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December 15, 2025

Tarrytown Office

DAVID L. SNYDER  
(1956-2012)

Honorable Mayor Lance N. Millman and  
Members of the Board of Trustees  
Village of Montebello  
One Montebello Road  
Montebello, NY 10901

RE: Homeland Towers, LLC  
350 Haverstraw Road, Village of Montebello, NY ("Property")

Dear Honorable Mayor Millman and Members of the Board of Trustees:

We are the attorneys for Homeland Towers, LLC ("Homeland Towers") in connection with its proposal to lease a portion of the above captioned Property from the Village for a proposed public utility wireless telecommunication facility ("Facility"), including a monopine tower and equipment compound designed for the collocation of Village emergency communications equipment and four (4) wireless carriers. The plans and other materials enclosed herewith have been updated to show both a 100- and a 110-foot tower to be considered and decided on by the Board.

In furtherance of Homeland Towers' lease proposal and request for the Village Board to conduct a review and make a determination that the proposal is in the public interest by performing a Monroe Balancing Test, enclosed please find ten (10) sets of the following additional documents and information in response to comments made at the October 22, 2025 public hearing:

1. T-Mobile Letter of Support, confirming the need for the Facility to increase the use of reliable public utility wireless service in the Village.
2. Property value analysis by Paul A. Alfieri, MAI Certified General Appraiser, Lane Appraisals, Inc., dated October 30, 2025, finding that the "installation, presence and/or operation of the proposed Facility will not result in the diminution of property values or reduce the marketability of properties in the immediate area."
3. Noise study evaluation by David Weinpahl, P.E., On Air Engineering, LLC, confirming that the Facility will not create any unreasonable noise.

4. Alternative Site Analysis by Klaus Wimmer, Regional Manager, Homeland Towers, dated November 17, 2025, confirming that the proposed site is the most suitable and least intrusive to remedy the service needs of T-Mobile.
5. RF Justification Report by Dominic C. Villecco and David K. Stern, V-Comm, dated December 15, 2025, demonstrating the need for the proposed Facility.
6. Photographs of alternative branch and pole colors for the proposed facility. Actual samples will be presented at the next meeting.
7. List of References for Homeland Towers.
8. Redlined Lease Agreement.

We look forward to discussing this matter at the December 17, 2025 Board of Trustees public hearing.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,  
SNYDER & SNYDER, LLP

By: 

Robert D. Gaudio

Enclosures

RDG/cae

cc: Warren Berbit, Esq.  
Homeland Towers