of California environmental laws governing hazardous materials storage, reporting and permitting at cell tower sites throughout the state. Los Angeles County District Attorney Nathan J. Hochman said **"Companies that store hazardous materials**

have a legal obligation to protect the public, first responders, and the environment." Cell tower sites often store lead acid batteries, large capacity diesel fuel tanks (some can contain over 180 gallons of fuel), which can potentially leak during equipment failure, accidents, or natural disasters. Some fire departments register cell tower sites as HAZMAT sites because first responders must be prepared for risks such as battery acid exposure, fuel ignition, groundwater contamination and toxic smoke if equipment burns. In addition, cell tower companies routinely spray herbicides and toxic chemical around tower bases to control vegetation and reduce fire risk (fire retardant sprays). These treatments often include professional grade "bare - ground" chemicals designed to stop all plant growth, and they must be applied by licensed professional applicators because of their toxicity and environmental risks. Such chemicals are not safe for children and many children will be living in very close proximity to Homeland's proposed tower. This link explains https://ehsciences.org/top-10-health-safety-and-liability-risks-of-cell-towers-near-homes-and-schools/,"...services are licensed to use much stronger chemicals than are available to the average person. In fact, some have said the professionals often use a chemical that functions quite like the infamous**"Agent Orange",** which was used to deforest parts of Vietnam in the 60's. Go to this link to learn why Agent Orange is not desirable around humans and the health problems it can cause, https://my.clevelandclinic.org/health/symptoms/24689-agent-orange-effects.

ISSUE #2:

Cell towers are Fire Risks: The Environmental Health Science article link shared above also highlights that cell tower equipment can catch fire, igniting vegetation on the ground. Cell towers and 5G small-cell wireless installations pose recognized fire hazards due to their combination of high-powered electrical equipment, lithium-ion backup batteries, and densely packed electronics. Electrical faults, such as arcing, overheating, insulation failure, or wiring defects, can ignite fires inside equipment cabinets and at the base of towers, and electrical malfunctions are among the most frequently documented causes of tower-related fires worldwide. The same Environmental Health Safety article points out the obvious, **Cell towers and 5G wireless facilities impact the aesthetic of the surrounding environment.** They create visual clutter and can directly conflict with local design standards created to preserve architectural heritage, natural landscapes, and scenic vistas. Communities have the right to protect local

aesthetics, especially near historic areas (I will also add residential homes/property, precious town park land, 88 TREES and Stuart's Farm - Westchester's oldest working farm) **You should ask yourself, is this tower necessary, when the gold standard FCC Broadband map most accurately documents that a cell gap does not exist in this area of Yorktown.** The clearly documented cell gap on the FCC Broadband map presents in Somers. Homeland proposed a tower installation multiple times in Somers and were turned down. Somers also has a more restrictive cell tower ordinance that includes protecting residential areas from cell tower installations. This article explains how ***"Cell tower developers often mislead residents and local officials by claiming new or taller towers are needed to fix coverage gaps, even when the Federal Communications Commission's National Broadband Map shows the area already has good coverage."*** *https://childrenshealthdefense.org/defender/cell-tower-developers-lying-about-coverage-gaps-to-push-new-towers/*

ISSUE #3:

Please consider the information documenting the harmful effects cell towers have on wildlife and the natural world. The Environmental Health Trust has addressed this issue here: *https://ehtrust.org/wp-content/uploads/Radiofrequency-and-Wildlife-U.S.-2-Page-with-scientifc-studies-2023-1.pdf. and here: https://ehtrust.org/environmental-effects-of-wireless-radiation-and-electromagetic-fields/*

Certified Wildlife Biologist, Albert M. Manville, II, Ph.D., addresses his concerns for Radio Frequency Radiation (RFR) Effects on Wildlife and Their Habitats and The Need for Serious Consideration and Immediate Action here: https://icbe-emf.org/wp-content/uploads/2024/10/Wireless-Radio-Frequency-Radiation-Effects-on-Wildlife-and-Their-Habitats-Professor-Albert-Manville-ICBE-EMF-Presentation-PPT-.pdf

Currently the FCC uses safety data dating back to 1996. The Telecommunications Act of 1996 dictates the FCC safety recommendations for cell tower installations and setbacks. The FCC lost in court in 2021 and was ordered to study new, updated cell RF technology and update their safety recommendations. Unfortunately updated studies have not taken place and the government pulled their funding. See details of this lawsuit here: *https://childrenshealthdefense.org/legal_justice/chd-v-fcc-5g-wireless-radiation-guidelines-lawsuit/?lang=es* ***Currently, the FCC is trying to pass new bills that will take away a town's ability to say no to a tower and a location.***

Thank you for considering the information I have shared,

Monica Cole

Re: Formal Opposition to Proposed Cell Phone Tower Located at 109 Granite Springs Road
Due to Health and Safety Concerns

Dear Members of the Board,

Please confirm receipt.

We are writing to express our concern and opposition to the proposed cell phone tower planned for the residential neighborhood at 62 Granite Springs Road. Our main concern is the possible health effects of long-term exposure to radiofrequency (RF) radiation on people who live nearby.

We understand that reliable cell phone service is important. However, placing a cell phone tower so close to homes raises serious health concerns. Cell phone towers send out RF radiation all the time. While government agencies have set limits for exposure, many residents worry that these limits may not fully protect people over long periods of time—especially children, older adults, and those with existing health problems.

Some studies suggest that long-term exposure to RF radiation may be linked to issues such as sleep problems, headaches, and other health concerns reported by people living near cell towers. Because research on this topic is still ongoing, we believe it is wise to be cautious when placing these towers in neighborhoods where families and wildlife live. The tower's close location to homes, yards, and areas where children play also raises safety and quality-of-life concerns. Residents should not have to choose between good cell service and feeling safe and comfortable in their own homes.

In addition to health concerns, the tower could change the look and feel of the neighborhood and may lower property values. We chose where we live because it didn't have cell phone towers in our backyards but instead had woods for wildlife to roam. For these reasons, we respectfully ask the board to deny this proposal.

Thank you for your time and for considering the health and well-being of our community.

Sincerely,
Patrick and Jill DiBenedetto

Dear Members of the Town Board,

I am writing as a concerned resident of the Town of Yorktown to formally express my opposition to the proposed cell tower located near my home and within our residential neighborhood.

I understand the importance of reliable communication infrastructure, and I appreciate the Town's responsibility to balance progress with community needs. However, placing a cell tower in close proximity to family homes raises serious concerns for many residents, including myself.

First, there is significant worry about the impact on our neighborhood's character and property values. A large commercial structure in a residential area alters the visual landscape and may affect homeowners' ability to sell their homes in the future. Even the perception of a nearby tower can be enough to discourage prospective buyers.

Second, while regulatory agencies state that cell towers operate within established safety limits, many families remain uneasy about long-term exposure—especially when children live, play, and attend school nearby. These concerns should not be dismissed simply because they are difficult to quantify; peace of mind and a sense of security are fundamental to quality of life.

Additionally, residents are concerned about noise, lighting, maintenance traffic, and long-term oversight. Once a tower is approved and constructed, it becomes a permanent presence, and future modifications or expansions may further impact the neighborhood.

I respectfully ask the Town to reconsider this proposed location and to explore alternative sites that would minimize disruption to established residential areas, such as existing towers, commercial zones, or less densely populated locations. I also urge the Town to ensure full transparency, meaningful community input, and careful consideration of long-term consequences before moving forward.

Yorktown is a community built around families, neighborhoods, and shared spaces. Decisions of this magnitude should reflect those values and prioritize the well-being of residents who call this town home.

Thank you for your time, consideration, and service to our community.

Respectfully,

Tracy Ellsworth

Town of Yorktown Resident

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Cellphone Tower
Date: Tuesday, January 13, 2026 1:36:57 PM

From: Heberto Espinosa [redacted]
Sent: Tuesday, January 13, 2026 10:31 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: rfon@yorktownny.org; John Tegeder <jtegeder@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; lgilbert@yorktownny.org
Subject: Opposition to Cellphone Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Supervisor and Members of the Town Board,

I am writing to formally express my opposition to the proposed cell tower on Granite Springs Road.

While I recognize the importance of reliable wireless coverage, I am concerned that this project places a disproportionate burden on a residential area while offering limited demonstrated benefit to the broader community. A structure of this scale fundamentally alters the character of the neighborhood and raises serious concerns regarding aesthetics, property values, and environmental impact.

The proposed site's proximity to homes and sensitive natural areas, including nearby wetlands, warrants heightened scrutiny. Construction activity, tree removal, and long-term infrastructure in such locations risk lasting environmental consequences. Additionally, many residents reasonably worry about the negative effect a highly visible tower may have on property desirability and home values, an impact that cannot easily be reversed.

If coverage gaps truly exist, I urge the Town to more fully explore alternative solutions that are less intrusive, including smaller-scale installations, alternative siting, or co-location opportunities that minimize disruption to established neighborhoods.

I respectfully request that the Town Board reconsider this proposal or, at minimum, delay any decision until residents are provided with clearer data regarding need, alternatives, environmental impacts, and long-term consequences.

Thank you for your time and consideration.

Best,
Heberto R. Espinosa

Yorktown Heights, NY

From the Desk of Howard Frank

RE: NO CELL PHONE TOWER, Letter #2, Frank Family

Attention: Town Board, Conservation Board, Zoning Board, Planning Board, Town Clerk

As an over 60-year-old resident of this neighborhood and a former member of the Conservation Board, a retired licensed Stationary Engineer and a proud member of Local 891. I would like the town elected officials and committees to review my and other neighbors' concerns and objections regarding the proposed cell tower installation on Town-owned property, and to request that this matter be properly reviewed in accordance with Town Law, zoning requirements, and environmental regulations.

Failure to Consider Alternative Locations
The Town has not adequately evaluated alternative sites or elevations on existing Town property. A more suitable and less environmentally sensitive location exists approximately 200 feet in from the dead end of Popular Street near the Sparkle Lake retention pond. This area encompasses approximately 20 acres and should be formally reviewed. A site visit to this location is strongly recommended.

Existing Infrastructure Demonstrates No Necessity
The sewer pump station already has a flow alarm with a telephone line connected to both the Sewer Department and the Police Department. This system has functioned reliably for over 50 years. In addition, there is an existing cellular alarm at the pump station. These facts demonstrate that adequate communication infrastructure already exists and that a new cell tower is not necessary for public safety.

Notification and Procedural Deficiencies
It is unclear whether the Town of Somers or affected Somer's residents were notified by the Town of Yorktown regarding this proposal. Additionally, this matter does not appear to have been referred to either the Zoning Board or the Planning Board, as required by Town Law. There was also no proper notice or advertising to neighboring residents, particularly those in Somers, which may constitute a violation of zoning and public notice requirements.

Zoning and Land Alienation Concerns
With the alienation of Town land and the generation of revenue from the proposed cell tower, the property would effectively become commercial in nature. Any parcel that generates income is considered commercial and therefore requires zoning review. This raises serious concerns, particularly if the intent is to establish a commercial use within designated wetlands. This matter should be reviewed by the Zoning Board rather than decided solely by the Town Board.

Wetlands, Soil, and Environmental Issues
No soil testing or deep test borings have been conducted to determine the depth of the wetland buffer, soil stability, or the location of bedrock. There is no evidence of a minimum five-foot auger test, which should be required for a structure of approximately 130 to 150 feet in height. Without such testing, the Town should not advance or approve this proposal.

Structural and Foundation Concerns
It is unknown whether concrete and pilings can adequately support a 130-foot tower in swampy wetland conditions. There has been no determination of how deep pilings would need to be driven or whether bedrock exists at a depth capable of supporting a 30-foot tower foundation. There is also no explanation of how the foundation could be constructed without altering natural water flow.

Drainage, Water Flow, and Wetland Impacts
Water currently flows under Granite Springs Road into Crystal Lake. Any construction may alter drainage patterns, impact wetland vegetation, and increase unfiltered runoff into the brook and downstream sewer lift station. The official Town map should be reviewed for elevation, environmental designations, and wetland constraints. There is no indication this review has occurred in any of the documents online by Homeland.

Permits and Compliance
There is no evidence of an excavation permit, foundation plan approval, or soil testing results. Without these, any construction activity would be premature and potentially subject to a stop-work order. The Town should not approve foundation height, pilings, or construction without full compliance.

Requested Actions by the Town Board

- Refer this proposal to the Zoning Board and Planning Board
- Require deep soil and auger testing, wetland and drainage studies, and a review of official Town maps
- Conduct a site visit to the alternative location at the dead end of Popular Street
- Ensure full notification to Somers officials and residents and Stuarts Fruit Farm
- Suspend any approval until all zoning, environmental, and procedural requirements are met

If any members of the town board would like to call me to discuss this matter, I'm available to do so. Again, please make sure this letter is added to the documentation

Sincerely,

Howard Frank, [redacted]

I have been seeing various news stories about the proposed cell tower, and I am very concerned that it is being considered to locate it so close to homes in the area. It is my understanding that these are usually placed in more commercial settings. Why would we consider placing it in a neighborhood and devalue the current residents' home values as well as disrupt their quality of life. I know if I was shopping for a home, I would not consider purchasing one near a cell tower because we do not fully know the effects of these if located nearby people. Also below are additional points and concerns.

Environmental & Wetland Protection

- Construction may require clearing, grading, trenching, and heavy equipment access that disturbs wetland soils and vegetation.
- Wetlands are protected ecosystems that filter pollutants, store floodwater, and provide wildlife habitat.
- Removing trees and compacting soil reduces natural water absorption.
- Increased runoff may worsen downstream flooding or swampy conditions on neighboring residential properties.
- Construction near wetlands increases sediment entering waterways, harming aquatic ecosystems and reducing water quality.
- Tower foundations, access roads, and utility trenches can redirect surface and subsurface water flows.
- Wetlands support birds, amphibians, pollinators, and protected species.
- Tall towers may disrupt migration corridors and nesting areas.

- Fuel, lubricants, concrete washout, or accidental spills during construction can contaminate sensitive wetlands.
- Conflicts with comprehensive plans, wetland buffer ordinances, conservation overlays, or open-space preservation goals.

Land Use Compatibility & Neighborhood Character

- Industrial-scale infrastructure is inconsistent with the character and intended use of residential neighborhoods.
- Towers may be highly visible, detracting from scenic views, neighborhood appearance, and natural landscapes.
- Particularly harmful in areas valued for open space, rural character, or conservation; Approval may invite additional utility infrastructure in environmentally sensitive areas.

Public Safety & Infrastructure Concerns (Non-Health)

- Tower collapse or ice shedding could endanger nearby homes, pedestrians, or utility lines.
- Narrow or residential streets may not safely accommodate construction vehicles or long-term maintenance trucks.
- Emergency vehicles may be impeded by added traffic or site constraints.
- Electrical equipment and generators introduce ignition sources in wooded or dry areas.
- Required aviation or safety lighting may create glare or nighttime distraction.

Legal, Planning & Procedural Grounds

- Applicant failed to adequately analyze co-location, existing towers, rooftops, or non-residential zones.
- Insufficient mitigation measures, buffers, or conservation easements proposed
- Environmental assessments lack sufficient hydrology, wildlife, stormwater, or cumulative impact studies.
- Violates wetland setback requirements, fall-zone setbacks, or zoning height restrictions.
- Direct conflict with adopted municipal land-use goals.
- Impacts publicly protected wetlands, drainage systems, or conservation corridors.
- Adds to existing development pressures on already stressed wetlands or drainage systems.

Bernice Kudrycki

To the Town Board and Planning Commission,

My name is Maria Makaj, and I am a licensed real estate professional who has worked extensively within this community and surrounding areas. My client, whom I some a home to many years ago, reach out for help. I am writing to formally express concern regarding the proposed installation of a cellular phone tower within this neighborhood and to share how such a development may negatively affect residential property values and overall community appeal.

From a real estate market perspective, proximity to large infrastructure such as cell phone towers has consistently raised concerns among buyers. Many prospective homeowners view these structures as visual intrusions that detract from the aesthetic character of a neighborhood. In communities where scenic views, uniform architecture, and residential charm are valued, the presence of a tower can significantly reduce buyer interest, resulting in longer days on market and downward pressure on home prices.

Additionally, while regulatory agencies may state that cell towers meet safety standards, buyer perception plays a critical role in real estate value.

A notable portion of buyers express ongoing concerns, whether founded or not, about potential health effects. These perceptions often translate into hesitation or outright avoidance of properties located near towers, thereby reducing demand and marketability for affected homes.

Cell phone towers can also impact a neighborhood's identity. Many homeowners choose specific communities for their residential feel, sense of privacy, and long-term investment potential. The introduction of commercial-grade infrastructure into a residential zone can change the character of the area, making it less attractive to future buyers who prioritize neighborhood cohesion and visual consistency.

From my professional experience, even the possibility of a nearby tower can become a recurring disclosure issue during real estate transactions, prompting buyers to request price reductions or walk away altogether. This places existing homeowners at a financial disadvantage through no fault of their own and may result in diminished equity over time.

I respectfully urge the Town Board to consider alternative locations or solutions that would meet communication needs without compromising residential property values or community integrity. Protecting homeowners' investments and preserving the character of established neighborhoods should remain a priority in land-use decisions.

Thank you for your time, consideration, and service to our community.

Respectfully,

Maria Makaj
[redacted]

Reminder: email is not secure or confidential. Houlihan Lawrence will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving Houlihan Lawrence, and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact Houlihan Lawrence. To notify Houlihan Lawrence of suspected email fraud, contact: fraudalert@houlihanlawrence.com or call 914-273-4357.

To the Members of the Planning Board,

I am writing in advance of the upcoming meeting to express my opposition to the proposed construction of a 130-foot cell phone tower at 62 Granite Springs Road and to share concerns that I believe are relevant to the Planning Board's role.

Planning is not only about whether a use is technically permitted, but whether it is appropriate for a specific location. A structure of this height and scale is fundamentally incompatible with the surrounding land use, which consists of single family homes, wetlands, open space, and historic properties. A large commercial utility structure does not belong in the middle of a residential and environmentally sensitive area.

The proposed tower would permanently alter the character of this neighborhood. Due to its height and elevation, it would be visible for miles and would dominate views in an area defined by natural scenery and open space. This is not a temporary or subtle change, but a permanent industrial feature imposed on a residential landscape, with impacts that cannot be mitigated once constructed.

While current zoning allows wireless facilities on town owned land, the lack of meaningful setback requirements from homes, wetlands, and parks represents a gap in the Town Code. The absence of clear standards does not mean every municipal parcel is appropriate for large scale infrastructure; rather, it highlights the need for stronger

planning safeguards.

In addition, the applicant has not demonstrated that this site is the least impactful option. Sound planning practice requires a thorough evaluation of designs and locations that better fit the surrounding scale. Convenience or cost alone should not outweigh long-term impacts on neighborhood character and stability.

Finally, the scale of this project is out of proportion with its setting. Planning principles call for infrastructure that fits within the context of its surroundings. This proposal overwhelms the neighborhood rather than serving it in a discreet and compatible manner, and it places lasting burdens on nearby homeowners, including potential impacts to property values and neighborhood desirability.

I respectfully urge the Planning Board to consider not just whether this project meets minimum technical requirements, but whether it reflects good planning and responsible land use decision making. This site does not meet that standard.

Thank you for your time and consideration.

Sincerely,
Julie McNamara

January 18, 2026

Dear Members of the Town Board,

We are writing as concerned residents of Yorktown Heights and would like to express our Opposition to the Cell Tower proposed for 62 Granite Springs Road.

When we moved to Yorktown in 2016 buying our first home, one of the main reasons we moved to the community from a city was because of the wonderful residential feeling in the community, with lakes and marshes and wildlife, free of large towers and tall buildings. As we live on XXXXXX, the proposed tower will take away so many of those things we specifically moved to Yorktown for.

We are concerned and oppose the building of the cell tower for several reasons, including the adverse environmental impact it will have on the area, the impact it will have on the property value of our homes, and potential health risks that will come with having a tower of that size so close to our homes. It will also significantly take away from the beautiful aesthetic of our community with the lake and marsh and animals that dwell there.

We read in the local paper that the town says the tower is necessary to improve gaps in the area's cellular service, particularly for emergency services. In the almost 10 years we have lived here, we have never had any issues with service for emergencies and several of our neighbors that have had to call for emergency services have always been able to get through with their cellular service. So we do not feel there is a gap and that this tower is

needed.

If there truly is a need for a macro cell tower in the area, a more appropriate location should be selected because there are too many reasons why 62 Granite Springs Road should NOT be the location for the site.

Thank you for hearing us out as concerned citizens. Please do not move forward with the cell tower at 62 Granite Springs Road and leave our region just as it is and as we have come to love it.

Best regards,

Monica & Ryan Boudreaux

To the Members of the Yorktown Town Board and the Planning Board,

I am writing to formally oppose the proposed construction of a 130-foot cellular tower at 62 Granite Springs Road.

Just last week, on January 16th, the Secretary of Health and Human Services said he was “very concerned” about new cell phone towers and cited studies showing the link between these towers and cancer and tumor growth. He said that “electromagnetic radiation is a major health concern” and is directing federal research on the harmful effects of this type of radiation. This proposed tower location is smack in the middle of a residential neighborhood filled with young families. Are you willing to risk the health of our children on the potential for improved cell phone service?

It is shocking to me that this kind of construction would be allowed in a residential zone. The proposed tower is grossly incompatible with the surrounding residential neighborhood. A 130-foot structure would significantly alter the visual landscape, diminish property values, and negatively impact residents’ quality of life. The height and industrial nature of the tower are out of scale with nearby homes and undermine the established character of the community. We, like our neighbors, moved here in part because of this character. What compensation will our families receive when our property values are impacted?

This proposal also raises serious concerns regarding environmental protection and compliance with responsible land-use planning. It is already shocking that you would alienate this parcel, as parkland belongs to the community and once natural areas are lost they can rarely be recovered. As a wetland, this is some of the most critically endangered habitat and serves as a refuge for native plants and animals in the area. Wetlands also serve vitally important economic functions including flood mitigation, groundwater filtration, and protection against erosion. A large number of mature trees

will also need to be removed within the wetland buffer. The construction of an industrial structure in such an area risks irreversible damage to these natural resources and contradicts widely accepted environmental conservation principles. Such construction should occur on already degraded land, not within natural areas that serve our community. Is there really no better location?

All of the reasons cited for the need for this tower ring disingenuous as they are not supported by any recent, meaningful data. Cellular service in our area is already adequate and has improved in recent years, making the construction of a new tower seem unnecessary. This is a “solution” to a problem that does not exist to the extent that we are being sold. Why the urgency to build this tower, and is it worth endangering the health of our children, degrading our neighborhood and destroying our diminishing natural resources?

Finally, I urge you to exercise more transparency in this process and to consider less intrusive alternatives, such as colocating equipment on existing towers, as mentioned in the Cityscape report, utilizing smaller-scale facilities, or selecting a non-residential, non-wetland location. Our town government should listen to the concerns of its people. Responsible development should prioritize environmental stewardship and community well-being over convenience. Is our motto no longer “Progress with Preservation”?

For these reasons I respectfully request that this application be denied and that the health, residential integrity, and wetlands of our neighborhood be preserved.

Thank you for your time and consideration.

Sincerely,

Jennifer Brennan

Homeland Towers 62 Granite Springs Cell Tower Proposal is a polarizing issue. Here are reasons the Town Board should decline the proposal.

HOW DID A CELL TOWER PROPOSAL END UP TARGETING A RESIDENTIAL AREA OF YORKTOWN - 400 FEET FROM HOMES?

- 62 Granite Springs Road, Yorktown Heights, NY, was a unusable due to wetlands.

- A previous owner gifted the land to the town to be used as park land.
- Homeland asked Yorktown if they could put a tower near Granite Springs Road in Yorktown.
- This is a curious request on Homeland Tower's part,

because the Gold Standard FCC Broadband coverage map, does not present a cell gap in Yorktown, near the site of the proposal. The FCC legally requires all cell carriers to report their coverage areas to maintain the accuracy of the FCC broadband map.

- The same Gold Standard FCC Broadband coverage map, does show a cell gap presenting in Yorktown's neighboring town, Somers. The Somers gap presents close to the proposed cell tower site on 62 Granite Springs Road.
- Yorktown's cell tower ordinance only allows cell towers on town land.
- Yorktown alienated the park land at 62 Granite Springs Road.

*Yorktown told the community the Fire Department needs better radio and cell communication in the Granite Springs Road neighborhood.

- In a FOIL request to the town, no report was produced, from an independent radio communications specialist, documenting any problems with the Fire Department's current communication system.
- A December 16, 2025 letter written by Yorktown's Fire Commissioner, Martin McGannon, explains the Fire Department has worked with Homeland Towers on previous projects and Homeland did not honor their commitment to supply important radio components and adequate space on the tower. This resulted in unplanned costs to Fire District tax payers. The Commissioner also states the tower

should be positioned at a minimum distance of 1,400 feet (426.72 meters) from any residential property line.

THE PROBLEMS AND QUESTIONS:

- Why did Somer's Stewart's Farm and Jilco turn down Homeland Towers proposal, before Homeland came to Yorktown with the 62 Granite Springs Road proposal? Could be, because many cell tower ordinances do not allow cell towers near residential homes, schools, businesses or historic properties.
- Why is Homeland Tower's cell tower proposal recommending a 130 foot monopole tower, when Yorktown's City Scape Telecommunications Infrastructure Plan does not recommend a 130 foot monopole tower anywhere near the 62 Granite Springs Road area?
- On January 24, 2026, A Verizon worker was working on a pole hit by a car right near the 62 Granite Springs site. The worker said he was surprised to learn a 130 foot monopole was being proposed in a wetland area. He also said the 130 foot monopole would not benefit the Yorktown area, but may benefit the Somers cell gap area.
- Did you know living too close to a cell tower can actually lead to poor signal quality due to signal overload or interference?
- How can Homeland guarantee better service to a location that does not have a cell gap defined on the coverage maps I shared?

How can Homeland or a cell carrier guarantee reliable cell service in an area with many propagation barriers?

- 4G and 5G signals will be weakened or dropped by barriers such as trees - The current proposal calls for cutting down 84 fully mature trees in an area that is known to flood. Other propagation barriers are vegetation, topography, construction materials including low e glass, weather, height of the pole and angle of an antenna.
- The $3,000 RF consultants report does not use definitive language; confirming towers and cell carriers will never guarantee to deliver a usable, reliable signal to everyone, everywhere, at all times.
- The RF consultant's report claims there is a cell gap. It does not provide proof.
- The RF consultant's report states there is no data provided to substantiate the claim that the site is needed to offload capacity from neighboring sites
- The RF consultants report only confirms the tower will work within the limits of 30 year old FCC data and recommendations.
- Yorktown will never be sending an independent contractor to randomly monitor the tower to ensure the tower is within the FCC RF limits.
- Section 704, in the 30 year old 1996 Telecommunications Act, muzzles anyone questioning health concerns from cell tower RF and blocks any town from using health concerns as an excuse to reject a proposal.
- In 2021, The FCC lost in court after 11,000 pages of

data refuted the FCC conclusion that there is no evidence of harm caused by wireless technology.
- In January 2026, our government is now requiring the FCC to conduct proper and complete studies to improve the RF data and safety regulations.
- The government knows no independent scientific evidence proves 5G is safe and corporate interests can no longer be prioritized over public health.
- In 2023, some towns, including Stamford and Easton CT, implemented moratoriums for 5G installations until the independent studies are completed and prove 5G is safe.
- If the 62 Granite Springs tower proposal is not stopped, it could become an ongoing cell tower battle like the one currently being fought in Pittsfield, Massachusetts. Health issues, including cancer, are presenting in people living near the Pittsfield tower, and it is proving to be very difficult to get the tower turned off and taken down.

A FEW MORE ISSUES TO CONSIDER:

- FOIL documents from the town show 62 Granite Springs Road is not written on all the cell tower proposal documents. 106 Granite Springs Road,109 Granite Springs Road and GPS coordinates are also typed on relevant documents instead of 62 Granite Springs Road.
- A community member publicly questioned why she was not one of the 39 homes noticed about the tower proposal and wanted an explanation about

Homeland's noticing requirements. She was confused because she lives closer to the proposed site than a neighbor who received a notice.

- Throughout this process, the Board was publicly called out about being in violation of Open Meeting Laws. The Board admitted and apologized publicly for not posting agendas in compliance with the law.
- There is an issue concerning the wetlands delineation on the site that needs to be reconciled.
- A written request has been submitted to the town asking Homeland Towers to conduct a Balloon Test, so all can visualize the proposed tower's impact on the landscape. No response was received from this request. To add, Ballon Tests are a common practice when cell towers are proposed.
- Cell Tower sites are Hazmat sites, can catch fire or fall. The town should train the proper first responders in case the lead acid batteries, diesel fuel, propane or commercial grade pesticides cause toxic fumes, contaminate the land or water.
- Alternative solutions should be explored before such drastic change with significant risks and ramifications is imposed.
- Many solutions exist - For example: Toggle airplane mode, reboot or update your phone. If you have been with your carrier a long time you may need a new SIM card or it needs to be cleaned. Change your phone setting to 4G or 5G and realize one bar on your phone is a very usable digital signal, as long as the quality of the signal is not being degraded by propagation barriers. Use Wi - Fi instead of a cellular

network. Research what frequency bands carriers are using in their networks. If your phone is old, it may not connect to the newest bands. Some phones are better matches for a specific carrier. Buy a phone with a well rated antenna and update your phone's software routinely. Investigate booster products for your home. Finally, paying for a wired fiber optic or cable phone for your home is a good, safer alternative and it will not devalue your home.

- The FCC recently approved the use of satellites for telecommunication. 6G will be rolling out in 2028 and may make some of the previous generation technology obsolete. Technology changes rapidly and the town may be destroying beautiful open space, property values, the town's reputation and putting people's health at risk for a short term, unpredictable and unreliable technological gain.

CAN THE TOWN REJECT THIS PROPOSAL?

- There are legal reasons that are acceptable for rejecting a tower proposal.

A YES OR NO VOTE WILL BRING PROBLEMS:

- If the Board votes **YES**: Cell service may not improve and the board will have to explain the propagation barriers and discuss alternative solutions with their complaining constituents. More trees may be cut down or topped with the hope of removing propagation barriers. Homeland Towers may break their lease. Verizon may break their lease. The town

may have to clean up the tower and facility left behind and that may cost more than what they earned. The reputation of the town will become scarred, because home buyers know to check cell town ordinances and they will be able to clearly see how Yorktown does not protect residential properties and open spaces. Homes near the tower will be devalued and people may get sick from the RF radiation.

- If the Board votes **NO**: The Board will risk upsetting community members who wish to have better cell service and may not understand 4G and 5G propagation issues. They will also loose Homeland Tower's lease payment.

CONCLUSION:

The cell tower will not benefit or improve cell service in Yorktown.

The cell tower will devalue homes and make them more difficult to sell.

The cell tower may cause health problems for humans and animals.

The cell tower will mar the landscape in a precious, beautiful open space and residential neighborhood.

The cell tower will damage the environment and kill or harm wild life.

The cell tower site is a HAZMAT site that may become toxic to humans, animals and the environment.

The cell tower can catch on fire or fall.

The cell tower will deter future home buyers.

The cell tower proposal is infested with questions and concerns.

THIS CELL TOWER PROPOSAL IS A YORKTOWN PROBLEM. THIS PROPOSAL SETS THE PRECEDENT FOR A CELL TOWER BEING PLACED IN ANY AND EVERY YORKTOWN RESIDENTIAL NEIGHBORHOOD. AN UPDATED CELL TOWER ORDINANCE IS LONG OVERDUE!

- **If there is a 1% chance that someone is going to get sick from this risky and unreliable cell tower, I would be sure I find a way to vote NO on this cell tower proposal.**
- **I am hoping the Board considers all I have shared and votes with a conscience.**
- **The Board may choose to look the other way, but they can never say, they did not know.**

Monica Cole

To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: Opposition to the proposed cell tower at 62 Granite Springs Road

I attended the January 7, 2025 Conservation Board meeting and have a few issues of concern I would like to share with you. Please confirm receipt of this email and forward it to the Town Board, the Conservation Board, the Planning Board and the Tree Conservation Advisory Commission.

ISSUE #1:

Cell tower sites can be HAZMAT sites. A recent January 2026 law suit in California https://www.ladowntownnews.com/news/verizon-settles-lawsuit-california-cell-tower-environmental-violations-cost-millions/article_c3833207-45ba-4b12-8ac5-88eb6d6998f1.html , requires Verizon Wireless to pay $7.7 million to settle a civil enforcement action alleging widespread violations of California environmental laws governing hazardous materials storage, reporting and permitting at cell tower sites throughout the state. Los Angeles County District Attorney Nathan J. Hochman said **"Companies that store hazardous materials**

have a legal obligation to protect the public, first responders, and the environment." Cell tower sites often store lead acid batteries, large capacity diesel fuel tanks (some can contain over 180 gallons of fuel), which can potentially leak during equipment failure, accidents, or natural disasters. Some fire departments register cell tower sites as HAZMAT sites because first responders must be prepared for risks such as battery acid exposure, fuel ignition, groundwater contamination and toxic smoke if equipment burns. In addition, cell tower companies routinely spray herbicides and toxic chemical around tower bases to control vegetation and reduce fire risk (fire retardant sprays). These treatments often include professional grade "bare - ground" chemicals designed to stop all plant growth, and they must be applied by licensed professional applicators because of their toxicity and environmental risks. Such chemicals are not safe for children and many children will be living in very close proximity to Homeland's proposed tower. This link explains https://ehsciences.org/top-10-health-safety-and-liability-risks-of-cell-towers-near-homes-and-schools/,"...services are licensed to use much stronger chemicals than are available to the average person. In fact, some have said the professionals often use a chemical that functions quite like the infamous**"Agent Orange",** which was used to deforest parts of Vietnam in the 60's. Go to this link to learn why Agent Orange is not desirable around humans and the health problems it can cause, https://my.clevelandclinic.org/health/symptoms/24689-agent-orange-effects.

ISSUE #2:

Cell towers are Fire Risks: The Environmental Health Science article link shared above also highlights that cell tower equipment can catch fire, igniting vegetation on the ground. Cell towers and 5G small-cell wireless installations pose recognized fire hazards due to their combination of high-powered electrical equipment, lithium-ion backup batteries, and densely packed electronics. Electrical faults, such as arcing, overheating, insulation failure, or wiring defects, can ignite fires inside equipment cabinets and at the base of towers, and electrical malfunctions are among the most frequently documented causes of tower-related fires worldwide. The same Environmental Health Safety article points out the obvious, **Cell towers and 5G wireless facilities impact the aesthetic of the surrounding environment.** They create visual clutter and can directly conflict with local design standards created to preserve architectural heritage, natural landscapes, and scenic vistas. Communities have the right to protect local

aesthetics, especially near historic areas (I will also add residential homes/property, precious town park land, 88 TREES and Stuart's Farm - Westchester's oldest working farm) **You should ask yourself, is this tower necessary, when the gold standard FCC Broadband map most accurately documents that a cell gap does not exist in this area of Yorktown.** The clearly documented cell gap on the FCC Broadband map presents in Somers. Homeland proposed a tower installation multiple times in Somers and were turned down. Somers also has a more restrictive cell tower ordinance that includes protecting residential areas from cell tower installations. This article explains how ***"Cell tower developers often mislead residents and local officials by claiming new or taller towers are needed to fix coverage gaps, even when the Federal Communications Commission's National Broadband Map shows the area already has good coverage."*** *https://childrenshealthdefense.org/defender/cell-tower-developers-lying-about-coverage-gaps-to-push-new-towers/*

ISSUE #3:

Please consider the information documenting the harmful effects cell towers have on wildlife and the natural world. The Environmental Health Trust has addressed this issue here: *https://ehtrust.org/wp-content/uploads/Radiofrequency-and-Wildlife-U.S.-2-Page-with-scientifc-studies-2023-1.pdf. and here: https://ehtrust.org/environmental-effects-of-wireless-radiation-and-electromagetic-fields/*

Certified Wildlife Biologist, Albert M. Manville, II, Ph.D., addresses his concerns for Radio Frequency Radiation (RFR) Effects on Wildlife and Their Habitats and The Need for Serious Consideration and Immediate Action here: https://icbe-emf.org/wp-content/uploads/2024/10/Wireless-Radio-Frequency-Radiation-Effects-on-Wildlife-and-Their-Habitats-Professor-Albert-Manville-ICBE-EMF-Presentation-PPT-.pdf

Currently the FCC uses safety data dating back to 1996. The Telecommunications Act of 1996 dictates the FCC safety recommendations for cell tower installations and setbacks. The FCC lost in court in 2021 and was ordered to study new, updated cell RF technology and update their safety recommendations. Unfortunately updated studies have not taken place and the government pulled their funding. See details of this lawsuit here: *https://childrenshealthdefense.org/legal_justice/chd-v-fcc-5g-wireless-radiation-guidelines-lawsuit/?lang=es* ***Currently, the FCC is trying to pass new bills that will take away a town's ability to say no to a tower and a location.***

Thank you for considering the information I have shared,

Monica Cole

From:	Town Clerk
To:	Maura Weissleder
Subject:	Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower
Date:	Tuesday, January 20, 2026 8:02:03 AM

Sent from my iPad

Begin forwarded message:

From:
Date: January 19, 2026 at 6:30:28 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:

Town Board

Conservation Board

Planning Board

Tree Conservation Advisory Committee

Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs

Rd & Opposition to the proposed cell tower

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Were there bids from other RF specialists and if so, may we please see the bid specifics? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

I also suggest having a public meeting to discuss the findings in Kent Chamberlin's report. Knowing Douglas Fishman will use the Telecommunications of Act of 1996 to support his report is highly concerning. The 1996 Act is 30 years old and the safety recommendations are based on old cell technology and RF data. The FCC was sued in 2021 because the data and safety recommendations for cell tower usage is so outdated. There was 11,000 pages of data that refuted the FCC conclusion that there is no evidence of harm caused by wireless technology. The FCC lost in court and was ordered to do new studies so they can update their data and safety recommendations. 5 years later and these studies have yet to happen. Recently, it was reported the Federal Government will be requesting the FCC begin to do these studies and compile the data. The Government is formally acknowledging the need to do this is now.

Now knowing what I shared above, should raise your red flag. As you continue in this process and decide how you will vote, you will be unable to say, you did not know.

Please consider what I shared and allow both above mentioned consultations to be conducted or an independent consultation. Then provide a forum for an open conversation between the board and the community to discuss the results. This decision will impact many and requires important questions to be asked. The answers or lack of answers, will lead us to the best decision for this community.

Monica Cole

Footnote 1:

https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:

https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:

https://www.townofpoundridge.gov/sites/default/files/fileatta

chments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:

https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:

https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: FW: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Date: Tuesday, February 3, 2026 1:19:35 PM

From:
Sent: Tuesday, February 3, 2026 12:26 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Re: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your response.

------ Original Message ------
From: elachterman@yorktownny.gov
To: XXXXX; townclerk@yorktownny.gov; pmurphy@yorktownny.gov; sesposito@yorktownny.gov; ssiegel@yorktownny.gov; igilbert@yorktownny.gov; rsteinberg@yorktownny.gov; jtegeder@yorktownny.gov; irichey@yorktownny.gov; planning@yorktownny.gov; supervisor@yorktownny.gov
Sent: Tuesday, February 3rd 2026, 12:22 PM
Subject: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your email Monica. I've been compiling all of the questions and comments from the emails and we will be reviewing them tonight with Homeland and the expert.

Get Outlook for iOS

From: colefour@optonline.net <colefour@optonline.net>
Sent: Tuesday, February 3, 2026 12:17:41 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel

<ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

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PLEASE CONFIRM RECEIPT OF MY LETTER BY EMAILING ME BACK

TO ALL:

DID ANYONE NOTICE THE INFORMATION SHARED IN THE **VCOMM REPORT** SUBMITTED ON **NOVEMBER 17, 2021** OR THE **RF CONSULTANT REPORT** FROM DOUGLAS FISHMAN SUBMITTED ON **JANUARY 25, 2026**?

DO YOU REALIZE **DOUGLAS FISHMAN'S REPORT USES THE VCOMM JUSTIFICATION REPORT FROM NOVEMBER 17, 2021** TO SUPPORT HIS REPORT?

THE **VCOMM REPORT ONLY ADDRESSES** WHAT **VERIZON** MAY BE ABLE TO ACCOMPLISH BEING ON THE MONOPOLE.

A **VCOMM RF JUSTIFICATION REPORT** TYPICALLY ASSESSES THE COVERAGE AND CAPACITY OF A WIRELESS NETWORK, WHICH CAN HELP IDENTIFY AREAS WITH INSUFFICIENT SIGNAL STRENGTH OFTEN REFERRED TO AS CELL GAPS. HOWEVER, IT **DOES NOT DIRECTLY PROVE CELL GAPS** BUT RATHER PROVIDES DATA THAT **CAN** INDICATE THEIR PRESENCE.

4G AND 5G PROPAGATION VARIABLES CAN CHANGE ON ANY GIVEN DAY AND TIME AND CAN INFLUENCE DATA COLLECTED ON A VCOMM REPORT. MEANING A VCOMM

REPORT CAN NEVER CLAIM TO BE 100 PERCENT ACCURATE.

TWO STATEMENTS IN DOUGLAS FISHMAN'S RECENT RF CONSULTANT REPORT SUBMITTED JANUARY 25, 2026 ARE VERY IMPORTANT TO RECOGNIZE AND UNDERSTAND:

HOMELAND TOWERS HAS NOT DONE AN ADEQUATE JOB SUBMITTING JUSTIFICATION FOR THIS NEW SITE.

THERE IS NO DATA PROVIDED TO SUBSTANTIATE THE CLAIM THAT THE SITE IS NEEDED TO OFFLOAD CAPACITY FROM THE NEIGHBORING SITES.

THE TWO REPORTS MENTIONED ABOVE HAVE NOT PROVEN A CELL TOWER IS THE SOLUTION YOU ARE SEEKING.

THANK YOU FOR CONSIDERING WHAT I HAVE SHARED,

MONICA COLE

Outlook

FW: Follow up questions and concerns about February 9, 2026 Planning Board meeting

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 2:15 PM
To Maura Weissleder <mauraw@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>

From:
Sent: Tuesday, February 17, 2026 1:10 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Follow up questions and concerns about February 9, 2026 Planning Board meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:
The Planning Board
The Town Board

It was concerning to watch the latest Planning Board meeting on February 9, 2026.

The Planning Board and Homeland Towers both mentioned the **Fire Department** has a need to be on the monopole cell tower to improve their communication. This is curious because information shared during the February 3, 2026 Public Hearing explained there is no record in the FOIL documents providing evidence of the Fire Department's need to be on the cell tower. Also, no record of an independent communications consultant exists providing any evidence of a need or recommendations for the Fire Department to be on the tower. It was concluded by many, the Fire Department does not need to be on the monopole and is being used to build support for this cell tower proposal by manipulating the public's fear and desire to support first responders.

The Planning Board also questioned the aesthetics of the tower. Homeland Towers answered those concerns with photos obviously taken at angles and locations that downplay the presence and appearance of the 130 monopole cell tower. Also, the viewshed photos did not take into account what the view will look like after the proposed 84 trees are cut down. I can assure you, the view from many other locations near this proposed tower will show a very different visual story. This begs the question...Why didn't anyone on the Planning Board or Town Board request Homeland Towers conduct a **Balloon Test**? I wrote a letter to you all on January 19, 2026 inquiring about a Balloon Test and no one bothered to respond.

Also wondering why the Planning Board did not ask obvious questions relating to January 25, 2026, RF consultant's report provided to the Town Board by Douglas Fishman.

No one on the Planning Board inquired about why **Homeland has not yet justified being on the 62 Granite Springs Road site** and **has not provided data to substantiate the claim that the site is needed to offload capacity from the neighboring sites.**

No one asked Homeland Towers why they went to Somers first to solve Somer's cell gap issue and why Somers turned them down twice.

No one asked Homeland Towers to define exactly where the cell gap is defined in Yorktown. Would have been interesting to hear Homeland's response, because no cell gap presents on the gold standard FCC Broadband map or the current coverage maps for Verizon, AT&T or T Mobile. Is anyone wondering how exactly Homeland is going to prove a cell gap exists? How will Homeland prove they can improve anyone's cell service in Yorktown when a cell gap does not exist or a need to offload capacity from the neighboring sites?

Does anyone on the Planning Board understand **4G and 5G propagation barriers** and how the neighborhood near 62 Granite Springs Road is full of them? The propagation barriers are always going to be and will occasionally weaken a cell signal and cause it to drop. A 130 foot monopole cell tower is not going to win over propagation barriers and many will still experience cell signal weakening or dropping at times. Also, Verizon or any other carrier most likely **will not lease small cells** in an area they do not need to service, because a cell gap does not exist on their coverage map, nor the need to handle offload capacity from neighboring sites. **Verizon is interested in being on the current 62 Granite Springs cell tower, because they will aim to fill the cell gap in Somers. Verizon will not be leasing the tower to fill a cell gap that does not exist in Yorktown.**

In addition, the **VCOMM** report used to justify this tower is from **November 2021**. A VCOMM only addresses what Verizon **MAY** be able to accomplish if they are on the monopole. A VCOMM justification report typically assesses the coverage and capacity of a wireless network, which can help identify areas with insufficient signal strength often referred to as cell gaps. However, it **does not** directly prove cell gaps, but rather provides data that **can** indicate their presence. **This means the data provided in NOT DEFINITIVE**. This is true because 4G and 5G propagation variables can change on any given day or time. These changes can and do influence the data collected on a VCOMM report. **Meaning VCOMM data will vary and can never claim to be 100 percent accurate beyond the time and day it was collected.**
This all means the Planning Board is being asked to comment/give recommendations on a highly invasive/destructive project, that will have a devastating impact on precious parkland, a residential neighborhood and Yorktown as a whole; a project that is not justified in any reliable report and cannot prove it will benefit anyone's cell service in Yorktown.

The questions remain...Does the Planning Board recognize this proposal is not justified and will not benefit cell service in Yorktown? Is the Planning Board satisfied with the current proposal information to give their approval to go forward with this 130 foot monopole cell tower installation? Is it worth ruining beautiful open space parkland, killing environmental elements and animals, risking toxic contamination of the air, land and water, lowering property values, sending the message to all potential buyers that Yorktown does not protect their open space or residential neighborhoods and putting your neighbors health at risk? All for an unproven

technological gain, that will be replaced much sooner than later. Keep in mind, both Homeland Towers and Verizon, can break their lease at anytime and leave Yorktown to pay to clean up the mess left behind.

Thank you for considering all I have shared when you write up your recommendations for this proposal.

Monica Cole

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 8:01:27 AM

From:
Date: January 19, 2026 at 6:37:37 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

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To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

Please forward my letter in opposition to the Town Board, the Planning Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

I would like the Town Board, the Planning Board and Conservation Board to consider **requesting Homeland Towers do a Balloon Test at 62 Granite Springs Road prior to granting a permit.**

The visual impact of a 130 foot monopole on alienated park land is going to be significant. This will be magnified due to it being built in a residential and scenic area. Camouflaging is not being proposed and would not mitigate its visual presence.

All residents, town board members and committees being asked to provide a permit, should receive the benefit of a ballon test to help them visualize the proposed cell tower's impact on the landscape.

Thank you for considering my request,

Monica Cole

Attention: Town Board and Conservation Board:

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back**.

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

It is my understanding the delineation of the marsh lands was not done at the optimal time of the year and it should be revisted.

I have concerns about any hazardous material that may be stored on the site that poses safety, chemical and enviromental hazards if damaged or improperly maintained. The hazardous substances could cause fires, explosions and release toxic air contaminants.

I am concerned the tower can catch on fire or fall.

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.

Monica Cole

Diane Dreier, Co-Chair
Phyllis Bock, Co-Chair

Ed Lachterman
Town Supervisor

TOWN OF YORKTOWN
CONSERVATION BOARD

Town of Yorktown Town Hall, Yorktown Heights, New York 10598, Phone (914) 962-5722

To: Town Board
From: Conservation Board
Date: January 12, 2026
Subject: Town Board Referral: Homeland Towers, LLC – Granite Springs Road
Proposal to lease a portion of the property for the installation of a public utility wireless telecommunications facility, including a 130-ft monopole tower and equipment compound designed for the collocation of multiple wireless carriers and town emergency services entities.

The Conservation Board reviewed the above referenced subject at their meeting held on Wednesday, January 7, 2026. David J. Kenny, Esq. of Snyder & Snyder, LLP; and Vincent Xavier, regional manager for Homeland Towers were present to review revised plans to construct a cell phone tower with related equipment and access road within a wetland buffer owned by the town. The applicant's engineer was unable to attend the meeting.

Also present at the meeting were approximately 20 residents who were opposed to the use of this site for the placement of the tower; some of which submitted written letters to the Conservation Board.

The applicant's attorney reported on steps that were taken to meet conditions requested by the Conservation Board in their previous memo dated May 15, 2024, and changes to the site plan since their last meeting.

The Conservation Board has the following comments:

1. The applicant provided letters from EBI Consulting and US Fish and Wildlife Service (USFWS) stating that actions the applicant is taking to protect any threatened and endangered species that could potentially be located on the site, are sufficient.

   The Conservation Board had requested that a wildlife survey be conducted. The agencies providing letters used information from the USFWS Information for Planning and Consulting (IPaC) website to determine these findings and did not conduct an on-site seasonal survey to come to these conclusions. The Board requests that an appropriate on-site wildlife survey for bog turtles, a federally threatened species and a New York State endangered species, be conducted.

2. The letters received from concerned citizens included a letter from Doug and Karen Erickson dated 1/7/26 indicating that the wetland boundary, as surveyed by the applicant, may be incorrect. Steven Danzer, Wetlands and Environmental Consulting, hired by the Ericksons, reviewed the wetland boundary and stated that one of the flags, A6 "*was not an accurate depiction of the wetland boundary under existing conditions, in my professional opinion, and that wetland flag A6 which was clearly in the wrong place.*"

   In light of this information, the Conservation Board recommends that the town's environmental consultant review the flagging of the wetland boundary at an appropriate seasonal time when wetland plants have emerged.

3. The placement of the access road almost fully eliminates the buffer on the southeast corner of the property. The purposes of a wetland buffer are to filter pollutants, control erosion and provide important wildlife corridors while minimizing disturbance to this important and increasingly rare ecosystem. The Board questions whether the proposed mitigation will restore this functionality.

Diane Dreier, Co-Chair
Phyllis Bock, Co-Chair

Ed Lachterman
Town Supervisor

TOWN OF YORKTOWN
CONSERVATION BOARD

Town of Yorktown Town Hall, Yorktown Heights, New York 10598, Phone (914) 962-5722

4. The wetland mitigation provided wasn't identified in acreage in the documents provided. The new EAF identifies that 0.65 acres would be impacted by the project so mitigation should be 0.65 acres. A rough estimate of the acreage of wetland plantings on the site plan indicates an area less than 0.25 acres. The mitigation proposed is for plantings of trees, shrubs and forbs mainly to shield the adjacent neighbor's property. This amount of mitigation for the project is inadequate and should be revisited. Also, the list of plants identified for mitigation should be revised to include native wetland plants that are currently on the site and will be removed.

5. The plan shows that approximately 88 trees would be removed for construction of the road and tower. A detailed tree mitigation plan is required.
6. All proposed plantings for wetland and tree mitigation should be bonded and a maintenance plan for replacement should be included.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

/nc
Attachment

Cc: Applicant
Conservation Board

January 7, 2026

As a resident whose property will be directly impacted by this project I am writing to oppose the construction of a driveway and cell tower at 62 Granite Springs Road. Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

I have several reasons for opposing the construction of a driveway and cell tower at 62 Granite Springs Rd that need to be considered by the Conservation Board.
The proposed plan as presented calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species.

It is my understanding that the Hallocks Mills Wetland is most likely classified by New York State as a Class 1 wetlands. In New York State, a Class I wetland is the highest-ranked, most valuable, and most protected category, identified by the NYSDEC for its significant ecological functions, such as providing critical habitat for endangered species, supporting rare plant communities, or being linked to important coastal or clean water areas, requiring the most stringent development regulations.
As such any proposed development in the area should be held to the highest standard during the application process by the Town of Yorktown.

Our opposition is due to a variety of reasons, but the most prominent is that we believe the wetland delineation that is being presented for this project is not accurate. We believe that this project will actually be crossing the wetland area and not just the buffer area. The delineation line that is being submitted by the applicant was created in Nov. 2021 and did not take into account one of the three criteria set forth by New York State for wetland delineation. New York requires that "The hydrophytic vegetation criterion is mandatory under New York State's Freshwater Wetlands Act". By only delineating the wetland in November there is no way that vegetation could be present.

The Town of Yorktown had their environmental consultant from Barton and Loguidice perform a wetland delineation in March 2022. The town consultant determined that the wetland line presented as the NYSDEC required a field adjustment of approximately 6-7 feet further to the east. When we were presented with the proposed plans in July 2025 by a representative of Homeland Towers stating that they would not be in the wetlands, we were obviously surprised. We see the vegetation present every day during the growing season and as a result doubt the validity of their wetland line. As a result we hired an independent person to delineate the wetland, his report is attached. He clearly stated that due to the vegetation present that the wetland line is further to the east.

We are attaching a photograph showing some of the vegetation present east of Homeland Towers marked wetland line. As you can see skunk cabbage is abundantly present in the photograph. When we looked this plant up online the following information was available:

Yes, skunk cabbage (Symplocarpus foetidus) is a classic identifying plant for wetlands in New York, thriving in swamps, seeps, and wet floodplain forests, indicating consistently wet, mucky conditions and often appearing early in spring before other plants emerge. It's an "obligate wetland species," meaning you'll only find it in very wet habitats.

As an obligate wetland species it needs to be considered for any wetland delineation of this property. In New York, an obligate wetland species (OBL) is a plant that almost always occurs in wetlands (over 99% probability) under natural conditions, meaning they grow in standing water or saturated soils and are key indicators of wetland ecosystems for delineation purposes.

Based on all of the above information the current wetland delineation that is being submitted to the town for this project should be considered incomplete because it is lacking any information of the mandatory criteria of hydrophytic vegetation.

Additionally we oppose the proposed plan due to tree removal. The plan calls for the removal of over 80 mature trees in addition to numerous smaller shrubs, trees and plants that are integral to the area's stormwater management. 37 of these trees will be removed in the wetland buffer along our property line which will have a direct impact. These are trees that are 40 to 50 ft in height with deep root systems. As we are sure you are aware, the water table in this area is extremely high, even for those who live at the top of Granite Springs Rd. Our property which is situated in the wetland buffer is no exception. We have drainage around the foundation of our home to protect it from water infiltration. The removal of these trees that draw a large quantity of water from the water table will raise the level of water on our property. While we realize remediation is being presented, what is going to be installed cannot replace the water consumption nor the deep roots systems of the existing trees.

We also have concerns that some of the remediation planting will be located directly on our property line and as these planting mature they will have significant encroachment on the use of our property, specifically the evergreen trees. As they grow the base will widen to a point of clearly crossing on to our property and limiting our usable space. We ask that they be required to be planted further away from our property line or that species be chosen that can provide screening of significant height that will not pose encroachment on to our property.

We urge the Town Board and Conservation Board to consider the effects that the construction of this driveway and operation of this cell tower would have on the Hallocks Mills Wetland, habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, we ask the Conservation Board the following:

1. Visit the proposed site before submitting any remarks or opinions to the town board.

2. We ask that the conservation board determine that the wetland delineation is incomplete at this time and require that the mandatory criteria of hydrophytic vegetation be included by performing a wetland delineation in the Spring or Summer when vegetation is present as NYSDEC recommends.
3. All interested parties should have a wetland expert present if so desired at the time of delineation for hydrophytic vegetation to ensure that there is a consensus. (interested parties include the applicant, the town, adjoining property owner and NYSDEC)
4. We also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.
5. We ask that remediation planting be situated further away from our property line or that species be chosen that can provide screening of significant height that will not pose encroachment on to or limit the use of our property.
6. Finally, that the Conservation Board request Johanna Duffy, Senior Environmetal Scientist for Barton and Loguidice, report that was done based on her wetland delineation on March 2, 2022. Barton and Loguidice, who were hired as consultants for the Town of Yorktown to delineate the wetlands for this project

Thank you for your time and consideration.

Regards,
Doug and Karen Erickson

All photos were taken on April 25, 2025. The first photo is taken from the perspective of standing east of the marked wetland boundary and facing west.The second photo is taken facing north and standing south in the wetland buffer.The third photo is taken facing east standing slightly southof the wetland marker.







Dear Town Board Members,

My name is Stuart Friedman, a resident of [redacted] for over 40 years. This letter is being sent prior to Martin Luther King, Jr. Day, a time to reflect on justice and doing what is right, as Dr. King said, “The time is always ripe to do right”, which compels me to say the town should do right and reject this proposal to put a cell phone tower near my home.

I am writing to express my strong opposition to the proposed development plan that involves constructing a cell tower on the land adjacent to the street I live on. I must verify that my cell phone service is perfectly fine during hurricanes, winter storms, hot summers and during the spring and fall. I am questioning the town’s decision-making process regarding this project and stand against actions that threaten our environment and community integrity. Think of the younger generation! The future of Yorktown.

I also have received no notice via email, postcard, or mail about this proposal. It appears that the town’s communication efforts are lacking, especially considering the town spends over $60,000 per year on the PR firm, Thomas Bender. Even the recent newsletter from the town supervisor did not mention this critical project. Someone tell me where are my tax dollars going?

Furthermore, I am concerned about the town board’s previous stance on public health and safety issues, such as the safety of fluoridation. One day you are against fluoride but the next day it’s okay to construct cell towers that can have significant environmental and health repercussions. These are TRUMPIAN decisions, made without real research and study. I see that none of these towers are proposed in neighborhoods where board members reside. The residents near this site are not only concerned about aesthetics but also about environmental impacts. One would hope the town board members agree with my neighbors who are opposed to this project. The proposed site has a history of flooding—flooding five feet high during Hurricane Floyd—and it has flooded multiple times during storms. Disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to protected species such as the bog turtle, Indiana bat, and monarch butterfly, is highly problematic. Construction here would disrupt vital habitats and threaten local biodiversity. Ii always admire the swans as I drive by. They come yearly to this spot. Additionally, this parcel drains directly into Sparkle Lake and forms part of the Croton watershed. Protecting this land is crucial for maintaining water quality for residents who swim and fish in Sparkle Lake and rely on our watershed for clean water. The removal of over 80 mature trees will further impair our stormwater management system and exacerbate flooding issues. I urge the Town Board to ensure that these activities do not violate conditions attached to grants received from the East of Hudson Water Quality Fund.

Given these concerns, I request that the Conservation Board visit the site during warmer months when vegetation is present to better assess its ecological significance. Moreover, I strongly recommend commissioning an independent wildlife study by qualified professionals chosen by the Conservation Board to evaluate potential impacts comprehensively.

In conclusion, I ask the Yorktown Board to reconsider this project carefully regarding environmental preservation, community health, and transparency in communication. Our town's future depends on responsible stewardship of our natural resources. Thank you for your attention to this urgent matter. Please make sure this letter is added with my other neighbors letters

Sincerely,

Stuart Friedman

From:	Town Clerk
To:	Maura Weissleder
Subject:	FW: Opposition to the proposed cell tower at 62 Granite Springs Road.
Date:	Tuesday, February 24, 2026 12:44:22 PM

From: Nicole Lapadura[redacted]
Sent: Sunday, February 22, 2026 9:53 AM
To: Ed Lachterman <elachterman@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to the proposed cell tower at 62 Granite Springs Road.

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Hello,

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where town residents swim and fish. The proposed plan also calls for the removal of 84 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues. I am concerned that the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Sparkle Lake and the Croton watershed. Our town was given millions of dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land. I urge the Town Board to confirm that the proposed plan would not violate any conditions of that grant. I also urge the Town Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, all members of the Town Board, Conservation Board and Planning Board should visit

the proposed site during the warmer months when there is vegetation growing in the wetlands. I also urge the Town Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses. Thank you for your time and consideration.

In addition to all afore mentioned reasons listed the cell tower will greatly impact the natural beauty of our community, and potentially impact our future health, the advantages do not outweigh the risk !
We appreciate you taking the time to read this and your careful consideration on this matter.
Thank you!
Nicole Keating

Dear Town Board,

We are long time residents of Yorktown Heights living on Farsund Court and we would like to express our opposition to the proposed cell tower for 62 Granite Springs Road.

We are concerned about what the tower will do to the environment in the area, how it will impact the wildlife negatively, what it will do to the property value of our homes, and potential health risks that come with having a tower of that size so close to our home. It will also take away from the beautiful look of the area we have come to love so much for our home community.

If there is truly a need, a more appropriate location should be selected because there are too many reasons not to select this one.

Thank you for hearing our concerns. Please do not build the cell tower at 62 Granite Springs Road. Thank you.

Best Regards,

Mila and Salvatore LoBrutto

2/9/2026

To Whom It May Concern,

My name is John Mickelsen and I have been a resident of Yorktown Heights since my wife and I purchased our home in November of 2016. We live on XXXXXXXX. We are exactly 1 mile from the proposed site of the cell tower at 62 Granite Springs Road. The purpose of this letter is to express my family's opposition to this proposal.

My initial concern when I first heard about the project was the health and safety of my family as we have three young children. I am concerned about our health and well being if a tower is built within a mile of our home. I am even more concerned with the families living within only a quarter mile of the tower as it appears they are at the highest risk for exposure to high levels of radiation and other unknown risks. I urge you to please consider their health and well-being as if it were your own family or your own children and/or grandchildren. There is so much unknown about this subject and taking a gamble like this is not worth the benefit. I know health concerns can not be seen as a valid reason for stopping this proposal but how could it not be in your minds with so many living so close to this tower? This could literally be a matter of life and death in the long run. This could take years off residents' lives. Why take the risk?

The recommendation of homes being at least 1000 feet has been ignored in this proposal with the nearest home being a mere 400 feet away from the tower. This proposal only seems to benefit a cell gap in Somers and may not benefit Yorktown residents. Yet we are the ones at risk and the ones who are losing something here. Another major drawback to this is the value of homes very close to the tower will decrease significantly. This is not just one or two houses, but several. None of those residents asked for this and this is very unfair to them.

The area where this tower is proposed to be built is right in a beautiful neighborhood which would be negatively affected both aesthetically and possibly even healthwise if this plan goes through. Driving from Granite Springs Road to Mahopac Avenue is such a nice experience right now and it's full of scenic views. There is also a bike trail that is very close to this proposed site. The North County Trailway's thousands of annual visitors would be negatively affected as well by this. There are beautiful scenic views of the farms that can be seen from the trailway. Now these views could be compromised with a big ugly tower painted into what has been for many years a beautiful picture that can be seen from the hills of the trailway.

There are endangered species of wildlife in the wetlands that will be affected as well. If this project doesn't improve our town's cell service then just what is the benefit ? Even if it did improve our service , would this risk be worth it? It isn't worth it for us and we are 1 mile away. It especially isn't worth it or those living within a quarter mile. This is a beautiful town with an abundance of trees and wildlife. Little by little with more and more construction going on, this town is shifting away from such a beautiful atmosphere. A project like this just further separates us from what we love about this town.

We love this town the way it is and our health is not something to be ignored. There are far too many negatives to this project and it affects more than just a few people. I know you will give this matter the careful and deep consideration it deserves before making a significant decision and I appreciate that.

SIncerely,
John Mickelsen

USA TODAY

POLITICS Robert F. Kennedy Jr. Add Topic

RFK Jr. tells USA TODAY 5G towers for cellphone use 'a major health concern'

When asked about 5G towers, Kennedy cited studies suggesting links to cancer and tumor growth. But the World Health Organization found 'no connection between cellphone use and brain cancer.'

Will Carless and Bart Jansen USA TODAY

Updated Jan. 16, 2026, 7:12 p.m. ET

What You Need to Know

Health and Human Services Secretary Robert F. Kennedy Jr. warned that electromagnetic radiation, including from 5G towers, poses a major health concern, while health agencies cite scientific reviews that find no link between cellphone use and cancer.

Read more

How many studies did RFK Jr. cite on EMF health risks? →

What did WHO find about 5G and cancer risks? →

How did Verizon outage affect event ticket downloads? →

DeeperDive BETA

WASHINGTON – Health and Human Services Secretary Robert F. Kennedy Jr. told USA TODAY that “electromagnetic radiation is a major health concern” a day after his department launched a study of cellphone radiation.

“Generally speaking, electromagnetic radiation is a major health concern,” Kennedy said in the exclusive interview, when asked for his concerns about 5G towers. “I’m very concerned about it.”

The department said 22 states had restricted cellphone use in schools to improve health of children under the "Make America Healthy Again" movement. Since 2022, there's been a significant push by K-12 schools nationwide to ban cell phone use in classrooms. But this is to curb mental health effects of social media, prevent cyberbullying and being online at all times, not EMF radiation.

More: RFK Jr. shares why he stopped taking flu shots in 2005

Cell providers' 5G networks promise faster connections but have long been the target of skeptics who say they have negative health effects. USA TODAY has previously debunked online claims that 5G is dangerous.

The Food and Drug Administration under Kennedy has taken down old webpages saying cellphones are not dangerous.

"The FDA removed webpages with old conclusions about cell phone radiation while HHS undertakes a study on electromagnetic radiation and health research to identify gaps in knowledge, including on new technologies, to ensure safety and efficacy," said Andrew Nixon, a department spokesperson.

Kennedy elaborated on the health concerns in an exclusive interview for the USA TODAY series "Extremely Normal," describing what he said were “more than 10,000 studies” documenting ill effects from

electromagnetic radiation including cancer, tumor growth and DNA damage.

“EMFs are bad depending on the pulse rates and the wave lengths,” Kennedy said. “Some of them are very bad.”

The World Health Organization found no justification for health concerns after commissioning a review where experts from nine countries analyzed 63 studies on cellphones and cancer dating from 1994 through 2022. The review was published in Environmental International, a scientific journal, in September 2024.

"The researchers found no connection between cellphone use and brain cancer," the WHO said.

Contributing: Reuters

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Health Conditions Toxic Exposures Policy Censorship/Surveillance Agency Capture Global Threats Science Legal

January 16, 2026 › Health Conditions › Toxic Exposures › News

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POLICY

HHS to Study Cellphone Health Risks, as FDA Scrubs Online Safety Claims

Federal health agencies quietly removed the FDA's online claims that cellphone radiation poses no health risk as HHS confirmed it launched a new review of wireless radiation and potential health risks. "This move is signaling very strong steps in the right direction," said Miriam Eckenfels, director of Children's Health Defense's EMR & Wireless Program.

by **Jill Erzen**

JANUARY 16, 2026

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Federal health officials quietly removed longstanding U.S. Food and Drug Administration (FDA) webpages asserting that cellphone radiation poses no health risk, **The Wall Street Journal** reported Thursday.

The action comes as the U.S. Department of Health and Human Services (HHS) under Secretary Robert F. Kennedy Jr. launches a new study into the **health effects** of wireless radiation — a step that advocates say reflects a major shift in federal **policy**.

"This move is signaling very strong steps in the right direction," said Miriam Eckenfels, director of **Children's Health Defense**'s (CHD) **Electromagnetic Radiation (EMR) & Wireless Program**.

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D Vaccine Guidance for K

Decades of research already point to **harm from radiofrequency (RF) radiation** emitted by cellphones and cell towers, said Eckenfels, who criticized federal agencies for lagging behind the science. Kennedy "is the right person to correct that."

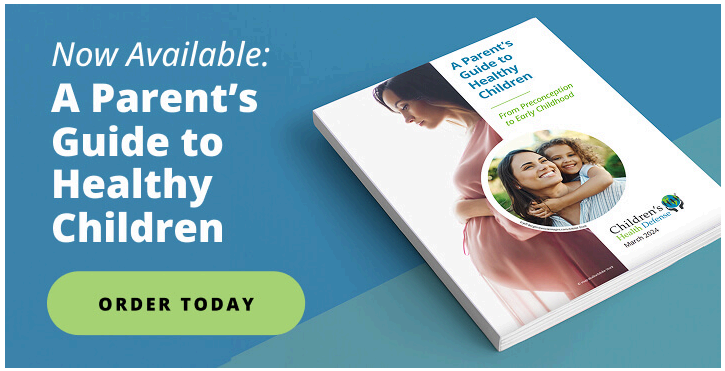
The WSJ linked to an archived FDA webpage, since removed, that said the "weight of scientific evidence has not linked exposure to radio frequency energy from cellphone use with any health problems."

The FDA, which operates under HHS, said the changes to the website coincide with a broader review of the science.

HHS spokesman Andrew Nixon said the agency disabled webpages containing "old conclusions about cellphone radiation" while HHS undertakes a study on EMR and health to identify gaps in knowledge, including risks posed by new technologies.

Nixon said the effort was directed by President Donald Trump's Make America Healthy Again (MAHA) Commission, according to **Reuters**. He did not name the study's leaders or provide a timeline.

The **MAHA strategy report** released in May 2025 mentioned EMR only briefly. EMR researchers and safe-technology advocates told **The Defender** that the report failed to accurately reflect the depth of scientific evidence linking **wireless radiation** to biological harm.



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Emerging evidence points to 'high certainty' of cancer risk

Although the FDA webpages are gone, summaries of the agency's former positions remain on the **FDA website**. However, links now reroute to a general landing page describing the agency's regulatory role.

The **Federal Communications Commission** (FCC), which sets legal limits on wireless emissions with scientific input from the FDA, continues to state on its website that there is no proof wireless devices cause cancer.

The WSJ reported that the FCC's position aligns with the **World Health Organization**'s (WHO) public-facing guidance. That guidance states that evidence of health risks is inconclusive, but it also acknowledges that more research is warranted.

However, recent findings commissioned by the WHO undercut that reassurance.

A WHO-commissioned systematic review published in April 2025 in **Environmental International** concluded there is "high certainty" evidence that radiofrequency **(RF) radiation causes cancer in animals**. Researchers noted that the same tumor types identified in animals previously were observed in human studies.

Despite those findings, the Centers for Disease Control and Prevention's (CDC) **cellphone radiation webpage** — unchanged since Kennedy took office — still says "more research is needed before we know if using cell phones causes health effects."

In-fighting 'prevents us from making real progress'

Joel Moskowitz, Ph.D., a public health professor at the University of California, Berkeley, is a commissioner with the International Commission on the Biological Effects of Electromagnetic Fields (**ICBE-EMF**), a consortium of scientists and medical professionals who study the biological effects of RF radiation.

Moskowitz has long warned about cellphone risks.

However, he told the WSJ that he declined an invitation from a Kennedy aide to participate in a possible literature review or expert roundtable on wireless radiation. He cited disagreements with Kennedy on vaccines and other public **health issues**.

Moskowitz also criticized the administration's approach as insufficient, saying it risks delaying meaningful regulatory change. "They're just doing this to kick the can down the road," he said.

W. Scott McCollough, lead litigator for CHD's EMR & Wireless cases, said he was "mystified" by Moskowitz's position. McCollough said that ICBE-EMF has long called for "**expert scientific recommendations**" to protect public health from EMFs. He said the HHS effort appears to align with those goals.

"I can only hope that Dr. Moskowitz is not speaking for that organization and that they will clarify their position," McCollough said.

Eckenfels also urged unity. "Tribalism prevents us from making real progress against EMR risks." Despite disagreements on other issues, she said advocates must recognize they are "fighting the same enemy — big industry."

Eckenfels urged critics to see common cause in the HHS review effort. "What Kennedy is trying to do is the right thing." She called for unity to push proposed changes "to become a reality."

'The safety of wireless technology is not assured'

Scientific criticism of official government assurances on wireless radiation safety has intensified, fueling growing calls for tighter EMR restrictions.

In October 2025, researchers affiliated with the ICBE-EMF published a paper in **Environmental Health** concluding that "**the safety of wireless technology is not assured**." The paper cited major methodological flaws in numerous WHO-commissioned reviews.

In June 2024, the ICBE-EMF called for the **retraction of a 2023 WHO study**, arguing that its authors reached incorrect conclusions about wireless safety.

In 2023, five nonprofit science and public health groups filed a **citizen petition accusing the FDA** of "flagrantly violating" federal law on non-ionizing radiation.

Also in 2023, toxicologist and epidemiologist **Devra Davis, Ph.D., MPH**, called out the FDA's long-cited 2008-2018 internal review that claimed "no consistent or credible scientific evidence" of harm from cellphone radiation.

Davis said the review was never signed, an unusual step for a major public health document.

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She said the FDA review followed the National Toxicology Program's (NTP) **$30-million "gold standard" study** that found "clear evidence" of cancerous heart tumors in male rats exposed to RF radiation. The NTP study also found "some evidence" of tumors in the brain and adrenal glands.

Davis said the FDA ignored those findings and relied on a "skewed interpretation of the literature."

The review went unsigned because "no one in the FDA was willing to put their name behind such a piece of junk," Davis said.

This week, the FDA moved to loosen oversight of wireless technologies, allowing certain low-risk **wearable devices** to bypass medical device review.

FDA Commissioner Marty Makary said the changes will promote innovation, while Eckenfels said the guidance ignores privacy, consent and radiation exposure concerns.

Related articles in The Defender

- **'Unprecedented' Power Grab: FCC, Congress Race to Strip Local Control Over Cell Towers**
  Independent Scientists Call for Retraction of Flawed Review of Science on Wireless Radiation
- **'High Certainty' Cellphone Radiation Linked to Cancer in Animals, WHO Study Finds**
- **Kids Who Get Cellphones Before Age 12 at Higher Risk of Obesity, Depression, Poor Sleep**
- **'Huge Win': Court Rules Big Telecom Must Comply With State Environmental Laws**



Jill Erzen
Jill Erzen is associate editor for The Defender. She earned her B.A. in journalism and English at the University of Iowa. She has 25 years of experience as a copy editor, copy desk chief and multimedia web editor for newspapers and online news publications. Jill lives in Iowa with her husband and four daughters. She joined The Defender in June 2025.

Categories: 5G/EMR, Health Conditions, Health Policy, Policy, Radiofrequency Radiation, Toxic Exposures, Wireless
Tags: Cellphones - Smartphones, Electromagnetic Radiation - EMR, Health Policy, Public Health, Radiofrequency Radiation - RFR, Robert F. Kennedy Jr. - RFK Jr., U.S. Department of Health and Human Services - HHS

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Got it

6 Comments

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1 Share

Best Newest Oldest

L

LinUK

13 hours ago

They have to stick to the lie that wireless radiation is 'safe and effective'. The whole digital system of the New World Order depends on it.

2 0 Reply

M

MM59

17 hours ago edited

Although this is a step in the right direction, Kennedy needs to go further. His first step should be to do a performance review of sorts on the FCC role in handling their duties as the safe keeper of the RF emission guidelines. He needs to show that in 30 years the

FCC has not done anything but open dockets and sit on them. He needs to detail the open, unanswered issues from the 1993 Docket (accumulated exposures, non-thermal effects, vulnerable populations, peak exposures vs averages, etc.) and show Congress and the public what the FCC has done in 30 years to address them. He needs to document the number of scientists with the right expertise in non-ionizing radiation by agency from 1990 through present. So the world can know that we went from nothing wireless to everything wireless and took the staffing levels at these agencies from a robust number to virtually none. Make sense? Make you feel comfortable? He can also show the research over time and it will show that since the 1996 law was passed - research in this area has come to a dead halt, besides the NTP study.Again, the research is not showing harm because the US is not doing the research. He needs to show how much of the hundreds of billions in spectrum auction revenue that was collected and how much the FCC requested go to research. (I think the answer is $0).

My point being - he needs to show the gross negligence of the Federal govt - the FCC - on this topic. Set the stage, then argue over my research paper pile is bigger and better than yours.

Excellent article outlining much of the history was recently published by Theodora Scarato
"U.S. policy on wireless technologies and public protection: regulatory gaps and proposed reforms"
https://www.frontiersin.org/journals/public-health/articles/10.3389/fpubh.2025.1677583/full

2 0 Reply

B **Beatrice** → MM59
4 hours ago

I agree- especially about the accumulated exposures. To isolate digital devices or services will not provide an accurate scientific safety assessment. And even if they proved that cell phones were extremely harmful, then what? They aren't about to ban them now that the telecom corps have eliminated landlines from their services and 5G towers were installed. They have been preparing for the digital authoritarianism that we are living under for many, many decades. They had plenty of data about EMF harms way back in the '50's and that didn't stop them

them.

1 0 Reply



ME MCC → MM59

9 hours ago

Open pockets to politicians have made it all be made into this big nothing burger. When they stop the lobbying and hand off of money, things will change. Until then, we are all unsafe.

1 0 Reply



Peter van der Stam

19 hours ago

Of course the telecommunication firms will tell everyone that EMF is safe (they can't use effective, because it IS effectively causing health problems)
Money is effective, for them.
Ladies, you can show it is effective.
Store your phone in your bra and see what happen after a few months.
Skin rash to start with, the rest follows.
Gentelmen, you cab also research this by putting your gadget in your trouser band on your bare skin in mid summer. With a little sweat it is more effective.
Just try it.

0 0 Reply

M

MM59 → Peter van der Stam

18 hours ago

How wrong you are! Industry has never said once that cell phones are safe



Health Defense

Children's Health Defense® is a 501(c)(3) non-profit organization. Our mission is ending childhood health epidemics by eliminating toxic exposure. We will restore and protect the health of children by eliminating environmental exposures, holding responsible parties accountable, and establishing safeguards to prevent future harm of children's health. Protecting Children. Exposing Harms. Seeking Justice.

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Federated Conservationists of Westchester County

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December 16, 2025

Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, NY 10598

Dear Members of the Yorktown Town Board,

FCWC is submitting this letter regarding the proposed construction of a cell tower on town property off Granite Springs Road, adjacent to the Hallocks Mill Wetland.

Although the tower will not be in the wetlands or buffer, the access road to the tower will be in the wetlands buffer and will require destruction of some of the wetlands. In addition, at least 122 trees will have to be taken down. Any project destroying trees or wetlands should be examined very carefully.

Information from the 2022 Natural Resources Review indicated that Bog Turtles and Indiana Bats would not be affected. Updated information from the 2025 Natural Resources Review indicated that Bog Turtles may be affected if there are impacts to the wetlands but that the tree clearing dates should mitigate the effect since these turtles are not active during this time. However, these turtles overwinter near tree roots and there is no comment about the effect of tree removal on overwintering turtles. In addition, we could not find any information about detailed flora and fauna information within this site.

Our recommendations are:

1. Provide a more detailed survey of plants and animals using this site before voting on approval, as suggested by the DEC and the Conservation Board

2. Investigate the possible impact of tree removal on overwintering Bog Turtles,

3. Incorporate the suggestions of the DEP (moving the site), and the Conservation Board to mitigate the negative effects of the proposed project.

Respectfully submitted,

laurence oconnell

Larry O'Connell, Co-president

Federated Conservationists of Westchester County

78 North Broadway, Pace University Elisabeth Haub Law School, Gerber Glass Library • White Plains, NY 10603
Tel (914) 422-4053 • www.fcwc.org • fcwc@fcwc.org

From: Town Clerk
To: Maura Weissleder
Subject: FW: Homeland Tower Public Hearing
Date: Tuesday, December 16, 2025 3:24:03 PM

From: Martin McGannon <mmcgannon@yorktownfire.org>
Sent: Tuesday, December 16, 2025 11:47 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: Sergio Esposito <sesposito@yorktownny.gov>; Luciana Haughwout <lhaughwout@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Homeland Tower Public Hearing

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Supervisor Lachterman and Members of the Town Board,

Re: Homeland Towers LLC – Public Hearing

I understand that the Town Board is convening a public hearing on the Homeland Towers LLC application for the proposed tower at **106 Granite Springs Road** during this evening's Town Board meeting. Unfortunately, due to prior commitments, I am unable to attend in person.

As the **Fire Commissioner responsible for Radio Communications for the Fire District**, I recognize that this site would significantly enhance our ability to communicate with response vehicles and other emergency service agencies, while also improving cellular coverage within the surrounding area.

I have worked with Homeland Towers on previous projects. Based on that experience, I must note that commitments made have not always been fully honored. In past installations, the Fire District and other first responder agencies were promised adequate space on towers, as well as proper antenna mounting brackets, cabling, and infrastructure (with agencies supplying antennas). However, Homeland Towers' contractors failed to provide these items, resulting in additional unplanned costs to Fire District taxpayers.

For this reason, we respectfully request that **Homeland Towers' contractors be required to provide** the Fire District and all first responder agencies with:

- Proper mounting equipment
- Antennas and cabling
- A **climate-controlled, stainless steel NEMA 4 radio enclosure** capable of holding radio equipment for first responder agency

I also understand that there are legitimate concerns regarding the placement of cell towers in residential areas. Homeland Towers LLC has historically demonstrated

consideration for public safety, and that same level of care must be applied here. Given that the proposed site at **106 Granite Springs Road** is located within a residential area, the tower should be positioned at a **minimum distance of 1,400 feet (426.72 meters)** from any residential property line. Additionally, camouflaging the tower as a tree would help reduce its visual impact and better integrate it into the surrounding environment.

Thank you for your time and consideration.

Respectfully submitted,

Martin McGannon
Commissioner
Yorktown HeightsFire District
Cell: 914-403-0114
Website www.yorktownfire.org
E-Mail mmcgannon@yorktownfire.org

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From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Thursday, January 15, 2026 2:04:25 PM

From: Maria Ivezaj
Sent: Thursday, January 15, 2026 1:13 PM
To: Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>
Subject: 62 Granite Springs Road

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Councilman Esposito,

In your news12 interview, you said that the idea of small cell antennas on utility poles are great, but ConEd does not allow equipment to be places on their poles. Are you not aware our area is serviced by NYSEG?

Maria Ivezic

Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

(914) 962-5722
www.yorktownny.gov

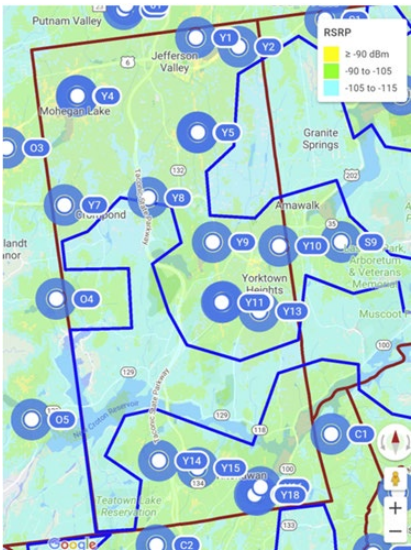
Date: January 8 2026

Subject: **Proposed Granite Springs Road Cell Tower Facility**

I am writing to share important information regarding ongoing efforts to improve the Town's wireless communications infrastructure, specifically the proposed installation of a cell tower on Granite Springs Road.

Reliable wireless service is not a luxury—it is a necessity for public safety, emergency response, education, business, and everyday communication. In recent years, gaps in coverage have been identified in portions of Yorktown. These gaps can delay emergency services, hinder remote work and learning, and limit access to critical information.

The Town has been working in coordination with the Northern Westchester County Cooperative Wireless Communications Master Plan, a regional initiative designed to ensure that all communities in our area have safe, reliable, and modern wireless infrastructure. This plan emphasizes strategic placement of facilities to maximize coverage while minimizing visual and environmental impacts. Both the Master Plan and Telecommunication Infrastructure Analysis for the Town of Yorktown is posted on the Town's website.



From the Yorktown Infrastructure Analysis, the map to the right, which is valid for ten years, shows the coverage predictions from the existing personal wireless facilities in Yorktown. The areas outlined in blue, including a large area in the vicinity of Granite Springs, illustrate very poor to non-existent wireless coverage, which are the areas in greatest need of wireless infrastructure.

Working with this data, Homeland Towers conducted an Alternate Site Analysis, to evaluate potential locations for a new facility that would address the Granite Springs coverage gap. They reviewed four properties, locations of which are marked in the photo below:

1. 2850 Sunrise Street, Parcel# 27.11-2-19 This Town parcel is designated Parkland, however, also contains a water department pumphouse on a small + /- ¼ acre parcel. The available space around the pumphouse was deemed small given the underground piping facilities. The elevation is+/- 470' AMSL and distance to the closest residence is approx. 200'.
2. 2997 Curry St, Parcel# 27.06-2-30. This Town parcel is designated Parkland and located adjacent a residential Townhouse community. While the elevation of this location is good, it is sloping downwards towards Sparkle Lake and would require considerable grading in close proximity to the back yard of the residences. The elevation is+/- 500' AMSL and distance to the closest residence approx. 200'.
3. Sparkle Lake, Granite Springs Rd, Parcel# 27.10-3-11. This Town parcel is designated Parkland and located on Sparkle Lake. It is also located adjacent to a beach/swimming area behind the Parks & Recreation Building. The elevation is+/- 490' AMSL and distance to the closest residence approximately 180' and approx. 120' from the lakefront.
4. Granite Springs Rd, Parcel# 27.11-1-33. This Town parcel is designated Parkland and located adjacent to the 'Hallock Mill Wetlands'. This parcel is a 'flag shaped' type parcel with 50' frontage on Granite Springs Rd and widening after approximately 200'. The elevation of this location is approx. + /- 500' AMSL and the distance to the closest residence approx. 420'.



The conclusion reached by Homeland Towers is that the Granite Springs Road location (no. 4) offers the most effective balance of technical performance, public safety, and compliance with zoning and environmental considerations.

We understand that any infrastructure project can raise questions and concerns, particularly regarding aesthetics, property values, safety, and environmental impact. Please know that the Town is committed to ensuring that any installation meets or exceeds all safety standards, is tested for full compliance with FCC limitations, incorporates design elements to reduce visual impact, and is sited in a way that respects the character of our community. Homeland Towers conducted a visual analysis of a monopole at the Granite Springs Rd location to assess the visibility of the tower from the surrounding area. This analysis included photo simulations from five locations (one on Weatherby Street and four along Granite Springs Road) showing the view without the tower, with the tower, and then with the tower concealed. The full visual analysis can also be viewed on the town website.

Additionally, the Town must comply with Section 704 of the Telecommunications Act of 1996 (the "1996 Act"), which governs federal, state and local government oversight of siting of "personal wireless service" facilities. The 1996 Act establishes a comprehensive framework for the exercise of jurisdiction by state and local zoning authorities over the construction, modification and placement of facilities such as cell towers. Section 704 prohibits any action that would discriminate between different providers of personal wireless services, and any action that would ban altogether the construction, modification or placement of these kinds of facilities in a particular area. The law also specifies procedures which must be followed for acting on a request to place these kinds of facilities and provides for review in federal court of any decision by a zoning authority that is inconsistent with Section 704.

A public information session is tentatively scheduled for February 3, 2026. Residents will be invited to review Homeland Tower's site proposal, the findings of the Alternative Site Analysis, ask questions, and share feedback. Your input is essential to this process, and I encourage you to participate so that we can make the most informed decision possible.

Thank you for your attention to this important matter and for your continued engagement in shaping the future of Yorktown. Together, we can ensure that our community remains connected, safe, and prepared for the future.

Sincerely,



Edward A. Lachterman
Supervisor, Town of Yorktown

cc: Town Board: Sergio Esposito, Ilan Gilbert, Patrick Murphy, Susan Siegel
Town Engineer, Dan Ciarcia, P.E.
Town Clerk, Diana Quast
Town Attorney, Adam Rodriguez, Esq.
Director of Planning, John A. Tegeder, R.A.



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 aquired from Connecticut DEEP.

0 ft | 250 ft | 500 ft | 750 ft | 1000 ft | 1250 ft

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



Photo 1 - Granite Springs Road
EXISTING CONDITION

Figure B1
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500

Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS



Photo 1 - Granite Springs Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500

Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B2
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 1 - Granite Springs Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B3
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 2 - Granite Springs Road
EXISTING CONDITION

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:39 PM
Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 20.5451" N, 73° 46' 28.3930" W
Distance to Tower:	700 Feet

HOMELAND TOWERS

Figure B4
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 2 - Granite Springs Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

Figure B5
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 20.5451" N, 73° 46' 28.3930" W
Time:	04:39 PM		
Focal Length:	48 mm	Distance to Tower:	700 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 2 - Granite Springs Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 20.5451" N, 73° 46' 28.3930" W
Time:	04:39 PM		
Focal Length:	48 mm	Distance to Tower:	700 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B6
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 3 - Granite Springs Road near Hilltop Road
EXISTING CONDITION

Figure B7
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 16.5522" N, 73° 46' 22.1697" W
Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 3 - Granite Springs Road near Hilltop Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

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Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B8
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 3 - Granite Springs Road near Hilltop Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 16.5522" N, 73° 46' 22.1697" W
Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B9
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 4 - Granite Springs Road near Hilltop Road, near #54
EXISTING CONDITION

Figure B10
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Time:	0450 PM		
Focal Length:	48 mm	Distance to Tower:	600 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 4 - Granite Springs Road near Hilltop Road, near #54
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Time:	04:50 PM		
Focal Length:	48 mm	Distance to Tower:	600 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B11
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 4 - Granite Springs Road near Hilltop Road, near #54
PROPOSED CONDITION - 130FT MONOPINE

Figure B12
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Time:	04:50 PM		
Focal Length:	48 mm	Distance to Tower:	600 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 5 - Weatherby St near Castle Ct
EXISTING CONDITION

Figure B13
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 5 - Weatherby St near Castle Ct
PROPOSED CONDITION - 130FT GALVANIZED TOWER

Figure B14
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 5 - Weatherby St near Castle Ct
PROPOSED CONDITION - 130FT MONOPINE

Figure B15
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

As a resident near the proposed site for this 130ft cell tower, we strongly oppose this!
Tell Somers that if they want this tower to build it in their own town, not Yorktown!!
There are too many unknown health risks and environmental impacts!Yorktown also needs to adopt updated code amendments for this type of proposal.

-Carenza Family
Dee

Sent from my iPhone

Re: Formal Opposition to Proposed Cell Phone Tower Located at 109 Granite Springs Road
Due to Health and Safety Concerns

Dear Members of the Board,

Please confirm receipt.

We are writing to express our concern and opposition to the proposed cell phone tower planned for the residential neighborhood at 62 Granite Springs Road. Our main concern is the possible health effects of long-term exposure to radiofrequency (RF) radiation on people who live nearby.

We understand that reliable cell phone service is important. However, placing a cell phone tower so close to homes raises serious health concerns. Cell phone towers send out RF radiation all the time. While government agencies have set limits for exposure, many residents worry that these limits may not fully protect people over long periods of time—especially children, older adults, and those with existing health problems.

Some studies suggest that long-term exposure to RF radiation may be linked to issues such as sleep problems, headaches, and other health concerns reported by people living near cell towers. Because research on this topic is still ongoing, we believe it is wise to be cautious when placing these towers in neighborhoods where families and wildlife live. The tower's close location to homes, yards, and areas where children play also raises safety and quality-of-life concerns. Residents should not have to choose between good cell service and feeling safe and comfortable in their own homes.

In addition to health concerns, the tower could change the look and feel of the neighborhood and may lower property values. We chose where we live because it didn't have cell phone towers in our backyards but instead had woods for wildlife to roam. For these reasons, we respectfully ask the board to deny this proposal.

Thank you for your time and for considering the health and well-being of our community.

Sincerely,
Patrick and Jill DiBenedetto

Dear Members of the Town Board,

I am writing as a concerned resident of the Town of Yorktown to formally express my opposition to the proposed cell tower located near my home and within our residential neighborhood.

I understand the importance of reliable communication infrastructure, and I appreciate the Town's responsibility to balance progress with community needs. However, placing a cell tower in close proximity to family homes raises serious concerns for many residents, including myself.

First, there is significant worry about the impact on our neighborhood's character and property values. A large commercial structure in a residential area alters the visual landscape and may affect homeowners' ability to sell their homes in the future. Even the perception of a nearby tower can be enough to discourage prospective buyers.

Second, while regulatory agencies state that cell towers operate within established safety limits, many families remain uneasy about long-term exposure—especially when children live, play, and attend school nearby. These concerns should not be dismissed simply because they are difficult to quantify; peace of mind and a sense of security are fundamental to quality of life.

Additionally, residents are concerned about noise, lighting, maintenance traffic, and long-term oversight. Once a tower is approved and constructed, it becomes a permanent presence, and future modifications or expansions may further impact the neighborhood.

I respectfully ask the Town to reconsider this proposed location and to explore alternative sites that would minimize disruption to established residential areas, such as existing towers, commercial zones, or less densely populated locations. I also urge the Town to ensure full transparency, meaningful community input, and careful consideration of long-term consequences before moving forward.

Yorktown is a community built around families, neighborhoods, and shared spaces. Decisions of this magnitude should reflect those values and prioritize the well-being of residents who call this town home.

Thank you for your time, consideration, and service to our community.

Respectfully,

Tracy Ellsworth

Town of Yorktown Resident

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Cellphone Tower
Date: Tuesday, January 13, 2026 1:36:57 PM

From: Heberto Espinosa
Sent: Tuesday, January 13, 2026 10:31 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: rfon@yorktownny.org; John Tegeder <jtegeder@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Igilbert@yorktownny.org
Subject: Opposition to Cellphone Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Supervisor and Members of the Town Board,

I am writing to formally express my opposition to the proposed cell tower on Granite Springs Road.

While I recognize the importance of reliable wireless coverage, I am concerned that this project places a disproportionate burden on a residential area while offering limited demonstrated benefit to the broader community. A structure of this scale fundamentally alters the character of the neighborhood and raises serious concerns regarding aesthetics, property values, and environmental impact.

The proposed site's proximity to homes and sensitive natural areas, including nearby wetlands, warrants heightened scrutiny. Construction activity, tree removal, and long-term infrastructure in such locations risk lasting environmental consequences. Additionally, many residents reasonably worry about the negative effect a highly visible tower may have on property desirability and home values, an impact that cannot easily be reversed.

If coverage gaps truly exist, I urge the Town to more fully explore alternative solutions that are less intrusive, including smaller-scale installations, alternative siting, or co-location opportunities that minimize disruption to established neighborhoods.

I respectfully request that the Town Board reconsider this proposal or, at minimum, delay any decision until residents are provided with clearer data regarding need, alternatives, environmental impacts, and long-term consequences.

Thank you for your time and consideration.

Best,
Heberto R. Espinosa

Yorktown Heights, NY

From the Desk of Howard Frank

RE: NO CELL PHONE TOWER, Letter #2, Frank Family

Attention: Town Board, Conservation Board, Zoning Board, Planning Board, Town Clerk

As an over 60-year-old resident of this neighborhood and a former member of the Conservation Board, a retired licensed Stationary Engineer and a proud member of Local 891. I would like the town elected officials and committees to review my and other neighbors' concerns and objections regarding the proposed cell tower installation on Town-owned property, and to request that this matter be properly reviewed in accordance with Town Law, zoning requirements, and environmental regulations.

Failure to Consider Alternative Locations
The Town has not adequately evaluated alternative sites or elevations on existing Town property. A more suitable and less environmentally sensitive location exists approximately 200 feet in from the dead end of Popular Street near the Sparkle Lake retention pond. This area encompasses approximately 20 acres and should be formally reviewed. A site visit to this location is strongly recommended.

Existing Infrastructure Demonstrates No Necessity
The sewer pump station already has a flow alarm with a telephone line connected to both the Sewer Department and the Police Department. This system has functioned reliably for over 50 years. In addition, there is an existing cellular alarm at the pump station. These facts demonstrate that adequate communication infrastructure already exists and that a new cell tower is not necessary for public safety.

Notification and Procedural Deficiencies
It is unclear whether the Town of Somers or affected Somer's residents were notified by the Town of Yorktown regarding this proposal. Additionally, this matter does not appear to have been referred to either the Zoning Board or the Planning Board, as required by Town Law. There was also no proper notice or advertising to neighboring residents, particularly those in Somers, which may constitute a violation of zoning and public notice requirements.

Zoning and Land Alienation Concerns
With the alienation of Town land and the generation of revenue from the proposed cell tower, the property would effectively become commercial in nature. Any parcel that generates income is considered commercial and therefore requires zoning review. This raises serious concerns, particularly if the intent is to establish a commercial use within designated wetlands. This matter should be reviewed by the Zoning Board rather than decided solely by the Town Board.

Wetlands, Soil, and Environmental Issues
No soil testing or deep test borings have been conducted to determine the depth of the wetland buffer, soil stability, or the location of bedrock. There is no evidence of a minimum five-foot auger test, which should be required for a structure of approximately 130 to 150 feet in height. Without such testing, the Town should not advance or approve this proposal.

Structural and Foundation Concerns
It is unknown whether concrete and pilings can adequately support a 130-foot tower in swampy wetland conditions. There has been no determination of how deep pilings would need to be driven or whether bedrock exists at a depth capable of supporting a 30-foot tower foundation. There is also no explanation of how the foundation could be constructed without altering natural water flow.

Drainage, Water Flow, and Wetland Impacts
Water currently flows under Granite Springs Road into Crystal Lake. Any construction may alter drainage patterns, impact wetland vegetation, and increase unfiltered runoff into the brook and downstream sewer lift station. The official Town map should be reviewed for elevation, environmental designations, and wetland constraints. There is no indication this review has occurred in any of the documents online by Homeland.

Permits and Compliance
There is no evidence of an excavation permit, foundation plan approval, or soil testing results. Without these, any construction activity would be premature and potentially subject to a stop-work order. The Town should not approve foundation height, pilings, or construction without full compliance.

Requested Actions by the Town Board

- Refer this proposal to the Zoning Board and Planning Board
- Require deep soil and auger testing, wetland and drainage studies, and a review of official Town maps
- Conduct a site visit to the alternative location at the dead end of Popular Street
- Ensure full notification to Somers officials and residents and Stuarts Fruit Farm
- Suspend any approval until all zoning, environmental, and procedural requirements are met

If any members of the town board would like to call me to discuss this matter, I'm available to do so. Again, please make sure this letter is added to the documentation

Sincerely,

Howard Frank,

I have been seeing various news stories about the proposed cell tower, and I am very concerned that it is being considered to locate it so close to homes in the area. It is my understanding that these are usually placed in more commercial settings. Why would we consider placing it in a neighborhood and devalue the current residents' home values as well as disrupt their quality of life. I know if I was shopping for a home, I would not consider purchasing one near a cell tower because we do not fully know the effects of these if located nearby people. Also below are additional points and concerns.

Environmental & Wetland Protection

- Construction may require clearing, grading, trenching, and heavy equipment access that disturbs wetland soils and vegetation.
- Wetlands are protected ecosystems that filter pollutants, store floodwater, and provide wildlife habitat.
- Removing trees and compacting soil reduces natural water absorption.
- Increased runoff may worsen downstream flooding or swampy conditions on neighboring residential properties.
- Construction near wetlands increases sediment entering waterways, harming aquatic ecosystems and reducing water quality.
- Tower foundations, access roads, and utility trenches can redirect surface and subsurface water flows.
- Wetlands support birds, amphibians, pollinators, and protected species.
- Tall towers may disrupt migration corridors and nesting areas.

- Fuel, lubricants, concrete washout, or accidental spills during construction can contaminate sensitive wetlands.
- Conflicts with comprehensive plans, wetland buffer ordinances, conservation overlays, or open-space preservation goals.

Land Use Compatibility & Neighborhood Character

- Industrial-scale infrastructure is inconsistent with the character and intended use of residential neighborhoods.
- Towers may be highly visible, detracting from scenic views, neighborhood appearance, and natural landscapes.
- Particularly harmful in areas valued for open space, rural character, or conservation; Approval may invite additional utility infrastructure in environmentally sensitive areas.

Public Safety & Infrastructure Concerns (Non-Health)

- Tower collapse or ice shedding could endanger nearby homes, pedestrians, or utility lines.
- Narrow or residential streets may not safely accommodate construction vehicles or long-term maintenance trucks.
- Emergency vehicles may be impeded by added traffic or site constraints.
- Electrical equipment and generators introduce ignition sources in wooded or dry areas.
- Required aviation or safety lighting may create glare or nighttime distraction.

Legal, Planning & Procedural Grounds

- Applicant failed to adequately analyze co-location, existing towers, rooftops, or non-residential zones.
- Insufficient mitigation measures, buffers, or conservation easements proposed
- Environmental assessments lack sufficient hydrology, wildlife, stormwater, or cumulative impact studies.
- Violates wetland setback requirements, fall-zone setbacks, or zoning height restrictions.
- Direct conflict with adopted municipal land-use goals.
- Impacts publicly protected wetlands, drainage systems, or conservation corridors.
- Adds to existing development pressures on already stressed wetlands or drainage systems.

Bernice Kudrycki

To the Town Board and Planning Commission,

My name is Maria Makaj, and I am a licensed real estate professional who has worked extensively within this community and surrounding areas. My client, whom I some a home to many years ago, reach out for help. I am writing to formally express concern regarding the proposed installation of a cellular phone tower within this neighborhood and to share how such a development may negatively affect residential property values and overall community appeal.

From a real estate market perspective, proximity to large infrastructure such as cell phone towers has consistently raised concerns among buyers. Many prospective homeowners view these structures as visual intrusions that detract from the aesthetic character of a neighborhood. In communities where scenic views, uniform architecture, and residential charm are valued, the presence of a tower can significantly reduce buyer interest, resulting in longer days on market and downward pressure on home prices.

Additionally, while regulatory agencies may state that cell towers meet safety standards, buyer perception plays a critical role in real estate value.

A notable portion of buyers express ongoing concerns, whether founded or not, about potential health effects. These perceptions often translate into hesitation or outright avoidance of properties located near towers, thereby reducing demand and marketability for affected homes.

Cell phone towers can also impact a neighborhood's identity. Many homeowners choose specific communities for their residential feel, sense of privacy, and long-term investment potential. The introduction of commercial-grade infrastructure into a residential zone can change the character of the area, making it less attractive to future buyers who prioritize neighborhood cohesion and visual consistency.

From my professional experience, even the possibility of a nearby tower can become a recurring disclosure issue during real estate transactions, prompting buyers to request price reductions or walk away altogether. This places existing homeowners at a financial disadvantage through no fault of their own and may result in diminished equity over time.

I respectfully urge the Town Board to consider alternative locations or solutions that would meet communication needs without compromising residential property values or community integrity. Protecting homeowners' investments and preserving the character of established neighborhoods should remain a priority in land-use decisions.

Thank you for your time, consideration, and service to our community.

Respectfully,

Maria Makaj

Reminder: email is not secure or confidential. Houlihan Lawrence will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving Houlihan Lawrence, and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact Houlihan Lawrence. To notify Houlihan Lawrence of suspected email fraud, contact: fraudalert@houlihanlawrence.com or call 914-273-4357.

To the Members of the Planning Board,

I am writing in advance of the upcoming meeting to express my opposition to the proposed construction of a 130-foot cell phone tower at 62 Granite Springs Road and to share concerns that I believe are relevant to the Planning Board's role.

Planning is not only about whether a use is technically permitted, but whether it is appropriate for a specific location. A structure of this height and scale is fundamentally incompatible with the surrounding land use, which consists of single family homes, wetlands, open space, and historic properties. A large commercial utility structure does not belong in the middle of a residential and environmentally sensitive area.

The proposed tower would permanently alter the character of this neighborhood. Due to its height and elevation, it would be visible for miles and would dominate views in an area defined by natural scenery and open space. This is not a temporary or subtle change, but a permanent industrial feature imposed on a residential landscape, with impacts that cannot be mitigated once constructed.

While current zoning allows wireless facilities on town owned land, the lack of meaningful setback requirements from homes, wetlands, and parks represents a gap in the Town Code. The absence of clear standards does not mean every municipal parcel is appropriate for large scale infrastructure; rather, it highlights the need for stronger

planning safeguards.

In addition, the applicant has not demonstrated that this site is the least impactful option. Sound planning practice requires a thorough evaluation of designs and locations that better fit the surrounding scale. Convenience or cost alone should not outweigh long-term impacts on neighborhood character and stability.

Finally, the scale of this project is out of proportion with its setting. Planning principles call for infrastructure that fits within the context of its surroundings. This proposal overwhelms the neighborhood rather than serving it in a discreet and compatible manner, and it places lasting burdens on nearby homeowners, including potential impacts to property values and neighborhood desirability.

I respectfully urge the Planning Board to consider not just whether this project meets minimum technical requirements, but whether it reflects good planning and responsible land use decision making. This site does not meet that standard.

Thank you for your time and consideration.

Sincerely,
Julie McNamara

From: Town Clerk
To: Maura Weissleder
Subject: FW: Cell Tower
Date: Tuesday, January 13, 2026 3:42:06 PM

-----Original Message-----
From: Antonio Mosca [redacted]
Sent: Tuesday, January 13, 2026 2:03 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Fwd: Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am emailing you to ask you to vote no on the cell tower. Not the appropriate place to install one.

Thanks

Tony Mosca
[redacted]

Crystal Raymond
Yorktown Heights, NY 10598
January 12, 2026

Dear Members of the Town Board,

I am writing to formally oppose the proposed 130-foot macro cell tower by Homeland Towers on Granite Springs Road. The proposed site is located within a residential neighborhood and a designated wetlands buffer, surrounded by homes and environmentally sensitive land.

This proposal raises significant concerns regarding wetlands protection, wildlife habitat disruption, stormwater management, tree removal, public safety, property values, and overall quality of life. Construction and ongoing maintenance of a tower of this scale would permanently damage established land and water ecosystems that support a wide range of plant and animal species. The environmental review to date appears incomplete, particularly given that the site visit occurred outside the growing season and does not reflect the full extent of vegetation and wildlife present during peak conditions.

I urge the Town Board and Conservation Board to require the applicant to fund an independent environmental and wildlife study conducted by a qualified professional selected by the Conservation Board before any further consideration of this project.

Additionally, the CityScape plan for this area does not include a 130-foot monopole tower within this neighborhood. Alternative methods of improving local coverage that do not require a macro monopole should be fully explored.

The proposed tower would also significantly and negatively affect nearby property values. This area is valued for its natural scenery and residential character, and the introduction of a large industrial structure would permanently alter the landscape and reduce the desirability of surrounding homes.

While reliable telecommunications infrastructure is important, such facilities should be located in commercial, industrial, or less densely populated areas whenever possible. There is no clear evidence that this tower would meaningfully improve service for Yorktown residents; coverage gains may primarily benefit Somers. The proposed tower would provide the Town with $2,000 per month, a modest financial benefit that does not justify the environmental, visual, and economic risks to this community.

I respectfully request that the Town Board reject the proposed cell tower on Granite Springs Road.

Respectfully,
Crystal Raymond

From: Town Clerk
To: Maura Weissleder
Subject: FW: Proposed Granite Springs Cell Phone tower comment for the record
Date: Thursday, January 15, 2026 9:07:23 AM
Attachments: image.png

On Dec 22, 2025, at 3:07 PM, Corrine Simione [redacted] wrote:

Hello,

Wishing you all a wonderful holiday!

I would like to submit a rebuttal to a statement included in the public comments regarding the proposed cell phone tower on Granite Springs Road.

I live on XXXXXXXXXXX, as noted in the comment below, **I was present** and **viewed the resident** who I believe is being referenced below when the tree fell on Halloween at the corner of Douglas/Curry and an adjoining cul-de-sac. I consistently have reliable cell service in this area. I live six houses from that intersection and have no issues using my phone in my home, yard, at the bus stop, or throughout the surrounding neighborhood. In addition, I work from home several days a week and rely on my cell phone for business throughout the day without issue.

If someone experienced service problems at that location, it may have been related to their specific carrier rather than an overall lack of coverage in the area. Not every carrier provides equal coverage in every location, and residents often need to select the provider best suited to their area.

Additionally, downed power lines and storm-related damage can temporarily disrupt cell service even when a nearby tower appears to be powered. Such incidents can affect fiber optic backhaul lines, cause localized network congestion, or create electromagnetic interference, all of which may result in dropped calls, slow data speeds, or temporary loss of service. These factors can sometimes be mistaken for broader or ongoing coverage deficiencies. If this is being touted as one of the reasons for a 130 foot monstrosity added to the backyards of my community I wanted my experience of the same event clarified.

Thank you for your time and consideration.

Corrine Simione

From: Ed Lachterman <elachterman@yorktownny.gov>
Date: December 18, 2025 at 8:19:55 PM EST
To: Mollyanne Vizioli <molly.vizioli@gmail.com>
Cc: Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Luciana Haughwout <lhaughwout@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Re: Urgent Concern: Proposed Cell Tower in Residential Area (Curry St / Granite Springs)

Hi Mollyanne,
Thank you for your comments. This issue has many facets that need to be looked at and the board is trying to balance all of the concerns. One of the main concerns that we need to look at is that there is a large segment of our population that is lacking cell service in the proposed area. On Halloween, a tree came down on Curry Street and pulled down some electrical lines, creating a hazard. The resident that called it in said that it took him many tries to do so and had to walk down the street to finally make a connection.
The site location has been explored in the past and the review was part of the public record, both in the file and the public hearing last Tuesday. There is a regulatory process that is handled by the state, and the Governor signed off on this already. We have held open the public hearing, and we are looking to reconvene on February 3rd , 2026. That will be another opportunity for the public discussion and to have some of these concerns addressed. The reason for holding the meeting over was so that some changes that were addressed from the input of the neighbors could be reviewed by the appropriate boards and make sure that they meet the guidelines and regulations of local, state and federal agencies.
I will pass your comments on to the clerk so that they can be part of the record.
Happy Holidays to you and your family.

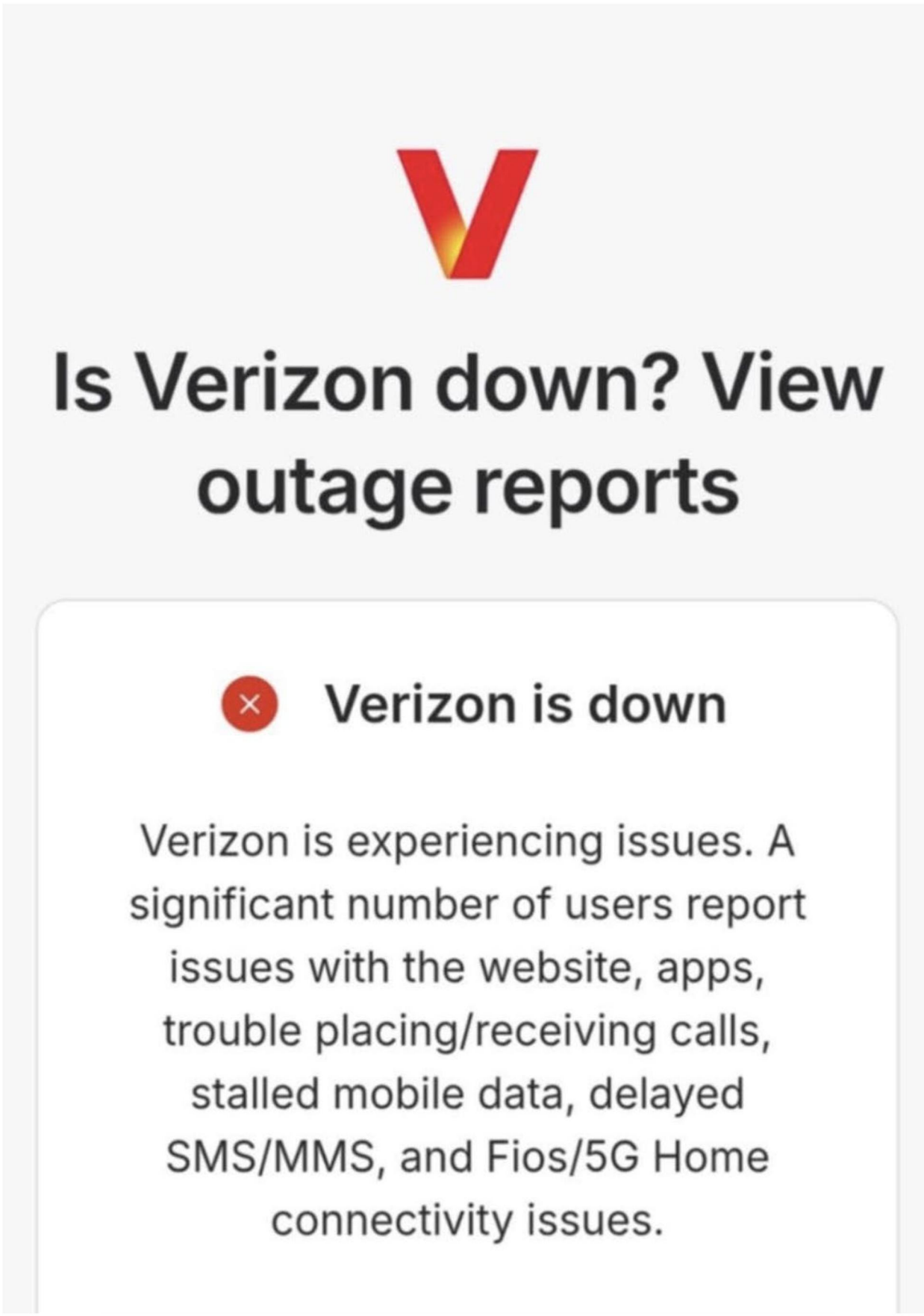
Ed Lachterman
Yorktown Town Supervisor

From: Corrine Simione [redacted]
Sent: Wednesday, January 14, 2026 3:11 PM
To: Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Homeland Towers hearing notation - please post to the record

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
Hope you are well.

I found it a good time to point out how cell phone carriers work when there is an issue with coverage in the case of an emergency. I understand a large talking point on the need for this tower is that it is unsafe to have coverage gaps. Today Verizon, the only carrier that has agreed to be placed on the prospective tower on Granite Springs Rd thus far, has had a major outage affecting hundreds of thousands of users.



This is an outage that is followed by another outage in 8/2025 that was nationwide - all users. Prior to that in 10/2024 400,000 users were affected.

During these outages user experience severe issues using their cell phone service, most having no service at all.

The good news is that cell phones can always call emergency services (911) even with "no service," because they can connect to any available network, not just your providers. We have several towers around town on more appropriate land locations not directly next to homes, that will provide this signal. Newer phones also offer Emergency SOS via Satellite for truly off-grid situations, and Wi-Fi calling works if you have internet. Such an amazing feature that keeps residents safe and able to utilize emergency services at any time no matter the case.

Even old phones without active SIM cards can make emergency calls!

This is such a wonderful feature that is worth highlighting to dispel any concerns one might have about gaps in coverage (that don't exist per current maps from cell phone providers in the Granite Springs area). I feel terrible for all those relying on their cell phones when they have a provider that continues to suffer major outages. It seems cell phone service is unreliable regardless of how many towers they have. Luckily 911 will always connect as noted above.

Thank you for your time,
Corrine Simione

Dear Town Board and Planning Board -

I am writing in opposition to the cell tower that Homeland Towers, LLC (hereinafter "the applicant") proposes to build at 62 Granite Springs Road. I believe the Town Board **must** deny the applicant the necessary permits as they have not submitted sufficient evidence to support the necessary findings under our Town Code.

In accordance with Section 178-12B, in order to be granted a Wetlands permit, the applicant must demonstrate "that the proposed regulated activity is consistent with the policy of this chapter to preserve, protect and conserve wetland functions and the benefits they provide, as set forth in § 178-3 of this chapter, by preventing the despoliation and destruction of wetlands and regulating the development of such wetlands consistent with the **general welfare** and development of the town" and "that the proposed regulated activity is compatible with the **public health and welfare**."

In a letter to the Town Board dated July 2, 2025, KSCJ Consulting, on behalf of the applicant, argues that the applicant meets the above-referenced requirements because the proposed action will improve "the general welfare of the public by filling a gap in cellular coverage" and that "the proposed action will have a positive effect on the public health and welfare as its purpose is to fill a gap in wireless service coverage."

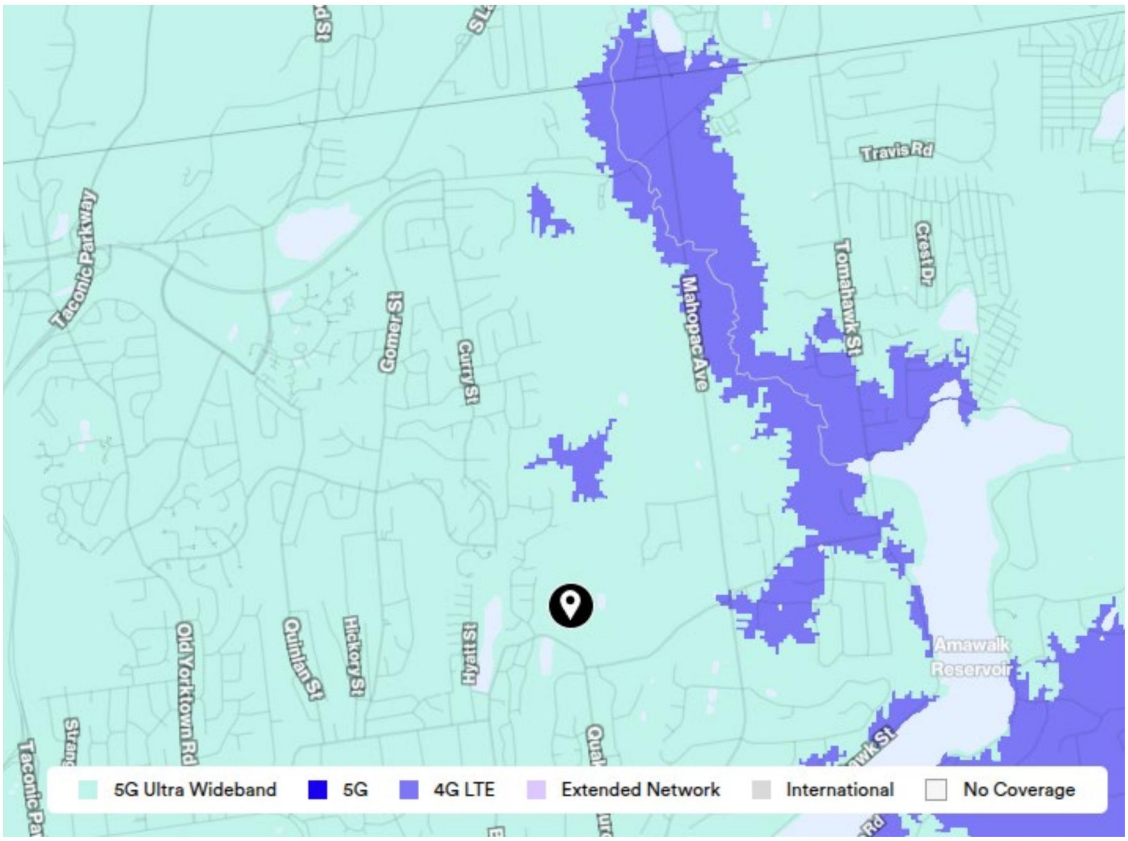
However, the applicant has not established that there is a gap in wireless service coverage, nor have they established that their proposed tower would remedy any such gap.

Both the applicant, and the Town Board (Footnote 1), have repeatedly referenced the Northern Westchester County Cooperative Wireless Communications Master Plan dated June 23, 2023 prepared by Cityscapes Consultants Inc. (hereinafter "Cityscape Report") as evidence that there is a cellular coverage gap in the area of the proposed site. This is befuddling to me for two reasons. The first is that the Cityscape Report was developed using population census data from 2020, community survey data from 2021, and an infrastructure inventory from 2022. To rely on this outdated data in considering the utility of this project is illogical, particularly when the earliest possible time this project would be completed is Spring of 2027 (Footnote 2).

The second reason the applicant's reliance on the Cityscape Report is misplaced is that **the Cityscape Report does not recommend a macro cell tower at this location**. The Yorktown appendix of the Cityscape Report is not on the Town's webpage for this project, although I strongly believe it should be, as it has been repeatedly used to justify the construction of this tower. Page 121 of the Cityscape Report includes the recommendations for the proposed site. The location where the applicant wants to build a macro cell tower is identified in Figure Y11 on page 121 as Site Y-NP12 (Footnote 3). The Cityscape Report states that "ten small wireless facilities are suggested on existing Cons Ed utility poles or new 50' utility poles in the same areas as Sites Y-NP9, Y-NP10, Y-NP11, YNP12, Y-NP13, Y-NP14, Y-NP15, Y-NP16, Y-NP17 and Y-NP21." The Cityscape Report goes on to state that "small wireless Sites Y-NP9, Y-NP10, Y-NP11, YNP12, Y-NP16 and Y-NP17 are needed to provide capacity densification east of Crompond Road because the significant number of people residing per square mile in those census blocks." Further, the Cityscape Report recommends only one macro cell facility in the northern part of town, to be placed in the vicinity of the Taconic State Parkway and Crompond Road, on the site represented as potential Site Y-NT5 in Figure Y11 on Page 121.

If the applicant wants the Town Board to credit the Cityscape Report to demonstrate that there is a gap in cellular service coverage, the Town Board should also credit the recommendations of the Cityscape Report which unequivocally recommend small cell wireless facilities by the proposed location; not a macro tower. The applicant can not meet their burden under Section 178-12B by making conclusory statements about a purported lack of cellular service coverage. The applicant must demonstrate that there is a true lack of cellular service, otherwise the proposed plan is not consistent with, and does not promote, the **public health and welfare** of this town.

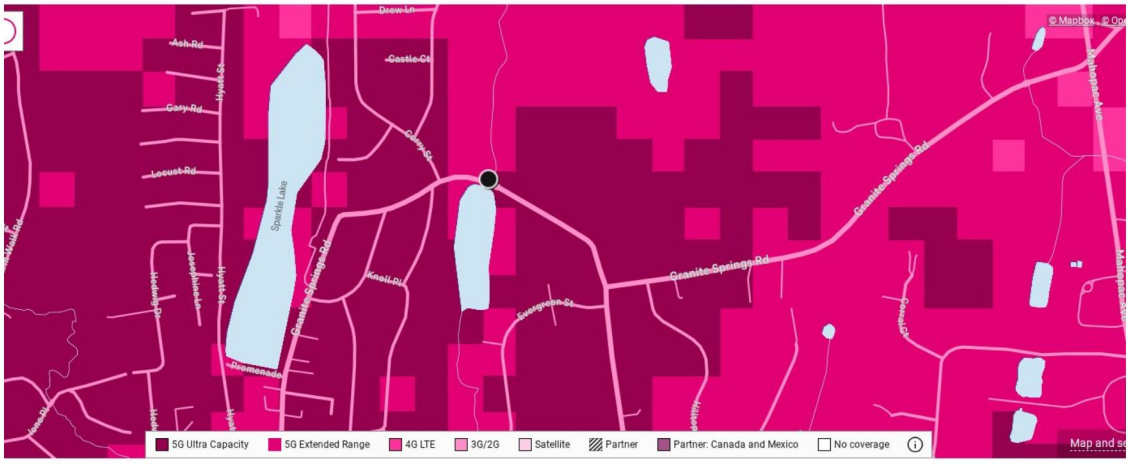
As a reminder, the only wireless company who has confirmed that they would use this tower is Verizon. I live approximately a thousand feet from the location of this proposed tower. Verizon is my cellular service provider. I can personally attest to the fact that there is no gap in cellular service there. The figure below is a screenshot from Verizon's website of coverage at the proposed site with the proposed site being represented by the black circled pin (Footnote 4). As you can plainly see, the areas lacking coverage are in the Town of Somers.



The figure below is a screenshot from AT & T's website of coverage at the proposed site with the proposed site being represented by the white circled pin (Footnote 5). You can plainly see there is no lack of cellular coverage.



The figure below is a screenshot from T-Mobile's website of coverage at the proposed site with the proposed site being represented by the black dot (Footnote 6). Again, you can plainly see there is no lack of cellular coverage.



I have consulted with an independent wireless infrastructure expert who reviewed the applicant's most recent Site Plan revised December 19, 2025, as well as the applicant's submission to the Town Board in July 2022 which purports to contain the Radio Frequency report and visual shed map associated with the proposed plan. Again, this document that the applicant relies on and references in multiple letters to the Town Board is not on the Town's website for this project and I strongly believe it should be. The expert opined that the applicant's RF report and visual shed map are deficient and his firm is preparing a letter detailing those deficiencies which I will forward to the Town Board once received. The expert also opined that the proposed location was to address a cellular service gap in the Town of Somers, not the Town of Yorktown. This assessment is consistent with my personal observation of having reliable service in the area of the proposed site, as well as with the cellular coverage maps I have included in this letter from the three major cellular providers in this area. The expert explained that many towns have not updated their laws surrounding the installation of cellular towers to be protective of citizens. Therefore, according to the expert, sometimes a wireless technology firm will go to a neighboring town with less protective laws to fill cellular service gaps in a town that has updated laws that are more protective of their citizens.

I do not think this tower is necessary and I am strongly opposed to the Town Board granting final lease approval, as well as the applicable permits, to the applicant. I respectfully request that, pursuant to Section 300-59C, the Town Board direct the applicant to a) pay for an independent wireless infrastructure expert to assess the necessity of this tower at the proposed location, b) pay for an independent Radio Frequency expert to prepare a Radio Frequency report as the report contained in the July 2022 submission is deficient, c) pay for an independent firm to conduct a balloon test and prepare a visual shed report as the report contained in the July 2022 submission is deficient, and d) pay for an independent expert to conduct a wildlife survey of the proposed site. I would also encourage the Town Board to compare the relevant statutes in our town code with that of the Town of Somers and consider directing the applicant to pay for an independent wireless infrastructure consultant to review our applicable town laws and make recommendations on changes that would benefit the Town and its residents. Lastly, I encourage the Planning Board and Town Board to each do a site visit to the proposed location, especially in late Spring-early Fall, when vegetation is present. Bring your cell phone, which will surely have adequate service, to take pictures of the

numerous animals that have either made this parcel of land their home, or that transverse it every day.

Thank you for your time and consideration,

Justin Waytowich

Footnotes

1-https://www.yorktownny.gov/media/w5qppgou/proposed-granite-springs-road-cell-tower-facility.pdf

2-This is the earliest estimated date that the construction of the cell tower could be complete given a) the applicant's estimate, included in their permit applications, that construction would take three months and b) the fact that tree removal and ground disturbance of previously undisturbed land should occur only between October 31 and March 31 to mitigate potential impacts on bog turtles as stated in the EBI Consulting letter dated 11-5-25. This estimate does not include the additional time needed post-construction before the tower would be operational. As stated by the applicant to the Town Board on October 12, 2021, it would take an additional few months to get the utilities in place once construction is in place. As such, it is unlikely that the proposed tower will be operational prior to May 1, 2027.

3- If that is unclear from Figure Y11 on page 121 because blue shading is used, you can verify this by looking at any of the other figures within the Cityscape Plan. For example, you can compare Figure Y1 on Page 5 to Figure Y11 on page 121 and clearly see that the site of the proposed tower is represented by Site Y-NP12 on Page 121.

4-https://gismaps.verizon.com/ui/coverage-map/

5- https://www.att.com/coverage/

6- https://www.t-mobile.com/coverage/coverage-map

Dear Town Board and Planning Board -

I am writing to supplement the letter I submitted yesterday in opposition to the cell tower that Homeland Towers, LLC (hereinafter "the applicant") proposes to build at 62 Granite Springs Road.

After I sent my letter yesterday, I reviewed the Supervisor's press release about this project, and supporting documents, (Footnote 1) more closely.

As you are aware, the Town Board first convened a public hearing on the issuance of final lease approval and the applicable permits on December 16, 2025. In advance of that date, the Town Supervisor did not issue a press release and instead only a public notice was posted (Footnote 2). Now, after receiving substantial opposition from the public, both at the December meeting and via letters/emails since the December meeting, the Town Supervisor has chosen to issue a press release about the continued public hearing, presumably to drum up support for the project In said press release, only the applicant's position is presented and not those of the opposition. Further, the press release references the Cityscape Report as evidence that there is a gap in cellular service, but it does not include the recommendations in the Cityscape Report that unequivocally recommend small cells at the proposed location and not a macro tower.

The Cityscape Report, the applicant's viewshed analysis, and the applicant's alternate site analysis are still not posted on the Town's webpage for this project, despite the fact that the

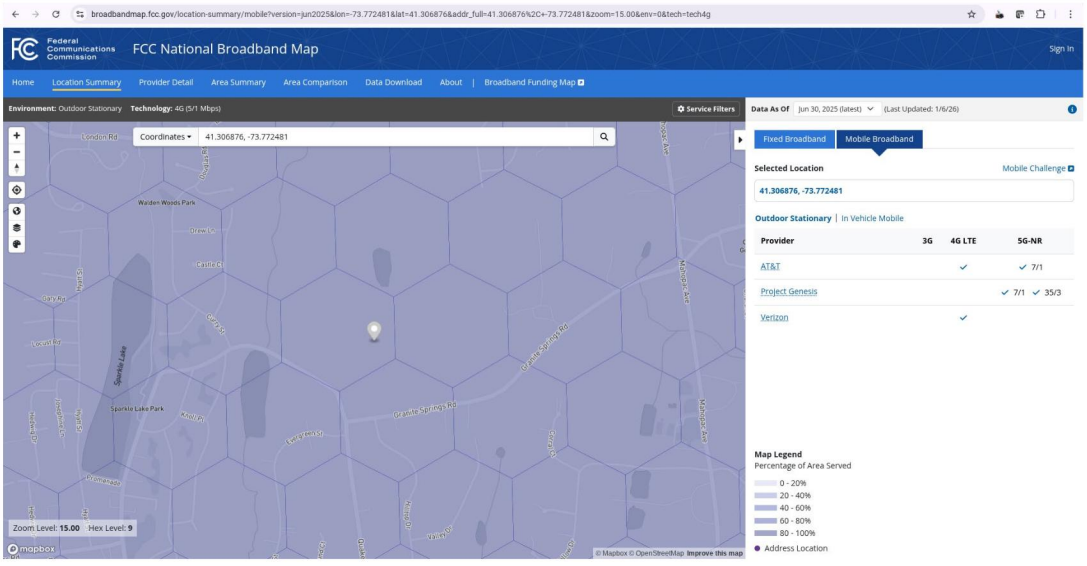
applicant is relying on these documents at the public hearing. The fact that the applicant's viewshed analysis and alternate site analysis were not made publicly available until yesterday, and the fact that they were only made publicly available in connection with a one-sided press release, violates both the spirit, and letter, of New York's Open Meetings Law.

It is misleading that only the portion of the Cityscape Report that supported the applicant was referenced by the Town Supervisor in the press release, and that the portion of the Cityscape Report that wholly undermines the applicant's position was not included.

Further, I would like the Town Supervisor to provide a citation for his conclusory statement, included within yesterday's press release, that the Cityscape Report's Yorktown Infrastructure Analysis is "good for ten years". The Cityscape Report was developed using population census data from 2020, community survey data from 2021, and an infrastructure inventory from 2022. Additional macro cell towers have been constructed in Yorktown since the Cityscape Report data was collected. Indeed, subsequent to the Cityscape Report's Infrastructure Analysis, this same applicant erected a macro tower on Route 6/Hill Boulevard, within two miles of the proposed location of the proposed new tower. **The Town Board should direct the applicant to explain whether their argument is that the macro tower they erected at Route 6/Hill Boulevard made no appreciable difference in the area's cellular service or whether they concede that our cellular capabilities have improved since the Cityscape Report.**

Pursuant to Section 178-12B, in order to be granted a Wetlands permit, the applicant must demonstrate that the proposed tower is **consistent with the general welfare of the town**, and **compatible with the public health and welfare**. The applicant can only meet this burden if they demonstrate that there is **both** a) an actual gap in cellular service and b) that their proposed tower would remedy such a gap.

With my letter yesterday, I attached the cellular coverage maps for the three major wireless providers in our area which showed that a) AT& T, T-Mobile and Verizon have no cellular service gaps at the proposed location, and b) Verizon has a significant cellular service gap in Somers. Below is the FCC's Mobile Broadband map of the proposed location illustrating there is no gap in coverage at the proposed location (Footnote 3).

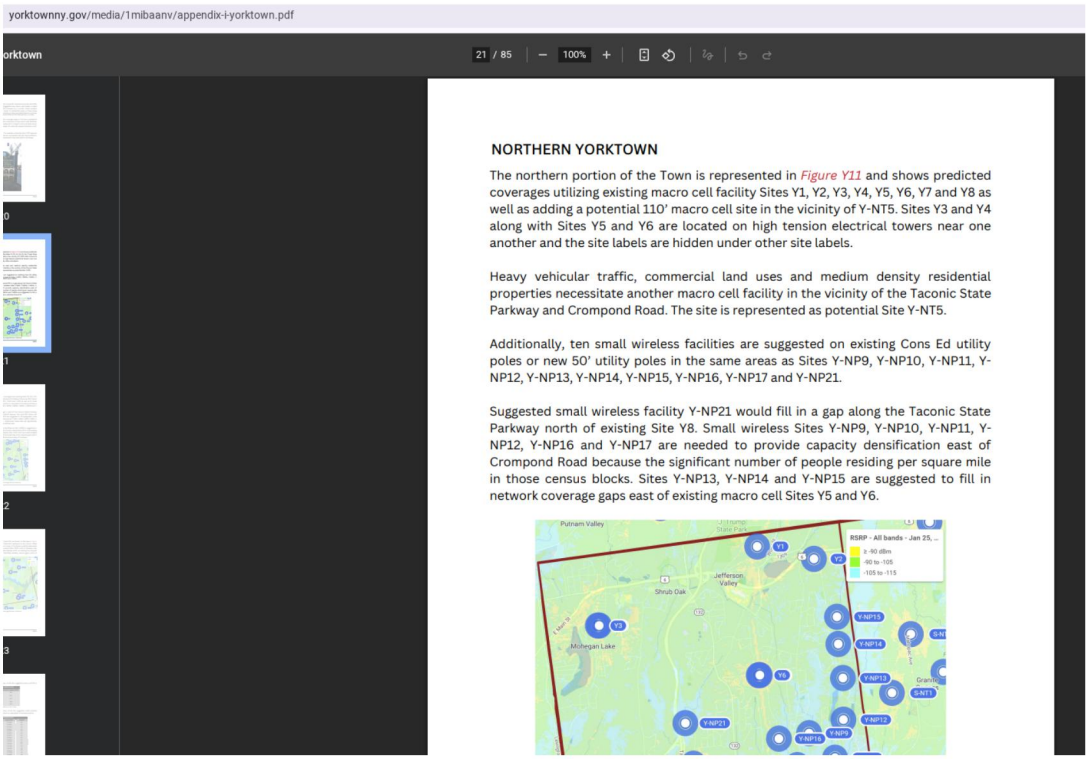


There is no gap in cellular service at the proposed location. It is illogical to rely on an

outdated report, as opposed to these coverage maps that are current, in determining whether there is a cellular coverage gap as the proposed site.

Nonetheless, if the applicant wants the Town Board to credit the Cityscape Report to establish a lack of cellular service, the Town Board must also credit the Cityscape Report's recommendations which clearly demonstrate that the applicant's plan is not what is recommended for the proposed site.

Below is a screenshot of the Cityscape Report's recommendations for the proposed site.



As I explained in my letter yesterday, The location where the applicant wants to build a macro cell tower is identified in Figure Y11 on page 121 as Site Y-NP12 and the recommendation for that location is a small cell.

The Town Board should deny the applicant the applicable permits and final lease approval because the applicant has not established there is a gap in cellular service. Alternatively, if the Town Board decides to credit the Cityscape Report in determining there is a lack of cellular service, they should also credit the recommendations included with the Cityscape Report and find that the applicant had not met their burden in demonstrating that this project is consistent with general welfare of the town.

As stated in my prior letter, an independent wireless consultant opined that the applicant's plan was to remedy a cellular service gap in the Town of Somers, not the Town of Yorktown. The applicant has admitted at multiple Town Board meetings that they first approached Stuart's Farm - a property located within the Town of Somers - to build the proposed tower at that location. The applicant also admitted at a Conservation Board meeting this week that they approached JILCO - another property located within the Town of Somers - to build the proposed tower at that location. The applicant has therefore conceded that they approached multiple towns for a purported gap in cellular coverage in Yorktown. In other words, the

applicant has admitted that they will go to a location within a neighboring town to remedy cellular service gaps in a different town. The cellular coverage maps clearly demonstrate that the gaps in service are in Somers, yet the applicant is coming before this Town Board which should give the Town Board pause to consider why that might be. Even a cursory comparison of our applicable town code with that of the Town of Somers reveals that our town code is comparably less restrictive and less protective (Footnote 4).

Included on the town's webpage for this project is a response written by the Town Supervisor to a letter in opposition of this project (Footnote 5). In his response, the Town Supervisor states that when a tree came down on Curry Street on Halloween, it pulled down electrical lines and that "(t)he resident that called it in said that it took him many tries to do so and had to walk down the street to finally make a connection." I would ask that the Town Supervisor identify who that male resident was and in which direction he walked. My neighbor was on site and saw only one other individual - a former town supervisor - and that individual was looking at the tree as he talked on his cell phone, suggesting that he was the individual who reported the incident. It would be misleading to suggest that a resident had an emergency and was unable to connect with emergency services when in fact, if the resident was the former town supervisor, he was likely not contacting 911 but instead contacting someone else. I have reviewed all the 911 calls that resulted in responses by the Yorktown Police Department, Yorktown Fire District, and Yorktown Volunteer Ambulance Corps for Curry Street, all intersecting cross streets, and other streets in the vicinity, which were obtained pursuant to a FOIL request. There is no record of any individual from that area calling 911 on October 31, 2025 which would support the conclusion that the individual referenced is the former town supervisor. I also submit to the Town Board that, regardless of who the individual was, if they were walking to get better cell service, they were likely walking in the direction of the proposed site, not away from it. Further, it is a known fact that power outages can negatively affect cellular service (Footnote 6).

The simple fact is that cellular service is not necessary for an individual to connect with 911. FCC law requires wireless service providers to connect calls to 911, even if the caller does not subscribe to the provider's service (Footnote 7). Further, anyone with an iPhone 14 or later is able to use Emergency SOS via satellite to text emergency services if they have no cellular or Wi-Fi service (Footnote 8). If the applicant intends to meet their burden for issuance of a wetlands permit by arguing that the proposed tower will enhance public safety by better enabling residents to connect with 911, and/or by enabling first responders to better respond to emergency calls, they must first provide the Town Board with proof that such improvements are needed. In reviewing all the 911 calls that resulted in responses by the Yorktown Police Department, Yorktown Fire District, and Yorktown Volunteer Ambulance Corps for all the streets near the proposed location for the past several years, I have found no such evidence.

Our Town's Fire Commissioner has written to the Town Board twice (Footnote 9) stating that he has worked with the applicant on prior occasions and that the applicant has made commitments that "have not always been fully honored." Similarly, in the many months since the applicant built the macro tower on Route 6/Hill Boulevard, none of the other wireless companies that the applicant stated could use the tower have actually co-located there.

I reiterate again that I do not think this tower is necessary and I am strongly opposed to the Town Board granting final lease approval, as well as the applicable permits, to the applicant. If you are able to look beyond the conclusory statements and misdirection, you will see that the proposed plan calls for the Town of Yorktown to assume all the risks, costs and negative consequences of constructing and operating a 130-foot monopole cellular tower on our

Town's land, for the sole benefit of another town.

I respectfully request that, pursuant to Section 300-59C, the Town Board direct the applicant to a) pay for an independent wireless infrastructure expert to assess the necessity of this tower at the proposed location, b) pay for an independent Radio Frequency expert to prepare a Radio Frequency report as the report contained in the July 2022 submission is deficient, c) pay for an independent firm to conduct a balloon test and prepare a visual shed report as the report contained in the July 2022 submission is deficient, and d) pay for an independent expert to conduct a wildlife survey of the proposed site. I would also encourage the Town Board to compare the relevant statutes in our town code with that of the Town of Somers and consider directing the applicant to pay for an independent wireless infrastructure consultant to review our applicable town laws and make recommendations on changes that would benefit the Town and its residents.

Thank you for your time and consideration,

Justin Waytowich

Footnote 1: https://www.yorktownny.gov/news/posts/town-supervisors-letter-to-residents-regarding-the-granite-springs-road-cell-tower-proposal/

Footnote 2: https://www.yorktownny.gov/media/44rofk4i/public-hearing-notice_homeland-towers_december-16-2025_109-granite-springs-road.pdf

Footnote 3:

https://broadbandmap.fcc.gov/home

Footnote 4:

https://ecode360.com/11115825#11115859 compared with https://ecode360.com/6854493

Footnote 5:

https://www.yorktownny.gov/media/xp3fhutw/resident-comment_viziolli.pdf

Footnote 6:

https://airwaveadvisors.com/blog/cell-towers-power-outages/

Footnote 7:

https://www.fcc.gov/consumers/guides/wireless-911-service

Footnote 8:

https://support.apple.com/en-us/101573

Footnote 9: https://www.yorktownny.gov/media/jsklkhmr/fire-commissioner-mcgannon.pdf

January 12, 2025

Chairman Fon, Planning Board Members, and Councilman Esposito,

As a resident whose property will be directly impacted by this project we are writing to oppose the construction of a driveway and cell tower at 62 Granite Springs Road. Please forward our letter in opposition to both the Town Board and the Planning Board. Please also confirm receipt of our letter by emailing us back. We have several reasons for opposing the construction of a driveway and cell tower at 62 Granite Springs Rd that need to be considered by the Planning Board.

Our opposition is due to a variety of reasons, but the most prominent is that we believe the wetland delineation that is being presented for this project is not accurate. The proposed plan as presented calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetland buffer or the wetland itself. After consulting with a wetlands expert it is our understanding that this project will actually be crossing the wetland area and not just the buffer area. The delineation line that is being submitted by the applicant as NYSDEC line was created Nov. 9, 2021 by their consultant KSCJ and verified by the NYSDEC. The NYSDEC did not independently delineate the wetlands. The delineation submitted did not take into account one of the three criteria set forth by New York State for wetland delineation. New York requires that "The hydrophytic vegetation criterion is mandatory under New York State's Freshwater Wetlands Act". By only delineating the wetland in November there is no way that vegetation could be present. Homeland Tower has stressed that this process has been going on for several years yet made no attempt to verify the mandatory wetlands criteria of vegetation during the recommended time frame of the growing season in any of those years.

We have concerns over the wetland review process and the disregard for the information provided by the Town of Yorktown consultant, Johanna Duffy from Barton and Loguidice. As a town consultant her responsibility lies in protecting the interests of the town and its residents, yet her field adjusted wetland line is completely ignored.
Johanna Duffy of Barton and Loguidice performed a wetland delineation March 2, 2022 and she determined that the wetland line presented as the NYSDEC required a field adjustment of approximately 6-7 feet further to the east. The applicant discussed the information with John Tegeder and shared that it would limit the distance between our property and the wetland line to 8 ft. I am including screenshots of the emails between the applicant, John Tegeder and Johanna Duffy that we received as part of the FOIL request. Johanna Duffy's report was not included in the FOIL even though she is a Town of Yorktown consultant. One note, Klaus Wimmer refers to our property as 254 Granite Springs Rd, the actual address is 54 Granite Springs Rd.

From: Klaus Wimmer
Sent: Tuesday, September 6, 2022 12:05 PM
To: John Tegeder <jtegeder@yorktownny.org>
Subject: RE Homeland Towers Granite Springs

Good Morning Mr. Tegeder,

As discussed, the neighbor at 254 Granite Springs Rd has asked us to explore the option of accessing the Granite Springs property form the Town of Somers side through Stewards Farms property which also has a conservation easement with Westchester Land Trust. Before we go done the path of exploring this, Supervisor Slater suggested to get the input from the Town departments on this, as aside from the logistical issues of obtaining the necessary easements and Town of Somers permits, there is obviously also a planning aspect that needs to be considered.

The issue is that due to the adjacent wetlands, the width of the usable access from Granite Springs Road, at one point narrows to about 8 ft which is not wide enough to construct a 10 ft - 12 ft access drive without impacting the actual wetlands. We have the following access options that each have different aspects that could delay or even hinder the project's approval process and/or have potential impact on the long term maintenance of the access drive.

1. Access the site from the Town of Somers across Stuart Farm property. We thoroughly researched the possibility of accessing the site from the Town of Somers utilizing an existing field path as shown in the attached Alternate Access Evaluation. In order to take this route the following would be required:
    a. An access easement from Stuart Farm to access the site approximately as shown on the attached Alternate Access Evaluation for the duration of the lease, being over 1500 feet and triple the length of the access on the Granite Springs Road property.
    b. Consent from Westchester Land Trust which holds a Conservation Easement on the Stuart Farm property.
    c. Review and approval by applicable Town of Somers Departments (Highway, Planning, Fire Departments) and be subject to Somers jurisdiction.

2. Access the site from Granite Springs Road and impact the wetlands:
    a. Town of Yorktown wetland permit for construction of the access drive in the wetland.
    b. DEC wetland permit for construction of the access drive in the wetland.
    c. DEP variance.
    d. Army Corp of Engineers permit for impact on federal wetlands (could potentially take 2-3 years).

3. Obtain an easement for a small area at the rear corner of 254 Granite Springs Rd. as shown in attached Easement Exhibit that would allow the construction of the access drive without infringing onto the wetlands.
    a. Town of Yorktown wetland permit for the access drive in the wetland buffer only.
    b. DEC wetland permit for the access drive in the wetland buffer only.

We are hoping to expeditiously proceed with the approval process, especially in view of the Fire Department's need for the site and appreciate any direction you and the Town's departments can provide.

Please contact me with any questions.

Thank you,

jtegeder@yorktownny.org

From: Klaus Wimmer <kw@homelandtowers.us>
Sent: Wednesday, September 14, 2022 5:31 PM
To: John Tegeder <jtegeder@yorktownny.org>
Subject: RE: RE Homeland Towers Granite Springs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John,

as discussed please see the DEC validated wetland delineation map attached. The Town's wetland consultant Johanna Duffy with Barton & Loguidice later delineated the wetland line about 6-7 ft closer to the rear corner of 254 Granite Springs Rd. The different wetland delineations at the rear corner are shown on the attached DESIGN -DRAFT map in grey and red lines.

It was always tight at that rear corner even with the DEC line, but seemed doable. With the Town's wetland line moving in as it did left only about 8 ft, which is obviously not wide enough for the driveway w/o obtaining an easement from the neighbor or encroaching into the Town wetland.

Our wetland engineer thinks that we'd need an ACOE permit when we encroach onto Town wetland. Please let me know if that is not correct and we could apply for a wetland permit with the Town.

Thank you

Klaus Wimmer
Regional Manager

HOMELAND TOWERS
9 Harmony Street, 2nd Floor
Danbury, CT 06810
Office: (203) 297-6345 | **Cell**: (845) 242-3814
Email: kw@homelandtowers.us

Robyn Steinberg

From: Johanna E. Duffy <Jduffy@bartonandloguidice.com>
Sent: Wednesday, December 14, 2022 11:51 PM
To: John Tegeder
Cc: Robyn Steinberg
Subject: RE: RE Homeland Towers Granite Springs
Attachments: NY578 Granite Springs ZD - DESIGN - DRAFT 6-22-22_p3.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John and Robyn,
Per our earlier discussion and review of the NY578 Granite Springs ZD – Design – Draft 6-22-22_p3 PDF (attached), I offer the following comment:

- it appears that the revised federal and Town wetland jurisdictional boundary that was demarcated with the client in the field is depicted west (or wetland ward) of the NYSDEC validated wetland boundary, based on the figure's line types and locations. The line type for the NYSDEC wetland boundary should follow flags WF A6, WF A7, WF A8; while the field adjusted boundary should be depicted to the east of the NYSDEC wetland boundary and recognized by flag locations WF 6B, WF 7B, and WF 8B.

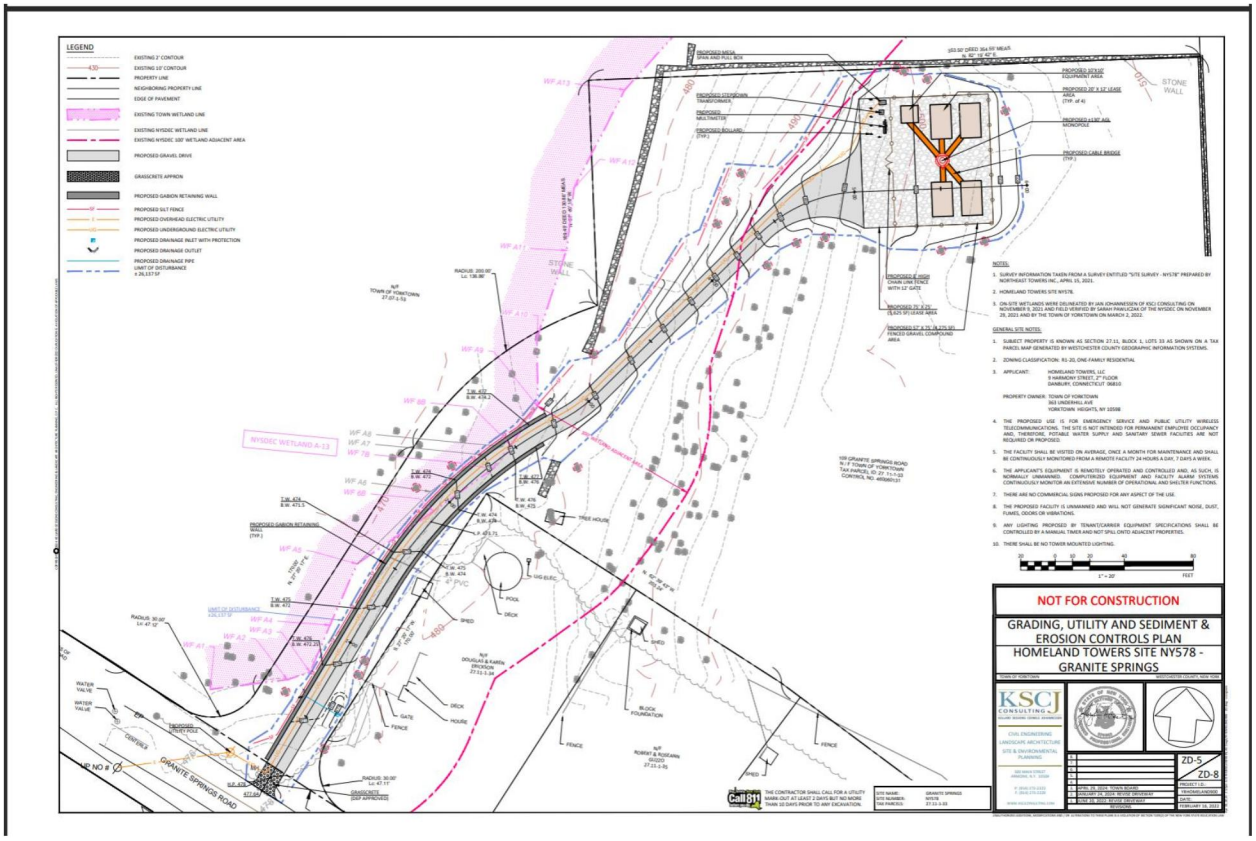
Aside from this needed modification, the boundaries appear to be shown accurately.
If you require additional support related to this project, please let me know. Many thanks, ~Johanna

Johanna E. Duffy, PWS, CWB®
Senior Managing Environmental Scientist
Environmental

Barton&Loguidice
Office: 315.457.5200
Email: Jduffy@bartonandloguidice.com
Website | LinkedIn | Twitter | Facebook | Vimeo

In addition to the above communications the applicant submitted a Town Board filing for the alienation of the parkland at the May 2024 town board meeting. In the supporting documents that were submitted was the revised site plan and Wetland Report from KSCJ Consulting. The report clearly states that they will be in the wetland proper, not just the buffer and that it will fall under jurisdiction of the Army Corp of Engineers.

The May 2024 site plan is below. As you can see it shows both the NYSDEC wetland delineation and the field adjusted wetland line from Johanna Duffy from Barton and Loguidice which was done with the applicant's consultant present. The field adjusted wetland line clearly crosses almost ⅔ of the driveway. The driveway is also directly adjacent to our property line.



The Wetland Report from KSCJ includes the following statements in regards to the wetland encroachment. (These are again screenshots of the information, but can be verified by viewing

the town board filing on May 2024.)

Wetlands were delineated in accordance with the Town's definition of "Wetland/Freshwater Wetland" and the wetland boundary line was evaluated by the Town of Yorktown's Wetland Consultant on March 2, 2022. The Town regulates a 100-foot wetland/watercourse buffer area and disturbance within the wetland or buffer, as proposed, will require a Wetland Permit from the Town of Yorktown.

On-site wetlands are jurisdictional to the ACOE and disturbance within the wetland proper, as proposed, will require a Permit as issued by the ACOE; note that the ACOE does not regulate a wetland adjacent area or buffer area. On-site wetlands were delineated in accordance with the Corps of Engineers Wetland Delineation Manual, 1987, and its supplements.

While the wetland boundary line as confirmed by the NYSDEC and the Town of Yorktown are similar, the boundary line does vary between Wetland Flags A5 and A9, whereby the Town's line is located further into the site (to the east) than the NYSDEC wetland boundary line. The two (2) lines are depicted on the submitted drawings. While a formal ACOE Jurisdictional Determination has not been conducted, for the purposes of this analysis and permitting, we assume that the ACOE wetland boundary line is coterminous with that of the Town's.

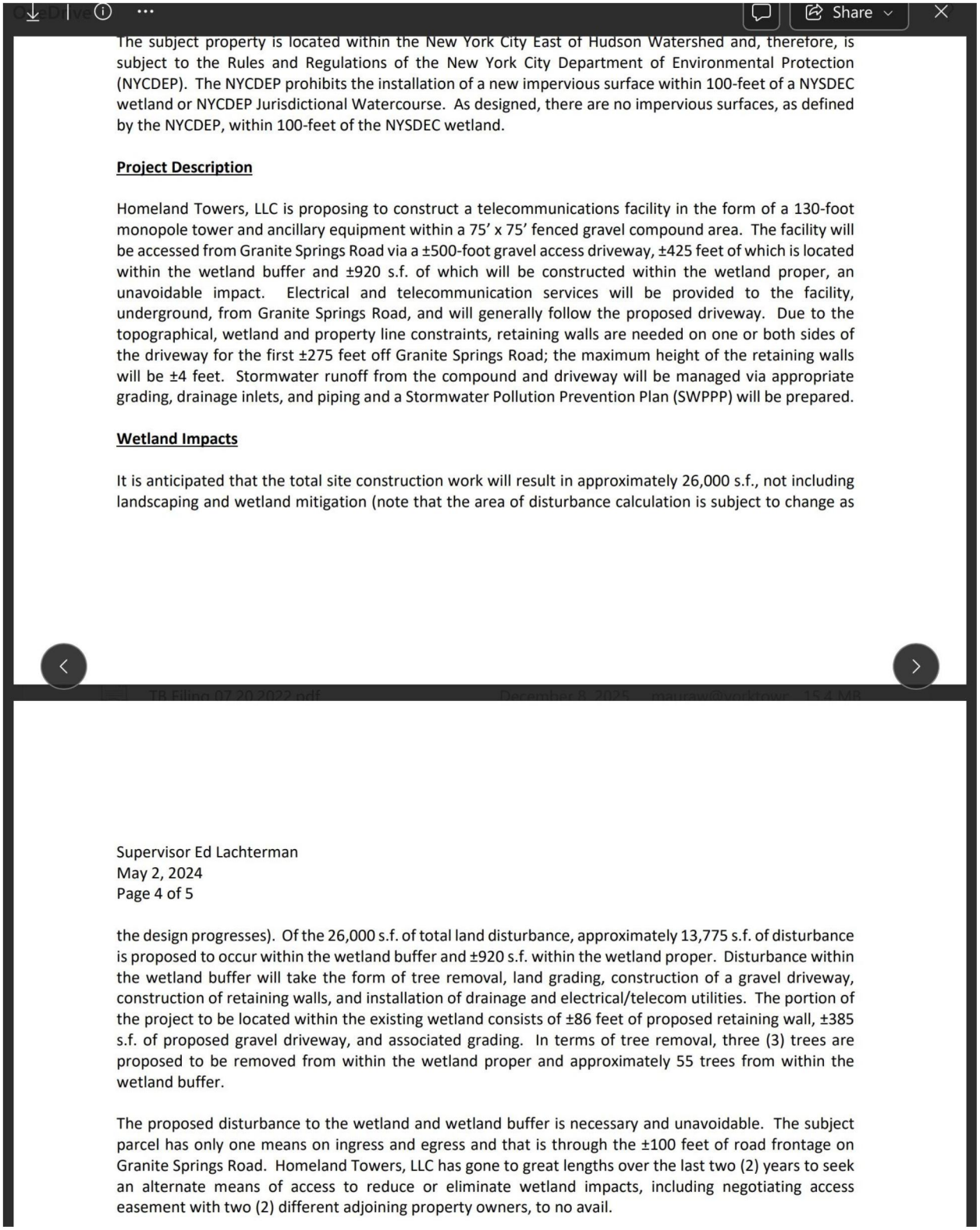
The subject property is located within the New York City East of Hudson Watershed and, therefore, is subject to the Rules and Regulations of the New York City Department of Environmental Protection (NYCDEP). The NYCDEP prohibits the installation of a new impervious surface within 100-feet of a NYSDEC wetland or NYCDEP Jurisdictional Watercourse. As designed, there are no impervious surfaces, as defined by the NYCDEP, within 100-feet of the NYSDEC wetland.

Project Description

Homeland Towers, LLC is proposing to construct a telecommunications facility in the form of a 130-foot monopole tower and ancillary equipment within a 75' x 75' fenced gravel compound area. The facility will be accessed from Granite Springs Road via a ±500-foot gravel access driveway, ±425 feet of which is located within the wetland buffer and ±920 s.f. of which will be constructed within the wetland proper, an unavoidable impact. Electrical and telecommunication services will be provided to the facility, underground, from Granite Springs Road, and will generally follow the proposed driveway. Due to the topographical, wetland and property line constraints, retaining walls are needed on one or both sides of the driveway for the first ±275 feet off Granite Springs Road; the maximum height of the retaining walls will be ±4 feet. Stormwater runoff from the compound and driveway will be managed via appropriate grading, drainage inlets, and piping and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared.

Wetland Impacts

It is anticipated that the total site construction work will result in approximately 26,000 s.f., not including landscaping and wetland mitigation (note that the area of disturbance calculation is subject to change as



The subject property is located within the New York City East of Hudson Watershed and, therefore, is subject to the Rules and Regulations of the New York City Department of Environmental Protection (NYCDEP). The NYCDEP prohibits the installation of a new impervious surface within 100-feet of a NYSDEC wetland or NYCDEP Jurisdictional Watercourse. As designed, there are no impervious surfaces, as defined by the NYCDEP, within 100-feet of the NYSDEC wetland.

Project Description

Homeland Towers, LLC is proposing to construct a telecommunications facility in the form of a 130-foot monopole tower and ancillary equipment within a 75' x 75' fenced gravel compound area. The facility will be accessed from Granite Springs Road via a ±500-foot gravel access driveway, ±425 feet of which is located within the wetland buffer and ±920 s.f. of which will be constructed within the wetland proper, an unavoidable impact. Electrical and telecommunication services will be provided to the facility, underground, from Granite Springs Road, and will generally follow the proposed driveway. Due to the topographical, wetland and property line constraints, retaining walls are needed on one or both sides of the driveway for the first ±275 feet off Granite Springs Road; the maximum height of the retaining walls will be ±4 feet. Stormwater runoff from the compound and driveway will be managed via appropriate grading, drainage inlets, and piping and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared.

Wetland Impacts

It is anticipated that the total site construction work will result in approximately 26,000 s.f., not including landscaping and wetland mitigation (note that the area of disturbance calculation is subject to change as

Supervisor Ed Lachterman
May 2, 2024
Page 4 of 5

the design progresses). Of the 26,000 s.f. of total land disturbance, approximately 13,775 s.f. of disturbance is proposed to occur within the wetland buffer and ±920 s.f. within the wetland proper. Disturbance within the wetland buffer will take the form of tree removal, land grading, construction of a gravel driveway, construction of retaining walls, and installation of drainage and electrical/telecom utilities. The portion of the project to be located within the existing wetland consists of ±86 feet of proposed retaining wall, ±385 s.f. of proposed gravel driveway, and associated grading. In terms of tree removal, three (3) trees are proposed to be removed from within the wetland proper and approximately 55 trees from within the wetland buffer.

The proposed disturbance to the wetland and wetland buffer is necessary and unavoidable. The subject parcel has only one means on ingress and egress and that is through the ±100 feet of road frontage on Granite Springs Road. Homeland Towers, LLC has gone to great lengths over the last two (2) years to seek an alternate means of access to reduce or eliminate wetland impacts, including negotiating access easement with two (2) different adjoining property owners, to no avail.

When we were presented with the revised proposed plans in July 2025 by a representative of Homeland Towers stating that they would not be in the wetlands, we were obviously surprised.

It is incomprehensible that the delineation that was done by a Town of Yorktown consultant is no longer being considered. We see the vegetation present every day during the growing season and as a result doubt the validity of their wetland line. While we realize that the new revised plan has an adjusted width of the drive to 10 ft with a setback from our property of 4½ ft that would not be enough to eliminate wetland encroachment in an area that the applicant acknowledged was only 8 ft. As a result we asked the town for permission to have the wetland delineated from an independent expert, which they allowed. We hired Steven Danzer to delineate the wetland during the growing season, his report is included in the following screenshot and is also available on the pending project page on the town website. He clearly states that due to the vegetation present that the wetland line is further to the east. Which would be similar in location to that of Johanna Duffy of Barton and Loguidice.

STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

July 11, 2025

Mr. Douglas Erickson
54 Granite Springs Road
Yorktown Heights, NY

Re: Wetland Boundary Review

Dear Mr. Erickson,

As per your request, on July 9, 2025 I reviewed the portion of the previously flagged wetland boundary located on Town owned land in the area closest to your northwestern property boundary. Specifically, I reviewed the area between wetland flags A5 and A7, a distance of approximately 100 feet.

It is unknown to me who had flagged that boundary, or when it was flagged, but the wetland flagging appeared to be fairly recent (i.e. within a year or so) as the numbering system on the ribbons was still visible.

The flagging was not an accurate depiction of the wetland boundary under existing conditions, in my professional opinion. The wetland line should be closer to your property line, especially in the vicinity of wetland flag A6 which was clearly in the wrong place.

I recommend that the wetland expert be asked to re-delineate that portion of the wetland boundary (i.e. from wetland flags A5-A7) so that the wetland line more accurately represents existing conditions. I would be happy to meet on site with the expert during that visit so that we are all in agreement with whatever the final wetland boundary outcome is.

Sincerely,

Steven Danzer Ph.D.

- Ph.D. - Renewable Natural Resource Studies.
- Soil Scientist – Certified Nationally by the Soil Science Society of America (#35346); Registered with the Society of Soil Scientists of Southern New England.
- Senior Professional Wetland Scientist - PWS #1321, Society of Wetland Scientists.
- Arborist - CT DEEP License S-5639.; ISA NE-7409A

CPSS
Certified Professional
Soil Scientist

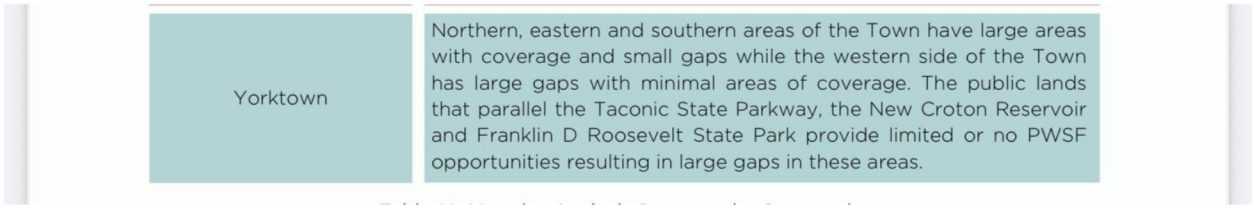
Based on all of this information it is our opinion that the wetland delineation is incomplete and inaccurate as presented to this board and requires further review. In addition the applicant repeatedly refers to the need for the Army Corp of Engineers to permit the project based on the delineation presented by Johanna Duffy. It is included in their emails to the town and in the town board filing for May 2024. We believe that is still true with the current plans when the delineation takes into account the town's wetland consultant delineation, our consultant's review of the wetlands and the need for delineation during a time when vegetation is present. The current line being used for the plan is only taking into consideration the delineation by KSCJ who represents the applicant.

Another area of concern is the impact the construction of the driveway will have on the drainage that we have on our property. We live in an area where there is an extremely high water table and even properties located at the top of the hill have water issues. As a result we have drainage around our foundation to prevent water from infiltrating our home. There is nothing in the current plans that address how our drainage will be protected from flooding or a way to continue our drainage through the drive which could be putting our property at risk of water damage.

Additionally we oppose the proposed plan due to tree removal. The plan calls for the removal of over 80 mature trees in addition to numerous smaller shrubs, trees and plants that are integral to the area's stormwater management. 37 of these trees will be removed in the wetland buffer along our property line which will have a direct impact. These are trees that are 40 to 50 ft in height with deep root systems. As we are sure you are aware, the water table in this area is extremely high, even for those who live at the top of Granite Springs Rd. Our property which is situated in the wetland buffer is no exception. We have drainage around the foundation of our home to protect it from water infiltration. The removal of these trees that draw a large quantity of water from the water table will raise the level of water on our property. While we realize remediation is being presented, what is going to be installed cannot replace the water consumption nor the deep roots systems of the existing trees. At the recent conservation board meeting on Jan. 7, 2026 the board commented that the applicant was basically eliminating the entire wetland buffer on that property. This will additionally impact the ability of water to be filtered into the wetland and raise the existing levels of ground water in the remaining buffer which is our property.

We also request clarification of revised plans dated Dec. 19, 2025. The plans show an area of disturbance outside of the alienation area adjacent to our rear property line. As this area is not alienated it remains part of the Town of Yorktown Parkland. As such it would appear that any disturbance in this area would require review from the Town's Parks and Recreation Commission before moving forward as it would be in a wetland buffer area that is not alienated. We would also request to know the reason for the disturbance. If it is for plantings, any plantings for remediation or screening that is needed should be contained within the alienation area not in the wetland buffer within town parkland.

We additionally ask that the Planning Board review the Northern Westchester County Cooperative Wireless Communications Master Plan which was published June 23, 2023 by City Scape Consulting. It includes the towns of Bedford, Lewisboro, Mt. Kisco, New Castle, North Salem, Poundridge, Somers and Yorktown. Within the plan there are specific summary sections and recommendations of a comprehensive plan for each town. Yorktown's plan divides the town into three sections- northern, central and southern and does recommend additional infrastructure to improve service throughout the town. Granite Springs Rd is in the Northern area of town. As you can see the plan states:



Yorktown	Northern, eastern and southern areas of the Town have large areas with coverage and small gaps while the western side of the Town has large gaps with minimal areas of coverage. The public lands that parallel the Taconic State Parkway, the New Croton Reservoir and Franklin D Roosevelt State Park provide limited or no PWSF opportunities resulting in large gaps in these areas.

NORTHERN YORKTOWN

The northern portion of the Town is represented in *Figure Y11* and shows predicted coverages utilizing existing macro cell facility Sites Y1, Y2, Y3, Y4, Y5, Y6, Y7 and Y8 as well as adding a potential 110' macro cell site in the vicinity of Y-NT5. Sites Y3 and Y4 along with Sites Y5 and Y6 are located on high tension electrical towers near one another and the site labels are hidden under other site labels.

Heavy vehicular traffic, commercial land uses and medium density residential properties necessitate another macro cell facility in the vicinity of the Taconic State Parkway and Crompond Road. The site is represented as potential Site Y-NT5.

Additionally, ten small wireless facilities are suggested on existing Cons Ed utility poles or new 50' utility poles in the same areas as Sites Y-NP9, Y-NP10, Y-NP11, Y-NP12, Y-NP13, Y-NP14, Y-NP15, Y-NP16, Y-NP17 and Y-NP21.

Suggested small wireless facility Y-NP21 would fill in a gap along the Taconic State Parkway north of existing Site Y8. Small wireless Sites Y-NP9, Y-NP10, Y-NP11, Y-NP12, Y-NP16 and Y-NP17 are needed to provide capacity densification east of Crompond Road because the significant number of people residing per square mile in those census blocks. Sites Y-NP13, Y-NP14 and Y-NP15 are suggested to fill in network coverage gaps east of existing macro cell Sites Y5 and Y6.

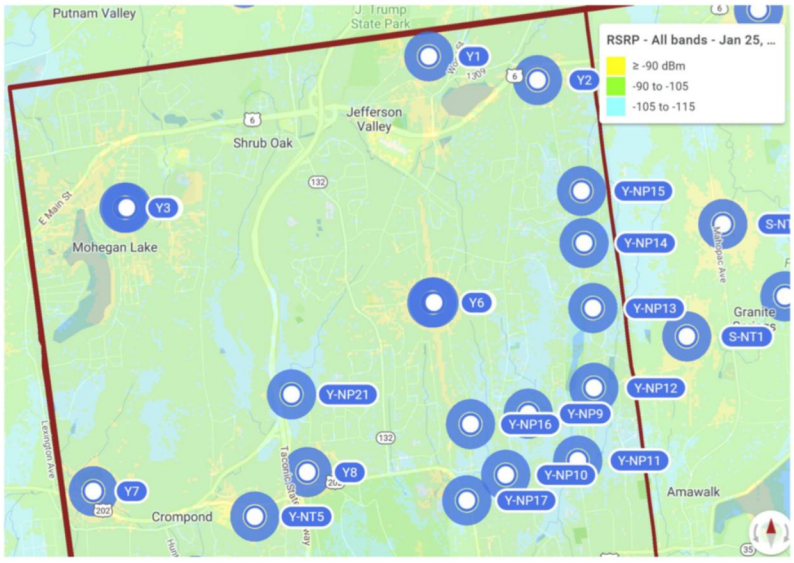


Figure Y11: Predicted LTE Coverage Northern Yorktown

The following *Table Y4* provides a summary of all the suggested macro cell fill in sites for the Town.

MACRO CELL SUGGESTED SITES	
SITE NAME	**FACILITY HEIGHT (FEET)**
Y-NT1	100'
Y-NT2	100'
Y-NT3	100'
Y-NT4	100'
Y-NT5	100'

Table Y4: Suggested Macro Fill-In Sites

The following *Table Y5* provides a summary of all the suggested small wireless mounted on existing Con Ed utility pole sites or on new poles in the same vicinity.

SMALL CELL SUGGESTED SITES			
SITE NAME	**LATITUDE**	**LONGITUDE**	**HEIGHT**
Y-NP1	41.20787	-73.5580	50'
Y-NP2	41.23974	-73.5669	50'
Y-NP3	41.24981	-73.6164	50'
Y-NP4	41.25203	-73.6323	50'
Y-NP5	41.24898	-73.6416	50'
Y-NP6	41.24571	-73.6323	50'
Y-NP7	41.26065	-73.6711	50'
Y-NP8	41.28307	-73.5580	50'
Y-NP9	41.30053	-73.5669	50'
Y-NP10	41.29415	-73.6164	50'
Y-NP11	41.29563	-73.6323	50'
Y-NP12	41.30323	-73.6416	50'
Y-NP13	41.31156	-73.6323	50'
Y-NP14	41.31835	-73.6711	50'
Y-NP15	41.32379	-73.5580	50'
Y-NP16	41.29944	-73.5669	50'
Y-NP17	41.29147	-73.6164	50'
Y-NP18	41.24485	-73.6323	50'
Y-NP19	41.25355	-73.6416	50'
Y-NP20	41.25333	-73.6323	50'
Y-NP21	41.30254	-73.6711	50'
Y-NP22	41.23983	-73.6323	50'
Y-NP23	41.25004	-73.6711	50'

Table Y5: Suggested Small Wireless Fill-In Sites

This report has been referred to on multiple occasions by the Town Board and Homeland Towers as justification for this macro tower. However, the report does not recommend a macro tower in this location. It actually recommends several small wireless facilities on either existing infrastructure or 50ft poles within the entire northern part of town with one macro tower in the Crompond area. Of the recommended smaller sites only a few are needed in the area in question due to the reported small coverage gaps referenced in the report. The chairwoman questioned why smaller poles were not being utilized in place of a macro tower at the Jan. 7, 2026 Conservation Board meeting. The attorneys, Mr. Kenny and Mr. Xavier representing Homeland Towers responded that they did not know if the town would allow them to have access within the town right of way along the roads. This implies that there was no effort to implement the recommendations in this cellular plan that would provide coverage and not require the proposed disturbance of the current plan. The Town Board has the ability to provide increased coverage without this project and should do its due diligence to request proposals for the smaller less invasive infrastructure. It provides the balance that is needed to protect the environment, the neighborhood character and provides the ability to improve cellular coverage.

Finally, Homeland Towers presented to the town several items that needed to be completed for this property. A screenshot of this email is included below. As you can see it states that a visual resource evaluation or balloon test is needed. There is no data submitted to the town that shows that a balloon test was completed. As this project will have a significant impact to the neighboring community we request that a balloon test be done to provide accurate information on the visual impact to the residents. The applicant also submitted photo simulation of the viewshed to replicate the visual impact to the surrounding area. These images do not reflect the removal of 80 + mature trees that vary in height from 50 ft to 80 ft. The one that is presented along our property specifically does not reflect the removal of 37 trees that currently screen the area and misrepresents the impact to the view. The viewshed imaging should be redone to show the impact to the view with the 80+ tree removals.

From: Klaus Wimmer <kw@homelandtowers.us>
Sent: Friday, June 18, 2021 4:02 PM
To: Adam Rodriguez <ARodriguez@bpslaw.com>; Jenna Belcastro <jbelcastro@yorktownny.org>
Cc: Matthew Slater <mslater@yorktownny.org>; John Tegeder <jtegeder@yorktownny.org>; Robert Gaudioso <rgaudioso@snyderlaw.net>; Manny Vicente <mv@homelandtowers.us>; Dan Ciarcia <dciarcia@yorktownny.org>
Subject: RE: Jefferson Valley & Granite Springs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Supervisor, Gentlemen,

thank you for your time to discuss this project and next steps. I have attached the lease draft, viewshed map and photo simulations and preliminary layout. We will revise the height of the pole to 130' – please let us know if you have any additional preliminary comments or revisions to the drawings.

As discussed we are looking to present this to the Town Board at the 7/13 work session for discussion and what additional information may be required.
The following items need to be confirmed or finalized:

- Is this Granite Springs Rd Parcel # 27.11-1-33 designated parkland or open space to determine if alienation is required
- Finalize the lease (the attached draft is based on the current lease with the Town)
- Visual resource evaluation and / or balloon float in addition to the attached viewshed map and photo simulations
- Determination if this is to be a Monopine or Monopole
- Any revisions to design and layout in addition to 130' height revision
- A wetland permit from the DEC will be required for the initial +/- 50' of the access drive; we already had a preliminary site visit with the DEC to discuss this and pending favorably review by the Town Board will initiate the permit process.

Please let me know if I missed something.

Also - we finally received the survey for the Jefferson Valley parcel and are having a design visit next Tuesday 6/22 for a preliminary design & layout which we will forward ASAP together with a viewshed map and "leaf off" photo simulations.

Thanks again !

Klaus Wimmer
Regional Manager

We urge the Planning Board to consider the effects that the construction of this driveway and operation of this cell tower would have on the Hallocks Mills Wetland, habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, we request the following of the Planning Board:

1. We ask that you perform a site visit to the proposed site before submitting any remarks or opinions to the town board. We do not believe that there has been a planning board visit to the site at any point in this process.
2. We ask that the Planning Board determine that the wetland delineation is incomplete at this time and require that the mandatory criteria of hydrophytic vegetation be included by performing a wetland delineation in the Spring or Summer when vegetation is present as NYSDEC recommends. As this project involves wetlands and buffers that fall under jurisdiction of the Army Corp of Engineers it is extremely important to ensure that the wetland proper is not being encroached with the driveway.
3. All interested parties should have a wetland expert present if so desired at the time of delineation for hydrophytic vegetation to ensure that there is a consensus. (interested parties include the applicant, the town, adjoining property owner and NYSDEC)
4. We ask that the planning board review the impact drainage on our property and require the applicant to provide protections or continuation of our drainage through their driveway. A site visit to our property will allow you to see where our drainage is located and the impacts the construction would have on its ability to function to protect our home and property.
5. We ask that remediation planting be situated further away from our property line or that species be chosen that can provide screening of significant height that will not pose encroachment on to or limit the use of our property.
6. We ask that the plans be referred to the Parks and Recreation Commission for review since there is an area of disturbance on town parkland outside the alienation area.
7. We ask that you recommend that the Town Board utilize the recommendations in the Northern Westchester County Cooperative Wireless Communications Master Plan which was published June 23, 2023 by City Scape Consulting. By implementing the recommended plan there would be significantly less impact to the surrounding neighborhood and increased cellular capacity.
8. Finally, that the Planning Board request Johanna Duffy's , Senior Environmental Scientist for Barton and Loguidice, report that was done based on her wetland delineation on March 2, 2022. Barton and Loguidice, who were hired as consultants for the Town of Yorktown to delineate the wetlands for this project. We submitted a Foil request to the town and this report was not included in the documentation that we were given. This wetland delineation clearly represents that the driveway is in the wetland and not just the wetland buffer.

Thank you for your time and consideration.

Regards,

Doug and Karen Erickson

Hello, Please kindly forward this to the conservation board for the meeting tonight at 7:30 PM. Thank you.

To the Town Conservation Board:
I am a long-time resident of Yorktown Heights,
and would like to submit this letter in opposition to the building of a cell tower at 62 Granite Springs Road.

I live about a half mile from this site, and believe that a cell tower at this location would be detrimental to the environment and to the wildlife that live in the wetlands of this area. The town will have to alter a portion of the land near the wetlands, cut down trees, and build a facility to support the cell tower. I am a lifelong nature lover, and do not want to see a habitat for native birds and wildlife diminished. In addition, construction work in this area can disrupt the ecosystem of this wetland. The noise and pollution from building the wireless facility and the tower will affect the wildlife that live there. The noise and lights will alter the environment birds need to home, nest, and communicate in. The radiofrequency (RF) will affect a bird's natural geolocation abilities.

Yorktown is a town of suburban homes, natural and park areas, and some farmland. There are already many towers around the town, and there is no observable need for another one. A cell tower right next to a wetlands natural area would be incongruous. This parcel of land is a picturesque part of town, and there is a great benefit to seeing a spot of nature in between the houses. A cell tower would disrupt that.

I urge the conservation board to not approve the permits being sought by Homeland Towers to alter this proposed site in Yorktown.

Sincerely,

Ingrid Gherson

Good morning members of Conservation Board,

My name is Maria Ivezic, and I am a mother raising my family right here in this community. I am here tonight to speak in strong opposition to the proposed cell tower at 62 Granite Springs Road.

I want to be very clear: this is not just about a tower. This is about the protection of our children, our water, our wildlife, and the land that makes this town a safe and healthy place to raise a family.

The proposal before you calls for disturbing more than 28,000 square feet of land, including over 15,000 square feet within a regulated wetlands buffer. That alone should stop this project in its tracks. Our Town Code does not allow this level of disturbance under an administrative permit, and yet here we are, being asked to accept it anyway.

As a mother, I am deeply alarmed that this project would be built on land that is part of the Croton watershed and drains directly into Sparkle Lake: a place where families swim, where children fish, where we teach them to love and respect nature. This land does not just belong to a developer. It belongs to everyone downstream who relies on clean water, including our children.

The plan also calls for removing more than 80 mature trees. Those trees are not decorations. They protect water quality, prevent flooding, filter pollution, and support wildlife. Once they are cut down, they are gone forever. Dear board, I have to ask: what are we sacrificing, and for whose convenience?

Anyone who lives in this area knows this wetland is alive. We see turtles crossing the

road. We see birds nesting. We see foxes, deer, hawks, and eagles. I've watched my children stop in their tracks just to observe the wildlife here. This project would replace that living ecosystem with construction traffic, access roads, and permanent disturbance.

We have already seen how fragile this land is. When a pipe collapsed nearby, turtles were displaced, nesting patterns were disrupted, and animals ended up stranded on the road. That was from one small change. This proposal would permanently disrupt over 28,000 square feet. The impact would be devastating.

Your own Conservation Board guidance says wetlands buffers are meant for passive use and native vegetation: not for roads, not for heavy equipment, and certainly not for long-term industrial infrastructure. This site is simply not suitable for this type of development.

As a mother, I worry not only about wildlife, but about water quality, flooding, and the long-term consequences of ignoring environmental protections. I worry about what message we send our children when we tell them wetlands matter, until they are inconvenient.

I urge you to walk this site during the growing season. See it as it truly is. I also urge you to require the developer to fund an independent wildlife study chosen by the Conservation Board, not by the applicant. Surely, once you visit the site, you will realize that this parcel is not a "useless piece of land" as Mr. Robert Gaudioso, Homeland Tower's attorney, referred to it as.

And most importantly, I urge the Conservation Board to do what it was created to do: protect our natural resources. Deny the wetlands, stormwater, and tree permits for this project.

Please do not trade away our children's environment for a tower that does not belong in a residential neighborhood or a protected watershed. Once this land is damaged, there is no going back.

Thank you for listening and for remembering who you are protecting.

Sincerely,

Maria Ivezic

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I read a letter you published, Mr. Lachterman, about the supposed gaps we have in our area.

Firstly, I want to thank Matt Slater for prompting you to address the mounting opposition.

Have you all done research on this plan yourselves? What have YOU done, not Homeland, to figure out what needs to be done for these alleged gaps (or as the article says 'predictions')? If you all cared even 1 ounce of your being, you'd see clear as day information saying WHAT TYPE OF EQUIPMENT we may need in OUR area. This monopole is NOT what is recommended, point blank PERIOD! How much evidence do we have to show you? Have any of you laid your eyes on the proof/evidence your constituents have provided? You have no rebuttled or response. You don't care what we say. You only care about Homeland says. Why? What is it about them that is making you bend over backwards for them? You are indebted to all of us, NOT THEM. If you don't trust us to provide accurate information, why don't you seek out your own UNBIASED professionals to provide you with all the information that you need?

At the conservation board meeting, the lawyers for your glorious King Homeland, said that they approached Stuart Farm as well as Jilco for access to their land for this tower, but those businesses said NO (God bless them). They went to you all because they knew they could take advantage of you, as every where you turn, Yorktown has a cell tower. For God's sake--- if a 130ft cell tower is the solution, Yorktown should be a beacon of cell phone activity!

I will give you credit, congratulations on playing the EMS card. You think, because Yorktown is a First Responders town, that we will just swallow what you and Homeland have to say because of that comment.

Members of the board, I don't trust Homeland, and now any of you, for a second. However, I do trust Cheif Noble, who said his service was never better, due to an updated system. He made that comment at the last meeting, remember?

It seems from your press release you have made up your mind and are ready, willing, and able to roll out the red carpet for your King. Hell, you already have. I just have one more question: will there be a photo op and ice cream at the ground breaking ceremony?

Maria Ivezic

Good morning,

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals,

environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.

Maria Ivezic

To Whom it May Concern.

I am writing to formally express my strong opposition to the proposed construction of a 130 foot cell phone tower at/near 62 Granite Springs Rd. in Yorktown Heights. This site is located within a fully residential area and is directly adjacent to sensitive wetlands, making it an inappropriate location for infrastructure of this scale and nature.

Although current zoning guidelines permit wireless facilities on town owned land, the absence of meaningful safeguards-particularly regarding proximity to residences and environmentally protected areas, represents a significant deficiency in the Town Code. The fact that the land is municipally owned does not inherently make it suitable for large commercial infrastructure, especially when it places industrial development in direct conflict with residential neighborhoods and protected natural resources.

The proposed tower would result in substantial and irreversible harm to the surrounding wetlands. These wetlands are critical to local ecosystems, wildlife habitats, stormwater management, and environmental balance. Construction activities, access roads, clearing, ongoing maintenance, and associated equipment would disturb fragile land that cannot be restored once altered.

In addition to the environmental damage, the presence of a 130 foot tower would significantly and negatively impact nearby property values. Homes in this area are valued for their scenic views, open space, and residential character. Introducing a massive industrial structure into this setting would permanently alter the landscape, diminish visual appeal, and most definitely reduce the desirability of the neighboring properties. For homeowners here, the proposed tower represents a direct financial loss to us.

Allowing a structure of this magnitude in this residiental and environmentally sensitive area also raises serious concerns about precedent. Approval of this project would signal that residential quality of life, environmental protection, and property values (as well as the potential health of your residents) do not matter to you.

Beyond opposing this proposal, I strongly encourage the Town to adopt clear and enforceable zoning amendments that establish meaningful setback requirements for

wireless communication towers. Clearer standards would protect residents, preserve neighborhood character, and provide consistency for future applications.
For all of the reasons outlined above, I respectfully, but strongly request that the Town deny approval of this proposed tower. Please do the right thing for your residents.
Thank you for your time.

Julie McNamara

I am writing to formally object to the proposed cell tower development at 62 Granite Springs Road. Please ensure this opposition is conveyed to both the Town Board and the Conservation Board, and kindly confirm receipt of this message.

My primary concern, especially for the Conservation Board, is the severe environmental impact. The plan proposes disturbing over 28,000 square feet of land, including 15,627 square feet within critical wetlands buffer zones. This area provides vital habitat for endangered species such as the bog turtle, monarch butterfly, and Indiana bat.

This parcel is not merely local; it's a crucial component of the NYC watershed and directly drains into Sparkle Lake, a community resource for swimming and fishing. The planned removal of over 80 mature trees, essential for stormwater management, combined with extensive land disruption, gravely threatens water quality in Sparkle Lake and the Croton watershed. Such degradation could also imperil our community's valuable grants from the East of Hudson Water Quality Fund.

I urge both Boards to thoroughly consider the adverse effects on our habitats, wildlife, and residents. Specifically, I request the Conservation Board visit the site during warmer months to appreciate its ecological significance firsthand. Furthermore, I ask that the Boards mandate an independent wildlife study, funded by the developer and overseen by a Conservation Board-selected expert, to provide an impartial ecological assessment.

Sincerely,

Betty Phillips

Sent from Yahoo Mail for iPhone

Good afternoon,

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back**.

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals,

environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.

Alissa Phillips

Sent: Tuesday, December 30, 2025 8:35 PM
To: Town Clerk <townclerk@yorktownny.gov>; Edlachterman@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: Homeland Towers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Supervisor Lachterman and Members of the Town Board,

I am writing to formally express my opposition to the proposed 130-foot cell tower project associated with Homeland Towers.

I have serious concerns about the impact this project could have on the surrounding residential community, nearby parkland, and the overall character of the area. A structure of this size and permanence raises valid questions related to visibility, neighborhood disruption, environmental impacts, and long-term consequences that extend well beyond the immediately adjacent properties.

Equally concerning is the process by which this proposal has moved forward. Projects of this magnitude deserve clear, proactive communication and meaningful opportunities for public input. Residents should not feel caught off guard when decisions affecting their homes and community are being considered.

I respectfully urge the Town Board to pause, fully reevaluate this proposal, and prioritize transparency, community engagement, and alternative solutions that do not place such a significant burden on residents or public land.

Please consider my opposition part of the public record. I strongly encourage the Town to listen carefully to the concerns being raised by residents and to act in the best long-term interest of the Yorktown community.

Thank you for your time and consideration.

Sincerely,
Alissa

Dear Town Clerk Quast and Councilwoman Siegel,

I am a resident of Granite Springs Road and am writing to formally express my opposition to the proposed construction of a cell tower at 62 Granite Springs Road. I moved to Yorktown in 2014 because of the town's commitment to preserving open space, protecting natural resources, and maintaining the environmental character that makes this community so special, values that remain important to me.

Please forward this letter to both the Town Board and the Conservation Board.

While there are many concerns associated with this proposal, I would like to focus on those most relevant to the Conservation Board. The proposed plan would disturb more than 28,000 square feet of land, including approximately 15,600 square feet within a regulated wetlands buffer. This area may serve as habitat for protected species such as the bog turtle, monarch butterfly, Indiana bat, and others. Disturbance of regulated wetlands should be avoided whenever possible, particularly in an area of such ecological sensitivity.

This parcel is significant not only to nearby residents, but also to those who rely on the New York City watershed. The site lies within the Croton watershed and drains directly into Sparkle Lake, a body of water used for swimming and fishing. Any negative impact on water quality would have serious environmental and public consequences.

In addition, the proposal calls for the removal of more than 80 mature trees that currently play an important role in stormwater management. The combined effects of extensive land disturbance and tree removal raise serious concerns about erosion, runoff, and degradation of water quality in both Sparkle Lake and the broader Croton watershed. I am also concerned that these impacts could jeopardize the funding our town has received through the East of Hudson Water Quality Fund.

I respectfully urge the Town Board and Conservation Board to carefully consider the environmental, ecological, and community impacts of both the construction and

operation of this facility. To fully appreciate the importance of this site, I encourage the Conservation Board to conduct a site visit during the growing season, when wetland vegetation is fully visible.

Finally, I request that the Town Board and Conservation Board require the developer to fund an independent wildlife study conducted by a qualified professional selected by the Conservation Board.

Thank you for taking the time to consider these concerns.

Respectfully,
Crystal Raymond

From: Town Clerk
To: Maura Weissleder
Subject: FW: Cell Tower
Date: Tuesday, December 23, 2025 8:25:42 AM

From: Pam Roden [redacted]
Sent: Tuesday, December 23, 2025 6:36 AM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I strongly oppose the building of a 130' Homeland Cell Tower on Granite Springs Road.
This beautiful, scenic area is not the place for an unnecessary, unsightly and highly opposed tower. I live right off of Granite Springs Road and appreciate its beauty and rural feel each day I drive on it.

Thank you,

Pamela Roden

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road in the previous letter I explained health reasons but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where my family swims and fish's. The board would need to consider closing sparkle lake for swimming if they decide to put up the tower.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit

the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.
Best,
Danielle Schepis

Sent from my iPhone

> On Jan 6, 2026, at 3:08 PM, Susan Siegel <ssiegel@yorktownny.gov> wrote:
>
> Thank you for your comments.
> I will be considering the issues you raised, prior to and during, the anticipated February 3rd reconvening of the public hearing.
>
> *Susan Siegel*
> *Councilwoman, Town of Yorktown*
> *ssiegel@yorktownny.gov*

Subject: Strong Opposition to Wetlands, Tree, and Stormwater Permits for the Homeland Towers Project – Granite Springs Road Cell Phone Tower

Dear Members of the Town Board,

I am submitting these comments for the public hearing regarding the **wetlands, tree, and stormwater permits** for the **Homeland Towers Project – Granite Springs Road Cell Phone Tower**. I am **strongly and unequivocally opposed** to the issuance of these permits and to the placement of this project at the proposed site.

This project is proposed in a **completely residential area surrounded by homes**. This is not a mixed-use or commercial zone. It is a quiet residential neighborhood where families live, children play, and residents reasonably expect protection from industrial infrastructure. There is **no legitimate or compelling reason** for a large telecommunications tower to be placed in the middle of such a setting. The siting of this project is fundamentally inappropriate and incompatible with the character of the neighborhood.

The Homeland Towers Project raises serious and cumulative concerns related to wetlands protection, stormwater management, tree removal, public safety, environmental health, property values, and overall quality of life. Most importantly, it places the burden of risk squarely on nearby residents who receive **no benefit** from hosting this infrastructure.

The Town Board has a clear responsibility to **protect its residents and neighbors from harmful projects** that could negatively impact health, safety, property values, and the environment. Allowing a project of this nature in a fully residential neighborhood would **set a dangerous precedent**, signaling that Yorktown residents' health, property, and quality of life are secondary to corporate interests. The Town Board's duty is not only to approve projects presented to it, but to **carefully safeguard the welfare of the community**, ensuring that residential neighborhoods are not exposed to undue risk or harm.

The Homeland Towers Project includes wireless antennas that emit radiofrequency (RF) non-ionizing radiation. When such infrastructure is placed directly adjacent to homes in a residential neighborhood, residents are subjected to **continuous, involuntary exposure** to RF radiation. RF radiation is increasingly recognized as a form of environmental pollution due to its constant and unavoidable nature.

A substantial body of independent, peer-reviewed scientific research has documented biological and health effects associated with long-term RF exposure at levels comparable to those experienced by people living near cell phone towers. Reported effects include headaches, dizziness, nausea, sleep disturbances, fatigue, memory and concentration problems, irritability, anxiety, and depression—often described as "radiofrequency sickness" or "microwave syndrome." Studies have also reported associations with increased cancer risk, genetic damage, cellular stress, and reproductive impacts.

Unlike personal cell phone use, exposure from a nearby cell phone tower is **continuous—24 hours a day, seven days a week**. Residents cannot turn this exposure off or opt out. Children,

who do not use cell phones, are nonetheless involuntarily exposed. Children are especially vulnerable because they absorb RF radiation more deeply into their brains and bodies and because their developing organ systems are more sensitive to environmental stressors.

Hundreds of scientists and medical professionals worldwide have urged governments to reduce exposure to RF radiation and strengthen safety standards, particularly for children. A 2022 peer-reviewed review analyzing more than 100 studies found consistent evidence of adverse biological effects in people living near mobile phone base stations at low exposure levels.

The American Academy of Pediatrics has repeatedly expressed concern about RF radiation exposure and has called for updated standards that account for long-term, cumulative exposure—standards that do not currently exist in the United States.

Beyond health concerns, many municipalities have recognized that cell phone towers do **not belong in residential neighborhoods** and have adopted setback requirements to prevent exactly this type of situation. Numerous towns—including in New York State—prohibit towers within hundreds or even thousands of feet of homes and schools, including:

- **Encinitas, CA** – No antennas within 500 feet of homes, daycares, or schools
- **Shelburne, MA** – No antennas within 3,000 feet of schools and 1,500 feet of homes; no residential zoning
- **Copake, NY** – No wireless facilities within 1,500 feet of homes, schools, or places of worship
- **Sallisaw, OK** – No towers within 1,500 feet of homes
- **Calabasas, CA** – No Tier 2 facilities within 1,000 feet of homes and schools
- **Bedford, NH** – No antennas within 750 feet of residentially zoned property
- **Scarsdale, NY** – No facilities within 500 feet of homes, schools, parks, or houses of worship
- **Davis, CA** – No freestanding facilities within 500 feet of residential zones and schools
- **Westlake Village, CA** – No facilities within 500 feet of homes
- **Randolph, MA** – No antennas within 500 feet of homes and businesses
- **Petaluma, CA** – No small-cell antennas within 500 feet of homes
- **Suisun City, CA** – No small-cell antennas within 500 feet of homes
- **Contra Costa County, CA** – No high-visibility towers within 300 feet of residential zones
- **North Hempstead, NY** – No installations within 350 feet of schools

These communities have determined that residential neighborhoods should **not be used as testing grounds for industrial wireless infrastructure**. Yorktown should do the same to **protect property values and maintain the character of its neighborhoods**. Allowing this tower would **devalue nearby homes**, lower the tax base, and create ongoing harm to the community. Protecting residents' financial and physical well-being is part of the Town Board's essential responsibility.

There are also serious liability and safety concerns. Insurance companies routinely classify cell phone tower radiation and electromagnetic fields as "high risk" and exclude coverage for long-

term health damages. Wireless companies themselves warn shareholders of potential future litigation and financial losses related to RF exposure, yet residents living near these towers receive no such warning and no protection.

From an environmental standpoint, this project is particularly troubling. Cell phone towers can catch fire and often contain hazardous materials such as diesel fuel and lead-acid batteries. Accidents and leaks have occurred elsewhere, resulting in soil and environmental contamination.

This proposed tower is located near a wetland and Crystal Lake, a critical environmental resource and the focal point of a defined watershed. Any disturbance, runoff, or contamination associated with this project could harm wetland functions and water quality. Tree removal and increased impervious surfaces will further degrade stormwater management and increase erosion and pollution risks. These impacts fall squarely within the scope of the wetlands, tree, and stormwater permits currently under review.

Additionally, cell phone towers are widely regarded as visual blight in residential neighborhoods. Properties with direct views of towers often experience reduced marketability and lower property values, negatively affecting homeowners and the Town's tax base. Protecting property values, environmental integrity, and the well-being of neighbors is **a responsibility the Town Board cannot ignore**.

This project negatively affects residents in **every respect—health, safety, environment, property values, and quality of life—while offering no benefit** that justifies placing it in a fully residential neighborhood. The Town Board's primary obligation is to **protect the people who live here**, uphold the integrity of neighborhoods, and prevent harmful projects from being imposed on residents. Yorktown must act as a **guardian of its community**, not a facilitator of corporate intrusion into residential spaces.

For all of these reasons, I strongly urge the Town Board to **deny the wetlands, tree, and stormwater permits for the Homeland Towers Project – Granite Springs Road Cell Phone Tower**, and to reject the project entirely. I also urge the Town to **adopt an ordinance prohibiting similar projects in residential areas going forward**, ensuring that no neighborhood is exposed to these unnecessary hazards in the future.

Approving this project would place residents at unnecessary risk and would represent a failure to protect the health, safety, welfare, and property of the community. Yorktown residents increasingly feel under attack by outside companies seeking to disrupt our way of life. Please put a stop to this by denying this variance and this project in its entirety.

Thank you for your time and consideration.

Sincerely,
Corrine Simione
[redacted] Yorktown Heights

Hello,

I am writing additionally to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to the Conservation Board in advance of tonight's meeting.**

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The permit application calls for over 28,000 square feet of land disturbance including over 15,000 square feet within the wetlands buffer. Meanwhile, Town Code section 178-10 A.(3)(b) for administrative permits states: (b) Notwithstanding the foregoing, the following activities shall not be permitted with any administrative permit: [1] Any activities proposed for areas designated wetlands or wetland buffer on the most recent New York State Freshwater Wetlands Map; … [5] Grading or land disturbance of greater than 10,000 square feet in spatial extent within the wetland or one-hundred-foot wetland buffer whether or not associated with building construction. It would seem that there should therefore be an automatic denial for an administrative permit.

With regard to a non-administrative permit, Town Code section 178-12 A.(4) provides the following be considered: (4) All relevant facts and not circumstances including but not limited to the following be considered: … (e) The suitability or unsuitability of such activity to the area for which it is proposed; and (f) The effect of the proposed activity with reference to the protection or enhancement functions of wetlands and the benefits they provide which are set forth in § 178-3 of this chapter and in § 24-0103 of the Environmental Conservation Law Your website does an excellent job of explaining wetland buffers and most importantly, notes that it is best for at most “passive recreation” up to possibly “turf but preferably native shrubs and trees which are more effective at removing pollutants or heat from stormwater runoff.” There is no indication at all that this type of land is suitable for any type of vehicular traffic, or any type of

roadway (pervious or impervious), and certainly not for a route for construction or ongoing regular maintenance

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management. The area as is has roadway ponding and past history of flooding the homes near by as is without the disturbance.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetland as well as the rainy months where the water is abundant.

I also urge the Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration,
Yorktown Resident - Corrine Simione

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the Indiana bat, and the monarch butterfly. My garden, which is less than a thousand feet from the proposed site, is one of only two certified Monarch waystations in this town (the other being Hilltop Hanover Farm). The construction of this cell tower will surely disrupt monarch populations locally.

The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where town residents swim and fish.

The proposed plan also calls for the removal of over 80 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and the Croton watershed. Our town was given millions of dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land. I urge the Town Board to confirm that the proposed plan would not violate any conditions of that grant.

I also urge the Town Board and Conservation Board to consider the effects that the

construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, the Conservation Board should visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.
Justin Waytowich

January 6, 2026

Dear Members of the Conservation Board & Engineering Department,

I write to you regarding your upcoming review of updated plans from Homeland Towers, LLC regarding their proposed cell tower at 62 Granite Springs Road. With respect to the Conservation Board's primary responsibility to protect the Town's natural resources and the application of Chapter 178 of the Town Code as well as the Town Engineer's duty to review and make determinations on administrative applications, I respectfully ask the following be considered:

-The permit application calls for over 28,000 square feet of land disturbance including over 15,000 square feet within the wetlands buffer. Meanwhile, Town Code section 178-10 A.(3)(b) for administrative permits states:
(b) Notwithstanding the foregoing, ***the following activities shall not be permitted with any administrative permit****:*
[1] Any activities proposed for areas designated wetlands or wetland buffer on the most recent New York State Freshwater Wetlands Map;
...
[5] Grading or land disturbance of greater than 10,000 square feet in spatial extent within the wetland or one-hundred-foot wetland buffer whether or not associated with building construction.

It would seem that there should therefore be an automatic denial for an administrative permit.

-With regard to a non-administrative permit, Town Code section 178-12 A.(4) provides the following be considered:
(4) All relevant facts and not circumstances including but not limited to the following be considered:
...
(e) The suitability or unsuitability of such activity to the area for which it is proposed; and

(f) The effect of the proposed activity with reference to the protection or enhancement functions of wetlands and the benefits they provide which are set forth in § 178-3 of this chapter and in § 24-0103 of the Environmental Conservation Law

Your website does an excellent job of explaining wetland buffers and most importantly, notes that it is best for at most "passive recreation" up to possibly "turf but preferably native shrubs and trees which are more effective at removing pollutants or heat from stormwater runoff." There is no indication at all that this type of land is suitable for any type of vehicular traffic, or any type of roadway (pervious or impervious), and certainly not for a route for construction or ongoing regular maintenance.

While the applicant's plans address its environmental impact on two threatened/endangered species of animals, this area is home to so many more. Anyone living in this area can share with you the myriad neighbors who live in the wetlands including wading birds, swans, red tail hawks, foxes, raccoons, skunks, deer, rabbits, snakes, turtles, other amphibians, fish, etc. The construction and ongoing service to this facility would severely disrupt and negatively impact these thriving land, water and air habitats as well as several of the valuable ecological functions important to the public welfare listed in Town Code section 178-3 A. This should not be allowed to occur.

In recent years a pipe under the road at this site collapsed, it disturbed the turtles activity and nesting pattern and large turtles were sadly found stranded on the road as a result, as well as laying eggs on the shoulder of the road. The pipe was replaced and the turtles safely returned to their regular routes. I share this anecdote to show the ripple effect that one small change makes. A disruption of over 28,000 square feet will have a devastating effect on this area and its wildlife.

On top of these points which speak directly to your purview, there are a variety of other issues that make this site nonideal including proximity to homes, health consequences, etc. I would strongly urge that the Conservation Board deny the wetlands, stormwater management and tree permit applications due to the significant negative impact it will have on our natural resources which this Board is assigned to protect.

Respectfully,

Lauren Zagorski-Treuel

STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

July 11, 2025

Mr. Douglas Erickson
54 Granite Springs Road
Yorktown Heights, NY

Re: Wetland Boundary Review

Dear Mr. Erickson,

As per your request, on July 9, 2025 I reviewed the portion of the previously flagged wetland boundary located on Town owned land in the area closest to your northwestern property boundary. Specifically, I reviewed the area between wetland flags A5 and A7, a distance of approximately 100 feet.

It is unknown to me who had flagged that boundary, or when it was flagged, but the wetland flagging appeared to be fairly recent (i.e. within a year or so) as the numbering system on the ribbons was still visible.

The flagging was not an accurate depiction of the wetland boundary under existing conditions, in my professional opinion. The wetland line should be closer to your property line, especially in the vicinity of wetland flag A6 which was clearly in the wrong place.

I recommend that the wetland expert be asked to re-delineate that portion of the wetland boundary (i.e. from wetland flags A5-A7) so that the wetland line more accurately represents existing conditions. I would be happy to meet on site with the expert during that visit so that we are all in agreement with whatever the final wetland boundary outcome is.

Sincerely,

Steven Danzer Ph.D.

- Ph.D. - Renewable Natural Resource Studies.
- Soil Scientist – Certified Nationally by the Soil Science Society of America (#35346); Registered with the Society of Soil Scientists of Southern New England.
- Senior Professional Wetland Scientist - PWS #1321, Society of Wetland Scientists.
- Arborist - CT DEEP License S-5639.; ISA NE-7409A



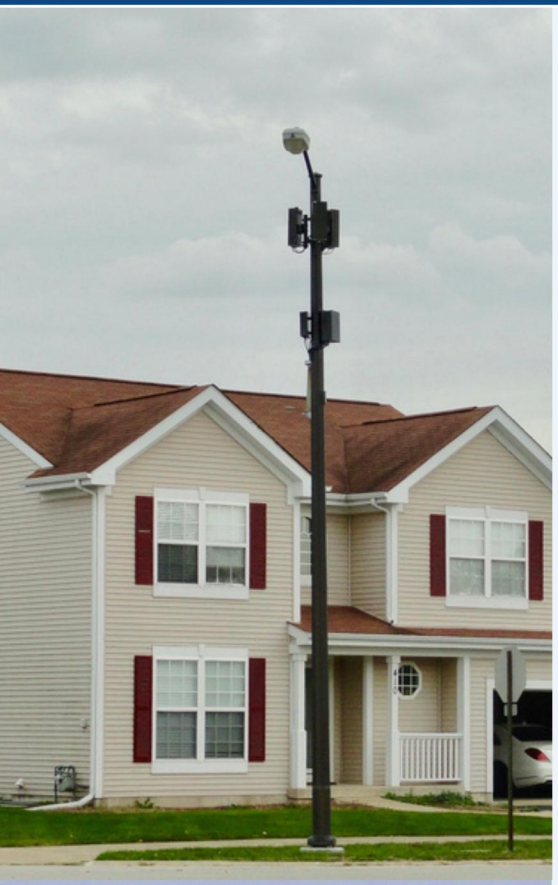
ENVIRONMENTAL HEALTH TRUST

U.S. LOCAL CELL TOWER AND WIRELESS FACILITY LAWS

Examples of Ordinances That Protect Community Interests By Regulating Cell Towers and Wireless Antennas

A compilation of laws by Environmental Health Trust

U.S. LOCAL CELL TOWER & SMALL CELL LAWS





Every municipality is responsible for adopting its own set of laws governing the placement, design standards, and safety features of wireless telecommunications equipment installed and/or operated by companies like Verizon, AT&T, T-Mobile, Dish, and Crown Castle.

Strong local cell tower laws are important because they can better protect scenic corridors and environmentally-sensitive areas, safeguard public health and safety, preserve historic zones, protect property values, and ensure that residents are notified about pending and approved wireless antenna applications.

Aggressive telecom industry wireless infrastructure deployment plans often fail to consider important community interests.

This resource provides local elected officials and members of the public with examples of community protective legislative policies that have been adopted by municipalities across the United States.

While some states do have streamlining laws that impact their authority in various ways, there are numerous issues that still can be addressed with well considered ordinances.

***DISCLAIMER:** Each municipality adopts slightly different definitions of key terms like 'cell tower,' 'freestanding wireless facility,' and 'wireless antenna.' Further, your state may have adopted a 5G "small cell" streamline bill which could preclude local officials' ability to implement installation setback requirements. This briefing is not legal advice but simply information on various policies nationwide. Also, these ordinances do not necessarily ensure safety or safe levels of radio-frequency (RF), but several do increase the distance between homes and telecommunications network base station antennas that emit RF, which generally could decrease the exposure from such antennas.*

Please review the actual telecommunications ordinance codified by each municipality listed below to understand the true meaning and scope of the enacted legislative language. If you have questions or concerns, email **info@ehtrust.org**, or direct message our team on Facebook **@Environmental Health Trust**.

U.S. LOCAL CELL TOWER LAWS





ORDINANCES AIMED AT RETAINING LOCAL CONTROL

Shelburne, MA & **Encinitas, CA:**

Strong purpose statement
Great installation setbacks
Fantastic pre-notification requirements
Extensive radio-frequency radiation testing protocol(s)
Comprehensive design standards
Thorough administrative review process
*Encinitas, CA's ordinance also includes critical fire safety protocols

Top Examples of Strong Installation Setbacks

- **Shelburne, MA**: no wireless antennas within 3,000 feet of schools and within 1,500 feet of homes and no new wireless antennas in residential zones.
- **Copake, NY**: no wireless facility may be within 1,500 feet from homes, schools, churches, or other buildings containing dwelling units.
- **Sallisaw, OK**: no commercial wireless telecommunications towers within 1,500 of homes.
- **Calabasas, CA**: no "Tier 2" wireless telecommunications facilities within 1,000 feet of homes and schools.
- **Bedford, NH**: No wireless antennas within 750 feet from nearest residentially-zoned property.
- **Scarsdale, NY**: No wireless facilities within 500 feet from homes, schools, parks, and houses of worship.

More Ordinances With Strong Installation Setbacks

- **Davis, CA**: no freestanding wireless facilities within 500 feet of residential zone and schools.
- **Westlake Village, CA**: no facilities 500 feet of homes.
- **Randolph, MA**: no wireless antennas 500 feet homes/ businesses.
- **Petaluma, CA**: no "small cell" antennas within 500 feet of homes.
- **Suisin City, CA**: no "small cell" antennas within 500 feet of homes.
- **Contra Costa County, CA**: no new high-visibility facilities or towers within 300 feet of residential zones.
- **Ithaca NY:** 250 feet

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U.S. LOCAL CELL TOWER LAWS

Ordinances With Exemplary Radiofrequency Radiation (RF) Testing Requirements

Scarsdale, NY

- Pre-testing and post-installation testing (within 30 days after transmission begins) to demonstrate actual compliance with FCC radiation emissions guidelines.

Davis, CA:

- Pre-installation RF analysis conducted by state-licensed/registered RF engineer to determine maximum power density of proposed wireless facility at full buildout.
- Pre-installation report estimating cumulative electromagnetic radiation levels and levels surrounding the proposed installation site.
- Post-installation RF report (must be submitted within five days after transmission begins).

Fairfax, CA

- RF testing must be conducted one month post-construction and every year thereafter to verify that actual levels of radiation being emitted by approved facilities, operating alone and in combination with other approved facilities, conform to current FCC radiation emissions limits.

Suisun City, CA:

- Telecom permittee must conduct post-installation RF emissions testing to demonstrate actual compliance with FCC radiation emissions guidelines. During testing, the facility must be operating at maximum power.

Copake, NY:

- Pre-testing of RF emissions and post-testing within 30 days after transmission begins to ensure compliance with FCC emissions limits.
- Balloon tests required within 35 days of application submission (dates and times of the balloon test shall be advertised by the applicant and notice of the test date will be printed in a newspaper of popular circulation).

Great Barrington, MA

- Routine, annual radiofrequency radiation emissions assessments to ensure continued compliance with FCC emissions limits

Dalton Gardens, ID:

- Within 45 days of initial operation of the facility, the permittee must submit written certification by a licensed professional engineer that radiofrequency radiation emissions comply with limits, including cumulative impacts from other nearby facilities.
- If the City has reason to believe that a facility is exceeding allowable FCC radiation emissions limits, then a hearing shall be scheduled before the Planning and Zoning Commission where the owner of the facility and/or facility operator shall be required to show cause why permits issued by City shouldn't be revoked and why no fine should be imposed.





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EXEMPLARY U.S. LOCAL CELL TOWER LAWS

NOTICE TO THE COMMUNITY



Strong Pre-Notification Requirements

Dalton Gardens, ID

- 1,500-foot mailed notice for Type II and Type IV applications.
- 300-foot notice forType I and Type II applications.
- Applicant shall post notice on proposed site advising the public of the public hearing.
- Public hearing required for each special permit application.

Scarsdale, NY

- Mailed pre-notification to residents within 1,000 feet of a proposed installation site.
- Notice must be posted at the proposed installation site no more than five feet off the ground for the entire duration that the application is pending a decision.

Calabasas, CA

- Mailed pre-notification to all residents within 1,500 feet of proposed facility & public hearing.

Little Silver, NJ

- Mailed pre-notification to residents within 500 feet of proposed installation site.

Rancho Palos Verdes, CA

- Mailed pre-notification to all residents within 500 feet of a proposed installation site.

Baton Rouge, LA

- Mailed pre-notification to residents within 300 feet of the proposed installation site.
- Attach a posted notice (blaze orange placard) at the precise location of the proposed facility within 2 days of submitting application.

Bold blue on this PDF are hyperlinked.

PRE-NOTIFICATION REQUIREMENTS:
EXEMPLARY U.S. LOCAL CELL TOWER LAWS

Notable Pre-Notification Requirements

- **Suisun City, CA**: Mailed pre-notification to all residents within 500 feet of the proposed installation site.
- **Town of North Hempstead, NY**: Mailed pre-notification to all residents within 350 feet of proposed installation site.
- **San Diego, CA**: Mailed pre-notification to all residents within 300 feet of proposed installation site (must be less than 1,000 residents within 300-foot radius of proposed site to require mailed notice).
- **Davis, CA**: Mailed pre-notification to all residents within 300 feet of the proposed installation site.
- **Keane, NH**: Mailed pre-notification to all residents within 300 feet of the proposed installation site.
- **Petaluma, CA**: Mailed pre-notification to all residents within 300 feet of proposed installation site for new construction and/or modifications to existing structure.
- City of Walnut Creek, CA: Mailed pre-notification to all residents within 300 feet of proposed installation site.
- **Thornton, CO**:
  - Mailed pre-notification to all properties within 250 feet of the "small cell" facility.
  - Notification must include a copy of the applicant's notification letter, a copy of the notification letter translated to Spanish, and certificates or proof of mailing the letter must be on letterhead of the owner of the small cell facility.
  - The letter must notify property owners of the upcoming installation, type of installation (stand-alone, attachment, etc.), location, and include a sample depiction, photo, or drawing of the installation; a copy of the letter translated to Spanish must also be mailed to property owners.

Most Comprehensive Design Standards for 5G "Small Cell" Facilities:

- **Western Springs, IL**

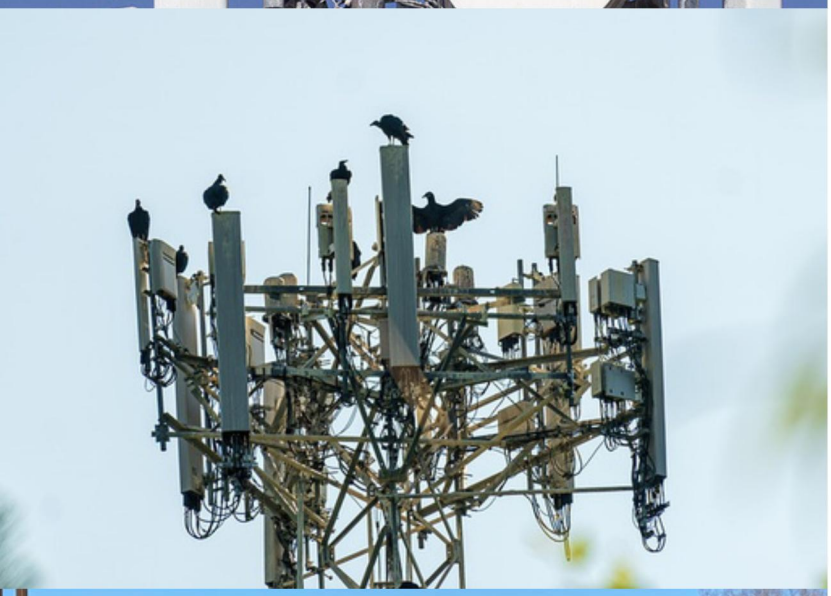




Bold blue on this PDF are hyperlinked.

STRONG U.S. LOCAL CELL TOWER LAWS
WILDLIFE AND ENVIRONMENT







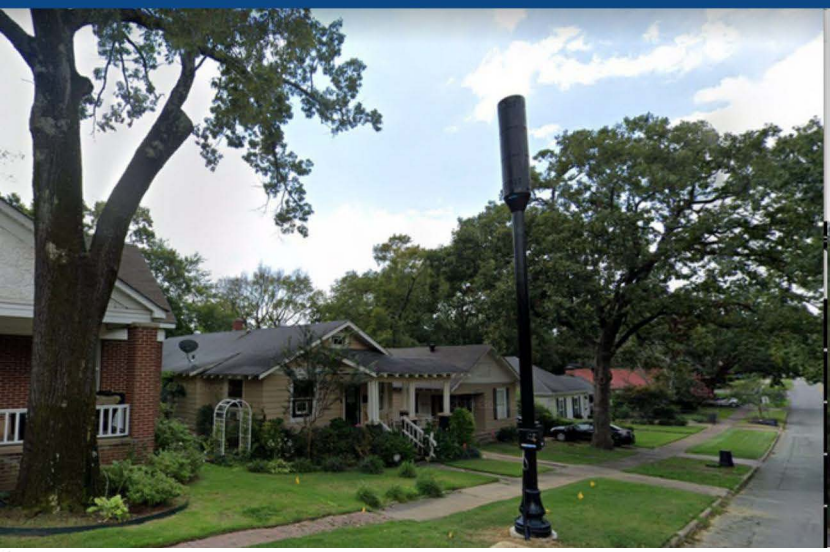
Environmental Impact Assessment Rules

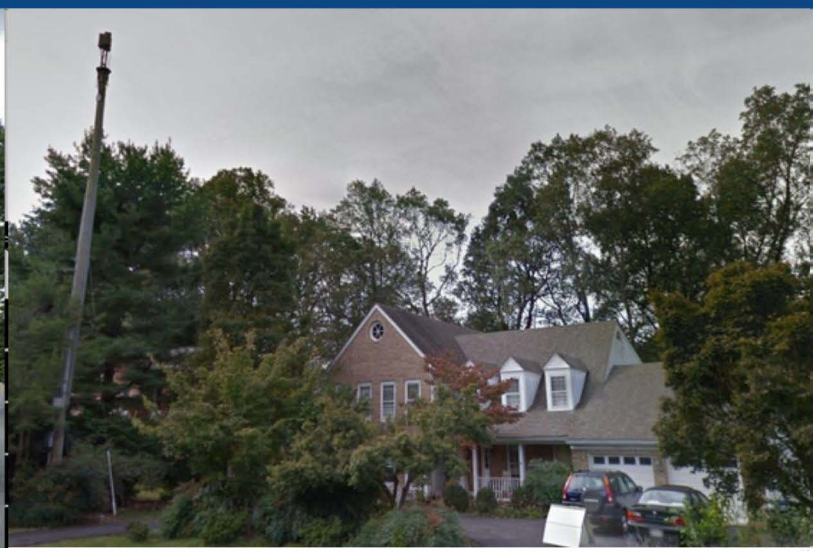
Petaluma, CA:

- All telecommunication facilities shall be sited to minimize the effect on environmental resources.
- No telecommunications facility or related improvements shall be sited so as to create a significant threat to the health or survival of rare, threatened or endangered plant or animal species.
- No telecommunications facility shall be sited such that its presence threatens the health or safety of migratory birds.
- Potential adverse impacts upon nearby public use areas such as parks or trails shall be minimized.
- The facility shall comply with all applicable city floodplain, floodway and storm drainage and erosion control regulations.
- Drainage, erosion, and sediment controls shall be required as necessary to abide soil erosion and sedimentation of waterways. Structures and roads on slopes of ten percent or greater shall be avoided. Erosion control measures shall be incorporated for any proposed facility which involves grading or construction near a waterway or on lands with slopes over ten percent. Natural vegetation and topography shall be retained to the extent feasible.
- No telecommunications facility or related improvements shall be sited such that their construction will damage an archaeological site or have an adverse effect on the historic character of a historic feature or site.

STRONG U.S. LOCAL CELL TOWER LAWS

TREE PROTECTIONS IN SITING WIRELESS ANTENNAS





Fairfax, CA

- Prior to issuance of building permit, the telecom applicant shall obtain the Zoning Administrator's approval of a tree protection plan prepared by a certified arborist if the installation of a wireless facility will be located within the canopy of street tree, a protected tree on private property, or within10-foot radius of the tree base.

Washington, DC:

- Standalone "small cell" pole may not be located within 15 feet of tree's protected zone.
- No tree shall be removed, have its protected root zone impacted, and/or pruned to accommodate the installation or functioning of "small cell" infrastructure.
- Standalone poles are prohibited within 15 feet of any open tree planting space.

Denver, CO

- "Small cells" must be at least 15-25 feet from a tree trunk so that no proposed disturbance shall occur within 5 feet of the critical root zone.

Thornton, CO

- Poles shall not be located less than 15 feet or within the drip line of an existing tree, whichever is greater in order to protect the health of the tree.

Thornton, CO

- Poles shall not be located less than 15 feet or within the drip line of an existing tree, whichever is greater in order to protect the health of the tree.

Albemarle County, VA

- The telecom applicant shall submit a tree conservation plan prepared by a certified arborist. The plan shall specify tree protection methods and procedures, identify all existing trees to be removed on the parcel for the installation, operation and maintenance of the facility, and identify all dead and dying trees that are recommended to be removed.
- In approving the plan, the agent may identify additional trees or lands up to 200 feet from the lease area to be included in the plan.

Moscow, ID

- A tree protection plan prepared by a certified arborist must be completed if the installation of a "small cell" wireless telecommunication facility will be located within the canopy of a street tree, or within a 10-foot radius of the base of such a tree.

From: Kopstein Jay
Sent: Tuesday, July 26, 2022 11:37 AM
To: Matthew Slater <mslater@yorktownny.org>; Ed lachterman <elachterman@yorktownny.org>; Thomas Diana <tdiana@yorktownny.org>; Luciana Haughwout <lhaughwout@yorktownny.org>; Sergio Esposito <sesposito@yorktownny.org>; Diana Quast <dquast@yorktownny.org>
Subject: Cellular Communications Towers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Some members of the public as well as some members of the Town Board are completely unaware of the correlation, or the lack there of, between the siting of a cellphone tower and an improvement in cellular coverage in the immediate vicinity.

The improvement of cellular service in an area is dependent not only upon the siting of the cell tower, but upon the height of the antenna arrays, the sector direction of the antenna arrays as well as the horizontal and vertical orientation or deviation from the horizontal or vertical center lines of the individual antennas. Although federal law gives Planning and Town Boards little leeway on siting, vendors and/or carriers can be publicly asked about these concerns. It must be noted that carriers place their antenna arrays as to maximize utilization or revenue. As more and more emergency services increasing depend upon cellular uses, especially data, the Planning and Town Boards must ask questions about local area coverage.

Even the First Responder Network Authority (FirstNet Authority) in the national contract with its contractor discusses coverage by population density and not geography.

Two examples: My residence is 0.4 miles from one new tower and 1.9 miles from another new tower, yet the cellular service in my neighborhood hasn't improved in 20 years. Those of you who drive Route 35 may be aware of a dead spot between the Amawalk Dam and just west of Route 100 in spite of the fact that a new cell tower was put up on the side of Route 35 in that same general vicinity.

In todays' world many members of the emergency services community as well as the public use cellular services. These services include voice, video, data and texting. In fact, these services are all, in actuality, data. Because of both natural and manmade issues, many cellular carriers are choosing to install back up generation at the sites that they use. Theoretically, if there are 4 carriers located at a cell tower site, there may be 4 back-up generators and 4 fuel supplies, each contributing to air quality issues, if activated. Further, if commercial power fails and the back-up generator

fails, the individual carrier goes down. A far more efficient and environmentally friendly design would require the tower operator to install and bill the carriers for only 2 generators at each site. Each generator capable of powering the site with the 2nd generator serving as a back-up. This double redundancy or N+2 build has served us well. Incidentally, the larger generators are more environmentally friendly than the smaller ones. During the attacks occurring on 9/11/2001, the public safety communications systems remained functional despite significant infrastructure damage. During extra-tropical storm Sandy, the public safety communications systems as well as most cellular systems remained functional in New York City and the immediate surrounding vicinity. The resiliency of the systems was because of engineering design and emergency management oversight.

I would urge the Town Board to review 2 documents. One document on the FEMA website concerns Continuity of Operations, the 2nd document on the CISA SAFECOM website concerns Third Party Dependencies.

-----Original Message-----
From: KATHLEEN BARLETTI
Sent: Tuesday, December 16, 2025 3:43 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Formal objection to proposal for 53 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

Re: formal letter of objection for 53 Granite Springs Road Proposal

I am writing to formally oppose the proposed development of a telecommunication center at or near 53 Granite Springs Rd. While I recognize the importance of modern communication infrastructure, this particular project raises serious concerns, related to public health, quality of life, and environmental protection.

Numerous residents, including myself (as a cancer survivor), are deeply concerned about the potential long-term health effects associated with continuous exposure to electromagnetic radiation emitted by telecommunication equipment. Although regulatory standards exist, scientific research on long-term exposure, remains inconclusive, particularly for vulnerable populations, such as children, seniors, and individuals with existing health conditions. Proceeding with this project without comprehensive, independent health impact assessment, places community well-being at risk.

The proposed facility is likely to negatively affect the character and livability of our community. Concerns include visual intrusion, increased noise from equipment and maintenance activities, reduce property values, and the overall industrialization of a residential or environmentally sensitive area. These impacts would significantly diminish residence enjoyment of their homes and surroundings.

The construction and operation of the telecommunication center threaten local ecosystems, wildlife, habitats, and green spaces. Potential tree removal, soil disruption, and increased energy consumption run counter to sustainability goals and environmental stewardship. The property being talked about should be covered by the wetland protection in the Yorktown local regulations. This should prevent permanent alteration, and should recognize the woodlands' role in water infiltration and erosion control. Once environmental damage occurs, it is often irreversible, and such consequences must be careful. He weighed before approval.

Given these concerns, I respectfully request that this proposal be reconsidered, delayed, or relocated to a more suitable area that minimizes harm to residence on the environment. At a minimum, a full environmental and health impact study should be conducted with meaningful public consultation before any approval is granted for these permits being sought today.

Our community deserves development that prioritizes health, environmental responsibility, and quality of life. I urge you to act in the best interest of current and future residence by rejecting or reevaluating this proposal.

Thank you for your time and consideration.

Sincerely,
Kathleen Barletti

Good evening,

My name is Matthew Berk, and I've been a resident of Yorktown since 2013. I'm here tonight to voice my opposition to the cell tower proposal.

I speak to you not just as a neighbor who has come to love this town, but as a zoning and land use expert. I studied planning at Binghamton University, hold a Master's in Urban Planning from NYU and have spent over 23 years in planning and real estate for the City of New York, where I am currently an Assistant Commissioner overseeing 2,000 properties. As a fellow civil servant, I want to sincerely thank you for the great work you do for this town. I truly believe there is no more honorable profession than public service.

Zoning exists for two primary reasons:

1) to separate incompatible uses and 2) to regulate density.

Regarding compatibility: there is an easily understood need to separate residential areas from oil refineries, for example. The developer's own Environmental Assessment identifies this area as forest, agricultural, and residential. Let's be honest - a cell tower is a piece of industrial equipment. If you laid that behemoth on its side, it would look like an industrial scrapyard. Standing it upright doesn't magically make it compatible with a residential neighborhood. This would certainly not protect the character of the neighborhood; it would change it.

I am aware that under Town Code Section 300-59C, the town has sole and absolute discretion over the use of certain land. But as a government professional, I can tell you: absolute discretion is a dangerous authority. It must be balanced by the consistent application of policy. Zoning shouldn't lose its meaning just because the government owns the deed. We wouldn't put a trash incinerator next to a home just because the town owns the land; we shouldn't do it with industrial towers.

Yorktown's charm, as a well-kept secret is because we've successfully avoided the urban density found to our south. We moved to this wonderful community, embedded in nature, to avoid and escape hulking apartment complexes and traffic on the streets. But increasingly, massively dense developments are breaking ground. Between the embarrassingly out-of-scale and likely detrimental Underhill Farms development and now this proposal, it feels like our nature is being traded for density. Every week, it's 130 units here, a tower there. A tower that is most likely proposed only to accommodate all this new density.

Finally, I ask: has there been a documented lapse in emergency response - police, fire, or EMS - due to a lack of coverage in this specific area? If not, then the Telecommunications Act of 1996 should not be seen as a threat to denying this proposal. If the developer has not proven a significant gap in service that cannot be remedied by less intrusive means, the Town is on firm legal ground to deny. Remember, it's 2026 and everyone has home Wi-Fi and has functioned perfectly well.

If none of the four sites considered are ideal, let's not force a bad decision. Discretion is not a mandate. I urge you to use your discretion to pause. Wait for more compatible technology. Uphold the separation of incompatible uses. Put a pause on the over-densification of our town and re-examine the zoning laws. Listen to the constituents who entrusted you to protect the character of this town that we all love and call home.

Let's keep Yorktown, Yorktown.

Thank you and good luck with your decision.

Have a wonderful evening.

To the Town Board and Planning Commission,

I am writing to formally object to the approval of the cell tower to be constructed at 62 Granite Springs Rd. This cell tower raises major concerns regarding public health, environmental issues and property values.

We have lived on Granite Springs for the last 30 years and have enjoyed our view of Crystal Lake and the beautiful marshland surrounding the area which has always been parkland, knowing that nothing would be built in it. This cell tower is an eyesore and raises so many other concerns for us and our neighbors from a standpoint of environmental concerns which undermines the towns commitment to environmental stewardship.

One of our most concerning is property devaluation. Who would want to live in a neighborhood with that eyesore sitting only a few hundred feet away?

It is so troubling that we as residents of this neighborhood only found out about it this past summer and come to find out that it has been in the works since 2021. How does this happen?

This cell tower must not be built, we ask respectfully that the town reconsider its approval and uphold the wishes of the residents of this neighborhood, and have its responsibility to protect us and the land entrusted to to them.

Thank you for your time and consideration.

Sincerely,
Andy & Debra Clarke

From: Krista
Sent: Wednesday, January 7, 2026 8:03 PM
To: slaterm@nyassembly.gov
Subject: Please help our neighborhood

Hi! My name is Krista D'Alessandro. I live in Yorktown Heights with my husband and two young children. There is a plan to place a cell phone tower in our neighborhood. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns

- Some residents are worried about **potential health effects** from continuous *radiofrequency (RF) radiation* emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts

- The site is **near wetlands and conservation land**, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency

- The proposal was **added to meeting agendas on short notice**, giving residents **little time to learn about the project or attend hearings.**

4. Aesthetics & Neighborhood Character

- Tall towers are **visually intrusive "eyesores"** in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns

- Nearby cell towers can **lower property values**, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues

- Neighbors also raised **flooding and stormwater concerns** due to tree removal and soil uprooting.

7. Regulatory & Parkland Use Issues

- The land proposed for the tower was originally **donated with the intent to be parkland**. Some residents argue building a tower there may **contravene that original use of the land.**

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.

We would love to have your support with this matter.

Thank you so much!!

Krista DAlessandro

Kimberly DeMilia

December 16, 2025

Ms. Diana Quast
Town Clerk
Yorktown Town Hall
363 Underhill Avenue
Yorktown NY, 10598

RE: Concern regarding proposed cell tower at 62 Granite Springs Road, Yorktown Heights, NY 10598

Dear Ms. Quast:

I am writing to formally express my opposition to tonight's proposal for placement of a cell tower at 62 Granite Springs Road and further in heavily residential neighborhoods in general.

Residential areas are intended to provide a safe, quiet and stable environment for families. The installation of cell towers in close proximity to homes raises serious concerns, including potential impacts on property values, neighborhood aesthetics, and the overall quality of life for residents. Additionally, many community members remain concerned about long-term health effects and increased noise or visual intrusion associated with such infrastructure.

In addition, there are significant environmental considerations that cannot not be overlooked. The construction and operation of cell towners can negatively impact local ecosystems, including the removal of mature trees (41 in this instance), disruption of wildlife habitats that live in the wetlands (installation of a 425 ft. access road requiring maintenance, salting etc.). Increased energy use and backup generators and associated equipment also contribute to noise, emissions, and environmental degradation within residential communities. These impacts are inconsistent with responsible environmental stewardship and sustainable land-use planning.

While I recognize the importance of reliable telecommunication services, I strongly believe cell towners should be located on commercial, industrial or less densely populated areas whenever possible. Residents should not be forced to bear disproportionate environmental and social costs. Placing this infrastructure away from residential zones would help balance technological needs with the well-being and reasonable expectations of local residents.

I respectfully request that decision-makers prioritize community input and explore alternative locations that do no directly affect residential neighborhoods or have significant environmental impact such as this proposal.

Thank you for your time and consideration of this matter.

Sincerely,



Kimberly DeMilia

Good evening,

My name is Christine Farrell. I moved to the XXXXX neighborhood two years ago with my husband and two young children. Living here has been wonderful. We specifically picked this part of Yorktown because of its location. It is a family-oriented neighborhood that is removed from the bustling traffic in town and away from any major electrical structures and/or cell towers.

Therefore, it is completely disheartening to hear that the town is considering putting a cell tower in our neighborhood. The cell phone tower would be enormous and completely out of character for this family friendly area. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Even in looking at the pictures on the town website that show the tower from various vantage points, it is still an eyesore. Yes, it will be hidden to a certain degree but is not something I want anything near my family's home.

In addition, there are a litany of concerns that support the belief that placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea.

1. **Health and Safety**
   - Some residents are worried about potential health effects from continuous radiofrequency (RF) radiation emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. *As someone who grew up in an area riddled with high cancer rates as a result of environmental factors, this is my biggest concern.*

2. **Environmental and Wildlife Impacts**
   - The site is near wetlands and conservation land, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles and swans who have made their home there) affect plant life, and impact environmentally

sensitive areas.

3. **Lack of Community Process & Transparency**
   - The proposal was added to meeting agendas on short notice, giving residents little time to learn about the project or attend hearings.

4. **Aesthetics & Neighborhood Character**
   - Tall towers are visually intrusive “eyesores” in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. **Potential Property Value Concerns**
   - Nearby cell towers can lower property values, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. **Environmental & Infrastructure Issues**
   - Neighbors also raised flooding and stormwater concerns due to tree removal and soil uprooting.

7. **Regulatory & Parkland Use Issues**
   - The land proposed for the tower was originally donated with the intent to be parkland. Some residents argue building a tower there may contravene that original use of the land.

I cannot imagine you would like a cell tower in your backyard. Therefore, please do not put one in ours. Let’s keep our neighborhood safe for our families and generations to come.

Thank you for your support.

Take care,
Christine Farrell

Dear Members of the Town Board,

I am writing as a concerned resident of the Town of Yorktown to formally express my opposition to the proposed cell tower located near my parent's home also to my sister's home where my young nephews reside.

While I understand the importance of reliable communication planning to place a cell tower in this very close proximity to homes is a not a wise decision. There are many other solutions correcting this matter.

I have never had an issue living in that immediate area since 1992 and neither has my family.

I strongly encourage the Town to listen carefully to the concerns being raised by residents and to act in the best interest of the Yorktown community.

A GINORMOUS commercial structure in a residential area alters the visual landscape and will affect homeowners' ability to sell their homes in the future. The very reason my parents chose Yorktown Heights and the Sparkle Lake area to raise my siblings and I in the first place 35 years ago was not because it had a cell tower in their front yard view.

As a sibling to a young cancer survivor, myself, my family and many families remain uneasy about long-term exposure—especially when children live, play, and attend school nearby including my child who attends school at Brookside. More testing and appropriate expertise is required before your decision to approve this project is expected and requested.

Residents should not be placed in a position where they may face unknown health risks, particularly when alternative locations exist. It's the Town Board's duty to protect their residents.

For these reasons, I strongly urge the Town to halt this project immediately. The telecommunications company should be required to identify a more appropriate, remote location that does not involve protected parkland and does not directly affect nearby residents.

Kindly confirm receipt of this email. Thank you.

Rossana Federico

Dear Members of the Town Board,

I am writing as a concerned resident of the Town of Yorktown to formally express my opposition to the proposed cell tower located near my parent's home and also my sister's home where my young nephews reside.

While I understand the importance of reliable communication planning to place a cell tower in this very close proximity to homes is a not a wise decision. There are many other solutions for correcting this matter.

I have never had an issue living in that immediate area since 1992 and neither has my family.

I strongly encourage the Town to listen carefully to the concerns being raised by residents and to act in the best interest of the Yorktown community.

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As a sibling to a young cancer survivor, myself, my family and many families remain uneasy about long-term exposure—especially when children live, play, and attend school nearby including my child who attends school at Brookside. More testing and appropriate expertise is required before your decision to approve this project is expected and requested.

Residents should not be placed in a position where they may face unknown health risks, particularly when alternative locations exist. It's the Town Board's duty to protect their residents.

For these reasons, I strongly urge the Town to halt this project immediately. The telecommunications company should be required to identify a more appropriate, remote location that does not involve protected parkland and does not directly affect nearby residents.
Kindly confirm receipt of this email.
Thank you.
Rossana and Phil Federico

I am writing to oppose the proposed construction of a macro cell tower at 62 Granite Springs Road. It has been mentioned that this tower is needed for emergency services. However, just over a week ago there was an accident right outside of my home and I was able to call Yorktown Police without issue. Police, fire, and EMT services were there within minutes. Everyone on site was able to make phone calls on their cell phone, some even directly in my front yard.

A significant concern is the scale of environmental disturbance associated with this project. The proposal would disturb more than 28,000 square feet of land, including 15,627 square feet of regulated wetlands buffer that supports sensitive species such as the bog turtle, Indiana bat, and monarch butterfly. Wetlands and their buffers should be protected, as this parcel is critically important to our community and to the New York City watershed. In addition, the plan calls for the removal of 84 mature trees, which are essential for stormwater management, erosion control, and water quality protection. Such extensive land disturbance raises serious concerns about increased runoff, flooding, and further degradation of water quality—issues already affecting many residents in our town.

Additionally, the proposed cell tower would be located approximately 400 feet from the nearest residence. I do not believe macro cell towers are appropriate in residential areas, especially when less intrusive alternatives may exist. My family and I moved here three years ago from a large city, in large part because of the adjacent land designated for preservation. This area offered space, privacy, and a peaceful natural setting, all of which would be significantly disrupted by this project. Finally, the proposed tower would directly impact my home's property value by 10%; something we worked hard to achieve. How does the Town plan to address these concerns for all affected residents?

To fully appreciate how important this parcel of property is, all members of the Town Board, Conservation Board and Planning Board should visit the proposed site during the warmer months when there is vegetation growing in the wetlands. I also urge the Town Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

I respectfully urge the Town Board to:

a) confirm that the project does not violate any conditions of the East of Hudson Water Quality Fund grants;
b) fully consider the environmental and residential impacts of the construction and operation of this facility;
c) visit the site during the growing season to better understand the importance of the wetlands; and
d) require the developer to fund an independent wildlife study selected by the Conservation Board.

Thank you for your time and consideration,
Veronica Fazzini

From: Diana Quast
To: Maura Weissleder
Subject: FW: Cell Phone Tower
Date: Monday, December 15, 2025 3:37:32 PM

From: James Frattarola
Sent: Monday, December 15, 2025 3:05 PM
To: Diana Quast <dquast@yorktownny.gov>
Subject: Cell Phone Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Town Board and Planning Commission,

I am writing to formally object to the approval of a proposed cell phone tower to be constructed in close proximity to my parents' residence at XXXXXX, which is also my childhood home. This project raises serious concerns regarding environmental preservation, public health, property rights, and the Town's responsibility to its residents.

The land in question was gifted to the Town as designated parkland. Approving commercial infrastructure on land intended for conservation and public benefit directly contradicts the purpose for which this land was donated. Parkland is meant to protect natural habitats, preserve open space, and serve the community—not to be repurposed for industrial or commercial use.

From an environmental standpoint, the construction of a cell tower on this land would disrupt established wildlife habitats and negatively impact local ecosystems. This area supports animals that rely on undisturbed land for shelter, food, and migration. Once this habitat is damaged, it cannot be easily restored. Allowing development of this nature undermines the Town's commitment to environmental stewardship.

Equally concerning are the potential health implications for residents living nearby. While wireless technology is widely used, the long-term health effects of living in close proximity to a cell phone tower are not fully understood. Residents should not be placed in a position where they may face unknown health risks, particularly when alternative locations exist. The direct impact on nearby homeowners—both in terms of quality of life and potential property devaluation—cannot be ignored.

It is deeply troubling that this project appears to have moved forward without comprehensive environmental impact studies or independent health assessments. Decisions of this magnitude demand rigorous analysis, transparency, and meaningful community input. Without such due diligence, the Town risks exposing residents and the environment to unnecessary harm.

For these reasons, I strongly urge the Town to halt this project immediately. The telecommunications company should be required to identify a more appropriate, remote location that does not involve protected parkland and does not directly affect nearby residents. There are alternatives that would meet infrastructure needs without sacrificing environmental

integrity or public well-being.

I respectfully request that the Town reconsider its approval and uphold its responsibility to protect both its residents and the land entrusted to its care.

Thank you for your time and consideration.

Sincerely,

James Frattarola

There appears to be much better ways to improve the cell service without erecting a macro cell tower at the proposed location. We oppose this decision to erect this tower.

Cathie & Gerald Fuhrmann

Sent from Yahoo Mail for iPad

From:	Town Clerk
To:	Maura Weissleder
Subject:	FW: NO TOWER PLEASE!!!
Date:	Monday, December 29, 2025 1:49:31 PM

From: Denise
Sent: Sunday, December 28, 2025 9:30 AM
To: Town Clerk <townclerk@yorktownny.gov>; Edlachterman@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: NO TOWER PLEASE!!!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live on XXXX and vehemently oppose the installation of the proposed cell tower.

We left Yonkers to be here almost 10 years ago - because we appreciate the beauty of Yorktown and we hope to keep it beautiful!!

5G has been proven to be very dangerous to us, yet another reason we don't want it up the block from us!

Please reconsider!!

Happy New Year to all!

Denise Connolly

I am writing to let you know again, how opposed I am to a cell tower behind my property. I think you know all the reasons to my opposition, but just in case, here is a list of reasons:

You want to destroy beautiful landscape, that was donated originally to be park land.
It will impact wildlife, by polluting the environment with EMFexposure The science that Homeland spoke about is inaccurate, and not accurate.
The effect on children is higher than adults.
You are allowing this big corporation the ability to destroy wetlands.
Property value will decrease.

Due to the fact that I am not connected to the sewer line(100 feet away), I am worried about flooding, our grounds get saturated.

I have NO PROBLEM with cell service or cable for the last 40 years!
As a matter of fact there was an accident on Saturday night 1/24 in the evening, in which a Verizon pole was knock down, There was absolutely no problem call 911, I have pictures to show you the amount of responses there.

You as local leaders should be looking out for what your constituents want. Many were never notified in the beginning of this debacle!

This email can go on and on. I look forward to Tuesday nights meeting.

Sincerely,
Roseann Guzzo

Hello!

I'm writing to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to both the Town Board and the Conservation Board.**

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat, and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake, a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management. I'm concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Town Board and Conservation Board to consider the effects that the construction and operation of this cell tower would have on the habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration!
Kelly Haberstroh

Good Morning,
Our names are Kristin and David Kurtz. We live at xxxxxxx. We have one child age 15. We specifically chose a home that was not close to any cell towers. There is NO reason that any resident should be living in close proximity to a cell tower!!!!!!!!!! Please do not do this to our neighborhood!! The ramifications are extremely damaging!! Health issues will arise as well as property values declining!!!!!!!
Please do not due this!!!
Thank you for your consideration with this matter.

Mr. Lachterman,

This letter is to inform you that I am opposed to a cellphone tower on Granite Springs Road. I am most concerned with the health risks to my two young children as well the expected decrease in property values.

It is very disheartening to hear that the town is even considering opting for a 130 foot macro tower, which would be the tallest structure in Yorktown, knowing the health risks and decrease in home value to those of us in the vicinity of this structure.

There has been no recent evidence presented that a tower of this size is needed nor that it will improve service to the residents in the immediate area.

To us in this community, we would bear the burden of this structure to our health and financial well being with little to no benefit.

I urge you and the board to not move forward with this tower but to consider other alternatives.

Sincerely,
Tara Minucci

Dear Members of the Town Board,

I am writing to formally express my strong opposition to the proposed cell tower in my neighborhood.

I chose to move my family to this community very intentionally. One of the primary reasons was to raise my children in a quiet, residential environment that prioritizes health, safety, and quality of life. I have young children and babies at home, and I take my responsibility as a parent to protect their well being very seriously.

I am deeply concerned about the placement of a cell tower so close to homes and families. While there may be differing opinions on long-term exposure to radio frequency emissions, I believe it is reasonable and prudent to apply a precautionary approach, especially when children are involved. Once such infrastructure is installed, its impact is permanent, and residents are left with no meaningful choice but to live with the consequences.

In addition to these health and quality of life concerns, I am also troubled by the potential impact this project may have on nearby wetlands. Wetlands are critical environmental resources that support wildlife, manage stormwater, and protect water quality. Any construction, access roads, or long-term maintenance associated with a cell tower risks disturbing these sensitive areas and causing irreversible environmental damage. Our town has a responsibility to protect these natural assets, not place them at risk for private infrastructure projects.

Beyond environmental and health concerns, a cell tower would significantly alter the character of our neighborhood, potentially affecting property values, visual aesthetics, and the sense of peace that drew families like mine here in the first place.

I respectfully ask the Town Board to consider alternative locations away from residential neighborhoods and environmentally sensitive areas, or to deny approval for this project altogether. Our community should not be asked to shoulder avoidable risks when safer and less intrusive options may exist.

I respectfully request that this correspondence be entered into the official public record for this application and any related hearings or proceedings.
Thank you for your time, consideration, and service to our town. I appreciate your careful review of this matter and your commitment to protecting both the families and natural resources of our community.

Sincerely,
Leandro Oliveira

Hello all,

I am writing to make you aware of my opposition to the proposed cell tower at 62 Granite Springs Rd. The proposed location is near a residential community where many families live. I have concerns about RF exposure on all nearby residents, especially children. Much research is needed in this area and I am not comfortable with claims that this tower is safe.

Another reason for my opposition is that this tower will potentially lower residents' property values. This is a desirable neighborhood. It is quiet and safe and putting in a cell phone tower can turn prospective buyers away. Other towns have much better restrictions on where towers such as this one can be built. I was shocked to learn that Yorktown is not as strict as other towns and that is why this location is being looked into. I have loved raising my children here and always speak highly of what a great place it is to raise kids. I hate that this proposed tower is tarnishing this. This has nothing to do with me not wanting this in my backyard. I don't want this in anyone's backyard. I understand we need to have reliable service but I have not heard anyone in my neighborhood say that they were not able to be helped in an emergency.

My final reason for opposing this location is the environmental impacts that this tower can have on wildlife, the wetlands and the trees. This tower is very close to a working farm. The tower could affect the bees which can affect the pollination of the trees. Surely there must be locations that are better suited to allowing for advances in telecommunications without sacrificing the health and safety of wildlife and people.

I appreciate your time in reading my email, please send a short response acknowledging that you have received it and please post my letter.

Sincerely,
Deidre Merante

I

Good Evening All,

Please confirm receipt of this email.

I am writing in opposition to the proposed cell Tower at 62 Granite Springs Road. Many neighbors have submitted letters in opposition that cite the environmental risk, lack of expert review, aesthetic concerns, potential impact on grants, and unclear benefit for those living in the area. I agree with the litany of concerns raised to the board and am providing the following commentary for your review.

At face value, this proposal seems absurd. A developer suggests building a 130 ft tower wedged between single family homes, a historic farm, and protected wetlands. The basis to date has been a gap identified in a report that recommends different equipment be installed. Our officials seemingly want to railroad the proposal through without expert consultation or detailed plans, and after local outcry have now engaged a consultant without bid solicitation shortly before deciding whether to issue permits.

I encourage our board to recall that they are charged with stewardship of our town and the well-being of those who live here. Communication infrastructure is a necessity, and it must be built based on data and after responsible due diligence. It is highly discouraging to see the letter from Supervisor Lachterman that reads like a PR release for Homeland that just shows that Homeland is capable of checking boxes without any real scrutiny. In fact, this letter was the only source the town's RF consultant said they could find alternative site analysis. Now that there is finally an expert evaluation of the proposal in-hand, I hope that the board ensures that Homeland provides the construction drawing set and analysis that the consultant has requested so that the actual impact of the project can be evaluated. It is concerning that basic municipal requirements like construction drawings need to be raised by a consultant who specializes in telecom/RF analysis as opposed to the boards responsible for ensuring proposals such as these comply with our municipal code.

If the board is interested in and capable of evaluating the need, effectiveness, and risk of this proposal, they will ensure Homeland provides documentation and corrections to the proposal requested by the RF consultant, the wildlife survey requested by the conservation board, and the construction plans required by our municipal code to show how risk to our wetlands will be managed during construction before considering issuing any permits. Homeland should be doing the legwork and bearing the expense to justify their proposal, and our officials should be holding them to account instead of letting the tail wag the dog as they have done to date.

Thank you
Sean Ruane

I oppose the construction of the proposed cell tower at 62 Granite Springs Road, a residential area, due to health risks and adverse environmental impact.

Regards,
Marie Regan

YORKTOWN TOWN BOARD

To whom it may concern:

I am writing to express strong opposition to the proposed construction of a cell tower in our neighborhood. While I understand the importance of reliable wireless service, placing a tower in a residential area raises several concerns that should be considered before proceeding.

1. Negative Impact on Property Values

Real estate analyses indicate that homes situated near cell towers often experience lower property values, typically showing a decrease of about 10–20%.

2. Proximity to the Lake, Children's Playground, and Beach Area

The proposed location is especially concerning because it sits near the lake that serves as a community park, playground, and beach for local families. This area is used for swimming, recreation, and family activities. Introducing a large industrial tower so close to a natural, child-centered space raises serious questions about environmental impact, safety, and the preservation of a cherished community resource.

3. Environmental Disruption

A cell tower is a large industrial structure that would alter the character of our neighborhood. Its height, lighting, noise, and equipment installations would disrupt the visual landscape and diminish the residential feel that residents value.

4. Safety, Health, and Structural Risks

Cell towers can pose risks related to structural failure, falling ice, and equipment malfunctions. Severe weather events—common in our region—can increase the likelihood of damage. There are also health risks linked to headaches, migraines, and cancer. Until more is known about the long-term risks, cell towers should not be placed in or close to neighborhoods.

For these reasons, we respectfully request that you reconsider the proposed location and pursue alternatives.

Thank you for your attention to this matter.

Sincerely,

Jennifer & Andrew Reilly

From:	Diana Quast
To:	Maura Weissleder
Subject:	FW: Cell towers
Date:	Thursday, December 4, 2025 11:24:26 AM
Attachments:	image001.png

From: Ed Lachterman <elachterman@yorktownny.gov>
Sent: Wednesday, December 3, 2025 10:03 PM
To:
<supervisor@yorktownny.gov>; Ed Lachterman <edlachterman@gmail.com>
Cc: Cynthia Ann Secor-Smith <csmith@yorktownny.gov>; Diana Quast <dquast@yorktownny.gov>
Subject: RE: Cell towers

Thank you for your comments. I am sending to the clerk so she can put it in the record. She should also be able to send you a link to sign up for the agenda.

Ed

Ed Lachterman

Yorktown Town Supervisor

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From: Yvette Segal
Sent: Tuesday, December 2, 2025 11:05 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Cell towers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am sending this email on behalf of my husband and I. We strongly oppose any cell towers on or near Granite Springs.

When is the next meet when this will be discussed?

Thank you,

Mr. and Mrs. Heath Segal

January 8, 2026

Supervisor Ed Lachterman
Councilman Sergio Esposito
Councilman Patrick Murphy
Councilwoman Susan Siegel
Councilman Ilan Gilbert
Yorktown Town Hall
363 Underhill Avenue
Yorktown Heights, NY 10598

Dear Yorktown Town Board,

Our family is respectfully asking that you do not approve the 130-foot cell tower that is planned to be installed in the wetland buffer just north of Crystal Lake off of Granite Springs Road between Curry Street and Quaker Church Road.

We live about 1 mile north of this proposed tower site. Our cell phone reception is fine. Our tech, powered by Verizon, works just fine all year round and even in storms.

It is completely inappropriate to place such a large tower adjacent to people's homes and backyards. It is not a pleasant sight to view from one's yard, even as trees are planned to be planted surrounding the unit, this monstrosity will still be easily seen by everyone living in this vicinity and by everyone driving by. Further, it is inappropriate to place a cell tower so close to homes for health reasons. All other cell towers in our area are not adjacent to homes. For example, the cell tower on Route 6 near the JV Mall is at least a football field away from the nearest resident – if not more. The cell tower on hwy 35 between Lasdon Park and the dam is next to the road, flanked by the forest in all other directions. What is not clear, since cell phones and cell towers are a relatively new technology, is how they can affect human beings genetically, medically, environmentally, emotionally, psychologically, aesthetically and mentally over time. Children and families will be playing in their backyards very close to this unit.

Residents have invested most of their hard-earned money in the homes that they have purchased here in our neighborhood, and they did not figure into their investment to have an enormous mechanical, electronic, radio-wave, radiation eyesore mess as part of their investment. Their homes will absolutely be worth less with a cell tower view. Here's what I know, that if this tower was to be built next to your home, you would NEVER want it or allow

it. So then why are you even considering this project to be built next to your constituent's homes? It is unconscionable.

As I'm sure you have observed, as it is by your design, that Yorktown's environment is quickly being removed, developed and monetized. That this cell tower is just another iteration of that. A removal of nature. A change from suburban to city. From earth to metal. From maple trees to money. From peepers to pavement. From wildlife to walls. In 15 years, you've already cut down at least 10 forests and paved over countless parcels of open space. When is it going to stop? When is the "preservation" part of Yorktown's logo going to kick in?

We still have incredible wildlife in our area, despite the massive amount of development that the people of Yorktown have endured in less than 20 years. In this very sensitive wetland area, home on the periphery to coyotes, deer, rabbits, racoons, otters, fox, opossums, reptiles, within the wetland are turtles, fish, beavers, amphibians and tall trees (that are planned to be removed with this project) that are home to bats and landing and hunting places for barred owls and red-tailed hawks. The trees and bush there are also homes to songbirds like nuthatches, house finches, cow birds, black-capped chickadees, dark-eyed juncos, sparrows, gold finches, blue birds and larger birds like grackles, blue-jays, cardinals and woodpeckers. This large wetland also feeds into the adjacent Crystal lake and the surrounding brooks, an environmentally important connection that needs to remain open underneath Granite Springs Road as a wildlife corridor as well for flooding relief for the homes surrounding this area.

Another major concern that comes with this cell tower development is the machinery and back-up generator materials that come with such a tower. Are there flammable materials like propane or chemicals that can leak into the sensitive wetlands if not properly maintained due to wear and tear or if there is a catastrophe like a hurricane or ice storm? And once built, we know that it will be maintained by workers that will come by periodically to spray pesticides, insecticides and glyphosate (Round Up) to clear the gravel at the site of weeds and greenery that will inevitably grow over time. All of these poisonous materials will negatively impact the wetland, the animals that live there, the lake and ultimately, our waterways and our health.

This is my neighborhood. I may not live exactly where this tower is planned to be, however, I take ownership and stewardship with my neighbors there. It is wrong to put this tower that none of us need or want, in this sensitive area. My family drives by this location everyday as we embark on our days. One of the last natural pleasures Yorktown offers us is to drive east onto Granite Springs Road and view lovely, Crystal Lake on the right, with its magnificent

waterfowl present in all seasons and to look to the left to see the immense, mysterious, majestic wetland to the left. This adds to our days. This fills our cup. This view helps us feel like we made a good decision by making our home in the Town of Yorktown Heights. Please do not ruin this place. Please do not succumb to profit over people here. Please say "no" to the 130-foot cell tower, all its machinery, it's filling in of this portion of a wetland and its aesthetic pollution, chemical pollution, long-term exposure to radio-wave pollution that will negatively affect the local children and the animals in this vicinity in perpetuity. You wouldn't want this to be in your backyard, so you cannot expect your citizens to accept this fate. So please vote, "no" on this project.

And one more comment: I do not care what "experts" you or the client's lawyers procure to "review" this area to determine that wildlife "can take it" or that flooding will be fine or that radio waves aren't harmful or that we should just endure more and more because of a certain study or how some remote expert can give the "green light" on whatever the lawyers want to prove. This project is too big, and it is wrong for this area for a myriad of very valid reasons. But mostly, our homes and our lives should be enough for you to do the right thing, to protect us, to be there for us and to fight for us.

Thank you and sincerely,

Jennie Sunshine

Jennie Sunshine

Dear Members of the [Town Council / Zoning Board / Planning Commission],

I strongly urge you to deny approval of the proposed cell tower in or near our residential neighborhood.

This proposal places an industrial telecommunications structure directly next to homes, where families and children live. While federal exposure limits exist, they do not eliminate legitimate concerns about long-term, continuous exposure in residential settings. Residents should not be forced to accept health uncertainty so a private company can maximize convenience and profit.

Equally concerning is the impact on property values and neighborhood character. A visible cell tower, associated equipment, noise, and maintenance activity will diminish quality of life and impose financial harm on homeowners who had no voice in this decision.

Approving this project would prioritize corporate interests over residents' health, property, and well-being. Viable alternatives exist in commercial or industrial zones and must be pursued instead.

I ask you to stand with the community you serve and reject this proposal.

Please do better Yorktown - it will not help us in the long run- destroying wetlands and home to many species of wildlife is not what we want. Keep your word on preserving our land - our wetlands are not up for grabs.

Sincerely,
Lisabeta Vukaj

From: Jennifer
Sent: Saturday, February 28, 2026 10:47 AM **To:**
Sergio Esposito <sesposito@yorktownny.gov>
Subject: Cell Tower Opposition

Dear Mr. Esposito,
I am writing to express my opposition to the proposed installation of a cell phone tower at 62 Granite Springs Road.
As a longtime resident of Yorktown Heights and a homeowner on XXXX for the past 20 years, I care deeply about the character, environmental integrity, and long-term stability of our community. I echo the concerns voiced by our neighbors at the recent Town Board meeting and believe those comments thoughtfully reflected the sentiment of many residents. The potential environmental impact of this project, including effects on local wildlife and the surrounding ecosystem, warrants serious and careful review. Equally important is the effect such a structure may have on neighborhood aesthetics and property values. Many of us have made substantial personal and financial investments in our homes, and decisions of this magnitude should prioritize protecting those investments and preserving the residential nature of the area.

I respectfully ask the Board to consider alternative locations or solutions that would minimize disruption to established neighborhoods and protect the qualities that make Yorktown Heights such a desirable place to live.

Thank you for your attention and for your continued service to our community.
Please confirm receipt of this mail.

Sincerely,
Jennifer Patrissi

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----- Forwarded Message -----
From: "Lulgjuraj, Laura"
To: "townclerk@yorktownny.gov" <townclerk@yorktownny.gov>
Cc: "mariaivezaj@yahoo.com" <mariaivezaj@yahoo.com>
Sent: Mon, Mar 2, 2026 at 1:25 PM
Subject: Professional Real Estate Perspective on Proposed Cell Tower

Hello,

My name is Laura Lulgjuraj, and I am a local real estate professional with experience in the Yorktown and surrounding markets. I am writing to share my professional perspective regarding the proposed 130-foot cell tower planned near residential homes in the area.

Based on my experience, large infrastructure installations such as cell towers—particularly those of significant height and visibility—can be a concern for a segment of prospective homebuyers. While the impact can vary depending on distance, visibility, and neighborhood context, buyer perception plays a meaningful role in real estate marketability.

In practice, some buyers view nearby cell towers as a negative due to aesthetic considerations or perceived health concerns. This can limit buyer interest, reduce demand, and in certain cases contribute to longer time on market or downward pressure on property values when compared to similar homes without such proximity. While every situation is unique and site-specific factors matter, it is reasonable to conclude that a structure of this size located near residential properties has the potential to affect buyer behavior and overall marketability. For that reason, I believe it is important that any potential economic and market impacts to homeowners are carefully evaluated as part of the decision-making process.
Thank you for your time and consideration.

Sincerely,
Laura Lulgjuraj

From: Ed Lachterman
To: Ali OBrien
Cc: Sergio Esposito; Susan Siegel; Luciana Haughwout; Diana Quast; Patrick Murphy; Maura Weissleder
Subject: RE: Cellphone service in Yorktown
Date: Tuesday, December 16, 2025 4:42:24 PM

Thank you for your comments. I am passing them on to the entire board and our clerk for the record.
Ed

Ed Lachterman
Yorktown Town Supervisor

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-----Original Message-----
From: Ali OBrien
Sent: Tuesday, December 16, 2025 4:28 PM
To: Ed Lachterman <elachterman@yorktownny.gov>
Subject: Cellphone service in Yorktown

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To Whom it May Concern
The cellphone service is horrendous in my neighborhood. I live in the XXXX neighborhood There are many dead spots and the lack of cell service makes it very hard to conduct a work from home atmosphere

Calls are dropped. Calls don't ring. And words are heard every other word.

A cell tower is needed in the area Where I live off of XXXXX in Yorktown.

Thank you
Ali O'Brien

Ali O'Brien

From: Town Clerk
To: Maura Weissleder
Subject: FW: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Date: Tuesday, March 3, 2026 3:24:34 PM
Importance: High

Please respond that this was received.

From: cole
Sent: Tuesday, March 3, 2026 1:04 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE CONFIRM RECEIPT OF MY LETTER BY EMAILING ME BACK

I would like to comment on and question the most recent paper work submitted by Homeland Towers after the last public hearing on February 3, 2026. I also have comments addressing what was discussed during the March 2, 2026 Planning Board meeting.

Homeland Tower's submitted a property values report on February 24, 2026 prepared by the real estate valuation consultant, Lane Appraisal Inc. Lane Appraisal submitted a report comparing home values in neighborhoods where a cell tower is installed. Their report compares the price of a home that has a view of a cell tower vs. the price of a home that does not have a view of a cell tower. Lane Appraisals Inc. never mentions when the cell tower was put up in relation to when the home was sold. In other words...Lane does not document the appraised value of the house before the cell tower was up and what was the appraised value of the house after the tower went up... and then adjust it for inflation. Lane's report is not relevant to the concerns of homeowners living near the proposed 62 Granite Springs cell tower site. These Yorktown home owners would like to see a cell tower impact analysis report on the value of their home. They are asking for an analysis of their current home

value vs. the value after the cell tower is installed. In addition, the Lane Appraisal report is not taking into account how savvy home buyers have become when it comes to buying a home near a cell tower...especially now, when our government is demanding the FCC conduct updated cell tower RF safety studies and adjust their regulations and recommendations.

In response to a letter from Homeland Tower's President, Manuel Vincente's, letter that is dated January 5, 2026, but was posted on the town site on February 24, 2026. A bit confusing, because I question how it is a response to the comments made at the last public hearing on February 3, 2026? During the February 3rd meeting, multiple speakers pointed out that the Yorktown Fire Department has no proven need to be on the 62 Granite Springs Cell tower. But, Mr. Vincente's letter documents how Homeland Towers offers free rent, space and equipment for Yorktown's Fire Department and Yorktown's Volunteer Ambulance Corp. to be on two current towers developed by Homeland. Yorktown Fire Commissioner, Martin McGannon's December 16, 2025 letter states, "I have worked with Homeland Towers on previous projects. Based on that experience, I must note that commitments made have not always been fully honored. In past installations, the Fire District and other first responder agencies were promised adequate space on towers, as well as proper antenna mounting brackets, cabling, and infrastructure (with agencies supplying antennas). However, Homeland Towers' contractors failed to provide these items, resulting in additional unplanned costs to Fire District taxpayers." This type of inconsistency in messaging leaves much question in my mind about the need for emergency services to be on the cell tower and how much tax payer money has been spent to support unnecessary service.

The Yorktown Volunteer Ambulance Corp has recently submitted a letter dated February 3, 2026. This letter claims the Ambulance Corp has experienced poor cell phone coverage in the Granite Springs and Sparkle Lake area. They also have not submitted any evidence of this problem presenting in any way. The letter claims it is a matter of time before this lack of cell coverage they are experiencing has a negative impact on their emergency response. Leaves me wondering why the Ambulance Corp is relying on a cell phone to do their job and what exactly will happen that will negatively impact their emergency response?

The viewshed photos submitted by Homeland Towers depicting what a 130 foot monopole will appear to look like from the surrounding neighborhood is

poorly represented. The photos are shot and photoshopped from the least obvious angle and location. The photos also do not exhibit how the tower will present after the 84 trees are taken down. A request for a proper balloon test for all residents to see a an actual visual of what a 130 foot tower may look like has been submitted. The Planning Board neglected to address the Balloon Test request at the recent March 2, 2026 meeting. Who will be making this very common request so all in Yorktown will get a much more accurate view of how the proposed cell tower will appear to all who live in the area?

During the March 2, 2026 meeting, The Planning Board also discussed how residents in the Walden Woods HOA were informed about the 62 Granite Springs cell tower proposal and park land alienation. A Planning Board member stated the Walden Woods HOA is now defunct. This is inaccurate; the Walden Woods HOA is active and continues to collect annual dues. The Walden Woods HOA never informed any member of the HOA about the cell tower proposal or the park land alienation. Also, interesting is the one of the three public supporters for the tower lives in Walden Woods. Wondering what provider this person uses, what phone she uses, what propagation barriers are having a negative effect on her cell service and what remedies she has tried to improve her cell phone experience? To date, there have been three Yorktown residents who support the tower proposal; one who spoke at a public meeting and two who wrote letters. Last night, Homeland Towers' representative, Vincent Xavier, said, no one comes out to meetings to support a cell tower proposal. It is also true to say, no one comes out to support a cell tower proposal that is not needed.

This raises the concerns about the 2022 City Scape survey that was conducted in Yorktown. Homeland Towers used the data from this survey to justify the 62 Granite Springs cell tower proposal during the March 2, 2026 Planning Board meeting. No one on the Planning Board addressed the obvious about this survey. The data collected in this survey is very limited and vague. The statistical data quoted in the report Homeland Tower's Vincent Xavier's letter dated February 24, 2026 is all based on a few questions that each received less than 950 responses. The most recent 2020 Yorktown census recorded a population of 36, 395. Also, the statistical data explains that only 61.4% of those who answered the survey were Verizon customers. This begs the question...why was there such a poor response to this survey? Vincent Xavier's letter goes on to say that 9 people complained about poor cell service in the Granite Springs Road

area. The report does not explain who these people are, who their carrier is, what phone these people were using or where these people live. Vincent Xavier's letter never discusses the propagation barriers in the Granite Springs Road area and how many of these barriers are not going away and will continue to have a negative effect on a cell signal. Finally, Vincent Xavier commented that he cannot use his cell phone at Stuart's Farm. I personally have used my cell phone successfully numerous times while visiting Stuart's Farm. Also, Vincent should know Stuart's Farm has a Somers address.

Pinnacle Telecom Group's letter from February 2, 2026 confirming the tower/facility will remain in compliance with FCC regulations for RF exposure is not a comforting submission. It will never be comfortable until the FCC completes the requested studies on newer RF technology and revises their recommendations for RF signal usage and cell tower placement. Also, Yorktown has not requested to have an independent RF company randomly check the towers RF output to confirm the tower is remaining in compliance.

The RF justification report ordered by Homeland Towers and conducted by VCOMM on February 24, 2026 is a snapshot of what was taking place at that moment in time. It is not the type of report that delivers consistent results with the utmost accuracy. How can a VCOMM report guarantee better cell service will be achieved when all the propagation barriers mentioned in the report will continue to exist? Propagation barriers will always weaken cell signals and may cause them to drop. Homeland and Verizon do not have the ability to control propagation barriers or remove them. Also, I have yet to see a formal report submitted directly from Verizon explaining why their published coverage maps show no cell gap presenting in Yorktown near the 62 Granite Springs Road cell tower proposal site and does show a cell gap presenting in Somers. Once again raising the question of the true purpose of the 62 Granite Spring Road cell tower. Voting yes or no on this cell tower proposal comes down to who you are going to believe? Do you believe, a total of over a thousand people who have signed the petition against the tower, written letters to the town and attended the public hearings confirming their cell phone service is fine and no tower is needed. OR... Do you believe the three people in this town who have come forward to say they are unhappy with their cell phone service experience? OR... Do you believe a tower company who may be prioritizing a long term lease

payment?

Thank you for considering all I have shared,

Monica Cole

From:	Town Clerk
To:	Maura Weissleder
Subject:	FW: Do you need a cell phone to pick apples? Homeland"s lawyer says you do
Date:	Tuesday, March 3, 2026 12:42:10 PM

From: Wendy Frank
Sent: Tuesday, March 3, 2026 11:54 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; James Martorano <jmartorano@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Engineering Department <engineering@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: Do you need a cell phone to pick apples? Homeland's lawyer says you do

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Planning Committee, I watched the planning board meeting last night and it was very disappointing.

Here are a couple of questions for the planning board. Does anyone want to tour the site? Why hasn't the planning board done that already? You can view the snow melting and high water table firsthand. Look at the poor drainage on Granite Springs Road and how the road has not been paved properly for years. You can see the swans, turtles and all sorts of birds, trees and vegetation. You can walk around the neighborhood and ask other residents how they also had to redo their basements due to climate change and the changing water table in the neighborhood.

Future floodings—a must read
https://blog.ucs.org/shana-udvardy/trump-administration-to-cut-common-sense-flood-rule-that-saves-homes-lives-and-taxpayer-dollars/

To date the supervisor came to the site but didn't walk the area where the tower will be, instead he just stood on the resident's property. To date, neither the Conservation Board nor the Planning Board has conducted a group tour either, despite residents repeatedly asking them to review the site in person. Other council members and John Tegeder showed up, but they did not walk through the woods to the proposed tower location. Why would anyone approve a project without first conducting a site inspection? Why appoint people with expertise to various boards and not utilize their skills and experience and walk the area?

Another major detail residents requested, but which wasn't mentioned at all, was to conduct a balloon test? Why didn't the Planning Board request this from the developer? This request was discussed at the ABACA meeting, during public comment and in letters from numerous residents. Furthermore, the planning

department & committee didn't review or mention comments from the ABACA, the tree committee, which the committees submitted respectfully. Not to mention, during a recent Q&A, town resident Bob Wilson said the town board should ask for coverage maps. Has the planning board requested and reviewed these maps?

Why didn't the planning department and planning committee research the original site plan and the property owner who donated the land? Before building anything you should know the history of the land and review the deeds. This should have been the first step and notification to residents and that was NOT done.

Homeland is also citing an online survey. That survey email dated August 31, 2021 states, ""The survey results will be used by Town officials to determine what kinds of cell-phone towers are acceptable to the community, whether that is poles, towers or some type of concealed transmitter that looks like a tree." "Once the survey results are collected, CityScape will give Town officials policy recommendations as they begin discussions with wireless providers about where to install new transmitters."What wireless providers have you had discussions with and where are those reports? Are we using a survey from 5 years ago that Matt Slater sent out via email? Was the survey just an email sent out to residents and that's it?

See neighboring towns

see neighboring New Castle
https://www.mynewcastleny.gov/621/Wireless-Master-Plan

see NO MASTER PLAN FINAL REPORT

0 Master Plan Final Report

Town of Yorktown (.gov)
https://www.yorktownny.gov › wireless-master-plan › 0...

Wireless Master Plan; 0 Master Plan Final Report. Come Visit. Yorktown Town Hall 363 Underhill Avenue Yorktown Heights, NY 10598. Phone: 914-962-5722 · Town ...

See Lewisboro
https://www.lewisborony.gov/aab/page/lewisboro-wireless-master-plan-study

https://www.lewisborony.gov/media/25526

The lack of transparency and public input is inexcusable.

From Homelands' lawyer & developer last night

"He says he needs cell phone service to pick apples?" You've got to be kidding me. Awww, "I can't use my phone when I go apple picking" is not a good excuse for destroying over 85 trees and wetlands. Plus that is inaccurate since I have often biked to Stuart's Fruit Farm and called my family on my cell phone to ask, "How many ears of corn do you want?" and filled my bike panniers with farm fresh produce.

Homeland stated, "People who support the tower don't come to meetings." "Well, they don't write letters either it seems. Where are all those supporters I ask? There are ONLY 2 letters in support. One is from the HOA treasurer of the Walden Woods Association who totaled her car at the tower site a couple of weeks ago. Her letter is unacceptable because, unlike mine, it lacks details about her phone provider and the technology she uses at home. This person also lives less than a quarter mile from our house. I'll reiterate that we don't have any issues with cell or telephone service but we do have problems with poor drainage and lack of maintenance in the area of the Sparkle Lake retention pond, which the town has ignored for years.

"Homeland also said, 'No part of this project is in the wetlands.'" Why didn't the Planning Committee debunk that?

When board members are NOT prepared and haven't read about the neighborhood, numerous residents submitted letters from the Walden Woods HOA, and Luciana had no idea an HOA existed in Walden Woods. She obviously didn't read all the letters residents submitted, citing that fact. She was unprepared, clearly indicating she hadn't done her homework or reviewed the project paperwork.

As they say in golf when you do something over, it's called a mulligan. I ask the Planning Committee to redo this project and review all the letters from the committees and town residents before allowing the town to destroy wetlands.

I'm also attaching the video featuring the wetlands expert, Eric W., in case you haven't seen it or read his book. Sanderson, the Vice President for Urban Conservation Strategy at the New York Botanical Garden in the Bronx. Prior to this role, he was a Senior Conservation Ecologist at the Wildlife Conservation Society (WCS). Sanderson authored the best-selling book, **Mannahatta: A Natural History of New York City**, which discusses the decade-long Mannahatta Project's investigation of the historical streams, ponds, springs, shores, hills, forests, and wildlife of Manhattan Island on the eve of Henry Hudson's discovery in 1609.

IMG_4593.MOV

Wendy Frank

From: Town Clerk
To: Maura Weissleder
Subject: FW: Homeland Cell Tower - 62 Granite Springs Rd
Date: Tuesday, March 3, 2026 10:43:04 AM

-----Original Message-----
From: Christine Amendola
Sent: Tuesday, March 3, 2026 3:50 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Igilbert@yorktownny.org
Subject: Homeland Cell Tower - 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm writing to you today to express my concerns of this highly unnecessary, gigantic cell tower. My family and I recently relocated to Yorktown Heights, quite closely to Granite Springs rd, in August 2025. We came here because of everything this wonderful town has to offer AND because of how great the community is.

We spent quite a bit of money purchasing our home and we continue to spend money on our incredibly high taxes every year. We were fine doing so because we knew our home would have a good ROI, because we loved the nature and wildlife environment around us, and because the aesthetic of our neighborhood was so different than lower Westchester. The only negative was those awful power lines that run north - south right through the middle of our beautiful town, and very close to wear we live. I can't imagine ANOTHER, even uglier and more destructive, cell tower going up that isn't even to benefit the people of this town.

The area we came from, northern Stamford CT, had been cutting down many of their mature trees for years and it led to major flooding and destruction - not to mention the loss of habitats. I can't imagine what losing 84 beautiful, mature trees will do. Plus, the loss of life to some incredible wild animals would be atrocious.

Lastly, there are so few local businesses that survive these days. I know you've seen it in Yorktown alone with restaurants and little shops not lasting. Things are only going to get worse. To my husband and my understanding, Stuart's Fruit & Fir Farm has been a staple in this community for quite some time. Why would you willing take part in the destruction of such a wonderful place that the community loves?

Your job is to protect your residents AND businesses. How can you be okay with allowing this to go on when it would ruin the health, lives, property values, and businesses of the people (and animals) that live here? Especially when the only good this tower does is for the people of Somers?

Please don't make us regret moving here. Please protect our health - and the health of our 3 beautiful little girls (4.5 years old, 2 years old, and 4 months old). Please protect the lives and safety of the wetland animals. Please help preserve and protect Yorktown Heights so it remains the incredibly beautiful place it is.

Thank you for your time and consideration,

Christine Amendola

(845) 664-2713

University of Portland

March 1, 2026

To Whom It May Concern,

I am a Professor of Biology and Environmental Studies at the University of Portland where I teach and study wetlands ecology and how anthropogenic activities impact wetland ecosystems. Prior, I worked for the US EPA on the National Wetlands Condition Assessment. I am writing regarding the cell phone tower proposed to be built at 62 Granite Springs Road, near my sister's home.

Based on my review of the submitted materials and NYSDEC online wetland resources, including but not limited to the a) the developer's site plan updated February 10, 2026, b) KSCJ Consulting summary letters dated May 25, 2022, May 20, 2024, and February 13, 2026 , c) EBI Consulting summary letters dated November 5, 2025 and February 6, 2026, d) The Town of Yorktown Wetland Functional Assessment for Hallock's Millbrook Watershed, and e) NYSDEC wetland mapper and classification, it is my expert opinion that the proposed plan will cause significant and irreversible impacts to the Hallock Mill Wetlands and the Hallock's Mill Brook Watershed.

1) The Hallock Mill Wetlands are designated as Class I wetlands by NYSDEC, which are afforded the highest level of protection: According to the developer, their plan would require disturbing ± 15,627 ft^2 of wetland buffer in the Hallock Mill Wetlands. The NYSDEC designates the Hallock Mill Wetlands as Class I wetlands. In New York State, a Class I wetland is the highest-ranked, most valuable and most protected category, identified by the NYSDEC for its significant ecological functions, such as providing critical habitat for endangered species, supporting rare plant communities, or being linked to coastal or clean water areas, requiring the most stringent development regulations. As such, any proposed development in the area should be held to the highest standard during the application process by the Town of Yorktown. These wetlands are also located within the Hallock's Mill Brook Watershed. According to the Town of Yorktown's Wetland Functional Assessment, these wetlands performed higher than the regional average for all 8 indicators assessed, indicating the crucial role these wetlands play in the local watershed and region overall. Of particular note, these wetlands scored high for Contributions to Abundance of Wetland Vegetation and Fauna and Modification of Stream Flow and Water Quality Functions, indicating the crucial role these wetlands play in supporting wildlife and preserving water quality. These wetlands are also located within the contributing watershed of the Croton Watershed and the NYC Watershed, so any impacts to these wetlands can have downstream impacts to these larger watersheds.

In reviewing the developer's paperwork, it appears that the proposed site may be home to several endangered species, including the Monarch butterfly, Indiana bat, and bog turtle (which is also a federally protected species). The presence of these species is why there is a restriction

on disturbance to this area between March 31 and October 31. However, the developer has only submitted summary letters from EBI Consulting that contain information from searching online databases. There has not been an on-site seasonal wildlife study to confirm the presence of those or other endangered species. Deer, coyotes, bobcats, fox, possums, skunks, squirrels, turtles, frogs, toads, moles, voles, beaver, weasels, and bats, as well as dozens of different types of butterflies and moths, and over 35 different types of birds, live in, or traverse through, the proposed location. Less than a thousand feet from the proposed site is my sister's garden, which is one of only two certified Monarch waystations in all of Yorktown (the other being Hilltop Hanover Farm). Undisturbed habitat patches, such as the parcel in question, are crucial for the survival of migratory animals, such as the Monarch butterfly and the Indiana bat. It is my expert opinion that prior to considering whether to grant the developer a wetland permit, the Town Board should require that an independent consultant conduct an on-site seasonal wildlife study to determine which organisms and habitats will be impacted by this project.

2) NYSDEC regulates activities in both the wetland proper and the 100-foot buffer around wetlands: The proposed site impacts 15,627 ft^2 of the NYSDEC regulated 100-ft buffer of a federally protected wetland. The buffer area surrounding a wetland is essential to maintaining the ecological integrity and functional performance of the wetland system. The current consensus among wetlands ecologists is that conserving adjacent buffer area is crucial to sustaining the water quality, biodiversity, and ecological function of wetlands. Effectively, if you impact the wetland buffer, you are impacting the wetland itself. This is why any encroachment into the buffer is regulated and requires a NYSDEC freshwater wetlands permit.

The proposed site drains directly into Crystal Lake and is just a few hundred feet away from Sparkle Lake Park, a popular site for fishing and swimming. People used to swim and fish in Crystal Lake but now it is badly eutrophied, showing signs of algae blooms due to increased nutrient runoff, leading to oxygen deprivation and death of aquatic life. Wetland buffers act as filters that intercept sediments, nutrients, and contaminants from surface runoff, thereby reducing pollutant loading and preventing eutrophication. In my expert opinion, removing the wetland buffer, including removing 84 mature trees in the wetland buffer, will directly increase nutrient and sediment runoff into Crystal Lake, exacerbating eutrophication, and potentially damaging it beyond repair.

3) The wetland delineation was not performed according to standard best practice and therefore does not make a valid determination of where the wetland boundary is: The developer's wetland delineation was performed on November 9, 2021 and field verified by the NYSDEC on November 29, 2021. While the February 13th letter from KSCJ Consulting contends that this is "completely appropriate and industry commonplace", this is not considered best practice in wetlands ecology. Standard best practice is to conduct wetland delineations during the growing season, which in the Northeast is May through September, when soil hydrology is most evident and vegetation is in full leaf, allowing for accurate identification of hydrophytic vegetation. In fact, the NYSDEC guidelines for wetland delineation specifically recommend that delineations be conducted during the growing season, with July through August being cited as the optimal time to assess vegetation. The current scientific consensus is that wetland boundaries can vary over

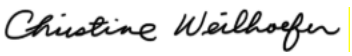
60% throughout a single year, underscoring the importance of performing delineations during the proper season. Delineations performed outside of the growing season have a higher likelihood of delineating the wetland boundary to be smaller than it actually is. In fact, the wetland boundary was reviewed on July 9th, 2025, and the professional opinion of Steven Danzer (Wetlands and Environmental Consultant) is that the wetland boundary as delineated should be expanded and recommended a re-delineation of the wetland boundary during the growing season. It is my professional opinion that the wetland delineation submitted by the developer is not based on best practice nor scientifically sound evidence and the wetland boundary should be re-delineated during the growing season by an independent environmental consulting company.

Further, the developer has only submitted summary letters from KSCJ Consulting, not the full delineation report. These summaries do not include the methodologies that were used, nor do they indicate who performed the delineation and what their credentials are. In my expert opinion, the Town Board should request the full report of the wetland delineation performed by KSCJ consulting that includes this information.

In summary, the developer has not provided an on-site wildlife study to confirm which organisms and habitats will be impacted by this project. Instead, summaries were provided of results from searching an online database. I strongly recommend an on-site wildlife study is done by an independent party prior to the Town Board considering whether to grant a wetland permit. Further, the developer has not provided a wetland delineation report that conforms with either industry standards or best practices. Instead, summaries were provided of a delineation that was done at the wrong time of year. I strongly recommend that the wetland delineation be repeated during the appropriate growing season, in accordance with accepted federal and state delineation methodologies, by an independent environmental consulting firm. A growing-season delineation will allow for accurate characterization of vegetation communities and more defensible mapping of wetland boundaries. Only after such verification should the Town Board consider further action on this application. Lastly, even assuming arguendo that the developer's plan will cause disturbance only within the 100-foot boundary of this Class I wetland, the Town Board should deny the permit to develop as any activity in this buffer will have profound negative consequences to the wetland itself, downstream habitats, and downstream watersheds.

Thank you for your consideration of these comments. I would be pleased to provide further technical clarification if requested.

Respectfully,



Christine Weilhoefer, Ph.D.
Department of Biology & Environmental Studies
University of Portland, Portland, OR 97217

From: Lili Zheng
Sent: Sunday, March 1, 2026 3:54 PM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Oppose the Granite Springs Cell Tower

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Dear Members of the Town Board,

Our whole family opposes the cell tower project on Granite Springs Rd.
We are deeply concerned about the potential impact this cell tower may have on our family, our neighborhood, and the broader community.

First and foremost, we are concerned about potential health effects associated with long-term exposure to radio frequency (RF) radiation emitted by cell towers. Although regulatory agencies such as the Federal Communications Commission (FCC) have established exposure guidelines, many residents remain concerned about cumulative, continuous exposure — especially for children, seniors, and individuals with medical conditions. As a family living next to the proposed site, we would be subjected to constant exposure, day and night, **without choice or control.**

In addition to health concerns, the proposed tower would significantly affect the character of our residential neighborhood. A large commercial structure so close to homes would negatively impact aesthetics, enjoyment of property, and potentially property values. Many families chose to live in this area because of its residential setting, and this installation would alter that environment.

Yorktown is one big supportive, caring family town and we beg the town board to NOT allow the cell phone tower project to happen.

Sincerely,
L. Z.

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Cell Tower Opposition
Date: Saturday, February 28, 2026 6:04:35 PM

Sent from my iPad

Begin forwarded message:

From: Jennifer
Date: February 28, 2026 at 10:46:45 AM EST
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,
I am writing to express my opposition to the proposed installation of a cell phone tower at 62 Granite Springs Road.
As a longtime resident of Yorktown Heights and a homeowner on XXXXX for the past 20 years, I care deeply about the character, environmental integrity, and long-term stability of our community. I echo the concerns voiced by our neighbors at the recent Town Board meeting and believe those comments thoughtfully reflected the sentiment of many residents.
The potential environmental impact of this project, including effects on local wildlife and the surrounding ecosystem, warrants serious and careful review. Equally important is the effect such a structure may have on neighborhood aesthetics and property values. Many of us have made substantial personal and financial investments in our homes, and decisions of this magnitude should prioritize protecting those investments and preserving the residential nature of the area.
I respectfully ask the Board to consider alternative locations or solutions that would minimize disruption to established neighborhoods and protect the qualities that make Yorktown Heights such a desirable place to live.
Thank you for your attention and for your continued service to our community.
Please confirm receipt of this mail.
Sincerely,
Jennifer Patrissi

Sent from my iPhone

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Maria Ivezaj [redacted]
Sent: Friday, February 27, 2026 10:03 AM
To: Susan Siegel <ssiegel@yorktownny.gov>
Cc: Town Clerk <townclerk@yorktownny.gov>
Subject: Susan Siegel Article in Yorktown News/62 Granite Springs Rd

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Councilwoman Siegal,

The recent commentary regarding the Granite Springs Road cell tower frames this issue as though the Town Board's hands are tied and residents' concerns are largely subjective. That characterization is both inaccurate and deeply frustrating.

First, the visual impact of a 130-foot industrial structure in the middle of a residential neighborhood is not "just opinion." Under SEQRA and long-standing zoning principles, community character and visual impact are legitimate, legally recognized land-use considerations. A structure of this magnitude will permanently alter the residential landscape. That is not emotional rhetoric. It is a material planning impact.

Second, concerns about property values are not baseless speculation. Courts across the country have acknowledged that proximity to large telecommunications towers can affect marketability and desirability. Homeowners are justified in questioning the placement of a commercial-grade structure looming over their homes.

Most troubling is the implication that denying this application would somehow expose the Town to inevitable, unwinnable litigation. That is simply not the standard under federal law.

The Telecommunications Act of 1996 does not require municipalities to approve every application placed before them! What it prohibits is an “effective prohibition” of service. Courts, including within the Second Circuit, have made clear that a provider must demonstrate (1) a significant coverage gap and (2) that its proposal is the least intrusive means of remedying that gap.

Those are NOT trivial hurdles. They are the applicant’s burden.

If the alleged coverage gap is overstated or unsupported by credible, INDEPENDENTLY verified data, the Board has grounds to deny. If feasible alternatives exist, (which they do), and the applicant has not adequately pursued them, the Board has grounds to DENY. If the proposal is not the least intrusive means of addressing the claimed gap, the Board has grounds to DENY.

Do Wetlands and their buffers mean nothing to this town anymore? According to the Freshwater Analysis from Aug 2007 that the TOWN did, Wetlands and its buffers DID matter at one point. What changed now?

Bob Wilson has provided clear reasons why the Board can exercise authority consistent with federal law. The Town is NOT required to rubber-stamp a corporation’s preferred location, simply because litigation is inconvenient! Avoiding scrutiny is NOT the same as complying with the law.

Residents have not “confused opinion with fact.” They have reviewed HUNDREDS of pages of submissions, identified inconsistencies, challenged propagation maps, and demanded substantiation. Advisory boards themselves have requested more information! That alone signals that the applicant has not yet met its burden.

The Board’s obligation IS NOT TO ACCOMMODATE A TELECOMMUNICATION CORPORATION. It is to enforce zoning protections, uphold SEQRA standards, and ensure that any approval is supported by substantial evidence in the record.

The law does not require surrender. It requires diligence.

The community expects the Board to use the legal authority it possesses and LISTEN TO ITS VOTERS, the ones that MAKE YORKTOWN THEIR HOME, not to default to approval out of misplaced fear of a lawsuit.

Maria Ivezic

Outlook

FW: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

From Town Clerk <townclerk@yorktownny.gov>
Date Wed 2/18/2026 9:35 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Wendy Frank [redacted]
Sent: Wednesday, February 18, 2026 12:17 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; James Martorano <jmartorano@yorktownny.gov>; Engineering Department <engineering@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Nancy Calicchia <ncalicchia@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Fwd: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

An update on my earlier email since I attended the ABACA meeting this evening. Please add to the comments/testimony.

According to the town website on July 14, 1964, the Town Board resolved to adopt an ordinance establishing the Advisory Board on Architecture and Community Appearance (ABACA) to protect the town from the harmful effects of inappropriate and poor-quality dCAesign. According to the Town of Yorktown Comprehensive Plan under scenic and historic preservation ytn10.pdf Crystal Lake is listed.

It just doesn't seem "scenic" to have a large oversized 150 ft cell tower adjacent to Stuart's Fruit Farm. Ongoing concerns exist regarding the tower's visual impact; its excessive height and intrusive visibility have not been properly vetted by Homeland or the town. The term "scenic" is referred to Crystal Lake in the adopted 2010 comprehensive town plan. Placing a cell phone tower there doesn't seem "scenic," especially since the town's long-range planning document outlines that area as "scenic."

We request a balloon test to truly understand the visual impact on the surrounding landscape and homeowners in this "scenic" area. This sensitive area contains wetlands and a residential road that lacks proper drainage. Most recently, a driver recently caused a major accident here, taking down an entire Verizon telephone pole at this location and we don't know if it was caused by ponding, icey conditions or the driver was impaired.

We do know that computer simulated views are not as accurate as actual viewshed pictures taken during a balloon test. The renderings, Photoshop work, and computer-generated pictures do not reflect the removal of trees for the project which will impact the view of the tower. We also have questions about the inaccuracy of tree removals: the applicant stated 37 trees to the County of Westchester, but their paperwork to the town says 88. The community's appearance of the area will be ruined forever; therefore, we ask that the ABACA advisory board review all documents concerning the "scenic" area that will be destroyed forever if this project moves forward.

Furthermore after tonight's meeting the developer said, "84 trees is not a lot of trees". Without considering over 300 saplings, bushes and other vegetations in the area. The develoepr didn't mention the princess pine either that was brought up by the local arbonist.

The developer to date didn't know the following:

What the grade of the area was asked and the developer couldn't answer that question

What's the pad made of? The developer couldn't answer that question

The color of equipment they didn't know yet elther

How are you viewing the site from what angles since they didn't do a balloon test? They couldn't explain they didn't even do a proper study using a drone.

Now the developer says he will do that test on his own? What are his qualifications?

Why wasn't the balloon test done originally when they developer proposed the site in the first place? That seems like something you do before to help identify how visiible the structure will be.

The developer had no idea what type of generators? What size generators?

What's the foot print size of the generator? They didn't know

Noise from the generator? The developer didn't know that either

Who maintains the "driveway"? That was not clear either

Who maintains the pole and equipment?

One board members lives on Sarles Drive and said his cell phone service is fine. The developer said he's recieved "many complaints about cell service in the area". Where are those complaints? There is nothing in writing submitted from those people complaining about their cell service in the neighborhood.

The developer admitted in the meeting the service will help Somers but NOT Yorktown.

Someone tell me how Homeland Towers proposed the lease of this property in July of 2022 and now 5 years later they don't have any answers of how this towering cellphone tower will be constructed? Or what materials will be used?

Jon Stewart said, "if you smell something say, something"

This entire project smells!

Yours truly,

Wendy Frank

Outlook

FW: Cell Tower Opposition

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 7:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Robert Patrissi [redacted]
Sent: Tuesday, February 17, 2026 5:40 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Diana,

I am writing as a 20-year resident of Yorktown Heights, living on [redacted], to formally express my opposition to the proposed motion to install a cell phone tower at 62 Granite Springs Road.

I agree with and support the thoughtful statements made by my neighbors at the most recent Town Board meeting. The concerns raised regarding environmental health, impacts on local wildlife, and the broader character of our community are significant and deserve careful consideration. In addition, the potential effect on surrounding property values is a serious issue for those of us who have invested in our homes and in the long-term stability of this neighborhood.

Yorktown Heights is valued for its natural setting and residential character. I respectfully urge the Board to fully weigh the environmental implications, aesthetic impact, and economic consequences before approving this proposal, and to consider alternative solutions or locations that would better protect our community.

Thank you for your time and consideration.

Sincerely,

Robert Patrissi

Outlook

FW: Cell Tower- Please Read!

From Town Clerk <townclerk@yorktownny.gov>
Date Mon 2/16/2026 7:38 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Pam Roden [redacted]
Sent: Monday, February 16, 2026 1:46 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower- Please Read!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon to All,

I am a resident very close to the proposed site of the 130 foot cell tower. I STRONGLY OPPOSE this proposition for the following reasons:

- **Visual Impact:** Something so aesthetically horrific and of this size and scope should never be considered for a residential area.
- **Residents:** Local residents pay a great deal of taxes to support and encourage our northern Westchester aesthetic. This project would negatively impact home value and significantly minimize desirability for future families to settle.
    - **Environmental Damage:** The site is in a wetlands buffer, potentially harming the bog turtle, Indiana bat, and monarch butterfly.
    - **Water Quality:** Construction threatens to impact Sparkle Lake, which is connected to the Croton watershed.
    - **Alternatives:** Investigate smaller cell options on existing poles instead of a large tower.
- Thank you for your time, attention and consideration of this important matter.
- Regards,
- Pamela Roden
- [redacted]

- Granite Springs

Outlook

FW: Follow up questions and concerns about February 9, 2026 Planning Board meeting

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 2:15 PM
To Maura Weissleder <mauraw@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>

From: [redacted]
Sent: Tuesday, February 17, 2026 1:10 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Follow up questions and concerns about February 9, 2026 Planning Board meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:
The Planning Board
The Town Board

It was concerning to watch the latest Planning Board meeting on February 9, 2026.

The Planning Board and Homeland Towers both mentioned the **Fire Department** has a need to be on the monopole cell tower to improve their communication. This is curious because information shared during the February 3, 2026 Public Hearing explained there is no record in the FOIL documents providing evidence of the Fire Department's need to be on the cell tower. Also, no record of an independent communications consultant exists providing any evidence of a need or recommendations for the Fire Department to be on the tower. It was concluded by many, the Fire Department does not need to be on the monopole and is being used to build support for this cell tower proposal by manipulating the public's fear and desire to support first responders.

The Planning Board also questioned the aesthetics of the tower. Homeland Towers answered those concerns with photos obviously taken at angles and locations that downplay the presence and appearance of the 130 monopole cell tower. Also, the viewshed photos did not take into account what the view will look like after the proposed 84 trees are cut down. I can assure you, the view from many other locations near this proposed tower will show a very different visual story. This begs the question...Why didn't anyone on the Planning Board or Town Board request Homeland Towers conduct a **Balloon Test**? I wrote a letter to you all on January 19, 2026 inquiring about a Balloon Test and no one bothered to respond.

Also wondering why the Planning Board did not ask obvious questions relating to January 25, 2026, RF consultant's report provided to the Town Board by Douglas Fishman.

No one on the Planning Board inquired about why **Homeland has not yet justified being on the 62 Granite Springs Road site** and **has not provided data to substantiate the claim that the site is needed to offload capacity from the neighboring sites.**

No one asked Homeland Towers why they went to Somers first to solve Somer's cell gap issue and why Somers turned them down twice.

No one asked Homeland Towers to define exactly where the cell gap is defined in Yorktown. Would have been interesting to hear Homeland's response, because no cell gap presents on the gold standard FCC Broadband map or the current coverage maps for Verizon, AT&T or T Mobile. Is anyone wondering how exactly Homeland is going to prove a cell gap exists? How will Homeland prove they can improve anyone's cell service in Yorktown when a cell gap does not exist or a need to offload capacity from the neighboring sites?

Does anyone on the Planning Board understand **4G and 5G propagation barriers** and how the neighborhood near 62 Granite Springs Road is full of them? The propagation barriers are always going to be and will occasionally weaken a cell signal and cause it to drop. A 130 foot monopole cell tower is not going to win over propagation barriers and many will still experience cell signal weakening or dropping at times. Also, Verizon or any other carrier most likely **will not lease small cells** in an area they do not need to service, because a cell gap does not exist on their coverage map, nor the need to handle offload capacity from neighboring sites. **Verizon is interested in being on the current 62 Granite Springs cell tower, because they will aim to fill the cell gap in Somers. Verizon will not be leasing the tower to fill a cell gap that does not exist in Yorktown.**

In addition, the **VCOMM** report used to justify this tower is from **November 2021**. A VCOMM only addresses what Verizon **MAY** be able to accomplish if they are on the monopole. A VCOMM justification report typically assesses the coverage and capacity of a wireless network, which can help identify areas with insufficient signal strength often referred to as cell gaps. However, it **does not** directly prove cell gaps, but rather provides data that **can** indicate their presence. **This means the data provided in NOT DEFINITIVE.** This is true because 4G and 5G propagation variables can change on any given day or time. These changes can and do influence the data collected on a VCOMM report. **Meaning VCOMM data will vary and can never claim to be 100 percent accurate beyond the time and day it was collected.**
This all means the Planning Board is being asked to comment/give recommendations on a highly invasive/destructive project, that will have a devastating impact on precious parkland, a residential neighborhood and Yorktown as a whole; a project that is not justified in any reliable report and cannot prove it will benefit anyone's cell service in Yorktown.

The questions remain...Does the Planning Board recognize this proposal is not justified and will not benefit cell service in Yorktown? Is the Planning Board satisfied with the current proposal information to give their approval to go forward with this 130 foot monopole cell tower installation? Is it worth ruining beautiful open space parkland, killing environmental elements and animals, risking toxic contamination of the air, land and water, lowering property values, sending the message to all potential buyers that Yorktown does not protect their open space or residential neighborhoods and putting your neighbors health at risk? All for an unproven

technological gain, that will be replaced much sooner than later. Keep in mind, both Homeland Towers and Verizon, can break their lease at anytime and leave Yorktown to pay to clean up the mess left behind.

Thank you for considering all I have shared when you write up your recommendations for this proposal.

Monica Cole

FW: Cell phone tower

From Town Clerk <townclerk@yorktownny.gov>
Date Sat 2/14/2026 11:21 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kaylee Huff <[redacted]
Sent: Saturday, February 14, 2026 9:38 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell phone tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Kaylee Huff. I live in Yorktown Heights with my husband and three young children. There is a plan to place a cell phone tower in our town. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns
   - Some residents are worried about potential health effects from continuous radiofrequency (RF) radiation emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts
   - The site is near wetlands and conservation land, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency
   - The proposal was added to meeting agendas on short notice, giving residents little time to learn about the project or attend hearings.

4. Aesthetics & Neighborhood Character
   - Tall towers are visually intrusive "eyesores" in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns
   - Nearby cell towers can lower property values, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues
   - Neighbors also raised flooding and stormwater concerns due to tree removal and soil uprooting.
7. Regulatory & Parkland Use Issues
   - The land proposed for the tower was originally donated with the intent to be parkland. Some residents argue building a tower there may contravene that original use of the land.

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.
Please reconsider,
Kaylee Huff

Outlook

Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Diana Quast <dquast@yorktownny.gov>
Date Fri 2/13/2026 6:04 PM
To Maura Weissleder <mauraw@yorktownny.gov>

Sent from my iPhone

Begin forwarded message:

From: Wendy Frank [redacted]
Date: February 13, 2026 at 5:46:10 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

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FYI, we want to make sure this ltr is added to the website - https://www.yorktownny.gov/town-departments/town-clerk/pending-projects/homeland-towers-project-granite-springs-road/

Thanks and good shabbos!!

---------- Forwarded message ---------
From: <[redacted]
Date: Tue, Feb 10, 2026 at 2:15 PM
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment
To: townclerk@yorktownny.gov <townclerk@yorktownny.gov>, supervisor@yorktownny.gov <supervisor@yorktownny.gov>, elacterman@yorktownny.gov <elacterman@yorktownny.gov>, planning@yorktownny.gov <planning@yorktownny.gov>, irechey@yorktownny.gov <irechey@yorktownny.gov>, jtegeder <jtegeder@yorktownny.org>, lgilbert@yorktownny.gov <lgilbert@yorktownny.gov>, ssiegel@yorktownny.gov <ssiegel@yorktownny.gov>, sesposito@yorktownny.org <sesposito@yorktownny.org>, pmurphy@yorktownny.gov <pmurphy@yorktownny.gov>, highway@yorktownny.gov <highway@yorktownny.gov>

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town

Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

Proper construction practice is to require a complete wetlands soil auger subsurface water table study. The construction site would then ensure comprehensive soil samplings below the surface. This process is critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

Given these circumstances, I urge the Town Board to review these issues thoroughly, to ensure that proper soil testing procedures are mandated and accurate environmental assessments are crucial and listen to the community.

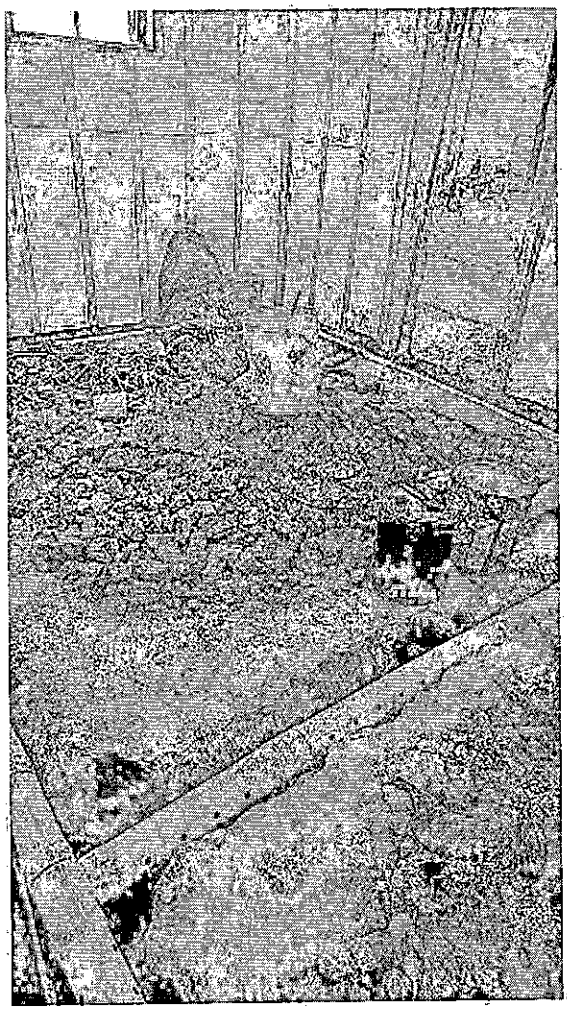
We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

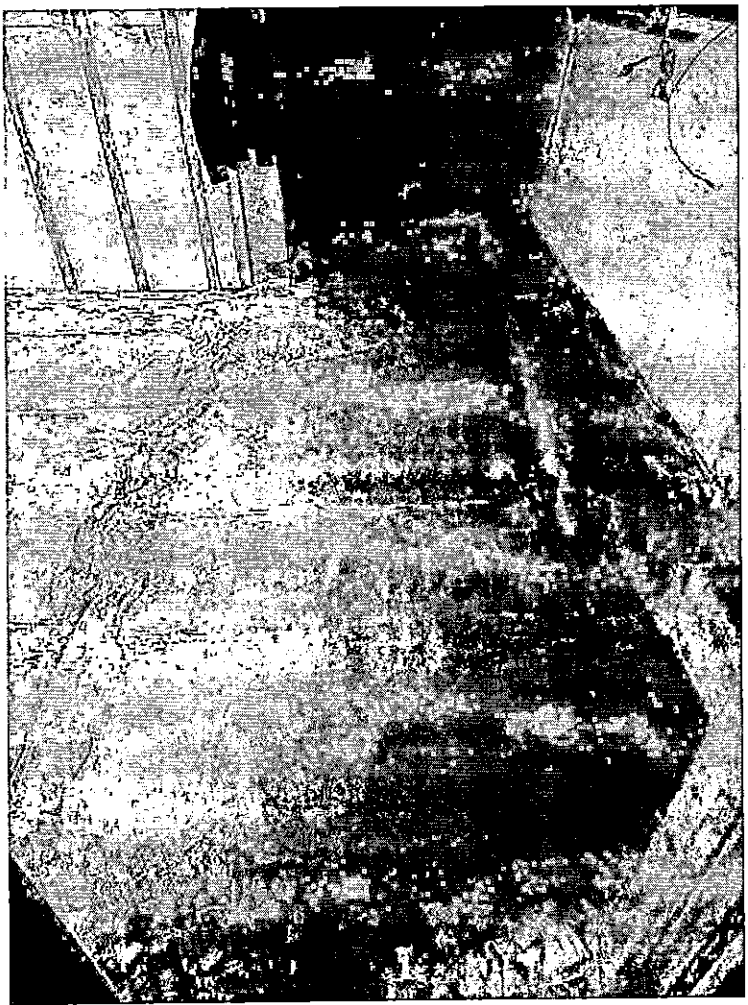
Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

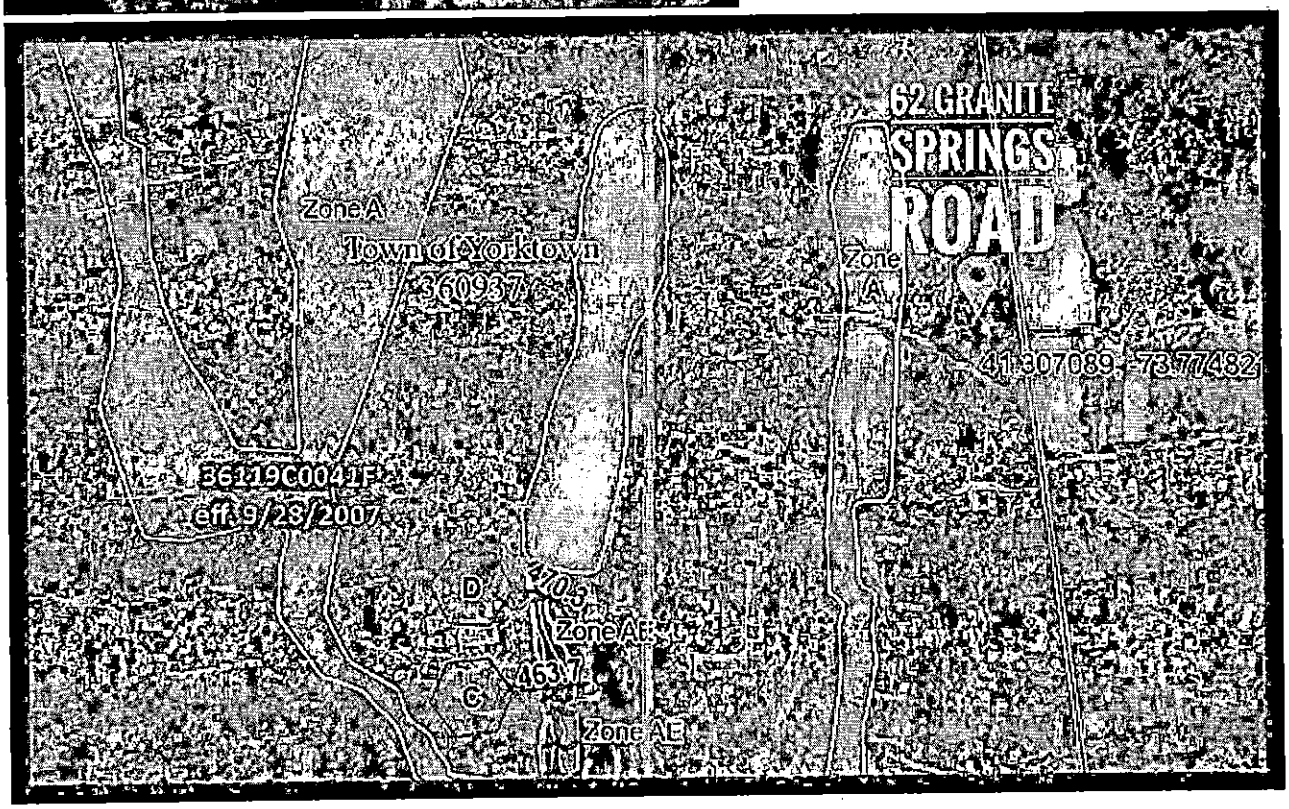
Sincerely,

Howard Frank and the Frank family








62 GRANITE SPRINGS ROAD
Zone A
Town of Yorktown
360937
Zone A
41.307089, -73.77482
36119C0041F
eff. 9/28/2007
D
Zone AE
463.7
C
Zone AE

Outlook

FW: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 6:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

4 attachments (280 KB)
photo1basement.jpg; photo2basement.jpg; photo3basement.jpg; floodplanYorktown.jpg;

-----Original Message-----
From: [redacted]
Sent: Tuesday, February 10, 2026 2:15 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; elacterman@yorktownny.gov; Planning Department <planning@yorktownny.gov>; irechey@yorktownny.gov; John Tegeder <jtegeder@yorktownny.gov>; lgilbert@yorktownny.gov; Susan Siegel <ssiegel@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Highway Department <highway@yorktownny.gov>
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

Proper construction practice is to require a complete wetlands soil auger subsurface water table study. The construction site would then ensure comprehensive soil samplings below the surface. This process is

critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

Given these circumstances, I urge the Town Board to review these issues thoroughly, to ensure that proper soil testing procedures are mandated and accurate environmental assessments are crucial and listen to the community.

We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

Sincerely,

Howard Frank and the Frank family

Outlook

FW: Opposed to Cell Tower

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 8:56 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kathryn Johnson [redacted]
Sent: Monday, February 9, 2026 9:12 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>
Subject: Opposed to Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members,

My husband and I reside at [redacted] in a quiet, predominantly residential neighborhood. We are writing to express our strong opposition to the installation of any cell tower in our area.

A cell tower would be wholly inconsistent with the residential character of our neighborhood and could have detrimental effects on our health, our environment, and our property values. We deliberately chose to live in this area because of its natural setting and absence of large-scale commercial infrastructure. Introducing a cell tower would fundamentally alter that character.

Additionally, our current cell service is reliable and fully adequate. There is no demonstrated need for additional infrastructure in this location, and we see no justification for imposing the risks and visual impact of a cell tower on nearby residents.

For these reasons, we respectfully but firmly urge you to reject any proposal to construct a cell tower in our neighborhood. We appreciate your consideration of the concerns of local residents and trust that you will protect the integrity and livability of our community.

Sincerely,

Kathryn Johnson
[redacted]

Outlook

FW: New Response Completed for Contact

From Web <web@yorktownny.gov>
Date Mon 2/9/2026 12:13 PM
To Diana Quast <dquast@yorktownny.gov>; Maura Weissleder <mauraw@yorktownny.gov>

From: noreply@yorktownny.gov <noreply@yorktownny.gov>
Sent: Friday, February 6, 2026 11:46 PM
To: Web <web@yorktownny.gov>
Subject: New Response Completed for Contact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please note the following response to Contact has been submitted at Friday February 6th 2026 11:43 PM with reference number 2026-02-06-001.

- **Name:**
  stuart epstein
- **Email:**
  [redacted]
- **Phone:**
  [redacted]
- **Subject:**
  cell tower
- **Question/Comment:**
  I am definitely opposed to the construction of the cell tower by Granit Springs. Even though i do not live in that section of town I feel yhay this parcel should be kept as open space, it is not fair to the neighbors especially the person that is less then 500 feet where 1300 is recommended. Cutting down almost 100 trees in an area that is designated open space is sinful I would not want to sit out in my back yard and see that steel tower no matter what color they paint it. If power goes out the generator will probably run on propane, I would not want it running unattended. PLEASE do not APPROVE THIS SITE, DO NOT approve a wetlands permit, and no cutting of trees. I watched the meeting i saw how mant people attended they all worked so hard doing research, hiring lawyers, checking property boundaries.
  I voted for the existing town board because I feel they are fair. Pleas respect the open space and [lease respect the neighborhood, the HOMEOWNERS. When the planning board and zoning board look at building homes or extensions on homes the number priority is will it change the character of the neighborhood . THIS IS NOT IN

CHARACTER.

Thank you
Stuart Epstein

[redacted]
Shrub Oak

[This is an automated email notification -- please do not respond]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition of cell tower
Date: Wednesday, February 4, 2026 12:03:06 PM

From: Abby Gani [redacted]
Sent: Tuesday, February 3, 2026 9:47 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition of cell tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Abby Gani. I live in Yorktown Heights with my husband and two young children. There is a plan to place a cell phone tower in our neighborhood. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns

- Some residents are worried about **potential health effects** from continuous *radiofrequency (RF) radiation* emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts

- The site is **near wetlands and conservation land**, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency

- The proposal was **added to meeting agendas on short notice**, giving residents **little time to learn about the project or attend hearings.**

4. Aesthetics & Neighborhood Character

- Tall towers are **visually intrusive "eyesores"** in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns

- Nearby cell towers can **lower property values**, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues

- Neighbors also raised **flooding and stormwater concerns** due to tree removal and soil uprooting.

7. Regulatory & Parkland Use Issues

- The land proposed for the tower was originally **donated with the intent to be parkland**. Some residents argue building a tower there may **contravene that original use of the land.**

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.
We would love to have your support with this matter.

Thank you,
Abby Gani

Town Clerk's Office

FEB 04 2026

Diana L. Quast, Town Clerk
Town of Yorktown, New York

[redacted]

Yorktown Heights, N.Y.

10598

January 31, 2026

Diana Quast

Town Clerk

Yorktown Town Hall

363 Underhill Avenue

Yorktown Heights, NY 10598

Dear Ms. Quast,

We are writing this letter to express our concerns regarding the proposed cell phone tower on 62 Granite Springs Rd. This project will require the removal of multiple trees in our neighborhood and is not needed to improve cell phone service in our area. We further believe that this large cell tower should not be placed in the middle of a residential area and will have a negative impact on our environment.

Thank you for your consideration.

Sincerely,

Ronald Ammon

Donna Ammon

Donna Ammon

From: Jeff Anzevino [redacted]
Sent: Tuesday, February 3, 2026 5:16 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Fwd: Public Hearing Notice Homeland Towers 62 Granite Springs Road

Scenic Hudson was just apprised that notice has been given that a public hearing will be reconvened tonight by the Yorktown Town Board as it considers a wetland, stormwater, and tree permit application submitted by Homeland Towers, LLC for the proposed construction of a telecommunications facility located at 62 Granite Springs Road in Yorktown,

Since Scenic Hudson is unable to attend tonight's meeting on such short notice, we respectfully request that the hearing remain open so that we can better understand the environmental and historic impact of the 130' telecommunications facility of Stuart Farm.

Scenic Hudson in 2017 contributed $353,175 toward the conservation of the Stuart Farm and we are concerned that the propsoed 130' tower is likely to result in adverse impacts on the environment, community and historic resources. https://www.westchestergov.com/previous-releases/westchester-to-protect-county-s-oldest-working-farm#:~:text=Scenic%20Hudson%20Land%20Trust%2C%20Inc.,of%20working%20farmland%20in%20Westchester.

Further, it is our understanding that the farm has been nominated for listing on the New York State Historic Business registery. https://news.halstonmedia.com/somers-record/stories/stuarts-farm-earns-historical-recognition,24277?#:~:text=Stuart's%20Farm%20Earns%20Historical%20Recognition,%2C%E2%80%9D%20the%20OPRHP's%20website%20says.

Further, with respect to the address of the proposed tower, if there has been a mistake in the public notice, we urge the Town Board to renotice the Public Hearing and keep the hearing open until Scenic Hudson and others can properly assess the potential for environmental impact of the proposed tower.

Thank you.

Jeffrey Anzevino

J. Jeffrey Anzevino, AICP (he/him/his)

Director of Land Use Advocacy
Scenic Hudson, Inc.
[redacted]

Building on 60 Years of Success
Read our Annual Report to learn more about our goals for the future and steps we will take to achieve them.

From: Dave [redacted]
Sent: Monday, February 2, 2026 7:31 PM

Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Dear Yorktown Leadership,
I do not believe this site is necessary and ultimately will be harmful to our community.
A giant cell tower - not the right decision
A distributed set of cell repeaters is better
I have lived in Yorktown for many years, went through the school system and seen many changes - I'm not opposed to change. I am opposed to bad decisions.
Thank You.
Sincerely,
David Hands

Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this project does not conflict with or jeopardize the intent and conditions of those grants. Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,
Neysa Rascona

Hello -

My name is Daniel Zlotnick and I am the owner of [redacted] Yorktown Heights.
I live here with my wife and our young daughter.

Please let it be known that we are 100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.

Thank you,
Dan

Hello -

My name is Elizabeth McQuestion and I reside [redacted] Yorktown Heights.
with my husband and two small children.

Please let it be known that as property owners we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned mother and resident. Elizabeth McQuestion.
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:22 PM

From: neysa Rascona <[redacted]
Sent: Tuesday, February 3, 2026 11:14 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to Proposed Cell Tower at 62 Granite Springs Road

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Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this

project does not conflict with or jeopardize the intent and conditions of those grants.

Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,

Nevsa Rascona
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposed To Cell Tower
Date: Tuesday, February 3, 2026 1:20:12 PM

From: Francine [redacted]
Sent: Tuesday, February 3, 2026 11:35 AM
To: Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposed To Cell Tower

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Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Iveza[redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

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Good afternoon,

Please forward my message to all members of town board.

Looking forward to seeing you all at the meeting tonight.

Residents were not notified via mail when alienation was happening,
Residents were not notified when the December meeting on this 130ft cell tower build built on wetlands commenced,
Though some Residents were notified when it was up for permits,
More people were sent Supervisor Lachtermans press release than the permit notification. For example, I was never notified about permits. But I was sent the press release.

We find this a bit odd.

Maria Ivezic

From: Town Clerk
To: Maura Weissleder
Subject: FW: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Date: Tuesday, February 3, 2026 1:19:35 PM

From: [redacted]
Sent: Tuesday, February 3, 2026 12:26 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Re: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your response.

------ Original Message ------
From: elachterman@yorktownny.gov
To [redacted] townclerk@yorktownny.gov; pmurphy@yorktownny.gov; sesposito@yorktownny.gov; ssiegel@yorktownny.gov; igilbert@yorktownny.gov; rsteinberg@yorktownny.gov; jtegeder@yorktownny.gov; irichey@yorktownny.gov; planning@yorktownny.gov; supervisor@yorktownny.gov
Sent: Tuesday, February 3rd 2026, 12:22 PM
Subject: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your email Monica. I've been compiling all of the questions and comments from the emails and we will be reviewing them tonight with Homeland and the expert.

Get Outlook for iOS

From: [redacted]
Sent: Tuesday, February 3, 2026 12:17:41 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel

<ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <jrichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

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PLEASE CONFIRM RECEIPT OF MY LETTER BY EMAILING ME BACK

TO ALL:

DID ANYONE NOTICE THE INFORMATION SHARED IN THE **VCOMM REPORT** SUBMITTED ON **NOVEMBER 17, 2021** OR THE **RF CONSULTANT REPORT** FROM DOUGLAS FISHMAN SUBMITTED ON **JANUARY 25, 2026**?

DO YOU REALIZE **DOUGLAS FISHMAN'S REPORT USES THE VCOMM JUSTIFICATION REPORT FROM NOVEMBER 17, 2021** TO SUPPORT HIS REPORT?

THE **VCOMM REPORT ONLY ADDRESSES** WHAT **VERIZON** MAY BE ABLE TO ACCOMPLISH BEING ON THE MONOPOLE.

A **VCOMM RF JUSTIFICATION REPORT** TYPICALLY ASSESSES THE COVERAGE AND CAPACITY OF A WIRELESS NETWORK, WHICH CAN HELP IDENTIFY AREAS WITH INSUFFICIENT SIGNAL STRENGTH OFTEN REFERRED TO AS CELL GAPS. HOWEVER, IT **DOES NOT DIRECTLY PROVE CELL GAPS** BUT RATHER PROVIDES DATA THAT **CAN** INDICATE THEIR PRESENCE.

4G AND 5G PROPAGATION VARIABLES CAN CHANGE ON ANY GIVEN DAY AND TIME AND CAN INFLUENCE DATA COLLECTED ON A VCOMM REPORT. MEANING A VCOMM

REPORT CAN NEVER CLAIM TO BE 100 PERCENT ACCURATE.

TWO STATEMENTS IN DOUGLAS FISHMAN'S RECENT RF CONSULTANT REPORT SUBMITTED JANUARY 25, 2026 ARE VERY IMPORTANT TO RECOGNIZE AND UNDERSTAND:

HOMELAND TOWERS HAS NOT DONE AN ADEQUATE JOB SUBMITTING JUSTIFICATION FOR THIS NEW SITE.

THERE IS NO DATA PROVIDED TO SUBSTANTIATE THE CLAIM THAT THE SITE IS NEEDED TO OFFLOAD CAPACITY FROM THE NEIGHBORING SITES.

THE TWO REPORTS MENTIONED ABOVE HAVE NOT PROVEN A CELL TOWER IS THE SOLUTION YOU ARE SEEKING.

THANK YOU FOR CONSIDERING WHAT I HAVE SHARED,

MONICA COLE

Dear Mr. Lachterman and members of the Yorktown Town Board,

I just received a letter from the Town, signed by Mr. Lachterman, describing the details about the proposed Cell Tower Facility less than a mile from my home at [redacted]

Please know that my husband, Eric Gomez, and I vehemently disapprove of this cell tower, especially since a major reason for the tower described was safety and calling emergency services. There was just a very bad accident less than 2 weeks ago and there were no issues contacting emergency services.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains into Crystal Lake and Sparkle Lake. The proposed plan also calls for the removal of 84 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues. I am concerned that the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Crystal Lake, Sparkle Lake and the Croton watershed. Our Town was given millions of

dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land. The proposed cell tower would be about 400 feet from the closest residence. I do not believe macro cell towers belong in residential areas.

I urge the Town Board to:
a) confirm that the proposed cell tower would not violate any conditions of the grant the Town received from East of Hudson Water Quality Fund.
b) consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.
c) visit the proposed site during the warmer months when there is vegetation growing in the wetlands to fully appreciate the importance of this land
b) direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration and I appreciate an email back you have received this email.

Take care,
--
Denise Gomez

Hello -

My name is Timothy McQuestion and I am the owner of [redacted] in Yorktown Heights.
I live here with my wife and two small children.

Please let it be known that we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned resident.
Tim McQuestion.

I am opposed to the building of cell tower at 62 Granite Spring Rd.

Sincerely,
Dorothy Laurenzano

[redacted]

January 30, 2026

Re: Proposed Cell Tower at 62 Granite Springs Road

Dear Members of Our Town Board:

My name is Eileen O'Connor and I reside a[redacted] I am writing to formally express my opposition of the proposed 130 foot cell tower in our residential neighborhood, and respectfully request that you vote this proposal down.

I was honestly in shock when I first learned about this proposal just a few weeks ago and completely disheartened to learn this has been in consideration for the past few years. How was I just hearing about this only weeks before a vote was to take place, and hearing about it from fellow neighbors; no letters from the town, no notification from anyone! A main factor in buying our property just over ten years ago was the fact that our front yard looks onto the proposed site, beautiful wetlands we were told would not, and could not, be disturbed. Imagine my horror when we learned we would be looking at a gigantic, unsightly tower from our living room window! How can this be? Not only would we be staring at a tower, but the infrastructure that goes with this tower; fuel tanks, other electrical components, fencing; a gaping hole where trees stood with 28,000+ square feet of disruptive property, property that was gifted to the town. I highly doubt the person who gifted the town this plot of land would have done so knowing how it would greatly affect our neighborhood; the damage to the aesthetics of the land, the loss of so many mature trees, the damage to the ecosystem, to our water system, the enormous amount of stress this is causing to the people of our community. No one in their right mind would donate land if they knew all of this would come from it! Furthermore, to learn that the access to this tower is mere feet from our neighbor's property line is truly heartbreaking. I cannot imagine the enormous weight this must be having on them. It's one thing to look at something unsightly a couple hundred yards away, it is another thing to have this right in your backyard. Please, members of the Town Board, please put this proposal to rest by voting it down.

I know, firsthand, how a commercial, business transaction impacts a neighborhood, the natural environment, and people's livelihood. I grew up in Ossining, New York on a street[redacted] After a long stretch of mature woods, my beautiful house sat, complete with a stream that cut through the middle of our backyard and turned 90 degrees and ran the length of the side of our house and acted as a natural property line between our house and our neighbor's house. The stream flowed under our roadway and continued through numerous neighborhoods heading south. As young kids, we splashed in this stream, built forts in the woods, and gathered with other kids in

the neighborhood. It was a wonderful place to explore and to live, up until half of the beautiful woods were gutted to build a business park. This monstrosity forever changed our babbling brook. Our water became thick and turned burnt orange in color. The brook stopped flowing, the surface was shiny like an oil slick, and the water possessed a pungent smell. Years of complaints to our town followed and went unanswered. This business transaction affected our neighborhood and town greatly, and still does to this very day. It took a while for my parents to sell their beautiful home, and no doubt, they received way less than they should have because of the contaminated stream running through our yard as a result of the business transaction thirty-plus years ago that continues to impact on my childhood neighborhood today.

When buying our home on XXXXXX, I made sure the property in front of my house was protected. We asked questions, we did our research. I was adamant about making sure what happened in my home town would not happen in my new town. Respectfully, I urge you to shut this proposal down. Please, PLEASE don't give in to corporate pressure, not in our residential neighborhoods, not in someone's backyard, not in someone's front yard!

Respectfully,

Eileen O'Connor

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to cell tower at 62 Granite Springs Rd
Date: Thursday, January 29, 2026 9:09:45 AM

From: Samantha Marshal [redacted]
Sent: Wednesday, January 28, 2026 9:57 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to cell tower at 62 Granite Springs Rd

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To whom it may concern,

We very recently moved to the area (less than a month) and we vehemently oppose this cell tower. We had been looking for a house for a long time and chose this house and area due to its lack of cell towers. We looked in other areas of Yorktown and did not buy there due to the proximity of cell towers. We have a 2.5 year old and are expecting our second child in May. We will not stay here if these new towers are put up.

Sincerely,
The McMahons
[redacted]

Dear Yorktown Town Supervisor and Town Clerk:

The construction of a cell tower at 62 Granite Springs Road would be an eyesore in a bucolic region of Yorktown, and would impact residential property values nearby, as well as impact flora and fauna in the vicinity of the cell tower, specifically within Sparkle Lake and its shoreline.

The region lacking adequate cell coverage is on Route 35 east of the Amawalk Dam. The cell tower in that vicinity does not belong to Verizon and does not help reception along route 35 for Verizon users.

A better place, with far less impact, would be to put the new cell tower where Yorktown Organic recycling facility on Greenwood, where there is already a cell tower. It would not impact local property values and would help Verizon cell reception in the vicinity of Route 35, east of the Amawalk Dam.

Please do not permit a cell tower to be erected at the proposed cit at 62 Granite Springs Road.

Sincerely,
Eric and Margaret Frankfort
[redacted]
Yorktown Heights, NY 10598

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to cell tower at 62 Granite Springs Rd
Date: Friday, January 23, 2026 11:07:53 AM

-----Original Message-----
From: Hugh Barr [redacted]
Sent: Friday, January 23, 2026 10:23 AM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; lachterman@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to cell tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

My wife and I oppose construction of the proposed cell tower at 62 Granite Springs Rd.

Regards,

Hugh and Ashleigh Barr

From: Town Clerk
To: Maura Weissleder
Subject: FW: In Favor of the Cell Tower at 62 Granite Springs Rd
Date: Friday, January 23, 2026 9:16:01 AM

From: David Frank <[redacted]
Sent: Thursday, January 22, 2026 8:45 PM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; lachterman@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: In Favor of the Cell Tower at 62 Granite Springs Rd

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Please approve the cell tower construction at 62 Granite Springs Rd. I don't know who the people are who oppose it, but they don't represent me. I will be happy to have better cell service.

Dave

--
David J Frank
[redacted]
Yorktown Heights NY 10598

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Rd consultant resolution
Date: Wednesday, January 21, 2026 3:24:10 PM

-----Original Message-----
From: Karen [redacted]
Sent: Wednesday, January 21, 2026 2:53 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>
Subject: 62 Granite Springs Rd consultant resolution

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Supervisor Lachterman and Town Board Members,

Before we begin, we request that this email be included in the comments for the Homeland Towers project at 62 Granite Springs Rd. and in the comments to the planning board for the same project.

We were unable to stay for the resolution regarding the hiring of Mr. Fishman as a consultant to review the proposed cell tower, but did watch the video online today. The discussion regarding the scope of what is under review by him was extremely important. In order to be fully informed about the needs, issues and possible solutions there needs to an intensive review of all aspects of the project, not just the RF concerns. We ask that the town board post on the pending project page the exact scope of work that he is reviewing since it will be beyond what is listed in the resolution that you approved last night.

During your discussion last night Councilwoman Siegel asked about hiring an additional consultant to review the project. She mentioned a person recommended by a speaker at the courtesy of the floor and Cityscape. The town board or Homeland Towers has repeatedly at every board meeting or advisory board meeting referred to the Cityscape report as the justification for the need for this infrastructure project. The Cityscape report is actually the Northern Westchester County Cooperative Wireless Communications Master Plan that was published in June 2023. This master plan provides a clear, independent review of the infrastructure needs within our community and the surrounding area. If your goal is to truly provide an independent opinion to the public, the board should have Cityscape come to the public hearing. Since the board and the applicant are using this plan as a basis for why this project is necessary, the residents have a right to hear what the Cityscape plan actually states. The Wireless Telecommunication Infrastructure Analysis for Yorktown which is an appendix to the master plan should be presented in its entirety. While some residents may think that this does not effect them because they don't live in our neighborhood, they should be made aware that there is a plan for infrastructure throughout the entire town. True transparency and open communication should require this information be provided to the residents. The members of the board spoke last night regarding the solar panels and the cell tower that it is important to do it right. The "right thing" is to ensure that there is complete transparency and full disclosure of all aspects of this project and possible infrastructure needs throughout Yorktown.

In addition we would ask that the town board add the relevant town code for wireless facilities in Yorktown to the project page. As Councilwoman Siegel mentioned the code was written in 1998. This code needs to be updated and is woefully inadequate compared to neighboring towns within Westchester County. The Supervisor spoke about the need to at times change a law or a repeal a law as technology changed and advanced when he was discussing solar panels . The fact that the town is relying on a town code that is almost 30 years old for technology that is advancing at a rapid pace is lacking to say the least. The supervisor also stated that things do change and sometimes you say

"hey did we really go down the right road". While hindsight is 20/20 it will not prevent the damage that can be done by using out of date code to make decisions on a project that will forever alter an area of town that is environmentally sensitive. The town board took the time to pause all solar projects to review the town code for those projects and ensure that what they enacted was in the best interest of Yorktown. Yet when it came to cellular infrastructure which was on the town radar since at least 2021 when the Cityscape report began, the board made no effort to review or update the town code to provide limitations that would protect residents, neighborhoods or the environment. Shouldn't the town board also place a similar moratorium on cell towers to enable a review and update of the town code? This is something that should have already been done and needs to be done as soon as possible.

We appreciate your time and consideration of our concerns. It is our hope that you will move to include a presentation from Cityscape at the public hearing and pause all cellular infrastructure projects until such a time as the town code has been updated to reflect current technology and the advancement of smaller cellular facilities that is occurring nationwide.

Regards,
Doug and Karen Erickson

Sent from my iPad

From: Town Clerk
To: Maura Weissleder
Subject: FW: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 5:52:35 PM

From: Justin Waytowich [redacted]
Sent: Tuesday, January 20, 2026 5:46 PM
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Ed,
Thank you for responding to some of my questions.
It is incorrect that you tried to have both sides on that zoom call. You contacted your friend in Walden Woods to get people on a call to say they would support the tower. The two people didn't even know the press would be on the call. News12 told us that you wanted to be on the call with people in support of the tower.
You and Sergio repeatedly reference all these unnamed people in town that want this cell tower but yet you couldn't trust News12 to find such people on their own? Please stop making vague reference to people that want this cell tower because as far as I can tell, the only people who have publicly supported this tower are Matt Slater and his best friend who you contacted to get people on the zoom call (the same person who wrote a one line email in support of the tower).
Wasn't the male resident you reference reporting a tree down on Curry on Halloween also Matt Slater? We know because we saw him doing it and also bc we did a FOIL request for 911 calls and nobody called 911 from that area on 10/31/25.
You did not answer my question regarding whether Mr. Fishman ever wrote a report that did not support the telecommunications company and/or developer. Did you review any reports where he did? Mr. Fishman never worked for Verizon- only AT & T- not that it matters beyond the fact that it is just another incorrect thing that has been said in relation to this project.
Do you know how many cell towers just this specific developer has already built in this town? I would hardly call it infrequent that a developer comes before the Town Board about a cell tower. Regardless, the point stands - it is incumbent on the Town Board to exercise due diligence in vetting these projects, approving permits and reviewing leases. And if you're not going to do that, then at least listen to the residents who have done their homework, and not the developer who is trying to make a profit.
Have a pleasant evening,
Justin

On Jan 20, 2026, at 4:35 PM, Ed Lachterman <elachterman@yorktownny.gov> wrote:

Hi Justin,
I appeared on News 12 due to them calling me regarding interviews of the Stop the Tower group and wanted a response. With the two people that were on the Zoom meeting at the same time I was, they were both looking for information. After the meeting, one sent in a letter of opposition, so there was an attempt by News12 to cover the story fully and from both sides of the issue. As for Mr. Fishman, our attorney was tasked with finding an RF expert. As he used to work for the County of Westchester, he had some contacts there that helped him. I had a phone interview with Mr. Fishman and I find his knowledge and professionalism to be of high standing and his knowledge from having worked for Verizon an asset in getting all of the relevant information regarding the equipment.. Out of his reports that I have read, I see that he questions and investigates all the matters using the codes, policies and laws which is what we are obligated to look at. As for the contract, that is negotiated through the supervisor's office and then the town board votes on it. It is so infrequent that I would not expect all of the council members to be well versed in this.
Sometimes when you ask a question, you find out the answer and that is what happened at this time. Finally, we have a law in our books, Chapter 168, that was amended over 10 years ago to require developers to pay for outside consultants. The town hires whomever they would like to hire and then we bill the applicant afterwords. This keeps the consultants beholden to the town.
Ed

Ed Lachterman
Yorktown Town Supervisor

<image001.png>
PLEASE NOTE THE CHANGE IN OUR EMAIL ADDRESS FROM .ORG TO .GOV

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

From: Justin Waytowich [redacted]
Sent: Tuesday, January 20, 2026 12:25 PM
To: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk

<townclerk@yorktownny.gov>
Cc: John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am writing again regarding my opposition to the construction of a 130-foot cell tower at 62 Granite Springs Road.

It continues to concern me that the Town Board seems to be pushing Homeland's agenda instead of advocating for the Town's residents. Not only did the Town Supervisor issue a one-sided press release regarding the 2/3/26 continued public hearing (after not issuing any press release regarding the first date of the hearing on 12/16/25), but in a News12 segment the Town Supervisor appeared on the same zoom call as the resident allegedly in support of the tower (Footnote 6)! How did that come about? Does that not concern the other members of the Town Board?

Then in another News12 segment, when confronted with the fact that the CityScape Report recommends small cells be put on existing utility poles at and around the proposed location, Councilmen Esposito incorrectly states that Con Edison does not allow equipment on their poles (Footnote 7). Pursuant to Federal Law, public utilities are required to permit this (47 CFR section 1.140). It is evident that this option, which the CityScape report states would be the best way to improve coverage in the area, has not been explored. It is absurd to ask the developer to consider this option as that is not their business model. It is up to the Town Board, acting on behalf of the residents, to reject Homeland's proposal and to find a company who can put small cells on existing utility poles.

It is also extremely troubling to me that the Town Board asked the NYS Legislature to alienate the parkland designation for the parcel of property where the developer wants to build this tower without seemingly understanding why they were doing it. Councilman Esposito **misspoke** at a June 2024 Planning Board meeting, which was after the town Board

asked the NYS Legislature to alienate the parkland designation, about how the construction of this proposed cell tower was mandated by the federal government. This is false - which Councilmen Esposito admitted at a subsequent Town Board meeting. Indeed, Homeland first came before the Town Board in March 2018 to discuss building several macro towers in our Town. They are the genesis of this proposal - not the Federal Government, not the State Government, not even the CityScape Report.

Councilman Esposito also stated at the Planning Board meeting that he was not sure if Homeland had settled on this particular location (62 Granite Springs Road) or if they were still considering others. Taken together, Councilman Esposito's comments mean that the Town Board alienated the parkland designation without even knowing or understanding a) if Homeland had settled on that site, and b) what the impetus of this proposal was.

The way the Town Board has operated with regard to this proposal makes any observer question who is driving the proverbial bus. For example, at a Town Board meeting when Homeland first asked the Town Board for a lease in connection with this proposal, the Town Board **asked** Homeland how much they would pay each month. Is the Town Board unaware that they can set the lease terms? Why would you ask the person asking for the lease how much they want to pay? At the December 16, 2025 Town Board meeting, the Town Board was surprised that they could set conditions on the lease such as requiring a report/test each time new equipment was added to the tower.

The lack of due diligence is alarming and frankly, the residents of this Town deserve much better.

On Sunday, an agenda for the Town Board meeting on 1/20/26 was emailed. It indicates that the Town Supervisor intends to retain Douglas Fishman to review Homeland's proposal and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

I question how someone who worked for AT & T, and who seemingly only writes reports in favor of the developer and/or wireless company, can be considered an "independent radio frequency engineering consultant". His "unique breadth of experience" includes being routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances:

1. Granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1)
2. Granting Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2)
3. Granting AT & T a cell tower modification application in Pound Ridge (Footnote 3)
4. Granting Verizon a permit to construct a cell tower in Wappinger (Footnote 4)
5. Granting Dish a permit to construct a cell tower in Pleasantville (Footnote 5)
6. Granting T-Mobile a special use permit to construct a cell tower in Pleasantville (see attachment)

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? I was unable to find any evidence of such when searching his name online.

I have serious concerns about the Town using taxpayer money to fund this report. What specifically is Mr. Fishman being asked to evaluate? Is he being asked to evaluate anything beyond whether Homeland's proposal would comply with the outdated FCC guidelines? As Homeland's own attorney stated at a prior Town Board meeting, **any cell tower over 30 feet automatically complies with FCC's guidelines** so it is unclear to me why the Town needs to retain someone for $3,000 to state that.

Where did the Town Supervisor obtain Doug Frishman's name from and/or who suggested the Town retain him? As you can see from the instances cited above, Mr. Fishman has specifically supported Homeland, and other Synder & Synder clients, in the past. Did the Town obtain his name from Homeland and/or from Homeland's attorneys (Snyder & Snyder)?

Were any other individuals considered to write this report? If you had asked for public input, we could have suggested several truly independent radio frequency engineering consultants that the Town Board could have chosen from.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road. I would ask the Town Board to consider retaining a truly independent radio frequency engineering consultant to review the proposal and present at the 2/3/26 meeting. I would also suggest that the

Town Board retain an independent Wetlands expert to report on the effect the construction and operation of this tower would have on the wetlands, as well as to reconcile the Town's wetland delineation with that of the Ericksons' wetlands expert.

Sincerely,
Justin Waytowich

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://pleasantville.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=6841&ItemID=4690

Footnote 6: https://longisland.news12.com/proposed-cell-tower-in-yorktown-would-address-coverage-gap-but-plan-has-critics

Footnote 7: https://hudsonvalley.news12.com/proposed-cell-phone-tower-discussed-at-yorktown-planning-board-meeting-residents-say-they-dont-want-it

Subject: Letter in Opposition to Proposed Cell Tower at 62 Granite Springs Road

Dear Town Board and Planning Board,

I am writing to express my strong opposition to the proposed construction of a cell tower at 62 Granite Springs Road.

- The plan would disturb over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly.
- Altering land within regulated wetlands is especially concerning, as is the removal of 84 mature trees that are vital to the area's stormwater management. This is significant for our town, where many residents already face flooding and issues with the water table. I am deeply concerned these changes will negatively impact water quality in Sparkle Lake and the Croton watershed.
- Our town has received grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. Can the Town Board confirm that the proposed plan would not violate any conditions of that grant?
- Have comprehensive environmental impact studies / independent health assessments been done ? Without such due diligence, the Town risks exposing residents and the environment to unnecessary harm.

Please forward this letter to all relevant members of the Town Board and Planning Board, and confirm receipt to me by email.

Thank you for your time and consideration.

Sincerely,

Joanna Cusack

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 1:11:19 PM
Attachments: Fishman Report Pleasantville 5-21-22 T-Mobile.pdf

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From: Justin Waytowich <[redacted]
Sent: Tuesday, January 20, 2026 12:25 PM
To: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Cc: John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
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Then in another News12 segment, when confronted with the fact that the CityScape Report recommends small cells be put on existing utility poles at and around the proposed location, Councilmen Esposito incorrectly states that Con Edison does not allow equipment on their poles (Footnote 7). Pursuant to Federal Law, public utilities are required to permit this (47 CFR section 1.140). It is evident that this option, which the CityScape report states would be the best way to improve coverage in the area, has not been explored. It is absurd to ask the developer to consider this option as that is not their business model. It is up to the Town Board, acting on behalf of the residents, to reject Homeland's proposal and to find a company who can put small cells on existing utility poles.

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alienate the parkland designation for the parcel of property where the developer wants to build this tower without seemingly understanding why they were doing it. Councilman Esposito **misspoke** at a June 2024 Planning Board meeting, which was after the town Board asked the NYS Legislature to alienate the parkland designation, about how the construction of this proposed cell tower was mandated by the federal government. This is false - which Councilmen Esposito admitted at a subsequent Town Board meeting. Indeed, Homeland first came before the Town Board in March 2018 to discuss building several macro towers in our Town. They are the genesis of this proposal - not the Federal Government, not the State Government, not even the CityScape Report.

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The way the Town Board has operated with regard to this proposal makes any observer question who is driving the proverbial bus. For example, at a Town Board meeting when Homeland first asked the Town Board for a lease in connection with this proposal, the Town Board **asked** Homeland how much they would pay each month. Is the Town Board unaware that they can set the lease terms? Why would you ask the person asking for the lease how much they want to pay? At the December 16, 2025 Town Board meeting, the Town Board was surprised that they could set conditions on the lease such as requiring a report/test each time new equipment was added to the tower.

The lack of due diligence is alarming and frankly, the residents of this Town deserve much better.

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4. Granting Verizon a permit to construct a cell tower in Wappinger (Footnote 4)
5. Granting Dish a permit to construct a cell tower in Pleasantville (Footnote 5)
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Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? I was unable to find any evidence of such when searching his name online.

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Were any other individuals considered to write this report? If you had asked for public input, we could have suggested several truly independent radio frequency engineering consultants that the Town Board could have chosen from.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road. I would ask the Town Board to consider retaining a truly independent radio frequency engineering consultant to review the proposal and present at the 2/3/26 meeting. I would also suggest that the Town Board retain an independent Wetlands expert to report on the effect the construction and operation of this tower would have on the wetlands, as well as to reconcile the Town's wetland delineation with that of the Ericksons' wetlands expert.

Sincerely,
Justin Waytowich

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://pleasantville.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=6841&ItemID=4690

Footnote 6: https://longisland.news12.com/proposed-cell-tower-in-yorktown-would-address-coverage-gap-but-plan-has-critics

Footnote 7: https://hudsonvalley.news12.com/proposed-cell-phone-tower-discussed-at-yorktown-planning-board-meeting-residents-say-they-dont-want-it

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd
Date: Tuesday, January 20, 2026 1:11:33 PM

From: Jennifer Brennar[redacted]
Sent: Tuesday, January 20, 2026 11:53 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they

would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

Additionally, retaining an RF expert would only potentially address some of the concerns raised by those in opposition to constructing this cell tower. The Town Board should also retain an independent wetlands expert to review the wetland delineation done by the Ericksons' expert, and to report on the effects of the construction and operation of the proposed tower.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road.

Thank you for your time and consideration,
Jennifer Brennan

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road Homeland Tower comments
Date: Tuesday, January 20, 2026 11:34:44 AM
Attachments: image.png
image.png

From: Corrine Simione [redacted]
Sent: Tuesday, January 20, 2026 10:23 AM
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: 62 Granite Springs Road Homeland Tower comments

Thank you!

If marketing maps are being used - the map below would be considered that I presume as it is used by Verizon to show their coverage. There is no gap with Verizon for this area per this map, Verizon is the only carrier that has agreed to station on the tower.

While I appreciate an RF expert, I can presume that he will reiterate what we have already been told. These towers are "safe" Safety is not the only concern of the residents.

Towers 130 feet in the air do not belong next to residents homes. Scarsdale agreed and their town code confirm this. No cell towers within 500 feet of a home, park, or school. One of the richest towns in America knows that these are a blight on the community and do not belong next to homes. Yorktown should follow suit to protect its residents.
Their code:

- **Location Restrictions:** The code seeks to protect residential areas, generally requiring that new wireless facilities maintain a distance of at least **500 feet from homes, schools, parks, and houses of worship.**
- **Small Wireless Facilities:** Regulations (specifically §310-81, now likely superseded by Chapter 306) address small wireless facilities in the right-of-way (ROW), often restricting them to existing light standards or utility poles.

The CityScape study recommends small cells on telephone poles. This is better suited to fix any gaps due to topography of the area - hills, valleys, trees, woodland, etc.
Gaps of coverage that were voiced by residents I presume is being referenced from the Google survey that was sent out under Matt Slaters tenure. That was over 7 years ago. Coverage has changed immensely. I believe I have seen one resident only note that they want this tower per the comments online. If coverage is so bad, where are the statements from these residents?

Using data from 7 years ago to destroy a neighborhood is disgraceful.

Thank you,
Corrine Simione

On Mon, Jan 19, 2026 at 11:39 AM Ed Lachterman <elachterman@yorktownny.gov> wrote:

Thank you for your comments. I did ask this question of one of the RF experts and I was told Montoy used marketing maps to make determinations on coverage. We have been using Westchester County wireless survey for your account as well as talking to residence that lack of service in that area. We have been compiling all of the questions and we are going to have a resolution to higher power RF expert to collect for the meeting and to address these concerns positive negative. Please hope to see you at the meeting.
Enjoy your day
Ed

Get Outlook for iOS

From: Corrine Simione <[redacted]
Sent: Monday, January 19, 2026 11:30:12 AM
To: Ed Lachterman <elachterman@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: 62 Granite Springs Road Homeland Tower comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Wanted to pass along the Verizon coverage map on their website.
https://www.verizon.com/coverage-map/

Below and attached show that the 62 Granite Springs Road area of Yorktown has excellent coverage, some of the best around. 5G Ultra Wideband very much in red in YORKTOWN. The odd thing is that Granite Springs, an area NOT in Yorktown has 4G coverage. The tower will affect YORKTOWN residents but benefit Somers/Granite Springs where the coverage lacks? Isn't it strange that Homeland first approached Jilco (in Somers) and Start Farm (in Somers) but settled on Yorktown because we have much more favorable town codes to allow these towers? Both Jilco and Stuarts said no. They know these towers have risks - reduced property value, visual blight, change the character of the town as well as all the environmental issues being this close to the Wetlands that directly lead to drinking water sources.

Can the town or Homeland comment on why coverage maps show stellar coverage yet a tower is still needed? Verizon is the only carrier that has agreed to connect on the tower. Will the antennas be pointing at the lesser coverage areas in Somers but Yorktown Residents take all the risks? Seems this is why a location so close to the border of towns was selected.

This is extremely concerning as there is no verified need per the maps.

Thank you,
Corrine Simione
[redacted]

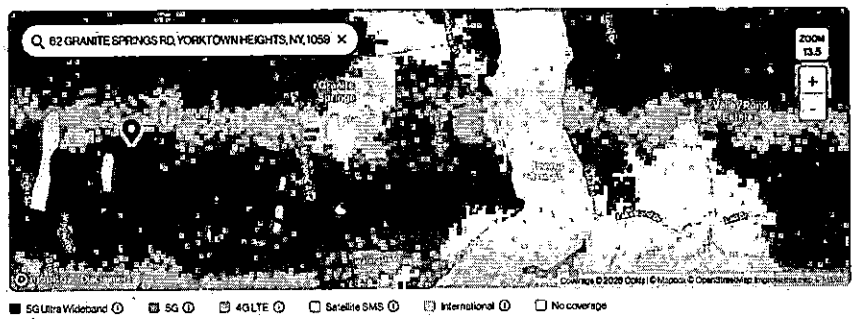
verizon.com/coverage-map/

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Personal Business



5G Ultra Wideband ⓘ 5G ⓘ 4G LTE ⓘ Satellite SMS ⓘ International ⓘ No coverage

This map shows approximate outdoor coverage and is not a guarantee of service. Actual coverage may vary and is subject to change. To learn more, see our disclaimer above. 4G phone users can access 4G LTE in areas where 5G and 5G Ultra Wideband are shown. Satellite SMS service may be delayed, limited, or unavailable, is limited to text messaging (SMS), and requires the Google Messages app on select new model Android phones with updated software. Device must be outside with a line of sight to the satellite. Satellite connectivity might not work in parts of Alaska. No satellite voice connectivity. For Phone satellite service, see disclaimer.

For additional 4G LTE and extended coverage details, click here. Prepaid customers: 4G LTE not available in Puerto Rico.

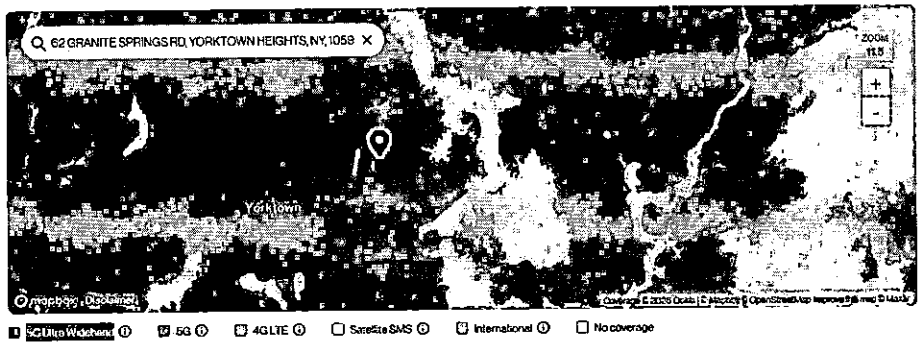
verizon.com/coverage-map/

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Get our best deals on phones, tablets, home internet and more. | Shop

Personal Business



5G Ultra Wideband ⓘ 5G ⓘ 4G LTE ⓘ Satellite SMS ⓘ International ⓘ No coverage

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From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to Cell Tower at 62 Granite Springs Rd
Date: Tuesday, January 20, 2026 8:08:36 AM

Sent from my iPad

Begin forwarded message:

From: Kristen A[redacted]
Date: January 18, 2026 at 11:06:59 PM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to Cell Tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
Let it be placed on the record that we oppose adding a cell tower to the proposed site at 62 Granite Springs Road in Yorktown Heights, New York due to health risks.

Best,
Theresa and Russell Ackerly

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Construction of Cellphone Tower at [redacted]orktown heights, NY 10598
Date: Tuesday, January 20, 2026 8:08:22 AM

Sent from my iPad

Begin forwarded message:

From: "Y.Ali" [redacted]
Date: January 19, 2026 at 10:36:56 AM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, lachterman@yorktownny.gov, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Construction of Cellphone Tower at [redacted] Yorktown heights, NY 10598

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town Board / Zoning Board,

I am writing to formally express my strong opposition to the proposed installation of a cell phone tower at 62 Granite Springs Road, Yorktown Heights, NY 10598.

This proposed site is located within a residential area and in close proximity to Sparkle Lake, a valued natural resource enjoyed by residents for recreation, wildlife observation, and its scenic beauty. The construction and presence of a cell tower in this location would negatively affect the surrounding natural environment, including mature trees, local wildlife, and the overall ecological balance of the area.

The removal or disturbance of trees to accommodate the tower and its access infrastructure would permanently alter the landscape and diminish the natural character of the neighborhood. Trees play a critical role in protecting air quality, reducing noise, supporting wildlife, and maintaining the health of the lake and surrounding ecosystem. Any damage to this environment is a serious concern for residents who value conservation and environmental protection.

In addition, the visual impact of a large tower structure near Sparkle Lake and nearby homes would significantly detract from the scenic and residential character of the area. There are also ongoing concerns about noise from equipment, maintenance activity, and the potential effect on property values.

While there may be differing views regarding **long-term health effects of radiofrequency emissions,** many residents remain deeply concerned about continuous exposure, particularly given the tower's proximity to homes, families, children, and seniors. These concerns contribute to stress and anxiety within the community.

I respectfully urge the Town to reconsider this proposal, conduct a thorough environmental review, explore alternative locations, and engage meaningfully with residents who will be directly affected. Protecting our natural surroundings, neighborhood character, and quality of life should remain a top priority.

Thank you for your time and consideration. I appreciate your service and respectfully request that you oppose the installation of a cell phone tower at this location.

Sincerely,

Younas Ali

[redacted]

Yorktown Heights, NY 10598

From: Town Clerk
To: Planning Department
Subject: Fwd: 62 Granite Springs Road Homeland Tower comments
Date: Tuesday, January 20, 2026 8:07:43 AM
Attachments: image.png
ATT00001.htm

Sent from my iPad

Begin forwarded message:

From: Ed Lachterman <elachterman@yorktownny.gov>
Date: January 19, 2026 at 11:39:32 AM EST
To: [redacted]@gmail.com>, Susan Siegel <ssiegel@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: 62 Granite Springs Road Homeland Tower comments

Thank you for your comments. I did ask this question of one of the RF experts and I was told Montoy used marketing maps to make determinations on coverage. We have been using Westchester County wireless survey for your account as well as talking to residence that lack of service in that area. We have been compiling all of the questions and we are going to have a resolution to higher power RF expert to collect for the meeting and to address these concerns positive negative. Please hope to see you at the meeting.
Enjoy your day
Ed

Get Outlook for iOS

From: Corrine Simione [redacted]
Sent: Monday, January 19, 2026 11:30:12 AM
To: Ed Lachterman <elachterman@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: 62 Granite Springs Road Homeland Tower comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

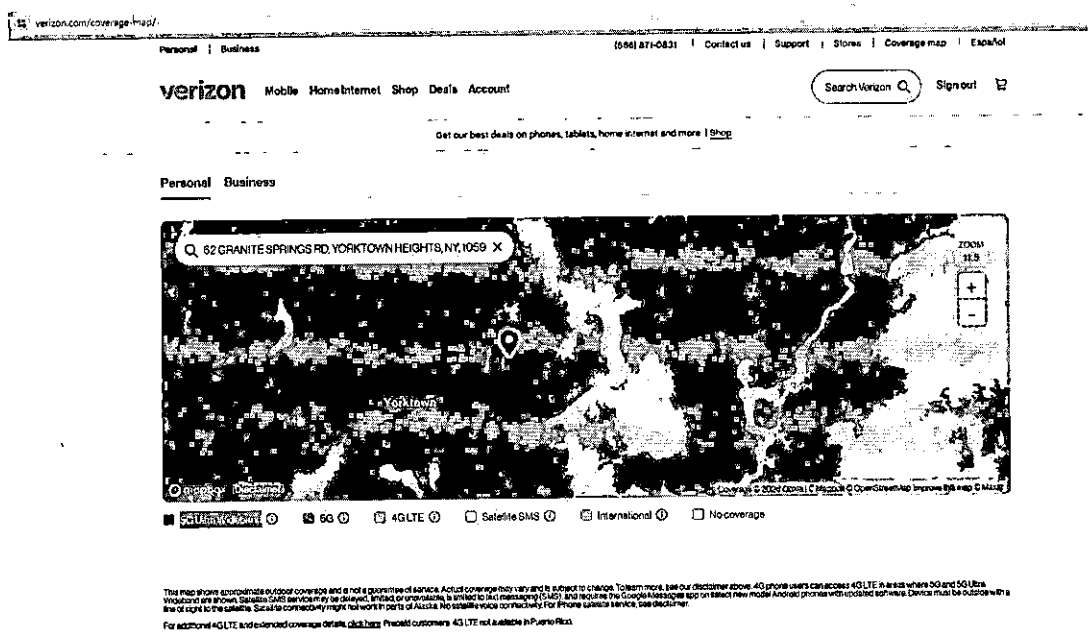
Wanted to pass along the Verizon coverage map on their website.
https://www.verizon.com/coverage-map/

Below and attached show that the 62 Granite Springs Road area of Yorktown has excellent coverage, some of the best around. 5G Ultra Wideband very much in red in YORKTOWN. The odd thing is that Granite Springs, an area NOT in Yorktown has 4G coverage. The tower will affect YORKTOWN residents but benefit Somers/Granite Springs where the coverage lacks? Isn't it strange that Homeland first approached Jilco (in Somers) and Starr Farm (in Somers) but settled on Yorktown because we have much more favorable town codes to allow these towers? Both Jilco and Stuarts said no. They know these towers have risks - reduced property value, visual blight, change the character of the town as well as all the environmental issues being this close to the Wetlands that directly lead to drinking water sources.

Can the town or Homeland comment on why coverage maps show stellar coverage yet a tower is still needed? Verizon is the only carrier that has agreed to connect on the tower. Will the antennas be pointing at the lesser coverage areas in Somers but Yorktown Residents take all the risks? Seems this is why a location so close to the border of towns was selected.

This is extremely concerning as there is no verified need per the maps.

Thank you.
Corrine Simione
[redacted]



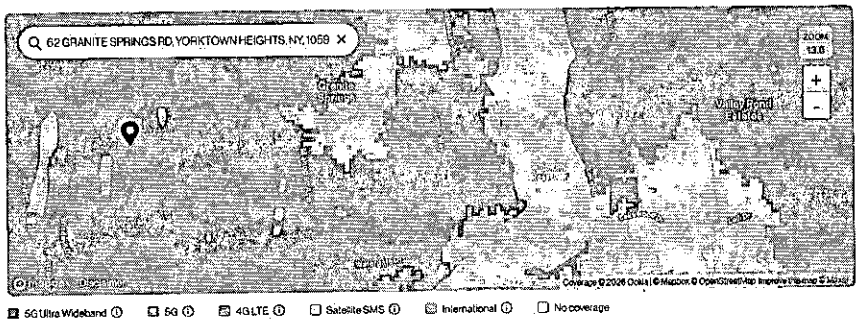
verizon.com/coverage-map/

Personal | Business (866) 671-0831 | Contact us Support Stores | Coverage map | Español

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Get our best deals on phones, tablets, home internet and more. | Shop

Personal Business



5G Ultra Wideband ⓘ 5G ⓘ 4G LTE ⓘ Satellite SMS ⓘ International ⓘ No coverage

This map shows approximate outdoor coverage and is not a guaranteed service. Actual coverage may vary and is subject to change. To learn more, see our disclaimer above. 4G phone users can access 4G LTE in areas where 5G and 5G UW is. Wideband are shown. Satellite SMS service may be delayed, limited, or unavailable, is limited to text messaging (SMS), and requires the Google Messages app on select new model Android phones with updated software. Device must be outdoors with a line of sight to the satellite. Satellite connectivity might not work in parts of Alaska. No satellite voice connectivity. For iPhone satellite service, see disclaimer.

For additional 4G LTE and extended coverage details, click here. Prepaid customers 4G LTE not available in Puerto Rico.

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Cell Tower on Granite Springs Rd
Date: Tuesday, January 20, 2026 8:02:32 AM

Sent from my iPad

Begin forwarded message:

From: Nicole Tantillo [redacted]
Date: January 19, 2026 at 2:27:51 PM EST
To: Sergio Esposito <sesposito@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>, elachterman@yorktwonny.gov, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell Tower on Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Board Members,

I am writing to share my concern about building a cell tower on local wetlands. I have been a resident of Yorktown for the past 12.5 years, and I currently reside on Sunrise St, around the corner from the proposed cell tower. I have also been a high school science teacher for the past 18 years.

In my classes, I teach that wetlands provide humans with the widest variety of ecosystem services of any biome. This local wetland, where the tower is to be built, offers our community flood protection, groundwater recharge and purification, air purification, soil regeneration (through nitrogen fixation and detritivore activity), as well as significant wildlife habitats (my children and I enjoy counting local bird species and looking for mammal tracks in the snow).

Crystal Lake, which is across the street from my house, is already badly eutrophied; showing signs of algae blooms from increased nutrients due to runoff from roadways which lead to oxygen deprivation and death of aquatic life. Removing a portion of the wetlands that feed it could push Crysytal Lake it beyond repair. Wetlands function to filter runoff and prevent eutrophication of local ponds and lakes, increasing the biodiversity of the ecosystem. Diversity, in all forms, is unarguably beneficial.

I strongly oppose the building of a cell tower on wetlands. I understand wanting to advance technology and improve communication in our community. What I cannot endorse is the destruction of even a portion of this thriving ecosystem that provides vital services to all forms of life. This is what I teach my students every day and it would be hypocritical to not share my thoughts and ask you to help me practice what I preach.

Thank you for your time.

Sincerely,
Nicole Tantillo

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"
Date: Tuesday, January 20, 2026 8:02:17 AM

Sent from my iPad

Begin forwarded message:

From: Franco Carenza <[redacted]
Date: January 19, 2026 at 5:48:42 PM EST
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"

Yes, sorry.

Residing at [redacted] Yorktown Heights, NY 10598, I express our opposition to the installation of a cell tower in our backyard.

Franco Carenza
COO
WOOD & FIRE GROUP, INC.
Cell-914-826-6199

Wood & Fire Restaurant & Bar
[redacted]

Wood & Fire Restaurant & Bar Scarsdale
[redacted]

Southern Table Kitchen & Bar
[redacted]

On Jan 19, 2026, at 5:33 PM, Ed Lachterman <elachterman@yorktownny.gov> wrote:

Hi Franco,
Was there supposed to be an attachment with this?
Ed

Get Outlook for iOS

From: Franco Carenza [redacted]
Sent: Monday, January 19, 2026 5:30:41 PM
To: townsupervisor@yorktownny.gov <townsupervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Opposition to the Proposed Cell Tower at 62 Granite Springs Road"
Franco Carenza
COO
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower
Date: Tuesday, January 20, 2026 8:02:03 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 19, 2026 at 6:30:28 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:

Town Board

Conservation Board

Planning Board

Tree Conservation Advisory Committee

Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs

Rd & Opposition to the proposed cell tower

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Were there bids from other RF specialists and if so, may we please see the bid specifics? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

I also suggest having a public meeting to discuss the findings in Kent Chamberlin's report. Knowing Douglas Fishman will use the Telecommunications of Act of 1996 to support his report is highly concerning. The 1996 Act is 30 years old and the safety recommendations are based on old cell technology and RF data. The FCC was sued in 2021 because the data and safety recommendations for cell tower usage is so outdated. There was 11,000 pages of data that refuted the FCC conclusion that there is no evidence of harm caused by wireless technology. The FCC lost in court and was ordered to do new studies so they can update their data and safety recommendations. 5 years later and these studies have yet to happen. Recently, it was reported the Federal Government will be requesting the FCC begin to do these studies and compile the data. The Government is formally acknowledging the need to do this is now.

Now knowing what I shared above, should raise your red flag. As you continue in this process and decide how you will vote, you will be unable to say, you did not know.

Please consider what I shared and allow both above mentioned consultations to be conducted or an independent consultation. Then provide a forum for an open conversation between the board and the community to discuss the results. This decision will impact many and requires important questions to be asked. The answers or lack of answers, will lead us to the best decision for this community.

Monica Cole

Footnote 1:

https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:

https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:

https://www.townofpoundridge.gov/sites/default/files/fileatta

chments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:

https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:

https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Request for Pause and Opposition to Retaining Proposed RF Consultant
Date: Tuesday, January 20, 2026 8:01:34 AM

Sent from my iPad

Begin forwarded message:

From: Mollyanne Vizioli [redacted]
Date: January 19, 2026 at 6:34:13 PM EST
To: Ed Lachterman <elachterman@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>
Subject: Request for Pause and Opposition to Retaining Proposed RF Consultant

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Dear Town Council Members,

I am writing as a concerned Yorktown resident to respectfully oppose the proposed resolution to retain Douglas Fishman to review Homeland Towers' application for a 130-foot cell tower at 62 Granite Springs Road.

I ask that this letter be entered into the public record and shared with both the Town Board and the Planning Board.

While I appreciate the Town's stated intent to better understand the technical aspects of this proposal, I am deeply concerned that retaining Mr. Fishman does not meaningfully address residents' concerns, nor does it provide the level of independence, transparency, or public confidence that such a consequential decision warrants.

According to the Town Board agenda, Mr. Fishman is described as an "independent radio frequency engineering consultant." However, publicly available records show that Mr. Fishman previously worked as an RF Manager for AT&T and has repeatedly been retained by municipalities in matters where his analyses ultimately supported wireless carriers or developers seeking approval for macro cell towers and related infrastructure. In each documented instance I have

reviewed, his conclusions favored the applicant.

This history raises a reasonable and important question: whether Mr. Fishman can truly be considered independent in a way that reassures residents their concerns will be impartially evaluated. At minimum, the appearance of bias undermines public trust in the process.

Equally troubling is the use of taxpayer funds to retain a consultant whose work product may predictably support the developer's position. If the Town Board's goal is to genuinely evaluate community concerns—visual impact, environmental constraints, alternative siting, and necessity—then the consultant selected should be demonstrably neutral and free from longstanding professional ties to the wireless industry

If the Town Board believes outside expertise is necessary, I respectfully urge the Town to consider a consultant with an established record of independence, selected through a transparent process that allows for public input. Residents should be afforded the opportunity to suggest qualified experts and understand the criteria used in selecting them.

Additionally, many of the concerns raised by residents extend beyond radio frequency coverage alone. These include environmental impacts, wetlands delineation, neighborhood character, and long-term precedent for similar structures. Addressing only one narrow aspect of the proposal does not provide the comprehensive review this situation demands.

In addition, it is important to acknowledge that the broader public conversation around electromagnetic emissions and long-term health effects is evolving. Recent public statements by Robert F. Kennedy Jr. have emphasized the need for greater caution, transparency, and continued research regarding chronic exposure to electromagnetic radiation, particularly as wireless infrastructure becomes more dense and closer to residential areas. While opinions on this topic vary, such statements underscore that public concern is not fringe or isolated, and that it is reasonable for communities to seek thorough, unbiased review when evaluating large-scale wireless installations near homes, schools, and natural areas.

Given the scale and permanence of the proposed tower, and the level of community concern, I respectfully request that the Town Board pause this resolution, reconsider the selection of any consultant, and pursue a more transparent, inclusive, and genuinely independent review process.

Thank you for your time, your service, and your consideration of the concerns of the residents you represent. I appreciate your attention to this matter and respectfully ask that you act in a way that prioritizes public trust, fiscal responsibility, and meaningful community engagement.

Sincerely

Mollyanne Vizioli

[redacted]

Yorktown Heights NY

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 8:01:27 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 19, 2026 at 6:37:37 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

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To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

Please forward my letter in opposition to the Town Board, the Planning Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

I would like the Town Board, the Planning Board and Conservation Board to consider **requesting Homeland Towers do a Balloon Test at 62 Granite Springs Road prior to granting a permit.**

The visual impact of a 130 foot monopole on alienated park land is going to be significant. This will be magnified due to it being built in a residential and scenic area. Camouflaging is not being proposed and would not mitigate its visual presence.

All residents, town board members and committees being asked to provide a permit, should receive the benefit of a ballon test to help them visualize the proposed cell tower's impact on the landscape.

Thank you for considering my request,

Monica Cole

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Road & Opposition to the proposed cell tower
Date: Tuesday, January 20, 2026 8:00:50 AM
Attachments: Kent Chamberlin CV Feb 2023-1.pdf

Sent from my iPad

Begin forwarded message:

From: Maria Ivezaj <[redacted]
Date: January 19, 2026 at 8:16:09 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Road & Opposition to the proposed cell tower
Reply-To: Maria Ivezaj <[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening

I am writing in opposition of retaining Douglas Fishman as the RF expert to look over the Homeland Tower plans for 62 Granite Springs Rd. Being that he works/ed for wireless company AT&T, as well as reading his prior cases, I do not believe he is able to give a neutral opinion. Please consider other options, including Kent Chamberlain, whose resume I have attached.

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Oppose the Granite Springs Cell Tower
Date: Tuesday, January 20, 2026 8:00:25 AM

Sent from my iPad

Begin forwarded message:

From: allison hanson [redacted]
Date: January 19, 2026 at 10:45:11 PM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Oppose the Granite Springs Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Our whole family opposes the cell tower project on Granite Springs Rd.

From the environmental aspect of the LOCAL TURTLES who walk across Granite Springs Rd. at that spot, to the protected WET LAND site, and to the SMALLER/MORE EFFICIENT new technology out there using current infrastructure, we know that our town must PROTECT OUR FAMILIES, and INDIVIDUALS…the local neighbors who live here.

Yorktown is one big supportive, caring family town and we beg the town board to NOT allow the cell phone tower project to happen.

Thank you for your time.

Sincerely,
A. H.

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 8:00:17 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 20, 2026 at 6:50:02 AM EST
To: Susan Siegel <ssiegel@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter to all boards involved in this proposal and please confirm receipt of this email.

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where town residents swim and fish. The proposed plan also calls for the removal of 84 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues. I am concerned that the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Sparkle Lake (which is in

our backyard!!) and the Croton watershed. Our town was given millions of dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land.

We urge the Town Board to confirm that the proposed plan would not violate any conditions of that grant. We also urge the Town Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this NEIGHBORHOOD and TOWN. To fully appreciate how important this parcel of property is, all members of the Town Board, Conservation Board and Planning Board should visit the proposed site during the warmer months when there is vegetation growing in the wetlands. We also urge the Town Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses. Thank you for your time and consideration.

Paolo and Antonietta Fiorino

Sent from the all new AOL app for iOS

RECEIVED
PLANNING DEPARTMENT
JAN 20 2026
TOWN OF YORKTOWN

From: leolabug
Sent: Friday, January 16, 2026 9:55 PM
To: Planning Department
Subject: Re: Oppose Homeland Towers, LLC – Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Could you please acknowledge receipt and consideration of my request below? I want to be sure this communication got to you.

Leola Specht

On Monday, January 12, 2026 at 06:13:33 PM EST, [redacted]

Dear Yorktown Planning Board,

My family has lived on [redacted] since about 1969, and we have have family members who live in other parts of Yorktown's hamlets as well. Yorktown and the natural spaces in our backyard where we peacefully enjoy nature around our family home is very important to us.

We don't understand how Yorktown elected officials decided that it's ok to destroy wetlands and take down trees for a cell tower that we don't see benefitting ourselves or neighbors. We are against your permitting anything that would enable the installation of the Homeland Towers, LLC – Granite Springs Road.

The land where the tower is proposed is inappropriate for a cell tower due to it being in lower/wet land and the proximity to

homes. We have concerns about bright lights, reduced biodiversity, detrimental impact to clean air and soil from the lost benefit that vegetation and wetland species currently provide, decimation of natural view, unknown impact from radio/electromagnet or other waves emitted or received by it, reduced property value and more. You've seen these and other comments from many other people in the community who know the Tower will hurt our neighborhood.

The cell tower would negatively impact both human and non-human species that live in and around the proposed site. The detrimental environmental impact, both during building and ongoing, is not worth a negligibly positive impact on mobile phone and emergency service.

Please deny the proposal to lease a portion of the property for the installation of a public utility wireless telecommunications facility, including a 130-ft monopole tower and equipment compound designed for the colocation of multiple wireless carriers and town emergency services entities.

Thank you,

Leola Specht and concerned family members

Dear Town Board,

We are long time residents of Yorktown Heights living on XXXXX and we would like to express our opposition to the proposed cell tower for 62 Granite Springs Road.

We are concerned about what the tower will do to the environment in the area, how it will impact the wildlife negatively, what it will do to the property value of our homes, and potential health risks that come with having a tower of that size so close to our home. It will also take away from the beautiful look of the area we have come to love so much for our home community.

If there is truly a need, a more appropriate location should be selected because there are too many reasons not to select this one.

Thank you for hearing our concerns. Please do not build the cell tower at 62 Granite Springs Road. Thank you.

Best Regards,

Mila and Salvatore LoBrutto

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Thursday, January 15, 2026 2:04:25 PM

From: Maria Iveza[redacted]
Sent: Thursday, January 15, 2026 1:13 PM
To: Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>
Subject: 62 Granite Springs Road

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Councilman Esposito,

In your news12 interview, you said that the idea of small cell antennas on utility poles are great, but ConEd does not allow equipment to be places on their poles. Are you not aware our area is serviced by NYSEG?

Maria Ivezic

From the Desk of Howard Frank

RE: NO CELL PHONE TOWER, Letter #2, Frank Family

Attention: Town Board, Conservation Board, Zoning Board, Planning Board, Town Clerk

As an over 60-year-old resident of this neighborhood and a former member of the Conservation Board, a retired licensed Stationary Engineer and a proud member of Local 891. I would like the town elected officials and committees to review my and other neighbors' concerns and objections regarding the proposed cell tower installation on Town-owned property, and to request that this matter be properly reviewed in accordance with Town Law, zoning requirements, and environmental regulations.

Failure to Consider Alternative Locations
The Town has not adequately evaluated alternative sites or elevations on existing Town property. A more suitable and less environmentally sensitive location exists approximately 200 feet in from the dead end of Popular Street near the Sparkle Lake retention pond. This area encompasses approximately 20 acres and should be formally reviewed. A site visit to this location is strongly recommended.

Existing Infrastructure Demonstrates No Necessity
The sewer pump station already has a flow alarm with a telephone line connected to both the Sewer Department and the Police Department. This system has functioned reliably for over 50 years. In addition, there is an existing cellular alarm at the pump station. These facts demonstrate that adequate communication infrastructure already exists and that a new cell tower is not necessary for public safety.

Notification and Procedural Deficiencies
It is unclear whether the Town of Somers or affected Somer's residents were notified by the Town of Yorktown regarding this proposal. Additionally, this matter does not appear to have been referred to either the Zoning Board or the Planning Board, as required by Town Law. There was also no proper notice or advertising to neighboring residents, particularly those in Somers, which may constitute a violation of zoning and public notice requirements.

Zoning and Land Alienation Concerns
With the alienation of Town land and the generation of revenue from the proposed cell tower, the property would effectively become commercial in nature. Any parcel that generates income is considered commercial and therefore requires zoning review. This raises serious concerns, particularly if the intent is to establish a commercial use within designated wetlands. This matter should be reviewed by the Zoning Board rather than decided solely by the Town Board.

Wetlands, Soil, and Environmental Issues
No soil testing or deep test borings have been conducted to determine the depth of the wetland buffer, soil stability, or the location of bedrock. There is no evidence of a minimum five-foot auger test, which should be required for a structure of approximately 130 to 150 feet in height. Without such testing, the Town should not advance or approve this proposal.

Structural and Foundation Concerns
It is unknown whether concrete and pilings can adequately support a 130-foot tower in swampy wetland conditions. There has been no determination of how deep pilings would need to be driven or whether bedrock exists at a depth capable of supporting a 30-foot tower foundation. There is also no explanation of how the foundation could be constructed without altering natural water flow.

Drainage, Water Flow, and Wetland Impacts
Water currently flows under Granite Springs Road into Crystal Lake. Any construction may alter drainage patterns, impact wetland vegetation, and increase unfiltered runoff into the brook and downstream sewer lift station. The official Town map should be reviewed for elevation, environmental designations, and wetland constraints. There is no indication this review has occurred in any of the documents online by Homeland.

Permits and Compliance
There is no evidence of an excavation permit, foundation plan approval, or soil testing results. Without these, any construction activity would be premature and potentially subject to a stop-work order. The Town should not approve foundation height, pilings, or construction without full compliance.

Requested Actions by the Town Board

- Refer this proposal to the Zoning Board and Planning Board
- Require deep soil and auger testing, wetland and drainage studies, and a review of official Town maps
- Conduct a site visit to the alternative location at the dead end of Popular Street
- Ensure full notification to Somers officials and residents and Stuarts Fruit Farm
- Suspend any approval until all zoning, environmental, and procedural requirements are met

If any members of the town board would like to call me to discuss this matter, I'm available to do so. Again, please make sure this letter is added to the documentation

Sincerely,

Howard Frank, [redacted]

From: Corrine Simion [redacted]
Sent: Wednesday, January 14, 2026 3:11 PM
To: Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Homeland Towers hearing notation - please post to the record

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Hello,
Hope you are well.

I found it a good time to point out how cell phone carriers work when there is an issue with coverage in the case of an emergency. I understand a large talking point on the need for this tower is that it is unsafe to have coverage gaps. Today Verizon, the only carrier that has agreed to be placed on the prospective tower on Granite Springs Rd thus far, has had a major outage affecting hundreds of thousands of users.



Is Verizon down? View outage reports

Verizon is down

Verizon is experiencing issues. A significant number of users report issues with the website, apps, trouble placing/receiving calls, stalled mobile data, delayed SMS/MMS, and Fios/5G Home connectivity issues.

This is an outage that is followed by another outage in 8/2025 that was nationwide - all users. Prior to that in 10/2024 400,000 users were affected.

During these outages user experience severe issues using their cell phone service, most having no service at all.

The good news is that cell phones can always call emergency services (911) even with "no service," because they can connect to any available network, not just your providers. We have several towers around town on more appropriate land locations not directly next to homes, that will provide this signal. Newer phones also offer Emergency SOS via Satellite for truly off-grid situations, and Wi-Fi calling works if you have internet. Such an amazing feature that keeps residents safe and able to utilize emergency services at any time no matter the case.

Even old phones without active SIM cards can make emergency calls!

This is such a wonderful feature that is worth highlighting to dispel any concerns one might have about gaps in coverage (that don't exist per current maps from cell phone providers in the Granite Springs area). I feel terrible for all those relying on their cell phones when they have a provider that continues to suffer major outages. It seems cell phone service is unreliable regardless of how many towers they have. Luckily 911 will always connect as noted above.

Thank you for your time,
Corrine Simione
Walden Woods

From: Town Clerk
To: Maura Weissleder
Subject: FW: Proposed Granite Springs Cell Phone tower comment for the record
Date: Thursday, January 15, 2026 9:07:23 AM
Attachments: image.png

On Dec 22, 2025, at 3:07 PM, Corrine Simione [redacted] wrote:

Hello,

Wishing you all a wonderful holiday!

I would like to submit a rebuttal to a statement included in the public comments regarding the proposed cell phone tower on Granite Springs Road.

I live on XXXXXXX as noted in the comment below, **I was present** and **viewed the resident** who I believe is being referenced below when the tree fell on Halloween at the corner of Douglas/Curry and an adjoining cul-de-sac. I consistently have reliable cell service in this area. I live six houses from that intersection and have no issues using my phone in my home, yard, at the bus stop, or throughout the surrounding neighborhood. In addition, I work from home several days a week and rely on my cell phone for business throughout the day without issue.

If someone experienced service problems at that location, it may have been related to their specific carrier rather than an overall lack of coverage in the area. Not every carrier provides equal coverage in every location, and residents often need to select the provider best suited to their area.

Additionally, downed power lines and storm-related damage can temporarily disrupt cell service even when a nearby tower appears to be powered. Such incidents can affect fiber optic backhaul lines, cause localized network congestion, or create electromagnetic interference, all of which may result in dropped calls, slow data speeds, or temporary loss of service. These factors can sometimes be mistaken for broader or ongoing coverage deficiencies. If this is being touted as one of the reasons for a 130 foot monstrosity added to the backyards of my community I wanted my experience of the same event clarified.

Thank you for your time and consideration.

Corrine Simione

Walden Woods

From: Ed Lachterman <elachterman@yorktownny.gov>
Date: December 18, 2025 at 8:19:55 PM EST
To: Mollyanne Vizioli [redacted]
Cc: Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Luciana Haughwout <lhaughwout@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Re: Urgent Concern: Proposed Cell Tower in Residential Area (Curry St / Granite Springs)

Hi Mollyanne,
Thank you for your comments. This issue has many facets that need to be looked at and the board is trying to balance all of the concerns. One of the main concerns that we need to look at is that there is a large segment of our population that is lacking cell service in the proposed area. On Halloween, a tree came down on Curry Street and pulled down some electrical lines, creating a hazard. The resident that called it in said that it took him many tries to do so and had to walk down the street to finally make a connection.
The site location has been explored in the past and the review was part of the public record, both in the file and the public hearing last Tuesday. There is a regulatory process that is handled by the state, and the Governor signed off on this already. We have held open the public hearing, and we are looking to reconvene on February 3rd , 2026. That will be another opportunity for the public discussion and to have some of these concerns addressed. The reason for holding the meeting over was so that some changes that were addressed from the input of the neighbors could be reviewed by the appropriate boards and make sure that they meet the guidelines and regulations of local, state and federal agencies.
I will pass your comments on to the clerk so that they can be part of the record.
Happy Holidays to you and your family.

Ed Lachterman
Yorktown Town Supervisor

To the Town Board and Planning Commission,

My name is Maria Makaj, and I am a licensed real estate professional who has worked extensively within this community and surrounding areas. My client, whom I some a home to many years ago, reach out for help. I am writing to formally express concern regarding the proposed installation of a cellular phone tower within this neighborhood and to share how such a development may negatively affect residential property values and overall community appeal.

From a real estate market perspective, proximity to large infrastructure such as cell phone towers has consistently raised concerns among buyers. Many prospective homeowners view these structures as visual intrusions that detract from the aesthetic character of a neighborhood. In communities where scenic views, uniform architecture, and residential charm are valued, the presence of a tower can significantly reduce buyer interest, resulting in longer days on market and downward pressure on home prices.

Additionally, while regulatory agencies may state that cell towers meet safety standards, buyer perception plays a critical role in real estate value.

A notable portion of buyers express ongoing concerns, whether founded or not, about potential health effects. These perceptions often translate into hesitation or outright avoidance of properties located near towers, thereby reducing demand and marketability for affected homes.

Cell phone towers can also impact a neighborhood's identity. Many homeowners choose specific communities for their residential feel, sense of privacy, and long-term investment potential. The introduction of commercial-grade infrastructure into a residential zone can change the character of the area, making it less attractive to future buyers who prioritize neighborhood cohesion and visual consistency.

From my professional experience, even the possibility of a nearby tower can become a recurring disclosure issue during real estate transactions, prompting buyers to request price reductions or walk away altogether. This places existing homeowners at a financial disadvantage through no fault of their own and may result in diminished equity over time.

I respectfully urge the Town Board to consider alternative locations or solutions that would meet communication needs without compromising residential property values or community integrity. Protecting homeowners' investments and preserving the character of established neighborhoods should remain a priority in land-use decisions.

Thank you for your time, consideration, and service to our community.

Respectfully,

Maria Makaj
[redacted]

Reminder: email is not secure or confidential. Houlihan Lawrence will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving Houlihan Lawrence, and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact Houlihan Lawrence. To notify Houlihan Lawrence of suspected email fraud, contact: fraudalert@houlihanlawrence.com or call 914-273-4357.

From: Town Clerk
To: Maura Weissleder
Subject: FW: Cell Tower
Date: Tuesday, January 13, 2026 3:42:06 PM

-----Original Message-----
From: Antonio Mosca <[redacted]
Sent: Tuesday, January 13, 2026 2:03 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Fwd: Cell Tower

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I am emailing you to ask you to vote no on the cell tower. Not the appropriate place to install one.

Thanks

Tony Mosca

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Cellphone Tower
Date: Tuesday, January 13, 2026 1:36:57 PM

From: Heberto Espinosa [redacted]
Sent: Tuesday, January 13, 2026 10:31 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: rfon@yorktownny.org; John Tegeder <jtegeder@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; lgilbert@yorktownny.org
Subject: Opposition to Cellphone Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Supervisor and Members of the Town Board,

I am writing to formally express my opposition to the proposed cell tower on Granite Springs Road.

While I recognize the importance of reliable wireless coverage, I am concerned that this project places a disproportionate burden on a residential area while offering limited demonstrated benefit to the broader community. A structure of this scale fundamentally alters the character of the neighborhood and raises serious concerns regarding aesthetics, property values, and environmental impact.

The proposed site's proximity to homes and sensitive natural areas, including nearby wetlands, warrants heightened scrutiny. Construction activity, tree removal, and long-term infrastructure in such locations risk lasting environmental consequences. Additionally, many residents reasonably worry about the negative effect a highly visible tower may have on property desirability and home values, an impact that cannot easily be reversed.

If coverage gaps truly exist, I urge the Town to more fully explore alternative solutions that are less intrusive, including smaller-scale installations, alternative siting, or co-location opportunities that minimize disruption to established neighborhoods.

I respectfully request that the Town Board reconsider this proposal or, at minimum, delay any decision until residents are provided with clearer data regarding need, alternatives, environmental impacts, and long-term consequences.

Thank you for your time and consideration.

Best,
Heberto R. Espinosa

Yorktown Heights, NY

Outlook

FW: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

From Town Clerk <townclerk@yorktownny.gov>
Date Wed 2/18/2026 9:35 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Wendy Frank <[redacted]
Sent: Wednesday, February 18, 2026 12:17 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; James Martorano <jmartorano@yorktownny.gov>; Engineering Department <engineering@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Nancy Calicchia <ncalicchia@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Fwd: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

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An update on my earlier email since I attended the ABACA meeting this evening. Please add to the comments/testimony.

According to the town website on July 14, 1964, the Town Board resolved to adopt an ordinance establishing the Advisory Board on Architecture and Community Appearance (ABACA) to protect the town from the harmful effects of inappropriate and poor-quality dCAesign. According to the Town of Yorktown Comprehensive Plan under scenic and historic preservation ytn10.pdf Crystal Lake is listed.

It just doesn't seem "scenic" to have a large oversized 150 ft cell tower adjacent to Stuart's Fruit Farm. Ongoing concerns exist regarding the tower's visual impact; its excessive height and intrusive visibility have not been properly vetted by Homeland or the town. The term "scenic" is referred to Crystal Lake in the adopted 2010 comprehensive town plan. Placing a cell phone tower there doesn't seem "scenic," especially since the town's long-range planning document outlines that area as "scenic."

We request a balloon test to truly understand the visual impact on the surrounding landscape and homeowners in this "scenic" area. This sensitive area contains wetlands and a residential road that lacks proper drainage. Most recently, a driver recently caused a major accident here, taking down an entire Verizon telephone pole at this location and we don't know if it was caused by ponding, icey conditions or the driver was impaired.

We do know that computer simulated views are not as accurate as actual viewshed pictures taken during a balloon test. The renderings, Photoshop work, and computer-generated pictures do not reflect the removal of trees for the project which will impact the view of the tower. We also have questions about the inaccuracy of tree removals: the applicant stated 37 trees to the County of Westchester, but their paperwork to the town says 88. The community's appearance of the area will be ruined forever; therefore, we ask that the ABACA advisory board review all documents concerning the "scenic" area that will be destroyed forever if this project moves forward.

Furthermore after tonight's meeting the developer said, "84 trees is not a lot of trees". Without considering over 300 saplings, bushes and other vegetations in the area. The develoepr didn't mention the princess pine either that was brought up by the local arbonist.

The developer to date didn't know the following:

What the grade of the area was asked and the developer couldn't answer that question

What's the pad made of? The developer couldn't answer that question

The color of equipment they didn't know yet elther

How are you viewing the site from what angles since they didn't do a balloon test? They couldn't explain they didn't even do a proper study using a drone.

Now the developer says he will do that test on his own? What are his qualifications?

Why wasn't the balloon test done originally when they developer proposed the site in the first place? That seems like something you do before to help identify how visiible the structure will be.

The developer had no idea what type of generators? What size generators?

What's the foot print size of the generator? They didn't know

Noise from the generator? The developer didn't know that either

Who maintains the "driveway"? That was not clear either

Who maintains the pole and equipment?

One board members lives on Sarles Drive and said his cell phone service is fine. The developer said he's recieved "many complaints about cell service in the area". Where are those complaints? There is nothing in writing submitted from those people complaining about their cell service in the neighborhood.

The developer admitted in the meeting the service will help Somers but NOT Yorktown.

Someone tell me how Homeland Towers proposed the lease of this property in July of 2022 and now 5 years later they don't have any answers of how this towering cellphone tower will be constructed? Or what materials will be used?

Jon Stewart said, "if you smell something say, something"

This entire project smells!

Yours truly,

Wendy Frank

Outlook

FW: Cell Tower Opposition

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 7:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Robert Patriss[redacted]
Sent: Tuesday, February 17, 2026 5:40 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Diana,

I am writing as a 20-year resident of Yorktown Heights, living on Sunrise Street, to formally express my opposition to the proposed motion to install a cell phone tower at 62 Granite Springs Road.

I agree with and support the thoughtful statements made by my neighbors at the most recent Town Board meeting. The concerns raised regarding environmental health, impacts on local wildlife, and the broader character of our community are significant and deserve careful consideration. In addition, the potential effect on surrounding property values is a serious issue for those of us who have invested in our homes and in the long-term stability of this neighborhood.

Yorktown Heights is valued for its natural setting and residential character. I respectfully urge the Board to fully weigh the environmental implications, aesthetic impact, and economic consequences before approving this proposal, and to consider alternative solutions or locations that would better protect our community.

Thank you for your time and consideration.

Sincerely,

Robert Patrissi

Outlook

FW: Cell Tower- Please Read!

From Town Clerk <townclerk@yorktownny.gov>
Date Mon 2/16/2026 7:38 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Pam Roden [redacted]
Sent: Monday, February 16, 2026 1:46 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower- Please Read!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon to All,

I am a resident very close to the proposed site of the 130 foot cell tower. I STRONGLY OPPOSE this proposition for the following reasons:

- **Visual Impact:** Something so aesthetically horrific and of this size and scope should never be considered for a residential area.
- **Residents:** Local residents pay a great deal of taxes to support and encourage our northern Westchester aesthetic. This project would negatively impact home value and significantly minimize desirability for future families to settle.
    - **Environmental Damage:** The site is in a wetlands buffer, potentially harming the bog turtle, Indiana bat, and monarch butterfly.
    - **Water Quality:** Construction threatens to impact Sparkle Lake, which is connected to the Croton watershed.
    - **Alternatives:** Investigate smaller cell options on existing poles instead of a large tower.
- Thank you for your time, attention and consideration of this important matter.
- Regards,
- Pamela Roden
- West Somers Park

- Granite Springs

FW: Cell phone tower

From Town Clerk <townclerk@yorktownny.gov>
Date Sat 2/14/2026 11:21 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kaylee Huff [redacted]
Sent: Saturday, February 14, 2026 9:38 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell phone tower

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Hello,

My name is Kaylee Huff. I live in Yorktown Heights with my husband and three young children. There is a plan to place a cell phone tower in our town. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns
   - Some residents are worried about potential health effects from continuous radiofrequency (RF) radiation emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts
   - The site is near wetlands and conservation land, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency
   - The proposal was added to meeting agendas on short notice, giving residents little time to learn about the project or attend hearings.

4. Aesthetics & Neighborhood Character
   - Tall towers are visually intrusive "eyesores" in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns
   - Nearby cell towers can lower property values, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues
   - Neighbors also raised flooding and stormwater concerns due to tree removal and soil uprooting.

7. Regulatory & Parkland Use Issues
   - The land proposed for the tower was originally donated with the intent to be parkland. Some residents argue building a tower there may contravene that original use of the land.

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.
Please reconsider,
Kaylee Huff

Outlook

Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Diana Quast <dquast@yorktownny.gov>
Date Fri 2/13/2026 6:04 PM
To Maura Weissleder <mauraw@yorktownny.gov>

Sent from my iPhone

Begin forwarded message:

From: Wendy Frank [redacted]
Date: February 13, 2026 at 5:46:10 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

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FYI, we want to make sure this ltr is added to the website - https://www.yorktownny.gov/town-departments/town-clerk/pending-projects/homeland-towers-project-granite-springs-road/

Thanks and good shabbos!!

---------- Forwarded message ---------
From: <[redacted]
Date: Tue, Feb 10, 2026 at 2:15 PM
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment
To: townclerk@yorktownny.gov <townclerk@yorktownny.gov>, supervisor@yorktownny.gov <supervisor@yorktownny.gov>, elacterman@yorktownny.gov <elacterman@yorktownny.gov>, planning@yorktownny.gov <planning@yorktownny.gov>, irechey@yorktownny.gov <irechey@yorktownny.gov>, jtegeder <jtegeder@yorktownny.org>, lgilbert@yorktownny.gov <lgilbert@yorktownny.gov>, ssiegel@yorktownny.gov <ssiegel@yorktownny.gov>, sesposito@yorktownny.org <sesposito@yorktownny.org>, pmurphy@yorktownny.gov <pmurphy@yorktownny.gov>, highway@yorktownny.gov <highway@yorktownny.gov>

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town

Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

Proper construction practice is to require a complete wetlands soil auger subsurface water table study. The construction site would then ensure comprehensive soil samplings below the surface. This process is critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

Given these circumstances, I urge the Town Board to review these issues thoroughly, to ensure that proper soil testing procedures are mandated and accurate environmental assessments are crucial and listen to the community.

We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

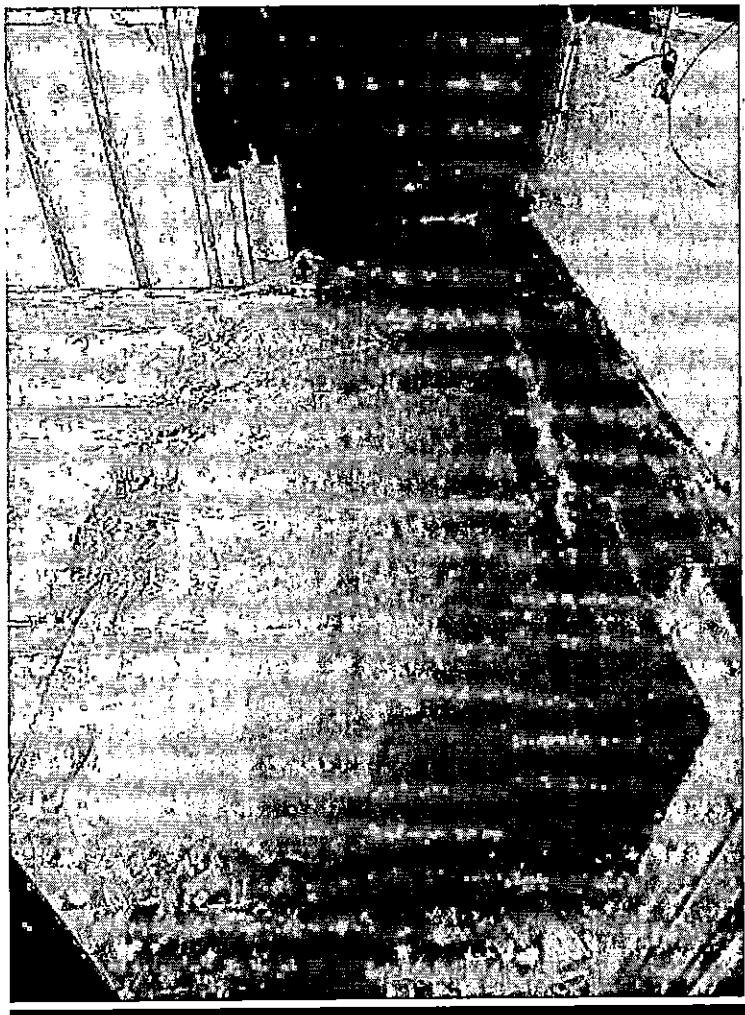
Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

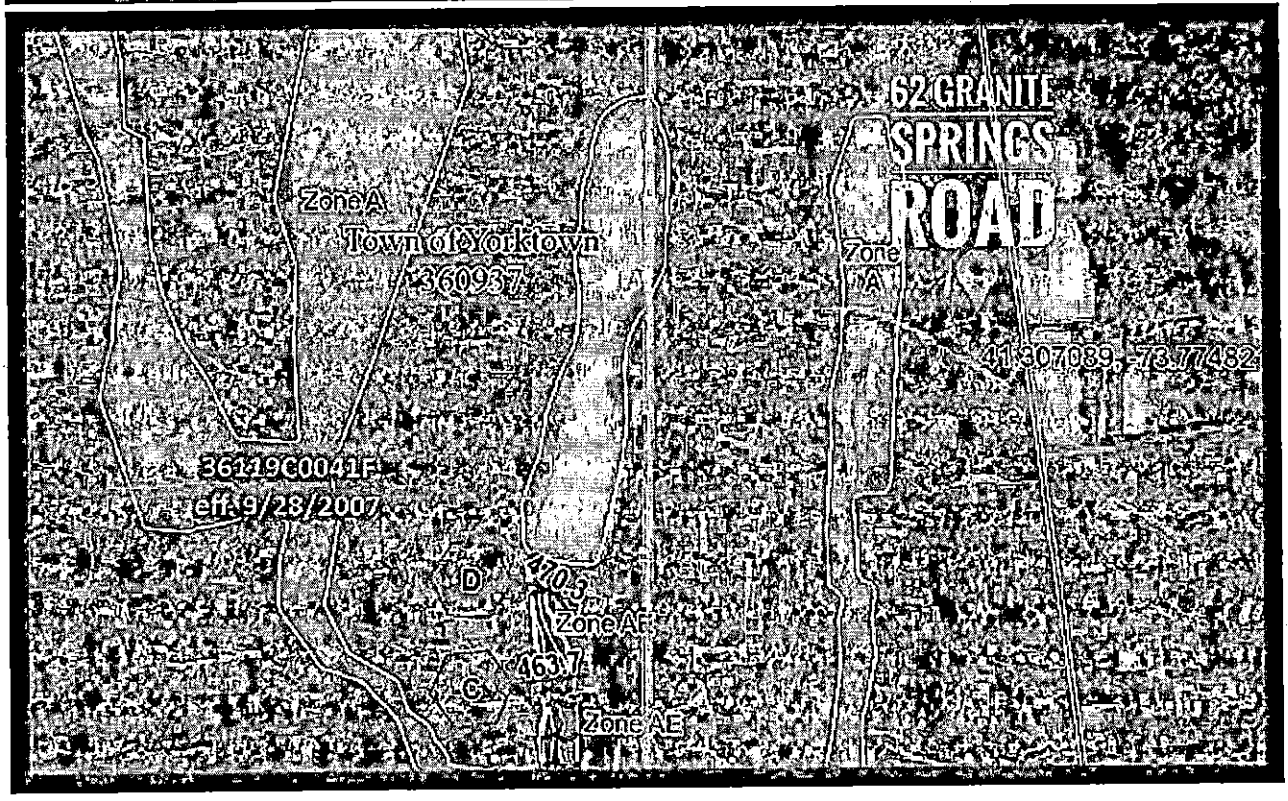
Sincerely,

Howard Frank and the Frank family








62 GRANITE
SPRINGS
ROAD
Zone A
Town of Yorktown
360937
Zone A
41.307089, -73.77482
36119C0041F
eff. 9/28/2007
D
470.5
Zone AE
463.7
C
Zone AE

Outlook

FW: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 6:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

4 attachments (280 KB)
photo1basement.jpg; photo2basement.jpg; photo3basement.jpg; floodplanYorktown.jpg;

-----Original Message-----
From: [redacted]
Sent: Tuesday, February 10, 2026 2:15 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; elacterman@yorktownny.gov; Planning Department <planning@yorktownny.gov>; irechey@yorktownny.gov; John Tegeder <jtegeder@yorktownny.gov>; lgilbert@yorktownny.gov; Susan Siegel <ssiegel@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Highway Department <highway@yorktownny.gov>
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

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critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

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We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

Sincerely,

Howard Frank and the Frank family

Outlook

FW: Opposed to Cell Tower

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 8:56 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kathryn Johnson <[redacted]
Sent: Monday, February 9, 2026 9:12 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>
Subject: Opposed to Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members,

My husband and I reside at [redacted] in a quiet, predominantly residential neighborhood. We are writing to express our strong opposition to the installation of any cell tower in our area.

A cell tower would be wholly inconsistent with the residential character of our neighborhood and could have detrimental effects on our health, our environment, and our property values. We deliberately chose to live in this area because of its natural setting and absence of large-scale commercial infrastructure. Introducing a cell tower would fundamentally alter that character.

Additionally, our current cell service is reliable and fully adequate. There is no demonstrated need for additional infrastructure in this location, and we see no justification for imposing the risks and visual impact of a cell tower on nearby residents.

For these reasons, we respectfully but firmly urge you to reject any proposal to construct a cell tower in our neighborhood. We appreciate your consideration of the concerns of local residents and trust that you will protect the integrity and livability of our community.

Sincerely,

Kathryn Johnson
[redacted]

Outlook

FW: New Response Completed for Contact

From Web <web@yorktownny.gov>
Date Mon 2/9/2026 12:13 PM
To Diana Quast <dquast@yorktownny.gov>; Maura Weissleder <mauraw@yorktownny.gov>

From: noreply@yorktownny.gov <noreply@yorktownny.gov>
Sent: Friday, February 6, 2026 11:46 PM
To: Web <web@yorktownny.gov>
Subject: New Response Completed for Contact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please note the following response to Contact has been submitted at Friday February 6th 2026 11:43 PM with reference number 2026-02-06-001.

- **Name:**
  stuart epstein
- **Email:**
  [redacted]
- **Phone:**
  [redacted]
- **Subject:**
  cell tower
- **Question/Comment:**
  I am definitely opposed to the construction of the cell tower by Granit Springs. Even though i do not live in that section of town I feel yhay this parcel should be kept as open space, it is not fair to the neighbors especially the person that is less then 500 feet where 1300 is recommended. Cutting down almost 100 trees in an area that is designated open space is sinful I would not want to sit out in my back yard and see that steel tower no matter what color they paint it. If power goes out the generator will probably run on propane, I would not want it running unattended. PLEASE do not APPROVE THIS SITE, DO NOT approve a wetlands permit, and no cutting of trees. I watched the meeting i saw how mant people attended they all worked so hard doing research, hiring lawyers, checking property boundaries.
  I voted for the existing town board because I feel they are fair. Pleas respect the open space and [lease respect the neighborhood, the HOMEOWNERS. When the planning board and zoning board look at building homes or extensions on homes the number priority is will it change the character of the neighborhood . THIS IS NOT IN

CHARACTER.

Thank you
Stuart Epstein

[redacted]

[This is an automated email notification -- please do not respond]

Town Clerk's Office

FEB 04 2026

Diana L. Quast, Town Clerk
Town of Yorktown, New York

[redacted]
Yorktown Heights, N.Y.

10598

January 31, 2026

Diana Quast

Town Clerk

Yorktown Town Hall

363 Underhill Avenue

Yorktown Heights, NY 10598

Dear Ms. Quast,

We are writing this letter to express our concerns regarding the proposed cell phone tower on 62 Granite Springs Rd. This project will require the removal of multiple trees in our neighborhood and is not needed to improve cell phone service in our area. We further believe that this large cell tower should not be placed in the middle of a residential area and will have a negative impact on our environment.

Thank you for your consideration.

Sincerely,

Ronald Ammon

Donna Ammon

Donna Ammon

From: Jeff Anzevino [redacted]
Sent: Tuesday, February 3, 2026 5:16 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Fwd: Public Hearing Notice Homeland Towers 62 Granite Springs Road

Scenic Hudson was just apprised that notice has been given that a public hearing will be reconvened tonight by the Yorktown Town Board as it considers a wetland, stormwater, and tree permit application submitted by Homeland Towers, LLC for the proposed construction of a telecommunications facility located at 62 Granite Springs Road in Yorktown,

Since Scenic Hudson is unable to attend tonight's meeting on such short notice, we respectfully request that the hearing remain open so that we can better understand the environmental and historic impact of the 130' telecommunications facility of Stuart Farm.

Scenic Hudson in 2017 contributed $353,175 toward the conservation of the Stuart Farm and we are concerned that the propsoed 130' tower is likely to result in adverse impacts on the environment, community and historic resources.
https://www.westchestergov.com/previous-releases/westchester-to-protect-county-s-oldest-working-farm#:~:text=Scenic%20Hudson%20Land%20Trust%2C%20Inc.,of%20working%20farmland%20in%20Westchester.

Further, it is our understanding that the farm has been nominated for listing on the New York State Historic Business registery. https://news.halstonmedia.com/somers-record/stories/stuarts-farm-earns-historical-recognition,24277?#:~:text=Stuart's%20Farm%20Earns%20Historical%20Recognition,%2C%E2%80%9D%20the%20OPRHP's%20website%20says.

Further, with respect to the address of the proposed tower, if there has been a mistake in the public notice, we urge the Town Board to renotice the Public Hearing and keep the hearing open until Scenic Hudson and others can properly assess the potential for environmental impact of the proposed tower.

Thank you.

Jeffrey Anzevino

J. Jeffrey Anzevino, AICP (he/him/his)

Director of Land Use Advocacy
Scenic Hudson, Inc.

Building on 60 Years of Success
Read our Annual Report to learn more about our goals for the future and steps we will take to achieve them.

From: Dave <[redacted]
Sent: Monday, February 2, 2026 7:31 PM

Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Dear Yorktown Leadership,
I do not believe this site is necessary and ultimately will be harmful to our community.
A giant cell tower - not the right decision
A distributed set of cell repeaters is better
I have lived in Yorktown for many years, went through the school system and seen many changes - I'm not opposed to change. I am opposed to bad decisions.
Thank You.
Sincerely,
David Hands

Hello -

My name is Daniel Zlotnick and I am the owner of [redacted]
Heights.
I live here with my wife and our young daughter.

Please let it be known that we are 100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.

Thank you,
Dan

Hello -

My name is Elizabeth McQuestion and I reside in Yorktown Heights. with my husband and two small children.

Please let it be known that as property owners we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned mother and resident. Elizabeth McQuestion.
914-582-2640

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:22 PM

From: neysa Rascona <[redacted]>
Sent: Tuesday, February 3, 2026 11:14 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this

project does not conflict with or jeopardize the intent and conditions of those grants.

Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,

Neysa Rascona
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposed To Cell Tower
Date: Tuesday, February 3, 2026 1:20:12 PM

From: Francine <[redacted]
Sent: Tuesday, February 3, 2026 11:35 AM
To: Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposed To Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Ivezaj <[redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please forward my message to all members of town board.

Looking forward to seeing you all at the meeting tonight.

Residents were not notified via mail when alienation was happening,
Residents were not notified when the December meeting on this 130ft cell tower build built on wetlands commenced,
Though some Residents were notified when it was up for permits,
More people were sent Supervisor Lachtermans press release than the permit notification. For example, I was never notified about permits. But I was sent the press release.

We find this a bit odd.

Maria Ivezic

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Iveza [redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

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Though some Residents were notified when it was up for permits,
More people were sent Supervisor Lachtermans press release than the permit notification. For example, I was never notified about permits. But I was sent the press release.

We find this a bit odd.

Maria Ivezic

Outlook

FW: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

From Town Clerk <townclerk@yorktownny.gov>
Date Wed 2/18/2026 9:35 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Wendy Frank [redacted]
Sent: Wednesday, February 18, 2026 12:17 AM
To: Sergio Esposito <sesposito@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; James Martorano <jmartorano@yorktownny.gov>; Engineering Department <engineering@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Nancy Calicchia <ncalicchia@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Fwd: Feb 17/Opposition to Homeland's proposed cell tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

An update on my earlier email since I attended the ABACA meeting this evening. Please add to the comments/testimony.

According to the town website on July 14, 1964, the Town Board resolved to adopt an ordinance establishing the Advisory Board on Architecture and Community Appearance (ABACA) to protect the town from the harmful effects of inappropriate and poor-quality dCAesign. According to the Town of Yorktown Comprehensive Plan under scenic and historic preservation ytn10.pdf Crystal Lake is listed.

It just doesn't seem "scenic" to have a large oversized 150 ft cell tower adjacent to Stuart's Fruit Farm. Ongoing concerns exist regarding the tower's visual impact; its excessive height and intrusive visibility have not been properly vetted by Homeland or the town. The term "scenic" is referred to Crystal Lake in the adopted 2010 comprehensive town plan. Placing a cell phone tower there doesn't seem "scenic," especially since the town's long-range planning document outlines that area as "scenic."

We request a balloon test to truly understand the visual impact on the surrounding landscape and homeowners in this "scenic" area. This sensitive area contains wetlands and a residential road that lacks proper drainage. Most recently, a driver recently caused a major accident here, taking down an entire Verizon telephone pole at this location and we don't know if it was caused by ponding, icey conditions or the driver was impaired.

We do know that computer simulated views are not as accurate as actual viewshed pictures taken during a balloon test. The renderings, Photoshop work, and computer-generated pictures do not reflect the removal of trees for the project which will impact the view of the tower. We also have questions about the inaccuracy of tree removals: the applicant stated 37 trees to the County of Westchester, but their paperwork to the town says 88. The community's appearance of the area will be ruined forever; therefore, we ask that the ABACA advisory board review all documents concerning the "scenic" area that will be destroyed forever if this project moves forward.

Furthermore after tonight's meeting the developer said, "84 trees is not a lot of trees". Without considering over 300 saplings, bushes and other vegetations in the area. The develoepr didn't mention the princess pine either that was brought up by the local arbonist.

The developer to date didn't know the following:

What the grade of the area was asked and the developer couldn't answer that question

What's the pad made of? The developer couldn't answer that question

The color of equipment they didn't know yet elther

How are you viewing the site from what angles since they didn't do a balloon test? They couldn't explain they didn't even do a proper study using a drone.

Now the developer says he will do that test on his own? What are his qualifications?

Why wasn't the balloon test done originally when they developer proposed the site in the first place? That seems like something you do before to help identify how visiible the structure will be.

The developer had no idea what type of generators? What size generators?

What's the foot print size of the generator? They didn't know

Noise from the generator? The developer didn't know that either

Who maintains the "driveway"? That was not clear either

Who maintains the pole and equipment?

One board members lives on Sarles Drive and said his cell phone service is fine. The developer said he's recieved "many complaints about cell service in the area". Where are those complaints? There is nothing in writing submitted from those people complaining about their cell service in the neighborhood.

The developer admitted in the meeting the service will help Somers but NOT Yorktown.

Someone tell me how Homeland Towers proposed the lease of this property in July of 2022 and now 5 years later they don't have any answers of how this towering cellphone tower will be constructed? Or what materials will be used?

Jon Stewart said, "if you smell something say, something"

This entire project smells!

Yours truly,

Wendy Frank

Outlook

FW: Cell Tower Opposition

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 7:19 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Robert Patrissi <[redacted]
Sent: Tuesday, February 17, 2026 5:40 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Diana,

I am writing as a 20-year resident of Yorktown Heights, living on XXXXX, to formally express my opposition to the proposed motion to install a cell phone tower at 62 Granite Springs Road.

I agree with and support the thoughtful statements made by my neighbors at the most recent Town Board meeting. The concerns raised regarding environmental health, impacts on local wildlife, and the broader character of our community are significant and deserve careful consideration. In addition, the potential effect on surrounding property values is a serious issue for those of us who have invested in our homes and in the long-term stability of this neighborhood.

Yorktown Heights is valued for its natural setting and residential character. I respectfully urge the Board to fully weigh the environmental implications, aesthetic impact, and economic consequences before approving this proposal, and to consider alternative solutions or locations that would better protect our community.

Thank you for your time and consideration.

Sincerely,

Robert Patrissi

Outlook

FW: Cell Tower- Please Read!

From Town Clerk <townclerk@yorktownny.gov>
Date Mon 2/16/2026 7:38 PM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Pam Roden <[redacted]
Sent: Monday, February 16, 2026 1:46 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower- Please Read!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon to All,

I am a resident very close to the proposed site of the 130 foot cell tower. I STRONGLY OPPOSE this proposition for the following reasons:

- **Visual Impact:** Something so aesthetically horrific and of this size and scope should never be considered for a residential area.
- **Residents:** Local residents pay a great deal of taxes to support and encourage our northern Westchester aesthetic. This project would negatively impact home value and significantly minimize desirability for future families to settle.
    - **Environmental Damage:** The site is in a wetlands buffer, potentially harming the bog turtle, Indiana bat, and monarch butterfly.
    - **Water Quality:** Construction threatens to impact Sparkle Lake, which is connected to the Croton watershed.
    - **Alternatives:** Investigate smaller cell options on existing poles instead of a large tower.
- Thank you for your time, attention and consideration of this important matter.

Regards,
Pamela Roden
West Somers Park

- Granite Springs

Outlook

FW: Follow up questions and concerns about February 9, 2026 Planning Board meeting

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 2:15 PM
To Maura Weissleder <mauraw@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>

From: [redacted]
Sent: Tuesday, February 17, 2026 1:10 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Follow up questions and concerns about February 9, 2026 Planning Board meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:
The Planning Board
The Town Board

It was concerning to watch the latest Planning Board meeting on February 9, 2026.

The Planning Board and Homeland Towers both mentioned the **Fire Department** has a need to be on the monopole cell tower to improve their communication. This is curious because information shared during the February 3, 2026 Public Hearing explained there is no record in the FOIL documents providing evidence of the Fire Department's need to be on the cell tower. Also, no record of an independent communications consultant exists providing any evidence of a need or recommendations for the Fire Department to be on the tower. It was concluded by many, the Fire Department does not need to be on the monopole and is being used to build support for this cell tower proposal by manipulating the public's fear and desire to support first responders.

The Planning Board also questioned the aesthetics of the tower. Homeland Towers answered those concerns with photos obviously taken at angles and locations that downplay the presence and appearance of the 130 monopole cell tower. Also, the viewshed photos did not take into account what the view will look like after the proposed 84 trees are cut down. I can assure you, the view from many other locations near this proposed tower will show a very different visual story. This begs the question...Why didn't anyone on the Planning Board or Town Board request Homeland Towers conduct a **Balloon Test**? I wrote a letter to you all on January 19, 2026 inquiring about a Balloon Test and no one bothered to respond.

Also wondering why the Planning Board did not ask obvious questions relating to January 25, 2026, RF consultant's report provided to the Town Board by Douglas Fishman.

No one on the Planning Board inquired about why **Homeland has not yet justified being on the 62 Granite Springs Road site** and **has not provided data to substantiate the claim that the site is needed to offload capacity from the neighboring sites.**

No one asked Homeland Towers why they went to Somers first to solve Somer's cell gap issue and why Somers turned them down twice.

No one asked Homeland Towers to define exactly where the cell gap is defined in Yorktown. Would have been interesting to hear Homeland's response, because no cell gap presents on the gold standard FCC Broadband map or the current coverage maps for Verizon, AT&T or T Mobile. Is anyone wondering how exactly Homeland is going to prove a cell gap exists? How will Homeland prove they can improve anyone's cell service in Yorktown when a cell gap does not exist or a need to offload capacity from the neighboring sites?

Does anyone on the Planning Board understand **4G and 5G propagation barriers** and how the neighborhood near 62 Granite Springs Road is full of them? The propagation barriers are always going to be and will occasionally weaken a cell signal and cause it to drop. A 130 foot monopole cell tower is not going to win over propagation barriers and many will still experience cell signal weakening or dropping at times. Also, Verizon or any other carrier most likely **will not lease small cells** in an area they do not need to service, because a cell gap does not exist on their coverage map, nor the need to handle offload capacity from neighboring sites. **Verizon is interested in being on the current 62 Granite Springs cell tower, because they will aim to fill the cell gap in Somers. Verizon will not be leasing the tower to fill a cell gap that does not exist in Yorktown.**

In addition, the **VCOMM** report used to justify this tower is from **November 2021**. A VCOMM only addresses what Verizon **MAY** be able to accomplish if they are on the monopole. A VCOMM justification report typically assesses the coverage and capacity of a wireless network, which can help identify areas with insufficient signal strength often referred to as cell gaps. However, it **does not** directly prove cell gaps, but rather provides data that **can** indicate their presence. **This means the data provided in NOT DEFINITIVE**. This is true because 4G and 5G propagation variables can change on any given day or time. These changes can and do influence the data collected on a VCOMM report. **Meaning VCOMM data will vary and can never claim to be 100 percent accurate beyond the time and day it was collected.**
This all means the Planning Board is being asked to comment/give recommendations on a highly invasive/destructive project, that will have a devastating impact on precious parkland, a residential neighborhood and Yorktown as a whole; a project that is not justified in any reliable report and cannot prove it will benefit anyone's cell service in Yorktown.

The questions remain...Does the Planning Board recognize this proposal is not justified and will not benefit cell service in Yorktown? Is the Planning Board satisfied with the current proposal information to give their approval to go forward with this 130 foot monopole cell tower installation? Is it worth ruining beautiful open space parkland, killing environmental elements and animals, risking toxic contamination of the air, land and water, lowering property values, sending the message to all potential buyers that Yorktown does not protect their open space or residential neighborhoods and putting your neighbors health at risk? All for an unproven

technological gain, that will be replaced much sooner than later. Keep in mind, both Homeland Towers and Verizon, can break their lease at anytime and leave Yorktown to pay to clean up the mess left behind.

Thank you for considering all I have shared when you write up your recommendations for this proposal.

Monica Cole

FW: Cell phone tower

From Town Clerk <townclerk@yorktownny.gov>
Date Sat 2/14/2026 11:21 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kaylee Hu [redacted]
Sent: Saturday, February 14, 2026 9:38 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell phone tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Kaylee Huff. I live in Yorktown Heights with my husband and three young children. There is a plan to place a cell phone tower in our town. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns
   - Some residents are worried about potential health effects from continuous radiofrequency (RF) radiation emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts
   - The site is near wetlands and conservation land, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency
   - The proposal was added to meeting agendas on short notice, giving residents little time to learn about the project or attend hearings.

4. Aesthetics & Neighborhood Character
   - Tall towers are visually intrusive "eyesores" in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns
   - Nearby cell towers can lower property values, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues
   - Neighbors also raised flooding and stormwater concerns due to tree removal and soil uprooting.

7. Regulatory & Parkland Use Issues
   - The land proposed for the tower was originally donated with the intent to be parkland. Some residents argue building a tower there may contravene that original use of the land.

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.
Please reconsider,
Kaylee Huff

Outlook

Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

From Diana Quast <dquast@yorktownny.gov>
Date Fri 2/13/2026 6:04 PM
To Maura Weissleder <mauraw@yorktownny.gov>

Sent from my iPhone

Begin forwarded message:

From: Wendy Frank [redacted]
Date: February 13, 2026 at 5:46:10 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Fwd: Homeland Cell Tower - regarding inadequate wetland construction assessment

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FYI, we want to make sure this ltr is added to the website - https://www.yorktownny.gov/town-departments/town-clerk/pending-projects/homeland-towers-project-granite-springs-road/

Thanks and good shabbos!!

---------- Forwarded message ---------
From: [redacted]
Date: Tue, Feb 10, 2026 at 2:15 PM
Subject: Homeland Cell Tower - regarding inadequate wetland construction assessment
To: townclerk@yorktownny.gov <townclerk@yorktownny.gov>, supervisor@yorktownny.gov <supervisor@yorktownny.gov>, elacterman@yorktownny.gov <elacterman@yorktownny.gov>, planning@yorktownny.gov <planning@yorktownny.gov>, irechey@yorktownny.gov <irechey@yorktownny.gov>, jtegeder <jtegeder@yorktownny.org>, lgilbert@yorktownny.gov <lgilbert@yorktownny.gov>, ssiegel@yorktownny.gov <ssiegel@yorktownny.gov>, sesposito@yorktownny.org <sesposito@yorktownny.org>, pmurphy@yorktownny.gov <pmurphy@yorktownny.gov>, highway@yorktownny.gov <highway@yorktownny.gov>

Attention: Town Board, Planning Board, Conservation Board, Highway Supervisor, Town

Engineer and town staff,

I am writing to formally express my concerns regarding the recent environmental review reports that didn't include deep soil auger samplings and the rising water table in the area. After reviewing the online documents concerning the wetland boundary soil analysis, there is significant deficiencies with Homelands reporting that could impact the accuracy of environmental evaluations and construction details for this proposed project.

There was no specification of the footings, foundation and pilings to support a 130 ft steel tower in a wetlands. The proper pre-construction foundation practice is to provide a stable structure which involves test soil structure profiling—specifically, using a soil auger and drilling to examine soil types, sub surface water tables, and rock layers—were not conducted for the proposed driveway, curb cuts, and tower footing foundation.

Proper construction practice is to require a complete wetlands soil auger subsurface water table study. The construction site would then ensure comprehensive soil samplings below the surface. This process is critical in assessing soil strength and sub surface standing water table conditions for this tower. The absence of sub surface sampling for standing water raises concerns about the validity of the current wetland site assessments.

Furthermore, I would like to highlight ongoing issues with standing water on this site, which has led to increased seasonal standing water year-round flooding of neighboring properties. Water tables have risen into basements in the area due to the standing water of the wetlands in the neighborhood. During last nights Planning Board meeting, the developer and town engineer stated that flooding is not an issue in this area. However, records from the Highway Department tell a different story; efforts to keep Granite Springs Road accessible are hampered by standing water, ice formation, and poor drainage due to low elevation and inadequate invert drainage across the roadway. Removing additional trees could exacerbate these issues by increasing roadway water draining and catch basin problems. Raising safety concerns related to auto accidents at a blind driveway curb cut.

Given these circumstances, I urge the Town Board to review these issues thoroughly, to ensure that proper soil testing procedures are mandated and accurate environmental assessments are crucial and listen to the community.

We are including 3 photos of our 8 foot full basement that the rising water table has impacted our home, walls, floors and foundation. One picture is worth a 1000 words after living in our house for over 60 years with a full finished basement which never had any water issues previously. Which proves the water tables have risen in the area. We recently spent over $20,000 to install French foundation drains and a new concrete floor. Also included is the photo of FEMA flood map of the area with elevations that show this is an low elevation area.

Proper management requires subsurface foundation testing down to the bedrock if present and this has not been done on this project. For these reasons, I strongly urge the Town to halt this project immediately. Please add our letter to the testimony on-line.

Sincerely,

Howard Frank and the Frank family

Outlook

FW: Opposed to Cell Tower

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/10/2026 8:56 AM
To Maura Weissleder <mauraw@yorktownny.gov>

From: Kathryn Johnson <[redacted]
Sent: Monday, February 9, 2026 9:12 PM
To: Town Clerk <townclerk@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>
Subject: Opposed to Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members,

My husband and I reside at [redacted] in a quiet, predominantly residential neighborhood. We are writing to express our strong opposition to the installation of any cell tower in our area.

A cell tower would be wholly inconsistent with the residential character of our neighborhood and could have detrimental effects on our health, our environment, and our property values. We deliberately chose to live in this area because of its natural setting and absence of large-scale commercial infrastructure. Introducing a cell tower would fundamentally alter that character.

Additionally, our current cell service is reliable and fully adequate. There is no demonstrated need for additional infrastructure in this location, and we see no justification for imposing the risks and visual impact of a cell tower on nearby residents.

For these reasons, we respectfully but firmly urge you to reject any proposal to construct a cell tower in our neighborhood. We appreciate your consideration of the concerns of local residents and trust that you will protect the integrity and livability of our community.

Sincerely,

Kathryn Johnson
[redacted]

Outlook

FW: New Response Completed for Contact

From Web <web@yorktownny.gov>
Date Mon 2/9/2026 12:13 PM
To Diana Quast <dquast@yorktownny.gov>; Maura Weissleder <mauraw@yorktownny.gov>

From: noreply@yorktownny.gov <noreply@yorktownny.gov>
Sent: Friday, February 6, 2026 11:46 PM
To: Web <web@yorktownny.gov>
Subject: New Response Completed for Contact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please note the following response to Contact has been submitted at Friday February 6th 2026 11:43 PM with reference number 2026-02-06-001.

- **Name:**
  stuart epstein
- **Email:**
  [redacted]
- **Phone:**
  [redacted]
- **Subject:**
  cell tower
- **Question/Comment:**
  I am definitely opposed to the construction of the cell tower by Granit Springs. Even though i do not live in that section of town I feel yhay this parcel should be kept as open space, it is not fair to the neighbors especially the person that is less then 500 feet where 1300 is recommended. Cutting down almost 100 trees in an area that is designated open space is sinful I would not want to sit out in my back yard and see that steel tower no matter what color they paint it. If power goes out the generator will probably run on propane, I would not want it running unattended. PLEASE do not APPROVE THIS SITE, DO NOT approve a wetlands permit, and no cutting of trees. I watched the meeting i saw how mant people attended they all worked so hard doing research, hiring lawyers, checking property boundaries.
  I voted for the existing town board because I feel they are fair. Pleas respect the open space and [lease respect the neighborhood, the HOMEOWNERS. When the planning board and zoning board look at building homes or extensions on homes the number priority is will it change the character of the neighborhood . THIS IS NOT IN

CHARACTER.

Thank you
Stuart Epstein

[redacted]

[This is an automated email notification -- please do not respond]

From: Joan Politi
Sent: Friday, February 6, 2026 12:14 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>
Subject: Cell phone tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing on behalf of My mother, Katherine Politi and myself. We only recently learned of the plan to build a cellphone tower in the Crystal Lake area and we are adamantly opposed. Why were residents not notified about this application in the Town Supervisor's newsletter?
The proposed development would negatively impact Stuart's Fruit Farm, and of course our neighbors. Please do not destroy wetlands for a ridiculous 130 ft cellphone tower. Our cell service is more than adequate. Thank you for your attention to this matter.

Joan Politi

From: Dave <dave@handsbuilt.com>
Sent: Monday, February 2, 2026 7:31 PM

Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Dear Yorktown Leadership,
I do not believe this site is necessary and ultimately will be harmful to our community.
A giant cell tower - not the right decision
A distributed set of cell repeaters is better
I have lived in Yorktown for many years, went through the school system and seen many changes - I'm not opposed to change. I am opposed to bad decisions.
Thank You.
Sincerely,
David Hands

Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside atXXXXXX. I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this project does not conflict with or jeopardize the intent and conditions of those grants. Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,
Neysa Rascona

Hello -

My name is Daniel Zlotnick and I am the owner of [redacted]
Heights.
I live here with my wife and our young daughter.

Please let it be known that we are 100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.

Thank you,
Dan

Hello -

My name is Elizabeth McQuestion and I reside [redacted]
Heights.
with my husband and two small children.

Please let it be known that as property owners we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned mother and resident. Elizabeth McQuestion.

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:22 PM

From: neysa Rascona [redacted]
Sent: Tuesday, February 3, 2026 11:14 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this

project does not conflict with or jeopardize the intent and conditions of those grants.

Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,

Neysa Rascona
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposed To Cell Tower
Date: Tuesday, February 3, 2026 1:20:12 PM

From: Francine [redacted]
Sent: Tuesday, February 3, 2026 11:35 AM
To: Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposed To Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Francine Davin and I reside with my family a[redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Iveza [redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please forward my message to all members of town board.

Looking forward to seeing you all at the meeting tonight.

Residents were not notified via mail when alienation was happening,
Residents were not notified when the December meeting on this 130ft cell tower build built on wetlands commenced,
Though some Residents were notified when it was up for permits,
More people were sent Supervisor Lachtermans press release than the permit notification. For example, I was never notified about permits. But I was sent the press release.

We find this a bit odd.

Maria Ivezic

From: Town Clerk
To: Maura Weissleder
Subject: FW: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Date: Tuesday, February 3, 2026 1:19:35 PM

From [redacted]
Sent: Tuesday, February 3, 2026 12:26 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Re: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your response.

------ Original Message ------
From: elachterman@yorktownny.gov
To: townclerk@yorktownny.gov; pmurphy@yorktownny.gov; sesposito@yorktownny.gov; ssiegel@yorktownny.gov; igilbert@yorktownny.gov; rsteinberg@yorktownny.gov; jtegeder@yorktownny.gov; irichey@yorktownny.gov; planning@yorktownny.gov; supervisor@yorktownny.gov
Sent: Tuesday, February 3rd 2026, 12:22 PM
Subject: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your email Monica. I've been compiling all of the questions and comments from the emails and we will be reviewing them tonight with Homeland and the expert.

Get Outlook for iOS

From [redacted]
Sent: Tuesday, February 3, 2026 12:17:41 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel

<ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE CONFIRM RECEIPT OF MY LETTER BY EMAILING ME BACK

TO ALL:

DID ANYONE NOTICE THE INFORMATION SHARED IN THE **VCOMM REPORT** SUBMITTED ON **NOVEMBER 17, 2021** OR THE **RF CONSULTANT REPORT** FROM DOUGLAS FISHMAN SUBMITTED ON **JANUARY 25, 2026**?

DO YOU REALIZE **DOUGLAS FISHMAN'S REPORT USES THE VCOMM JUSTIFICATION REPORT FROM NOVEMBER 17, 2021** TO SUPPORT HIS REPORT?

THE **VCOMM REPORT ONLY ADDRESSES** WHAT **VERIZON** MAY BE ABLE TO ACCOMPLISH BEING ON THE MONOPOLE.

A **VCOMM RF JUSTIFICATION REPORT** TYPICALLY ASSESSES THE COVERAGE AND CAPACITY OF A WIRELESS NETWORK, WHICH CAN HELP IDENTIFY AREAS WITH INSUFFICIENT SIGNAL STRENGTH OFTEN REFERRED TO AS CELL GAPS. HOWEVER, IT **DOES NOT DIRECTLY PROVE CELL GAPS** BUT RATHER PROVIDES DATA THAT **CAN** INDICATE THEIR PRESENCE.

4G AND 5G PROPAGATION VARIABLES CAN CHANGE ON ANY GIVEN DAY AND TIME AND CAN INFLUENCE DATA COLLECTED ON A VCOMM REPORT. MEANING A VCOMM

REPORT CAN NEVER CLAIM TO BE 100 PERCENT ACCURATE.

TWO STATEMENTS IN DOUGLAS FISHMAN'S RECENT RF CONSULTANT REPORT SUBMITTED JANUARY 25, 2026 ARE VERY IMPORTANT TO RECOGNIZE AND UNDERSTAND:

HOMELAND TOWERS HAS NOT DONE AN ADEQUATE JOB SUBMITTING JUSTIFICATION FOR THIS NEW SITE.

THERE IS NO DATA PROVIDED TO SUBSTANTIATE THE CLAIM THAT THE SITE IS NEEDED TO OFFLOAD CAPACITY FROM THE NEIGHBORING SITES.

THE TWO REPORTS MENTIONED ABOVE HAVE NOT PROVEN A CELL TOWER IS THE SOLUTION YOU ARE SEEKING.

THANK YOU FOR CONSIDERING WHAT I HAVE SHARED,

MONICA COLE

Hello -

My name is Timothy McQuestion and I am the owner of [redacted]
Yorktown Heights.
I live here with my wife and two small children.

Please let it be known that we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned resident.
Tim McQuestion.

Hello -

My name is Timothy McQuestion and I am the owner o[redacted]
Yorktown Heights.
I live here with my wife and two small children.

Please let it be known that we are **100% OPPOSED TO THE PROPOSED CELL TOWER AT 62 GRANITE SPRINGS ROAD.**

A concerned resident.
Tim McQuestion.

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:22 PM

From: neysa Rascona [redacted]
Sent: Tuesday, February 3, 2026 11:14 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to Proposed Cell Tower at 62 Granite Springs Road

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Dear Members of the Town Board,

My name is Neysa Rascona, and I am a lifelong resident of Yorktown Heights. I currently reside at [redacted] I am writing to formally oppose the construction of a cell tower at 62 Granite Springs Road, which would be located by my home and in close proximity to many of my neighbors.

I, along with my siblings, was raised in Yorktown — a town that we dearly love and take great pride in. It is extremely disheartening to feel that the voices of longtime residents do not matter in decisions that so deeply impact our community. Yorktown is the place where I hoped to raise my own children, but this proposal has forced me to seriously rethink that, which is both upsetting and concerning.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to protected and vulnerable species such as the bog turtle, the Indiana bat, and the monarch butterfly. Construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case due to the ecological significance of this area.

This parcel of land is of great importance not only to residents of Yorktown, but also to anyone who relies on the New York City watershed. This land is part of the Croton watershed and drains into both Crystal Lake and Sparkle Lake. Any disturbance to this land poses a serious risk to water quality and long-term environmental health.

The proposed plan also calls for the removal of 84 mature trees, which are critical to stormwater management and erosion control. This is especially significant in our town, where many residents already experience flooding and water table issues. I am deeply concerned that both the land disturbance and the removal of these trees will negatively impact water quality in Crystal Lake, Sparkle Lake, and the Croton watershed.

Our Town has received millions of dollars in grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. It is essential that this

project does not conflict with or jeopardize the intent and conditions of those grants.

Additionally, the proposed cell tower would be located approximately 400 feet from the closest residence. I strongly believe that macro cell towers do not belong in residential neighborhoods. The placement of this tower would significantly impact the character, safety, and livability of our community.

I respectfully urge the Town Board to:

a) Confirm that the proposed cell tower would not violate any conditions of the grant the Town received from the East of Hudson Water Quality Fund.
b) Consider the effects that the construction and operation of this cell tower would have on local habitats, wildlife, the environment, and residents of this town.
c) Visit the proposed site during the warmer months when vegetation is fully grown in the wetlands, to fully appreciate the importance and sensitivity of this land.
d) Direct that the developer pay for an independent wildlife study conducted by a professional chosen by the Conservation Board.

Thank you for your time, attention, and consideration of this matter. I sincerely hope the Town Board will prioritize the protection of our environment, water resources, and residential neighborhoods.

Respectfully,

Neysa Rascona
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposed To Cell Tower
Date: Tuesday, February 3, 2026 1:20:12 PM

From: Francine [redacted]
Sent: Tuesday, February 3, 2026 11:35 AM
To: Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; ssiegal@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposed To Cell Tower

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Hello,

My name is Francine Davin and I reside with my family at [redacted]
We are 100% opposed to the proposed cell tower at 62 Granite Springs Road.

Thank you,
The Davin Family

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Tuesday, February 3, 2026 1:20:03 PM

From: Maria Ivezaj <[redacted]
Sent: Tuesday, February 3, 2026 11:46 AM
To: ilangilbert@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: 62 Granite Springs Road

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Good afternoon,

Please forward my message to all members of town board.

Looking forward to seeing you all at the meeting tonight.

Residents were not notified via mail when alienation was happening,
Residents were not notified when the December meeting on this 130ft cell tower build built on wetlands commenced,
Though some Residents were notified when it was up for permits,
More people were sent Supervisor Lachtermans press release than the permit notification. For example, I was never notified about permits. But I was sent the press release.

We find this a bit odd.

Maria Ivezic

Dear Mr. Lachterman and members of the Yorktown Town Board,

I just received a letter from the Town, signed by Mr. Lachterman, describing the details about the proposed Cell Tower Facility less than a mile from my home at [redacted] Yorktown Heights.

Please know that my husband, Eric Gomez, and I vehemently disapprove of this cell tower, especially since a major reason for the tower described was safety and calling emergency services. There was just a very bad accident less than 2 weeks ago and there were no issues contacting emergency services.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains into Crystal Lake and Sparkle Lake. The proposed plan also calls for the removal of 84 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues. I am concerned that the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Crystal Lake, Sparkle Lake and the Croton watershed. Our Town was given millions of

dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land. The proposed cell tower would be about 400 feet from the closest residence. I do not believe macro cell towers belong in residential areas.

I urge the Town Board to:
a) confirm that the proposed cell tower would not violate any conditions of the grant the Town received from East of Hudson Water Quality Fund.
b) consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.
c) visit the proposed site during the warmer months when there is vegetation growing in the wetlands to fully appreciate the importance of this land
b) direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration and I appreciate an email back you have received this email.

Take care,
--
Denise Gomez

I am opposed to the building of cell tower at 62 Granite Spring Rd.

Sincerely,

[redacted]

January 30, 2026

Re: Proposed Cell Tower at 62 Granite Springs Road

Dear Members of Our Town Board:

My name is Eileen O'Connor and I reside a[redacted] I am writing to formally express my opposition of the proposed 130 foot cell tower in our residential neighborhood, and respectfully request that you vote this proposal down.

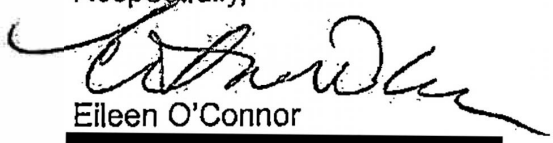
I was honestly in shock when I first learned about this proposal just a few weeks ago and completely disheartened to learn this has been in consideration for the past few years. How was I just hearing about this only weeks before a vote was to take place, and hearing about it from fellow neighbors; no letters from the town, no notification from anyone! A main factor in buying our property just over ten years ago was the fact that our front yard looks onto the proposed site, beautiful wetlands we were told would not, and could not, be disturbed. Imagine my horror when we learned we would be looking at a gigantic, unsightly tower from our living room window! How can this be? Not only would we be staring at a tower, but the infrastructure that goes with this tower; fuel tanks, other electrical components, fencing; a gaping hole where trees stood with 28,000+ square feet of disruptive property, property that was gifted to the town. I highly doubt the person who gifted the town this plot of land would have done so knowing how it would greatly affect our neighborhood; the damage to the aesthetics of the land, the loss of so many mature trees, the damage to the ecosystem, to our water system, the enormous amount of stress this is causing to the people of our community. No one in their right mind would donate land if they knew all of this would come from it! Furthermore, to learn that the access to this tower is mere feet from our neighbor's property line is truly heartbreaking. I cannot imagine the enormous weight this must be having on them. It's one thing to look at something unsightly a couple hundred yards away, it is another thing to have this right in your backyard. Please, members of the Town Board, please put this proposal to rest by voting it down.

I know, firsthand, how a commercial, business transaction impacts a neighborhood, the natural environment, and people's livelihood. I grew up in Ossining, New York on a street perpendicular to Route 9A. After a long stretch of mature woods, my beautiful house sat, complete with a stream that cut through the middle of our backyard and turned 90 degrees and ran the length of the side of our house and acted as a natural property line between our house and our neighbor's house. The stream flowed under our roadway and continued through numerous neighborhoods heading south. As young kids, we splashed in this stream, built forts in the woods, and gathered with other kids in

the neighborhood. It was a wonderful place to explore and to live, up until half of the beautiful woods were gutted to build a business park. This monstrosity forever changed our babbling brook. Our water became thick and turned burnt orange in color. The brook stopped flowing, the surface was shiny like an oil slick, and the water possessed a pungent smell. Years of complaints to our town followed and went unanswered. This business transaction affected our neighborhood and town greatly, and still does to this very day. It took a while for my parents to sell their beautiful home, and no doubt, they received way less than they should have because of the contaminated stream running through our yard as a result of the business transaction thirty-plus years ago that continues to impact on my childhood neighborhood today.

When buying our home on XXXXXXX, I made sure the property in front of my house was protected. We asked questions, we did our research. I was adamant about making sure what happened in my home town would not happen in my new town. Respectfully, I urge you to shut this proposal down. Please, PLEASE don't give in to corporate pressure, not in our residential neighborhoods, not in someone's backyard, not in someone's front yard!

Respectfully,



Eileen O'Connor

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to cell tower at 62 Granite Springs Rd
Date: Thursday, January 29, 2026 9:09:45 AM

From: Samantha Marshal[redacted]
Sent: Wednesday, January 28, 2026 9:57 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to cell tower at 62 Granite Springs Rd

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To whom it may concern,

We very recently moved to the area (less than a month) and we vehemently oppose this cell tower. We had been looking for a house for a long time and chose this house and area due to its lack of cell towers. We looked in other areas of Yorktown and did not buy there due to the proximity of cell towers. We have a 2.5 year old and are expecting our second child in May. We will not stay here if these new towers are put up.

Sincerely,

[redacted]

Please forward to the Town Board and Planning Board.

I am writing to oppose the construction of a 130-foot cell tower at 62 Granite Springs Road.

I have lived at the corner of [redacted] 66 years and my family has been there for 81 years. My grandfather owned the entire swamp (165 acres) and he built Crystal Lake in 1939. I have photos of the swamp, and all the property surrounding it, with the old farmhouse, barns and model"A" cars on West Somers Road which later became Granite Springs Road. Before my grandfather bought the farm there, the farm was owned by Mrs. Sarles (who Sarles Drive is named after). The Wildes and the O'dells ran as tenants only. They got to live there in exchange for working the farm when they could - growing tomatoes and corn, and raising sheep, beef cattle and milk cattle. The cattle barn was at the foot of the swamp so they could use the water from the swamp. Mitch O'dell told me stories of how cows would wonder out in the swamp to never be seen again. They also had a partially tame bobcat that would jump on the roof of the farmhouse and wait for chicken scraps. Prior to the O'dells and Sarles, going back to the 1800s were the Wildes, Hyatts, and Hallocks. The original farmhouse, which I have photos of, dates back to civil war times. The farmhouse is shown on one of Yorktown's early maps. The first phone line to my grandfather 's house was a number actually called "Sparkle Lake" and it was a line several neighbors shared. The Stuarts traveled by horse and sleigh across my grandfather's land to go to church.

Much has changed since my grandfather owned the farm, but one thing that has not changed is the abundance of wildlife on site. I have personally seen deer, coyote, bobcats, fox, possums, skunks, squirrels, turtles, frogs, toads, moles, voles, beaver, and bats at the proposed location. I have also personally seen over a dozen different types of butterflies and moths, as well over 30 different types of birds, including a blue heron and a bald eagle, at the proposed location. I am most concerned with how the construction and operation of the proposed cell tower will affect those animals and their habitats. These animals are absolutely vital to our ecosystem, and the desctruction of their homes and habitat will have negaive consequences that extend

far behind my neighborhood. I have personally seen the water quality in Sparkle Lake and Crystal Lake deteriorate as a result of runoff and development. Crystal Lake used to be utilized as a recreational space but it no longer can be. I fear the same will happen to Sparkle Lake if the proposed tower is built.

The proposed site is also extremelty low ground. During Hurrcane Floyd in 1999, the area flooded and Sparkle & Crystal Lake were connected by water running on Granite Springs Road. It is a terrible idea to destroy 84 mature trees at this location which will most certainly negatively affect stormwater management.

The cell tower would be built on open space that was intended, both by the prior owner who deeded the parcel to the town, as well as by prior adminstrations, to be maintained and perserved as green space. I am also concerned about the negative health consequences and property devaluation.

Over the weekend, there was on accident right in front of the proposed location and a Verizon pole was knocked down. Myself, along with other neighbors, had no issues getting in touch with emergency personnel. On Monday, Verizon workers were on site to deal with the pole that was knocked down. They told my neighbors that small cells could be placed on top of their poles, and even on top of other utility poles, to address any wireless coverage issues in the area. I do not understand why the Town Board is considering allowing a macro cell tower to be built at the proposed location when the CityScape report recommends that small cells be put on existing poles there. Why would anyone cause all that damage to the environment when there is a significantly less intrusive and harmful alternative available?

I urge the Town Board to deny the developer the applicable permits and final lease approval.

Thank you,
Steve Gardner

I am begging you all to please put an end to the installation and use of a cell tower in our backyard!!

PLEASE!!!!

Denise Gallitelli

Dear Yorktown Town Supervisor and Town Clerk:

The construction of a cell tower at 62 Granite Springs Road would be an eyesore in a bucolic region of Yorktown, and would impact residential property values nearby, as well as impact flora and fauna in the vicinity of the cell tower, specifically within Sparkle Lake and its shoreline.

The region lacking adequate cell coverage is on Route 35 east of the Amawalk Dam. The cell tower in that vicinity does not belong to Verizon and does not help reception along route 35 for Verizon users.

A better place, with far less impact, would be to put the new cell tower where Yorktown Organic recycling facility on Greenwood, where there is already a cell tower. It would not impact local property values and would help Verizon cell reception in the vicinity of Route 35, east of the Amawalk Dam.

Please do not permit a cell tower to be erected at the proposed cit at 62 Granite Springs Road.

Sincerely,

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to cell tower at 62 Granite Springs Rd
Date: Friday, January 23, 2026 11:07:53 AM

-----Original Message-----
From: Hugh Barr [redacted]
Sent: Friday, January 23, 2026 10:23 AM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; lachterman@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to cell tower at 62 Granite Springs Rd

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All,

My wife and I oppose construction of the proposed cell tower at 62 Granite Springs Rd.

Regards,

Hugh and Ashleigh Barr

From: Town Clerk
To: Maura Weissleder
Subject: FW: In Favor of the Cell Tower at 62 Granite Springs Rd
Date: Friday, January 23, 2026 9:16:01 AM

From: David Fran [redacted]
Sent: Thursday, January 22, 2026 8:45 PM
To: townsupervisor@yorktownny.gov; Town Clerk <townclerk@yorktownny.gov>; lachterman@yorktownny.gov; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: In Favor of the Cell Tower at 62 Granite Springs Rd

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Please approve the cell tower construction at 62 Granite Springs Rd. I don't know who the people are who oppose it, but they don't represent me. I will be happy to have better cell service.

Dave

--
David J Frank
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Rd consultant resolution
Date: Wednesday, January 21, 2026 3:24:10 PM

-----Original Message-----
From: Karen [redacted]
Sent: Wednesday, January 21, 2026 2:53 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>
Subject: 62 Granite Springs Rd consultant resolution

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Supervisor Lachterman and Town Board Members,

Before we begin, we request that this email be included in the comments for the Homeland Towers project at 62 Granite Springs Rd. and in the comments to the planning board for the same project.

We were unable to stay for the resolution regarding the hiring of Mr. Fishman as a consultant to review the proposed cell tower, but did watch the video online today. The discussion regarding the scope of what is under review by him was extremely important. In order to be fully informed about the needs, issues and possible solutions there needs to an intensive review of all aspects of the project, not just the RF concerns. We ask that the town board post on the pending project page the exact scope of work that he is reviewing since it will be beyond what is listed in the resolution that you approved last night.

During your discussion last night Councilwoman Siegel asked about hiring an additional consultant to review the project. She mentioned a person recommended by a speaker at the courtesy of the floor and Cityscape. The town board or Homeland Towers has repeatedly at every board meeting or advisory board meeting referred to the Cityscape report as the justification for the need for this infrastructure project. The Cityscape report is actually the Northern Westchester County Cooperative Wireless Communications Master Plan that was published in June 2023. This master plan provides a clear, independent review of the infrastructure needs within our community and the surrounding area. If your goal is to truly provide an independent opinion to the public, the board should have Cityscape come to the public hearing. Since the board and the applicant are using this plan as a basis for why this project is necessary, the residents have a right to hear what the Cityscape plan actually states. The Wireless Telecommunication Infrastructure Analysis for Yorktown which is an appendix to the master plan should be presented in its entirety. While some residents may think that this does not effect them because they don't live in our neighborhood, they should be made aware that there is a plan for infrastructure throughout the entire town. True transparency and open communication should require this information be provided to the residents. The members of the board spoke last night regarding the solar panels and the cell tower that it is important to do it right. The "right thing" is to ensure that there is complete transparency and full disclosure of all aspects of this project and possible infrastructure needs throughout Yorktown.

In addition we would ask that the town board add the relevant town code for wireless facilities in Yorktown to the project page. As Councilwoman Siegel mentioned the code was written in 1998. This code needs to be updated and is woefully inadequate compared to neighboring towns within Westchester County. The Supervisor spoke about the need to at times change a law or a repeal a law as technology changed and advanced when he was discussing solar panels . The fact that the town is relying on a town code that is almost 30 years old for technology that is advancing at a rapid pace is lacking to say the least. The supervisor also stated that things do change and sometimes you say

"hey did we really go down the right road". While hindsight is 20/20 it will not prevent the damage that can be done by using out of date code to make decisions on a project that will forever alter an area of town that is environmentally sensitive. The town board took the time to pause all solar projects to review the town code for those projects and ensure that what they enacted was in the best interest of Yorktown. Yet when it came to cellular infrastructure which was on the town radar since at least 2021 when the Cityscape report began, the board made no effort to review or update the town code to provide limitations that would protect residents, neighborhoods or the environment . Shouldn't the town board also place a similar moratorium on cell towers to enable a review and update of the town code? This is something that should have already been done and needs to be done as soon as possible.

We appreciate your time and consideration of our concerns. It is our hope that you will move to include a presentation from Cityscape at the public hearing and pause all cellular infrastructure projects until such a time as the town code has been updated to reflect current technology and the advancement of smaller cellular facilities that is occurring nationwide.

Regards,
Doug and Karen Erickson

Sent from my iPad

From: Town Clerk
To: Maura Weissleder
Subject: FW: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 5:52:35 PM

From: [redacted]
Sent: Tuesday, January 20, 2026 5:46 PM
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

Ed,
Thank you for responding to some of my questions.
It is incorrect that you tried to have both sides on that zoom call. You contacted your friend in Walden Woods to get people on a call to say they would support the tower. The two people didn't even know the press would be on the call. News12 told us that you wanted to be on the call with people in support of the tower.
You and Sergio repeatedly reference all these unnamed people in town that want this cell tower but yet you couldn't trust News12 to find such people on their own? Please stop making vague reference to people that want this cell tower because as far as I can tell, the only people who have publicly supported this tower are Matt Slater and his best friend who you contacted to get people on the zoom call (the same person who wrote a one line email in support of the tower).
Wasn't the male resident you reference reporting a tree down on Curry on Halloween also Matt Slater? We know because we saw him doing it and also bc we did a FOIL request for 911 calls and nobody called 911 from that area on 10/31/25.
You did not answer my question regarding whether Mr. Fishman ever wrote a report that did not support the telecommunications company and/or developer. Did you review any reports where he did? Mr. Fishman never worked for Verizon- only AT & T- not that it matters beyond the fact that it is just another incorrect thing that has been said in relation to this project.
Do you know how many cell towers just this specific developer has already built in this town? I would hardly call it infrequent that a developer comes before the Town Board about a cell tower. Regardless, the point stands - it is incumbent on the Town Board to exercise due diligence in vetting these projects, approving permits and reviewing leases. And if you're not going to do that, then at least listen to the residents who have done their homework, and not the developer who is trying to make a profit.
Have a pleasant evening,
Justin

On Jan 20, 2026, at 4:35 PM, Ed Lachterman <elachterman@yorktownny.gov> wrote:

Hi Justin,
I appeared on News 12 due to them calling me regarding interviews of the Stop the Tower group and wanted a response. With the two people that were on the Zoom meeting at the same time I was, they were both looking for information. After the meeting, one sent in a letter of opposition, so there was an attempt by News12 to cover the story fully and from both sides of the issue. As for Mr. Fishman, our attorney was tasked with finding an RF expert. As he used to work for the County of Westchester, he had some contacts there that helped him. I had a phone interview with Mr. Fishman and I find his knowledge and professionalism to be of high standing and his knowledge from having worked for Verizon an asset in getting all of the relevant information regarding the equipment.. Out of his reports that I have read, I see that he questions and investigates all the matters using the codes, policies and laws which is what we are obligated to look at. As for the contract, that is negotiated through the supervisor's office and then the town board votes on it. It is so infrequent that I would not expect all of the council members to be well versed in this.
Sometimes when you ask a question, you find out the answer and that is what happened at this time. Finally, we have a law in our books, Chapter 168, that was amended over 10 years ago to require developers to pay for outside consultants. The town hires whomever they would like to hire and then we bill the applicant afterwords. This keeps the consultants beholden to the town.
Ed

Ed Lachterman
Yorktown Town Supervisor

<image001.png>
PLEASE NOTE THE CHANGE IN OUR EMAIL ADDRESS FROM .ORG TO .GOV

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From: Justin Waytowich [redacted]
Sent: Tuesday, January 20, 2026 12:25 PM
To: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk

<townclerk@yorktownny.gov>
Cc: John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am writing again regarding my opposition to the construction of a 130-foot cell tower at 62 Granite Springs Road.

It continues to concern me that the Town Board seems to be pushing Homeland's agenda instead of advocating for the Town's residents. Not only did the Town Supervisor issue a one-sided press release regarding the 2/3/26 continued public hearing (after not issuing any press release regarding the first date of the hearing on 12/16/25), but in a News12 segment the Town Supervisor appeared on the same zoom call as the resident allegedly in support of the tower (Footnote 6)! How did that come about? Does that not concern the other members of the Town Board?

Then in another News12 segment, when confronted with the fact that the CityScape Report recommends small cells be put on existing utility poles at and around the proposed location, Councilmen Esposito incorrectly states that Con Edison does not allow equipment on their poles (Footnote 7). Pursuant to Federal Law, public utilities are required to permit this (47 CFR section 1.140). It is evident that this option, which the CityScape report states would be the best way to improve coverage in the area, has not been explored. It is absurd to ask the developer to consider this option as that is not their business model. It is up to the Town Board, acting on behalf of the residents, to reject Homeland's proposal and to find a company who can put small cells on existing utility poles.

It is also extremely troubling to me that the Town Board asked the NYS Legislature to alienate the parkland designation for the parcel of property where the developer wants to build this tower without seemingly understanding why they were doing it. Councilman Esposito **misspoke** at a June 2024 Planning Board meeting, which was after the town Board

asked the NYS Legislature to alienate the parkland designation, about how the construction of this proposed cell tower was mandated by the federal government. This is false - which Councilmen Esposito admitted at a subsequent Town Board meeting. Indeed, Homeland first came before the Town Board in March 2018 to discuss building several macro towers in our Town. They are the genesis of this proposal - not the Federal Government, not the State Government, not even the CityScape Report.

Councilman Esposito also stated at the Planning Board meeting that he was not sure if Homeland had settled on this particular location (62 Granite Springs Road) or if they were still considering others. Taken together, Councilman Esposito's comments mean that the Town Board alienated the parkland designation without even knowing or understanding a) if Homeland had settled on that site, and b) what the impetus of this proposal was.

The way the Town Board has operated with regard to this proposal makes any observer question who is driving the proverbial bus. For example, at a Town Board meeting when Homeland first asked the Town Board for a lease in connection with this proposal, the Town Board **asked** Homeland how much they would pay each month. Is the Town Board unaware that they can set the lease terms? Why would you ask the person asking for the lease how much they want to pay? At the December 16, 2025 Town Board meeting, the Town Board was surprised that they could set conditions on the lease such as requiring a report/test each time new equipment was added to the tower.

The lack of due diligence is alarming and frankly, the residents of this Town deserve much better.

On Sunday, an agenda for the Town Board meeting on 1/20/26 was emailed. It indicates that the Town Supervisor intends to retain Douglas Fishman to review Homeland's proposal and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

I question how someone who worked for AT & T, and who seemingly only writes reports in favor of the developer and/or wireless company, can be considered an "independent radio frequency engineering consultant". His "unique breadth of experience" includes being routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances:

1. Granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1)
2. Granting Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2)
3. Granting AT & T a cell tower modification application in Pound Ridge (Footnote 3)
4. Granting Verizon a permit to construct a cell tower in Wappinger (Footnote 4)
5. Granting Dish a permit to construct a cell tower in Pleasantville (Footnote 5)
6. Granting T-Mobile a special use permit to construct a cell tower in Pleasantville (see attachment)

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? I was unable to find any evidence of such when searching his name online.

I have serious concerns about the Town using taxpayer money to fund this report. What specifically is Mr. Fishman being asked to evaluate? Is he being asked to evaluate anything beyond whether Homeland's proposal would comply with the outdated FCC guidelines? As Homeland's own attorney stated at a prior Town Board meeting, **any cell tower over 30 feet automatically complies with FCC's guidelines** so it is unclear to me why the Town needs to retain someone for $3,000 to state that.

Where did the Town Supervisor obtain Doug Frishman's name from and/or who suggested the Town retain him? As you can see from the instances cited above, Mr. Fishman has specifically supported Homeland, and other Synder & Synder clients, in the past. Did the Town obtain his name from Homeland and/or from Homeland's attorneys (Snyder & Snyder)?

Were any other individuals considered to write this report? If you had asked for public input, we could have suggested several truly independent radio frequency engineering consultants that the Town Board could have chosen from.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road. I would ask the Town Board to consider retaining a truly independent radio frequency engineering consultant to review the proposal and present at the 2/3/26 meeting. I would also suggest that the

Town Board retain an independent Wetlands expert to report on the effect the construction and operation of this tower would have on the wetlands, as well as to reconcile the Town's wetland delineation with that of the Ericksons' wetlands expert.

Sincerely,
Justin Waytowich

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://pleasantville.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=6841&ItemID=4690

Footnote 6: https://longisland.news12.com/proposed-cell-tower-in-yorktown-would-address-coverage-gap-but-plan-has-critics

Footnote 7: https://hudsonvalley.news12.com/proposed-cell-phone-tower-discussed-at-yorktown-planning-board-meeting-residents-say-they-dont-want-it

Subject: Letter in Opposition to Proposed Cell Tower at 62 Granite Springs Road

Dear Town Board and Planning Board,

I am writing to express my strong opposition to the proposed construction of a cell tower at 62 Granite Springs Road.

- The plan would disturb over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly.
- Altering land within regulated wetlands is especially concerning, as is the removal of 84 mature trees that are vital to the area's stormwater management. This is significant for our town, where many residents already face flooding and issues with the water table. I am deeply concerned these changes will negatively impact water quality in Sparkle Lake and the Croton watershed.
- Our town has received grants from the East of Hudson Water Quality Fund to improve water quality associated with this parcel of land. Can the Town Board confirm that the proposed plan would not violate any conditions of that grant?
- Have comprehensive environmental impact studies / independent health assessments been done ? Without such due diligence, the Town risks exposing residents and the environment to unnecessary harm.

Please forward this letter to all relevant members of the Town Board and Planning Board, and confirm receipt to me by email.

Thank you for your time and consideration.

Sincerely,

Joanna Cusack

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: FW: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 1:11:19 PM
Attachments: Fishman Report Pleasantville 5-21-22 T-Mobile.pdf

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From: Justin Waytowic[redacted]
Sent: Tuesday, January 20, 2026 12:25 PM
To: Robyn Steinberg <rsteinberg@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Cc: John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Additional Opposition to the Proposed Cell Tower at 62 Granite Springs Road

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Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am writing again regarding my opposition to the construction of a 130-foot cell tower at 62 Granite Springs Road.

It continues to concern me that the Town Board seems to be pushing Homeland's agenda instead of advocating for the Town's residents. Not only did the Town Supervisor issue a one-sided press release regarding the 2/3/26 continued public hearing (after not issuing any press release regarding the first date of the hearing on 12/16/25), but in a News12 segment the Town Supervisor appeared on the same zoom call as the resident allegedly in support of the tower (Footnote 6)! How did that come about? Does that not concern the other members of the Town Board?

Then in another News12 segment, when confronted with the fact that the CityScape Report recommends small cells be put on existing utility poles at and around the proposed location, Councilmen Esposito incorrectly states that Con Edison does not allow equipment on their poles (Footnote 7). Pursuant to Federal Law, public utilities are required to permit this (47 CFR section 1.140). It is evident that this option, which the CityScape report states would be the best way to improve coverage in the area, has not been explored. It is absurd to ask the developer to consider this option as that is not their business model. It is up to the Town Board, acting on behalf of the residents, to reject Homeland's proposal and to find a company who can put small cells on existing utility poles.

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alienate the parkland designation for the parcel of property where the developer wants to build this tower without seemingly understanding why they were doing it. Councilman Esposito **misspoke** at a June 2024 Planning Board meeting, which was after the town Board asked the NYS Legislature to alienate the parkland designation, about how the construction of this proposed cell tower was mandated by the federal government. This is false - which Councilmen Esposito admitted at a subsequent Town Board meeting. Indeed, Homeland first came before the Town Board in March 2018 to discuss building several macro towers in our Town. They are the genesis of this proposal - not the Federal Government, not the State Government, not even the CityScape Report.

Councilman Esposito also stated at the Planning Board meeting that he was not sure if Homeland had settled on this particular location (62 Granite Springs Road) or if they were still considering others. Taken together, Councilman Esposito's comments mean that the Town Board alienated the parkland designation without even knowing or understanding a) if Homeland had settled on that site, and b) what the impetus of this proposal was.

The way the Town Board has operated with regard to this proposal makes any observer question who is driving the proverbial bus. For example, at a Town Board meeting when Homeland first asked the Town Board for a lease in connection with this proposal, the Town Board **asked** Homeland how much they would pay each month. Is the Town Board unaware that they can set the lease terms? Why would you ask the person asking for the lease how much they want to pay? At the December 16, 2025 Town Board meeting, the Town Board was surprised that they could set conditions on the lease such as requiring a report/test each time new equipment was added to the tower.

The lack of due diligence is alarming and frankly, the residents of this Town deserve much better.

On Sunday, an agenda for the Town Board meeting on 1/20/26 was emailed. It indicates that the Town Supervisor intends to retain Douglas Fishman to review Homeland's proposal and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

I question how someone who worked for AT & T, and who seemingly only writes reports in favor of the developer and/or wireless company, can be considered an "independent radio frequency engineering consultant". His "unique breadth of experience" includes being routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances:

1. Granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1)

2. Granting Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2)
3. Granting AT & T a cell tower modification application in Pound Ridge (Footnote 3)
4. Granting Verizon a permit to construct a cell tower in Wappinger (Footnote 4)
5. Granting Dish a permit to construct a cell tower in Pleasantville (Footnote 5)
6. Granting T-Mobile a special use permit to construct a cell tower in Pleasantville (see attachment)

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? I was unable to find any evidence of such when searching his name online.

I have serious concerns about the Town using taxpayer money to fund this report. What specifically is Mr. Fishman being asked to evaluate? Is he being asked to evaluate anything beyond whether Homeland's proposal would comply with the outdated FCC guidelines? As Homeland's own attorney stated at a prior Town Board meeting, **any cell tower over 30 feet automatically complies with FCC's guidelines** so it is unclear to me why the Town needs to retain someone for $3,000 to state that.

Where did the Town Supervisor obtain Doug Frishman's name from and/or who suggested the Town retain him? As you can see from the instances cited above, Mr. Fishman has specifically supported Homeland, and other Synder & Synder clients, in the past. Did the Town obtain his name from Homeland and/or from Homeland's attorneys (Snyder & Snyder)?

Were any other individuals considered to write this report? If you had asked for public input, we could have suggested several truly independent radio frequency engineering consultants that the Town Board could have chosen from.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road. I would ask the Town Board to consider retaining a truly independent radio frequency engineering consultant to review the proposal and present at the 2/3/26 meeting. I would also suggest that the Town Board retain an independent Wetlands expert to report on the effect the construction and operation of this tower would have on the wetlands, as well as to reconcile the Town's wetland delineation with that of the Ericksons' wetlands expert.

Sincerely,
Justin Waytowich

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://pleasantville.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=6841&ItemID=4690

Footnote 6: https://longisland.news12.com/proposed-cell-tower-in-yorktown-would-address-coverage-gap-but-plan-has-critics

Footnote 7: https://hudsonvalley.news12.com/proposed-cell-phone-tower-discussed-at-yorktown-planning-board-meeting-residents-say-they-dont-want-it

From:	Town Clerk
To:	Maura Weissleder
Subject:	FW: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd
Date:	Tuesday, January 20, 2026 1:11:33 PM

From: Jennifer Brennan [redacted]
Sent: Tuesday, January 20, 2026 11:53 AM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they

would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

Additionally, retaining an RF expert would only potentially address some of the concerns raised by those in opposition to constructing this cell tower. The Town Board should also retain an independent wetlands expert to review the wetland delineation done by the Ericksons' expert, and to report on the effects of the construction and operation of the proposed tower.

I remain strongly opposed to the construction of a 130-foot cell tower at 62 Granite Springs Road.

Thank you for your time and consideration,
Jennifer Brennan

Footnote 1:
https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:
https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:
https://www.townofpoundridge.gov/sites/default/files/fileattachments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:
https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:
https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road Homeland Tower comments
Date: Tuesday, January 20, 2026 11:34:44 AM
Attachments: image.png
image.png

From: Corrine Simione [redacted]
Sent: Tuesday, January 20, 2026 10:23 AM
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: 62 Granite Springs Road Homeland Tower comments

Thank you!

If marketing maps are being used - the map below would be considered that I presume as it is used by Verizon to show their coverage. There is no gap with Verizon for this area per this map, Verizon is the only carrier that has agreed to station on the tower.

While I appreciate an RF expert, I can presume that he will reiterate what we have already been told. These towers are "safe" Safety is not the only concern of the residents.

Towers 130 feet in the air do not belong next to residents homes. Scarsdale agreed and their town code confirm this. No cell towers within 500 feet of a home, park, or school. One of the richest towns in America knows that these are a blight on the community and do not belong next to homes. Yorktown should follow suit to protect its residents.
Their code:

- **Location Restrictions:** The code seeks to protect residential areas, generally requiring that new wireless facilities maintain a distance of at least **500 feet from homes, schools, parks, and houses of worship.**
- **Small Wireless Facilities:** Regulations (specifically §310-81, now likely superseded by Chapter 306) address small wireless facilities in the right-of-way (ROW), often restricting them to existing light standards or utility poles.

The CityScape study recommends small cells on telephone poles. This is better suited to fix any gaps due to topography of the area - hills, valleys, trees, woodland, etc.
Gaps of coverage that were voiced by residents I presume is being referenced from the Google survey that was sent out under Matt Slaters tenure. That was over 7 years ago. Coverage has changed immensely. I believe I have seen one resident only note that they want this tower per the comments online. If coverage is so bad, where are the statements from these residents?

Using data from 7 years ago to destroy a neighborhood is disgraceful.

Thank you,
Corrine Simione

On Mon, Jan 19, 2026 at 11:39 AM Ed Lachterman <elachterman@yorktownny.gov> wrote:

Thank you for your comments. I did ask this question of one of the RF experts and I was told Montoy used marketing maps to make determinations on coverage. We have been using Westchester County wireless survey for your account as well as talking to residence that lack of service in that area. We have been compiling all of the questions and we are going to have a resolution to higher power RF expert to collect for the meeting and to address these concerns positive negative. Please hope to see you at the meeting.
Enjoy your day
Ed

Get Outlook for iOS

From: Corrine Simione [redacted]
Sent: Monday, January 19, 2026 11:30:12 AM
To: Ed Lachterman <elachterman@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: 62 Granite Springs Road Homeland Tower comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Wanted to pass along the Verizon coverage map on their website.
https://www.verizon.com/coverage-map/

Below and attached show that the 62 Granite Springs Road area of Yorktown has excellent coverage, some of the best around. 5G Ultra Wideband very much in red in YORKTOWN. The odd thing is that Granite Springs, an area NOT in Yorktown has 4G coverage. The tower will affect YORKTOWN residents but benefit Somers/Granite Springs where the coverage lacks? Isn't it strange that Homeland first approached Jilco (in Somers) and Start Farm (in Somers) but settled on Yorktown because we have much more favorable town codes to allow these towers? Both Jilco and Stuarts said no. They know these towers have risks - reduced property value, visual blight, change the character of the town as well as all the environmental issues being this close to the Wetlands that directly lead to drinking water sources.

Can the town or Homeland comment on why coverage maps show stellar coverage yet a tower is still needed? Verizon is the only carrier that has agreed to connect on the tower. Will the antennas be pointing at the lesser coverage areas in Somers but Yorktown Residents take all the risks? Seems this is why a location so close to the border of towns was selected.

This is extremely concerning as there is no verified need per the maps.

Thank you,
Corrine Simione

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to Cell Tower at 62 Granite Springs Rd
Date: Tuesday, January 20, 2026 8:08:36 AM

Sent from my iPad

Begin forwarded message:

From: Kristen A[redacted]
Date: January 18, 2026 at 11:06:59 PM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to Cell Tower at 62 Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
Let it be placed on the record that we oppose adding a cell tower to the proposed site at 62 Granite Springs Road in Yorktown Heights, New York due to health risks.

Best,
Theresa and Russell Ackerly

From:	Town Clerk
To:	Maura Weissleder
Subject:	Fwd: Construction of Cellphone Tower at 15 Granite Springs Road Yorktown heights, NY 10598
Date:	Tuesday, January 20, 2026 8:08:22 AM

Sent from my iPad

Begin forwarded message:

From: "Y.Ali" <[redacted]
Date: January 19, 2026 at 10:36:56 AM EST
To: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, lachterman@yorktownny.gov, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Construction of Cellphone Tower at [redacted] Yorktown heights, NY 10598

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Dear Members of the Town Board / Zoning Board,

I am writing to formally express my strong opposition to the proposed installation of a cell phone tower at 62 Granite Springs Road, Yorktown Heights, NY 10598.

This proposed site is located within a residential area and in close proximity to Sparkle Lake, a valued natural resource enjoyed by residents for recreation, wildlife observation, and its scenic beauty. The construction and presence of a cell tower in this location would negatively affect the surrounding natural environment, including mature trees, local wildlife, and the overall ecological balance of the area.

The removal or disturbance of trees to accommodate the tower and its access infrastructure would permanently alter the landscape and diminish the natural character of the neighborhood. Trees play a critical role in protecting air quality, reducing noise, supporting wildlife, and maintaining the health of the lake and surrounding ecosystem. Any damage to this environment is a serious concern for residents who value conservation and environmental protection.

In addition, the visual impact of a large tower structure near Sparkle Lake and nearby homes would significantly detract from the scenic and residential character of the area. There are also ongoing concerns about noise from equipment, maintenance activity, and the potential effect on property values.

While there may be differing views regarding **long-term health effects of radiofrequency emissions,** many residents remain deeply concerned about continuous exposure, particularly given the tower's proximity to homes, families, children, and seniors. These concerns contribute to stress and anxiety within the community.

I respectfully urge the Town to reconsider this proposal, conduct a thorough environmental review, explore alternative locations, and engage meaningfully with residents who will be directly affected. Protecting our natural surroundings, neighborhood character, and quality of life should remain a top priority.

Thank you for your time and consideration. I appreciate your service and respectfully request that you oppose the installation of a cell phone tower at this location.

Sincerely,

Younas Ali
[redacted]
Yorktown Heights, NY 10598

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Cell Tower on Granite Springs Rd
Date: Tuesday, January 20, 2026 8:02:32 AM

Sent from my iPad

Begin forwarded message:

From: Nicole Tantillo [redacted]
Date: January 19, 2026 at 2:27:51 PM EST
To: Sergio Esposito <sesposito@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>, elachterman@yorktwonny.gov, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Cell Tower on Granite Springs Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Board Members,

I am writing to share my concern about building a cell tower on local wetlands. I have been a resident of Yorktown for the past 12.5 years, and I currently reside on Sunrise St, around the corner from the proposed cell tower. I have also been a high school science teacher for the past 18 years.

In my classes, I teach that wetlands provide humans with the widest variety of ecosystem services of any biome. This local wetland, where the tower is to be built, offers our community flood protection, groundwater recharge and purification, air purification, soil regeneration (through nitrogen fixation and detritivore activity), as well as significant wildlife habitats (my children and I enjoy counting local bird species and looking for mammal tracks in the snow).

Crystal Lake, which is across the street from my house, is already badly eutrophied; showing signs of algae blooms from increased nutrients due to runoff from roadways which lead to oxygen deprivation and death of aquatic life. Removing a portion of the wetlands that feed it could push Crysytal Lake it beyond repair. Wetlands function to filter runoff and prevent eutrophication of local ponds and lakes, increasing the biodiversity of the ecosystem. Diversity, in all forms, is unarguably beneficial.

I strongly oppose the building of a cell tower on wetlands. I understand wanting to advance technology and improve communication in our community. What I cannot endorse is the destruction of even a portion of this thriving ecosystem that provides vital services to all forms of life. This is what I teach my students every day and it would be hypocritical to not share my thoughts and ask you to help me practice what I preach.

Thank you for your time.

Sincerely,
Nicole Tantillo

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"
Date: Tuesday, January 20, 2026 8:02:17 AM

Sent from my iPad

Begin forwarded message:

From: Franco Carenz[redacted]
Date: January 19, 2026 at 5:48:42 PM EST
To: Ed Lachterman <elachterman@yorktownny.gov>
Cc: townsupervisor@yorktownny.gov, Town Clerk <townclerk@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Re: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"

Yes, sorry.

Residing at [redacted] Yorktown Heights, NY 10598, I express our opposition to the installation of a cell tower in our backyard.

[redacted]

On Jan 19, 2026, at 5:33 PM, Ed Lachterman <elachterman@yorktownny.gov> wrote:

Hi Franco,
Was there supposed to be an attachment with this?
Ed

Get Outlook for iOS

From: Franco Carenza [redacted]
Sent: Monday, January 19, 2026 5:30:41 PM
To: townsupervisor@yorktownny.gov <townsupervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>
Subject: Opposition to the Proposed Cell Tower at 62 Granite Springs Road"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower
Date: Tuesday, January 20, 2026 8:02:03 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 19, 2026 at 6:30:28 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower

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To:

Town Board

Conservation Board

Planning Board

Tree Conservation Advisory Committee

Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs

Rd & Opposition to the proposed cell tower

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Were there bids from other RF specialists and if so, may we please see the bid specifics? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

I also suggest having a public meeting to discuss the findings in Kent Chamberlin's report. Knowing Douglas Fishman will use the Telecommunications of Act of 1996 to support his report is highly concerning. The 1996 Act is 30 years old and the safety recommendations are based on old cell technology and RF data. The FCC was sued in 2021 because the data and safety recommendations for cell tower usage is so outdated. There was 11,000 pages of data that refuted the FCC conclusion that there is no evidence of harm caused by wireless technology. The FCC lost in court and was ordered to do new studies so they can update their data and safety recommendations. 5 years later and these studies have yet to happen. Recently, it was reported the Federal Government will be requesting the FCC begin to do these studies and compile the data. The Government is formally acknowledging the need to do this is now.

Now knowing what I shared above, should raise your red flag. As you continue in this process and decide how you will vote, you will be unable to say, you did not know.

Please consider what I shared and allow both above mentioned consultations to be conducted or an independent consultation. Then provide a forum for an open conversation between the board and the community to discuss the results. This decision will impact many and requires important questions to be asked. The answers or lack of answers, will lead us to the best decision for this community.

Monica Cole

Footnote 1:

https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:

https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:

https://www.townofpoundridge.gov/sites/default/files/fileatta

chments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:

https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:

https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: Request for Pause and Opposition to Retaining Proposed RF Consultant
Date: Tuesday, January 20, 2026 8:01:34 AM

Sent from my iPad

Begin forwarded message:

From: Mollyanne Vizioli [redacted]
Date: January 19, 2026 at 6:34:13 PM EST
To: Ed Lachterman <elachterman@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>, Town Clerk <townclerk@yorktownny.gov>
Subject: Request for Pause and Opposition to Retaining Proposed RF Consultant

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Dear Town Council Members,

I am writing as a concerned Yorktown resident to respectfully oppose the proposed resolution to retain Douglas Fishman to review Homeland Towers' application for a 130-foot cell tower at 62 Granite Springs Road.

I ask that this letter be entered into the public record and shared with both the Town Board and the Planning Board.

While I appreciate the Town's stated intent to better understand the technical aspects of this proposal, I am deeply concerned that retaining Mr. Fishman does not meaningfully address residents' concerns, nor does it provide the level of independence, transparency, or public confidence that such a consequential decision warrants.

According to the Town Board agenda, Mr. Fishman is described as an "independent radio frequency engineering consultant." However, publicly available records show that Mr. Fishman previously worked as an RF Manager for AT&T and has repeatedly been retained by municipalities in matters where his analyses ultimately supported wireless carriers or developers seeking approval for macro cell towers and related infrastructure. In each documented instance I have

reviewed, his conclusions favored the applicant.

This history raises a reasonable and important question: whether Mr. Fishman can truly be considered independent in a way that reassures residents their concerns will be impartially evaluated. At minimum, the appearance of bias undermines public trust in the process.

Equally troubling is the use of taxpayer funds to retain a consultant whose work product may predictably support the developer's position. If the Town Board's goal is to genuinely evaluate community concerns—visual impact, environmental constraints, alternative siting, and necessity—then the consultant selected should be demonstrably neutral and free from longstanding professional ties to the wireless industry

If the Town Board believes outside expertise is necessary, I respectfully urge the Town to consider a consultant with an established record of independence, selected through a transparent process that allows for public input. Residents should be afforded the opportunity to suggest qualified experts and understand the criteria used in selecting them.

Additionally, many of the concerns raised by residents extend beyond radio frequency coverage alone. These include environmental impacts, wetlands delineation, neighborhood character, and long-term precedent for similar structures. Addressing only one narrow aspect of the proposal does not provide the comprehensive review this situation demands.

In addition, it is important to acknowledge that the broader public conversation around electromagnetic emissions and long-term health effects is evolving. Recent public statements by Robert F. Kennedy Jr. have emphasized the need for greater caution, transparency, and continued research regarding chronic exposure to electromagnetic radiation, particularly as wireless infrastructure becomes more dense and closer to residential areas. While opinions on this topic vary, such statements underscore that public concern is not fringe or isolated, and that it is reasonable for communities to seek thorough, unbiased review when evaluating large-scale wireless installations near homes, schools, and natural areas.

Given the scale and permanence of the proposed tower, and the level of community concern, I respectfully request that the Town Board pause this resolution, reconsider the selection of any consultant, and pursue a more transparent, inclusive, and genuinely independent review process.

Thank you for your time, your service, and your consideration of the concerns of the residents you represent. I appreciate your attention to this matter and respectfully ask that you act in a way that prioritizes public trust, fiscal responsibility, and meaningful community engagement.

Sincerely

Mollyanne Vizioli
[redacted]

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 8:01:27 AM

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: January 19, 2026 at 6:37:37 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

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To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

Please forward my letter in opposition to the Town Board, the Planning Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

I would like the Town Board, the Planning Board and Conservation Board to consider **requesting Homeland Towers do a Balloon Test at 62 Granite Springs Road prior to granting a permit.**

The visual impact of a 130 foot monopole on alienated park land is going to be significant. This will be magnified due to it being built in a residential and scenic area. Camouflaging is not being proposed and would not mitigate its visual presence.

All residents, town board members and committees being asked to provide a permit, should receive the benefit of a ballon test to help them visualize the proposed cell tower's impact on the landscape.

Thank you for considering my request,

Monica Cole

From:	Town Clerk
To:	Maura Weissleder
Subject:	Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Road & Opposition to the proposed cell tower
Date:	Tuesday, January 20, 2026 8:00:50 AM
Attachments:	Kent Chamberlin CV Feb 2023-1.pdf

Sent from my iPad

Begin forwarded message:

From: Maria Ivezaj [redacted]
Date: January 19, 2026 at 8:16:09 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Road & Opposition to the proposed cell tower
Reply-To: Maria Ivezaj <[redacted]

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Good evening

I am writing in opposition of retaining Douglas Fishman as the RF expert to look over the Homeland Tower plans for 62 Granite Springs Rd. Being that he works/ed for wireless company AT&T, as well as reading his prior cases, I do not believe he is able to give a neutral opinion. Please consider other options, including Kent Chamberlain, whose resume I have attached.

Dear Town Board,

We are long time residents of Yorktown Heights living on [redacted] and we would like to express our opposition to the proposed cell tower for 62 Granite Springs Road.

We are concerned about what the tower will do to the environment in the area, how it will impact the wildlife negatively, what it will do to the property value of our homes, and potential health risks that come with having a tower of that size so close to our home. It will also take away from the beautiful look of the area we have come to love so much for our home community.

If there is truly a need, a more appropriate location should be selected because there are too many reasons not to select this one.

Thank you for hearing our concerns. Please do not build the cell tower at 62 Granite Springs Road. Thank you.

Best Regards,

Mila and Salvatore LoBrutto
[redacted]

2/9/2026

To Whom It May Concern,

My name is John Mickelsen and I have been a resident of Yorktown Heights since my wife and I purchased our home in November of 2016. We live on [redacted] off of Gomer Street. We are exactly 1 mile from the proposed site of the cell tower at 62 Granite Springs Road. The purpose of this letter is to express my family's opposition to this proposal.

My initial concern when I first heard about the project was the health and safety of my family as we have three young children. I am concerned about our health and well being if a tower is built within a mile of our home. I am even more concerned with the families living within only a quarter mile of the tower as it appears they are at the highest risk for exposure to high levels of radiation and other unknown risks. I urge you to please consider their health and well-being as if it were your own family or your own children and/or grandchildren. There is so much unknown about this subject and taking a gamble like this is not worth the benefit. I know health concerns can not be seen as a valid reason for stopping this proposal but how could it not be in your minds with so many living so close to this tower? This could literally be a matter of life and death in the long run. This could take years off residents' lives. Why take the risk?

The recommendation of homes being at least 1000 feet has been ignored in this proposal with the nearest home being a mere 400 feet away from the tower. This proposal only seems to benefit a cell gap in Somers and may not benefit Yorktown residents. Yet we are the ones at risk and the ones who are losing something here. Another major drawback to this is the value of homes very close to the tower will decrease significantly. This is not just one or two houses, but several. None of those residents asked for this and this is very unfair to them.

The area where this tower is proposed to be built is right in a beautiful neighborhood which would be negatively affected both aesthetically and possibly even healthwise if this plan goes through. Driving from Granite Springs Road to Mahopac Avenue is such a nice experience right now and it's full of scenic views. There is also a bike trail that is very close to this proposed site. The North County Trailway's thousands of annual visitors would be negatively affected as well by this. There are beautiful scenic views of the farms that can be seen from the trailway. Now these views could be compromised with a big ugly tower painted into what has been for many years a beautiful picture that can be seen from the hills of the trailway.

There are endangered species of wildlife in the wetlands that will be affected as well. If this project doesn't improve our town's cell service then just what is the benefit ? Even if it did improve our service , would this risk be worth it? It isn't worth it for us and we are 1 mile away. It especially isn't worth it or those living within a quarter mile. This is a beautiful town with an abundance of trees and wildlife. Little by little with more and more construction going on, this town is shifting away from such a beautiful atmosphere. A project like this just further separates us from what we love about this town.

We love this town the way it is and our health is not something to be ignored. There are far too many negatives to this project and it affects more than just a few people. I know you will give this matter the careful and deep consideration it deserves before making a significant decision and I appreciate that.

SIncerely,
John Mickelsen

Hello,

I hope everyone is well!

I wanted to pass along this article detailing the recent news (Jan 16 2026) from The U.S. Department of Health and Human Services **who will launch a study on cellphone radiation**, a department spokesman said on Thursday, building on Secretary Robert F. Kennedy Jr's criticism linking them to neurological damage and cancer. **"Generally speaking, electromagnetic radiation is a major health concern**," Kennedy said in the exclusive interview, when asked for his concerns about 5G **towers**. "**I'm very concerned about it**." The article is linked below and attached.

https://www.usatoday.com/story/news/politics/2026/01/16/robert-kennedy-5g-electromagnetic-radiation/88220793007/

"The FDA removed webpages with old conclusions about cell phone radiation while HHS undertakes a study on electromagnetic radiation and health research to identify gaps in knowledge, including on new technologies, to ensure safety and efficacy," said Andrew Nixon, a department spokesperson.

Kennedy elaborated on the health concerns in an exclusive interview for the USA TODAY series "Extremely Normal," describing what he said were "more than 10,000 studies" documenting ill effects from electromagnetic radiation including cancer, tumor growth and DNA damage.

RFK also founded a non-profit organization, The Children's Health Defense, that has voiced extreme

concerns with cell phone tower radiation. For years he has stressed concerns about cell phone towers.

You can view their report on this new study being launched by The Federal Government here and attached:

https://childrenshealthdefense.org/defender/hhs-study-cellphone-health-risks-as-fda-scrubs-online-safety-claims/

Should Yorktown continue to be an experiment while the Federal Government voices its concerns? Cell phone towers do not belong next to home, schools, parks. Please review this information. I hope that this shines a light on the issues here to NOT allow permits for a cell phone tower at 62 Granite Springs Road.

Thank you for your time,
Corrine Simione

USA TODAY

POLITICS Robert F. Kennedy Jr. Add Topic

RFK Jr. tells USA TODAY 5G towers for cellphone use 'a major health concern'

When asked about 5G towers, Kennedy cited studies suggesting links to cancer and tumor growth. But the World Health Organization found 'no connection between cellphone use and brain cancer.'

Will Carless and Bart Jansen USA TODAY

Updated Jan. 16, 2026, 7:12 p.m. ET

What You Need to Know

Health and Human Services Secretary Robert F. Kennedy Jr. warned that electromagnetic radiation, including from 5G towers, poses a major health concern, while health agencies cite scientific reviews that find no link between cellphone use and cancer.

Read more

How many studies did RFK Jr. cite on EMF health risks? →

What did WHO find about 5G and cancer risks? →

How did Verizon outage affect event ticket downloads? →

DeeperDive BETA

WASHINGTON – Health and Human Services Secretary Robert F. Kennedy Jr. told USA TODAY that "electromagnetic radiation is a major health concern" a day after his department launched a study of cellphone radiation.

"Generally speaking, electromagnetic radiation is a major health concern," Kennedy said in the exclusive interview, when asked for his concerns about 5G towers. "I'm very concerned about it."

The department said 22 states had restricted cellphone use in schools to improve health of children under the "Make America Healthy Again" movement. Since 2022, there's been a significant push by K-12 schools nationwide to ban cell phone use in classrooms. But this is to curb mental health effects of social media, prevent cyberbullying and being online at all times, not EMF radiation.

More: RFK Jr. shares why he stopped taking flu shots in 2005

Cell providers' 5G networks promise faster connections but have long been the target of skeptics who say they have negative health effects. USA TODAY has previously debunked online claims that 5G is dangerous.

The Food and Drug Administration under Kennedy has taken down old webpages saying cellphones are not dangerous.

"The FDA removed webpages with old conclusions about cell phone radiation while HHS undertakes a study on electromagnetic radiation and health research to identify gaps in knowledge, including on new technologies, to ensure safety and efficacy," said Andrew Nixon, a department spokesperson.

Kennedy elaborated on the health concerns in an exclusive interview for the USA TODAY series "Extremely Normal," describing what he said were "more than 10,000 studies" documenting ill effects from

electromagnetic radiation including cancer, tumor growth and DNA damage.

“EMFs are bad depending on the pulse rates and the wave lengths,” Kennedy said. “Some of them are very bad.”

The World Health Organization found no justification for health concerns after commissioning a review where experts from nine countries analyzed 63 studies on cellphones and cancer dating from 1994 through 2022. The review was published in Environmental International, a scientific journal, in September 2024.

"The researchers found no connection between cellphone use and brain cancer," the WHO said.

Contributing: Reuters

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POLICY

HHS to Study Cellphone Health Risks, as FDA Scrubs Online Safety Claims

Federal health agencies quietly removed the FDA's online claims that cellphone radiation poses no health risk as HHS confirmed it launched a new review of wireless radiation and potential health risks. "This move is signaling very strong steps in the right direction," said Miriam Eckenfels, director of Children's Health Defense's EMR & Wireless Program.

by **Jill Erzen**

JANUARY 16, 2026

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Federal health officials quietly removed longstanding U.S. Food and Drug Administration (FDA) webpages asserting that cellphone radiation poses no health risk, **The Wall Street Journal** reported Thursday.

The action comes as the U.S. Department of Health and Human Services (HHS) under Secretary Robert F. Kennedy Jr. launches a new study into the **health effects** of wireless radiation — a step that advocates say reflects a major shift in federal **policy**.

"This move is signaling very strong steps in the right direction," said Miriam Eckenfels, director of **Children's Health Defense**'s (CHD) **Electromagnetic Radiation (EMR) & Wireless Program**.

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Decades of research already point to **harm from radiofrequency (RF) radiation** emitted by cellphones and cell towers, said Eckenfels, who criticized federal agencies for lagging behind the science. Kennedy "is the right person to correct that."

The WSJ linked to an archived FDA webpage, since removed, that said the "weight of scientific evidence has not linked exposure to radio frequency energy from cellphone use with any health problems."

The FDA, which operates under HHS, said the changes to the website coincide with a broader review of the science.

HHS spokesman Andrew Nixon said the agency disabled webpages containing "old conclusions about cellphone radiation" while HHS undertakes a study on EMR and health to identify gaps in knowledge, including risks posed by new technologies.

Nixon said the effort was directed by President Donald Trump's Make America Healthy Again (MAHA) Commission, according to **Reuters**. He did not name the study's leaders or provide a timeline.

The **MAHA strategy report** released in May 2025 mentioned EMR only briefly. EMR researchers and safe-technology advocates told **The Defender** that the report failed to accurately reflect the depth of scientific evidence linking **wireless radiation** to biological harm.



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Emerging evidence points to 'high certainty' of cancer risk

Although the FDA webpages are gone, summaries of the agency's former positions remain on the **FDA website**. However, links now reroute to a general landing page describing the agency's regulatory role.

The **Federal Communications Commission** (FCC), which sets legal limits on wireless emissions with scientific input from the FDA, continues to state on its website that there is no proof wireless devices cause cancer.

The WSJ reported that the FCC's position aligns with the **World Health Organization**'s (WHO) public-facing guidance. That guidance states that evidence of health risks is inconclusive, but it also acknowledges that more research is warranted.

However, recent findings commissioned by the WHO undercut that reassurance.

A WHO-commissioned systematic review published in April 2025 in **Environmental International** concluded there is "high certainty" evidence that radiofrequency **(RF) radiation causes cancer in animals**. Researchers noted that the same tumor types identified in animals previously were observed in human studies.

Despite those findings, the Centers for Disease Control and Prevention's (CDC) **cellphone radiation webpage** — unchanged since Kennedy took office — still says "more research is needed before we know if using cell phones causes health effects."

In-fighting 'prevents us from making real progress'

Joel Moskowitz, Ph.D., a public health professor at the University of California, Berkeley, is a commissioner with the International Commission on the Biological Effects of Electromagnetic Fields (**ICBE-EMF**), a consortium of scientists and medical professionals who study the biological effects of RF radiation.

Moskowitz has long warned about cellphone risks.

However, he told the WSJ that he declined an invitation from a Kennedy aide to participate in a possible literature review or expert roundtable on wireless radiation. He cited disagreements with Kennedy on vaccines and other public **health issues**.

Moskowitz also criticized the administration's approach as insufficient, saying it risks delaying meaningful regulatory change. "They're just doing this to kick the can down the road," he said.

W. Scott McCollough, lead litigator for CHD's EMR & Wireless cases, said he was "mystified" by Moskowitz's position. McCollough said that ICBE-EMF has long called for "**expert scientific recommendations**" to protect public health from EMFs. He said the HHS effort appears to align with those goals.

"I can only hope that Dr. Moskowitz is not speaking for that organization and that they will clarify their position," McCollough said.

Eckenfels also urged unity. "Tribalism prevents us from making real progress against EMR risks." Despite disagreements on other issues, she said advocates must recognize they are "fighting the same enemy — big industry."

Eckenfels urged critics to see common cause in the HHS review effort. "What Kennedy is trying to do is the right thing." She called for unity to push proposed changes "to become a reality."

'The safety of wireless technology is not assured'

Scientific criticism of official government assurances on wireless radiation safety has intensified, fueling growing calls for tighter EMR restrictions.

In October 2025, researchers affiliated with the ICBE-EMF published a paper in **Environmental Health** concluding that "**the safety of wireless technology is not assured**." The paper cited major methodological flaws in numerous WHO-commissioned reviews.

In June 2024, the ICBE-EMF called for the **retraction of a 2023 WHO study**, arguing that its authors reached incorrect conclusions about wireless safety.

In 2023, five nonprofit science and public health groups filed a **citizen petition accusing the FDA** of "flagrantly violating" federal law on non-ionizing radiation.

Also in 2023, toxicologist and epidemiologist **Devra Davis, Ph.D., MPH**, called out the FDA's long-cited 2008-2018 internal review that claimed "no consistent or credible scientific evidence" of harm from cellphone radiation.

Davis said the review was never signed, an unusual step for a major public health document.

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She said the FDA review followed the National Toxicology Program's (NTP) **$30-million "gold standard" study** that found "clear evidence" of cancerous heart tumors in male rats exposed to RF radiation. The NTP study also found "some evidence" of tumors in the brain and adrenal glands.

Davis said the FDA ignored those findings and relied on a "skewed interpretation of the literature."

The review went unsigned because "no one in the FDA was willing to put their name behind such a piece of junk," Davis said.

This week, the FDA moved to loosen oversight of wireless technologies, allowing certain low-risk **wearable devices** to bypass medical device review.

FDA Commissioner Marty Makary said the changes will promote innovation, while Eckenfels said the guidance ignores privacy, consent and radiation exposure concerns.

Related articles in The Defender

- **'Unprecedented' Power Grab: FCC, Congress Race to Strip Local Control Over Cell Towers**
  Independent Scientists Call for Retraction of Flawed Review of Science on Wireless Radiation
- **'High Certainty' Cellphone Radiation Linked to Cancer in Animals, WHO Study Finds**
- **Kids Who Get Cellphones Before Age 12 at Higher Risk of Obesity, Depression, Poor Sleep**
- **'Huge Win': Court Rules Big Telecom Must Comply With State Environmental Laws**



Jill Erzen
Jill Erzen is associate editor for The Defender. She earned her B.A. in journalism and English at the University of Iowa. She has 25 years of experience as a copy editor, copy desk chief and multimedia web editor for newspapers and online news publications. Jill lives in Iowa with her husband and four daughters. She joined The Defender in June 2025.

Categories: 5G/EMR, Health Conditions, Health Policy, Policy, Radiofrequency Radiation, Toxic Exposures, Wireless
Tags: Cellphones - Smartphones, Electromagnetic Radiation - EMR, Health Policy, Public Health, Radiofrequency Radiation - RFR, Robert F. Kennedy Jr. - RFK Jr., U.S. Department of Health and Human Services - HHS

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Got it

6 Comments 1 Login ▾

G Join the discussion...

LOG IN WITH OR SIGN UP WITH DISQUS ?

Name

1 Share Best Newest Oldest

L **LinUK**
13 hours ago

They have to stick to the lie that wireless radiation is 'safe and effective'. The whole digital system of the New World Order depends on it.

2 0 Reply

M **MM59**
17 hours ago edited

Although this is a step in the right direction, Kennedy needs to go further. His first step should be to do a performance review of sorts on the FCC role in handling their duties as the safe keeper of the RF emission guidelines. He needs to show that in 30 years the

FCC has not done anything but open dockets and sit on them. He needs to detail the open, unanswered issues from the 1993 Docket (accumulated exposures, non-thermal effects, vulnerable populations, peak exposures vs averages, etc.) and show Congress and the public what the FCC has done in 30 years to address them. He needs to document the number of scientists with the right expertise in non-ionizing radiation by agency from 1990 through present. So the world can know that we went from nothing wireless to everything wireless and took the staffing levels at these agencies from a robust number to virtually none. Make sense? Make you feel comfortable? He can also show the research over time and it will show that since the 1996 law was passed - research in this area has come to a dead halt, besides the NTP study.Again, the research is not showing harm because the US is not doing the research. He needs to show how much of the hundreds of billions in spectrum auction revenue that was collected and how much the FCC requested go to research. (I think the answer is $0).

My point being - he needs to show the gross negligence of the Federal govt - the FCC - on this topic. Set the stage, then argue over my research paper pile is bigger and better than yours.

Excellent article outlining much of the history was recently published by Theodora Scarato
"U.S. policy on wireless technologies and public protection: regulatory gaps and proposed reforms"
https://www.frontiersin.org/journals/public-health/articles/10.3389/fpubh.2025.1677583/full

2 0 Reply

B **Beatrice** MM59
4 hours ago

I agree- especially about the accumulated exposures. To isolate digital devices or services will not provide an accurate scientific safety assessment. And even if they proved that cell phones were extremely harmful, then what? They aren't about to ban them now that the telecom corps have eliminated landlines from their services and 5G towers were installed. They have been preparing for the digital authoritarianism that we are living under for many, many decades. They had plenty of data about EMF harms way back in the '50's and that didn't stop them

them.

1 0 Reply



ME MCC → MM59

9 hours ago

Open pockets to politicians have made it all be made into this big nothing burger. When they stop the lobbying and hand off of money, things will change. Until then, we are all unsafe.

1 0 Reply



Peter van der Stam

19 hours ago

Of course the telecommunication firms will tell everyone that EMF is safe (they can't use effective, because it IS effectively causing health problems)
Money is effective, for them.
Ladies, you can show it is effective.
Store your phone in your bra and see what happen after a few months.
Skin rash to start with, the rest follows.
Gentelmen, you cab also research this by putting your gadget in your trouser band on your bare skin in mid summer. With a little sweat it is more effective.
Just try it.

0 0 Reply

M

MM59 → Peter van der Stam

18 hours ago

How wrong you are! Industry has never said once that cell phones are safe



Health Defense

Children's Health Defense® is a 501(c)(3) non-profit organization. Our mission is ending childhood health epidemics by eliminating toxic exposure. We will restore and protect the health of children by eliminating environmental exposures, holding responsible parties accountable, and establishing safeguards to prevent future harm of children's health. Protecting Children. Exposing Harms. Seeking Justice.

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Federated Conservationists of Westchester County

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JANE CURTIS

December 16, 2025

Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, NY 10598

Dear Members of the Yorktown Town Board,

FCWC is submitting this letter regarding the proposed construction of a cell tower on town property off Granite Springs Road, adjacent to the Hallocks Mill Wetland.

Although the tower will not be in the wetlands or buffer, the access road to the tower will be in the wetlands buffer and will require destruction of some of the wetlands. In addition, at least 122 trees will have to be taken down. Any project destroying trees or wetlands should be examined very carefully.

Information from the 2022 Natural Resources Review indicated that Bog Turtles and Indiana Bats would not be affected. Updated information from the 2025 Natural Resources Review indicated that Bog Turtles may be affected if there are impacts to the wetlands but that the tree clearing dates should mitigate the effect since these turtles are not active during this time. However, these turtles overwinter near tree roots and there is no comment about the effect of tree removal on overwintering turtles. In addition, we could not find any information about detailed flora and fauna information within this site.

Our recommendations are:

1. Provide a more detailed survey of plants and animals using this site before voting on approval, as suggested by the DEC and the Conservation Board

2. Investigate the possible impact of tree removal on overwintering Bog Turtles,

3. Incorporate the suggestions of the DEP (moving the site), and the Conservation Board to mitigate the negative effects of the proposed project.

Respectfully submitted,

laurence oconnell

Larry O'Connell, Co-president

Federated Conservationists of Westchester County

78 North Broadway, Pace University Elisabeth Haub Law School, Gerber Glass Library • White Plains, NY 10603
Tel (914) 422-4053 • www.fcwc.org • fcwc@fcwc.org

From: Town Clerk
To: Maura Weissleder
Subject: FW: Homeland Tower Public Hearing
Date: Tuesday, December 16, 2025 3:24:03 PM

From: Martin McGannon
Sent: Tuesday, December 16, 2025 11:47 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: Sergio Esposito <sesposito@yorktownny.gov>; Luciana Haughwout <lhaughwout@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Homeland Tower Public Hearing

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Supervisor Lachterman and Members of the Town Board,

Re: Homeland Towers LLC – Public Hearing

I understand that the Town Board is convening a public hearing on the Homeland Towers LLC application for the proposed tower at **106 Granite Springs Road** during this evening's Town Board meeting. Unfortunately, due to prior commitments, I am unable to attend in person.

As the **Fire Commissioner responsible for Radio Communications for the Fire District**, I recognize that this site would significantly enhance our ability to communicate with response vehicles and other emergency service agencies, while also improving cellular coverage within the surrounding area.

I have worked with Homeland Towers on previous projects. Based on that experience, I must note that commitments made have not always been fully honored. In past installations, the Fire District and other first responder agencies were promised adequate space on towers, as well as proper antenna mounting brackets, cabling, and infrastructure (with agencies supplying antennas). However, Homeland Towers' contractors failed to provide these items, resulting in additional unplanned costs to Fire District taxpayers.

For this reason, we respectfully request that **Homeland Towers' contractors be required to provide** the Fire District and all first responder agencies with:

- Proper mounting equipment
- Antennas and cabling
- A **climate-controlled, stainless steel NEMA 4 radio enclosure** capable of holding radio equipment for first responder agency

I also understand that there are legitimate concerns regarding the placement of cell towers in residential areas. Homeland Towers LLC has historically demonstrated

consideration for public safety, and that same level of care must be applied here. Given that the proposed site at **106 Granite Springs Road** is located within a residential area, the tower should be positioned at a **minimum distance of 1,400 feet (426.72 meters)** from any residential property line. Additionally, camouflaging the tower as a tree would help reduce its visual impact and better integrate it into the surrounding environment.

Thank you for your time and consideration.

Respectfully submitted,

Martin McGannon
Commissioner
Yorktown HeightsFire District

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From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Thursday, January 15, 2026 2:04:25 PM

From: Maria Ivezaj [redacted]
Sent: Thursday, January 15, 2026 1:13 PM
To: Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>
Subject: 62 Granite Springs Road

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Councilman Esposito,

In your news12 interview, you said that the idea of small cell antennas on utility poles are great, but ConEd does not allow equipment to be places on their poles. Are you not aware our area is serviced by NYSEG?

Maria Ivezic

Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

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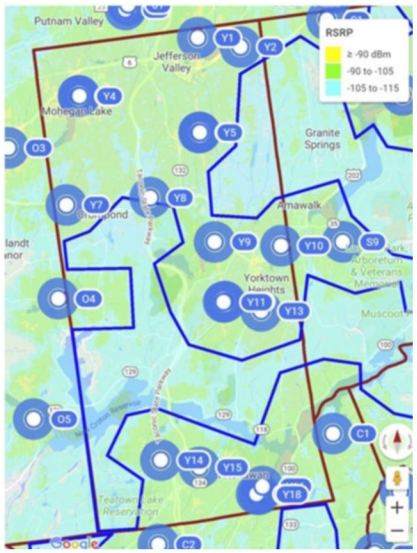
Date: January 8 2026

Subject: **Proposed Granite Springs Road Cell Tower Facility**

I am writing to share important information regarding ongoing efforts to improve the Town's wireless communications infrastructure, specifically the proposed installation of a cell tower on Granite Springs Road.

Reliable wireless service is not a luxury—it is a necessity for public safety, emergency response, education, business, and everyday communication. In recent years, gaps in coverage have been identified in portions of Yorktown. These gaps can delay emergency services, hinder remote work and learning, and limit access to critical information.

The Town has been working in coordination with the Northern Westchester County Cooperative Wireless Communications Master Plan, a regional initiative designed to ensure that all communities in our area have safe, reliable, and modern wireless infrastructure. This plan emphasizes strategic placement of facilities to maximize coverage while minimizing visual and environmental impacts. Both the Master Plan and Telecommunication Infrastructure Analysis for the Town of Yorktown is posted on the Town's website.



From the Yorktown Infrastructure Analysis, the map to the right, which is valid for ten years, shows the coverage predictions from the existing personal wireless facilities in Yorktown. The areas outlined in blue, including a large area in the vicinity of Granite Springs, illustrate very poor to non-existent wireless coverage, which are the areas in greatest need of wireless infrastructure.

Working with this data, Homeland Towers conducted an Alternate Site Analysis, to evaluate potential locations for a new facility that would address the Granite Springs coverage gap. They reviewed four properties, locations of which are marked in the photo below:

1. 2850 Sunrise Street, Parcel# 27.11-2-19 This Town parcel is designated Parkland, however, also contains a water department pumphouse on a small + /- ¼ acre parcel. The available space around the pumphouse was deemed small given the underground piping facilities. The elevation is+/- 470' AMSL and distance to the closest residence is approx. 200'.
2. 2997 Curry St, Parcel# 27.06-2-30. This Town parcel is designated Parkland and located adjacent a residential Townhouse community. While the elevation of this location is good, it is sloping downwards towards Sparkle Lake and would require considerable grading in close proximity to the back yard of the residences. The elevation is+/- 500' AMSL and distance to the closest residence approx. 200'.
3. Sparkle Lake, Granite Springs Rd, Parcel# 27.10-3-11. This Town parcel is designated Parkland and located on Sparkle Lake. It is also located adjacent to a beach/swimming area behind the Parks & Recreation Building. The elevation is+/- 490' AMSL and distance to the closest residence approximately 180' and approx. 120' from the lakefront.
4. Granite Springs Rd, Parcel# 27.11-1-33. This Town parcel is designated Parkland and located adjacent to the 'Hallock Mill Wetlands'. This parcel is a 'flag shaped' type parcel with 50' frontage on Granite Springs Rd and widening after approximately 200'. The elevation of this location is approx. + /- 500' AMSL and the distance to the closest residence approx. 420'.



The conclusion reached by Homeland Towers is that the Granite Springs Road location (no. 4) offers the most effective balance of technical performance, public safety, and compliance with zoning and environmental considerations.

We understand that any infrastructure project can raise questions and concerns, particularly regarding aesthetics, property values, safety, and environmental impact. Please know that the Town is committed to ensuring that any installation meets or exceeds all safety standards, is tested for full compliance with FCC limitations, incorporates design elements to reduce visual impact, and is sited in a way that respects the character of our community. Homeland Towers conducted a visual analysis of a monopole at the Granite Springs Rd location to assess the visibility of the tower from the surrounding area. This analysis included photo simulations from five locations (one on Weatherby Street and four along Granite Springs Road) showing the view without the tower, with the tower, and then with the tower concealed. The full visual analysis can also be viewed on the town website.

Additionally, the Town must comply with Section 704 of the Telecommunications Act of 1996 (the "1996 Act"), which governs federal, state and local government oversight of siting of "personal wireless service" facilities. The 1996 Act establishes a comprehensive framework for the exercise of jurisdiction by state and local zoning authorities over the construction, modification and placement of facilities such as cell towers. Section 704 prohibits any action that would discriminate between different providers of personal wireless services, and any action that would ban altogether the construction, modification or placement of these kinds of facilities in a particular area. The law also specifies procedures which must be followed for acting on a request to place these kinds of facilities and provides for review in federal court of any decision by a zoning authority that is inconsistent with Section 704.

A public information session is tentatively scheduled for February 3, 2026. Residents will be invited to review Homeland Tower's site proposal, the findings of the Alternative Site Analysis, ask questions, and share feedback. Your input is essential to this process, and I encourage you to participate so that we can make the most informed decision possible.

Thank you for your attention to this important matter and for your continued engagement in shaping the future of Yorktown. Together, we can ensure that our community remains connected, safe, and prepared for the future.

Sincerely,



Edward A. Lachterman
Supervisor, Town of Yorktown

cc: Town Board: Sergio Esposito, Ilan Gilbert, Patrick Murphy, Susan Siegel
Town Engineer, Dan Ciarcia, P.E.
Town Clerk, Diana Quast
Town Attorney, Adam Rodriguez, Esq.
Director of Planning, John A. Tegeder, R.A.



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 aquired from Connecticut DEEP.

0 ft 250 ft 500 ft 750 ft 1000 ft 1250 ft

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

Photo 1 - Granite Springs Road
EXISTING CONDITION

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500

Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B1
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 1 - Granite Springs Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B2
PHOTO SIMULATIONS
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Granite Springs Road
Yorktown Heights, NY 10598



Photo 1 - Granite Springs Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500
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Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B3
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 2 - Granite Springs Road
EXISTING CONDITION

Figure B4
PHOTO SIMULATIONS
Visual Resource Assessment
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Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 20.5451" N, 73° 46' 28.3930" W
Time:	04:39 PM		
Focal Length:	48 mm	Distance to Tower:	700 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 2 - Granite Springs Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

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Time:	04:39 PM	Distance to Tower:	700 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B5
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 2 - Granite Springs Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Focal Length:	48 mm	Distance to Tower:	700 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B6
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 3 - Granite Springs Road near Hilltop Road
EXISTING CONDITION

Figure B7
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 16.5522" N, 73° 46' 22.1697" W
Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 3 - Granite Springs Road near Hilltop Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B8
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 3 - Granite Springs Road near Hilltop Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Photograph Information

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Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B9
PHOTO SIMULATIONS
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Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 4 - Granite Springs Road near Hilltop Road, near #54
EXISTING CONDITION

Figure B10
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

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Photograph Information

Date:	April 16, 2021
Time:	0450 PM
Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Distance to Tower:	600 Feet

HOMELAND TOWERS



Photo 4 - Granite Springs Road near Hilltop Road, near #54
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:50 PM
Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Distance to Tower:	600 Feet

HOMELAND TOWERS

Figure B11
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 4 - Granite Springs Road near Hilltop Road, near #54
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Time:	04:50 PM	Distance to Tower:	600 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B12
PHOTO SIMULATIONS
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Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 5 - Weatherby St near Castle Ct
EXISTING CONDITION

Figure B13
PHOTO SIMULATIONS
Visual Resource Assessment
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Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 5 - Weatherby St near Castle Ct
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

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Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B14
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 5 - Weatherby St near Castle Ct
PROPOSED CONDITION - 130FT MONOPINE

Figure B15
PHOTO SIMULATIONS
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Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

As a resident near the proposed site for this 130ft cell tower, we strongly oppose this!
Tell Somers that if they want this tower to build it in their own town, not Yorktown!!
There are too many unknown health risks and environmental impacts!Yorktown also needs to adopt updated code amendments for this type of proposal.

-Carenza Family
Dee

Sent from my iPhone

Attention: Town Board and Conservation Board:

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back**.

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

It is my understanding the delineation of the marsh lands was not done at the optimal time of the year and it should be revisted.

I have concerns about any hazardous material that may be stored on the site that poses safety, chemical and enviromental hazards if damaged or improperly maintained. The hazardous substances could cause fires, explosions and release toxic air contaminants.

I am concerned the tower can catch on fire or fall.

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.

Monica Cole

To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: Opposition to the proposed cell tower at 62 Granite Springs Road

I attended the January 7, 2025 Conservation Board meeting and have a few issues of concern I would like to share with you. Please confirm receipt of this email and forward it to the Town Board, the Conservation Board, the Planning Board and the Tree Conservation Advisory Commission.

ISSUE #1:

Cell tower sites can be HAZMAT sites. A recent January 2026 law suit in California https://www.ladowntownnews.com/news/verizon-settles-lawsuit-california-cell-tower-environmental-violations-cost-millions/article_c3833207-45ba-4b12-8ac5-88eb6d6998f1.html , requires Verizon Wireless to pay $7.7 million to settle a civil enforcement action alleging widespread violations of California environmental laws governing hazardous materials storage, reporting and permitting at cell tower sites throughout the state. Los Angeles County District Attorney Nathan J. Hochman said **"Companies that store hazardous materials**

have a legal obligation to protect the public, first responders, and the environment." Cell tower sites often store lead acid batteries, large capacity diesel fuel tanks (some can contain over 180 gallons of fuel), which can potentially leak during equipment failure, accidents, or natural disasters. Some fire departments register cell tower sites as HAZMAT sites because first responders must be prepared for risks such as battery acid exposure, fuel ignition, groundwater contamination and toxic smoke if equipment burns. In addition, cell tower companies routinely spray herbicides and toxic chemical around tower bases to control vegetation and reduce fire risk (fire retardant sprays). These treatments often include professional grade "bare - ground" chemicals designed to stop all plant growth, and they must be applied by licensed professional applicators because of their toxicity and environmental risks. Such chemicals are not safe for children and many children will be living in very close proximity to Homeland's proposed tower. This link explains https://ehsciences.org/top-10-health-safety-and-liability-risks-of-cell-towers-near-homes-and-schools/,"...services are licensed to use much stronger chemicals than are available to the average person. In fact, some have said the professionals often use a chemical that functions quite like the infamous**"Agent Orange",** which was used to deforest parts of Vietnam in the 60's. Go to this link to learn why Agent Orange is not desirable around humans and the health problems it can cause, https://my.clevelandclinic.org/health/symptoms/24689-agent-orange-effects.

ISSUE #2:

Cell towers are Fire Risks: The Environmental Health Science article link shared above also highlights that cell tower equipment can catch fire, igniting vegetation on the ground. Cell towers and 5G small-cell wireless installations pose recognized fire hazards due to their combination of high-powered electrical equipment, lithium-ion backup batteries, and densely packed electronics. Electrical faults, such as arcing, overheating, insulation failure, or wiring defects, can ignite fires inside equipment cabinets and at the base of towers, and electrical malfunctions are among the most frequently documented causes of tower-related fires worldwide. The same Environmental Health Safety article points out the obvious, **Cell towers and 5G wireless facilities impact the aesthetic of the surrounding environment.** They create visual clutter and can directly conflict with local design standards created to preserve architectural heritage, natural landscapes, and scenic vistas. Communities have the right to protect local

aesthetics, especially near historic areas (I will also add residential homes/property, precious town park land, 88 TREES and Stuart's Farm - Westchester's oldest working farm) **You should ask yourself, is this tower necessary, when the gold standard FCC Broadband map most accurately documents that a cell gap does not exist in this area of Yorktown.** The clearly documented cell gap on the FCC Broadband map presents in Somers. Homeland proposed a tower installation multiple times in Somers and were turned down. Somers also has a more restrictive cell tower ordinance that includes protecting residential areas from cell tower installations. This article explains how ***"Cell tower developers often mislead residents and local officials by claiming new or taller towers are needed to fix coverage gaps, even when the Federal Communications Commission's National Broadband Map shows the area already has good coverage."*** *https://childrenshealthdefense.org/defender/cell-tower-developers-lying-about-coverage-gaps-to-push-new-towers/*

ISSUE #3:

Please consider the information documenting the harmful effects cell towers have on wildlife and the natural world. The Environmental Health Trust has addressed this issue here: *https://ehtrust.org/wp-content/uploads/Radiofrequency-and-Wildlife-U.S.-2-Page-with-scientifc-studies-2023-1.pdf. and here: https://ehtrust.org/environmental-effects-of-wireless-radiation-and-electromagetic-fields/*

Certified Wildlife Biologist, Albert M. Manville, II, Ph.D., addresses his concerns for Radio Frequency Radiation (RFR) Effects on Wildlife and Their Habitats and The Need for Serious Consideration and Immediate Action here: https://icbe-emf.org/wp-content/uploads/2024/10/Wireless-Radio-Frequency-Radiation-Effects-on-Wildlife-and-Their-Habitats-Professor-Albert-Manville-ICBE-EMF-Presentation-PPT-.pdf

Currently the FCC uses safety data dating back to 1996. The Telecommunications Act of 1996 dictates the FCC safety recommendations for cell tower installations and setbacks. The FCC lost in court in 2021 and was ordered to study new, updated cell RF technology and update their safety recommendations. Unfortunately updated studies have not taken place and the government pulled their funding. See details of this lawsuit here: *https://childrenshealthdefense.org/legal_justice/chd-v-fcc-5g-wireless-radiation-guidelines-lawsuit/?lang=es* ***Currently, the FCC is trying to pass new bills that will take away a town's ability to say no to a tower and a location.***

Thank you for considering the information I have shared,

Monica Cole

Re: Formal Opposition to Proposed Cell Phone Tower Located at 109 Granite Springs Road
Due to Health and Safety Concerns

Dear Members of the Board,

Please confirm receipt.

We are writing to express our concern and opposition to the proposed cell phone tower planned for the residential neighborhood at 62 Granite Springs Road. Our main concern is the possible health effects of long-term exposure to radiofrequency (RF) radiation on people who live nearby.

We understand that reliable cell phone service is important. However, placing a cell phone tower so close to homes raises serious health concerns. Cell phone towers send out RF radiation all the time. While government agencies have set limits for exposure, many residents worry that these limits may not fully protect people over long periods of time—especially children, older adults, and those with existing health problems.

Some studies suggest that long-term exposure to RF radiation may be linked to issues such as sleep problems, headaches, and other health concerns reported by people living near cell towers. Because research on this topic is still ongoing, we believe it is wise to be cautious when placing these towers in neighborhoods where families and wildlife live. The tower's close location to homes, yards, and areas where children play also raises safety and quality-of-life concerns. Residents should not have to choose between good cell service and feeling safe and comfortable in their own homes.

In addition to health concerns, the tower could change the look and feel of the neighborhood and may lower property values. We chose where we live because it didn't have cell phone towers in our backyards but instead had woods for wildlife to roam. For these reasons, we respectfully ask the board to deny this proposal.

Thank you for your time and for considering the health and well-being of our community.

Sincerely,
Patrick and Jill DiBenedetto

Dear Members of the Town Board,

I am writing as a concerned resident of the Town of Yorktown to formally express my opposition to the proposed cell tower located near my home and within our residential neighborhood.

I understand the importance of reliable communication infrastructure, and I appreciate the Town's responsibility to balance progress with community needs. However, placing a cell tower in close proximity to family homes raises serious concerns for many residents, including myself.

First, there is significant worry about the impact on our neighborhood's character and property values. A large commercial structure in a residential area alters the visual landscape and may affect homeowners' ability to sell their homes in the future. Even the perception of a nearby tower can be enough to discourage prospective buyers.

Second, while regulatory agencies state that cell towers operate within established safety limits, many families remain uneasy about long-term exposure—especially when children live, play, and attend school nearby. These concerns should not be dismissed simply because they are difficult to quantify; peace of mind and a sense of security are fundamental to quality of life.

Additionally, residents are concerned about noise, lighting, maintenance traffic, and long-term oversight. Once a tower is approved and constructed, it becomes a permanent presence, and future modifications or expansions may further impact the neighborhood.

I respectfully ask the Town to reconsider this proposed location and to explore alternative sites that would minimize disruption to established residential areas, such as existing towers, commercial zones, or less densely populated locations. I also urge the Town to ensure full transparency, meaningful community input, and careful consideration of long-term consequences before moving forward.

Yorktown is a community built around families, neighborhoods, and shared spaces. Decisions of this magnitude should reflect those values and prioritize the well-being of residents who call this town home.

Thank you for your time, consideration, and service to our community.

Respectfully,

Tracy Ellsworth

Town of Yorktown Resident

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Cellphone Tower
Date: Tuesday, January 13, 2026 1:36:57 PM

From: Heberto Espinosa [redacted]
Sent: Tuesday, January 13, 2026 10:31 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: rfon@yorktownny.org; John Tegeder <jtegeder@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; lgilbert@yorktownny.org
Subject: Opposition to Cellphone Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Supervisor and Members of the Town Board,

I am writing to formally express my opposition to the proposed cell tower on Granite Springs Road.

While I recognize the importance of reliable wireless coverage, I am concerned that this project places a disproportionate burden on a residential area while offering limited demonstrated benefit to the broader community. A structure of this scale fundamentally alters the character of the neighborhood and raises serious concerns regarding aesthetics, property values, and environmental impact.

The proposed site's proximity to homes and sensitive natural areas, including nearby wetlands, warrants heightened scrutiny. Construction activity, tree removal, and long-term infrastructure in such locations risk lasting environmental consequences. Additionally, many residents reasonably worry about the negative effect a highly visible tower may have on property desirability and home values, an impact that cannot easily be reversed.

If coverage gaps truly exist, I urge the Town to more fully explore alternative solutions that are less intrusive, including smaller-scale installations, alternative siting, or co-location opportunities that minimize disruption to established neighborhoods.

I respectfully request that the Town Board reconsider this proposal or, at minimum, delay any decision until residents are provided with clearer data regarding need, alternatives, environmental impacts, and long-term consequences.

Thank you for your time and consideration.

Best,
Heberto R. Espinosa

Yorktown Heights, NY

From the Desk of Howard Frank

RE: NO CELL PHONE TOWER, Letter #2, Frank Family

Attention: Town Board, Conservation Board, Zoning Board, Planning Board, Town Clerk

As an over 60-year-old resident of this neighborhood and a former member of the Conservation Board, a retired licensed Stationary Engineer and a proud member of Local 891. I would like the town elected officials and committees to review my and other neighbors' concerns and objections regarding the proposed cell tower installation on Town-owned property, and to request that this matter be properly reviewed in accordance with Town Law, zoning requirements, and environmental regulations.

Failure to Consider Alternative Locations
The Town has not adequately evaluated alternative sites or elevations on existing Town property. A more suitable and less environmentally sensitive location exists approximately 200 feet in from the dead end of Popular Street near the Sparkle Lake retention pond. This area encompasses approximately 20 acres and should be formally reviewed. A site visit to this location is strongly recommended.

Existing Infrastructure Demonstrates No Necessity
The sewer pump station already has a flow alarm with a telephone line connected to both the Sewer Department and the Police Department. This system has functioned reliably for over 50 years. In addition, there is an existing cellular alarm at the pump station. These facts demonstrate that adequate communication infrastructure already exists and that a new cell tower is not necessary for public safety.

Notification and Procedural Deficiencies
It is unclear whether the Town of Somers or affected Somer's residents were notified by the Town of Yorktown regarding this proposal. Additionally, this matter does not appear to have been referred to either the Zoning Board or the Planning Board, as required by Town Law. There was also no proper notice or advertising to neighboring residents, particularly those in Somers, which may constitute a violation of zoning and public notice requirements.

Zoning and Land Alienation Concerns
With the alienation of Town land and the generation of revenue from the proposed cell tower, the property would effectively become commercial in nature. Any parcel that generates income is considered commercial and therefore requires zoning review. This raises serious concerns, particularly if the intent is to establish a commercial use within designated wetlands. This matter should be reviewed by the Zoning Board rather than decided solely by the Town Board.

Wetlands, Soil, and Environmental Issues
No soil testing or deep test borings have been conducted to determine the depth of the wetland buffer, soil stability, or the location of bedrock. There is no evidence of a minimum five-foot auger test, which should be required for a structure of approximately 130 to 150 feet in height. Without such testing, the Town should not advance or approve this proposal.

Structural and Foundation Concerns
It is unknown whether concrete and pilings can adequately support a 130-foot tower in swampy wetland conditions. There has been no determination of how deep pilings would need to be driven or whether bedrock exists at a depth capable of supporting a 30-foot tower foundation. There is also no explanation of how the foundation could be constructed without altering natural water flow.

Drainage, Water Flow, and Wetland Impacts
Water currently flows under Granite Springs Road into Crystal Lake. Any construction may alter drainage patterns, impact wetland vegetation, and increase unfiltered runoff into the brook and downstream sewer lift station. The official Town map should be reviewed for elevation, environmental designations, and wetland constraints. There is no indication this review has occurred in any of the documents online by Homeland.

Permits and Compliance
There is no evidence of an excavation permit, foundation plan approval, or soil testing results. Without these, any construction activity would be premature and potentially subject to a stop-work order. The Town should not approve foundation height, pilings, or construction without full compliance.

Requested Actions by the Town Board

- Refer this proposal to the Zoning Board and Planning Board
- Require deep soil and auger testing, wetland and drainage studies, and a review of official Town maps
- Conduct a site visit to the alternative location at the dead end of Popular Street
- Ensure full notification to Somers officials and residents and Stuarts Fruit Farm
- Suspend any approval until all zoning, environmental, and procedural requirements are met

If any members of the town board would like to call me to discuss this matter, I'm available to do so. Again, please make sure this letter is added to the documentation

Sincerely,

Howard Frank, [redacted]

I have been seeing various news stories about the proposed cell tower, and I am very concerned that it is being considered to locate it so close to homes in the area. It is my understanding that these are usually placed in more commercial settings. Why would we consider placing it in a neighborhood and devalue the current residents' home values as well as disrupt their quality of life. I know if I was shopping for a home, I would not consider purchasing one near a cell tower because we do not fully know the effects of these if located nearby people. Also below are additional points and concerns.

Environmental & Wetland Protection

- Construction may require clearing, grading, trenching, and heavy equipment access that disturbs wetland soils and vegetation.
- Wetlands are protected ecosystems that filter pollutants, store floodwater, and provide wildlife habitat.
- Removing trees and compacting soil reduces natural water absorption.
- Increased runoff may worsen downstream flooding or swampy conditions on neighboring residential properties.
- Construction near wetlands increases sediment entering waterways, harming aquatic ecosystems and reducing water quality.
- Tower foundations, access roads, and utility trenches can redirect surface and subsurface water flows.
- Wetlands support birds, amphibians, pollinators, and protected species.
- Tall towers may disrupt migration corridors and nesting areas.

- Fuel, lubricants, concrete washout, or accidental spills during construction can contaminate sensitive wetlands.
- Conflicts with comprehensive plans, wetland buffer ordinances, conservation overlays, or open-space preservation goals.

Land Use Compatibility & Neighborhood Character

- Industrial-scale infrastructure is inconsistent with the character and intended use of residential neighborhoods.
- Towers may be highly visible, detracting from scenic views, neighborhood appearance, and natural landscapes.
- Particularly harmful in areas valued for open space, rural character, or conservation; Approval may invite additional utility infrastructure in environmentally sensitive areas.

Public Safety & Infrastructure Concerns (Non-Health)

- Tower collapse or ice shedding could endanger nearby homes, pedestrians, or utility lines.
- Narrow or residential streets may not safely accommodate construction vehicles or long-term maintenance trucks.
- Emergency vehicles may be impeded by added traffic or site constraints.
- Electrical equipment and generators introduce ignition sources in wooded or dry areas.
- Required aviation or safety lighting may create glare or nighttime distraction.

Legal, Planning & Procedural Grounds

- Applicant failed to adequately analyze co-location, existing towers, rooftops, or non-residential zones.
- Insufficient mitigation measures, buffers, or conservation easements proposed
- Environmental assessments lack sufficient hydrology, wildlife, stormwater, or cumulative impact studies.
- Violates wetland setback requirements, fall-zone setbacks, or zoning height restrictions.
- Direct conflict with adopted municipal land-use goals.
- Impacts publicly protected wetlands, drainage systems, or conservation corridors.
- Adds to existing development pressures on already stressed wetlands or drainage systems.

Bernice Kudrycki

To the Town Board and Planning Commission,

My name is Maria Makaj, and I am a licensed real estate professional who has worked extensively within this community and surrounding areas. My client, whom I some a home to many years ago, reach out for help. I am writing to formally express concern regarding the proposed installation of a cellular phone tower within this neighborhood and to share how such a development may negatively affect residential property values and overall community appeal.

From a real estate market perspective, proximity to large infrastructure such as cell phone towers has consistently raised concerns among buyers. Many prospective homeowners view these structures as visual intrusions that detract from the aesthetic character of a neighborhood. In communities where scenic views, uniform architecture, and residential charm are valued, the presence of a tower can significantly reduce buyer interest, resulting in longer days on market and downward pressure on home prices.

Additionally, while regulatory agencies may state that cell towers meet safety standards, buyer perception plays a critical role in real estate value.

A notable portion of buyers express ongoing concerns, whether founded or not, about potential health effects. These perceptions often translate into hesitation or outright avoidance of properties located near towers, thereby reducing demand and marketability for affected homes.

Cell phone towers can also impact a neighborhood's identity. Many homeowners choose specific communities for their residential feel, sense of privacy, and long-term investment potential. The introduction of commercial-grade infrastructure into a residential zone can change the character of the area, making it less attractive to future buyers who prioritize neighborhood cohesion and visual consistency.

From my professional experience, even the possibility of a nearby tower can become a recurring disclosure issue during real estate transactions, prompting buyers to request price reductions or walk away altogether. This places existing homeowners at a financial disadvantage through no fault of their own and may result in diminished equity over time.

I respectfully urge the Town Board to consider alternative locations or solutions that would meet communication needs without compromising residential property values or community integrity. Protecting homeowners' investments and preserving the character of established neighborhoods should remain a priority in land-use decisions.

Thank you for your time, consideration, and service to our community.

Respectfully,

Maria Makaj
[redacted]

Reminder: email is not secure or confidential. Houlihan Lawrence will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving Houlihan Lawrence, and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact Houlihan Lawrence. To notify Houlihan Lawrence of suspected email fraud, contact: fraudalert@houlihanlawrence.com or call 914-273-4357.

To the Members of the Planning Board,

I am writing in advance of the upcoming meeting to express my opposition to the proposed construction of a 130-foot cell phone tower at 62 Granite Springs Road and to share concerns that I believe are relevant to the Planning Board's role.

Planning is not only about whether a use is technically permitted, but whether it is appropriate for a specific location. A structure of this height and scale is fundamentally incompatible with the surrounding land use, which consists of single family homes, wetlands, open space, and historic properties. A large commercial utility structure does not belong in the middle of a residential and environmentally sensitive area.

The proposed tower would permanently alter the character of this neighborhood. Due to its height and elevation, it would be visible for miles and would dominate views in an area defined by natural scenery and open space. This is not a temporary or subtle change, but a permanent industrial feature imposed on a residential landscape, with impacts that cannot be mitigated once constructed.

While current zoning allows wireless facilities on town owned land, the lack of meaningful setback requirements from homes, wetlands, and parks represents a gap in the Town Code. The absence of clear standards does not mean every municipal parcel is appropriate for large scale infrastructure; rather, it highlights the need for stronger

planning safeguards.

In addition, the applicant has not demonstrated that this site is the least impactful option. Sound planning practice requires a thorough evaluation of designs and locations that better fit the surrounding scale. Convenience or cost alone should not outweigh long-term impacts on neighborhood character and stability.

Finally, the scale of this project is out of proportion with its setting. Planning principles call for infrastructure that fits within the context of its surroundings. This proposal overwhelms the neighborhood rather than serving it in a discreet and compatible manner, and it places lasting burdens on nearby homeowners, including potential impacts to property values and neighborhood desirability.

I respectfully urge the Planning Board to consider not just whether this project meets minimum technical requirements, but whether it reflects good planning and responsible land use decision making. This site does not meet that standard.

Thank you for your time and consideration.

Sincerely,
Julie McNamara

January 18, 2026

Dear Members of the Town Board,

We are writing as concerned residents of Yorktown Heights and would like to express our Opposition to the Cell Tower proposed for 62 Granite Springs Road.

When we moved to Yorktown in 2016 buying our first home, one of the main reasons we moved to the community from a city was because of the wonderful residential feeling in the community, with lakes and marshes and wildlife, free of large towers and tall buildings. As we live on XXXXXX, the proposed tower will take away so many of those things we specifically moved to Yorktown for.

We are concerned and oppose the building of the cell tower for several reasons, including the adverse environmental impact it will have on the area, the impact it will have on the property value of our homes, and potential health risks that will come with having a tower of that size so close to our homes. It will also significantly take away from the beautiful aesthetic of our community with the lake and marsh and animals that dwell there.

We read in the local paper that the town says the tower is necessary to improve gaps in the area's cellular service, particularly for emergency services. In the almost 10 years we have lived here, we have never had any issues with service for emergencies and several of our neighbors that have had to call for emergency services have always been able to get through with their cellular service. So we do not feel there is a gap and that this tower is

needed.

If there truly is a need for a macro cell tower in the area, a more appropriate location should be selected because there are too many reasons why 62 Granite Springs Road should NOT be the location for the site.

Thank you for hearing us out as concerned citizens. Please do not move forward with the cell tower at 62 Granite Springs Road and leave our region just as it is and as we have come to love it.

Best regards,

Monica & Ryan Boudreaux

To the Members of the Yorktown Town Board and the Planning Board,

I am writing to formally oppose the proposed construction of a 130-foot cellular tower at 62 Granite Springs Road.

Just last week, on January 16th, the Secretary of Health and Human Services said he was “very concerned” about new cell phone towers and cited studies showing the link between these towers and cancer and tumor growth. He said that “electromagnetic radiation is a major health concern” and is directing federal research on the harmful effects of this type of radiation. This proposed tower location is smack in the middle of a residential neighborhood filled with young families. Are you willing to risk the health of our children on the potential for improved cell phone service?

It is shocking to me that this kind of construction would be allowed in a residential zone. The proposed tower is grossly incompatible with the surrounding residential neighborhood. A 130-foot structure would significantly alter the visual landscape, diminish property values, and negatively impact residents’ quality of life. The height and industrial nature of the tower are out of scale with nearby homes and undermine the established character of the community. We, like our neighbors, moved here in part because of this character. What compensation will our families receive when our property values are impacted?

This proposal also raises serious concerns regarding environmental protection and compliance with responsible land-use planning. It is already shocking that you would alienate this parcel, as parkland belongs to the community and once natural areas are lost they can rarely be recovered. As a wetland, this is some of the most critically endangered habitat and serves as a refuge for native plants and animals in the area. Wetlands also serve vitally important economic functions including flood mitigation, groundwater filtration, and protection against erosion. A large number of mature trees

will also need to be removed within the wetland buffer. The construction of an industrial structure in such an area risks irreversible damage to these natural resources and contradicts widely accepted environmental conservation principles. Such construction should occur on already degraded land, not within natural areas that serve our community. Is there really no better location?

All of the reasons cited for the need for this tower ring disingenuous as they are not supported by any recent, meaningful data. Cellular service in our area is already adequate and has improved in recent years, making the construction of a new tower seem unnecessary. This is a “solution” to a problem that does not exist to the extent that we are being sold. Why the urgency to build this tower, and is it worth endangering the health of our children, degrading our neighborhood and destroying our diminishing natural resources?

Finally, I urge you to exercise more transparency in this process and to consider less intrusive alternatives, such as colocating equipment on existing towers, as mentioned in the Cityscape report, utilizing smaller-scale facilities, or selecting a non-residential, non-wetland location. Our town government should listen to the concerns of its people. Responsible development should prioritize environmental stewardship and community well-being over convenience. Is our motto no longer “Progress with Preservation”?

For these reasons I respectfully request that this application be denied and that the health, residential integrity, and wetlands of our neighborhood be preserved.

Thank you for your time and consideration.

Sincerely,

Jennifer Brennan

Homeland Towers 62 Granite Springs Cell Tower Proposal is a polarizing issue. Here are reasons the Town Board should decline the proposal.

HOW DID A CELL TOWER PROPOSAL END UP TARGETING A RESIDENTIAL AREA OF YORKTOWN - 400 FEET FROM HOMES?

- 62 Granite Springs Road, Yorktown Heights, NY, was a unusable due to wetlands.

- A previous owner gifted the land to the town to be used as park land.
- Homeland asked Yorktown if they could put a tower near Granite Springs Road in Yorktown.
- This is a curious request on Homeland Tower's part,

because the Gold Standard FCC Broadband coverage map, does not present a cell gap in Yorktown, near the site of the proposal. The FCC legally requires all cell carriers to report their coverage areas to maintain the accuracy of the FCC broadband map.

- The same Gold Standard FCC Broadband coverage map, does show a cell gap presenting in Yorktown's neighboring town, Somers. The Somers gap presents close to the proposed cell tower site on 62 Granite Springs Road.
- Yorktown's cell tower ordinance only allows cell towers on town land.
- Yorktown alienated the park land at 62 Granite Springs Road.

*Yorktown told the community the Fire Department needs better radio and cell communication in the Granite Springs Road neighborhood.

- In a FOIL request to the town, no report was produced, from an independent radio communications specialist, documenting any problems with the Fire Department's current communication system.
- A December 16, 2025 letter written by Yorktown's Fire Commissioner, Martin McGannon, explains the Fire Department has worked with Homeland Towers on previous projects and Homeland did not honor their commitment to supply important radio components and adequate space on the tower. This resulted in unplanned costs to Fire District tax payers. The Commissioner also states the tower

should be positioned at a minimum distance of 1,400 feet (426.72 meters) from any residential property line.

THE PROBLEMS AND QUESTIONS:

- Why did Somer's Stewart's Farm and Jilco turn down Homeland Towers proposal, before Homeland came to Yorktown with the 62 Granite Springs Road proposal? Could be, because many cell tower ordinances do not allow cell towers near residential homes, schools, businesses or historic properties.
- Why is Homeland Tower's cell tower proposal recommending a 130 foot monopole tower, when Yorktown's City Scape Telecommunications Infrastructure Plan does not recommend a 130 foot monopole tower anywhere near the 62 Granite Springs Road area?
- On January 24, 2026, A Verizon worker was working on a pole hit by a car right near the 62 Granite Springs site. The worker said he was surprised to learn a 130 foot monopole was being proposed in a wetland area. He also said the 130 foot monopole would not benefit the Yorktown area, but may benefit the Somers cell gap area.
- Did you know living too close to a cell tower can actually lead to poor signal quality due to signal overload or interference?
- How can Homeland guarantee better service to a location that does not have a cell gap defined on the coverage maps I shared?

How can Homeland or a cell carrier guarantee reliable cell service in an area with many propagation barriers?

- 4G and 5G signals will be weakened or dropped by barriers such as trees - The current proposal calls for cutting down 84 fully mature trees in an area that is known to flood. Other propagation barriers are vegetation, topography, construction materials including low e glass, weather, height of the pole and angle of an antenna.
- The $3,000 RF consultants report does not use definitive language; confirming towers and cell carriers will never guarantee to deliver a usable, reliable signal to everyone, everywhere, at all times.
- The RF consultant's report claims there is a cell gap. It does not provide proof.
- The RF consultant's report states there is no data provided to substantiate the claim that the site is needed to offload capacity from neighboring sites
- The RF consultants report only confirms the tower will work within the limits of 30 year old FCC data and recommendations.
- Yorktown will never be sending an independent contractor to randomly monitor the tower to ensure the tower is within the FCC RF limits.
- Section 704, in the 30 year old 1996 Telecommunications Act, muzzles anyone questioning health concerns from cell tower RF and blocks any town from using health concerns as an excuse to reject a proposal.
- In 2021, The FCC lost in court after 11,000 pages of

data refuted the FCC conclusion that there is no evidence of harm caused by wireless technology.
- In January 2026, our government is now requiring the FCC to conduct proper and complete studies to improve the RF data and safety regulations.
- The government knows no independent scientific evidence proves 5G is safe and corporate interests can no longer be prioritized over public health.
- In 2023, some towns, including Stamford and Easton CT, implemented moratoriums for 5G installations until the independent studies are completed and prove 5G is safe.
- If the 62 Granite Springs tower proposal is not stopped, it could become an ongoing cell tower battle like the one currently being fought in Pittsfield, Massachusetts. Health issues, including cancer, are presenting in people living near the Pittsfield tower, and it is proving to be very difficult to get the tower turned off and taken down.

A FEW MORE ISSUES TO CONSIDER:

- FOIL documents from the town show 62 Granite Springs Road is not written on all the cell tower proposal documents. 106 Granite Springs Road,109 Granite Springs Road and GPS coordinates are also typed on relevant documents instead of 62 Granite Springs Road.
- A community member publicly questioned why she was not one of the 39 homes noticed about the tower proposal and wanted an explanation about

Homeland's noticing requirements. She was confused because she lives closer to the proposed site than a neighbor who received a notice.

- Throughout this process, the Board was publicly called out about being in violation of Open Meeting Laws. The Board admitted and apologized publicly for not posting agendas in compliance with the law.
- There is an issue concerning the wetlands delineation on the site that needs to be reconciled.
- A written request has been submitted to the town asking Homeland Towers to conduct a Balloon Test, so all can visualize the proposed tower's impact on the landscape. No response was received from this request. To add, Ballon Tests are a common practice when cell towers are proposed.
- Cell Tower sites are Hazmat sites, can catch fire or fall. The town should train the proper first responders in case the lead acid batteries, diesel fuel, propane or commercial grade pesticides cause toxic fumes, contaminate the land or water.
- Alternative solutions should be explored before such drastic change with significant risks and ramifications is imposed.
- Many solutions exist - For example: Toggle airplane mode, reboot or update your phone. If you have been with your carrier a long time you may need a new SIM card or it needs to be cleaned. Change your phone setting to 4G or 5G and realize one bar on your phone is a very usable digital signal, as long as the quality of the signal is not being degraded by propagation barriers. Use Wi - Fi instead of a cellular

network. Research what frequency bands carriers are using in their networks. If your phone is old, it may not connect to the newest bands. Some phones are better matches for a specific carrier. Buy a phone with a well rated antenna and update your phone's software routinely. Investigate booster products for your home. Finally, paying for a wired fiber optic or cable phone for your home is a good, safer alternative and it will not devalue your home.

- The FCC recently approved the use of satellites for telecommunication. 6G will be rolling out in 2028 and may make some of the previous generation technology obsolete. Technology changes rapidly and the town may be destroying beautiful open space, property values, the town's reputation and putting people's health at risk for a short term, unpredictable and unreliable technological gain.

CAN THE TOWN REJECT THIS PROPOSAL?

- There are legal reasons that are acceptable for rejecting a tower proposal.

A YES OR NO VOTE WILL BRING PROBLEMS:

- If the Board votes **YES**: Cell service may not improve and the board will have to explain the propagation barriers and discuss alternative solutions with their complaining constituents. More trees may be cut down or topped with the hope of removing propagation barriers. Homeland Towers may break their lease. Verizon may break their lease. The town

may have to clean up the tower and facility left behind and that may cost more than what they earned. The reputation of the town will become scarred, because home buyers know to check cell town ordinances and they will be able to clearly see how Yorktown does not protect residential properties and open spaces. Homes near the tower will be devalued and people may get sick from the RF radiation.

- If the Board votes **NO**: The Board will risk upsetting community members who wish to have better cell service and may not understand 4G and 5G propagation issues. They will also loose Homeland Tower's lease payment.

CONCLUSION:

The cell tower will not benefit or improve cell service in Yorktown.

The cell tower will devalue homes and make them more difficult to sell.

The cell tower may cause health problems for humans and animals.

The cell tower will mar the landscape in a precious, beautiful open space and residential neighborhood.

The cell tower will damage the environment and kill or harm wild life.

The cell tower site is a HAZMAT site that may become toxic to humans, animals and the environment.

The cell tower can catch on fire or fall.

The cell tower will deter future home buyers.

The cell tower proposal is infested with questions and concerns.

THIS CELL TOWER PROPOSAL IS A YORKTOWN PROBLEM. THIS PROPOSAL SETS THE PRECEDENT FOR A CELL TOWER BEING PLACED IN ANY AND EVERY YORKTOWN RESIDENTIAL NEIGHBORHOOD. AN UPDATED CELL TOWER ORDINANCE IS LONG OVERDUE!

- **If there is a 1% chance that someone is going to get sick from this risky and unreliable cell tower, I would be sure I find a way to vote NO on this cell tower proposal.**
- **I am hoping the Board considers all I have shared and votes with a conscience.**
- **The Board may choose to look the other way, but they can never say, they did not know.**

Monica Cole

To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: Opposition to the proposed cell tower at 62 Granite Springs Road

I attended the January 7, 2025 Conservation Board meeting and have a few issues of concern I would like to share with you. Please confirm receipt of this email and forward it to the Town Board, the Conservation Board, the Planning Board and the Tree Conservation Advisory Commission.

ISSUE #1:

Cell tower sites can be HAZMAT sites. A recent January 2026 law suit in California https://www.ladowntownnews.com/news/verizon-settles-lawsuit-california-cell-tower-environmental-violations-cost-millions/article_c3833207-45ba-4b12-8ac5-88eb6d6998f1.html , requires Verizon Wireless to pay $7.7 million to settle a civil enforcement action alleging widespread violations of California environmental laws governing hazardous materials storage, reporting and permitting at cell tower sites throughout the state. Los Angeles County District Attorney Nathan J. Hochman said **"Companies that store hazardous materials**

have a legal obligation to protect the public, first responders, and the environment." Cell tower sites often store lead acid batteries, large capacity diesel fuel tanks (some can contain over 180 gallons of fuel), which can potentially leak during equipment failure, accidents, or natural disasters. Some fire departments register cell tower sites as HAZMAT sites because first responders must be prepared for risks such as battery acid exposure, fuel ignition, groundwater contamination and toxic smoke if equipment burns. In addition, cell tower companies routinely spray herbicides and toxic chemical around tower bases to control vegetation and reduce fire risk (fire retardant sprays). These treatments often include professional grade "bare - ground" chemicals designed to stop all plant growth, and they must be applied by licensed professional applicators because of their toxicity and environmental risks. Such chemicals are not safe for children and many children will be living in very close proximity to Homeland's proposed tower. This link explains https://ehsciences.org/top-10-health-safety-and-liability-risks-of-cell-towers-near-homes-and-schools/,"...services are licensed to use much stronger chemicals than are available to the average person. In fact, some have said the professionals often use a chemical that functions quite like the infamous**"Agent Orange",** which was used to deforest parts of Vietnam in the 60's. Go to this link to learn why Agent Orange is not desirable around humans and the health problems it can cause, https://my.clevelandclinic.org/health/symptoms/24689-agent-orange-effects.

ISSUE #2:

Cell towers are Fire Risks: The Environmental Health Science article link shared above also highlights that cell tower equipment can catch fire, igniting vegetation on the ground. Cell towers and 5G small-cell wireless installations pose recognized fire hazards due to their combination of high-powered electrical equipment, lithium-ion backup batteries, and densely packed electronics. Electrical faults, such as arcing, overheating, insulation failure, or wiring defects, can ignite fires inside equipment cabinets and at the base of towers, and electrical malfunctions are among the most frequently documented causes of tower-related fires worldwide. The same Environmental Health Safety article points out the obvious, **Cell towers and 5G wireless facilities impact the aesthetic of the surrounding environment.** They create visual clutter and can directly conflict with local design standards created to preserve architectural heritage, natural landscapes, and scenic vistas. Communities have the right to protect local

aesthetics, especially near historic areas (I will also add residential homes/property, precious town park land, 88 TREES and Stuart's Farm - Westchester's oldest working farm) **You should ask yourself, is this tower necessary, when the gold standard FCC Broadband map most accurately documents that a cell gap does not exist in this area of Yorktown.** The clearly documented cell gap on the FCC Broadband map presents in Somers. Homeland proposed a tower installation multiple times in Somers and were turned down. Somers also has a more restrictive cell tower ordinance that includes protecting residential areas from cell tower installations. This article explains how ***"Cell tower developers often mislead residents and local officials by claiming new or taller towers are needed to fix coverage gaps, even when the Federal Communications Commission's National Broadband Map shows the area already has good coverage."*** *https://childrenshealthdefense.org/defender/cell-tower-developers-lying-about-coverage-gaps-to-push-new-towers/*

ISSUE #3:

Please consider the information documenting the harmful effects cell towers have on wildlife and the natural world. The Environmental Health Trust has addressed this issue here: *https://ehtrust.org/wp-content/uploads/Radiofrequency-and-Wildlife-U.S.-2-Page-with-scientifc-studies-2023-1.pdf. and here: https://ehtrust.org/environmental-effects-of-wireless-radiation-and-electromagetic-fields/*

Certified Wildlife Biologist, Albert M. Manville, II, Ph.D., addresses his concerns for Radio Frequency Radiation (RFR) Effects on Wildlife and Their Habitats and The Need for Serious Consideration and Immediate Action here: https://icbe-emf.org/wp-content/uploads/2024/10/Wireless-Radio-Frequency-Radiation-Effects-on-Wildlife-and-Their-Habitats-Professor-Albert-Manville-ICBE-EMF-Presentation-PPT-.pdf

Currently the FCC uses safety data dating back to 1996. The Telecommunications Act of 1996 dictates the FCC safety recommendations for cell tower installations and setbacks. The FCC lost in court in 2021 and was ordered to study new, updated cell RF technology and update their safety recommendations. Unfortunately updated studies have not taken place and the government pulled their funding. See details of this lawsuit here: *https://childrenshealthdefense.org/legal_justice/chd-v-fcc-5g-wireless-radiation-guidelines-lawsuit/?lang=es* ***Currently, the FCC is trying to pass new bills that will take away a town's ability to say no to a tower and a location.***

Thank you for considering the information I have shared,

Monica Cole

From:	Town Clerk
To:	Maura Weissleder
Subject:	Fwd: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower
Date:	Tuesday, January 20, 2026 8:02:03 AM

Sent from my iPad

Begin forwarded message:

From:
Date: January 19, 2026 at 6:30:28 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs Rd & Opposition to the proposed cell tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:

Town Board

Conservation Board

Planning Board

Tree Conservation Advisory Committee

Subject: Opposition to the Town retaining Douglas Fishman in conjunction with the proposed cell tower at 62 Granite Springs

Rd & Opposition to the proposed cell tower

Please forward my letter in opposition to the Town Board and the Planning Board. Please also confirm receipt of my letter by emailing me back.

I am strongly opposed to the Town Board passing a resolution to retain Douglas Fishman to review Homeland's proposal to construct a 130-foot cell tower at 62 Granite Springs Road and to provide his analysis at the Town Board meeting scheduled for February 3, 2026.

In the agenda for the Town Board meeting on 1/20/26, Douglas Fishman is described as an "independent radio frequency engineering consultant" with a "unique breadth of experience". Mr. Fishman is hardly an "independent" RF consultant. He worked for AT&T and is routinely used by towns to greenlight the construction of macro cell towers and other wireless infrastructure. For example, Mr. Fishman wrote in favor of the wireless company or developer in each of the following instances: a) granting Verizon a special use permit to construct a cell tower in Newburgh (Footnote 1), b) Homeland Towers, LLC a use variance to construct a cell tower in New Paltz (Footnote 2), c) granting AT & T a cell tower modification application in Pound Ridge (Footnote 3) and d) granting Verizon a permit to to construct a cell tower in Wappinger. (Footnote 4).

Has Mr. Fishman ever written a report that was not in favor of the developer or wireless company? How did the Town Supervisor decide to propose using Mr. Fishman specifically? Were there bids from other RF specialists and if so, may we please see the bid specifics? Why is the Town Supervisor considering using tax payer money to fund a report that will ultimately support the developer?

If the Town Board was truly concerned with addressing residents' concerns, they would retain a truly independent radio frequency engineering consultant. If the Town Board were truly concerned with transparency and public feedback, they would elicit suggestions from concerned residents regarding who to retain.

I suggest the Town Board retain Kent Chamberlain as an independent radio frequency engineering consultant to review Homeland's proposal and to present his analysis at the 2/3/26 Town Board meeting. His CV can be found here (Footnote 5).

I also suggest having a public meeting to discuss the findings in Kent Chamberlin's report. Knowing Douglas Fishman will use the Telecommunications of Act of 1996 to support his report is highly concerning. The 1996 Act is 30 years old and the safety recommendations are based on old cell technology and RF data. The FCC was sued in 2021 because the data and safety recommendations for cell tower usage is so outdated. There was 11,000 pages of data that refuted the FCC conclusion that there is no evidence of harm caused by wireless technology. The FCC lost in court and was ordered to do new studies so they can update their data and safety recommendations. 5 years later and these studies have yet to happen. Recently, it was reported the Federal Government will be requesting the FCC begin to do these studies and compile the data. The Government is formally acknowledging the need to do this is now.

Now knowing what I shared above, should raise your red flag. As you continue in this process and decide how you will vote, you will be unable to say, you did not know.

Please consider what I shared and allow both above mentioned consultations to be conducted or an independent consultation. Then provide a forum for an open conversation between the board and the community to discuss the results. This decision will impact many and requires important questions to be asked. The answers or lack of answers, will lead us to the best decision for this community.

Monica Cole

Footnote 1:

https://www.townofnewburghny.gov/uppages/VERIZON%20WIRELESS%20CRONOMER%20HILL%20%20%2824-22%29.PDF

Footnote 2:

https://www.townofnewpaltzny.gov/sites/g/files/vyhlif3541/f/minutes/zba_minutes_11_21_2022.pdf

Footnote 3:

https://www.townofpoundridge.gov/sites/default/files/fileatta

chments/planning_board/meeting/40533/09.25.25_pb_minutes.pdf

Footnote 4:

https://www.casemine.com/judgement/us/61fa2762b50db954c829253c

Footnote 5:

https://www.unh.edu/ece/KAC_profile/Kent%20Chamberlin%20CV%20Feb%202023.pdf

From: Town Clerk
To: Maura Weissleder
Subject: FW: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL
Date: Tuesday, February 3, 2026 1:19:35 PM

From:
Sent: Tuesday, February 3, 2026 12:26 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Re: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your response.

------ Original Message ------
From: elachterman@yorktownny.gov
To: XXXXX; townclerk@yorktownny.gov; pmurphy@yorktownny.gov; sesposito@yorktownny.gov; ssiegel@yorktownny.gov; igilbert@yorktownny.gov; rsteinberg@yorktownny.gov; jtegeder@yorktownny.gov; irichey@yorktownny.gov; planning@yorktownny.gov; supervisor@yorktownny.gov
Sent: Tuesday, February 3rd 2026, 12:22 PM
Subject: Re: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

Thank you for your email Monica. I've been compiling all of the questions and comments from the emails and we will be reviewing them tonight with Homeland and the expert.

Get Outlook for iOS

From: colefour@optonline.net <colefour@optonline.net>
Sent: Tuesday, February 3, 2026 12:17:41 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel

<ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: OPPOSITION FOR HOMELAND TOWER'S 62 GRANITE SPRING CELL TOWER PROPOSAL

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PLEASE CONFIRM RECEIPT OF MY LETTER BY EMAILING ME BACK

TO ALL:

DID ANYONE NOTICE THE INFORMATION SHARED IN THE **VCOMM REPORT** SUBMITTED ON **NOVEMBER 17, 2021** OR THE **RF CONSULTANT REPORT** FROM DOUGLAS FISHMAN SUBMITTED ON **JANUARY 25, 2026**?

DO YOU REALIZE **DOUGLAS FISHMAN'S REPORT USES THE VCOMM JUSTIFICATION REPORT FROM NOVEMBER 17, 2021** TO SUPPORT HIS REPORT?

THE **VCOMM REPORT ONLY ADDRESSES** WHAT **VERIZON** MAY BE ABLE TO ACCOMPLISH BEING ON THE MONOPOLE.

A **VCOMM RF JUSTIFICATION REPORT** TYPICALLY ASSESSES THE COVERAGE AND CAPACITY OF A WIRELESS NETWORK, WHICH CAN HELP IDENTIFY AREAS WITH INSUFFICIENT SIGNAL STRENGTH OFTEN REFERRED TO AS CELL GAPS. HOWEVER, IT **DOES NOT DIRECTLY PROVE CELL GAPS** BUT RATHER PROVIDES DATA THAT **CAN** INDICATE THEIR PRESENCE.

4G AND 5G PROPAGATION VARIABLES CAN CHANGE ON ANY GIVEN DAY AND TIME AND CAN INFLUENCE DATA COLLECTED ON A VCOMM REPORT. MEANING A VCOMM

REPORT CAN NEVER CLAIM TO BE 100 PERCENT ACCURATE.

TWO STATEMENTS IN DOUGLAS FISHMAN'S RECENT RF CONSULTANT REPORT SUBMITTED JANUARY 25, 2026 ARE VERY IMPORTANT TO RECOGNIZE AND UNDERSTAND:

HOMELAND TOWERS HAS NOT DONE AN ADEQUATE JOB SUBMITTING JUSTIFICATION FOR THIS NEW SITE.

THERE IS NO DATA PROVIDED TO SUBSTANTIATE THE CLAIM THAT THE SITE IS NEEDED TO OFFLOAD CAPACITY FROM THE NEIGHBORING SITES.

THE TWO REPORTS MENTIONED ABOVE HAVE NOT PROVEN A CELL TOWER IS THE SOLUTION YOU ARE SEEKING.

THANK YOU FOR CONSIDERING WHAT I HAVE SHARED,

MONICA COLE

Outlook

FW: Follow up questions and concerns about February 9, 2026 Planning Board meeting

From Town Clerk <townclerk@yorktownny.gov>
Date Tue 2/17/2026 2:15 PM
To Maura Weissleder <mauraw@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>

From:
Sent: Tuesday, February 17, 2026 1:10 PM
To: Town Clerk <townclerk@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Follow up questions and concerns about February 9, 2026 Planning Board meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:
The Planning Board
The Town Board

It was concerning to watch the latest Planning Board meeting on February 9, 2026.

The Planning Board and Homeland Towers both mentioned the **Fire Department** has a need to be on the monopole cell tower to improve their communication. This is curious because information shared during the February 3, 2026 Public Hearing explained there is no record in the FOIL documents providing evidence of the Fire Department's need to be on the cell tower. Also, no record of an independent communications consultant exists providing any evidence of a need or recommendations for the Fire Department to be on the tower. It was concluded by many, the Fire Department does not need to be on the monopole and is being used to build support for this cell tower proposal by manipulating the public's fear and desire to support first responders.

The Planning Board also questioned the aesthetics of the tower. Homeland Towers answered those concerns with photos obviously taken at angles and locations that downplay the presence and appearance of the 130 monopole cell tower. Also, the viewshed photos did not take into account what the view will look like after the proposed 84 trees are cut down. I can assure you, the view from many other locations near this proposed tower will show a very different visual story. This begs the question...Why didn't anyone on the Planning Board or Town Board request Homeland Towers conduct a **Balloon Test**? I wrote a letter to you all on January 19, 2026 inquiring about a Balloon Test and no one bothered to respond.

Also wondering why the Planning Board did not ask obvious questions relating to January 25, 2026, RF consultant's report provided to the Town Board by Douglas Fishman.

No one on the Planning Board inquired about why **Homeland has not yet justified being on the 62 Granite Springs Road site** and **has not provided data to substantiate the claim that the site is needed to offload capacity from the neighboring sites.**

No one asked Homeland Towers why they went to Somers first to solve Somer's cell gap issue and why Somers turned them down twice.

No one asked Homeland Towers to define exactly where the cell gap is defined in Yorktown. Would have been interesting to hear Homeland's response, because no cell gap presents on the gold standard FCC Broadband map or the current coverage maps for Verizon, AT&T or T Mobile. Is anyone wondering how exactly Homeland is going to prove a cell gap exists? How will Homeland prove they can improve anyone's cell service in Yorktown when a cell gap does not exist or a need to offload capacity from the neighboring sites?

Does anyone on the Planning Board understand **4G and 5G propagation barriers** and how the neighborhood near 62 Granite Springs Road is full of them? The propagation barriers are always going to be and will occasionally weaken a cell signal and cause it to drop. A 130 foot monopole cell tower is not going to win over propagation barriers and many will still experience cell signal weakening or dropping at times. Also, Verizon or any other carrier most likely **will not lease small cells** in an area they do not need to service, because a cell gap does not exist on their coverage map, nor the need to handle offload capacity from neighboring sites. **Verizon is interested in being on the current 62 Granite Springs cell tower, because they will aim to fill the cell gap in Somers. Verizon will not be leasing the tower to fill a cell gap that does not exist in Yorktown.**

In addition, the **VCOMM** report used to justify this tower is from **November 2021**. A VCOMM only addresses what Verizon **MAY** be able to accomplish if they are on the monopole. A VCOMM justification report typically assesses the coverage and capacity of a wireless network, which can help identify areas with insufficient signal strength often referred to as cell gaps. However, it **does not** directly prove cell gaps, but rather provides data that **can** indicate their presence. **This means the data provided in NOT DEFINITIVE**. This is true because 4G and 5G propagation variables can change on any given day or time. These changes can and do influence the data collected on a VCOMM report. **Meaning VCOMM data will vary and can never claim to be 100 percent accurate beyond the time and day it was collected.**
This all means the Planning Board is being asked to comment/give recommendations on a highly invasive/destructive project, that will have a devastating impact on precious parkland, a residential neighborhood and Yorktown as a whole; a project that is not justified in any reliable report and cannot prove it will benefit anyone's cell service in Yorktown.

The questions remain...Does the Planning Board recognize this proposal is not justified and will not benefit cell service in Yorktown? Is the Planning Board satisfied with the current proposal information to give their approval to go forward with this 130 foot monopole cell tower installation? Is it worth ruining beautiful open space parkland, killing environmental elements and animals, risking toxic contamination of the air, land and water, lowering property values, sending the message to all potential buyers that Yorktown does not protect their open space or residential neighborhoods and putting your neighbors health at risk? All for an unproven

technological gain, that will be replaced much sooner than later. Keep in mind, both Homeland Towers and Verizon, can break their lease at anytime and leave Yorktown to pay to clean up the mess left behind.

Thank you for considering all I have shared when you write up your recommendations for this proposal.

Monica Cole

From: Town Clerk
To: Maura Weissleder
Subject: Fwd: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road
Date: Tuesday, January 20, 2026 8:01:27 AM

From:
Date: January 19, 2026 at 6:37:37 PM EST
To: Town Clerk <townclerk@yorktownny.gov>, Ed Lachterman <elachterman@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Ilan Gilbert <igilbert@yorktownny.gov>, Robyn Steinberg <rsteinberg@yorktownny.gov>, John Tegeder <jtegeder@yorktownny.gov>, Ian Richey <irichey@yorktownny.gov>, Planning Department <planning@yorktownny.gov>, Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:
Town Board
Conservation Board
Planning Board
Tree Conservation Advisory Committee

Subject: HOMELAND TOWERS BALLOON TEST - Opposition to the proposed cell tower at 62 Granite Springs Road

Please forward my letter in opposition to the Town Board, the Planning Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

I would like the Town Board, the Planning Board and Conservation Board to consider **requesting Homeland Towers do a Balloon Test at 62 Granite Springs Road prior to granting a permit.**

The visual impact of a 130 foot monopole on alienated park land is going to be significant. This will be magnified due to it being built in a residential and scenic area. Camouflaging is not being proposed and would not mitigate its visual presence.

All residents, town board members and committees being asked to provide a permit, should receive the benefit of a ballon test to help them visualize the proposed cell tower's impact on the landscape.

Thank you for considering my request,

Monica Cole

Attention: Town Board and Conservation Board:

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back**.

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

It is my understanding the delineation of the marsh lands was not done at the optimal time of the year and it should be revisted.

I have concerns about any hazardous material that may be stored on the site that poses safety, chemical and enviromental hazards if damaged or improperly maintained. The hazardous substances could cause fires, explosions and release toxic air contaminants.

I am concerned the tower can catch on fire or fall.

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.

Monica Cole

Diane Dreier, Co-Chair
Phyllis Bock, Co-Chair

Ed Lachterman
Town Supervisor

TOWN OF YORKTOWN
CONSERVATION BOARD

Town of Yorktown Town Hall, Yorktown Heights, New York 10598, Phone (914) 962-5722

To: Town Board
From: Conservation Board
Date: January 12, 2026
Subject: Town Board Referral: Homeland Towers, LLC – Granite Springs Road
Proposal to lease a portion of the property for the installation of a public utility wireless telecommunications facility, including a 130-ft monopole tower and equipment compound designed for the collocation of multiple wireless carriers and town emergency services entities.

The Conservation Board reviewed the above referenced subject at their meeting held on Wednesday, January 7, 2026. David J. Kenny, Esq. of Snyder & Snyder, LLP; and Vincent Xavier, regional manager for Homeland Towers were present to review revised plans to construct a cell phone tower with related equipment and access road within a wetland buffer owned by the town. The applicant's engineer was unable to attend the meeting.

Also present at the meeting were approximately 20 residents who were opposed to the use of this site for the placement of the tower; some of which submitted written letters to the Conservation Board.

The applicant's attorney reported on steps that were taken to meet conditions requested by the Conservation Board in their previous memo dated May 15, 2024, and changes to the site plan since their last meeting.

The Conservation Board has the following comments:

1. The applicant provided letters from EBI Consulting and US Fish and Wildlife Service (USFWS) stating that actions the applicant is taking to protect any threatened and endangered species that could potentially be located on the site, are sufficient.

   The Conservation Board had requested that a wildlife survey be conducted. The agencies providing letters used information from the USFWS Information for Planning and Consulting (IPaC) website to determine these findings and did not conduct an on-site seasonal survey to come to these conclusions. The Board requests that an appropriate on-site wildlife survey for bog turtles, a federally threatened species and a New York State endangered species, be conducted.

2. The letters received from concerned citizens included a letter from Doug and Karen Erickson dated 1/7/26 indicating that the wetland boundary, as surveyed by the applicant, may be incorrect. Steven Danzer, Wetlands and Environmental Consulting, hired by the Ericksons, reviewed the wetland boundary and stated that one of the flags, A6 "*was not an accurate depiction of the wetland boundary under existing conditions, in my professional opinion, and that wetland flag A6 which was clearly in the wrong place.*"

   In light of this information, the Conservation Board recommends that the town's environmental consultant review the flagging of the wetland boundary at an appropriate seasonal time when wetland plants have emerged.

3. The placement of the access road almost fully eliminates the buffer on the southeast corner of the property. The purposes of a wetland buffer are to filter pollutants, control erosion and provide important wildlife corridors while minimizing disturbance to this important and increasingly rare ecosystem. The Board questions whether the proposed mitigation will restore this functionality.

Diane Dreier, Co-Chair
Phyllis Bock, Co-Chair

Ed Lachterman
Town Supervisor

TOWN OF YORKTOWN
CONSERVATION BOARD

Town of Yorktown Town Hall, Yorktown Heights, New York 10598, Phone (914) 962-5722

4. The wetland mitigation provided wasn't identified in acreage in the documents provided. The new EAF identifies that 0.65 acres would be impacted by the project so mitigation should be 0.65 acres. A rough estimate of the acreage of wetland plantings on the site plan indicates an area less than 0.25 acres. The mitigation proposed is for plantings of trees, shrubs and forbs mainly to shield the adjacent neighbor's property. This amount of mitigation for the project is inadequate and should be revisited. Also, the list of plants identified for mitigation should be revised to include native wetland plants that are currently on the site and will be removed.

5. The plan shows that approximately 88 trees would be removed for construction of the road and tower. A detailed tree mitigation plan is required.
6. All proposed plantings for wetland and tree mitigation should be bonded and a maintenance plan for replacement should be included.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

/nc
Attachment

Cc: Applicant
Conservation Board

January 7, 2026

As a resident whose property will be directly impacted by this project I am writing to oppose the construction of a driveway and cell tower at 62 Granite Springs Road. Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

I have several reasons for opposing the construction of a driveway and cell tower at 62 Granite Springs Rd that need to be considered by the Conservation Board.
The proposed plan as presented calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species.

It is my understanding that the Hallocks Mills Wetland is most likely classified by New York State as a Class 1 wetlands. In New York State, a Class I wetland is the highest-ranked, most valuable, and most protected category, identified by the NYSDEC for its significant ecological functions, such as providing critical habitat for endangered species, supporting rare plant communities, or being linked to important coastal or clean water areas, requiring the most stringent development regulations.
As such any proposed development in the area should be held to the highest standard during the application process by the Town of Yorktown.

Our opposition is due to a variety of reasons, but the most prominent is that we believe the wetland delineation that is being presented for this project is not accurate. We believe that this project will actually be crossing the wetland area and not just the buffer area. The delineation line that is being submitted by the applicant was created in Nov. 2021 and did not take into account one of the three criteria set forth by New York State for wetland delineation. New York requires that "The hydrophytic vegetation criterion is mandatory under New York State's Freshwater Wetlands Act". By only delineating the wetland in November there is no way that vegetation could be present.

The Town of Yorktown had their environmental consultant from Barton and Loguidice perform a wetland delineation in March 2022. The town consultant determined that the wetland line presented as the NYSDEC required a field adjustment of approximately 6-7 feet further to the east. When we were presented with the proposed plans in July 2025 by a representative of Homeland Towers stating that they would not be in the wetlands, we were obviously surprised. We see the vegetation present every day during the growing season and as a result doubt the validity of their wetland line. As a result we hired an independent person to delineate the wetland, his report is attached. He clearly stated that due to the vegetation present that the wetland line is further to the east.

We are attaching a photograph showing some of the vegetation present east of Homeland Towers marked wetland line. As you can see skunk cabbage is abundantly present in the photograph. When we looked this plant up online the following information was available:

Yes, skunk cabbage (Symplocarpus foetidus) is a classic identifying plant for wetlands in New York, thriving in swamps, seeps, and wet floodplain forests, indicating consistently wet, mucky conditions and often appearing early in spring before other plants emerge. It's an "obligate wetland species," meaning you'll only find it in very wet habitats.

As an obligate wetland species it needs to be considered for any wetland delineation of this property. In New York, an obligate wetland species (OBL) is a plant that almost always occurs in wetlands (over 99% probability) under natural conditions, meaning they grow in standing water or saturated soils and are key indicators of wetland ecosystems for delineation purposes.

Based on all of the above information the current wetland delineation that is being submitted to the town for this project should be considered incomplete because it is lacking any information of the mandatory criteria of hydrophytic vegetation.

Additionally we oppose the proposed plan due to tree removal. The plan calls for the removal of over 80 mature trees in addition to numerous smaller shrubs, trees and plants that are integral to the area's stormwater management. 37 of these trees will be removed in the wetland buffer along our property line which will have a direct impact. These are trees that are 40 to 50 ft in height with deep root systems. As we are sure you are aware, the water table in this area is extremely high, even for those who live at the top of Granite Springs Rd. Our property which is situated in the wetland buffer is no exception. We have drainage around the foundation of our home to protect it from water infiltration. The removal of these trees that draw a large quantity of water from the water table will raise the level of water on our property. While we realize remediation is being presented, what is going to be installed cannot replace the water consumption nor the deep roots systems of the existing trees.

We also have concerns that some of the remediation planting will be located directly on our property line and as these planting mature they will have significant encroachment on the use of our property, specifically the evergreen trees. As they grow the base will widen to a point of clearly crossing on to our property and limiting our usable space. We ask that they be required to be planted further away from our property line or that species be chosen that can provide screening of significant height that will not pose encroachment on to our property.

We urge the Town Board and Conservation Board to consider the effects that the construction of this driveway and operation of this cell tower would have on the Hallocks Mills Wetland, habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, we ask the Conservation Board the following:

1. Visit the proposed site before submitting any remarks or opinions to the town board.

2. We ask that the conservation board determine that the wetland delineation is incomplete at this time and require that the mandatory criteria of hydrophytic vegetation be included by performing a wetland delineation in the Spring or Summer when vegetation is present as NYSDEC recommends.
3. All interested parties should have a wetland expert present if so desired at the time of delineation for hydrophytic vegetation to ensure that there is a consensus. (interested parties include the applicant, the town, adjoining property owner and NYSDEC)
4. We also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.
5. We ask that remediation planting be situated further away from our property line or that species be chosen that can provide screening of significant height that will not pose encroachment on to or limit the use of our property.
6. Finally, that the Conservation Board request Johanna Duffy, Senior Environmetal Scientist for Barton and Loguidice, report that was done based on her wetland delineation on March 2, 2022. Barton and Loguidice, who were hired as consultants for the Town of Yorktown to delineate the wetlands for this project

Thank you for your time and consideration.

Regards,
Doug and Karen Erickson

All photos were taken on April 25, 2025. The first photo is taken from the perspective of standing east of the marked wetland boundary and facing west.The second photo is taken facing north and standing south in the wetland buffer.The third photo is taken facing east standing slightly southof the wetland marker.







Dear Town Board Members,

My name is Stuart Friedman, a resident of [redacted] for over 40 years. This letter is being sent prior to Martin Luther King, Jr. Day, a time to reflect on justice and doing what is right, as Dr. King said, “The time is always ripe to do right”, which compels me to say the town should do right and reject this proposal to put a cell phone tower near my home.

I am writing to express my strong opposition to the proposed development plan that involves constructing a cell tower on the land adjacent to the street I live on. I must verify that my cell phone service is perfectly fine during hurricanes, winter storms, hot summers and during the spring and fall. I am questioning the town’s decision-making process regarding this project and stand against actions that threaten our environment and community integrity. Think of the younger generation! The future of Yorktown.

I also have received no notice via email, postcard, or mail about this proposal. It appears that the town’s communication efforts are lacking, especially considering the town spends over $60,000 per year on the PR firm, Thomas Bender. Even the recent newsletter from the town supervisor did not mention this critical project. Someone tell me where are my tax dollars going?

Furthermore, I am concerned about the town board’s previous stance on public health and safety issues, such as the safety of fluoridation. One day you are against fluoride but the next day it’s okay to construct cell towers that can have significant environmental and health repercussions. These are TRUMPIAN decisions, made without real research and study. I see that none of these towers are proposed in neighborhoods where board members reside. The residents near this site are not only concerned about aesthetics but also about environmental impacts. One would hope the town board members agree with my neighbors who are opposed to this project. The proposed site has a history of flooding—flooding five feet high during Hurricane Floyd—and it has flooded multiple times during storms. Disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to protected species such as the bog turtle, Indiana bat, and monarch butterfly, is highly problematic. Construction here would disrupt vital habitats and threaten local biodiversity. Ii always admire the swans as I drive by. They come yearly to this spot. Additionally, this parcel drains directly into Sparkle Lake and forms part of the Croton watershed. Protecting this land is crucial for maintaining water quality for residents who swim and fish in Sparkle Lake and rely on our watershed for clean water. The removal of over 80 mature trees will further impair our stormwater management system and exacerbate flooding issues. I urge the Town Board to ensure that these activities do not violate conditions attached to grants received from the East of Hudson Water Quality Fund.

Given these concerns, I request that the Conservation Board visit the site during warmer months when vegetation is present to better assess its ecological significance. Moreover, I strongly recommend commissioning an independent wildlife study by qualified professionals chosen by the Conservation Board to evaluate potential impacts comprehensively.

In conclusion, I ask the Yorktown Board to reconsider this project carefully regarding environmental preservation, community health, and transparency in communication. Our town's future depends on responsible stewardship of our natural resources. Thank you for your attention to this urgent matter. Please make sure this letter is added with my other neighbors letters

Sincerely,

Stuart Friedman

From:	Town Clerk
To:	Maura Weissleder
Subject:	FW: Opposition to the proposed cell tower at 62 Granite Springs Road.
Date:	Tuesday, February 24, 2026 12:44:22 PM

From: Nicole Lapadura[redacted]
Sent: Sunday, February 22, 2026 9:53 AM
To: Ed Lachterman <elachterman@yorktownny.gov>; Ilan Gilbert <igilbert@yorktownny.gov>; Ian Richey <irichey@yorktownny.gov>; John Tegeder <jtegeder@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Robyn Steinberg <rsteinberg@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Opposition to the proposed cell tower at 62 Granite Springs Road.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that is home to the bog turtle, the Indiana bat, and the monarch butterfly. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where town residents swim and fish. The proposed plan also calls for the removal of 84 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues. I am concerned that the land disturbance, as well as the removal of 84 mature trees, will negatively affect the water quality in Sparkle Lake and the Croton watershed. Our town was given millions of dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land. I urge the Town Board to confirm that the proposed plan would not violate any conditions of that grant. I also urge the Town Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, all members of the Town Board, Conservation Board and Planning Board should visit

the proposed site during the warmer months when there is vegetation growing in the wetlands. I also urge the Town Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses. Thank you for your time and consideration.

In addition to all afore mentioned reasons listed the cell tower will greatly impact the natural beauty of our community, and potentially impact our future health, the advantages do not outweigh the risk !
We appreciate you taking the time to read this and your careful consideration on this matter.
Thank you!
Nicole Keating

Dear Town Board,

We are long time residents of Yorktown Heights living on Farsund Court and we would like to express our opposition to the proposed cell tower for 62 Granite Springs Road.

We are concerned about what the tower will do to the environment in the area, how it will impact the wildlife negatively, what it will do to the property value of our homes, and potential health risks that come with having a tower of that size so close to our home. It will also take away from the beautiful look of the area we have come to love so much for our home community.

If there is truly a need, a more appropriate location should be selected because there are too many reasons not to select this one.

Thank you for hearing our concerns. Please do not build the cell tower at 62 Granite Springs Road. Thank you.

Best Regards,

Mila and Salvatore LoBrutto

2/9/2026

To Whom It May Concern,

My name is John Mickelsen and I have been a resident of Yorktown Heights since my wife and I purchased our home in November of 2016. We live on XXXXXXXX. We are exactly 1 mile from the proposed site of the cell tower at 62 Granite Springs Road. The purpose of this letter is to express my family's opposition to this proposal.

My initial concern when I first heard about the project was the health and safety of my family as we have three young children. I am concerned about our health and well being if a tower is built within a mile of our home. I am even more concerned with the families living within only a quarter mile of the tower as it appears they are at the highest risk for exposure to high levels of radiation and other unknown risks. I urge you to please consider their health and well-being as if it were your own family or your own children and/or grandchildren. There is so much unknown about this subject and taking a gamble like this is not worth the benefit. I know health concerns can not be seen as a valid reason for stopping this proposal but how could it not be in your minds with so many living so close to this tower? This could literally be a matter of life and death in the long run. This could take years off residents' lives. Why take the risk?

The recommendation of homes being at least 1000 feet has been ignored in this proposal with the nearest home being a mere 400 feet away from the tower. This proposal only seems to benefit a cell gap in Somers and may not benefit Yorktown residents. Yet we are the ones at risk and the ones who are losing something here. Another major drawback to this is the value of homes very close to the tower will decrease significantly. This is not just one or two houses, but several. None of those residents asked for this and this is very unfair to them.

The area where this tower is proposed to be built is right in a beautiful neighborhood which would be negatively affected both aesthetically and possibly even healthwise if this plan goes through. Driving from Granite Springs Road to Mahopac Avenue is such a nice experience right now and it's full of scenic views. There is also a bike trail that is very close to this proposed site. The North County Trailway's thousands of annual visitors would be negatively affected as well by this. There are beautiful scenic views of the farms that can be seen from the trailway. Now these views could be compromised with a big ugly tower painted into what has been for many years a beautiful picture that can be seen from the hills of the trailway.

There are endangered species of wildlife in the wetlands that will be affected as well. If this project doesn't improve our town's cell service then just what is the benefit ? Even if it did improve our service , would this risk be worth it? It isn't worth it for us and we are 1 mile away. It especially isn't worth it or those living within a quarter mile. This is a beautiful town with an abundance of trees and wildlife. Little by little with more and more construction going on, this town is shifting away from such a beautiful atmosphere. A project like this just further separates us from what we love about this town.

We love this town the way it is and our health is not something to be ignored. There are far too many negatives to this project and it affects more than just a few people. I know you will give this matter the careful and deep consideration it deserves before making a significant decision and I appreciate that.

SIncerely,
John Mickelsen

USA TODAY

POLITICS Robert F. Kennedy Jr. Add Topic

RFK Jr. tells USA TODAY 5G towers for cellphone use 'a major health concern'

When asked about 5G towers, Kennedy cited studies suggesting links to cancer and tumor growth. But the World Health Organization found 'no connection between cellphone use and brain cancer.'

Will Carless and Bart Jansen USA TODAY

Updated Jan. 16, 2026, 7:12 p.m. ET

What You Need to Know

Health and Human Services Secretary Robert F. Kennedy Jr. warned that electromagnetic radiation, including from 5G towers, poses a major health concern, while health agencies cite scientific reviews that find no link between cellphone use and cancer.

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How many studies did RFK Jr. cite on EMF health risks? →

What did WHO find about 5G and cancer risks? →

How did Verizon outage affect event ticket downloads? →

DeeperDive BETA

WASHINGTON – Health and Human Services Secretary Robert F. Kennedy Jr. told USA TODAY that “electromagnetic radiation is a major health concern” a day after his department launched a study of cellphone radiation.

“Generally speaking, electromagnetic radiation is a major health concern,” Kennedy said in the exclusive interview, when asked for his concerns about 5G towers. “I’m very concerned about it.”

The department said 22 states had restricted cellphone use in schools to improve health of children under the "Make America Healthy Again" movement. Since 2022, there's been a significant push by K-12 schools nationwide to ban cell phone use in classrooms. But this is to curb mental health effects of social media, prevent cyberbullying and being online at all times, not EMF radiation.

More: RFK Jr. shares why he stopped taking flu shots in 2005

Cell providers' 5G networks promise faster connections but have long been the target of skeptics who say they have negative health effects. USA TODAY has previously debunked online claims that 5G is dangerous.

The Food and Drug Administration under Kennedy has taken down old webpages saying cellphones are not dangerous.

"The FDA removed webpages with old conclusions about cell phone radiation while HHS undertakes a study on electromagnetic radiation and health research to identify gaps in knowledge, including on new technologies, to ensure safety and efficacy," said Andrew Nixon, a department spokesperson.

Kennedy elaborated on the health concerns in an exclusive interview for the USA TODAY series "Extremely Normal," describing what he said were “more than 10,000 studies” documenting ill effects from

electromagnetic radiation including cancer, tumor growth and DNA damage.

“EMFs are bad depending on the pulse rates and the wave lengths,” Kennedy said. “Some of them are very bad.”

The World Health Organization found no justification for health concerns after commissioning a review where experts from nine countries analyzed 63 studies on cellphones and cancer dating from 1994 through 2022. The review was published in Environmental International, a scientific journal, in September 2024.

"The researchers found no connection between cellphone use and brain cancer," the WHO said.

Contributing: Reuters

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January 16, 2026 › Health Conditions › Toxic Exposures › News

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POLICY

HHS to Study Cellphone Health Risks, as FDA Scrubs Online Safety Claims

Federal health agencies quietly removed the FDA's online claims that cellphone radiation poses no health risk as HHS confirmed it launched a new review of wireless radiation and potential health risks. "This move is signaling very strong steps in the right direction," said Miriam Eckenfels, director of Children's Health Defense's EMR & Wireless Program.

by **Jill Erzen**

JANUARY 16, 2026

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Federal health officials quietly removed longstanding U.S. Food and Drug Administration (FDA) webpages asserting that cellphone radiation poses no health risk, **The Wall Street Journal** reported Thursday.

The action comes as the U.S. Department of Health and Human Services (HHS) under Secretary Robert F. Kennedy Jr. launches a new study into the **health effects** of wireless radiation — a step that advocates say reflects a major shift in federal **policy**.

"This move is signaling very strong steps in the right direction," said Miriam Eckenfels, director of **Children's Health Defense**'s (CHD) **Electromagnetic Radiation (EMR) & Wireless Program**.

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Decades of research already point to **harm from radiofrequency (RF) radiation** emitted by cellphones and cell towers, said Eckenfels, who criticized federal agencies for lagging behind the science. Kennedy "is the right person to correct that."

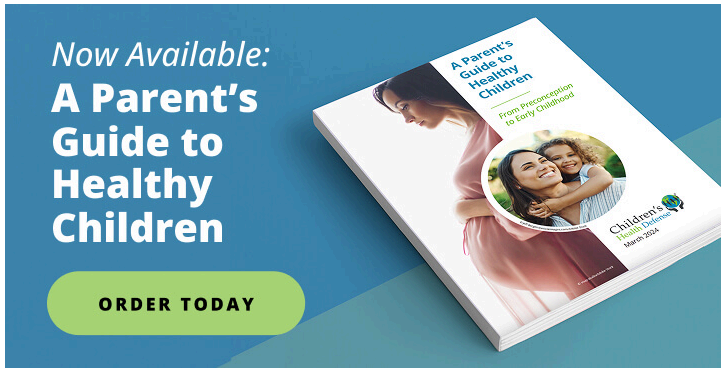
The WSJ linked to an archived FDA webpage, since removed, that said the "weight of scientific evidence has not linked exposure to radio frequency energy from cellphone use with any health problems."

The FDA, which operates under HHS, said the changes to the website coincide with a broader review of the science.

HHS spokesman Andrew Nixon said the agency disabled webpages containing "old conclusions about cellphone radiation" while HHS undertakes a study on EMR and health to identify gaps in knowledge, including risks posed by new technologies.

Nixon said the effort was directed by President Donald Trump's Make America Healthy Again (MAHA) Commission, according to **Reuters**. He did not name the study's leaders or provide a timeline.

The **MAHA strategy report** released in May 2025 mentioned EMR only briefly. EMR researchers and safe-technology advocates told **The Defender** that the report failed to accurately reflect the depth of scientific evidence linking **wireless radiation** to biological harm.



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Emerging evidence points to 'high certainty' of cancer risk

Although the FDA webpages are gone, summaries of the agency's former positions remain on the **FDA website**. However, links now reroute to a general landing page describing the agency's regulatory role.

The **Federal Communications Commission** (FCC), which sets legal limits on wireless emissions with scientific input from the FDA, continues to state on its website that there is no proof wireless devices cause cancer.

The WSJ reported that the FCC's position aligns with the **World Health Organization**'s (WHO) public-facing guidance. That guidance states that evidence of health risks is inconclusive, but it also acknowledges that more research is warranted.

However, recent findings commissioned by the WHO undercut that reassurance.

A WHO-commissioned systematic review published in April 2025 in **Environmental International** concluded there is "high certainty" evidence that radiofrequency **(RF) radiation causes cancer in animals**. Researchers noted that the same tumor types identified in animals previously were observed in human studies.

Despite those findings, the Centers for Disease Control and Prevention's (CDC) **cellphone radiation webpage** — unchanged since Kennedy took office — still says "more research is needed before we know if using cell phones causes health effects."

In-fighting 'prevents us from making real progress'

Joel Moskowitz, Ph.D., a public health professor at the University of California, Berkeley, is a commissioner with the International Commission on the Biological Effects of Electromagnetic Fields (**ICBE-EMF**), a consortium of scientists and medical professionals who study the biological effects of RF radiation.

Moskowitz has long warned about cellphone risks.

However, he told the WSJ that he declined an invitation from a Kennedy aide to participate in a possible literature review or expert roundtable on wireless radiation. He cited disagreements with Kennedy on vaccines and other public **health issues**.

Moskowitz also criticized the administration's approach as insufficient, saying it risks delaying meaningful regulatory change. "They're just doing this to kick the can down the road," he said.

W. Scott McCollough, lead litigator for CHD's EMR & Wireless cases, said he was "mystified" by Moskowitz's position. McCollough said that ICBE-EMF has long called for "**expert scientific recommendations**" to protect public health from EMFs. He said the HHS effort appears to align with those goals.

"I can only hope that Dr. Moskowitz is not speaking for that organization and that they will clarify their position," McCollough said.

Eckenfels also urged unity. "Tribalism prevents us from making real progress against EMR risks." Despite disagreements on other issues, she said advocates must recognize they are "fighting the same enemy — big industry."

Eckenfels urged critics to see common cause in the HHS review effort. "What Kennedy is trying to do is the right thing." She called for unity to push proposed changes "to become a reality."

'The safety of wireless technology is not assured'

Scientific criticism of official government assurances on wireless radiation safety has intensified, fueling growing calls for tighter EMR restrictions.

In October 2025, researchers affiliated with the ICBE-EMF published a paper in **Environmental Health** concluding that "**the safety of wireless technology is not assured**." The paper cited major methodological flaws in numerous WHO-commissioned reviews.

In June 2024, the ICBE-EMF called for the **retraction of a 2023 WHO study**, arguing that its authors reached incorrect conclusions about wireless safety.

In 2023, five nonprofit science and public health groups filed a **citizen petition accusing the FDA** of "flagrantly violating" federal law on non-ionizing radiation.

Also in 2023, toxicologist and epidemiologist **Devra Davis, Ph.D., MPH**, called out the FDA's long-cited 2008-2018 internal review that claimed "no consistent or credible scientific evidence" of harm from cellphone radiation.

Davis said the review was never signed, an unusual step for a major public health document.

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She said the FDA review followed the National Toxicology Program's (NTP) **$30-million "gold standard" study** that found "clear evidence" of cancerous heart tumors in male rats exposed to RF radiation. The NTP study also found "some evidence" of tumors in the brain and adrenal glands.

Davis said the FDA ignored those findings and relied on a "skewed interpretation of the literature."

The review went unsigned because "no one in the FDA was willing to put their name behind such a piece of junk," Davis said.

This week, the FDA moved to loosen oversight of wireless technologies, allowing certain low-risk **wearable devices** to bypass medical device review.

FDA Commissioner Marty Makary said the changes will promote innovation, while Eckenfels said the guidance ignores privacy, consent and radiation exposure concerns.

Related articles in The Defender

- **'Unprecedented' Power Grab: FCC, Congress Race to Strip Local Control Over Cell Towers**
  Independent Scientists Call for Retraction of Flawed Review of Science on Wireless Radiation
- **'High Certainty' Cellphone Radiation Linked to Cancer in Animals, WHO Study Finds**
- **Kids Who Get Cellphones Before Age 12 at Higher Risk of Obesity, Depression, Poor Sleep**
- **'Huge Win': Court Rules Big Telecom Must Comply With State Environmental Laws**



Jill Erzen
Jill Erzen is associate editor for The Defender. She earned her B.A. in journalism and English at the University of Iowa. She has 25 years of experience as a copy editor, copy desk chief and multimedia web editor for newspapers and online news publications. Jill lives in Iowa with her husband and four daughters. She joined The Defender in June 2025.

Categories: 5G/EMR, Health Conditions, Health Policy, Policy, Radiofrequency Radiation, Toxic Exposures, Wireless
Tags: Cellphones - Smartphones, Electromagnetic Radiation - EMR, Health Policy, Public Health, Radiofrequency Radiation - RFR, Robert F. Kennedy Jr. - RFK Jr., U.S. Department of Health and Human Services - HHS

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LinUK

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M

MM59

17 hours ago edited

Although this is a step in the right direction, Kennedy needs to go further. His first step should be to do a performance review of sorts on the FCC role in handling their duties as the safe keeper of the RF emission guidelines. He needs to show that in 30 years the

FCC has not done anything but open dockets and sit on them. He needs to detail the open, unanswered issues from the 1993 Docket (accumulated exposures, non-thermal effects, vulnerable populations, peak exposures vs averages, etc.) and show Congress and the public what the FCC has done in 30 years to address them. He needs to document the number of scientists with the right expertise in non-ionizing radiation by agency from 1990 through present. So the world can know that we went from nothing wireless to everything wireless and took the staffing levels at these agencies from a robust number to virtually none. Make sense? Make you feel comfortable? He can also show the research over time and it will show that since the 1996 law was passed - research in this area has come to a dead halt, besides the NTP study.Again, the research is not showing harm because the US is not doing the research. He needs to show how much of the hundreds of billions in spectrum auction revenue that was collected and how much the FCC requested go to research. (I think the answer is $0).

My point being - he needs to show the gross negligence of the Federal govt - the FCC - on this topic. Set the stage, then argue over my research paper pile is bigger and better than yours.

Excellent article outlining much of the history was recently published by Theodora Scarato
"U.S. policy on wireless technologies and public protection: regulatory gaps and proposed reforms"
https://www.frontiersin.org/journals/public-health/articles/10.3389/fpubh.2025.1677583/full

2 0 Reply

B **Beatrice** → MM59
4 hours ago

I agree- especially about the accumulated exposures. To isolate digital devices or services will not provide an accurate scientific safety assessment. And even if they proved that cell phones were extremely harmful, then what? They aren't about to ban them now that the telecom corps have eliminated landlines from their services and 5G towers were installed. They have been preparing for the digital authoritarianism that we are living under for many, many decades. They had plenty of data about EMF harms way back in the '50's and that didn't stop them

them.

1 0 Reply



ME MCC → MM59

9 hours ago

Open pockets to politicians have made it all be made into this big nothing burger. When they stop the lobbying and hand off of money, things will change. Until then, we are all unsafe.

1 0 Reply



Peter van der Stam

19 hours ago

Of course the telecommunication firms will tell everyone that EMF is safe (they can't use effective, because it IS effectively causing health problems)
Money is effective, for them.
Ladies, you can show it is effective.
Store your phone in your bra and see what happen after a few months.
Skin rash to start with, the rest follows.
Gentelmen, you cab also research this by putting your gadget in your trouser band on your bare skin in mid summer. With a little sweat it is more effective.
Just try it.

0 0 Reply

M

MM59 → Peter van der Stam

18 hours ago

How wrong you are! Industry has never said once that cell phones are safe



Health Defense

Children's Health Defense® is a 501(c)(3) non-profit organization. Our mission is ending childhood health epidemics by eliminating toxic exposure. We will restore and protect the health of children by eliminating environmental exposures, holding responsible parties accountable, and establishing safeguards to prevent future harm of children's health. Protecting Children. Exposing Harms. Seeking Justice.

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Federated Conservationists of Westchester County

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MANAGING DIRECTOR

JANE CURTIS

December 16, 2025

Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, NY 10598

Dear Members of the Yorktown Town Board,

FCWC is submitting this letter regarding the proposed construction of a cell tower on town property off Granite Springs Road, adjacent to the Hallocks Mill Wetland.

Although the tower will not be in the wetlands or buffer, the access road to the tower will be in the wetlands buffer and will require destruction of some of the wetlands. In addition, at least 122 trees will have to be taken down. Any project destroying trees or wetlands should be examined very carefully.

Information from the 2022 Natural Resources Review indicated that Bog Turtles and Indiana Bats would not be affected. Updated information from the 2025 Natural Resources Review indicated that Bog Turtles may be affected if there are impacts to the wetlands but that the tree clearing dates should mitigate the effect since these turtles are not active during this time. However, these turtles overwinter near tree roots and there is no comment about the effect of tree removal on overwintering turtles. In addition, we could not find any information about detailed flora and fauna information within this site.

Our recommendations are:

1. Provide a more detailed survey of plants and animals using this site before voting on approval, as suggested by the DEC and the Conservation Board

2. Investigate the possible impact of tree removal on overwintering Bog Turtles,

3. Incorporate the suggestions of the DEP (moving the site), and the Conservation Board to mitigate the negative effects of the proposed project.

Respectfully submitted,

laurence oconnell

Larry O'Connell, Co-president

Federated Conservationists of Westchester County

78 North Broadway, Pace University Elisabeth Haub Law School, Gerber Glass Library • White Plains, NY 10603
Tel (914) 422-4053 • www.fcwc.org • fcwc@fcwc.org

From: Town Clerk
To: Maura Weissleder
Subject: FW: Homeland Tower Public Hearing
Date: Tuesday, December 16, 2025 3:24:03 PM

From: Martin McGannon <mmcgannon@yorktownfire.org>
Sent: Tuesday, December 16, 2025 11:47 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: Sergio Esposito <sesposito@yorktownny.gov>; Luciana Haughwout <lhaughwout@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>
Subject: Homeland Tower Public Hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Supervisor Lachterman and Members of the Town Board,

Re: Homeland Towers LLC – Public Hearing

I understand that the Town Board is convening a public hearing on the Homeland Towers LLC application for the proposed tower at **106 Granite Springs Road** during this evening's Town Board meeting. Unfortunately, due to prior commitments, I am unable to attend in person.

As the **Fire Commissioner responsible for Radio Communications for the Fire District**, I recognize that this site would significantly enhance our ability to communicate with response vehicles and other emergency service agencies, while also improving cellular coverage within the surrounding area.

I have worked with Homeland Towers on previous projects. Based on that experience, I must note that commitments made have not always been fully honored. In past installations, the Fire District and other first responder agencies were promised adequate space on towers, as well as proper antenna mounting brackets, cabling, and infrastructure (with agencies supplying antennas). However, Homeland Towers' contractors failed to provide these items, resulting in additional unplanned costs to Fire District taxpayers.

For this reason, we respectfully request that **Homeland Towers' contractors be required to provide** the Fire District and all first responder agencies with:

- Proper mounting equipment
- Antennas and cabling
- A **climate-controlled, stainless steel NEMA 4 radio enclosure** capable of holding radio equipment for first responder agency

I also understand that there are legitimate concerns regarding the placement of cell towers in residential areas. Homeland Towers LLC has historically demonstrated

consideration for public safety, and that same level of care must be applied here. Given that the proposed site at **106 Granite Springs Road** is located within a residential area, the tower should be positioned at a **minimum distance of 1,400 feet (426.72 meters)** from any residential property line. Additionally, camouflaging the tower as a tree would help reduce its visual impact and better integrate it into the surrounding environment.

Thank you for your time and consideration.

Respectfully submitted,

Martin McGannon
Commissioner
Yorktown HeightsFire District
Cell: 914-403-0114
Website www.yorktownfire.org
E-Mail mmcgannon@yorktownfire.org

Important: The contents of the email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies of thereof.

From: Town Clerk
To: Maura Weissleder
Subject: FW: 62 Granite Springs Road
Date: Thursday, January 15, 2026 2:04:25 PM

From: Maria Ivezaj
Sent: Thursday, January 15, 2026 1:13 PM
To: Town Clerk <townclerk@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>
Subject: 62 Granite Springs Road

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Councilman Esposito,

In your news12 interview, you said that the idea of small cell antennas on utility poles are great, but ConEd does not allow equipment to be places on their poles. Are you not aware our area is serviced by NYSEG?

Maria Ivezic

Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

(914) 962-5722
www.yorktownny.gov

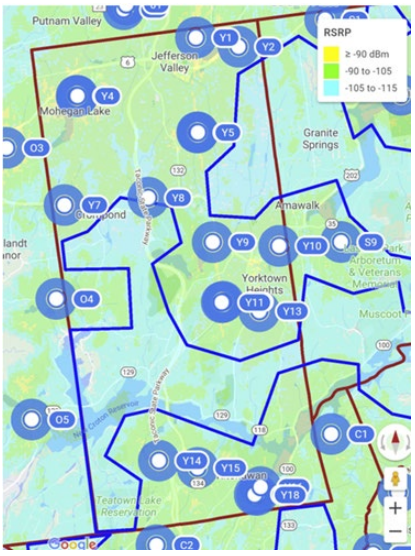
Date: January 8 2026

Subject: **Proposed Granite Springs Road Cell Tower Facility**

I am writing to share important information regarding ongoing efforts to improve the Town's wireless communications infrastructure, specifically the proposed installation of a cell tower on Granite Springs Road.

Reliable wireless service is not a luxury—it is a necessity for public safety, emergency response, education, business, and everyday communication. In recent years, gaps in coverage have been identified in portions of Yorktown. These gaps can delay emergency services, hinder remote work and learning, and limit access to critical information.

The Town has been working in coordination with the Northern Westchester County Cooperative Wireless Communications Master Plan, a regional initiative designed to ensure that all communities in our area have safe, reliable, and modern wireless infrastructure. This plan emphasizes strategic placement of facilities to maximize coverage while minimizing visual and environmental impacts. Both the Master Plan and Telecommunication Infrastructure Analysis for the Town of Yorktown is posted on the Town's website.



From the Yorktown Infrastructure Analysis, the map to the right, which is valid for ten years, shows the coverage predictions from the existing personal wireless facilities in Yorktown. The areas outlined in blue, including a large area in the vicinity of Granite Springs, illustrate very poor to non-existent wireless coverage, which are the areas in greatest need of wireless infrastructure.

Working with this data, Homeland Towers conducted an Alternate Site Analysis, to evaluate potential locations for a new facility that would address the Granite Springs coverage gap. They reviewed four properties, locations of which are marked in the photo below:

1. 2850 Sunrise Street, Parcel# 27.11-2-19 This Town parcel is designated Parkland, however, also contains a water department pumphouse on a small + /- ¼ acre parcel. The available space around the pumphouse was deemed small given the underground piping facilities. The elevation is+/- 470' AMSL and distance to the closest residence is approx. 200'.
2. 2997 Curry St, Parcel# 27.06-2-30. This Town parcel is designated Parkland and located adjacent a residential Townhouse community. While the elevation of this location is good, it is sloping downwards towards Sparkle Lake and would require considerable grading in close proximity to the back yard of the residences. The elevation is+/- 500' AMSL and distance to the closest residence approx. 200'.
3. Sparkle Lake, Granite Springs Rd, Parcel# 27.10-3-11. This Town parcel is designated Parkland and located on Sparkle Lake. It is also located adjacent to a beach/swimming area behind the Parks & Recreation Building. The elevation is+/- 490' AMSL and distance to the closest residence approximately 180' and approx. 120' from the lakefront.
4. Granite Springs Rd, Parcel# 27.11-1-33. This Town parcel is designated Parkland and located adjacent to the 'Hallock Mill Wetlands'. This parcel is a 'flag shaped' type parcel with 50' frontage on Granite Springs Rd and widening after approximately 200'. The elevation of this location is approx. + /- 500' AMSL and the distance to the closest residence approx. 420'.



The conclusion reached by Homeland Towers is that the Granite Springs Road location (no. 4) offers the most effective balance of technical performance, public safety, and compliance with zoning and environmental considerations.

We understand that any infrastructure project can raise questions and concerns, particularly regarding aesthetics, property values, safety, and environmental impact. Please know that the Town is committed to ensuring that any installation meets or exceeds all safety standards, is tested for full compliance with FCC limitations, incorporates design elements to reduce visual impact, and is sited in a way that respects the character of our community. Homeland Towers conducted a visual analysis of a monopole at the Granite Springs Rd location to assess the visibility of the tower from the surrounding area. This analysis included photo simulations from five locations (one on Weatherby Street and four along Granite Springs Road) showing the view without the tower, with the tower, and then with the tower concealed. The full visual analysis can also be viewed on the town website.

Additionally, the Town must comply with Section 704 of the Telecommunications Act of 1996 (the "1996 Act"), which governs federal, state and local government oversight of siting of "personal wireless service" facilities. The 1996 Act establishes a comprehensive framework for the exercise of jurisdiction by state and local zoning authorities over the construction, modification and placement of facilities such as cell towers. Section 704 prohibits any action that would discriminate between different providers of personal wireless services, and any action that would ban altogether the construction, modification or placement of these kinds of facilities in a particular area. The law also specifies procedures which must be followed for acting on a request to place these kinds of facilities and provides for review in federal court of any decision by a zoning authority that is inconsistent with Section 704.

A public information session is tentatively scheduled for February 3, 2026. Residents will be invited to review Homeland Tower's site proposal, the findings of the Alternative Site Analysis, ask questions, and share feedback. Your input is essential to this process, and I encourage you to participate so that we can make the most informed decision possible.

Thank you for your attention to this important matter and for your continued engagement in shaping the future of Yorktown. Together, we can ensure that our community remains connected, safe, and prepared for the future.

Sincerely,



Edward A. Lachterman
Supervisor, Town of Yorktown

cc: Town Board: Sergio Esposito, Ilan Gilbert, Patrick Murphy, Susan Siegel
Town Engineer, Dan Ciarcia, P.E.
Town Clerk, Diana Quast
Town Attorney, Adam Rodriguez, Esq.
Director of Planning, John A. Tegeder, R.A.



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 aquired from Connecticut DEEP.

0 ft | 250 ft | 500 ft | 750 ft | 1000 ft | 1250 ft

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



Photo 1 - Granite Springs Road
EXISTING CONDITION

Figure B1
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

This photograph was taken using a 50mm normal angle lens. To appear at the correct scale this page is intended to be viewed approximately 18 inches from the reader's eye when printed on 11"x17" paper.

Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500

Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS



Photo 1 - Granite Springs Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500

Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B2
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 1 - Granite Springs Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:33 PM
Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 23.3204" N, 73° 46' 41.6813" W
Distance to Tower:	1,050 Feet

HOMELAND TOWERS

Figure B3
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 2 - Granite Springs Road
EXISTING CONDITION

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021
Time:	04:39 PM
Focal Length:	48 mm
Camera:	Nikon D3500
Photo Location:	41° 18' 20.5451" N, 73° 46' 28.3930" W
Distance to Tower:	700 Feet

HOMELAND TOWERS

Figure B4
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 2 - Granite Springs Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

Figure B5
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 20.5451" N, 73° 46' 28.3930" W
Time:	04:39 PM		
Focal Length:	48 mm	Distance to Tower:	700 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 2 - Granite Springs Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 20.5451" N, 73° 46' 28.3930" W
Time:	04:39 PM		
Focal Length:	48 mm	Distance to Tower:	700 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B6
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 3 - Granite Springs Road near Hilltop Road
EXISTING CONDITION

Figure B7
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 16.5522" N, 73° 46' 22.1697" W
Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 3 - Granite Springs Road near Hilltop Road
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 16.5522" N, 73° 46' 22.1697" W
Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B8
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 3 - Granite Springs Road near Hilltop Road
PROPOSED CONDITION - 130FT MONOPINE

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 16.5522" N, 73° 46' 22.1697" W
Time:	04:44 PM	Distance to Tower:	1,220 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B9
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 4 - Granite Springs Road near Hilltop Road, near #54
EXISTING CONDITION

Figure B10
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Time:	0450 PM		
Focal Length:	48 mm	Distance to Tower:	600 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 4 - Granite Springs Road near Hilltop Road, near #54
PROPOSED CONDITION - 130FT GALVANIZED TOWER

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Time:	04:50 PM		
Focal Length:	48 mm	Distance to Tower:	600 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS

Figure B11
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598



Photo 4 - Granite Springs Road near Hilltop Road, near #54
PROPOSED CONDITION - 130FT MONOPINE

Figure B12
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 23.1983" N, 73° 46' 34.4618" W
Time:	04:50 PM		
Focal Length:	48 mm	Distance to Tower:	600 Feet
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 5 - Weatherby St near Castle Ct
EXISTING CONDITION

Figure B13
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 5 - Weatherby St near Castle Ct
PROPOSED CONDITION - 130FT GALVANIZED TOWER

Figure B14
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS



Photo 5 - Weatherby St near Castle Ct
PROPOSED CONDITION - 130FT MONOPINE

Figure B15
PHOTO SIMULATIONS
Visual Resource Assessment
New York (NY-578)
Wireless Telecommunications Facility
Granite Springs Road
Yorktown Heights, NY 10598

SARATOGA ASSOCIATES

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Photograph Information

Date:	April 16, 2021	Photo Location:	41° 18' 32.4473" N, 73° 46' 41.5067" W
Time:	04:54 PM	Distance to Tower:	1,100 Feet
Focal Length:	48 mm		
Camera:	Nikon D3500		

HOMELAND TOWERS

As a resident near the proposed site for this 130ft cell tower, we strongly oppose this!
Tell Somers that if they want this tower to build it in their own town, not Yorktown!!
There are too many unknown health risks and environmental impacts!Yorktown also needs to adopt updated code amendments for this type of proposal.

-Carenza Family
Dee

Sent from my iPhone

Re: Formal Opposition to Proposed Cell Phone Tower Located at 109 Granite Springs Road
Due to Health and Safety Concerns

Dear Members of the Board,

Please confirm receipt.

We are writing to express our concern and opposition to the proposed cell phone tower planned for the residential neighborhood at 62 Granite Springs Road. Our main concern is the possible health effects of long-term exposure to radiofrequency (RF) radiation on people who live nearby.

We understand that reliable cell phone service is important. However, placing a cell phone tower so close to homes raises serious health concerns. Cell phone towers send out RF radiation all the time. While government agencies have set limits for exposure, many residents worry that these limits may not fully protect people over long periods of time—especially children, older adults, and those with existing health problems.

Some studies suggest that long-term exposure to RF radiation may be linked to issues such as sleep problems, headaches, and other health concerns reported by people living near cell towers. Because research on this topic is still ongoing, we believe it is wise to be cautious when placing these towers in neighborhoods where families and wildlife live. The tower's close location to homes, yards, and areas where children play also raises safety and quality-of-life concerns. Residents should not have to choose between good cell service and feeling safe and comfortable in their own homes.

In addition to health concerns, the tower could change the look and feel of the neighborhood and may lower property values. We chose where we live because it didn't have cell phone towers in our backyards but instead had woods for wildlife to roam. For these reasons, we respectfully ask the board to deny this proposal.

Thank you for your time and for considering the health and well-being of our community.

Sincerely,
Patrick and Jill DiBenedetto

Dear Members of the Town Board,

I am writing as a concerned resident of the Town of Yorktown to formally express my opposition to the proposed cell tower located near my home and within our residential neighborhood.

I understand the importance of reliable communication infrastructure, and I appreciate the Town's responsibility to balance progress with community needs. However, placing a cell tower in close proximity to family homes raises serious concerns for many residents, including myself.

First, there is significant worry about the impact on our neighborhood's character and property values. A large commercial structure in a residential area alters the visual landscape and may affect homeowners' ability to sell their homes in the future. Even the perception of a nearby tower can be enough to discourage prospective buyers.

Second, while regulatory agencies state that cell towers operate within established safety limits, many families remain uneasy about long-term exposure—especially when children live, play, and attend school nearby. These concerns should not be dismissed simply because they are difficult to quantify; peace of mind and a sense of security are fundamental to quality of life.

Additionally, residents are concerned about noise, lighting, maintenance traffic, and long-term oversight. Once a tower is approved and constructed, it becomes a permanent presence, and future modifications or expansions may further impact the neighborhood.

I respectfully ask the Town to reconsider this proposed location and to explore alternative sites that would minimize disruption to established residential areas, such as existing towers, commercial zones, or less densely populated locations. I also urge the Town to ensure full transparency, meaningful community input, and careful consideration of long-term consequences before moving forward.

Yorktown is a community built around families, neighborhoods, and shared spaces. Decisions of this magnitude should reflect those values and prioritize the well-being of residents who call this town home.

Thank you for your time, consideration, and service to our community.

Respectfully,

Tracy Ellsworth

Town of Yorktown Resident

From: Town Clerk
To: Maura Weissleder
Subject: FW: Opposition to Cellphone Tower
Date: Tuesday, January 13, 2026 1:36:57 PM

From: Heberto Espinosa
Sent: Tuesday, January 13, 2026 10:31 AM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Cc: rfon@yorktownny.org; John Tegeder <jtegeder@yorktownny.gov>; Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Ed Lachterman <elachterman@yorktownny.gov>; Igilbert@yorktownny.org
Subject: Opposition to Cellphone Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Supervisor and Members of the Town Board,

I am writing to formally express my opposition to the proposed cell tower on Granite Springs Road.

While I recognize the importance of reliable wireless coverage, I am concerned that this project places a disproportionate burden on a residential area while offering limited demonstrated benefit to the broader community. A structure of this scale fundamentally alters the character of the neighborhood and raises serious concerns regarding aesthetics, property values, and environmental impact.

The proposed site's proximity to homes and sensitive natural areas, including nearby wetlands, warrants heightened scrutiny. Construction activity, tree removal, and long-term infrastructure in such locations risk lasting environmental consequences. Additionally, many residents reasonably worry about the negative effect a highly visible tower may have on property desirability and home values, an impact that cannot easily be reversed.

If coverage gaps truly exist, I urge the Town to more fully explore alternative solutions that are less intrusive, including smaller-scale installations, alternative siting, or co-location opportunities that minimize disruption to established neighborhoods.

I respectfully request that the Town Board reconsider this proposal or, at minimum, delay any decision until residents are provided with clearer data regarding need, alternatives, environmental impacts, and long-term consequences.

Thank you for your time and consideration.

Best,
Heberto R. Espinosa

Yorktown Heights, NY

From the Desk of Howard Frank

RE: NO CELL PHONE TOWER, Letter #2, Frank Family

Attention: Town Board, Conservation Board, Zoning Board, Planning Board, Town Clerk

As an over 60-year-old resident of this neighborhood and a former member of the Conservation Board, a retired licensed Stationary Engineer and a proud member of Local 891. I would like the town elected officials and committees to review my and other neighbors' concerns and objections regarding the proposed cell tower installation on Town-owned property, and to request that this matter be properly reviewed in accordance with Town Law, zoning requirements, and environmental regulations.

Failure to Consider Alternative Locations
The Town has not adequately evaluated alternative sites or elevations on existing Town property. A more suitable and less environmentally sensitive location exists approximately 200 feet in from the dead end of Popular Street near the Sparkle Lake retention pond. This area encompasses approximately 20 acres and should be formally reviewed. A site visit to this location is strongly recommended.

Existing Infrastructure Demonstrates No Necessity
The sewer pump station already has a flow alarm with a telephone line connected to both the Sewer Department and the Police Department. This system has functioned reliably for over 50 years. In addition, there is an existing cellular alarm at the pump station. These facts demonstrate that adequate communication infrastructure already exists and that a new cell tower is not necessary for public safety.

Notification and Procedural Deficiencies
It is unclear whether the Town of Somers or affected Somer's residents were notified by the Town of Yorktown regarding this proposal. Additionally, this matter does not appear to have been referred to either the Zoning Board or the Planning Board, as required by Town Law. There was also no proper notice or advertising to neighboring residents, particularly those in Somers, which may constitute a violation of zoning and public notice requirements.

Zoning and Land Alienation Concerns
With the alienation of Town land and the generation of revenue from the proposed cell tower, the property would effectively become commercial in nature. Any parcel that generates income is considered commercial and therefore requires zoning review. This raises serious concerns, particularly if the intent is to establish a commercial use within designated wetlands. This matter should be reviewed by the Zoning Board rather than decided solely by the Town Board.

Wetlands, Soil, and Environmental Issues
No soil testing or deep test borings have been conducted to determine the depth of the wetland buffer, soil stability, or the location of bedrock. There is no evidence of a minimum five-foot auger test, which should be required for a structure of approximately 130 to 150 feet in height. Without such testing, the Town should not advance or approve this proposal.

Structural and Foundation Concerns
It is unknown whether concrete and pilings can adequately support a 130-foot tower in swampy wetland conditions. There has been no determination of how deep pilings would need to be driven or whether bedrock exists at a depth capable of supporting a 30-foot tower foundation. There is also no explanation of how the foundation could be constructed without altering natural water flow.

Drainage, Water Flow, and Wetland Impacts
Water currently flows under Granite Springs Road into Crystal Lake. Any construction may alter drainage patterns, impact wetland vegetation, and increase unfiltered runoff into the brook and downstream sewer lift station. The official Town map should be reviewed for elevation, environmental designations, and wetland constraints. There is no indication this review has occurred in any of the documents online by Homeland.

Permits and Compliance
There is no evidence of an excavation permit, foundation plan approval, or soil testing results. Without these, any construction activity would be premature and potentially subject to a stop-work order. The Town should not approve foundation height, pilings, or construction without full compliance.

Requested Actions by the Town Board

- Refer this proposal to the Zoning Board and Planning Board
- Require deep soil and auger testing, wetland and drainage studies, and a review of official Town maps
- Conduct a site visit to the alternative location at the dead end of Popular Street
- Ensure full notification to Somers officials and residents and Stuarts Fruit Farm
- Suspend any approval until all zoning, environmental, and procedural requirements are met

If any members of the town board would like to call me to discuss this matter, I'm available to do so. Again, please make sure this letter is added to the documentation

Sincerely,

Howard Frank,

I have been seeing various news stories about the proposed cell tower, and I am very concerned that it is being considered to locate it so close to homes in the area. It is my understanding that these are usually placed in more commercial settings. Why would we consider placing it in a neighborhood and devalue the current residents' home values as well as disrupt their quality of life. I know if I was shopping for a home, I would not consider purchasing one near a cell tower because we do not fully know the effects of these if located nearby people. Also below are additional points and concerns.

Environmental & Wetland Protection

- Construction may require clearing, grading, trenching, and heavy equipment access that disturbs wetland soils and vegetation.
- Wetlands are protected ecosystems that filter pollutants, store floodwater, and provide wildlife habitat.
- Removing trees and compacting soil reduces natural water absorption.
- Increased runoff may worsen downstream flooding or swampy conditions on neighboring residential properties.
- Construction near wetlands increases sediment entering waterways, harming aquatic ecosystems and reducing water quality.
- Tower foundations, access roads, and utility trenches can redirect surface and subsurface water flows.
- Wetlands support birds, amphibians, pollinators, and protected species.
- Tall towers may disrupt migration corridors and nesting areas.

- Fuel, lubricants, concrete washout, or accidental spills during construction can contaminate sensitive wetlands.
- Conflicts with comprehensive plans, wetland buffer ordinances, conservation overlays, or open-space preservation goals.

Land Use Compatibility & Neighborhood Character

- Industrial-scale infrastructure is inconsistent with the character and intended use of residential neighborhoods.
- Towers may be highly visible, detracting from scenic views, neighborhood appearance, and natural landscapes.
- Particularly harmful in areas valued for open space, rural character, or conservation; Approval may invite additional utility infrastructure in environmentally sensitive areas.

Public Safety & Infrastructure Concerns (Non-Health)

- Tower collapse or ice shedding could endanger nearby homes, pedestrians, or utility lines.
- Narrow or residential streets may not safely accommodate construction vehicles or long-term maintenance trucks.
- Emergency vehicles may be impeded by added traffic or site constraints.
- Electrical equipment and generators introduce ignition sources in wooded or dry areas.
- Required aviation or safety lighting may create glare or nighttime distraction.

Legal, Planning & Procedural Grounds

- Applicant failed to adequately analyze co-location, existing towers, rooftops, or non-residential zones.
- Insufficient mitigation measures, buffers, or conservation easements proposed
- Environmental assessments lack sufficient hydrology, wildlife, stormwater, or cumulative impact studies.
- Violates wetland setback requirements, fall-zone setbacks, or zoning height restrictions.
- Direct conflict with adopted municipal land-use goals.
- Impacts publicly protected wetlands, drainage systems, or conservation corridors.
- Adds to existing development pressures on already stressed wetlands or drainage systems.

Bernice Kudrycki

To the Town Board and Planning Commission,

My name is Maria Makaj, and I am a licensed real estate professional who has worked extensively within this community and surrounding areas. My client, whom I some a home to many years ago, reach out for help. I am writing to formally express concern regarding the proposed installation of a cellular phone tower within this neighborhood and to share how such a development may negatively affect residential property values and overall community appeal.

From a real estate market perspective, proximity to large infrastructure such as cell phone towers has consistently raised concerns among buyers. Many prospective homeowners view these structures as visual intrusions that detract from the aesthetic character of a neighborhood. In communities where scenic views, uniform architecture, and residential charm are valued, the presence of a tower can significantly reduce buyer interest, resulting in longer days on market and downward pressure on home prices.

Additionally, while regulatory agencies may state that cell towers meet safety standards, buyer perception plays a critical role in real estate value.

A notable portion of buyers express ongoing concerns, whether founded or not, about potential health effects. These perceptions often translate into hesitation or outright avoidance of properties located near towers, thereby reducing demand and marketability for affected homes.

Cell phone towers can also impact a neighborhood's identity. Many homeowners choose specific communities for their residential feel, sense of privacy, and long-term investment potential. The introduction of commercial-grade infrastructure into a residential zone can change the character of the area, making it less attractive to future buyers who prioritize neighborhood cohesion and visual consistency.

From my professional experience, even the possibility of a nearby tower can become a recurring disclosure issue during real estate transactions, prompting buyers to request price reductions or walk away altogether. This places existing homeowners at a financial disadvantage through no fault of their own and may result in diminished equity over time.

I respectfully urge the Town Board to consider alternative locations or solutions that would meet communication needs without compromising residential property values or community integrity. Protecting homeowners' investments and preserving the character of established neighborhoods should remain a priority in land-use decisions.

Thank you for your time, consideration, and service to our community.

Respectfully,

Maria Makaj

Reminder: email is not secure or confidential. Houlihan Lawrence will never request that you send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. If you receive an email message concerning any transaction involving Houlihan Lawrence, and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact Houlihan Lawrence. To notify Houlihan Lawrence of suspected email fraud, contact: fraudalert@houlihanlawrence.com or call 914-273-4357.

To the Members of the Planning Board,

I am writing in advance of the upcoming meeting to express my opposition to the proposed construction of a 130-foot cell phone tower at 62 Granite Springs Road and to share concerns that I believe are relevant to the Planning Board's role.

Planning is not only about whether a use is technically permitted, but whether it is appropriate for a specific location. A structure of this height and scale is fundamentally incompatible with the surrounding land use, which consists of single family homes, wetlands, open space, and historic properties. A large commercial utility structure does not belong in the middle of a residential and environmentally sensitive area.

The proposed tower would permanently alter the character of this neighborhood. Due to its height and elevation, it would be visible for miles and would dominate views in an area defined by natural scenery and open space. This is not a temporary or subtle change, but a permanent industrial feature imposed on a residential landscape, with impacts that cannot be mitigated once constructed.

While current zoning allows wireless facilities on town owned land, the lack of meaningful setback requirements from homes, wetlands, and parks represents a gap in the Town Code. The absence of clear standards does not mean every municipal parcel is appropriate for large scale infrastructure; rather, it highlights the need for stronger

planning safeguards.

In addition, the applicant has not demonstrated that this site is the least impactful option. Sound planning practice requires a thorough evaluation of designs and locations that better fit the surrounding scale. Convenience or cost alone should not outweigh long-term impacts on neighborhood character and stability.

Finally, the scale of this project is out of proportion with its setting. Planning principles call for infrastructure that fits within the context of its surroundings. This proposal overwhelms the neighborhood rather than serving it in a discreet and compatible manner, and it places lasting burdens on nearby homeowners, including potential impacts to property values and neighborhood desirability.

I respectfully urge the Planning Board to consider not just whether this project meets minimum technical requirements, but whether it reflects good planning and responsible land use decision making. This site does not meet that standard.

Thank you for your time and consideration.

Sincerely,
Julie McNamara

From: Town Clerk
To: Maura Weissleder
Subject: FW: Cell Tower
Date: Tuesday, January 13, 2026 3:42:06 PM

-----Original Message-----
From: Antonio Mosca [redacted]
Sent: Tuesday, January 13, 2026 2:03 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Fwd: Cell Tower

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I am emailing you to ask you to vote no on the cell tower. Not the appropriate place to install one.

Thanks

Tony Mosca
[redacted]

Crystal Raymond
Yorktown Heights, NY 10598
January 12, 2026

Dear Members of the Town Board,

I am writing to formally oppose the proposed 130-foot macro cell tower by Homeland Towers on Granite Springs Road. The proposed site is located within a residential neighborhood and a designated wetlands buffer, surrounded by homes and environmentally sensitive land.

This proposal raises significant concerns regarding wetlands protection, wildlife habitat disruption, stormwater management, tree removal, public safety, property values, and overall quality of life. Construction and ongoing maintenance of a tower of this scale would permanently damage established land and water ecosystems that support a wide range of plant and animal species. The environmental review to date appears incomplete, particularly given that the site visit occurred outside the growing season and does not reflect the full extent of vegetation and wildlife present during peak conditions.

I urge the Town Board and Conservation Board to require the applicant to fund an independent environmental and wildlife study conducted by a qualified professional selected by the Conservation Board before any further consideration of this project.

Additionally, the CityScape plan for this area does not include a 130-foot monopole tower within this neighborhood. Alternative methods of improving local coverage that do not require a macro monopole should be fully explored.

The proposed tower would also significantly and negatively affect nearby property values. This area is valued for its natural scenery and residential character, and the introduction of a large industrial structure would permanently alter the landscape and reduce the desirability of surrounding homes.

While reliable telecommunications infrastructure is important, such facilities should be located in commercial, industrial, or less densely populated areas whenever possible. There is no clear evidence that this tower would meaningfully improve service for Yorktown residents; coverage gains may primarily benefit Somers. The proposed tower would provide the Town with $2,000 per month, a modest financial benefit that does not justify the environmental, visual, and economic risks to this community.

I respectfully request that the Town Board reject the proposed cell tower on Granite Springs Road.

Respectfully,
Crystal Raymond

From: Town Clerk
To: Maura Weissleder
Subject: FW: Proposed Granite Springs Cell Phone tower comment for the record
Date: Thursday, January 15, 2026 9:07:23 AM
Attachments: image.png

On Dec 22, 2025, at 3:07 PM, Corrine Simione [redacted] wrote:

Hello,

Wishing you all a wonderful holiday!

I would like to submit a rebuttal to a statement included in the public comments regarding the proposed cell phone tower on Granite Springs Road.

I live on XXXXXXXXXXX, as noted in the comment below, **I was present** and **viewed the resident** who I believe is being referenced below when the tree fell on Halloween at the corner of Douglas/Curry and an adjoining cul-de-sac. I consistently have reliable cell service in this area. I live six houses from that intersection and have no issues using my phone in my home, yard, at the bus stop, or throughout the surrounding neighborhood. In addition, I work from home several days a week and rely on my cell phone for business throughout the day without issue.

If someone experienced service problems at that location, it may have been related to their specific carrier rather than an overall lack of coverage in the area. Not every carrier provides equal coverage in every location, and residents often need to select the provider best suited to their area.

Additionally, downed power lines and storm-related damage can temporarily disrupt cell service even when a nearby tower appears to be powered. Such incidents can affect fiber optic backhaul lines, cause localized network congestion, or create electromagnetic interference, all of which may result in dropped calls, slow data speeds, or temporary loss of service. These factors can sometimes be mistaken for broader or ongoing coverage deficiencies. If this is being touted as one of the reasons for a 130 foot monstrosity added to the backyards of my community I wanted my experience of the same event clarified.

Thank you for your time and consideration.

Corrine Simione

From: Ed Lachterman <elachterman@yorktownny.gov>
Date: December 18, 2025 at 8:19:55 PM EST
To: Mollyanne Vizioli <molly.vizioli@gmail.com>
Cc: Sergio Esposito <sesposito@yorktownny.gov>, Susan Siegel <ssiegel@yorktownny.gov>, Patrick Murphy <pmurphy@yorktownny.gov>, Luciana Haughwout <lhaughwout@yorktownny.gov>, Diana Quast <dquast@yorktownny.gov>
Subject: Re: Urgent Concern: Proposed Cell Tower in Residential Area (Curry St / Granite Springs)

Hi Mollyanne,
Thank you for your comments. This issue has many facets that need to be looked at and the board is trying to balance all of the concerns. One of the main concerns that we need to look at is that there is a large segment of our population that is lacking cell service in the proposed area. On Halloween, a tree came down on Curry Street and pulled down some electrical lines, creating a hazard. The resident that called it in said that it took him many tries to do so and had to walk down the street to finally make a connection.
The site location has been explored in the past and the review was part of the public record, both in the file and the public hearing last Tuesday. There is a regulatory process that is handled by the state, and the Governor signed off on this already. We have held open the public hearing, and we are looking to reconvene on February 3rd , 2026. That will be another opportunity for the public discussion and to have some of these concerns addressed. The reason for holding the meeting over was so that some changes that were addressed from the input of the neighbors could be reviewed by the appropriate boards and make sure that they meet the guidelines and regulations of local, state and federal agencies.
I will pass your comments on to the clerk so that they can be part of the record.
Happy Holidays to you and your family.

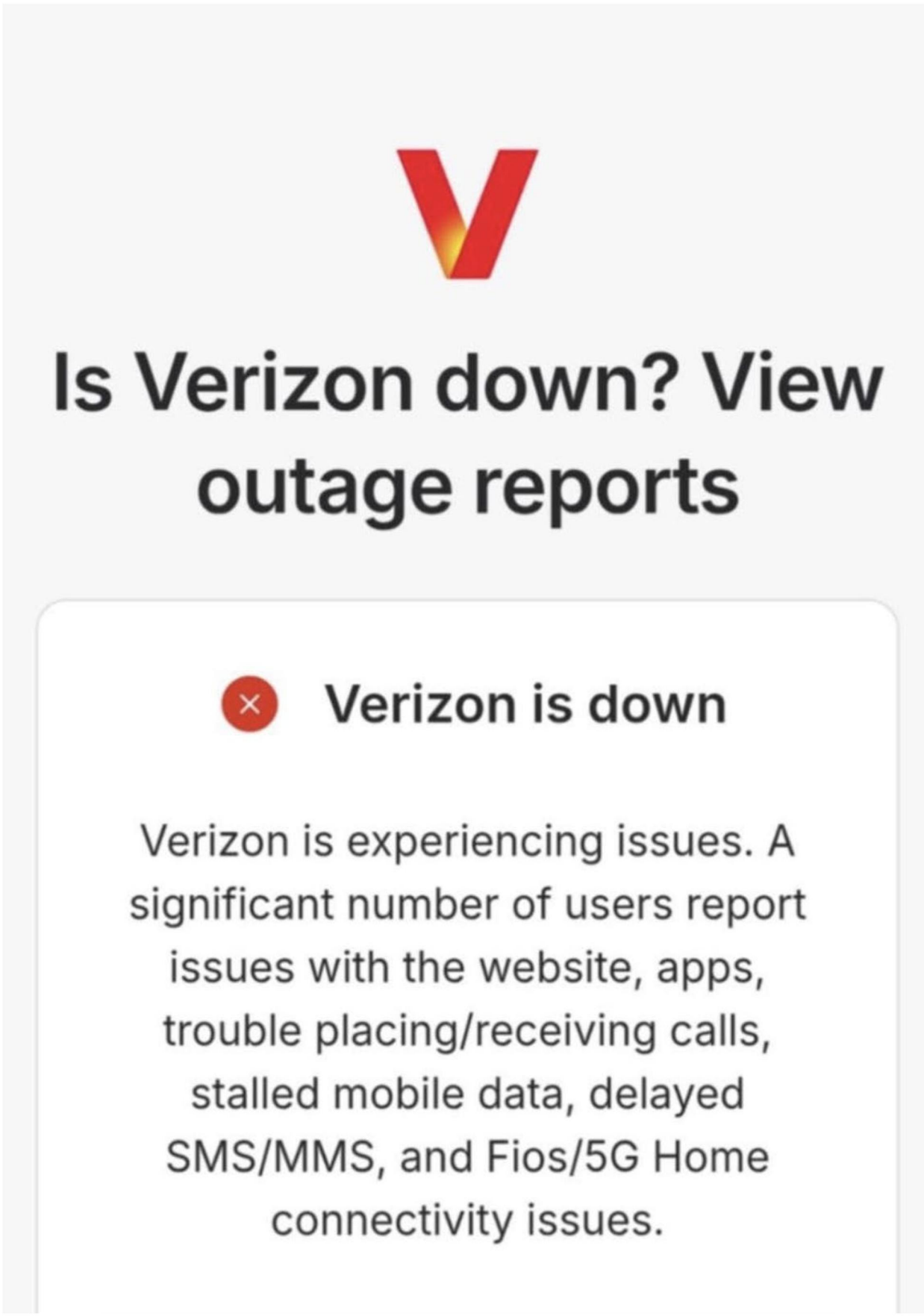
Ed Lachterman
Yorktown Town Supervisor

From: Corrine Simione [redacted]
Sent: Wednesday, January 14, 2026 3:11 PM
To: Planning Department <planning@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Town Clerk <townclerk@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Homeland Towers hearing notation - please post to the record

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
Hope you are well.

I found it a good time to point out how cell phone carriers work when there is an issue with coverage in the case of an emergency. I understand a large talking point on the need for this tower is that it is unsafe to have coverage gaps. Today Verizon, the only carrier that has agreed to be placed on the prospective tower on Granite Springs Rd thus far, has had a major outage affecting hundreds of thousands of users.



This is an outage that is followed by another outage in 8/2025 that was nationwide - all users. Prior to that in 10/2024 400,000 users were affected.

During these outages user experience severe issues using their cell phone service, most having no service at all.

The good news is that cell phones can always call emergency services (911) even with "no service," because they can connect to any available network, not just your providers. We have several towers around town on more appropriate land locations not directly next to homes, that will provide this signal. Newer phones also offer Emergency SOS via Satellite for truly off-grid situations, and Wi-Fi calling works if you have internet. Such an amazing feature that keeps residents safe and able to utilize emergency services at any time no matter the case.

Even old phones without active SIM cards can make emergency calls!

This is such a wonderful feature that is worth highlighting to dispel any concerns one might have about gaps in coverage (that don't exist per current maps from cell phone providers in the Granite Springs area). I feel terrible for all those relying on their cell phones when they have a provider that continues to suffer major outages. It seems cell phone service is unreliable regardless of how many towers they have. Luckily 911 will always connect as noted above.

Thank you for your time,
Corrine Simione

Dear Town Board and Planning Board -

I am writing in opposition to the cell tower that Homeland Towers, LLC (hereinafter "the applicant") proposes to build at 62 Granite Springs Road. I believe the Town Board **must** deny the applicant the necessary permits as they have not submitted sufficient evidence to support the necessary findings under our Town Code.

In accordance with Section 178-12B, in order to be granted a Wetlands permit, the applicant must demonstrate "that the proposed regulated activity is consistent with the policy of this chapter to preserve, protect and conserve wetland functions and the benefits they provide, as set forth in § 178-3 of this chapter, by preventing the despoliation and destruction of wetlands and regulating the development of such wetlands consistent with the **general welfare** and development of the town" and "that the proposed regulated activity is compatible with the **public health and welfare**."

In a letter to the Town Board dated July 2, 2025, KSCJ Consulting, on behalf of the applicant, argues that the applicant meets the above-referenced requirements because the proposed action will improve "the general welfare of the public by filling a gap in cellular coverage" and that "the proposed action will have a positive effect on the public health and welfare as its purpose is to fill a gap in wireless service coverage."

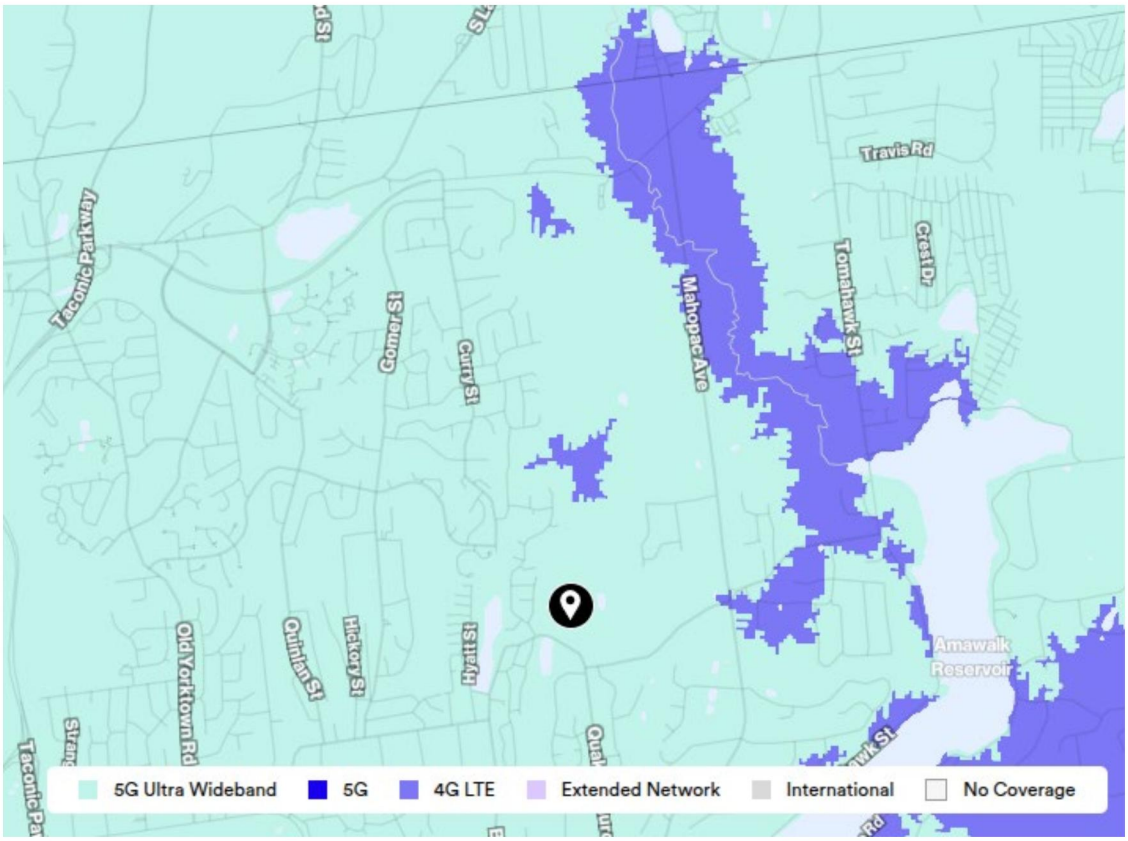
However, the applicant has not established that there is a gap in wireless service coverage, nor have they established that their proposed tower would remedy any such gap.

Both the applicant, and the Town Board (Footnote 1), have repeatedly referenced the Northern Westchester County Cooperative Wireless Communications Master Plan dated June 23, 2023 prepared by Cityscapes Consultants Inc. (hereinafter "Cityscape Report") as evidence that there is a cellular coverage gap in the area of the proposed site. This is befuddling to me for two reasons. The first is that the Cityscape Report was developed using population census data from 2020, community survey data from 2021, and an infrastructure inventory from 2022. To rely on this outdated data in considering the utility of this project is illogical, particularly when the earliest possible time this project would be completed is Spring of 2027 (Footnote 2).

The second reason the applicant's reliance on the Cityscape Report is misplaced is that **the Cityscape Report does not recommend a macro cell tower at this location**. The Yorktown appendix of the Cityscape Report is not on the Town's webpage for this project, although I strongly believe it should be, as it has been repeatedly used to justify the construction of this tower. Page 121 of the Cityscape Report includes the recommendations for the proposed site. The location where the applicant wants to build a macro cell tower is identified in Figure Y11 on page 121 as Site Y-NP12 (Footnote 3). The Cityscape Report states that "ten small wireless facilities are suggested on existing Cons Ed utility poles or new 50' utility poles in the same areas as Sites Y-NP9, Y-NP10, Y-NP11, YNP12, Y-NP13, Y-NP14, Y-NP15, Y-NP16, Y-NP17 and Y-NP21." The Cityscape Report goes on to state that "small wireless Sites Y-NP9, Y-NP10, Y-NP11, YNP12, Y-NP16 and Y-NP17 are needed to provide capacity densification east of Crompond Road because the significant number of people residing per square mile in those census blocks." Further, the Cityscape Report recommends only one macro cell facility in the northern part of town, to be placed in the vicinity of the Taconic State Parkway and Crompond Road, on the site represented as potential Site Y-NT5 in Figure Y11 on Page 121.

If the applicant wants the Town Board to credit the Cityscape Report to demonstrate that there is a gap in cellular service coverage, the Town Board should also credit the recommendations of the Cityscape Report which unequivocally recommend small cell wireless facilities by the proposed location; not a macro tower. The applicant can not meet their burden under Section 178-12B by making conclusory statements about a purported lack of cellular service coverage. The applicant must demonstrate that there is a true lack of cellular service, otherwise the proposed plan is not consistent with, and does not promote, the **public health and welfare** of this town.

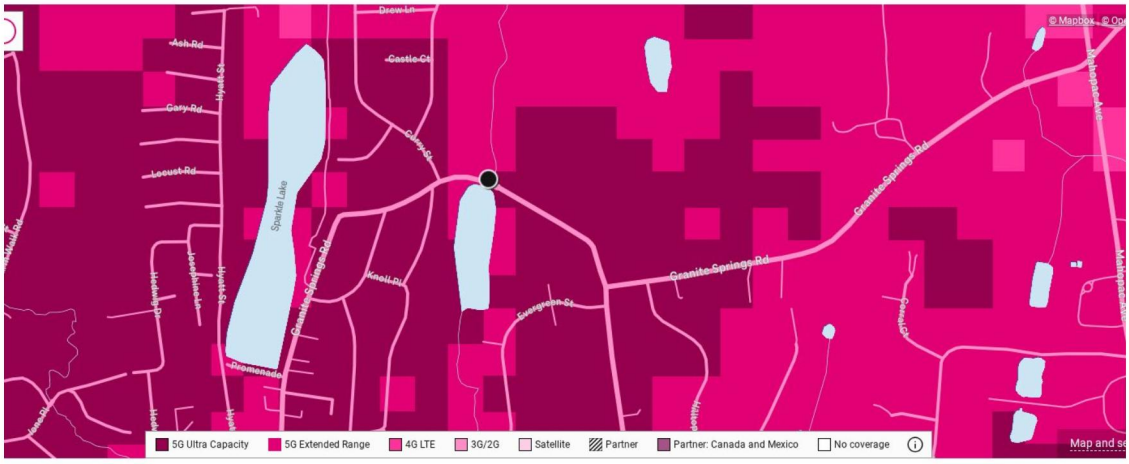
As a reminder, the only wireless company who has confirmed that they would use this tower is Verizon. I live approximately a thousand feet from the location of this proposed tower. Verizon is my cellular service provider. I can personally attest to the fact that there is no gap in cellular service there. The figure below is a screenshot from Verizon's website of coverage at the proposed site with the proposed site being represented by the black circled pin (Footnote 4). As you can plainly see, the areas lacking coverage are in the Town of Somers.



The figure below is a screenshot from AT & T's website of coverage at the proposed site with the proposed site being represented by the white circled pin (Footnote 5). You can plainly see there is no lack of cellular coverage.



The figure below is a screenshot from T-Mobile's website of coverage at the proposed site with the proposed site being represented by the black dot (Footnote 6). Again, you can plainly see there is no lack of cellular coverage.



I have consulted with an independent wireless infrastructure expert who reviewed the applicant's most recent Site Plan revised December 19, 2025, as well as the applicant's submission to the Town Board in July 2022 which purports to contain the Radio Frequency report and visual shed map associated with the proposed plan. Again, this document that the applicant relies on and references in multiple letters to the Town Board is not on the Town's website for this project and I strongly believe it should be. The expert opined that the applicant's RF report and visual shed map are deficient and his firm is preparing a letter detailing those deficiencies which I will forward to the Town Board once received. The expert also opined that the proposed location was to address a cellular service gap in the Town of Somers, not the Town of Yorktown. This assessment is consistent with my personal observation of having reliable service in the area of the proposed site, as well as with the cellular coverage maps I have included in this letter from the three major cellular providers in this area. The expert explained that many towns have not updated their laws surrounding the installation of cellular towers to be protective of citizens. Therefore, according to the expert, sometimes a wireless technology firm will go to a neighboring town with less protective laws to fill cellular service gaps in a town that has updated laws that are more protective of their citizens.

I do not think this tower is necessary and I am strongly opposed to the Town Board granting final lease approval, as well as the applicable permits, to the applicant. I respectfully request that, pursuant to Section 300-59C, the Town Board direct the applicant to a) pay for an independent wireless infrastructure expert to assess the necessity of this tower at the proposed location, b) pay for an independent Radio Frequency expert to prepare a Radio Frequency report as the report contained in the July 2022 submission is deficient, c) pay for an independent firm to conduct a balloon test and prepare a visual shed report as the report contained in the July 2022 submission is deficient, and d) pay for an independent expert to conduct a wildlife survey of the proposed site. I would also encourage the Town Board to compare the relevant statutes in our town code with that of the Town of Somers and consider directing the applicant to pay for an independent wireless infrastructure consultant to review our applicable town laws and make recommendations on changes that would benefit the Town and its residents. Lastly, I encourage the Planning Board and Town Board to each do a site visit to the proposed location, especially in late Spring-early Fall, when vegetation is present. Bring your cell phone, which will surely have adequate service, to take pictures of the

numerous animals that have either made this parcel of land their home, or that transverse it every day.

Thank you for your time and consideration,

Justin Waytowich

Footnotes

1-https://www.yorktownny.gov/media/w5qppgou/proposed-granite-springs-road-cell-tower-facility.pdf

2-This is the earliest estimated date that the construction of the cell tower could be complete given a) the applicant's estimate, included in their permit applications, that construction would take three months and b) the fact that tree removal and ground disturbance of previously undisturbed land should occur only between October 31 and March 31 to mitigate potential impacts on bog turtles as stated in the EBI Consulting letter dated 11-5-25. This estimate does not include the additional time needed post-construction before the tower would be operational. As stated by the applicant to the Town Board on October 12, 2021, it would take an additional few months to get the utilities in place once construction is in place. As such, it is unlikely that the proposed tower will be operational prior to May 1, 2027.

3- If that is unclear from Figure Y11 on page 121 because blue shading is used, you can verify this by looking at any of the other figures within the Cityscape Plan. For example, you can compare Figure Y1 on Page 5 to Figure Y11 on page 121 and clearly see that the site of the proposed tower is represented by Site Y-NP12 on Page 121.

4-https://gismaps.verizon.com/ui/coverage-map/

5- https://www.att.com/coverage/

6- https://www.t-mobile.com/coverage/coverage-map

Dear Town Board and Planning Board -

I am writing to supplement the letter I submitted yesterday in opposition to the cell tower that Homeland Towers, LLC (hereinafter "the applicant") proposes to build at 62 Granite Springs Road.

After I sent my letter yesterday, I reviewed the Supervisor's press release about this project, and supporting documents, (Footnote 1) more closely.

As you are aware, the Town Board first convened a public hearing on the issuance of final lease approval and the applicable permits on December 16, 2025. In advance of that date, the Town Supervisor did not issue a press release and instead only a public notice was posted (Footnote 2). Now, after receiving substantial opposition from the public, both at the December meeting and via letters/emails since the December meeting, the Town Supervisor has chosen to issue a press release about the continued public hearing, presumably to drum up support for the project In said press release, only the applicant's position is presented and not those of the opposition. Further, the press release references the Cityscape Report as evidence that there is a gap in cellular service, but it does not include the recommendations in the Cityscape Report that unequivocally recommend small cells at the proposed location and not a macro tower.

The Cityscape Report, the applicant's viewshed analysis, and the applicant's alternate site analysis are still not posted on the Town's webpage for this project, despite the fact that the

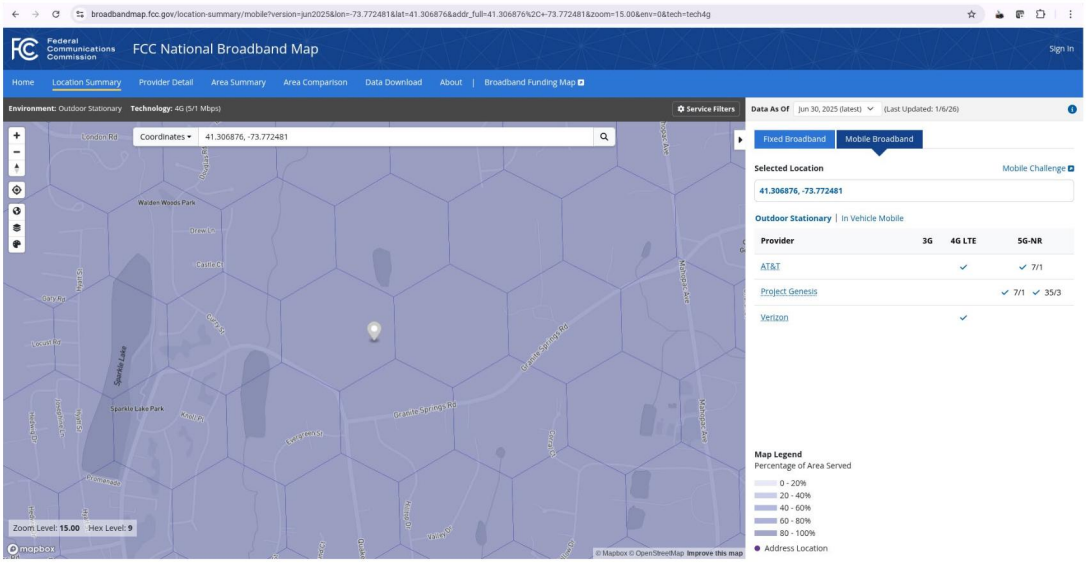
applicant is relying on these documents at the public hearing. The fact that the applicant's viewshed analysis and alternate site analysis were not made publicly available until yesterday, and the fact that they were only made publicly available in connection with a one-sided press release, violates both the spirit, and letter, of New York's Open Meetings Law.

It is misleading that only the portion of the Cityscape Report that supported the applicant was referenced by the Town Supervisor in the press release, and that the portion of the Cityscape Report that wholly undermines the applicant's position was not included.

Further, I would like the Town Supervisor to provide a citation for his conclusory statement, included within yesterday's press release, that the Cityscape Report's Yorktown Infrastructure Analysis is "good for ten years". The Cityscape Report was developed using population census data from 2020, community survey data from 2021, and an infrastructure inventory from 2022. Additional macro cell towers have been constructed in Yorktown since the Cityscape Report data was collected. Indeed, subsequent to the Cityscape Report's Infrastructure Analysis, this same applicant erected a macro tower on Route 6/Hill Boulevard, within two miles of the proposed location of the proposed new tower. **The Town Board should direct the applicant to explain whether their argument is that the macro tower they erected at Route 6/Hill Boulevard made no appreciable difference in the area's cellular service or whether they concede that our cellular capabilities have improved since the Cityscape Report.**

Pursuant to Section 178-12B, in order to be granted a Wetlands permit, the applicant must demonstrate that the proposed tower is **consistent with the general welfare of the town**, and **compatible with the public health and welfare**. The applicant can only meet this burden if they demonstrate that there is **both** a) an actual gap in cellular service and b) that their proposed tower would remedy such a gap.

With my letter yesterday, I attached the cellular coverage maps for the three major wireless providers in our area which showed that a) AT& T, T-Mobile and Verizon have no cellular service gaps at the proposed location, and b) Verizon has a significant cellular service gap in Somers. Below is the FCC's Mobile Broadband map of the proposed location illustrating there is no gap in coverage at the proposed location (Footnote 3).

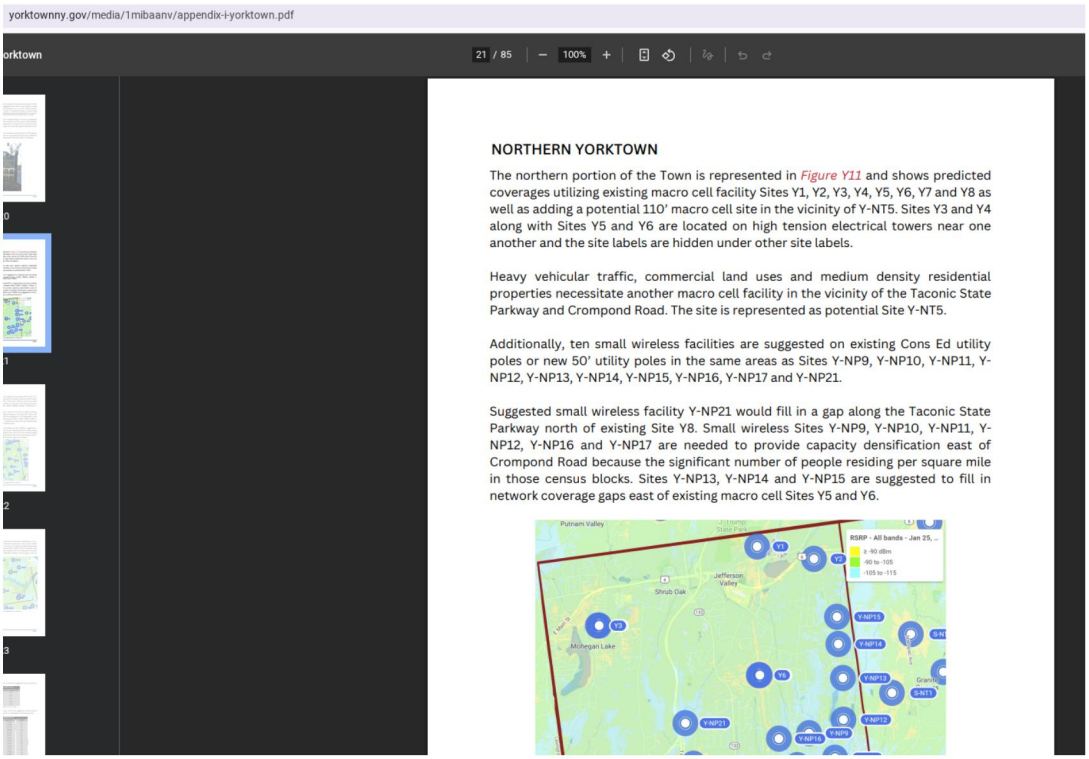


There is no gap in cellular service at the proposed location. It is illogical to rely on an

outdated report, as opposed to these coverage maps that are current, in determining whether there is a cellular coverage gap as the proposed site.

Nonetheless, if the applicant wants the Town Board to credit the Cityscape Report to establish a lack of cellular service, the Town Board must also credit the Cityscape Report's recommendations which clearly demonstrate that the applicant's plan is not what is recommended for the proposed site.

Below is a screenshot of the Cityscape Report's recommendations for the proposed site.



As I explained in my letter yesterday, The location where the applicant wants to build a macro cell tower is identified in Figure Y11 on page 121 as Site Y-NP12 and the recommendation for that location is a small cell.

The Town Board should deny the applicant the applicable permits and final lease approval because the applicant has not established there is a gap in cellular service. Alternatively, if the Town Board decides to credit the Cityscape Report in determining there is a lack of cellular service, they should also credit the recommendations included with the Cityscape Report and find that the applicant had not met their burden in demonstrating that this project is consistent with general welfare of the town.

As stated in my prior letter, an independent wireless consultant opined that the applicant's plan was to remedy a cellular service gap in the Town of Somers, not the Town of Yorktown. The applicant has admitted at multiple Town Board meetings that they first approached Stuart's Farm - a property located within the Town of Somers - to build the proposed tower at that location. The applicant also admitted at a Conservation Board meeting this week that they approached JILCO - another property located within the Town of Somers - to build the proposed tower at that location. The applicant has therefore conceded that they approached multiple towns for a purported gap in cellular coverage in Yorktown. In other words, the

applicant has admitted that they will go to a location within a neighboring town to remedy cellular service gaps in a different town. The cellular coverage maps clearly demonstrate that the gaps in service are in Somers, yet the applicant is coming before this Town Board which should give the Town Board pause to consider why that might be. Even a cursory comparison of our applicable town code with that of the Town of Somers reveals that our town code is comparably less restrictive and less protective (Footnote 4).

Included on the town's webpage for this project is a response written by the Town Supervisor to a letter in opposition of this project (Footnote 5). In his response, the Town Supervisor states that when a tree came down on Curry Street on Halloween, it pulled down electrical lines and that "(t)he resident that called it in said that it took him many tries to do so and had to walk down the street to finally make a connection." I would ask that the Town Supervisor identify who that male resident was and in which direction he walked. My neighbor was on site and saw only one other individual - a former town supervisor - and that individual was looking at the tree as he talked on his cell phone, suggesting that he was the individual who reported the incident. It would be misleading to suggest that a resident had an emergency and was unable to connect with emergency services when in fact, if the resident was the former town supervisor, he was likely not contacting 911 but instead contacting someone else. I have reviewed all the 911 calls that resulted in responses by the Yorktown Police Department, Yorktown Fire District, and Yorktown Volunteer Ambulance Corps for Curry Street, all intersecting cross streets, and other streets in the vicinity, which were obtained pursuant to a FOIL request. There is no record of any individual from that area calling 911 on October 31, 2025 which would support the conclusion that the individual referenced is the former town supervisor. I also submit to the Town Board that, regardless of who the individual was, if they were walking to get better cell service, they were likely walking in the direction of the proposed site, not away from it. Further, it is a known fact that power outages can negatively affect cellular service (Footnote 6).

The simple fact is that cellular service is not necessary for an individual to connect with 911. FCC law requires wireless service providers to connect calls to 911, even if the caller does not subscribe to the provider's service (Footnote 7). Further, anyone with an iPhone 14 or later is able to use Emergency SOS via satellite to text emergency services if they have no cellular or Wi-Fi service (Footnote 8). If the applicant intends to meet their burden for issuance of a wetlands permit by arguing that the proposed tower will enhance public safety by better enabling residents to connect with 911, and/or by enabling first responders to better respond to emergency calls, they must first provide the Town Board with proof that such improvements are needed. In reviewing all the 911 calls that resulted in responses by the Yorktown Police Department, Yorktown Fire District, and Yorktown Volunteer Ambulance Corps for all the streets near the proposed location for the past several years, I have found no such evidence.

Our Town's Fire Commissioner has written to the Town Board twice (Footnote 9) stating that he has worked with the applicant on prior occasions and that the applicant has made commitments that "have not always been fully honored." Similarly, in the many months since the applicant built the macro tower on Route 6/Hill Boulevard, none of the other wireless companies that the applicant stated could use the tower have actually co-located there.

I reiterate again that I do not think this tower is necessary and I am strongly opposed to the Town Board granting final lease approval, as well as the applicable permits, to the applicant. If you are able to look beyond the conclusory statements and misdirection, you will see that the proposed plan calls for the Town of Yorktown to assume all the risks, costs and negative consequences of constructing and operating a 130-foot monopole cellular tower on our

Town's land, for the sole benefit of another town.

I respectfully request that, pursuant to Section 300-59C, the Town Board direct the applicant to a) pay for an independent wireless infrastructure expert to assess the necessity of this tower at the proposed location, b) pay for an independent Radio Frequency expert to prepare a Radio Frequency report as the report contained in the July 2022 submission is deficient, c) pay for an independent firm to conduct a balloon test and prepare a visual shed report as the report contained in the July 2022 submission is deficient, and d) pay for an independent expert to conduct a wildlife survey of the proposed site. I would also encourage the Town Board to compare the relevant statutes in our town code with that of the Town of Somers and consider directing the applicant to pay for an independent wireless infrastructure consultant to review our applicable town laws and make recommendations on changes that would benefit the Town and its residents.

Thank you for your time and consideration,

Justin Waytowich

Footnote 1: https://www.yorktownny.gov/news/posts/town-supervisors-letter-to-residents-regarding-the-granite-springs-road-cell-tower-proposal/

Footnote 2: https://www.yorktownny.gov/media/44rofk4i/public-hearing-notice_homeland-towers_december-16-2025_109-granite-springs-road.pdf

Footnote 3:

https://broadbandmap.fcc.gov/home

Footnote 4:

https://ecode360.com/11115825#11115859 compared with https://ecode360.com/6854493

Footnote 5:

https://www.yorktownny.gov/media/xp3fhutw/resident-comment_viziolli.pdf

Footnote 6:

https://airwaveadvisors.com/blog/cell-towers-power-outages/

Footnote 7:

https://www.fcc.gov/consumers/guides/wireless-911-service

Footnote 8:

https://support.apple.com/en-us/101573

Footnote 9: https://www.yorktownny.gov/media/jsklkhmr/fire-commissioner-mcgannon.pdf

January 12, 2025

Chairman Fon, Planning Board Members, and Councilman Esposito,

As a resident whose property will be directly impacted by this project we are writing to oppose the construction of a driveway and cell tower at 62 Granite Springs Road. Please forward our letter in opposition to both the Town Board and the Planning Board. Please also confirm receipt of our letter by emailing us back. We have several reasons for opposing the construction of a driveway and cell tower at 62 Granite Springs Rd that need to be considered by the Planning Board.

Our opposition is due to a variety of reasons, but the most prominent is that we believe the wetland delineation that is being presented for this project is not accurate. The proposed plan as presented calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetland buffer or the wetland itself. After consulting with a wetlands expert it is our understanding that this project will actually be crossing the wetland area and not just the buffer area. The delineation line that is being submitted by the applicant as NYSDEC line was created Nov. 9, 2021 by their consultant KSCJ and verified by the NYSDEC. The NYSDEC did not independently delineate the wetlands. The delineation submitted did not take into account one of the three criteria set forth by New York State for wetland delineation. New York requires that "The hydrophytic vegetation criterion is mandatory under New York State's Freshwater Wetlands Act". By only delineating the wetland in November there is no way that vegetation could be present. Homeland Tower has stressed that this process has been going on for several years yet made no attempt to verify the mandatory wetlands criteria of vegetation during the recommended time frame of the growing season in any of those years.

We have concerns over the wetland review process and the disregard for the information provided by the Town of Yorktown consultant, Johanna Duffy from Barton and Loguidice. As a town consultant her responsibility lies in protecting the interests of the town and its residents, yet her field adjusted wetland line is completely ignored.
Johanna Duffy of Barton and Loguidice performed a wetland delineation March 2, 2022 and she determined that the wetland line presented as the NYSDEC required a field adjustment of approximately 6-7 feet further to the east. The applicant discussed the information with John Tegeder and shared that it would limit the distance between our property and the wetland line to 8 ft. I am including screenshots of the emails between the applicant, John Tegeder and Johanna Duffy that we received as part of the FOIL request. Johanna Duffy's report was not included in the FOIL even though she is a Town of Yorktown consultant. One note, Klaus Wimmer refers to our property as 254 Granite Springs Rd, the actual address is 54 Granite Springs Rd.

From: Klaus Wimmer
Sent: Tuesday, September 6, 2022 12:05 PM
To: John Tegeder <jtegeder@yorktownny.org>
Subject: RE Homeland Towers Granite Springs

Good Morning Mr. Tegeder,

As discussed, the neighbor at 254 Granite Springs Rd has asked us to explore the option of accessing the Granite Springs property form the Town of Somers side through Stewards Farms property which also has a conservation easement with Westchester Land Trust. Before we go done the path of exploring this, Supervisor Slater suggested to get the input from the Town departments on this, as aside from the logistical issues of obtaining the necessary easements and Town of Somers permits, there is obviously also a planning aspect that needs to be considered.

The issue is that due to the adjacent wetlands, the width of the usable access from Granite Springs Road, at one point narrows to about 8 ft which is not wide enough to construct a 10 ft - 12 ft access drive without impacting the actual wetlands. We have the following access options that each have different aspects that could delay or even hinder the project's approval process and/or have potential impact on the long term maintenance of the access drive.

1. Access the site from the Town of Somers across Stuart Farm property. We thoroughly researched the possibility of accessing the site from the Town of Somers utilizing an existing field path as shown in the attached Alternate Access Evaluation. In order to take this route the following would be required:
    a. An access easement from Stuart Farm to access the site approximately as shown on the attached Alternate Access Evaluation for the duration of the lease, being over 1500 feet and triple the length of the access on the Granite Springs Road property.
    b. Consent from Westchester Land Trust which holds a Conservation Easement on the Stuart Farm property.
    c. Review and approval by applicable Town of Somers Departments (Highway, Planning, Fire Departments) and be subject to Somers jurisdiction.

2. Access the site from Granite Springs Road and impact the wetlands:
    a. Town of Yorktown wetland permit for construction of the access drive in the wetland.
    b. DEC wetland permit for construction of the access drive in the wetland.
    c. DEP variance.
    d. Army Corp of Engineers permit for impact on federal wetlands (could potentially take 2-3 years).

3. Obtain an easement for a small area at the rear corner of 254 Granite Springs Rd. as shown in attached Easement Exhibit that would allow the construction of the access drive without infringing onto the wetlands.
    a. Town of Yorktown wetland permit for the access drive in the wetland buffer only.
    b. DEC wetland permit for the access drive in the wetland buffer only.

We are hoping to expeditiously proceed with the approval process, especially in view of the Fire Department's need for the site and appreciate any direction you and the Town's departments can provide.

Please contact me with any questions.

Thank you,

jtegeder@yorktownny.org

From: Klaus Wimmer <kw@homelandtowers.us>
Sent: Wednesday, September 14, 2022 5:31 PM
To: John Tegeder <jtegeder@yorktownny.org>
Subject: RE: RE Homeland Towers Granite Springs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John,

as discussed please see the DEC validated wetland delineation map attached. The Town's wetland consultant Johanna Duffy with Barton & Loguidice later delineated the wetland line about 6-7 ft closer to the rear corner of 254 Granite Springs Rd. The different wetland delineations at the rear corner are shown on the attached DESIGN -DRAFT map in grey and red lines.

It was always tight at that rear corner even with the DEC line, but seemed doable. With the Town's wetland line moving in as it did left only about 8 ft, which is obviously not wide enough for the driveway w/o obtaining an easement from the neighbor or encroaching into the Town wetland.

Our wetland engineer thinks that we'd need an ACOE permit when we encroach onto Town wetland. Please let me know if that is not correct and we could apply for a wetland permit with the Town.

Thank you

Klaus Wimmer
Regional Manager

HOMELAND TOWERS
9 Harmony Street, 2nd Floor
Danbury, CT 06810
Office: (203) 297-6345 | **Cell**: (845) 242-3814
Email: kw@homelandtowers.us

Robyn Steinberg

From: Johanna E. Duffy <Jduffy@bartonandloguidice.com>
Sent: Wednesday, December 14, 2022 11:51 PM
To: John Tegeder
Cc: Robyn Steinberg
Subject: RE: RE Homeland Towers Granite Springs
Attachments: NY578 Granite Springs ZD - DESIGN - DRAFT 6-22-22_p3.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John and Robyn,
Per our earlier discussion and review of the NY578 Granite Springs ZD – Design – Draft 6-22-22_p3 PDF (attached), I offer the following comment:

- it appears that the revised federal and Town wetland jurisdictional boundary that was demarcated with the client in the field is depicted west (or wetland ward) of the NYSDEC validated wetland boundary, based on the figure's line types and locations. The line type for the NYSDEC wetland boundary should follow flags WF A6, WF A7, WF A8; while the field adjusted boundary should be depicted to the east of the NYSDEC wetland boundary and recognized by flag locations WF 6B, WF 7B, and WF 8B.

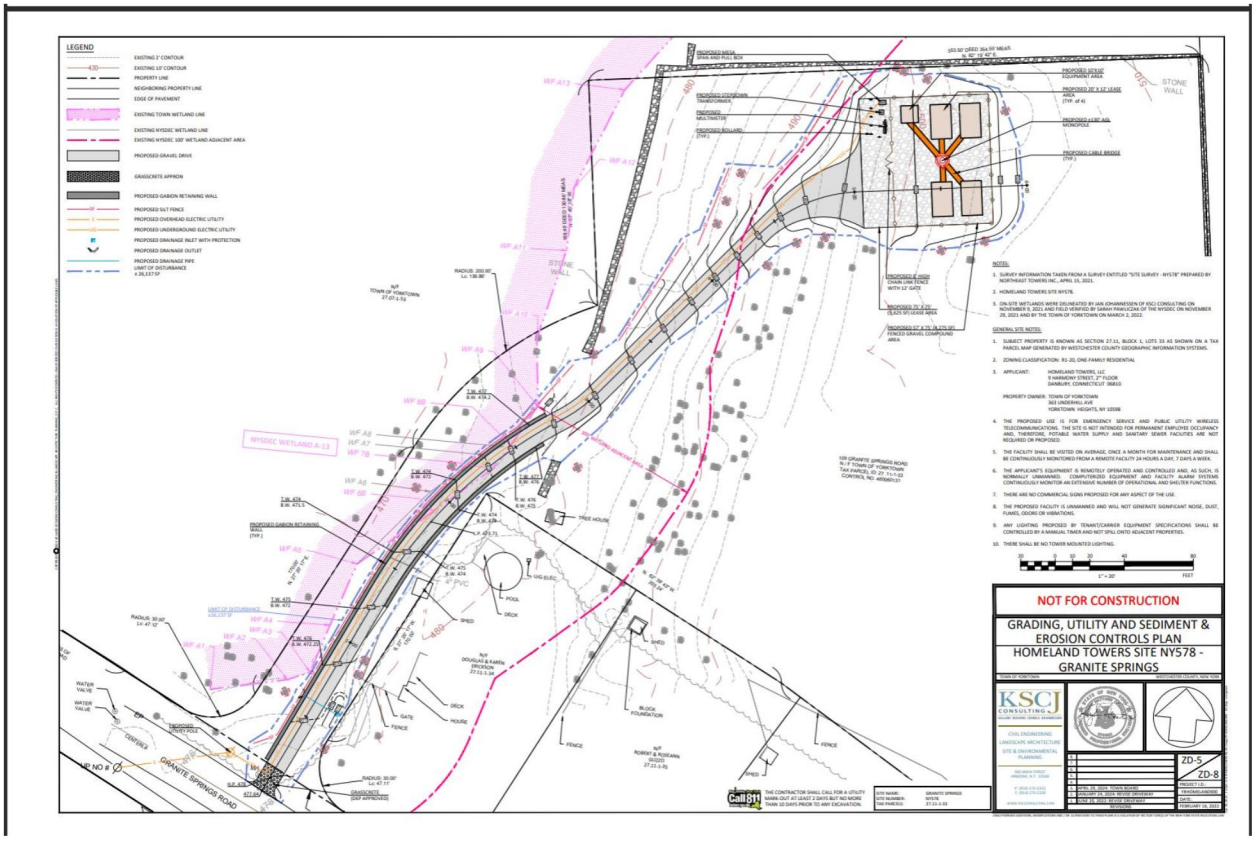
Aside from this needed modification, the boundaries appear to be shown accurately.
If you require additional support related to this project, please let me know. Many thanks, ~Johanna

Johanna E. Duffy, PWS, CWB®
Senior Managing Environmental Scientist
Environmental

Barton&Loguidice
Office: 315.457.5200
Email: Jduffy@bartonandloguidice.com
Website | LinkedIn | Twitter | Facebook | Vimeo

In addition to the above communications the applicant submitted a Town Board filing for the alienation of the parkland at the May 2024 town board meeting. In the supporting documents that were submitted was the revised site plan and Wetland Report from KSCJ Consulting. The report clearly states that they will be in the wetland proper, not just the buffer and that it will fall under jurisdiction of the Army Corp of Engineers.

The May 2024 site plan is below. As you can see it shows both the NYSDEC wetland delineation and the field adjusted wetland line from Johanna Duffy from Barton and Loguidice which was done with the applicant's consultant present. The field adjusted wetland line clearly crosses almost ⅔ of the driveway. The driveway is also directly adjacent to our property line.



The Wetland Report from KSCJ includes the following statements in regards to the wetland encroachment. (These are again screenshots of the information, but can be verified by viewing

the town board filing on May 2024.)

Wetlands were delineated in accordance with the Town's definition of "Wetland/Freshwater Wetland" and the wetland boundary line was evaluated by the Town of Yorktown's Wetland Consultant on March 2, 2022. The Town regulates a 100-foot wetland/watercourse buffer area and disturbance within the wetland or buffer, as proposed, will require a Wetland Permit from the Town of Yorktown.

On-site wetlands are jurisdictional to the ACOE and disturbance within the wetland proper, as proposed, will require a Permit as issued by the ACOE; note that the ACOE does not regulate a wetland adjacent area or buffer area. On-site wetlands were delineated in accordance with the Corps of Engineers Wetland Delineation Manual, 1987, and its supplements.

While the wetland boundary line as confirmed by the NYSDEC and the Town of Yorktown are similar, the boundary line does vary between Wetland Flags A5 and A9, whereby the Town's line is located further into the site (to the east) than the NYSDEC wetland boundary line. The two (2) lines are depicted on the submitted drawings. While a formal ACOE Jurisdictional Determination has not been conducted, for the purposes of this analysis and permitting, we assume that the ACOE wetland boundary line is coterminous with that of the Town's.

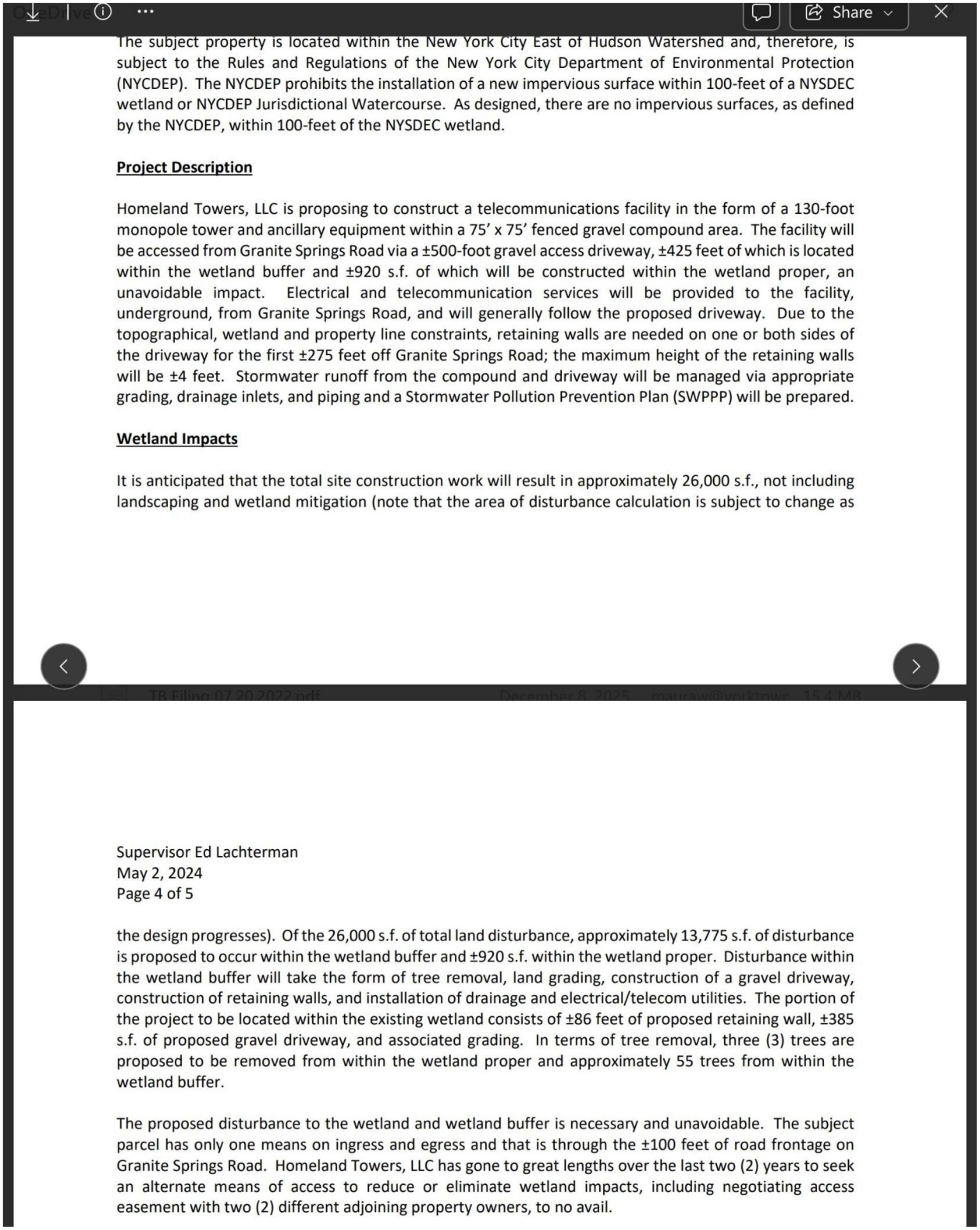
The subject property is located within the New York City East of Hudson Watershed and, therefore, is subject to the Rules and Regulations of the New York City Department of Environmental Protection (NYCDEP). The NYCDEP prohibits the installation of a new impervious surface within 100-feet of a NYSDEC wetland or NYCDEP Jurisdictional Watercourse. As designed, there are no impervious surfaces, as defined by the NYCDEP, within 100-feet of the NYSDEC wetland.

Project Description

Homeland Towers, LLC is proposing to construct a telecommunications facility in the form of a 130-foot monopole tower and ancillary equipment within a 75' x 75' fenced gravel compound area. The facility will be accessed from Granite Springs Road via a ±500-foot gravel access driveway, ±425 feet of which is located within the wetland buffer and ±920 s.f. of which will be constructed within the wetland proper, an unavoidable impact. Electrical and telecommunication services will be provided to the facility, underground, from Granite Springs Road, and will generally follow the proposed driveway. Due to the topographical, wetland and property line constraints, retaining walls are needed on one or both sides of the driveway for the first ±275 feet off Granite Springs Road; the maximum height of the retaining walls will be ±4 feet. Stormwater runoff from the compound and driveway will be managed via appropriate grading, drainage inlets, and piping and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared.

Wetland Impacts

It is anticipated that the total site construction work will result in approximately 26,000 s.f., not including landscaping and wetland mitigation (note that the area of disturbance calculation is subject to change as



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Wetland Impacts

It is anticipated that the total site construction work will result in approximately 26,000 s.f., not including landscaping and wetland mitigation (note that the area of disturbance calculation is subject to change as

Supervisor Ed Lachterman
May 2, 2024
Page 4 of 5

the design progresses). Of the 26,000 s.f. of total land disturbance, approximately 13,775 s.f. of disturbance is proposed to occur within the wetland buffer and ±920 s.f. within the wetland proper. Disturbance within the wetland buffer will take the form of tree removal, land grading, construction of a gravel driveway, construction of retaining walls, and installation of drainage and electrical/telecom utilities. The portion of the project to be located within the existing wetland consists of ±86 feet of proposed retaining wall, ±385 s.f. of proposed gravel driveway, and associated grading. In terms of tree removal, three (3) trees are proposed to be removed from within the wetland proper and approximately 55 trees from within the wetland buffer.

The proposed disturbance to the wetland and wetland buffer is necessary and unavoidable. The subject parcel has only one means on ingress and egress and that is through the ±100 feet of road frontage on Granite Springs Road. Homeland Towers, LLC has gone to great lengths over the last two (2) years to seek an alternate means of access to reduce or eliminate wetland impacts, including negotiating access easement with two (2) different adjoining property owners, to no avail.

When we were presented with the revised proposed plans in July 2025 by a representative of Homeland Towers stating that they would not be in the wetlands, we were obviously surprised.

It is incomprehensible that the delineation that was done by a Town of Yorktown consultant is no longer being considered. We see the vegetation present every day during the growing season and as a result doubt the validity of their wetland line. While we realize that the new revised plan has an adjusted width of the drive to 10 ft with a setback from our property of 4½ ft that would not be enough to eliminate wetland encroachment in an area that the applicant acknowledged was only 8 ft. As a result we asked the town for permission to have the wetland delineated from an independent expert, which they allowed. We hired Steven Danzer to delineate the wetland during the growing season, his report is included in the following screenshot and is also available on the pending project page on the town website. He clearly states that due to the vegetation present that the wetland line is further to the east. Which would be similar in location to that of Johanna Duffy of Barton and Loguidice.

STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

July 11, 2025

Mr. Douglas Erickson
54 Granite Springs Road
Yorktown Heights, NY

Re: Wetland Boundary Review

Dear Mr. Erickson,

As per your request, on July 9, 2025 I reviewed the portion of the previously flagged wetland boundary located on Town owned land in the area closest to your northwestern property boundary. Specifically, I reviewed the area between wetland flags A5 and A7, a distance of approximately 100 feet.

It is unknown to me who had flagged that boundary, or when it was flagged, but the wetland flagging appeared to be fairly recent (i.e. within a year or so) as the numbering system on the ribbons was still visible.

The flagging was not an accurate depiction of the wetland boundary under existing conditions, in my professional opinion. The wetland line should be closer to your property line, especially in the vicinity of wetland flag A6 which was clearly in the wrong place.

I recommend that the wetland expert be asked to re-delineate that portion of the wetland boundary (i.e. from wetland flags A5-A7) so that the wetland line more accurately represents existing conditions. I would be happy to meet on site with the expert during that visit so that we are all in agreement with whatever the final wetland boundary outcome is.

Sincerely,

Steven Danzer Ph.D.

- Ph.D. - Renewable Natural Resource Studies.
- Soil Scientist – Certified Nationally by the Soil Science Society of America (#35346); Registered with the Society of Soil Scientists of Southern New England.
- Senior Professional Wetland Scientist - PWS #1321, Society of Wetland Scientists.
- Arborist - CT DEEP License S-5639.; ISA NE-7409A

CPSS
Certified Professional
Soil Scientist

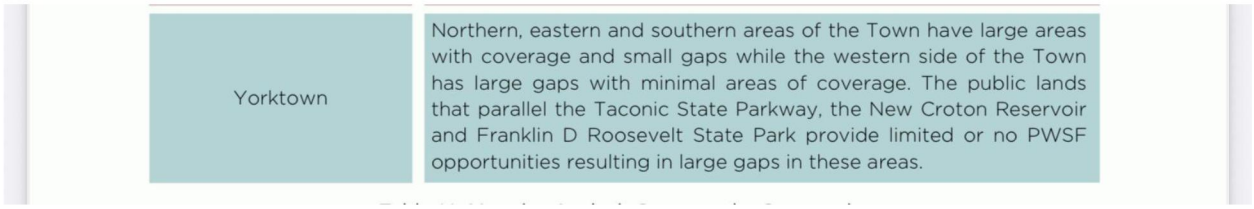
Based on all of this information it is our opinion that the wetland delineation is incomplete and inaccurate as presented to this board and requires further review. In addition the applicant repeatedly refers to the need for the Army Corp of Engineers to permit the project based on the delineation presented by Johanna Duffy. It is included in their emails to the town and in the town board filing for May 2024. We believe that is still true with the current plans when the delineation takes into account the town's wetland consultant delineation, our consultant's review of the wetlands and the need for delineation during a time when vegetation is present. The current line being used for the plan is only taking into consideration the delineation by KSCJ who represents the applicant.

Another area of concern is the impact the construction of the driveway will have on the drainage that we have on our property. We live in an area where there is an extremely high water table and even properties located at the top of the hill have water issues. As a result we have drainage around our foundation to prevent water from infiltrating our home. There is nothing in the current plans that address how our drainage will be protected from flooding or a way to continue our drainage through the drive which could be putting our property at risk of water damage.

Additionally we oppose the proposed plan due to tree removal. The plan calls for the removal of over 80 mature trees in addition to numerous smaller shrubs, trees and plants that are integral to the area's stormwater management. 37 of these trees will be removed in the wetland buffer along our property line which will have a direct impact. These are trees that are 40 to 50 ft in height with deep root systems. As we are sure you are aware, the water table in this area is extremely high, even for those who live at the top of Granite Springs Rd. Our property which is situated in the wetland buffer is no exception. We have drainage around the foundation of our home to protect it from water infiltration. The removal of these trees that draw a large quantity of water from the water table will raise the level of water on our property. While we realize remediation is being presented, what is going to be installed cannot replace the water consumption nor the deep roots systems of the existing trees. At the recent conservation board meeting on Jan. 7, 2026 the board commented that the applicant was basically eliminating the entire wetland buffer on that property. This will additionally impact the ability of water to be filtered into the wetland and raise the existing levels of ground water in the remaining buffer which is our property.

We also request clarification of revised plans dated Dec. 19, 2025. The plans show an area of disturbance outside of the alienation area adjacent to our rear property line. As this area is not alienated it remains part of the Town of Yorktown Parkland. As such it would appear that any disturbance in this area would require review from the Town's Parks and Recreation Commission before moving forward as it would be in a wetland buffer area that is not alienated. We would also request to know the reason for the disturbance. If it is for plantings, any plantings for remediation or screening that is needed should be contained within the alienation area not in the wetland buffer within town parkland.

We additionally ask that the Planning Board review the Northern Westchester County Cooperative Wireless Communications Master Plan which was published June 23, 2023 by City Scape Consulting. It includes the towns of Bedford, Lewisboro, Mt. Kisco, New Castle, North Salem, Poundridge, Somers and Yorktown. Within the plan there are specific summary sections and recommendations of a comprehensive plan for each town. Yorktown's plan divides the town into three sections- northern, central and southern and does recommend additional infrastructure to improve service throughout the town. Granite Springs Rd is in the Northern area of town. As you can see the plan states:



Yorktown	Northern, eastern and southern areas of the Town have large areas with coverage and small gaps while the western side of the Town has large gaps with minimal areas of coverage. The public lands that parallel the Taconic State Parkway, the New Croton Reservoir and Franklin D Roosevelt State Park provide limited or no PWSF opportunities resulting in large gaps in these areas.

NORTHERN YORKTOWN

The northern portion of the Town is represented in *Figure Y11* and shows predicted coverages utilizing existing macro cell facility Sites Y1, Y2, Y3, Y4, Y5, Y6, Y7 and Y8 as well as adding a potential 110' macro cell site in the vicinity of Y-NT5. Sites Y3 and Y4 along with Sites Y5 and Y6 are located on high tension electrical towers near one another and the site labels are hidden under other site labels.

Heavy vehicular traffic, commercial land uses and medium density residential properties necessitate another macro cell facility in the vicinity of the Taconic State Parkway and Crompond Road. The site is represented as potential Site Y-NT5.

Additionally, ten small wireless facilities are suggested on existing Cons Ed utility poles or new 50' utility poles in the same areas as Sites Y-NP9, Y-NP10, Y-NP11, Y-NP12, Y-NP13, Y-NP14, Y-NP15, Y-NP16, Y-NP17 and Y-NP21.

Suggested small wireless facility Y-NP21 would fill in a gap along the Taconic State Parkway north of existing Site Y8. Small wireless Sites Y-NP9, Y-NP10, Y-NP11, Y-NP12, Y-NP16 and Y-NP17 are needed to provide capacity densification east of Crompond Road because the significant number of people residing per square mile in those census blocks. Sites Y-NP13, Y-NP14 and Y-NP15 are suggested to fill in network coverage gaps east of existing macro cell Sites Y5 and Y6.

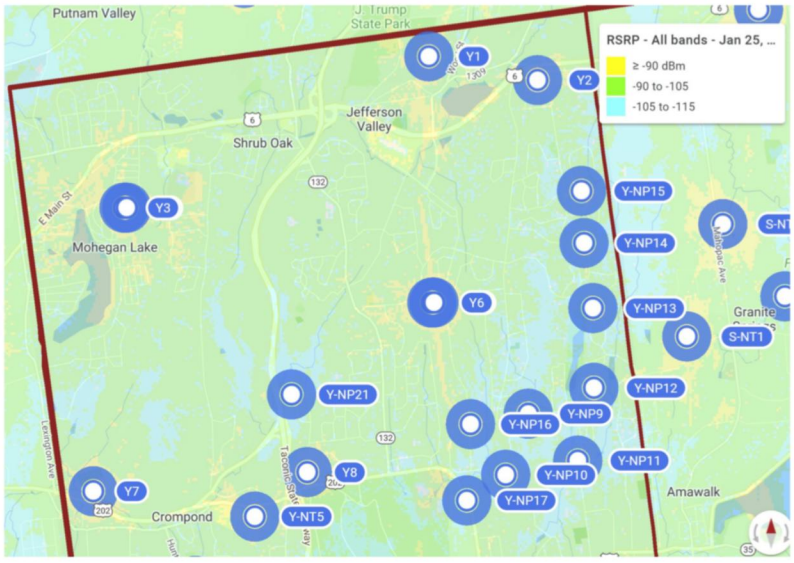


Figure Y11: Predicted LTE Coverage Northern Yorktown

The following *Table Y4* provides a summary of all the suggested macro cell fill in sites for the Town.

MACRO CELL SUGGESTED SITES	
SITE NAME	**FACILITY HEIGHT (FEET)**
Y-NT1	100'
Y-NT2	100'
Y-NT3	100'
Y-NT4	100'
Y-NT5	100'

Table Y4: Suggested Macro Fill-In Sites

The following *Table Y5* provides a summary of all the suggested small wireless mounted on existing Con Ed utility pole sites or on new poles in the same vicinity.

SMALL CELL SUGGESTED SITES			
SITE NAME	**LATITUDE**	**LONGITUDE**	**HEIGHT**
Y-NP1	41.20787	-73.5580	50'
Y-NP2	41.23974	-73.5669	50'
Y-NP3	41.24981	-73.6164	50'
Y-NP4	41.25203	-73.6323	50'
Y-NP5	41.24898	-73.6416	50'
Y-NP6	41.24571	-73.6323	50'
Y-NP7	41.26065	-73.6711	50'
Y-NP8	41.28307	-73.5580	50'
Y-NP9	41.30053	-73.5669	50'
Y-NP10	41.29415	-73.6164	50'
Y-NP11	41.29563	-73.6323	50'
Y-NP12	41.30323	-73.6416	50'
Y-NP13	41.31156	-73.6323	50'
Y-NP14	41.31835	-73.6711	50'
Y-NP15	41.32379	-73.5580	50'
Y-NP16	41.29944	-73.5669	50'
Y-NP17	41.29147	-73.6164	50'
Y-NP18	41.24485	-73.6323	50'
Y-NP19	41.25355	-73.6416	50'
Y-NP20	41.25333	-73.6323	50'
Y-NP21	41.30254	-73.6711	50'
Y-NP22	41.23983	-73.6323	50'
Y-NP23	41.25004	-73.6711	50'

Table Y5: Suggested Small Wireless Fill-In Sites

This report has been referred to on multiple occasions by the Town Board and Homeland Towers as justification for this macro tower. However, the report does not recommend a macro tower in this location. It actually recommends several small wireless facilities on either existing infrastructure or 50ft poles within the entire northern part of town with one macro tower in the Crompond area. Of the recommended smaller sites only a few are needed in the area in question due to the reported small coverage gaps referenced in the report. The chairwoman questioned why smaller poles were not being utilized in place of a macro tower at the Jan. 7, 2026 Conservation Board meeting. The attorneys, Mr. Kenny and Mr. Xavier representing Homeland Towers responded that they did not know if the town would allow them to have access within the town right of way along the roads. This implies that there was no effort to implement the recommendations in this cellular plan that would provide coverage and not require the proposed disturbance of the current plan. The Town Board has the ability to provide increased coverage without this project and should do its due diligence to request proposals for the smaller less invasive infrastructure. It provides the balance that is needed to protect the environment, the neighborhood character and provides the ability to improve cellular coverage.

Finally, Homeland Towers presented to the town several items that needed to be completed for this property. A screenshot of this email is included below. As you can see it states that a visual resource evaluation or balloon test is needed. There is no data submitted to the town that shows that a balloon test was completed. As this project will have a significant impact to the neighboring community we request that a balloon test be done to provide accurate information on the visual impact to the residents. The applicant also submitted photo simulation of the viewshed to replicate the visual impact to the surrounding area. These images do not reflect the removal of 80 + mature trees that vary in height from 50 ft to 80 ft. The one that is presented along our property specifically does not reflect the removal of 37 trees that currently screen the area and misrepresents the impact to the view. The viewshed imaging should be redone to show the impact to the view with the 80+ tree removals.

From: Klaus Wimmer <kw@homelandtowers.us>
Sent: Friday, June 18, 2021 4:02 PM
To: Adam Rodriguez <ARodriguez@bpslaw.com>; Jenna Belcastro <jbelcastro@yorktownny.org>
Cc: Matthew Slater <mslater@yorktownny.org>; John Tegeder <jtegeder@yorktownny.org>; Robert Gaudioso <rgaudioso@snyderlaw.net>; Manny Vicente <mv@homelandtowers.us>; Dan Ciarcia <dciarcia@yorktownny.org>
Subject: RE: Jefferson Valley & Granite Springs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Supervisor, Gentlemen,

thank you for your time to discuss this project and next steps. I have attached the lease draft, viewshed map and photo simulations and preliminary layout. We will revise the height of the pole to 130' – please let us know if you have any additional preliminary comments or revisions to the drawings.

As discussed we are looking to present this to the Town Board at the 7/13 work session for discussion and what additional information may be required.
The following items need to be confirmed or finalized:

- Is this Granite Springs Rd Parcel # 27.11-1-33 designated parkland or open space to determine if alienation is required
- Finalize the lease (the attached draft is based on the current lease with the Town)
- Visual resource evaluation and / or balloon float in addition to the attached viewshed map and photo simulations
- Determination if this is to be a Monopine or Monopole
- Any revisions to design and layout in addition to 130' height revision
- A wetland permit from the DEC will be required for the initial +/- 50' of the access drive; we already had a preliminary site visit with the DEC to discuss this and pending favorably review by the Town Board will initiate the permit process.

Please let me know if I missed something.

Also - we finally received the survey for the Jefferson Valley parcel and are having a design visit next Tuesday 6/22 for a preliminary design & layout which we will forward ASAP together with a viewshed map and "leaf off" photo simulations.

Thanks again !

Klaus Wimmer
Regional Manager

We urge the Planning Board to consider the effects that the construction of this driveway and operation of this cell tower would have on the Hallocks Mills Wetland, habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, we request the following of the Planning Board:

1. We ask that you perform a site visit to the proposed site before submitting any remarks or opinions to the town board. We do not believe that there has been a planning board visit to the site at any point in this process.
2. We ask that the Planning Board determine that the wetland delineation is incomplete at this time and require that the mandatory criteria of hydrophytic vegetation be included by performing a wetland delineation in the Spring or Summer when vegetation is present as NYSDEC recommends. As this project involves wetlands and buffers that fall under jurisdiction of the Army Corp of Engineers it is extremely important to ensure that the wetland proper is not being encroached with the driveway.
3. All interested parties should have a wetland expert present if so desired at the time of delineation for hydrophytic vegetation to ensure that there is a consensus. (interested parties include the applicant, the town, adjoining property owner and NYSDEC)
4. We ask that the planning board review the impact drainage on our property and require the applicant to provide protections or continuation of our drainage through their driveway. A site visit to our property will allow you to see where our drainage is located and the impacts the construction would have on its ability to function to protect our home and property.
5. We ask that remediation planting be situated further away from our property line or that species be chosen that can provide screening of significant height that will not pose encroachment on to or limit the use of our property.
6. We ask that the plans be referred to the Parks and Recreation Commission for review since there is an area of disturbance on town parkland outside the alienation area.
7. We ask that you recommend that the Town Board utilize the recommendations in the Northern Westchester County Cooperative Wireless Communications Master Plan which was published June 23, 2023 by City Scape Consulting. By implementing the recommended plan there would be significantly less impact to the surrounding neighborhood and increased cellular capacity.
8. Finally, that the Planning Board request Johanna Duffy's , Senior Environmental Scientist for Barton and Loguidice, report that was done based on her wetland delineation on March 2, 2022. Barton and Loguidice, who were hired as consultants for the Town of Yorktown to delineate the wetlands for this project. We submitted a Foil request to the town and this report was not included in the documentation that we were given. This wetland delineation clearly represents that the driveway is in the wetland and not just the wetland buffer.

Thank you for your time and consideration.

Regards,

Doug and Karen Erickson

Hello, Please kindly forward this to the conservation board for the meeting tonight at 7:30 PM. Thank you.

To the Town Conservation Board:
I am a long-time resident of Yorktown Heights,
and would like to submit this letter in opposition to the building of a cell tower at 62 Granite Springs Road.

I live about a half mile from this site, and believe that a cell tower at this location would be detrimental to the environment and to the wildlife that live in the wetlands of this area. The town will have to alter a portion of the land near the wetlands, cut down trees, and build a facility to support the cell tower. I am a lifelong nature lover, and do not want to see a habitat for native birds and wildlife diminished. In addition, construction work in this area can disrupt the ecosystem of this wetland. The noise and pollution from building the wireless facility and the tower will affect the wildlife that live there. The noise and lights will alter the environment birds need to home, nest, and communicate in. The radiofrequency (RF) will affect a bird's natural geolocation abilities.

Yorktown is a town of suburban homes, natural and park areas, and some farmland. There are already many towers around the town, and there is no observable need for another one. A cell tower right next to a wetlands natural area would be incongruous. This parcel of land is a picturesque part of town, and there is a great benefit to seeing a spot of nature in between the houses. A cell tower would disrupt that.

I urge the conservation board to not approve the permits being sought by Homeland Towers to alter this proposed site in Yorktown.

Sincerely,

Ingrid Gherson

Good morning members of Conservation Board,

My name is Maria Ivezic, and I am a mother raising my family right here in this community. I am here tonight to speak in strong opposition to the proposed cell tower at 62 Granite Springs Road.

I want to be very clear: this is not just about a tower. This is about the protection of our children, our water, our wildlife, and the land that makes this town a safe and healthy place to raise a family.

The proposal before you calls for disturbing more than 28,000 square feet of land, including over 15,000 square feet within a regulated wetlands buffer. That alone should stop this project in its tracks. Our Town Code does not allow this level of disturbance under an administrative permit, and yet here we are, being asked to accept it anyway.

As a mother, I am deeply alarmed that this project would be built on land that is part of the Croton watershed and drains directly into Sparkle Lake: a place where families swim, where children fish, where we teach them to love and respect nature. This land does not just belong to a developer. It belongs to everyone downstream who relies on clean water, including our children.

The plan also calls for removing more than 80 mature trees. Those trees are not decorations. They protect water quality, prevent flooding, filter pollution, and support wildlife. Once they are cut down, they are gone forever. Dear board, I have to ask: what are we sacrificing, and for whose convenience?

Anyone who lives in this area knows this wetland is alive. We see turtles crossing the

road. We see birds nesting. We see foxes, deer, hawks, and eagles. I've watched my children stop in their tracks just to observe the wildlife here. This project would replace that living ecosystem with construction traffic, access roads, and permanent disturbance.

We have already seen how fragile this land is. When a pipe collapsed nearby, turtles were displaced, nesting patterns were disrupted, and animals ended up stranded on the road. That was from one small change. This proposal would permanently disrupt over 28,000 square feet. The impact would be devastating.

Your own Conservation Board guidance says wetlands buffers are meant for passive use and native vegetation: not for roads, not for heavy equipment, and certainly not for long-term industrial infrastructure. This site is simply not suitable for this type of development.

As a mother, I worry not only about wildlife, but about water quality, flooding, and the long-term consequences of ignoring environmental protections. I worry about what message we send our children when we tell them wetlands matter, until they are inconvenient.

I urge you to walk this site during the growing season. See it as it truly is. I also urge you to require the developer to fund an independent wildlife study chosen by the Conservation Board, not by the applicant. Surely, once you visit the site, you will realize that this parcel is not a "useless piece of land" as Mr. Robert Gaudioso, Homeland Tower's attorney, referred to it as.

And most importantly, I urge the Conservation Board to do what it was created to do: protect our natural resources. Deny the wetlands, stormwater, and tree permits for this project.

Please do not trade away our children's environment for a tower that does not belong in a residential neighborhood or a protected watershed. Once this land is damaged, there is no going back.

Thank you for listening and for remembering who you are protecting.

Sincerely,

Maria Ivezic

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I read a letter you published, Mr. Lachterman, about the supposed gaps we have in our area.

Firstly, I want to thank Matt Slater for prompting you to address the mounting opposition.

Have you all done research on this plan yourselves? What have YOU done, not Homeland, to figure out what needs to be done for these alleged gaps (or as the article says 'predictions')? If you all cared even 1 ounce of your being, you'd see clear as day information saying WHAT TYPE OF EQUIPMENT we may need in OUR area. This monopole is NOT what is recommended, point blank PERIOD! How much evidence do we have to show you? Have any of you laid your eyes on the proof/evidence your constituents have provided? You have no rebuttled or response. You don't care what we say. You only care about Homeland says. Why? What is it about them that is making you bend over backwards for them? You are indebted to all of us, NOT THEM. If you don't trust us to provide accurate information, why don't you seek out your own UNBIASED professionals to provide you with all the information that you need?

At the conservation board meeting, the lawyers for your glorious King Homeland, said that they approached Stuart Farm as well as Jilco for access to their land for this tower, but those businesses said NO (God bless them). They went to you all because they knew they could take advantage of you, as every where you turn, Yorktown has a cell tower. For God's sake--- if a 130ft cell tower is the solution, Yorktown should be a beacon of cell phone activity!

I will give you credit, congratulations on playing the EMS card. You think, because Yorktown is a First Responders town, that we will just swallow what you and Homeland have to say because of that comment.

Members of the board, I don't trust Homeland, and now any of you, for a second. However, I do trust Cheif Noble, who said his service was never better, due to an updated system. He made that comment at the last meeting, remember?

It seems from your press release you have made up your mind and are ready, willing, and able to roll out the red carpet for your King. Hell, you already have. I just have one more question: will there be a photo op and ice cream at the ground breaking ceremony?

Maria Ivezic

Good morning,

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back.

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals,

environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.

Maria Ivezic

To Whom it May Concern.

I am writing to formally express my strong opposition to the proposed construction of a 130 foot cell phone tower at/near 62 Granite Springs Rd. in Yorktown Heights. This site is located within a fully residential area and is directly adjacent to sensitive wetlands, making it an inappropriate location for infrastructure of this scale and nature.

Although current zoning guidelines permit wireless facilities on town owned land, the absence of meaningful safeguards-particularly regarding proximity to residences and environmentally protected areas, represents a significant deficiency in the Town Code. The fact that the land is municipally owned does not inherently make it suitable for large commercial infrastructure, especially when it places industrial development in direct conflict with residential neighborhoods and protected natural resources.

The proposed tower would result in substantial and irreversible harm to the surrounding wetlands. These wetlands are critical to local ecosystems, wildlife habitats, stormwater management, and environmental balance. Construction activities, access roads, clearing, ongoing maintenance, and associated equipment would disturb fragile land that cannot be restored once altered.

In addition to the environmental damage, the presence of a 130 foot tower would significantly and negatively impact nearby property values. Homes in this area are valued for their scenic views, open space, and residential character. Introducing a massive industrial structure into this setting would permanently alter the landscape, diminish visual appeal, and most definitely reduce the desirability of the neighboring properties. For homeowners here, the proposed tower represents a direct financial loss to us.

Allowing a structure of this magnitude in this residiental and environmentally sensitive area also raises serious concerns about precedent. Approval of this project would signal that residential quality of life, environmental protection, and property values (as well as the potential health of your residents) do not matter to you.

Beyond opposing this proposal, I strongly encourage the Town to adopt clear and enforceable zoning amendments that establish meaningful setback requirements for

wireless communication towers. Clearer standards would protect residents, preserve neighborhood character, and provide consistency for future applications.
For all of the reasons outlined above, I respectfully, but strongly request that the Town deny approval of this proposed tower. Please do the right thing for your residents.
Thank you for your time.

Julie McNamara

I am writing to formally object to the proposed cell tower development at 62 Granite Springs Road. Please ensure this opposition is conveyed to both the Town Board and the Conservation Board, and kindly confirm receipt of this message.

My primary concern, especially for the Conservation Board, is the severe environmental impact. The plan proposes disturbing over 28,000 square feet of land, including 15,627 square feet within critical wetlands buffer zones. This area provides vital habitat for endangered species such as the bog turtle, monarch butterfly, and Indiana bat.

This parcel is not merely local; it's a crucial component of the NYC watershed and directly drains into Sparkle Lake, a community resource for swimming and fishing. The planned removal of over 80 mature trees, essential for stormwater management, combined with extensive land disruption, gravely threatens water quality in Sparkle Lake and the Croton watershed. Such degradation could also imperil our community's valuable grants from the East of Hudson Water Quality Fund.

I urge both Boards to thoroughly consider the adverse effects on our habitats, wildlife, and residents. Specifically, I request the Conservation Board visit the site during warmer months to appreciate its ecological significance firsthand. Furthermore, I ask that the Boards mandate an independent wildlife study, funded by the developer and overseen by a Conservation Board-selected expert, to provide an impartial ecological assessment.

Sincerely,

Betty Phillips

Sent from Yahoo Mail for iPhone

Good afternoon,

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to both the Town Board and the Conservation Board. Please also confirm receipt of my letter by emailing me back**.

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals,

environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.

Alissa Phillips

Sent: Tuesday, December 30, 2025 8:35 PM
To: Town Clerk <townclerk@yorktownny.gov>; Edlachterman@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: Homeland Towers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Supervisor Lachterman and Members of the Town Board,

I am writing to formally express my opposition to the proposed 130-foot cell tower project associated with Homeland Towers.

I have serious concerns about the impact this project could have on the surrounding residential community, nearby parkland, and the overall character of the area. A structure of this size and permanence raises valid questions related to visibility, neighborhood disruption, environmental impacts, and long-term consequences that extend well beyond the immediately adjacent properties.

Equally concerning is the process by which this proposal has moved forward. Projects of this magnitude deserve clear, proactive communication and meaningful opportunities for public input. Residents should not feel caught off guard when decisions affecting their homes and community are being considered.

I respectfully urge the Town Board to pause, fully reevaluate this proposal, and prioritize transparency, community engagement, and alternative solutions that do not place such a significant burden on residents or public land.

Please consider my opposition part of the public record. I strongly encourage the Town to listen carefully to the concerns being raised by residents and to act in the best long-term interest of the Yorktown community.

Thank you for your time and consideration.

Sincerely,
Alissa

Dear Town Clerk Quast and Councilwoman Siegel,

I am a resident of Granite Springs Road and am writing to formally express my opposition to the proposed construction of a cell tower at 62 Granite Springs Road. I moved to Yorktown in 2014 because of the town's commitment to preserving open space, protecting natural resources, and maintaining the environmental character that makes this community so special, values that remain important to me.

Please forward this letter to both the Town Board and the Conservation Board.

While there are many concerns associated with this proposal, I would like to focus on those most relevant to the Conservation Board. The proposed plan would disturb more than 28,000 square feet of land, including approximately 15,600 square feet within a regulated wetlands buffer. This area may serve as habitat for protected species such as the bog turtle, monarch butterfly, Indiana bat, and others. Disturbance of regulated wetlands should be avoided whenever possible, particularly in an area of such ecological sensitivity.

This parcel is significant not only to nearby residents, but also to those who rely on the New York City watershed. The site lies within the Croton watershed and drains directly into Sparkle Lake, a body of water used for swimming and fishing. Any negative impact on water quality would have serious environmental and public consequences.

In addition, the proposal calls for the removal of more than 80 mature trees that currently play an important role in stormwater management. The combined effects of extensive land disturbance and tree removal raise serious concerns about erosion, runoff, and degradation of water quality in both Sparkle Lake and the broader Croton watershed. I am also concerned that these impacts could jeopardize the funding our town has received through the East of Hudson Water Quality Fund.

I respectfully urge the Town Board and Conservation Board to carefully consider the environmental, ecological, and community impacts of both the construction and

operation of this facility. To fully appreciate the importance of this site, I encourage the Conservation Board to conduct a site visit during the growing season, when wetland vegetation is fully visible.

Finally, I request that the Town Board and Conservation Board require the developer to fund an independent wildlife study conducted by a qualified professional selected by the Conservation Board.

Thank you for taking the time to consider these concerns.

Respectfully,
Crystal Raymond

From: Town Clerk
To: Maura Weissleder
Subject: FW: Cell Tower
Date: Tuesday, December 23, 2025 8:25:42 AM

From: Pam Roden [redacted]
Sent: Tuesday, December 23, 2025 6:36 AM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Cell Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I strongly oppose the building of a 130' Homeland Cell Tower on Granite Springs Road.
This beautiful, scenic area is not the place for an unnecessary, unsightly and highly opposed tower. I live right off of Granite Springs Road and appreciate its beauty and rural feel each day I drive on it.

Thank you,

Pamela Roden

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road in the previous letter I explained health reasons but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where my family swims and fish's. The board would need to consider closing sparkle lake for swimming if they decide to put up the tower.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Town Board and Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit

the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.
Best,
Danielle Schepis

Sent from my iPhone

> On Jan 6, 2026, at 3:08 PM, Susan Siegel <ssiegel@yorktownny.gov> wrote:
>
> Thank you for your comments.
> I will be considering the issues you raised, prior to and during, the anticipated February 3rd reconvening of the public hearing.
>
> *Susan Siegel*
> *Councilwoman, Town of Yorktown*
> *ssiegel@yorktownny.gov*

Subject: Strong Opposition to Wetlands, Tree, and Stormwater Permits for the Homeland Towers Project – Granite Springs Road Cell Phone Tower

Dear Members of the Town Board,

I am submitting these comments for the public hearing regarding the **wetlands, tree, and stormwater permits** for the **Homeland Towers Project – Granite Springs Road Cell Phone Tower**. I am **strongly and unequivocally opposed** to the issuance of these permits and to the placement of this project at the proposed site.

This project is proposed in a **completely residential area surrounded by homes**. This is not a mixed-use or commercial zone. It is a quiet residential neighborhood where families live, children play, and residents reasonably expect protection from industrial infrastructure. There is **no legitimate or compelling reason** for a large telecommunications tower to be placed in the middle of such a setting. The siting of this project is fundamentally inappropriate and incompatible with the character of the neighborhood.

The Homeland Towers Project raises serious and cumulative concerns related to wetlands protection, stormwater management, tree removal, public safety, environmental health, property values, and overall quality of life. Most importantly, it places the burden of risk squarely on nearby residents who receive **no benefit** from hosting this infrastructure.

The Town Board has a clear responsibility to **protect its residents and neighbors from harmful projects** that could negatively impact health, safety, property values, and the environment. Allowing a project of this nature in a fully residential neighborhood would **set a dangerous precedent**, signaling that Yorktown residents' health, property, and quality of life are secondary to corporate interests. The Town Board's duty is not only to approve projects presented to it, but to **carefully safeguard the welfare of the community**, ensuring that residential neighborhoods are not exposed to undue risk or harm.

The Homeland Towers Project includes wireless antennas that emit radiofrequency (RF) non-ionizing radiation. When such infrastructure is placed directly adjacent to homes in a residential neighborhood, residents are subjected to **continuous, involuntary exposure** to RF radiation. RF radiation is increasingly recognized as a form of environmental pollution due to its constant and unavoidable nature.

A substantial body of independent, peer-reviewed scientific research has documented biological and health effects associated with long-term RF exposure at levels comparable to those experienced by people living near cell phone towers. Reported effects include headaches, dizziness, nausea, sleep disturbances, fatigue, memory and concentration problems, irritability, anxiety, and depression—often described as "radiofrequency sickness" or "microwave syndrome." Studies have also reported associations with increased cancer risk, genetic damage, cellular stress, and reproductive impacts.

Unlike personal cell phone use, exposure from a nearby cell phone tower is **continuous—24 hours a day, seven days a week**. Residents cannot turn this exposure off or opt out. Children,

who do not use cell phones, are nonetheless involuntarily exposed. Children are especially vulnerable because they absorb RF radiation more deeply into their brains and bodies and because their developing organ systems are more sensitive to environmental stressors.

Hundreds of scientists and medical professionals worldwide have urged governments to reduce exposure to RF radiation and strengthen safety standards, particularly for children. A 2022 peer-reviewed review analyzing more than 100 studies found consistent evidence of adverse biological effects in people living near mobile phone base stations at low exposure levels.

The American Academy of Pediatrics has repeatedly expressed concern about RF radiation exposure and has called for updated standards that account for long-term, cumulative exposure—standards that do not currently exist in the United States.

Beyond health concerns, many municipalities have recognized that cell phone towers do **not belong in residential neighborhoods** and have adopted setback requirements to prevent exactly this type of situation. Numerous towns—including in New York State—prohibit towers within hundreds or even thousands of feet of homes and schools, including:

- **Encinitas, CA** – No antennas within 500 feet of homes, daycares, or schools
- **Shelburne, MA** – No antennas within 3,000 feet of schools and 1,500 feet of homes; no residential zoning
- **Copake, NY** – No wireless facilities within 1,500 feet of homes, schools, or places of worship
- **Sallisaw, OK** – No towers within 1,500 feet of homes
- **Calabasas, CA** – No Tier 2 facilities within 1,000 feet of homes and schools
- **Bedford, NH** – No antennas within 750 feet of residentially zoned property
- **Scarsdale, NY** – No facilities within 500 feet of homes, schools, parks, or houses of worship
- **Davis, CA** – No freestanding facilities within 500 feet of residential zones and schools
- **Westlake Village, CA** – No facilities within 500 feet of homes
- **Randolph, MA** – No antennas within 500 feet of homes and businesses
- **Petaluma, CA** – No small-cell antennas within 500 feet of homes
- **Suisun City, CA** – No small-cell antennas within 500 feet of homes
- **Contra Costa County, CA** – No high-visibility towers within 300 feet of residential zones
- **North Hempstead, NY** – No installations within 350 feet of schools

These communities have determined that residential neighborhoods should **not be used as testing grounds for industrial wireless infrastructure**. Yorktown should do the same to **protect property values and maintain the character of its neighborhoods**. Allowing this tower would **devalue nearby homes**, lower the tax base, and create ongoing harm to the community. Protecting residents' financial and physical well-being is part of the Town Board's essential responsibility.

There are also serious liability and safety concerns. Insurance companies routinely classify cell phone tower radiation and electromagnetic fields as "high risk" and exclude coverage for long-

term health damages. Wireless companies themselves warn shareholders of potential future litigation and financial losses related to RF exposure, yet residents living near these towers receive no such warning and no protection.

From an environmental standpoint, this project is particularly troubling. Cell phone towers can catch fire and often contain hazardous materials such as diesel fuel and lead-acid batteries. Accidents and leaks have occurred elsewhere, resulting in soil and environmental contamination.

This proposed tower is located near a wetland and Crystal Lake, a critical environmental resource and the focal point of a defined watershed. Any disturbance, runoff, or contamination associated with this project could harm wetland functions and water quality. Tree removal and increased impervious surfaces will further degrade stormwater management and increase erosion and pollution risks. These impacts fall squarely within the scope of the wetlands, tree, and stormwater permits currently under review.

Additionally, cell phone towers are widely regarded as visual blight in residential neighborhoods. Properties with direct views of towers often experience reduced marketability and lower property values, negatively affecting homeowners and the Town's tax base. Protecting property values, environmental integrity, and the well-being of neighbors is **a responsibility the Town Board cannot ignore**.

This project negatively affects residents in **every respect—health, safety, environment, property values, and quality of life—while offering no benefit** that justifies placing it in a fully residential neighborhood. The Town Board's primary obligation is to **protect the people who live here**, uphold the integrity of neighborhoods, and prevent harmful projects from being imposed on residents. Yorktown must act as a **guardian of its community**, not a facilitator of corporate intrusion into residential spaces.

For all of these reasons, I strongly urge the Town Board to **deny the wetlands, tree, and stormwater permits for the Homeland Towers Project – Granite Springs Road Cell Phone Tower**, and to reject the project entirely. I also urge the Town to **adopt an ordinance prohibiting similar projects in residential areas going forward**, ensuring that no neighborhood is exposed to these unnecessary hazards in the future.

Approving this project would place residents at unnecessary risk and would represent a failure to protect the health, safety, welfare, and property of the community. Yorktown residents increasingly feel under attack by outside companies seeking to disrupt our way of life. Please put a stop to this by denying this variance and this project in its entirety.

Thank you for your time and consideration.

Sincerely,
Corrine Simione
[redacted] Yorktown Heights

Hello,

I am writing additionally to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to the Conservation Board in advance of tonight's meeting.**

There are many reasons why I oppose the construction of the cell tower at 62 Granite Springs Road but in this letter, I will focus on those reasons of most relevance to the Conservation Board.

The permit application calls for over 28,000 square feet of land disturbance including over 15,000 square feet within the wetlands buffer. Meanwhile, Town Code section 178-10 A.(3)(b) for administrative permits states: (b) Notwithstanding the foregoing, the following activities shall not be permitted with any administrative permit: [1] Any activities proposed for areas designated wetlands or wetland buffer on the most recent New York State Freshwater Wetlands Map; … [5] Grading or land disturbance of greater than 10,000 square feet in spatial extent within the wetland or one-hundred-foot wetland buffer whether or not associated with building construction. It would seem that there should therefore be an automatic denial for an administrative permit.

With regard to a non-administrative permit, Town Code section 178-12 A.(4) provides the following be considered: (4) All relevant facts and not circumstances including but not limited to the following be considered: … (e) The suitability or unsuitability of such activity to the area for which it is proposed; and (f) The effect of the proposed activity with reference to the protection or enhancement functions of wetlands and the benefits they provide which are set forth in § 178-3 of this chapter and in § 24-0103 of the Environmental Conservation Law Your website does an excellent job of explaining wetland buffers and most importantly, notes that it is best for at most “passive recreation” up to possibly “turf but preferably native shrubs and trees which are more effective at removing pollutants or heat from stormwater runoff.” There is no indication at all that this type of land is suitable for any type of vehicular traffic, or any type of

roadway (pervious or impervious), and certainly not for a route for construction or ongoing regular maintenance

This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed.

This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management. The area as is has roadway ponding and past history of flooding the homes near by as is without the disturbance.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Conservation Board to consider the effects that the construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town.

To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetland as well as the rainy months where the water is abundant.

I also urge the Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration,
Yorktown Resident - Corrine Simione

I am writing to oppose the construction of a cell tower at 62 Granite Springs Road.

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the Indiana bat, and the monarch butterfly. My garden, which is less than a thousand feet from the proposed site, is one of only two certified Monarch waystations in this town (the other being Hilltop Hanover Farm). The construction of this cell tower will surely disrupt monarch populations locally.

The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case. This particular parcel of land is of great importance- not just to the residents of our town, but also to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake- a place where town residents swim and fish.

The proposed plan also calls for the removal of over 80 mature trees that are integral to the area's stormwater management. This is especially significant in our town where many residents experience flooding and have to deal with water table issues.

I am concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and the Croton watershed. Our town was given millions of dollars in grants from the East of Hudson Water Quality Fund to improve the water quality associated with this parcel of land. I urge the Town Board to confirm that the proposed plan would not violate any conditions of that grant.

I also urge the Town Board and Conservation Board to consider the effects that the

construction, and operation, of this cell tower would have on the habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, the Conservation Board should visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration.
Justin Waytowich

January 6, 2026

Dear Members of the Conservation Board & Engineering Department,

I write to you regarding your upcoming review of updated plans from Homeland Towers, LLC regarding their proposed cell tower at 62 Granite Springs Road. With respect to the Conservation Board's primary responsibility to protect the Town's natural resources and the application of Chapter 178 of the Town Code as well as the Town Engineer's duty to review and make determinations on administrative applications, I respectfully ask the following be considered:

-The permit application calls for over 28,000 square feet of land disturbance including over 15,000 square feet within the wetlands buffer. Meanwhile, Town Code section 178-10 A.(3)(b) for administrative permits states:
(b) Notwithstanding the foregoing, ***the following activities shall not be permitted with any administrative permit****:*
[1] Any activities proposed for areas designated wetlands or wetland buffer on the most recent New York State Freshwater Wetlands Map;
...
[5] Grading or land disturbance of greater than 10,000 square feet in spatial extent within the wetland or one-hundred-foot wetland buffer whether or not associated with building construction.

It would seem that there should therefore be an automatic denial for an administrative permit.

-With regard to a non-administrative permit, Town Code section 178-12 A.(4) provides the following be considered:
(4) All relevant facts and not circumstances including but not limited to the following be considered:
...
(e) The suitability or unsuitability of such activity to the area for which it is proposed; and

(f) The effect of the proposed activity with reference to the protection or enhancement functions of wetlands and the benefits they provide which are set forth in § 178-3 of this chapter and in § 24-0103 of the Environmental Conservation Law

Your website does an excellent job of explaining wetland buffers and most importantly, notes that it is best for at most "passive recreation" up to possibly "turf but preferably native shrubs and trees which are more effective at removing pollutants or heat from stormwater runoff." There is no indication at all that this type of land is suitable for any type of vehicular traffic, or any type of roadway (pervious or impervious), and certainly not for a route for construction or ongoing regular maintenance.

While the applicant's plans address its environmental impact on two threatened/endangered species of animals, this area is home to so many more. Anyone living in this area can share with you the myriad neighbors who live in the wetlands including wading birds, swans, red tail hawks, foxes, raccoons, skunks, deer, rabbits, snakes, turtles, other amphibians, fish, etc. The construction and ongoing service to this facility would severely disrupt and negatively impact these thriving land, water and air habitats as well as several of the valuable ecological functions important to the public welfare listed in Town Code section 178-3 A. This should not be allowed to occur.

In recent years a pipe under the road at this site collapsed, it disturbed the turtles activity and nesting pattern and large turtles were sadly found stranded on the road as a result, as well as laying eggs on the shoulder of the road. The pipe was replaced and the turtles safely returned to their regular routes. I share this anecdote to show the ripple effect that one small change makes. A disruption of over 28,000 square feet will have a devastating effect on this area and its wildlife.

On top of these points which speak directly to your purview, there are a variety of other issues that make this site nonideal including proximity to homes, health consequences, etc. I would strongly urge that the Conservation Board deny the wetlands, stormwater management and tree permit applications due to the significant negative impact it will have on our natural resources which this Board is assigned to protect.

Respectfully,

Lauren Zagorski-Treuel

STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

July 11, 2025

Mr. Douglas Erickson
54 Granite Springs Road
Yorktown Heights, NY

Re: Wetland Boundary Review

Dear Mr. Erickson,

As per your request, on July 9, 2025 I reviewed the portion of the previously flagged wetland boundary located on Town owned land in the area closest to your northwestern property boundary. Specifically, I reviewed the area between wetland flags A5 and A7, a distance of approximately 100 feet.

It is unknown to me who had flagged that boundary, or when it was flagged, but the wetland flagging appeared to be fairly recent (i.e. within a year or so) as the numbering system on the ribbons was still visible.

The flagging was not an accurate depiction of the wetland boundary under existing conditions, in my professional opinion. The wetland line should be closer to your property line, especially in the vicinity of wetland flag A6 which was clearly in the wrong place.

I recommend that the wetland expert be asked to re-delineate that portion of the wetland boundary (i.e. from wetland flags A5-A7) so that the wetland line more accurately represents existing conditions. I would be happy to meet on site with the expert during that visit so that we are all in agreement with whatever the final wetland boundary outcome is.

Sincerely,

Steven Danzer Ph.D.

- Ph.D. - Renewable Natural Resource Studies.
- Soil Scientist – Certified Nationally by the Soil Science Society of America (#35346); Registered with the Society of Soil Scientists of Southern New England.
- Senior Professional Wetland Scientist - PWS #1321, Society of Wetland Scientists.
- Arborist - CT DEEP License S-5639.; ISA NE-7409A



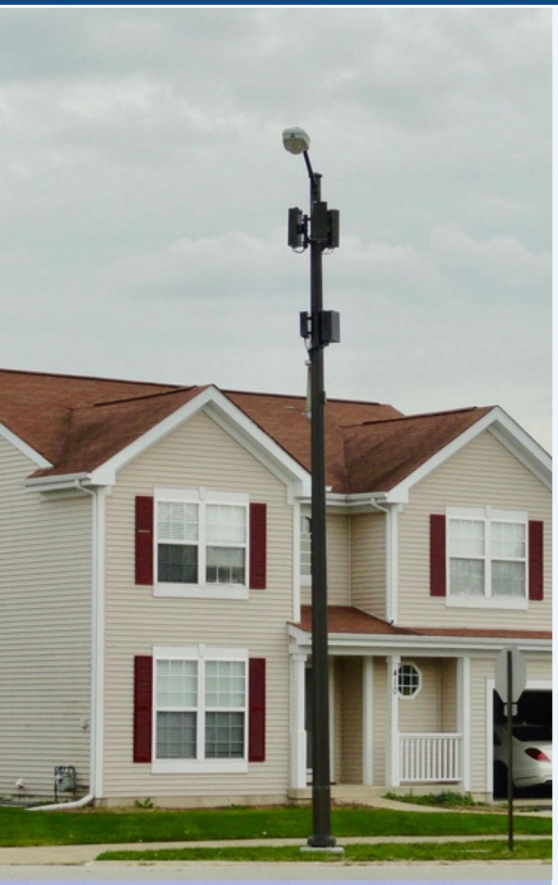
ENVIRONMENTAL HEALTH TRUST

U.S. LOCAL CELL TOWER AND WIRELESS FACILITY LAWS

Examples of Ordinances That Protect Community Interests By Regulating Cell Towers and Wireless Antennas

A compilation of laws by Environmental Health Trust

U.S. LOCAL CELL TOWER & SMALL CELL LAWS





Every municipality is responsible for adopting its own set of laws governing the placement, design standards, and safety features of wireless telecommunications equipment installed and/or operated by companies like Verizon, AT&T, T-Mobile, Dish, and Crown Castle.

Strong local cell tower laws are important because they can better protect scenic corridors and environmentally-sensitive areas, safeguard public health and safety, preserve historic zones, protect property values, and ensure that residents are notified about pending and approved wireless antenna applications.

Aggressive telecom industry wireless infrastructure deployment plans often fail to consider important community interests.

This resource provides local elected officials and members of the public with examples of community protective legislative policies that have been adopted by municipalities across the United States.

While some states do have streamlining laws that impact their authority in various ways, there are numerous issues that still can be addressed with well considered ordinances.

***DISCLAIMER:** Each municipality adopts slightly different definitions of key terms like 'cell tower,' 'freestanding wireless facility,' and 'wireless antenna.' Further, your state may have adopted a 5G "small cell" streamline bill which could preclude local officials' ability to implement installation setback requirements. This briefing is not legal advice but simply information on various policies nationwide. Also, these ordinances do not necessarily ensure safety or safe levels of radio-frequency (RF), but several do increase the distance between homes and telecommunications network base station antennas that emit RF, which generally could decrease the exposure from such antennas.*

Please review the actual telecommunications ordinance codified by each municipality listed below to understand the true meaning and scope of the enacted legislative language. If you have questions or concerns, email **info@ehtrust.org**, or direct message our team on Facebook **@Environmental Health Trust**.

U.S. LOCAL CELL TOWER LAWS





ORDINANCES AIMED AT RETAINING LOCAL CONTROL

Shelburne, MA & **Encinitas, CA:**

Strong purpose statement
Great installation setbacks
Fantastic pre-notification requirements
Extensive radio-frequency radiation testing protocol(s)
Comprehensive design standards
Thorough administrative review process
*Encinitas, CA's ordinance also includes critical fire safety protocols

Top Examples of Strong Installation Setbacks

- **Shelburne, MA**: no wireless antennas within 3,000 feet of schools and within 1,500 feet of homes and no new wireless antennas in residential zones.
- **Copake, NY**: no wireless facility may be within 1,500 feet from homes, schools, churches, or other buildings containing dwelling units.
- **Sallisaw, OK**: no commercial wireless telecommunications towers within 1,500 of homes.
- **Calabasas, CA**: no "Tier 2" wireless telecommunications facilities within 1,000 feet of homes and schools.
- **Bedford, NH**: No wireless antennas within 750 feet from nearest residentially-zoned property.
- **Scarsdale, NY**: No wireless facilities within 500 feet from homes, schools, parks, and houses of worship.

More Ordinances With Strong Installation Setbacks

- **Davis, CA**: no freestanding wireless facilities within 500 feet of residential zone and schools.
- **Westlake Village, CA**: no facilities 500 feet of homes.
- **Randolph, MA**: no wireless antennas 500 feet homes/ businesses.
- **Petaluma, CA**: no "small cell" antennas within 500 feet of homes.
- **Suisin City, CA**: no "small cell" antennas within 500 feet of homes.
- **Contra Costa County, CA**: no new high-visibility facilities or towers within 300 feet of residential zones.
- **Ithaca NY:** 250 feet

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U.S. LOCAL CELL TOWER LAWS

Ordinances With Exemplary Radiofrequency Radiation (RF) Testing Requirements

Scarsdale, NY

- Pre-testing and post-installation testing (within 30 days after transmission begins) to demonstrate actual compliance with FCC radiation emissions guidelines.

Davis, CA:

- Pre-installation RF analysis conducted by state-licensed/registered RF engineer to determine maximum power density of proposed wireless facility at full buildout.
- Pre-installation report estimating cumulative electromagnetic radiation levels and levels surrounding the proposed installation site.
- Post-installation RF report (must be submitted within five days after transmission begins).

Fairfax, CA

- RF testing must be conducted one month post-construction and every year thereafter to verify that actual levels of radiation being emitted by approved facilities, operating alone and in combination with other approved facilities, conform to current FCC radiation emissions limits.

Suisun City, CA:

- Telecom permittee must conduct post-installation RF emissions testing to demonstrate actual compliance with FCC radiation emissions guidelines. During testing, the facility must be operating at maximum power.

Copake, NY:

- Pre-testing of RF emissions and post-testing within 30 days after transmission begins to ensure compliance with FCC emissions limits.
- Balloon tests required within 35 days of application submission (dates and times of the balloon test shall be advertised by the applicant and notice of the test date will be printed in a newspaper of popular circulation).

Great Barrington, MA

- Routine, annual radiofrequency radiation emissions assessments to ensure continued compliance with FCC emissions limits

Dalton Gardens, ID:

- Within 45 days of initial operation of the facility, the permittee must submit written certification by a licensed professional engineer that radiofrequency radiation emissions comply with limits, including cumulative impacts from other nearby facilities.
- If the City has reason to believe that a facility is exceeding allowable FCC radiation emissions limits, then a hearing shall be scheduled before the Planning and Zoning Commission where the owner of the facility and/or facility operator shall be required to show cause why permits issued by City shouldn't be revoked and why no fine should be imposed.





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EXEMPLARY U.S. LOCAL CELL TOWER LAWS

NOTICE TO THE COMMUNITY



Strong Pre-Notification Requirements

Dalton Gardens, ID

- 1,500-foot mailed notice for Type II and Type IV applications.
- 300-foot notice forType I and Type II applications.
- Applicant shall post notice on proposed site advising the public of the public hearing.
- Public hearing required for each special permit application.

Scarsdale, NY

- Mailed pre-notification to residents within 1,000 feet of a proposed installation site.
- Notice must be posted at the proposed installation site no more than five feet off the ground for the entire duration that the application is pending a decision.

Calabasas, CA

- Mailed pre-notification to all residents within 1,500 feet of proposed facility & public hearing.

Little Silver, NJ

- Mailed pre-notification to residents within 500 feet of proposed installation site.

Rancho Palos Verdes, CA

- Mailed pre-notification to all residents within 500 feet of a proposed installation site.

Baton Rouge, LA

- Mailed pre-notification to residents within 300 feet of the proposed installation site.
- Attach a posted notice (blaze orange placard) at the precise location of the proposed facility within 2 days of submitting application.

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PRE-NOTIFICATION REQUIREMENTS:
EXEMPLARY U.S. LOCAL CELL TOWER LAWS

Notable Pre-Notification Requirements

- **Suisun City, CA**: Mailed pre-notification to all residents within 500 feet of the proposed installation site.
- **Town of North Hempstead, NY**: Mailed pre-notification to all residents within 350 feet of proposed installation site.
- **San Diego, CA**: Mailed pre-notification to all residents within 300 feet of proposed installation site (must be less than 1,000 residents within 300-foot radius of proposed site to require mailed notice).
- **Davis, CA**: Mailed pre-notification to all residents within 300 feet of the proposed installation site.
- **Keane, NH**: Mailed pre-notification to all residents within 300 feet of the proposed installation site.
- **Petaluma, CA**: Mailed pre-notification to all residents within 300 feet of proposed installation site for new construction and/or modifications to existing structure.
- City of Walnut Creek, CA: Mailed pre-notification to all residents within 300 feet of proposed installation site.
- **Thornton, CO**:
  - Mailed pre-notification to all properties within 250 feet of the "small cell" facility.
  - Notification must include a copy of the applicant's notification letter, a copy of the notification letter translated to Spanish, and certificates or proof of mailing the letter must be on letterhead of the owner of the small cell facility.
  - The letter must notify property owners of the upcoming installation, type of installation (stand-alone, attachment, etc.), location, and include a sample depiction, photo, or drawing of the installation; a copy of the letter translated to Spanish must also be mailed to property owners.

Most Comprehensive Design Standards for 5G "Small Cell" Facilities:

- **Western Springs, IL**

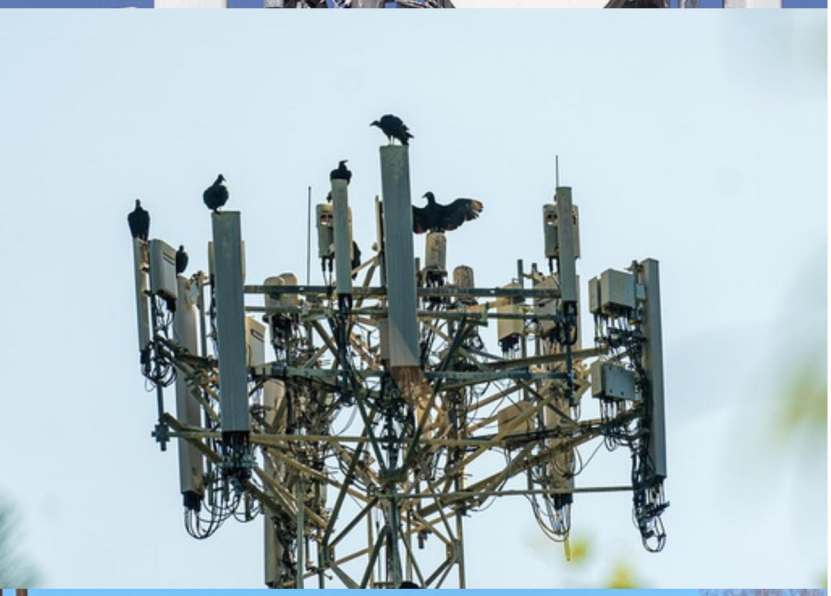




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STRONG U.S. LOCAL CELL TOWER LAWS
WILDLIFE AND ENVIRONMENT







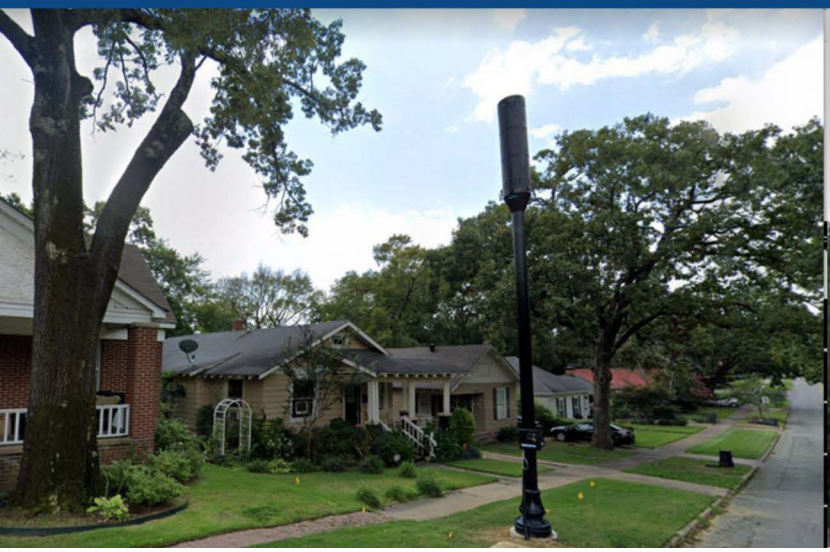
Environmental Impact Assessment Rules

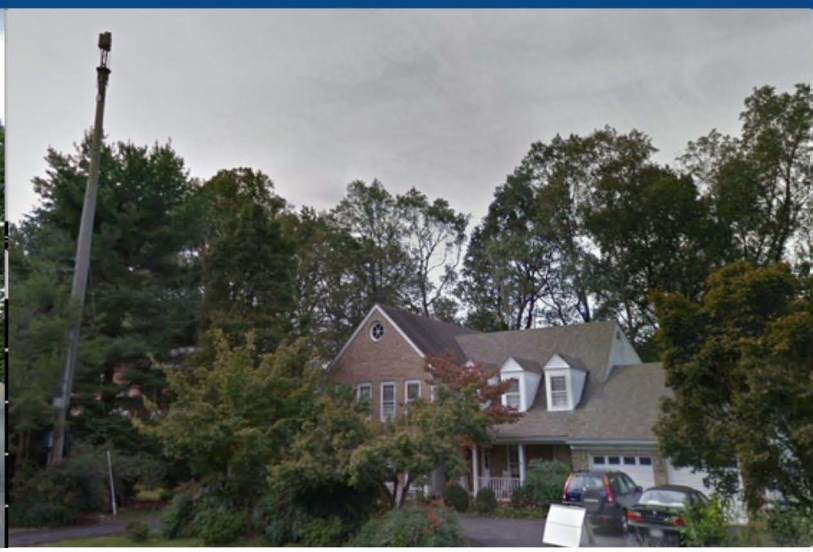
Petaluma, CA:

- All telecommunication facilities shall be sited to minimize the effect on environmental resources.
- No telecommunications facility or related improvements shall be sited so as to create a significant threat to the health or survival of rare, threatened or endangered plant or animal species.
- No telecommunications facility shall be sited such that its presence threatens the health or safety of migratory birds.
- Potential adverse impacts upon nearby public use areas such as parks or trails shall be minimized.
- The facility shall comply with all applicable city floodplain, floodway and storm drainage and erosion control regulations.
- Drainage, erosion, and sediment controls shall be required as necessary to abide soil erosion and sedimentation of waterways. Structures and roads on slopes of ten percent or greater shall be avoided. Erosion control measures shall be incorporated for any proposed facility which involves grading or construction near a waterway or on lands with slopes over ten percent. Natural vegetation and topography shall be retained to the extent feasible.
- No telecommunications facility or related improvements shall be sited such that their construction will damage an archaeological site or have an adverse effect on the historic character of a historic feature or site.

STRONG U.S. LOCAL CELL TOWER LAWS

TREE PROTECTIONS IN SITING WIRELESS ANTENNAS





Fairfax, CA

- Prior to issuance of building permit, the telecom applicant shall obtain the Zoning Administrator's approval of a tree protection plan prepared by a certified arborist if the installation of a wireless facility will be located within the canopy of street tree, a protected tree on private property, or within10-foot radius of the tree base.

Washington, DC:

- Standalone "small cell" pole may not be located within 15 feet of tree's protected zone.
- No tree shall be removed, have its protected root zone impacted, and/or pruned to accommodate the installation or functioning of "small cell" infrastructure.
- Standalone poles are prohibited within 15 feet of any open tree planting space.

Denver, CO

- "Small cells" must be at least 15-25 feet from a tree trunk so that no proposed disturbance shall occur within 5 feet of the critical root zone.

Thornton, CO

- Poles shall not be located less than 15 feet or within the drip line of an existing tree, whichever is greater in order to protect the health of the tree.

Thornton, CO

- Poles shall not be located less than 15 feet or within the drip line of an existing tree, whichever is greater in order to protect the health of the tree.

Albemarle County, VA

- The telecom applicant shall submit a tree conservation plan prepared by a certified arborist. The plan shall specify tree protection methods and procedures, identify all existing trees to be removed on the parcel for the installation, operation and maintenance of the facility, and identify all dead and dying trees that are recommended to be removed.
- In approving the plan, the agent may identify additional trees or lands up to 200 feet from the lease area to be included in the plan.

Moscow, ID

- A tree protection plan prepared by a certified arborist must be completed if the installation of a "small cell" wireless telecommunication facility will be located within the canopy of a street tree, or within a 10-foot radius of the base of such a tree.

From: Kopstein Jay
Sent: Tuesday, July 26, 2022 11:37 AM
To: Matthew Slater <mslater@yorktownny.org>; Ed lachterman <elachterman@yorktownny.org>; Thomas Diana <tdiana@yorktownny.org>; Luciana Haughwout <lhaughwout@yorktownny.org>; Sergio Esposito <sesposito@yorktownny.org>; Diana Quast <dquast@yorktownny.org>
Subject: Cellular Communications Towers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Some members of the public as well as some members of the Town Board are completely unaware of the correlation, or the lack there of, between the siting of a cellphone tower and an improvement in cellular coverage in the immediate vicinity.

The improvement of cellular service in an area is dependent not only upon the siting of the cell tower, but upon the height of the antenna arrays, the sector direction of the antenna arrays as well as the horizontal and vertical orientation or deviation from the horizontal or vertical center lines of the individual antennas. Although federal law gives Planning and Town Boards little leeway on siting, vendors and/or carriers can be publicly asked about these concerns. It must be noted that carriers place their antenna arrays as to maximize utilization or revenue. As more and more emergency services increasing depend upon cellular uses, especially data, the Planning and Town Boards must ask questions about local area coverage.

Even the First Responder Network Authority (FirstNet Authority) in the national contract with its contractor discusses coverage by population density and not geography.

Two examples: My residence is 0.4 miles from one new tower and 1.9 miles from another new tower, yet the cellular service in my neighborhood hasn't improved in 20 years. Those of you who drive Route 35 may be aware of a dead spot between the Amawalk Dam and just west of Route 100 in spite of the fact that a new cell tower was put up on the side of Route 35 in that same general vicinity.

In todays' world many members of the emergency services community as well as the public use cellular services. These services include voice, video, data and texting. In fact, these services are all, in actuality, data. Because of both natural and manmade issues, many cellular carriers are choosing to install back up generation at the sites that they use. Theoretically, if there are 4 carriers located at a cell tower site, there may be 4 back-up generators and 4 fuel supplies, each contributing to air quality issues, if activated. Further, if commercial power fails and the back-up generator

fails, the individual carrier goes down. A far more efficient and environmentally friendly design would require the tower operator to install and bill the carriers for only 2 generators at each site. Each generator capable of powering the site with the 2nd generator serving as a back-up. This double redundancy or N+2 build has served us well. Incidentally, the larger generators are more environmentally friendly than the smaller ones. During the attacks occurring on 9/11/2001, the public safety communications systems remained functional despite significant infrastructure damage. During extra-tropical storm Sandy, the public safety communications systems as well as most cellular systems remained functional in New York City and the immediate surrounding vicinity. The resiliency of the systems was because of engineering design and emergency management oversight.

I would urge the Town Board to review 2 documents. One document on the FEMA website concerns Continuity of Operations, the 2nd document on the CISA SAFECOM website concerns Third Party Dependencies.

-----Original Message-----
From: KATHLEEN BARLETTI
Sent: Tuesday, December 16, 2025 3:43 PM
To: Town Clerk <townclerk@yorktownny.gov>
Subject: Formal objection to proposal for 53 Granite Springs Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

Re: formal letter of objection for 53 Granite Springs Road Proposal

I am writing to formally oppose the proposed development of a telecommunication center at or near 53 Granite Springs Rd. While I recognize the importance of modern communication infrastructure, this particular project raises serious concerns, related to public health, quality of life, and environmental protection.

Numerous residents, including myself (as a cancer survivor), are deeply concerned about the potential long-term health effects associated with continuous exposure to electromagnetic radiation emitted by telecommunication equipment. Although regulatory standards exist, scientific research on long-term exposure, remains inconclusive, particularly for vulnerable populations, such as children, seniors, and individuals with existing health conditions. Proceeding with this project without comprehensive, independent health impact assessment, places community well-being at risk.

The proposed facility is likely to negatively affect the character and livability of our community. Concerns include visual intrusion, increased noise from equipment and maintenance activities, reduce property values, and the overall industrialization of a residential or environmentally sensitive area. These impacts would significantly diminish residence enjoyment of their homes and surroundings.

The construction and operation of the telecommunication center threaten local ecosystems, wildlife, habitats, and green spaces. Potential tree removal, soil disruption, and increased energy consumption run counter to sustainability goals and environmental stewardship. The property being talked about should be covered by the wetland protection in the Yorktown local regulations. This should prevent permanent alteration, and should recognize the woodlands' role in water infiltration and erosion control. Once environmental damage occurs, it is often irreversible, and such consequences must be careful. He weighed before approval.

Given these concerns, I respectfully request that this proposal be reconsidered, delayed, or relocated to a more suitable area that minimizes harm to residence on the environment. At a minimum, a full environmental and health impact study should be conducted with meaningful public consultation before any approval is granted for these permits being sought today.

Our community deserves development that prioritizes health, environmental responsibility, and quality of life. I urge you to act in the best interest of current and future residence by rejecting or reevaluating this proposal.

Thank you for your time and consideration.

Sincerely,
Kathleen Barletti

Good evening,

My name is Matthew Berk, and I've been a resident of Yorktown since 2013. I'm here tonight to voice my opposition to the cell tower proposal.

I speak to you not just as a neighbor who has come to love this town, but as a zoning and land use expert. I studied planning at Binghamton University, hold a Master's in Urban Planning from NYU and have spent over 23 years in planning and real estate for the City of New York, where I am currently an Assistant Commissioner overseeing 2,000 properties. As a fellow civil servant, I want to sincerely thank you for the great work you do for this town. I truly believe there is no more honorable profession than public service.

Zoning exists for two primary reasons:

1) to separate incompatible uses and 2) to regulate density.

Regarding compatibility: there is an easily understood need to separate residential areas from oil refineries, for example. The developer's own Environmental Assessment identifies this area as forest, agricultural, and residential. Let's be honest - a cell tower is a piece of industrial equipment. If you laid that behemoth on its side, it would look like an industrial scrapyard. Standing it upright doesn't magically make it compatible with a residential neighborhood. This would certainly not protect the character of the neighborhood; it would change it.

I am aware that under Town Code Section 300-59C, the town has sole and absolute discretion over the use of certain land. But as a government professional, I can tell you: absolute discretion is a dangerous authority. It must be balanced by the consistent application of policy. Zoning shouldn't lose its meaning just because the government owns the deed. We wouldn't put a trash incinerator next to a home just because the town owns the land; we shouldn't do it with industrial towers.

Yorktown's charm, as a well-kept secret is because we've successfully avoided the urban density found to our south. We moved to this wonderful community, embedded in nature, to avoid and escape hulking apartment complexes and traffic on the streets. But increasingly, massively dense developments are breaking ground. Between the embarrassingly out-of-scale and likely detrimental Underhill Farms development and now this proposal, it feels like our nature is being traded for density. Every week, it's 130 units here, a tower there. A tower that is most likely proposed only to accommodate all this new density.

Finally, I ask: has there been a documented lapse in emergency response - police, fire, or EMS - due to a lack of coverage in this specific area? If not, then the Telecommunications Act of 1996 should not be seen as a threat to denying this proposal. If the developer has not proven a significant gap in service that cannot be remedied by less intrusive means, the Town is on firm legal ground to deny. Remember, it's 2026 and everyone has home Wi-Fi and has functioned perfectly well.

If none of the four sites considered are ideal, let's not force a bad decision. Discretion is not a mandate. I urge you to use your discretion to pause. Wait for more compatible technology. Uphold the separation of incompatible uses. Put a pause on the over-densification of our town and re-examine the zoning laws. Listen to the constituents who entrusted you to protect the character of this town that we all love and call home.

Let's keep Yorktown, Yorktown.

Thank you and good luck with your decision.

Have a wonderful evening.

To the Town Board and Planning Commission,

I am writing to formally object to the approval of the cell tower to be constructed at 62 Granite Springs Rd. This cell tower raises major concerns regarding public health, environmental issues and property values.

We have lived on Granite Springs for the last 30 years and have enjoyed our view of Crystal Lake and the beautiful marshland surrounding the area which has always been parkland, knowing that nothing would be built in it. This cell tower is an eyesore and raises so many other concerns for us and our neighbors from a standpoint of environmental concerns which undermines the towns commitment to environmental stewardship.

One of our most concerning is property devaluation. Who would want to live in a neighborhood with that eyesore sitting only a few hundred feet away?

It is so troubling that we as residents of this neighborhood only found out about it this past summer and come to find out that it has been in the works since 2021. How does this happen?

This cell tower must not be built, we ask respectfully that the town reconsider its approval and uphold the wishes of the residents of this neighborhood, and have its responsibility to protect us and the land entrusted to to them.

Thank you for your time and consideration.

Sincerely,
Andy & Debra Clarke

From: Krista
Sent: Wednesday, January 7, 2026 8:03 PM
To: slaterm@nyassembly.gov
Subject: Please help our neighborhood

Hi! My name is Krista D'Alessandro. I live in Yorktown Heights with my husband and two young children. There is a plan to place a cell phone tower in our neighborhood. The cell phone tower would be enormous and completely out of character for the neighborhood. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Besides that below are more reasons why placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea. (It is also the lowest tower in terms of elevation!)

1. Health & Radiation Concerns

- Some residents are worried about **potential health effects** from continuous *radiofrequency (RF) radiation* emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. Safety standards that are currently being used to determine safety levels are outdated and need to be studied/investigated further!!

2. Environmental and Wildlife Impacts

- The site is **near wetlands and conservation land**, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles who have made their home there) affect plant life, and impact environmentally sensitive areas.

3. Lack of Community Process & Transparency

- The proposal was **added to meeting agendas on short notice**, giving residents **little time to learn about the project or attend hearings.**

4. Aesthetics & Neighborhood Character

- Tall towers are **visually intrusive "eyesores"** in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. Potential Property Value Concerns

- Nearby cell towers can **lower property values**, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. Environmental & Infrastructure Issues

- Neighbors also raised **flooding and stormwater concerns** due to tree removal and soil uprooting.

7. Regulatory & Parkland Use Issues

- The land proposed for the tower was originally **donated with the intent to be parkland**. Some residents argue building a tower there may **contravene that original use of the land.**

PLEASE HELP US TO FIGHT!!! Please help us to keep our neighborhood safe for our families so that it may continue to be a beautiful and safe place to live for generations to come.

We would love to have your support with this matter.

Thank you so much!!

Krista DAlessandro

Kimberly DeMilia

December 16, 2025

Ms. Diana Quast
Town Clerk
Yorktown Town Hall
363 Underhill Avenue
Yorktown NY, 10598

RE: Concern regarding proposed cell tower at 62 Granite Springs Road, Yorktown Heights, NY 10598

Dear Ms. Quast:

I am writing to formally express my opposition to tonight's proposal for placement of a cell tower at 62 Granite Springs Road and further in heavily residential neighborhoods in general.

Residential areas are intended to provide a safe, quiet and stable environment for families. The installation of cell towers in close proximity to homes raises serious concerns, including potential impacts on property values, neighborhood aesthetics, and the overall quality of life for residents. Additionally, many community members remain concerned about long-term health effects and increased noise or visual intrusion associated with such infrastructure.

In addition, there are significant environmental considerations that cannot not be overlooked. The construction and operation of cell towners can negatively impact local ecosystems, including the removal of mature trees (41 in this instance), disruption of wildlife habitats that live in the wetlands (installation of a 425 ft. access road requiring maintenance, salting etc.). Increased energy use and backup generators and associated equipment also contribute to noise, emissions, and environmental degradation within residential communities. These impacts are inconsistent with responsible environmental stewardship and sustainable land-use planning.

While I recognize the importance of reliable telecommunication services, I strongly believe cell towners should be located on commercial, industrial or less densely populated areas whenever possible. Residents should not be forced to bear disproportionate environmental and social costs. Placing this infrastructure away from residential zones would help balance technological needs with the well-being and reasonable expectations of local residents.

I respectfully request that decision-makers prioritize community input and explore alternative locations that do no directly affect residential neighborhoods or have significant environmental impact such as this proposal.

Thank you for your time and consideration of this matter.

Sincerely,



Kimberly DeMilia

Good evening,

My name is Christine Farrell. I moved to the XXXXX neighborhood two years ago with my husband and two young children. Living here has been wonderful. We specifically picked this part of Yorktown because of its location. It is a family-oriented neighborhood that is removed from the bustling traffic in town and away from any major electrical structures and/or cell towers.

Therefore, it is completely disheartening to hear that the town is considering putting a cell tower in our neighborhood. The cell phone tower would be enormous and completely out of character for this family friendly area. It would literally be in the backyard of some homes and tower over many homes and roads in our area. Even in looking at the pictures on the town website that show the tower from various vantage points, it is still an eyesore. Yes, it will be hidden to a certain degree but is not something I want anything near my family's home.

In addition, there are a litany of concerns that support the belief that placing a cell phone tower at 62 Granite Springs Road in Yorktown Heights, NY is NOT a good idea.

1. **Health and Safety**
   - Some residents are worried about potential health effects from continuous radiofrequency (RF) radiation emitted by cell towers — especially for children and people living very close by. These concerns include headaches, sleep problems, and other symptoms reported in studies. *As someone who grew up in an area riddled with high cancer rates as a result of environmental factors, this is my biggest concern.*

2. **Environmental and Wildlife Impacts**
   - The site is near wetlands and conservation land, and clearing trees and installing a tower could disrupt wildlife habitat, (like the beautiful turtles and swans who have made their home there) affect plant life, and impact environmentally

sensitive areas.

3. **Lack of Community Process & Transparency**
   - The proposal was added to meeting agendas on short notice, giving residents little time to learn about the project or attend hearings.

4. **Aesthetics & Neighborhood Character**
   - Tall towers are visually intrusive “eyesores” in residential or rural areas, altering the character and scenic nature of the neighborhood.

5. **Potential Property Value Concerns**
   - Nearby cell towers can lower property values, especially for homes very close to the base of the structure. There is a HUGE concern for property values.

6. **Environmental & Infrastructure Issues**
   - Neighbors also raised flooding and stormwater concerns due to tree removal and soil uprooting.

7. **Regulatory & Parkland Use Issues**
   - The land proposed for the tower was originally donated with the intent to be parkland. Some residents argue building a tower there may contravene that original use of the land.

I cannot imagine you would like a cell tower in your backyard. Therefore, please do not put one in ours. Let’s keep our neighborhood safe for our families and generations to come.

Thank you for your support.

Take care,
Christine Farrell

Dear Members of the Town Board,

I am writing as a concerned resident of the Town of Yorktown to formally express my opposition to the proposed cell tower located near my parent's home also to my sister's home where my young nephews reside.

While I understand the importance of reliable communication planning to place a cell tower in this very close proximity to homes is a not a wise decision. There are many other solutions correcting this matter.

I have never had an issue living in that immediate area since 1992 and neither has my family.

I strongly encourage the Town to listen carefully to the concerns being raised by residents and to act in the best interest of the Yorktown community.

A GINORMOUS commercial structure in a residential area alters the visual landscape and will affect homeowners' ability to sell their homes in the future. The very reason my parents chose Yorktown Heights and the Sparkle Lake area to raise my siblings and I in the first place 35 years ago was not because it had a cell tower in their front yard view.

As a sibling to a young cancer survivor, myself, my family and many families remain uneasy about long-term exposure—especially when children live, play, and attend school nearby including my child who attends school at Brookside. More testing and appropriate expertise is required before your decision to approve this project is expected and requested.

Residents should not be placed in a position where they may face unknown health risks, particularly when alternative locations exist. It's the Town Board's duty to protect their residents.

For these reasons, I strongly urge the Town to halt this project immediately. The telecommunications company should be required to identify a more appropriate, remote location that does not involve protected parkland and does not directly affect nearby residents.

Kindly confirm receipt of this email. Thank you.

Rossana Federico

Dear Members of the Town Board,

I am writing as a concerned resident of the Town of Yorktown to formally express my opposition to the proposed cell tower located near my parent's home and also my sister's home where my young nephews reside.

While I understand the importance of reliable communication planning to place a cell tower in this very close proximity to homes is a not a wise decision. There are many other solutions for correcting this matter.

I have never had an issue living in that immediate area since 1992 and neither has my family.

I strongly encourage the Town to listen carefully to the concerns being raised by residents and to act in the best interest of the Yorktown community.

A GINORMOUS commercial structure in a residential area alters the visual landscape and will affect homeowners' ability to sell their homes in the future. The very reason my parents chose Yorktown Heights and the Sparkle Lake area to raise my siblings and I in the first place 35 years ago was not because it had a cell tower in their front yard view.

As a sibling to a young cancer survivor, myself, my family and many families remain uneasy about long-term exposure—especially when children live, play, and attend school nearby including my child who attends school at Brookside. More testing and appropriate expertise is required before your decision to approve this project is expected and requested.

Residents should not be placed in a position where they may face unknown health risks, particularly when alternative locations exist. It's the Town Board's duty to protect their residents.

For these reasons, I strongly urge the Town to halt this project immediately. The telecommunications company should be required to identify a more appropriate, remote location that does not involve protected parkland and does not directly affect nearby residents.
Kindly confirm receipt of this email.
Thank you.
Rossana and Phil Federico

I am writing to oppose the proposed construction of a macro cell tower at 62 Granite Springs Road. It has been mentioned that this tower is needed for emergency services. However, just over a week ago there was an accident right outside of my home and I was able to call Yorktown Police without issue. Police, fire, and EMT services were there within minutes. Everyone on site was able to make phone calls on their cell phone, some even directly in my front yard.

A significant concern is the scale of environmental disturbance associated with this project. The proposal would disturb more than 28,000 square feet of land, including 15,627 square feet of regulated wetlands buffer that supports sensitive species such as the bog turtle, Indiana bat, and monarch butterfly. Wetlands and their buffers should be protected, as this parcel is critically important to our community and to the New York City watershed. In addition, the plan calls for the removal of 84 mature trees, which are essential for stormwater management, erosion control, and water quality protection. Such extensive land disturbance raises serious concerns about increased runoff, flooding, and further degradation of water quality—issues already affecting many residents in our town.

Additionally, the proposed cell tower would be located approximately 400 feet from the nearest residence. I do not believe macro cell towers are appropriate in residential areas, especially when less intrusive alternatives may exist. My family and I moved here three years ago from a large city, in large part because of the adjacent land designated for preservation. This area offered space, privacy, and a peaceful natural setting, all of which would be significantly disrupted by this project. Finally, the proposed tower would directly impact my home's property value by 10%; something we worked hard to achieve. How does the Town plan to address these concerns for all affected residents?

To fully appreciate how important this parcel of property is, all members of the Town Board, Conservation Board and Planning Board should visit the proposed site during the warmer months when there is vegetation growing in the wetlands. I also urge the Town Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

I respectfully urge the Town Board to:

a) confirm that the project does not violate any conditions of the East of Hudson Water Quality Fund grants;
b) fully consider the environmental and residential impacts of the construction and operation of this facility;
c) visit the site during the growing season to better understand the importance of the wetlands; and
d) require the developer to fund an independent wildlife study selected by the Conservation Board.

Thank you for your time and consideration,
Veronica Fazzini

From: Diana Quast
To: Maura Weissleder
Subject: FW: Cell Phone Tower
Date: Monday, December 15, 2025 3:37:32 PM

From: James Frattarola
Sent: Monday, December 15, 2025 3:05 PM
To: Diana Quast <dquast@yorktownny.gov>
Subject: Cell Phone Tower

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Town Board and Planning Commission,

I am writing to formally object to the approval of a proposed cell phone tower to be constructed in close proximity to my parents' residence at XXXXXX, which is also my childhood home. This project raises serious concerns regarding environmental preservation, public health, property rights, and the Town's responsibility to its residents.

The land in question was gifted to the Town as designated parkland. Approving commercial infrastructure on land intended for conservation and public benefit directly contradicts the purpose for which this land was donated. Parkland is meant to protect natural habitats, preserve open space, and serve the community—not to be repurposed for industrial or commercial use.

From an environmental standpoint, the construction of a cell tower on this land would disrupt established wildlife habitats and negatively impact local ecosystems. This area supports animals that rely on undisturbed land for shelter, food, and migration. Once this habitat is damaged, it cannot be easily restored. Allowing development of this nature undermines the Town's commitment to environmental stewardship.

Equally concerning are the potential health implications for residents living nearby. While wireless technology is widely used, the long-term health effects of living in close proximity to a cell phone tower are not fully understood. Residents should not be placed in a position where they may face unknown health risks, particularly when alternative locations exist. The direct impact on nearby homeowners—both in terms of quality of life and potential property devaluation—cannot be ignored.

It is deeply troubling that this project appears to have moved forward without comprehensive environmental impact studies or independent health assessments. Decisions of this magnitude demand rigorous analysis, transparency, and meaningful community input. Without such due diligence, the Town risks exposing residents and the environment to unnecessary harm.

For these reasons, I strongly urge the Town to halt this project immediately. The telecommunications company should be required to identify a more appropriate, remote location that does not involve protected parkland and does not directly affect nearby residents. There are alternatives that would meet infrastructure needs without sacrificing environmental

integrity or public well-being.

I respectfully request that the Town reconsider its approval and uphold its responsibility to protect both its residents and the land entrusted to its care.

Thank you for your time and consideration.

Sincerely,

James Frattarola

There appears to be much better ways to improve the cell service without erecting a macro cell tower at the proposed location. We oppose this decision to erect this tower.

Cathie & Gerald Fuhrmann

Sent from Yahoo Mail for iPad

From:	Town Clerk
To:	Maura Weissleder
Subject:	FW: NO TOWER PLEASE!!!
Date:	Monday, December 29, 2025 1:49:31 PM

From: Denise
Sent: Sunday, December 28, 2025 9:30 AM
To: Town Clerk <townclerk@yorktownny.gov>; Edlachterman@yorktownny.gov; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>
Subject: NO TOWER PLEASE!!!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live on XXXX and vehemently oppose the installation of the proposed cell tower.

We left Yonkers to be here almost 10 years ago - because we appreciate the beauty of Yorktown and we hope to keep it beautiful!!

5G has been proven to be very dangerous to us, yet another reason we don't want it up the block from us!

Please reconsider!!

Happy New Year to all!

Denise Connolly

I am writing to let you know again, how opposed I am to a cell tower behind my property. I think you know all the reasons to my opposition, but just in case, here is a list of reasons:

You want to destroy beautiful landscape, that was donated originally to be park land.
It will impact wildlife, by polluting the environment with EMFexposure The science that Homeland spoke about is inaccurate, and not accurate.
The effect on children is higher than adults.
You are allowing this big corporation the ability to destroy wetlands.
Property value will decrease.

Due to the fact that I am not connected to the sewer line(100 feet away), I am worried about flooding, our grounds get saturated.

I have NO PROBLEM with cell service or cable for the last 40 years!
As a matter of fact there was an accident on Saturday night 1/24 in the evening, in which a Verizon pole was knock down, There was absolutely no problem call 911, I have pictures to show you the amount of responses there.

You as local leaders should be looking out for what your constituents want. Many were never notified in the beginning of this debacle!

This email can go on and on. I look forward to Tuesday nights meeting.

Sincerely,
Roseann Guzzo

Hello!

I'm writing to oppose the construction of a cell tower at 62 Granite Springs Road. **Please forward my letter in opposition to both the Town Board and the Conservation Board.**

The proposed plan calls for disturbing over 28,000 square feet of land, including 15,627 square feet of wetlands buffer that may be home to the bog turtle, the monarch butterfly, the Indiana bat, and other endangered species. The construction and alteration of land within regulated wetlands should always be avoided, but particularly in this case.

This particular parcel of land is of great importance to anyone who relies on the NYC watershed. This parcel of land is not only part of the Croton watershed, but it also drains directly into Sparkle Lake, a place where people swim and fish.

The proposed plan calls for the removal of over 80 mature trees that are integral to the area's stormwater management. I'm concerned that the land disturbance, as well as the removal of over 80 mature trees, will negatively affect the water quality in Sparkle Lake and that of the Croton watershed. Will this put the millions of dollars our town was granted by the East of Hudson WaterQuality Fund in jeopardy?

I urge the Town Board and Conservation Board to consider the effects that the construction and operation of this cell tower would have on the habitats, animals, environment and residents of this town. To fully appreciate how important this parcel of property is, I urge the Conservation Board to visit the proposed site during the warmer months when there is vegetation growing in the wetlands.

I also urge the Town Board and Conservation Board to direct that the developer pay for an independent wildlife study done by someone the Conservation Board chooses.

Thank you for your time and consideration!
Kelly Haberstroh

Good Morning,
Our names are Kristin and David Kurtz. We live at xxxxxxx. We have one child age 15. We specifically chose a home that was not close to any cell towers. There is NO reason that any resident should be living in close proximity to a cell tower!!!!!!!!!! Please do not do this to our neighborhood!! The ramifications are extremely damaging!! Health issues will arise as well as property values declining!!!!!!!
Please do not due this!!!
Thank you for your consideration with this matter.

Mr. Lachterman,

This letter is to inform you that I am opposed to a cellphone tower on Granite Springs Road. I am most concerned with the health risks to my two young children as well the expected decrease in property values.

It is very disheartening to hear that the town is even considering opting for a 130 foot macro tower, which would be the tallest structure in Yorktown, knowing the health risks and decrease in home value to those of us in the vicinity of this structure.

There has been no recent evidence presented that a tower of this size is needed nor that it will improve service to the residents in the immediate area.

To us in this community, we would bear the burden of this structure to our health and financial well being with little to no benefit.

I urge you and the board to not move forward with this tower but to consider other alternatives.

Sincerely,
Tara Minucci

Dear Members of the Town Board,

I am writing to formally express my strong opposition to the proposed cell tower in my neighborhood.

I chose to move my family to this community very intentionally. One of the primary reasons was to raise my children in a quiet, residential environment that prioritizes health, safety, and quality of life. I have young children and babies at home, and I take my responsibility as a parent to protect their well being very seriously.

I am deeply concerned about the placement of a cell tower so close to homes and families. While there may be differing opinions on long-term exposure to radio frequency emissions, I believe it is reasonable and prudent to apply a precautionary approach, especially when children are involved. Once such infrastructure is installed, its impact is permanent, and residents are left with no meaningful choice but to live with the consequences.

In addition to these health and quality of life concerns, I am also troubled by the potential impact this project may have on nearby wetlands. Wetlands are critical environmental resources that support wildlife, manage stormwater, and protect water quality. Any construction, access roads, or long-term maintenance associated with a cell tower risks disturbing these sensitive areas and causing irreversible environmental damage. Our town has a responsibility to protect these natural assets, not place them at risk for private infrastructure projects.

Beyond environmental and health concerns, a cell tower would significantly alter the character of our neighborhood, potentially affecting property values, visual aesthetics, and the sense of peace that drew families like mine here in the first place.

I respectfully ask the Town Board to consider alternative locations away from residential neighborhoods and environmentally sensitive areas, or to deny approval for this project altogether. Our community should not be asked to shoulder avoidable risks when safer and less intrusive options may exist.

I respectfully request that this correspondence be entered into the official public record for this application and any related hearings or proceedings.
Thank you for your time, consideration, and service to our town. I appreciate your careful review of this matter and your commitment to protecting both the families and natural resources of our community.

Sincerely,
Leandro Oliveira

Hello all,

I am writing to make you aware of my opposition to the proposed cell tower at 62 Granite Springs Rd. The proposed location is near a residential community where many families live. I have concerns about RF exposure on all nearby residents, especially children. Much research is needed in this area and I am not comfortable with claims that this tower is safe.

Another reason for my opposition is that this tower will potentially lower residents' property values. This is a desirable neighborhood. It is quiet and safe and putting in a cell phone tower can turn prospective buyers away. Other towns have much better restrictions on where towers such as this one can be built. I was shocked to learn that Yorktown is not as strict as other towns and that is why this location is being looked into. I have loved raising my children here and always speak highly of what a great place it is to raise kids. I hate that this proposed tower is tarnishing this. This has nothing to do with me not wanting this in my backyard. I don't want this in anyone's backyard. I understand we need to have reliable service but I have not heard anyone in my neighborhood say that they were not able to be helped in an emergency.

My final reason for opposing this location is the environmental impacts that this tower can have on wildlife, the wetlands and the trees. This tower is very close to a working farm. The tower could affect the bees which can affect the pollination of the trees. Surely there must be locations that are better suited to allowing for advances in telecommunications without sacrificing the health and safety of wildlife and people.

I appreciate your time in reading my email, please send a short response acknowledging that you have received it and please post my letter.

Sincerely,
Deidre Merante

I

Good Evening All,

Please confirm receipt of this email.

I am writing in opposition to the proposed cell Tower at 62 Granite Springs Road. Many neighbors have submitted letters in opposition that cite the environmental risk, lack of expert review, aesthetic concerns, potential impact on grants, and unclear benefit for those living in the area. I agree with the litany of concerns raised to the board and am providing the following commentary for your review.

At face value, this proposal seems absurd. A developer suggests building a 130 ft tower wedged between single family homes, a historic farm, and protected wetlands. The basis to date has been a gap identified in a report that recommends different equipment be installed. Our officials seemingly want to railroad the proposal through without expert consultation or detailed plans, and after local outcry have now engaged a consultant without bid solicitation shortly before deciding whether to issue permits.

I encourage our board to recall that they are charged with stewardship of our town and the well-being of those who live here. Communication infrastructure is a necessity, and it must be built based on data and after responsible due diligence. It is highly discouraging to see the letter from Supervisor Lachterman that reads like a PR release for Homeland that just shows that Homeland is capable of checking boxes without any real scrutiny. In fact, this letter was the only source the town's RF consultant said they could find alternative site analysis. Now that there is finally an expert evaluation of the proposal in-hand, I hope that the board ensures that Homeland provides the construction drawing set and analysis that the consultant has requested so that the actual impact of the project can be evaluated. It is concerning that basic municipal requirements like construction drawings need to be raised by a consultant who specializes in telecom/RF analysis as opposed to the boards responsible for ensuring proposals such as these comply with our municipal code.

If the board is interested in and capable of evaluating the need, effectiveness, and risk of this proposal, they will ensure Homeland provides documentation and corrections to the proposal requested by the RF consultant, the wildlife survey requested by the conservation board, and the construction plans required by our municipal code to show how risk to our wetlands will be managed during construction before considering issuing any permits. Homeland should be doing the legwork and bearing the expense to justify their proposal, and our officials should be holding them to account instead of letting the tail wag the dog as they have done to date.

Thank you
Sean Ruane

I oppose the construction of the proposed cell tower at 62 Granite Springs Road, a residential area, due to health risks and adverse environmental impact.

Regards,
Marie Regan

YORKTOWN TOWN BOARD

To whom it may concern:

I am writing to express strong opposition to the proposed construction of a cell tower in our neighborhood. While I understand the importance of reliable wireless service, placing a tower in a residential area raises several concerns that should be considered before proceeding.

1. Negative Impact on Property Values

Real estate analyses indicate that homes situated near cell towers often experience lower property values, typically showing a decrease of about 10–20%.

2. Proximity to the Lake, Children's Playground, and Beach Area

The proposed location is especially concerning because it sits near the lake that serves as a community park, playground, and beach for local families. This area is used for swimming, recreation, and family activities. Introducing a large industrial tower so close to a natural, child-centered space raises serious questions about environmental impact, safety, and the preservation of a cherished community resource.

3. Environmental Disruption

A cell tower is a large industrial structure that would alter the character of our neighborhood. Its height, lighting, noise, and equipment installations would disrupt the visual landscape and diminish the residential feel that residents value.

4. Safety, Health, and Structural Risks

Cell towers can pose risks related to structural failure, falling ice, and equipment malfunctions. Severe weather events—common in our region—can increase the likelihood of damage. There are also health risks linked to headaches, migraines, and cancer. Until more is known about the long-term risks, cell towers should not be placed in or close to neighborhoods.

For these reasons, we respectfully request that you reconsider the proposed location and pursue alternatives.

Thank you for your attention to this matter.

Sincerely,

Jennifer & Andrew Reilly

From:	Diana Quast
To:	Maura Weissleder
Subject:	FW: Cell towers
Date:	Thursday, December 4, 2025 11:24:26 AM
Attachments:	image001.png

From: Ed Lachterman <elachterman@yorktownny.gov>
Sent: Wednesday, December 3, 2025 10:03 PM
To:
<supervisor@yorktownny.gov>; Ed Lachterman <edlachterman@gmail.com>
Cc: Cynthia Ann Secor-Smith <csmith@yorktownny.gov>; Diana Quast <dquast@yorktownny.gov>
Subject: RE: Cell towers

Thank you for your comments. I am sending to the clerk so she can put it in the record. She should also be able to send you a link to sign up for the agenda.

Ed

Ed Lachterman

Yorktown Town Supervisor

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From: Yvette Segal
Sent: Tuesday, December 2, 2025 11:05 PM
To: Yorktown Town Supervisor's Department <supervisor@yorktownny.gov>
Subject: Cell towers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am sending this email on behalf of my husband and I. We strongly oppose any cell towers on or near Granite Springs.

When is the next meet when this will be discussed?

Thank you,

Mr. and Mrs. Heath Segal

January 8, 2026

Supervisor Ed Lachterman
Councilman Sergio Esposito
Councilman Patrick Murphy
Councilwoman Susan Siegel
Councilman Ilan Gilbert
Yorktown Town Hall
363 Underhill Avenue
Yorktown Heights, NY 10598

Dear Yorktown Town Board,

Our family is respectfully asking that you do not approve the 130-foot cell tower that is planned to be installed in the wetland buffer just north of Crystal Lake off of Granite Springs Road between Curry Street and Quaker Church Road.

We live about 1 mile north of this proposed tower site. Our cell phone reception is fine. Our tech, powered by Verizon, works just fine all year round and even in storms.

It is completely inappropriate to place such a large tower adjacent to people's homes and backyards. It is not a pleasant sight to view from one's yard, even as trees are planned to be planted surrounding the unit, this monstrosity will still be easily seen by everyone living in this vicinity and by everyone driving by. Further, it is inappropriate to place a cell tower so close to homes for health reasons. All other cell towers in our area are not adjacent to homes. For example, the cell tower on Route 6 near the JV Mall is at least a football field away from the nearest resident – if not more. The cell tower on hwy 35 between Lasdon Park and the dam is next to the road, flanked by the forest in all other directions. What is not clear, since cell phones and cell towers are a relatively new technology, is how they can affect human beings genetically, medically, environmentally, emotionally, psychologically, aesthetically and mentally over time. Children and families will be playing in their backyards very close to this unit.

Residents have invested most of their hard-earned money in the homes that they have purchased here in our neighborhood, and they did not figure into their investment to have an enormous mechanical, electronic, radio-wave, radiation eyesore mess as part of their investment. Their homes will absolutely be worth less with a cell tower view. Here's what I know, that if this tower was to be built next to your home, you would NEVER want it or allow

it. So then why are you even considering this project to be built next to your constituent's homes? It is unconscionable.

As I'm sure you have observed, as it is by your design, that Yorktown's environment is quickly being removed, developed and monetized. That this cell tower is just another iteration of that. A removal of nature. A change from suburban to city. From earth to metal. From maple trees to money. From peepers to pavement. From wildlife to walls. In 15 years, you've already cut down at least 10 forests and paved over countless parcels of open space. When is it going to stop? When is the "preservation" part of Yorktown's logo going to kick in?

We still have incredible wildlife in our area, despite the massive amount of development that the people of Yorktown have endured in less than 20 years. In this very sensitive wetland area, home on the periphery to coyotes, deer, rabbits, racoons, otters, fox, opossums, reptiles, within the wetland are turtles, fish, beavers, amphibians and tall trees (that are planned to be removed with this project) that are home to bats and landing and hunting places for barred owls and red-tailed hawks. The trees and bush there are also homes to songbirds like nuthatches, house finches, cow birds, black-capped chickadees, dark-eyed juncos, sparrows, gold finches, blue birds and larger birds like grackles, blue-jays, cardinals and woodpeckers. This large wetland also feeds into the adjacent Crystal lake and the surrounding brooks, an environmentally important connection that needs to remain open underneath Granite Springs Road as a wildlife corridor as well for flooding relief for the homes surrounding this area.

Another major concern that comes with this cell tower development is the machinery and back-up generator materials that come with such a tower. Are there flammable materials like propane or chemicals that can leak into the sensitive wetlands if not properly maintained due to wear and tear or if there is a catastrophe like a hurricane or ice storm? And once built, we know that it will be maintained by workers that will come by periodically to spray pesticides, insecticides and glyphosate (Round Up) to clear the gravel at the site of weeds and greenery that will inevitably grow over time. All of these poisonous materials will negatively impact the wetland, the animals that live there, the lake and ultimately, our waterways and our health.

This is my neighborhood. I may not live exactly where this tower is planned to be, however, I take ownership and stewardship with my neighbors there. It is wrong to put this tower that none of us need or want, in this sensitive area. My family drives by this location everyday as we embark on our days. One of the last natural pleasures Yorktown offers us is to drive east onto Granite Springs Road and view lovely, Crystal Lake on the right, with its magnificent

waterfowl present in all seasons and to look to the left to see the immense, mysterious, majestic wetland to the left. This adds to our days. This fills our cup. This view helps us feel like we made a good decision by making our home in the Town of Yorktown Heights. Please do not ruin this place. Please do not succumb to profit over people here. Please say "no" to the 130-foot cell tower, all its machinery, it's filling in of this portion of a wetland and its aesthetic pollution, chemical pollution, long-term exposure to radio-wave pollution that will negatively affect the local children and the animals in this vicinity in perpetuity. You wouldn't want this to be in your backyard, so you cannot expect your citizens to accept this fate. So please vote, "no" on this project.

And one more comment: I do not care what "experts" you or the client's lawyers procure to "review" this area to determine that wildlife "can take it" or that flooding will be fine or that radio waves aren't harmful or that we should just endure more and more because of a certain study or how some remote expert can give the "green light" on whatever the lawyers want to prove. This project is too big, and it is wrong for this area for a myriad of very valid reasons. But mostly, our homes and our lives should be enough for you to do the right thing, to protect us, to be there for us and to fight for us.

Thank you and sincerely,

Jennie Sunshine

Jennie Sunshine

Dear Members of the [Town Council / Zoning Board / Planning Commission],

I strongly urge you to deny approval of the proposed cell tower in or near our residential neighborhood.

This proposal places an industrial telecommunications structure directly next to homes, where families and children live. While federal exposure limits exist, they do not eliminate legitimate concerns about long-term, continuous exposure in residential settings. Residents should not be forced to accept health uncertainty so a private company can maximize convenience and profit.

Equally concerning is the impact on property values and neighborhood character. A visible cell tower, associated equipment, noise, and maintenance activity will diminish quality of life and impose financial harm on homeowners who had no voice in this decision.

Approving this project would prioritize corporate interests over residents' health, property, and well-being. Viable alternatives exist in commercial or industrial zones and must be pursued instead.

I ask you to stand with the community you serve and reject this proposal.

Please do better Yorktown - it will not help us in the long run- destroying wetlands and home to many species of wildlife is not what we want. Keep your word on preserving our land - our wetlands are not up for grabs.

Sincerely,
Lisabeta Vukaj

From: Jennifer
Sent: Saturday, February 28, 2026 10:47 AM **To:**
Sergio Esposito <sesposito@yorktownny.gov>
Subject: Cell Tower Opposition

Dear Mr. Esposito,
I am writing to express my opposition to the proposed installation of a cell phone tower at 62 Granite Springs Road.
As a longtime resident of Yorktown Heights and a homeowner on XXXX for the past 20 years, I care deeply about the character, environmental integrity, and long-term stability of our community. I echo the concerns voiced by our neighbors at the recent Town Board meeting and believe those comments thoughtfully reflected the sentiment of many residents. The potential environmental impact of this project, including effects on local wildlife and the surrounding ecosystem, warrants serious and careful review. Equally important is the effect such a structure may have on neighborhood aesthetics and property values. Many of us have made substantial personal and financial investments in our homes, and decisions of this magnitude should prioritize protecting those investments and preserving the residential nature of the area.

I respectfully ask the Board to consider alternative locations or solutions that would minimize disruption to established neighborhoods and protect the qualities that make Yorktown Heights such a desirable place to live.

Thank you for your attention and for your continued service to our community.
Please confirm receipt of this mail.

Sincerely,
Jennifer Patrissi

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----- Forwarded Message -----
From: "Lulgjuraj, Laura"
To: "townclerk@yorktownny.gov" <townclerk@yorktownny.gov>
Cc: "mariaivezaj@yahoo.com" <mariaivezaj@yahoo.com>
Sent: Mon, Mar 2, 2026 at 1:25 PM
Subject: Professional Real Estate Perspective on Proposed Cell Tower

Hello,

My name is Laura Lulgjuraj, and I am a local real estate professional with experience in the Yorktown and surrounding markets. I am writing to share my professional perspective regarding the proposed 130-foot cell tower planned near residential homes in the area.

Based on my experience, large infrastructure installations such as cell towers—particularly those of significant height and visibility—can be a concern for a segment of prospective homebuyers. While the impact can vary depending on distance, visibility, and neighborhood context, buyer perception plays a meaningful role in real estate marketability.

In practice, some buyers view nearby cell towers as a negative due to aesthetic considerations or perceived health concerns. This can limit buyer interest, reduce demand, and in certain cases contribute to longer time on market or downward pressure on property values when compared to similar homes without such proximity. While every situation is unique and site-specific factors matter, it is reasonable to conclude that a structure of this size located near residential properties has the potential to affect buyer behavior and overall marketability. For that reason, I believe it is important that any potential economic and market impacts to homeowners are carefully evaluated as part of the decision-making process.
Thank you for your time and consideration.

Sincerely,
Laura Lulgjuraj

From: Ed Lachterman
To: Ali OBrien
Cc: Sergio Esposito; Susan Siegel; Luciana Haughwout; Diana Quast; Patrick Murphy; Maura Weissleder
Subject: RE: Cellphone service in Yorktown
Date: Tuesday, December 16, 2025 4:42:24 PM

Thank you for your comments. I am passing them on to the entire board and our clerk for the record.
Ed

Ed Lachterman
Yorktown Town Supervisor

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-----Original Message-----
From: Ali OBrien
Sent: Tuesday, December 16, 2025 4:28 PM
To: Ed Lachterman <elachterman@yorktownny.gov>
Subject: Cellphone service in Yorktown

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern
The cellphone service is horrendous in my neighborhood. I live in the XXXX neighborhood There are many dead spots and the lack of cell service makes it very hard to conduct a work from home atmosphere

Calls are dropped. Calls don't ring. And words are heard every other word.

A cell tower is needed in the area Where I live off of XXXXX in Yorktown.

Thank you
Ali O'Brien

Ali O'Brien