

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](mailto: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 from 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,

[itegeder@yorktownny.org](mailto:itegeder@yorktownny.org)

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**From:** Klaus Wimmer <[kw@homelandtowers.us](mailto:kw@homelandtowers.us)>  
**Sent:** Wednesday, September 14, 2022 5:31 PM  
**To:** John Tegeder <[itegeder@yorktownny.org](mailto:itegeder@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, 2<sup>nd</sup> Floor  
Danbury, CT 06810  
Office: (203) 297-6345 | Cell: (845) 242-3814  
Email: [kw@homelandtowers.us](mailto:kw@homelandtowers.us)

## **Robyn Steinberg**

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**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.

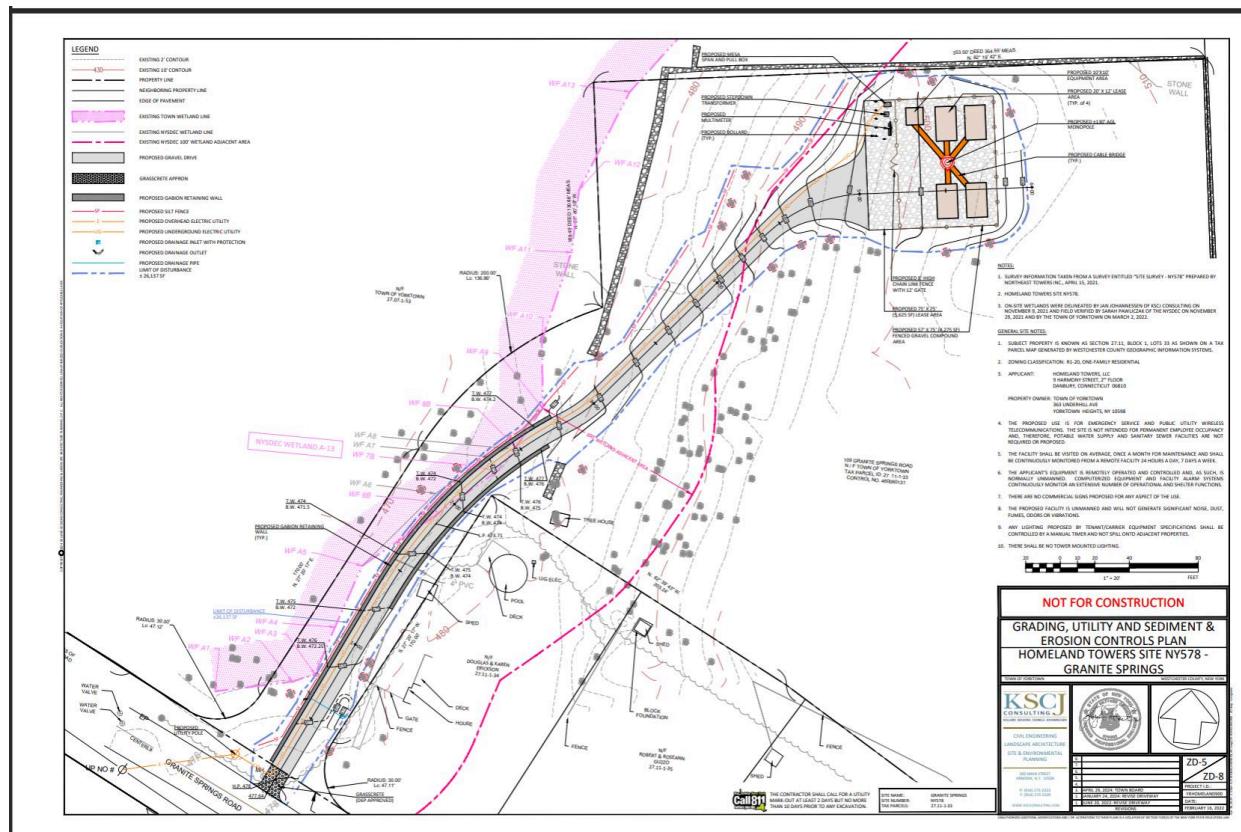
Aside from this needed modification, the boundaries appear to be shown accurately.  
If you require additional support related to this project, please let me know. Many thanks, ~Johanna

**Johanna E. Duffy, PWS, CWB®**  
Senior Managing Environmental Scientist  
Environmental

**Barton&Loguidice**  
Office: 315.457.5200  
Email: [Jduffy@bartonandloguidice.com](mailto: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  $\frac{2}{3}$  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.)

Download ...



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Supervisor Ed Lachterman  
May 2, 2024  
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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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Supervisor Ed Lachterman  
May 2, 2024  
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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 of 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*

WWW.CTWETLANDSCONSULTING.COM

203 451-8319

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



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.
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## 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.

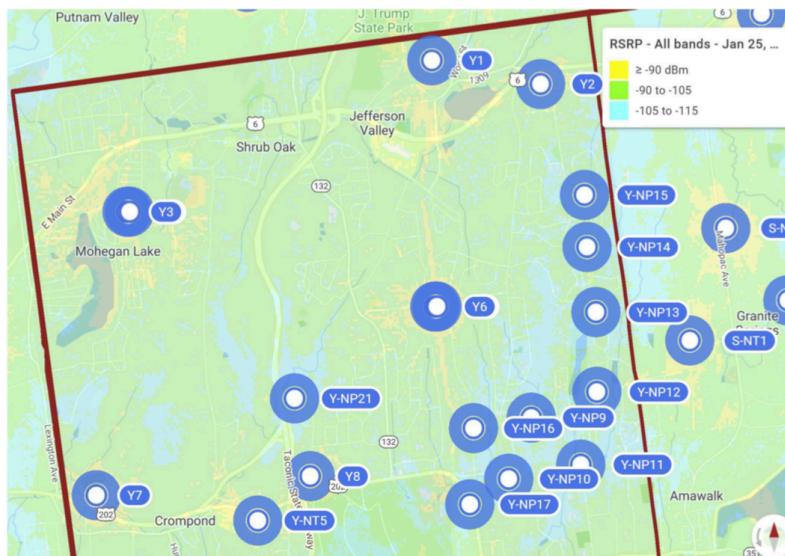


Figure Y11: Predicted LTE Coverage Northern Yorktown

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.

Today

12:35 PM

OneDrive ⓘ ...

A small, light-colored square icon with rounded corners and a thin border, positioned in the bottom right corner of the slide.

Share ▾

X

**From:** Klaus Wimmer <[kw@homelandtowers.us](mailto:kw@homelandtowers.us)>  
**Sent:** Friday, June 18, 2021 4:02 PM  
**To:** Adam Rodriguez <[ARodriguez@bpslaw.com](mailto:ARodriguez@bpslaw.com)>; Jenna Belcastro <[jbelcastro@yorktownny.org](mailto:jbelcastro@yorktownny.org)>  
**Cc:** Matthew Slater <[mslater@yorktownny.org](mailto:mslater@yorktownny.org)>; John Tegeder <[itegeder@yorktownny.org](mailto:itegeder@yorktownny.org)>; Robert Gaudioso <[rgaudioso@snyderlaw.net](mailto:rgaudioso@snyderlaw.net)>; Manny Vicente <[mv@homelandtowers.us](mailto:mv@homelandtowers.us)>; Dan Ciarcia <[dciarcia@yorktownny.org](mailto: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