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November 21, 2022

Planning Board  
Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

Re: Homeland Towers Application for Special Use Permit at  
52 Montrose Station Rd.

Dear Board Members:

As discussed more fully below, the Applicant, Homeland Towers, has failed to thoroughly investigate possible alternative sites in compliance with the applicable provisions of the Town Code. Nor have they satisfactorily explained why numerous alternative sites would be unsuitable.

As you are aware, Town Code §277-7 A (1) sets forth a clear priority of tower siting and mandates that telecommunications towers must:

1. be located on existing telecommunications towers or other tall structures
2. collocate on a site with existing telecommunications towers or structures.
3. be located in nonresidentially zoned areas of the Town, including on municipally-owned properties.
4. be located in nonresidentially zoned areas of the Town
5. be located on other property in the Town

§277-7 further requires a *detailed explanation* of why an applicant bypassed any site of higher priority.

The current application has not addressed all possible sites of collocation. A simple

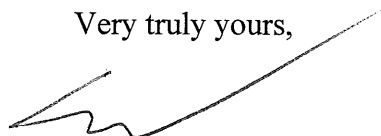
search on antennasearch.com yields a result of "19 towers and 196 antennae in a 3 mile radius." Clearly, Homeland Towers hasn't fully explored the possibility of collocating on existing towers or other tall structures.

In addition, the following are sites that are easily identified as collocation sites, but have not been addressed by the Applicant:

1. Wheelabrator facility in Peekskill (tower owned by AT&T)
2. Fort Hill Park, Peekskill (AT&T)
3. Crompond Rd. (AT&T tower across from 8795 Crompond Road – on Westchester County property)
4. 181 Benefield Rd., Peekskill (AT&T)
5. Winchester Avenue (AT&T)
6. FDR Veterans Hospital Road (AT&T)
7. Lower South Street, Peekskill (AT&T)
8. Yorktown Road and Hunterbrook Rd. (AT&T)
9. Cortlandt Train Station, Albany Post Road, Montrose (AT&T)
10. Approximately 5742 Albany Post Road (owned by SBA Communications)
11. Approximately 1111 Old Peekskill Road (SBA)
12. Brinton Brook National Audubon Society Sanctuary (SBA)
13. Valeria Wastewater Treatment Plant
14. 76 Arlo Lane (Town owned property which should be considered before residential)
15. Yorktown Road, near Mt. Airy Road

Clearly, Homeland has not fulfilled their obligation to identify all possible higher priority sites, nor have they satisfactorily explained why any of these other alternative sites would be unsuitable. Therefore, their application to erect a telecommunications tower at the proposed site of 52 Montrose Station Road should be denied.

Very truly yours,



Andrew J. Campanelli