

**TOWN OF YORKTOWN  
CONSERVATION BOARD**

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Town of Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722

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**MEMORANDUM**

**To: Town Board**

**From: Conservation Board**

**Date: May 15, 2024**

**Re: Homeland Towers- Granite Springs Site**

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The Conservation Board met with Robert Gaudioso of Synder & Snyder and Jan Johannessen from KSCJ Consultants to discuss a proposed location for a 130-foot cell tower on Town property off of Granite Springs Road adjacent to Hallocks Mills Wetland. The tower's purpose is to remedy an identified gap in wireless communication service in the area. The Tower will not be in the wetland or wetland buffer but the access road to the tower will require the loss of 920 square feet of wetland and most of the road will be constructed in the wetland buffer. The access Road will be constructed of pervious material and approximately 122 trees will be removed. An Environmental Assessment Form (EAF) has been submitted to NYS DEC.

The Conservation Board has the following comments:

- The EAF states no endangered species or habitat will be affected. Has the applicant done any studies to confirm this statement? The board recommends a wildlife survey be conducted.
- A Wetland mitigation plan is required for loss of wetland at a ratio of 1:1.
- A Wetland buffer mitigation plan is required due to disturbance in the buffer.
- The Board recommends screening be planted between the access road and the adjacent residential property.
- The Board recommends a gate be installed where the access road meets Granite Springs Road to limit unauthorized access to the tower.
- A tree permit and mitigation will be required.

At the meeting a resident who lives adjacent to the proposed project was present. His concerns are attached.

The Board received comments on the EAF from NYSDEC on May 16, 2024.

The Board requests the applicant return to the Conservation Board to discuss NYS DEC comments and the Board comments listed above.

Respectfully submitted:

*Diane Dreier*

For the Conservation Board

CC: Planning Board Members  
Conservation Board Members  
Engineering Dept.  
Planning Depart.

**From:** Doug Erickson <derickson@savatree.com>  
**To:** dianedri@aol.com <dianedri@aol.com>  
**Sent:** Wednesday, May 15, 2024 at 09:35:40 PM EDT  
**Subject:** Cell Tower Granite Springs Rd

Diane

Thank you for your time tonight.

As I stated I have several concerns about the proposed Cell tower.

-The previous attempts to develop the property by the former owner always resulted in a delineation that extended significantly further east. He was always denied the permits necessary to develop and therefore deeded the property to the town with the covenant that it always be used as park land.

-I believe the grants received by the town to protect the Hallocks Mill wetland are in conflict with this type of development.

-The "impervious driveway" required to carry the equipment for construction of the tower is unlikely to be impervious.

-The suggestion that the tower is situated so that it will not be in view of neighboring residents is inaccurate

- the idea of disturbing and reducing the wetland buffer to replace the area that is being destroyed doesn't seem to achieve the intent of no net loss

-Their claim that there is no other means of access to the property has not been fully vetted. I don't believe they have formally or fully attempted to negotiate with Bob Stuart to use his property as access which would involve no wetland or buffer areas and reduce the number of trees removed by approx. 1/2.

- while I have not seen the DEC documents related to endangered , threatened , or species of special concern, I am certain that there are at least 2 different species of Bat, several species of Turtle, numerous insects and amphibians, several species of Owl and other birds, mammals including possibly the New England cottontail that could inhabit the property.

- to my knowledge no data has been presented that the tower will resolve the poor cell service, nor have alternative, less invasive technologies been researched and proven to not be viable alternatives

- as a Tree City USA this is another project that will remove a substantial number(approx122) of trees, contradicting that award and the spirit it is given.

- if the project were to go through it would be essential that a gate be installed at the entrance to discourage loitering and illegal dumping

-also if approved, significant planting on the town property to screen the "driveway" from my property would be desired to reduce the negative impact

- it goes without saying that this project will have a negative impact on my property value and quality of life.

I am concerned as at the last Town Board meeting they announced a public hearing for the wetland permit dated for May 21, 2024. This seems premature considering the open questions your board has after tonight's meeting.

I again encourage you to come walk the site and see in person the impacts it will have. Please contact me about viewing the property at your earliest convenience.

Best Regards

Doug Erickson

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Yorktown Heights, NY

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Doug Erickson | District Manager | SavATree

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