



**Town of Yorktown**  
363 Underhill Avenue  
Yorktown Heights, NY 10598

(914) 962-5722  
[www.yorktownny.gov](http://www.yorktownny.gov)

Date: January 8 2026

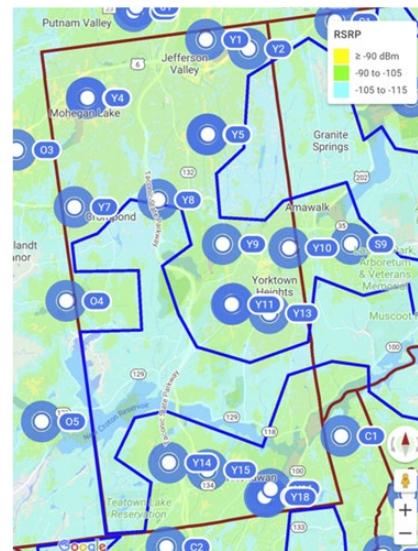
**Subject: Proposed Granite Springs Road Cell Tower Facility**

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 + /-  $\frac{1}{4}$  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.

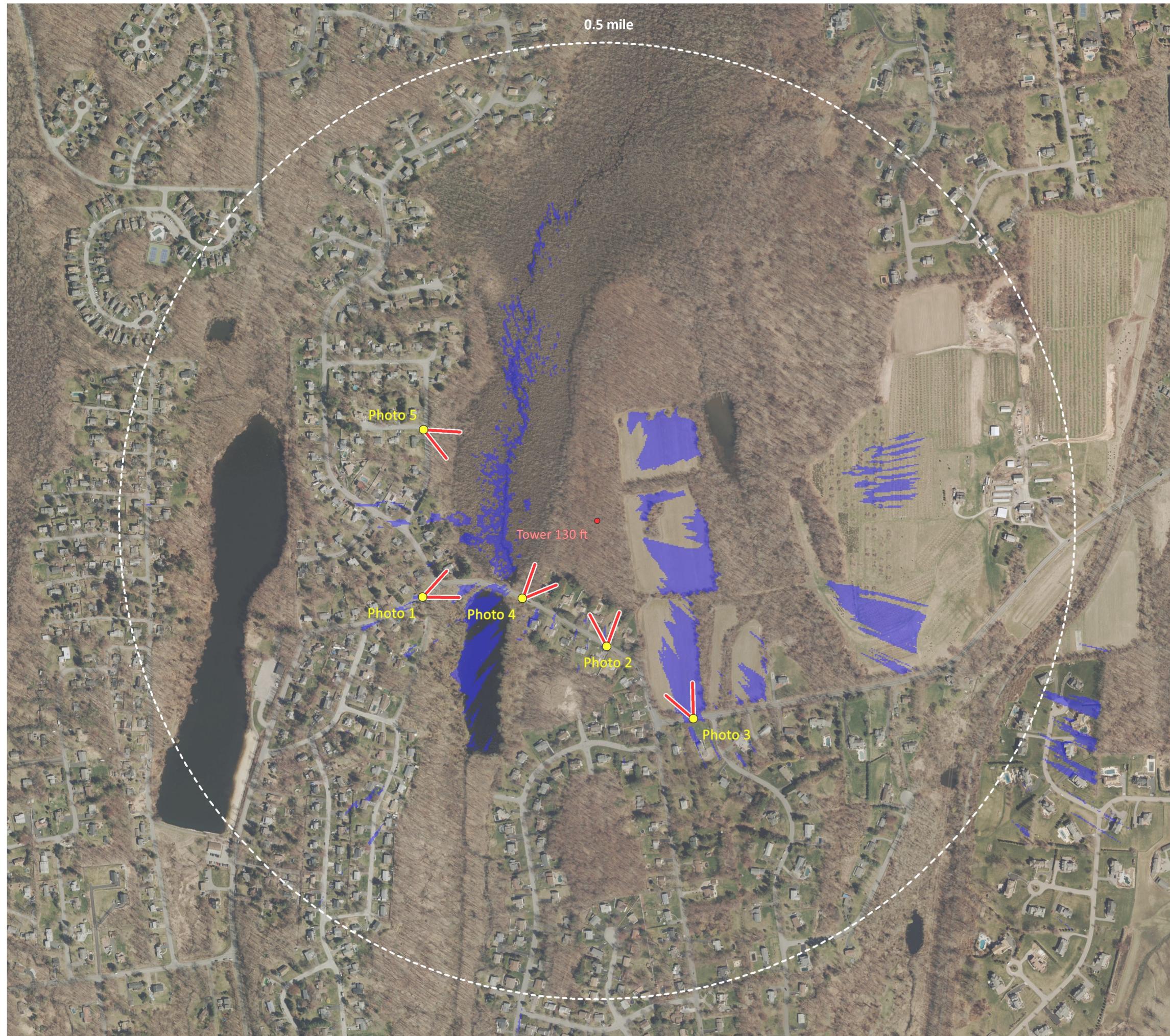
Thank you for your attention to this important matter and for your continued engagement in shaping the future of Yorktown. Together, we can ensure that our community remains connected, safe, and prepared for the future.

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.

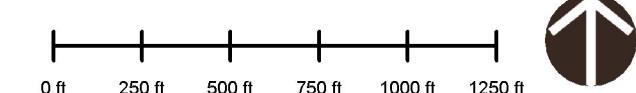


Figure A0  
LAND COVER VIEWSHED MAP - CAMERA LOCATIONS

Visual Resource Assessment  
New York (NY-578)

Wireless Telecommunications Facility

Granite Springs Road  
Yorktown Heights, NY 10598



Photo 1 - Granite Springs Road  
EXISTING CONDITION

*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

Figure B1

PHOTO SIMULATIONS

Visual Resource Assessment

New York (NY-578)



Photo 1 - Granite Springs Road  
PROPOSED CONDITION - 130FT GALVANIZED TOWER

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

Figure B2

PHOTO SIMULATIONS

Visual Resource Assessment

New York (NY-578)



Photo 1 - Granite Springs Road  
PROPOSED CONDITION - 130FT MONOPINE

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

Figure B3

PHOTO SIMULATIONS

Visual Resource Assessment

New York (NY-578)



Photo 2 - Granite Springs Road  
EXISTING CONDITION

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



Photo 2 - Granite Springs Road  
PROPOSED CONDITION - 130FT GALVANIZED TOWER

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



Photo 2 - Granite Springs Road  
PROPOSED CONDITION - 130FT MONOPINE

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



Photo 3 - Granite Springs Road near Hilltop Road  
EXISTING CONDITION

Photograph Information

Date: April 16, 2021  
Time: 04:44 PM  
Focal Length: 48 mm  
Camera: Nikon D3500

Photo Location: 41° 18' 16.5522" N,  
73° 46' 22.1697" W  
Distance to Tower: 1,220 Feet

Figure B7

PHOTO SIMULATIONS

Visual Resource Assessment

New York (NY-578)

Granite Springs Road

Yorktown Heights, NY 10598



Photo 3 - Granite Springs Road near Hilltop Road  
PROPOSED CONDITION - 130FT GALVANIZED TOWER

Photograph Information

Date: April 16, 2021  
Time: 04:44 PM  
Focal Length: 48 mm  
Camera: Nikon D3500

Photo Location: 41° 18' 16.5522" N,  
73° 46' 22.1697" W  
Distance to Tower: 1,220 Feet

Figure B8

PHOTO SIMULATIONS

Visual Resource Assessment

New York (NY-578)



Photo 3 - Granite Springs Road near Hilltop Road  
PROPOSED CONDITION - 130FT MONOPINE

Photograph Information

Date: April 16, 2021  
Time: 04:44 PM  
Focal Length: 48 mm  
Camera: Nikon D3500

Photo Location: 41° 18' 16.5522" N,  
73° 46' 22.1697" W  
Distance to Tower: 1,220 Feet



Photo 4 - Granite Springs Road near Hilltop Road, near #54

#### EXISTING CONDITION

#### 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

Figure B10

#### PHOTO SIMULATIONS

Visual Resource Assessment

New York (NY-578)



Photo 4 - Granite Springs Road near Hilltop Road, near #54  
PROPOSED CONDITION - 130FT GALVANIZED TOWER

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



Photo 4 - Granite Springs Road near Hilltop Road, near #54  
PROPOSED CONDITION - 130FT MONOPINE

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



Photo 5 - Weatherby St near Castle Ct  
EXISTING CONDITION

Photograph Information

Date: April 16, 2021  
Time: 04:54 PM  
Focal Length: 48 mm  
Camera: Nikon D3500

Photo Location: 41° 18' 32.4473" N,  
73° 46' 41.5067" W  
Distance to Tower: 1,100 Feet



Photo 5 - Weatherby St near Castle Ct  
PROPOSED CONDITION - 130FT GALVANIZED TOWER

Photograph Information

Date: April 16, 2021  
Time: 04:54 PM  
Focal Length: 48 mm  
Camera: Nikon D3500

Photo Location: 41° 18' 32.4473" N,  
73° 46' 41.5067" W  
Distance to Tower: 1,100 Feet

Figure B14

PHOTO SIMULATIONS

Visual Resource Assessment

New York (NY-578)



Photo 5 - Weatherby St near Castle Ct  
PROPOSED CONDITION - 130FT MONOPINE

Photograph Information

Date: April 16, 2021  
Time: 04:54 PM  
Focal Length: 48 mm  
Camera: Nikon D3500

Photo Location: 41° 18' 32.4473" N,  
73° 46' 41.5067" W  
Distance to Tower: 1,100 Feet