

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.

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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