

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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

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

**B. Government Approvals**

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

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

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

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

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

**C.2. Adopted land use plans.**

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

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

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

If Yes, identify the plan(s):

NYC Watershed Boundary  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

If Yes, identify the plan(s):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**C.3. Zoning**

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

R1-20 (One-Family Residential)

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

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

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

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

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

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

**D. Project Details**

**D.1. Proposed and Potential Development**

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

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

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

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_

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

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: 3\* months \*12 months anticipated until final stabilization of site

ii. If Yes:

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

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

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

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

i. Total number of structures \_\_\_\_\_ 1\*

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

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

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

i. Purpose of the impoundment: \_\_\_\_\_

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

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

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

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

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

**D.2. Project Operations**

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

If Yes:

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

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

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

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

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

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

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

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

viii. Will the excavation require blasting?  Yes  No

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

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

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

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

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes  No  
 Yes  No

• Do existing sewer lines serve the project site?  
 • Will a line extension within an existing district be necessary to serve the project?  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

• If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

• Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 Construction vehicles associated with the facility construction \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 None \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 Site will contain an emergency backup generator for use during temporary power outages. \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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

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

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: \_\_\_\_\_ 8AM - 5PM \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

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

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
 The proposed action will temporarily produce noise associated with general site construction activities during construction only.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? \*  Yes  No  
 Describe: \*Site is heavily wooded and proposed tree removal will not affect buffering of minimal noise from the facility

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n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 Safety light on equipment will be dark sky compliant. Approximately one, 100 watt fixture for each carrier will be provided and will be placed on a timer switch.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \*Site is heavily wooded and proposed tree removal will not affect screening of minimal light from the facility

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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

If Yes:

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

\_\_\_\_\_

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

If Yes: provide name and location of facility: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

### E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:

The property is currently wooded. The adjacent properties are wooded (north), residential (south), agricultural (east), or stream or wetland areas (northwest).

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b. Land uses and covertypes on the project site.

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

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

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

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

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

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

---

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
*i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:*  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
*ii. If site has been subject of RCRA corrective activities, describe control measures:*  
 \_\_\_\_\_  
 \_\_\_\_\_  
*iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?*  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
*iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):*  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

---

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

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

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

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

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

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

e. Drainage status of project site soils:

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

f. Approximate proportion of proposed action site with slopes:

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

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

---

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? See attached Federal wetlands map and DEC Environmental Resource mapper results.  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

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

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

---

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

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

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

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

i. Name of aquifer: Principal Aquifer

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

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

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

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

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

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

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

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

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

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

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

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

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

---

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

---

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

---

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

**F. Additional Information**

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

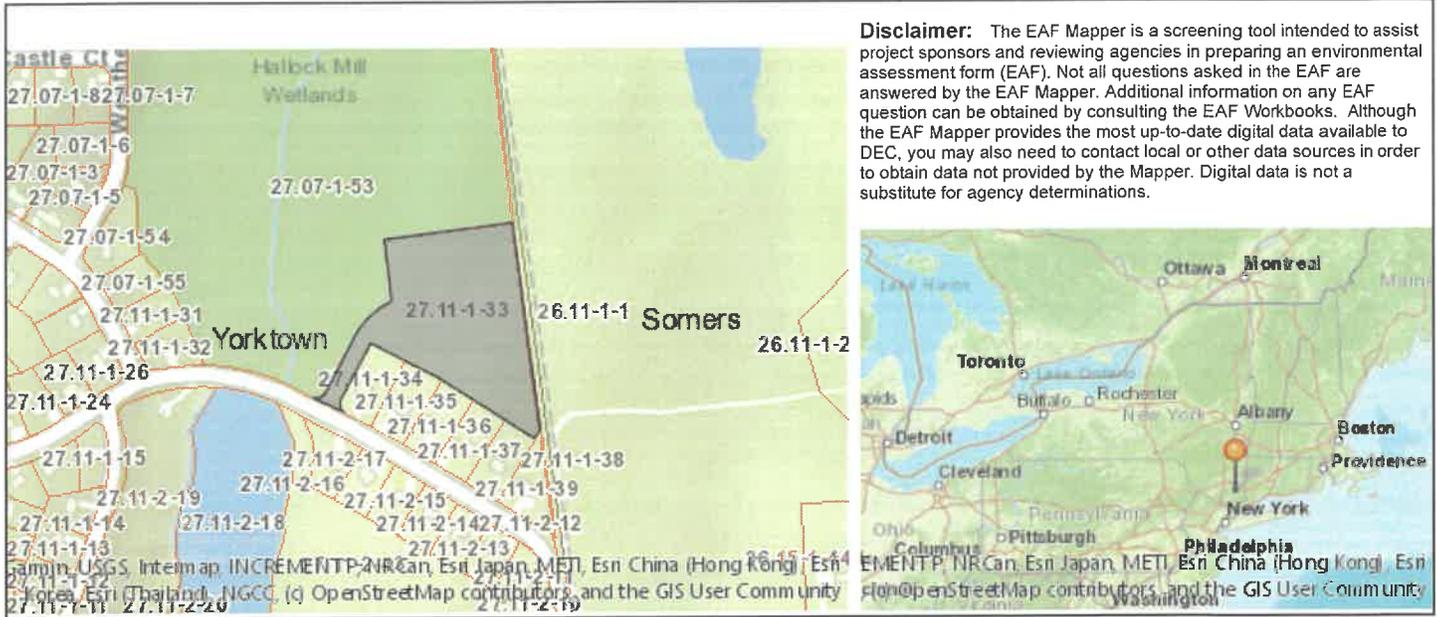
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

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

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



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

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

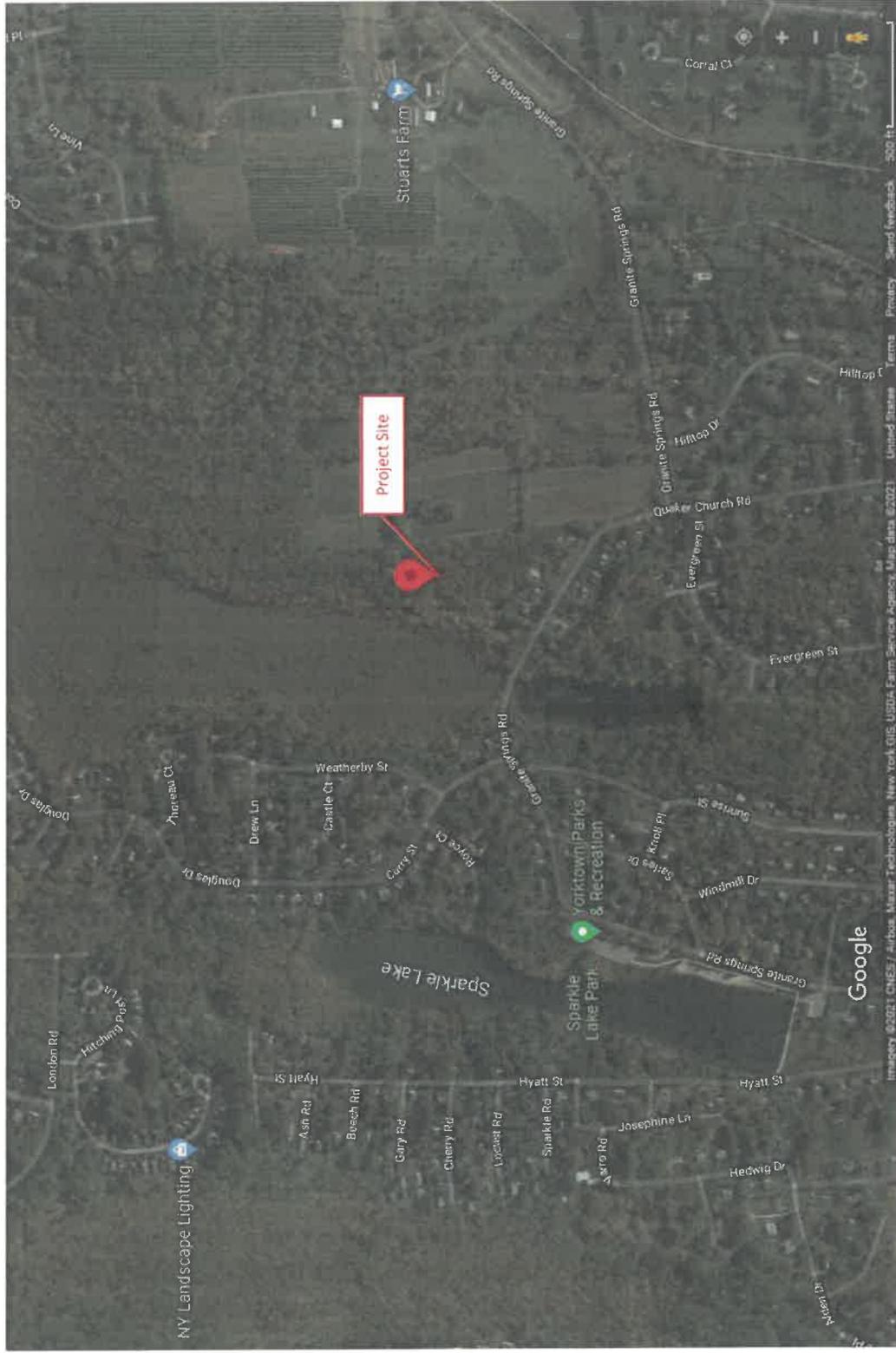
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]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

**Homeland Towers: NY578 –Project Location Map**

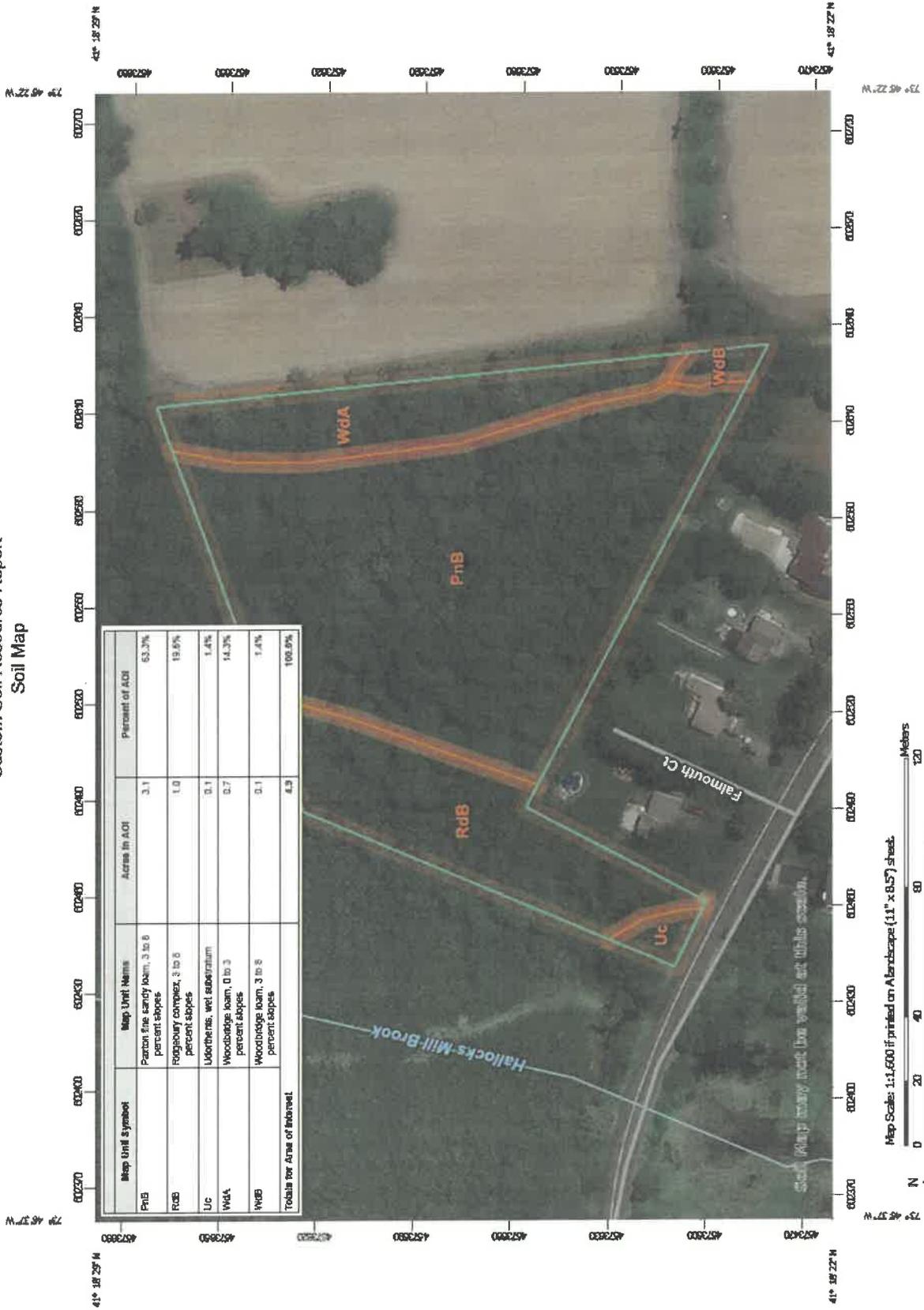
**Granite Springs Road, Yorktown Heights, NY 10598**

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

**41.307607°, -73.774727°**



# Custom Soil Resource Report Soil Map



# Environmental Resource Mapper



The coordinates of the point you clicked on are:

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

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

**County:** Westchester  
**Town:** Yorktown  
**USGS Quad:** MOHEGAN LAKE

## Freshwater Wetlands Checkzone

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

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

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

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

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

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



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Granite Springs (NY578)



August 3, 2021

### Wetlands

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

- Lake
- Other
- Riverine

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

# Homeland Towers: Granite Springs (NY578)

The screenshot displays a GIS web application interface. At the top, a navigation bar includes the CRIS logo and links for HOME, SUBMIT, SEARCH, and COMMUNICATE. A user login prompt is visible in the top right corner. The main map area shows a satellite-style view of Granite Springs, NY, with a red pin labeled 'Project Site' located near the intersection of Granite Springs Rd and Crystal St. A legend window is open in the bottom left, listing categories: USN Building Points (with sub-items: Eligible, Listed, Not Eligible, Not Eligible - Demolished, Undetermined), National Register Building Sites, and Archeologically Sensitive Areas. The map also shows various streets, water bodies, and a scale bar in the bottom right corner.

**Maureen Bowman**

---

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

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Date of Action: 08/10/2022

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

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

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

File Number: 0010137125

TCNS Number: 246515

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 07/21/2022

Applicant: Homeland Towers, LLC

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

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

Site Name: Granite Springs / NY578

Site Address: Granite Springs Road

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

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

City: Yorktown

County: WESTCHESTER

State:NY

Lead SHPO/THPO: New York State Historic Preservation Office

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

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



**BUILDING VALUE  
SUSTAINABLY**

21 B Street  
Burlington, MA 01803

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

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

The review concluded that:

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

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

Respectfully submitted,  
EBI CONSULTING

Ryan McKissock  
Program Director of Project Management



February 6, 2026

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

RE: Homeland Towers, LLC  
62 Granite Springs Road  
Town of Yorktown, NY  
**Natural Resources Clarification and Voluntary Protective Measures**

Dear Honorable Supervisor Lachterman and Members of the Town Board:

EBI Consulting (EBI) completed a Natural Resource Review Update (NR Update) dated September 18, 2025, evaluating potential species impacts based on the revised project design for a proposed telecommunication tower at 62 Granite Springs Road, Yorktown Heights, New York 10598. Specifically, an update to the original natural resource report and species determination was completed to ensure the project had the most up-to-date species occurrence information because of the timelapse of the original review completed in July 2022. Because tools like IPaC and state occurrence databases are continuously updated, rerunning species data for a 3-year-old project ensures decisions are based on the most current species listings, distributions, and regulatory status rather than potentially outdated information. Further an update was required to fully evaluate the changes in project footprint from the original tower design. Changes from the initial design to reduce potential impacts are noted below:

- Reduction in the size of the proposed fenced compound from 57-feet by 75-feet to 60-feet by 50-feet.
- Adjustments and narrowing of the driveway.
- Adjustments in locations of the proposed retaining walls along the proposed access drive.
- Addition of proposed perennial planting area and tree plantings along the parcel border adjacent to the proposed access drive.

The current design calls for the proposed tower to consist of the installation of a 130-foot-tall monopole tower within a 60 foot by 50-foot tower compound. An access and utility easement will be routed approximately 515 feet south-southwest to the Granite Springs Road right-of-way (ROW). A turnaround, parking space, and utility infrastructure will be established adjacent to the west and south sides of the compound.

The project area generally consists of upland mixed deciduous forest characterized by mature hardwood canopy, sparse shrub cover, and limited herbaceous ground cover in the area of the proposed tower compound. Vegetation within the compound consists primarily of oaks (*Quercus* spp.) and maples (*Acer* spp.) with young hardwood regeneration and shade-tolerant woody species in the understory. Vegetation along the proposed access road transitions from similar upland forest conditions to a denser shrub and herbaceous community near the wetland edge, reflecting increased soil moisture associated with wetland adjacency. The access road alignment avoids direct wetland impacts and will be constructed with erosion



and sediment controls to prevent indirect effects to adjacent wetland vegetation.

As documented in the September 18, 2025 review, **the adjacent wetland areas were conservatively presumed to consist of potentially suitable habitat for the bog turtle (*Glyptemys muhlenbergii*).** However, the project footprint remains within upland areas outside of the wetland boundaries. Bog turtles are wetland-obligate turtles, and their overwintering (brumation) occurs within wetland habitats that meet the hydrological and soil conditions of wetlands necessary for winter survival. Brumation in upland soil would increase the risk of freezing or suffocating due to deeper frost penetration and the absence of stable, groundwater-fed conditions. While bog turtles might move short distances through uplands during the active season, uplands do not function as overwintering habitats. Restricting ground-disturbing activities to the bog turtle brumation period further minimizes the potential for direct or indirect effects. Based on the project activities adjacent to potentially suitable habitat, EBI determined that the project *may affect, not likely to adversely affect* the bog turtle based on the implementation of tree clearing and drilling to occur during brumation period, between October 1 and March 31, and best management practices (e.g., silt fencing, erosion and sediment control measures) during construction to prevent indirect impacts to the adjacent wetland features.

**Project details were submitted to the U.S. Fish and Wildlife Service (USFWS) for their concurrence on this determination. On November 24, 2025, the USFWS concurred with EBI's determination that the project is *not likely to adversely affect* the bog turtle, as well as other identified listed endangered or threatened species, provided that erosion and sediment control measures are utilized and seasonal clearing restrictions are implemented, with tree and drilling disturbance only occurring between October 1 and March 31.** The USFWS further concluded that no further coordination or consultation under the Endangered Species Act is required at this time. Please note, that the project footprint did not fall within an area identified for a New York State Department of Environmental Conservation (NYSDEC) state-listed animal. As such, coordination with the NYSDEC was not required as part of the federal NEPA review process.

With respect to non-listed plant and wildlife species, the proposed project would disturb a small, localized area of upland habitat relative to the extensive surrounding undisturbed landscape. Construction activities are confined to the tower compound, access drive, and associated infrastructure, and do not result in fragmentation of regional habitat or loss of specialized ecological features. Based on the limited scale of disturbance and the availability of similar habitat in the surrounding area, no significant or population-level impacts to non-listed species are anticipated. Any potential effects would be localized and temporary in nature and would be further minimized through implementation of standard construction best management practices and erosion and sediment control measures.

**Although no species surveys or additional mitigation measures are required by the USFWS, the applicant is committed to implementing a pre-construction environmental survey and avoidance measures out of an abundance of caution. The pre-construction survey will be completed by a qualified biologist, and on-site avoidance procedures will be implemented should any sensitive resources be encountered during construction. These actions are being offered solely to address local concerns and are not part of the federal NEPA review process.**



With respect to the Princess pine, it is not listed as a threatened or endangered species at either the New York State or federal level.

In summary, the USFWS reviewed the project and raised no objections to the proposed work. The project avoids direct wetland impacts, incorporates erosion and sediment controls to avoid indirect impacts to wetland, and includes seasonal timing restrictions to further reduce impacts to bog turtles. The applicant's voluntary commitments further ensure that natural resources, including bog turtles, will be protected during construction.

With respect to Stuart Farm's nomination to New York's Historic Business Preservation Registry. The basic qualifications for listing are that the business is over 50 years old and is an important part of the community. Being on the Historic Business Preservation Registry does not mean the property/business is eligible for listing on the National Register of Historic Places. Per the historic property definition in the FCC's NPA, Stuart's Farm would not be considered a historic property. In correspondence dated August 5, 2025, the New York SHPO office concurred with the finding of No Historic Properties in the Area of Potential Effects. This response is attached to this letter.

Respectfully,

Erin Gould  
EBI Technical Director, Biology  
717.903.1440 (Mobile)  
[egould@ebiconsulting.com](mailto:egould@ebiconsulting.com)

Attachments:  
NY SHPO Response

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

---

Here is that SHPO submission and concurrence.



**Kelly Garcia M.A., RPA**  
Archaeology Reviewer

Email: [kgarcia@ebiconsulting.com](mailto:kgarcia@ebiconsulting.com)  
Mobile: (203) 837-7982



21 B Street | Burlington, MA | 01803  
[www.ebiconsulting.com](http://www.ebiconsulting.com)

[EBI's Notice of Collection and Privacy Policy](#)

*Please consider the environment before printing this email*

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**From:** Petruzzelli, Lisa (PARKS) <[Lisa.Petruzzelli@parks.ny.gov](mailto:Lisa.Petruzzelli@parks.ny.gov)>  
**Sent:** Tuesday, August 5, 2025 1:44 PM  
**To:** Kelly Garcia <[kgarcia@ebiconsulting.com](mailto:kgarcia@ebiconsulting.com)>  
**Subject:** RE: 057168-PR - Granite Springs / NY578 - YORKTOWN HEIGHTS - New York

Good Afternoon Kelly,

NYSHPO has reviewed the project addendum and continues to concur with the proposed finding. Reviewed by Lisa Petruzzelli, NYSHPO.

**Lisa Petruzzelli** (*she/her/hers*)

Historic Sites Restoration Coordinator  
Division for Historic Preservation

**New York State Parks, Recreation & Historic Preservation**  
Pebbles Island State Park, P.O. Box 189, Waterford, NY 12188-0189  
518-268-2187 | cell - 518-971-1255 | [lisa.petruzzelli@parks.ny.gov](mailto:lisa.petruzzelli@parks.ny.gov)  
<https://parks.ny.gov/shpo>



New York State  
Parks, Recreation and  
Historic Preservation

*We'll see you out there*

**From:** Kelly Garcia <[kgarcia@ebiconsulting.com](mailto:kgarcia@ebiconsulting.com)>

**Sent:** Tuesday, August 5, 2025 8:44 AM

**To:** Petruzzelli, Lisa (PARKS) <[Lisa.Petruzzelli@parks.ny.gov](mailto:Lisa.Petruzzelli@parks.ny.gov)>

**Subject:** 057168-PR - Granite Springs / NY578 - YORKTOWN HEIGHTS - New York

You don't often get email from [kgarcia@ebiconsulting.com](mailto:kgarcia@ebiconsulting.com). [Learn why this is important](#)

**ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.**

Hi Lisa,  
I have attached the above report (EBI project 057168-PR archaeology addendum) for SHPO review. Please let me know if you have any questions or require additional information.

Best,  
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