

VILLAGE OF MONTEBELLO  
STATE OF NEW YORK

-----X  
In the Matter of the Application of

**Homeland Towers LLC and Verizon Wireless**

For A Wireless Telecommunicaions Facility

Premises: 350 Haverstraw Road  
Montebello NY, 10901

-----X  
**EXHIBITS IN OPPOSITION**

Respectfully submitted,

Andrew J. Campanelli  
Campanelli & Associates, P.C.  
1757 Merrick Avenue, Suite 204  
Merrick, NY 11566

Attorneys for

Leigh Krafchek, 314 Haverstraw Road, Montebello NY, 10901  
Caroline Krafchek, 314 Haverstraw Road, Montebello NY, 10901  
Jennifer Giammatteo, 330 Haverstraw Road, Montebello NY, 10901  
Robert Giammatteo, 330 Haverstraw Road, Montebello NY, 10901  
Oliver Giammatteo, 330 Haverstraw Road, Montebello NY, 10901  
Nick Giammatteo, 330 Haverstraw Road, Montebello NY, 10901  
Debra Leigh, 324 Haverstraw Road, Montebello NY, 10901  
Hunt Leigh, 324 Haverstraw Road, Montebello NY, 10901  
Gia Leigh, 324 Haverstraw Road, Montebello NY, 10901  
Harry Leigh, 340 Haverstraw Road, Montebello NY, 10901  
Brian DeMuro, 356 Haverstraw Road, Montebello NY, 10901  
Michele DeMuro, 356 Haverstraw Road, Montebello NY, 10901  
Matthew DeMuro, 356 Haverstraw Road, Montebello NY, 10901  
Brian DeMuro, Jr., 356 Haverstraw Road, Montebello NY, 10901  
Vincent Caputo, 333 Haverstraw Road, Montebello NY, 10901  
Maria Caputo, 333 Haverstraw Road, Montebello NY, 10901  
Richard Van Inwegen, 353 Haverstraw Road, Montebello NY, 10901  
Moirra Van Inwegen, 353 Haverstraw Road, Montebello NY, 10901

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## Exhibit List

- A Physicist's Report
- B Pictures of Structural Failures and Tower Fires
- C Homeowner Aesthetic Impact Letters
- D Realtor Letters
- E Verizon Network Frequencies
- F Verizon Website Wireless Coverage Map

**EXHIBIT A**

# An Analysis of Cell Tower Ice Falls

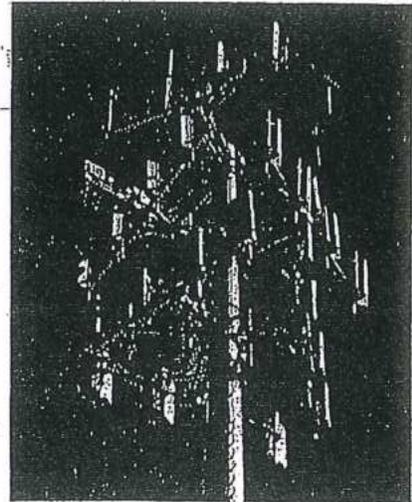
([www.symdesign.us/icefall](http://www.symdesign.us/icefall))

Dr. Dennis L. Rogers\*

April 16, 2013

**Abstract:** The following is an estimate of the effects of ice falling from cell towers. The velocity of impact and distance of impact from the tower are calculated for the type of ice fragments expected due to freezing rain on the flat surfaces of the tower and antenna structures. These calculations are not intended to be comprehensive but do show the magnitude of effects to be expected.

**Introduction:** Freezing rain can cause ice to build up on on the flat surfaces of the antenna elements arrayed around a cell phone tower and also on the tower itself. The photo to the right shows such an antenna array. Since these surfaces are oriented vertically one would expect the ice to form primarily in almost flat sheets oriented vertically to the ground. The thickness of these sheets could be up to 6 cm thick due to freezing rain. In what follows I will consider the fate of such a sheet of ice that has detached from the cell tower surface. This could be due to heat from the antenna currents melting a thin layer next to the tower or antenna element. Indeed such ice falls have been observed.



Cell Phone Tower-Antenna array in Kent NY.

**The Physics:** The sheet of ice will be subject to two forces: the downward force of gravity and the force exerted by wind resistance. The force of gravity is constant and equal to:

$$\text{Eq 1 } F_{grav} = Mg$$

where  $g = 9.8 \text{ m/s}^2$  is the acceleration of gravity, and  $M$  is the mass of the ice sheet in kg. In what follows I will assume the use of MKS units in the calculations.

The force due to wind resistance depends on the actual geometry of the piece of ice but is roughly proportional to the area exposed to the wind,  $A$ , the square of the velocity,  $v$ , at which it falls and the drag coefficient,  $C_d$ , which depends on the exact shape of the ice fragment. Using the EIA-222-C standard for calculating wind forces on antenna structures, the wind force can be written :

$$\text{Eq. 2 } F_{wind} = F_0 A v^2 C_d$$

$$\text{where } F_0 = 0.26 \frac{\text{nt} \cdot \text{s}^2}{\text{m}^4}$$

**No Wind:** The simplest case is where there is no wind blowing. The wind resistance is then only due to the velocity at which the object is falling. The downward acceleration,  $a$ , is then given by:

$$\text{Eq. 3} \quad a = \frac{dv}{dt} = \frac{F_{total}}{M} = \frac{-Mg + F_0 A v^2 C_d}{M} = -g + \frac{F_0 A v^2 C_d}{M}$$

For the thin sheets oriented vertically, the second term, the wind resistance force, will be negligible and the ice will fall primarily due to the force of gravity. The cases in which the ice sheet is not oriented vertically will not be considered. Assuming a tower height of 50 meters (about 150 ft) and only gravitational forces, the ice sheet would reach a velocity of 31 m/s or about 67 mph before hitting the ground. Assuming the flat surfaces of the antenna structures are 1 meter sq in size and that the ice is 6 cm thick this would result in a piece of ice weighing approximately 54 kg (119 lbs) striking into the ground with a speed of 67 miles per hour. Since the wind resistance is negligible for vertically oriented sheets, this speed will be independent of the size of the ice sheet.

**With Wind:** With wind, of course, the ice can move in the direction of the wind before reaching the ground. A sheet of ice can experience considerable force from the wind, especially if the flat side of the sheet is perpendicular to the wind. In this case there is an equation of motion for both the vertical direction and the direction in which the wind is blowing. Vertically the equation is the same as in the no wind case:

$$\text{Eq 4.} \quad a_z = \frac{dv_z}{dt} = -g + \frac{F_0 A v_z^2 C_d}{M}$$

while in the direction of the wind:

$$\text{Eq 5.} \quad a_x = \frac{dv_x}{dt} = \frac{F_0 A (v_w - v_x)^2 C_d}{M} - \frac{F_0 A v_x^2 C_d}{M}$$

where  $a_x$  is the acceleration in the direction of the wind,  $v_w$  is the velocity of the wind and  $v_x$  is the velocity of the ice in the direction of the wind. The first term is the force on the windward side of the sheet and the second term is the force on the opposite side of the sheet due to normal wind resistance. The amount the ice travels in the direction of the wind depends on the thickness of the sheet, with thinner sheets traveling further. These equations have been solved to determine the amount of travel in the direction of the wind that the ice sheet would travel before impacting the ground. Again assuming a 1 meter-sq sheet, the figure below shows the distance from the tower the ice sheet would fall for four different thicknesses and weights:

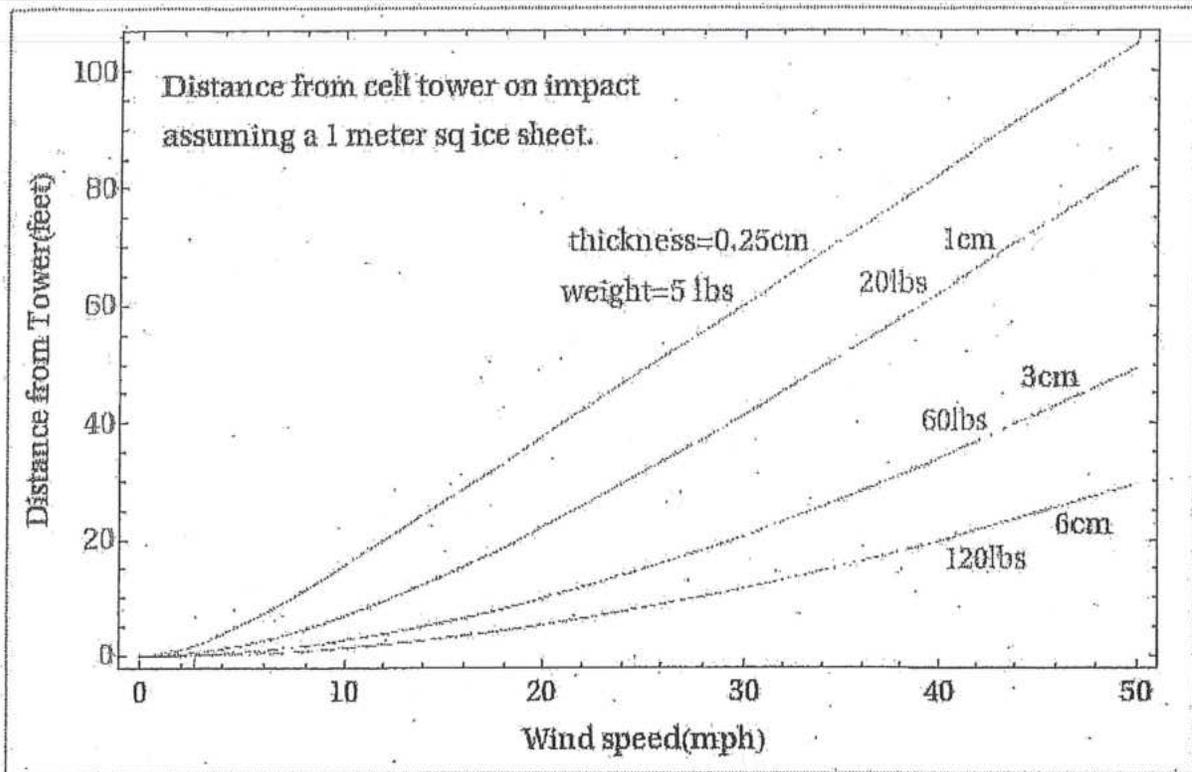
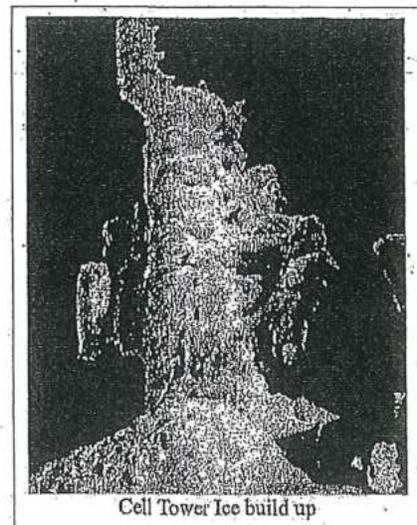


Figure 1. Distance of ice fall from tower vs wind-speed for four different sheet thicknesses

As in the no wind case, the ice sheet would be traveling at approximately 67 mph on impact. Obviously, thinner sheets can travel further from the tower. Note also that, since the weight of the sheet is proportional to it's area, the distance it falls from the tower will be approximately independent of it's cross sectional area.

**Summary:** This analysis has shown that for one case, that of thin sheets of ice falling from the vertical part of the antenna structures, the ice fall can be a dangerous problem with the ice fragments weighing over a hundred of pounds impacting the ground at almost 70 mph. It also shows that wind conditions can cause these fragments to fall as much as 100 feet from a 150 foot tower with smaller, thinner sheets falling the furthest distances. Of course, as the photo to the right illustrates, in reality the problem can be more complex with the ice fragments being composed of a combination of both snow and ice and the ice build up being more extensive than envisioned in this analysis with possibly even more severe consequences. Therefore care must be taken in positioning these towers to place them sufficiently distant from other structures and places where people may live and work.

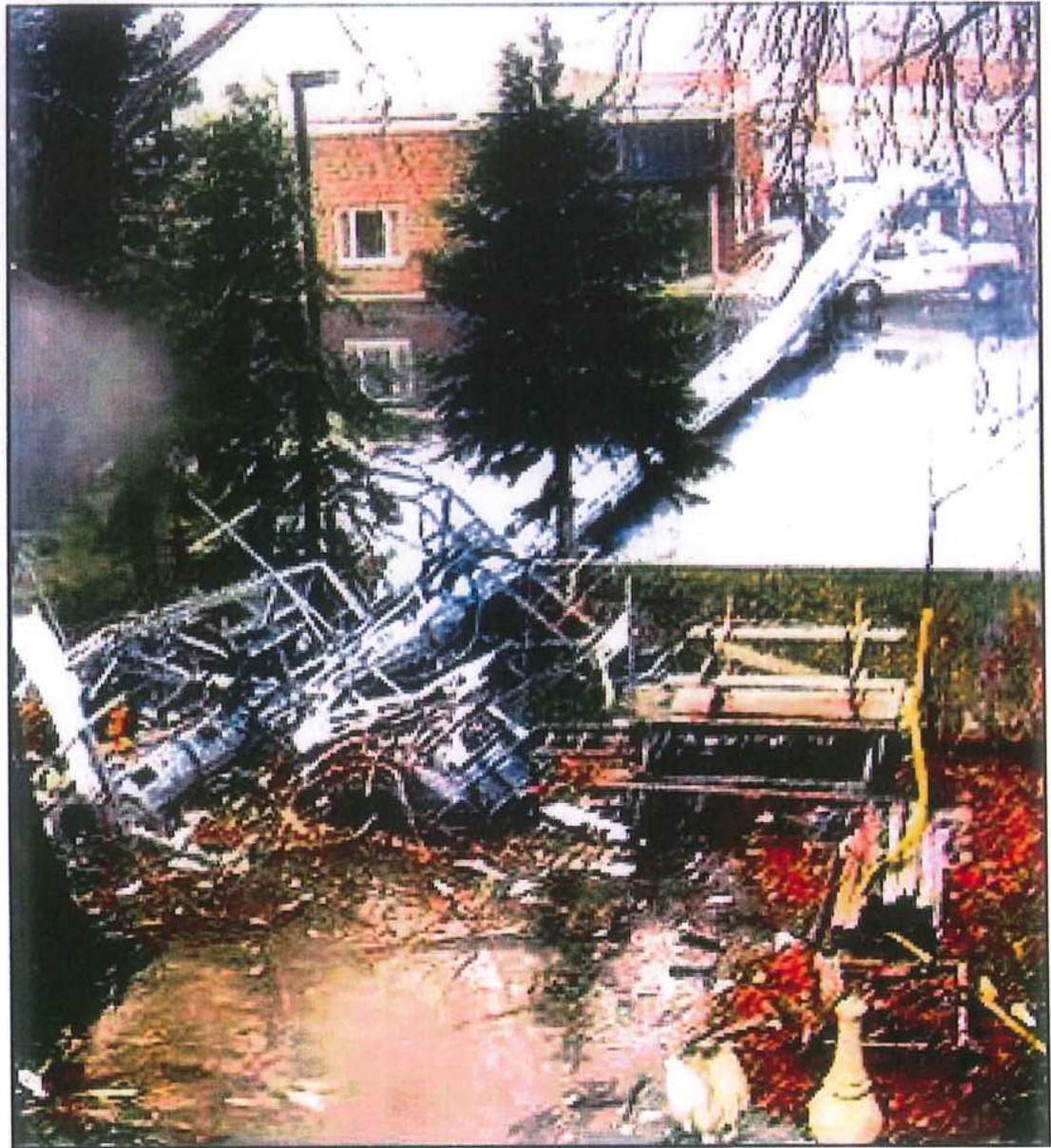


\* Dr. Rogers received his PhD in theoretical solid stated physics from the University of California at Davis in 1977. Since then he has worked at IBM Research in Yorktown Heights NY for 27 until 2005. Since then he has formed the company Symbiotic Designs and is developing cell phone applications and energy saving devices.

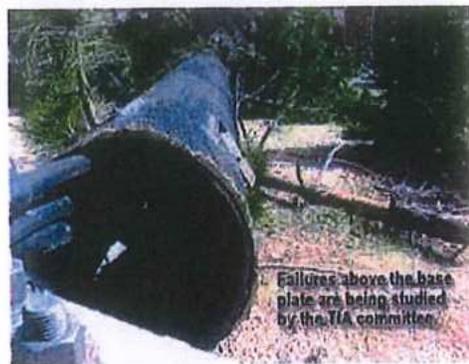
**EXHIBIT B**



Montgomery MD June 2015

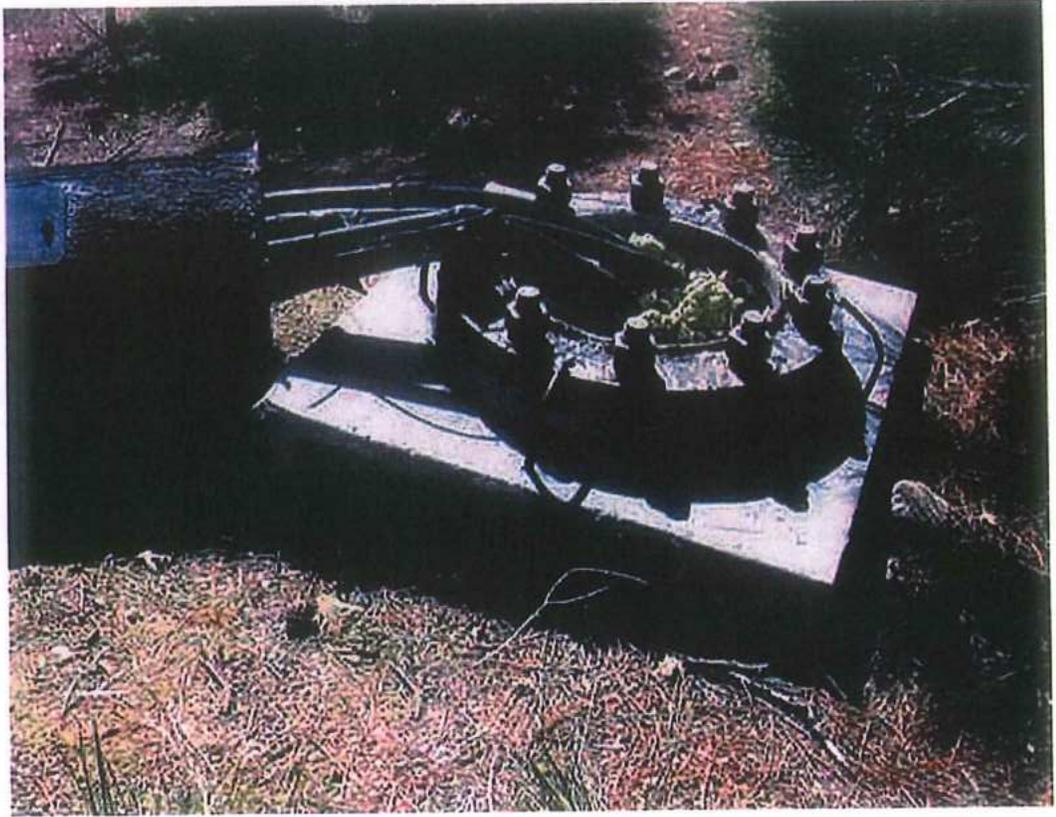






Failures above the base plate are being studied by the TIA committee.





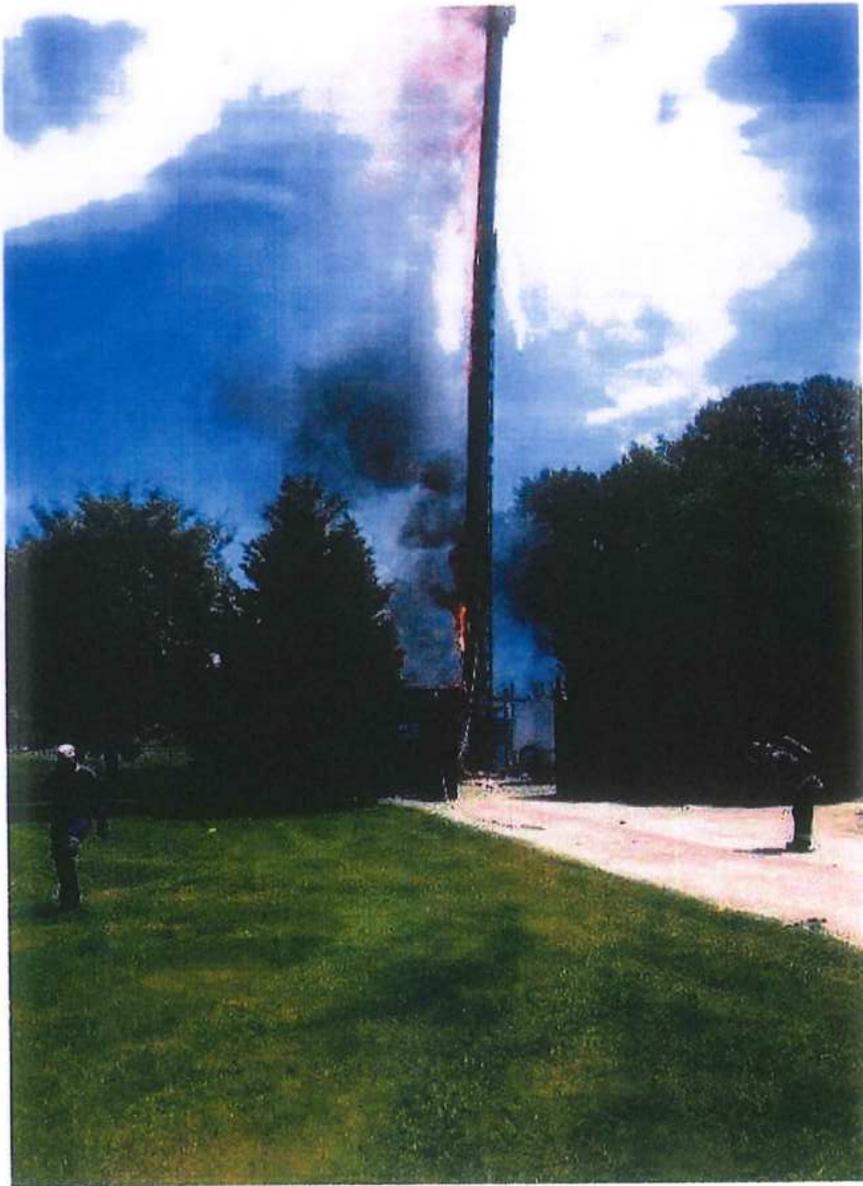




Wellesley, MA January 2009



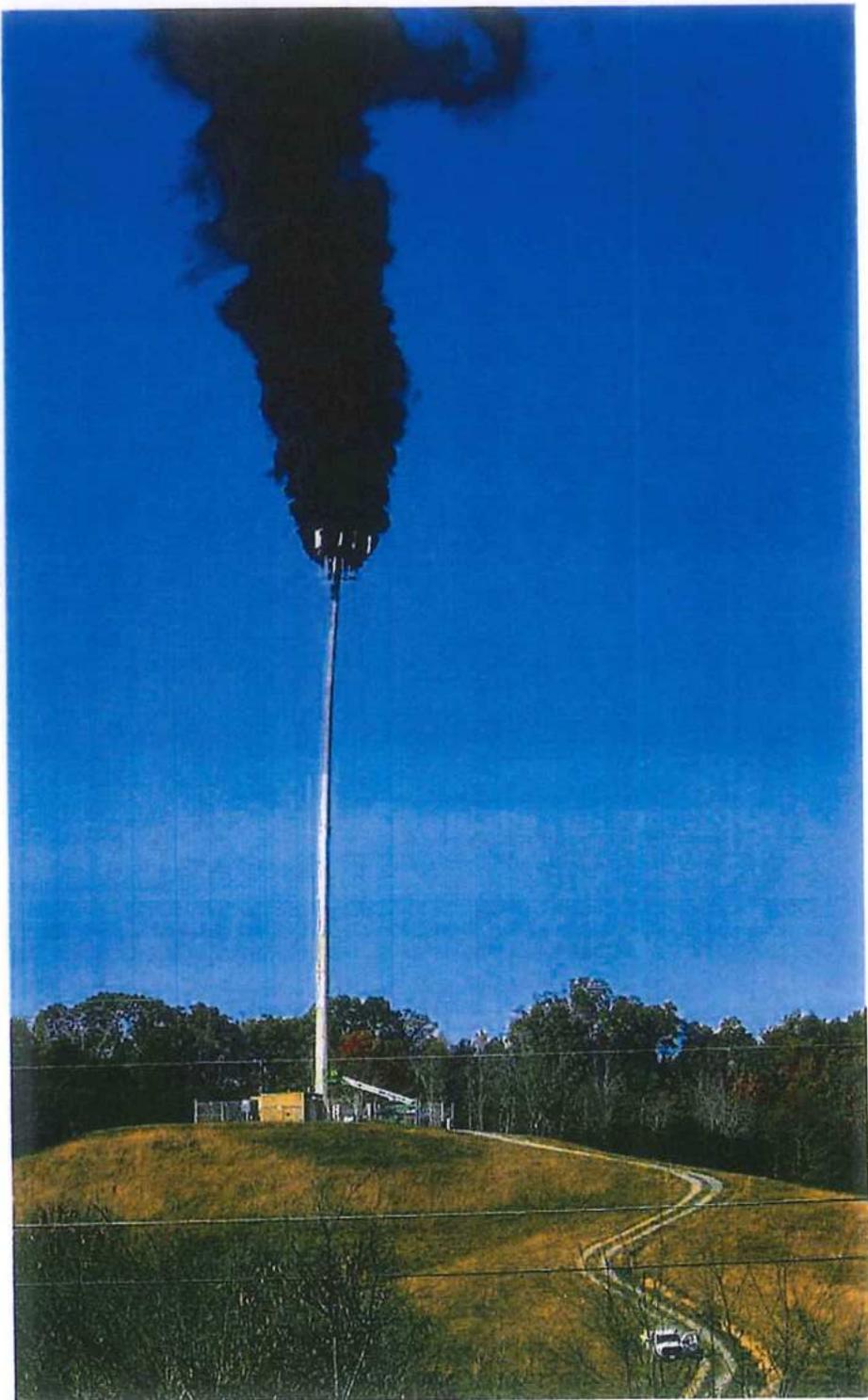
Philadelphia, PA June 2013



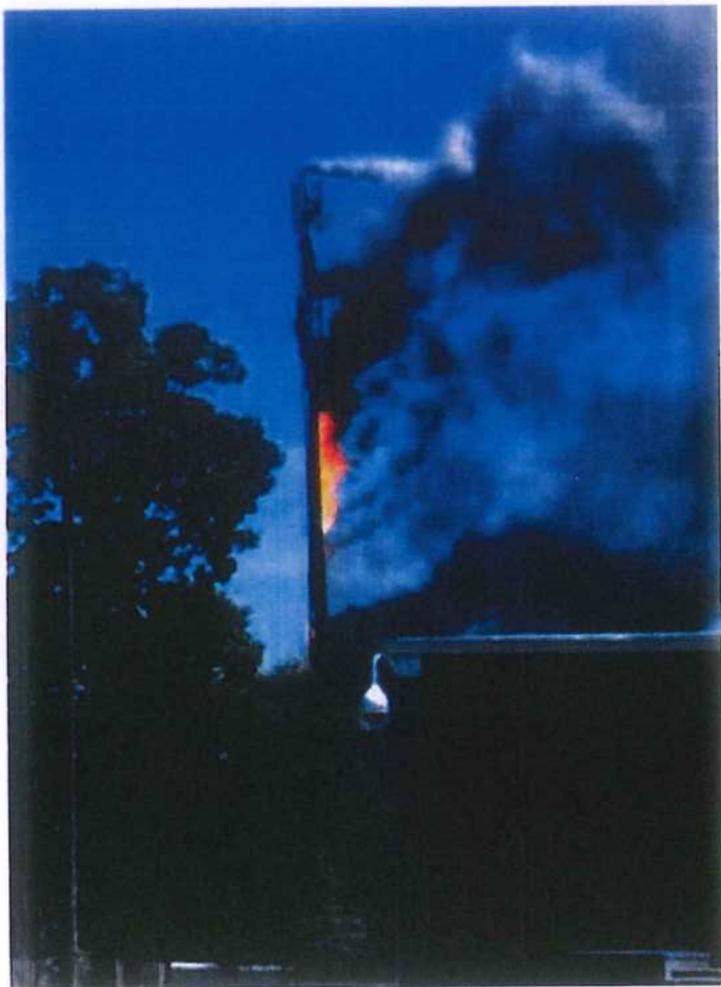
Newport, VA June 2015



Lilburn, GA December 2011



Greenville TN November 2014



Montgomery MD June 2015

**EXHIBIT C**

Brian DeMuro  
356 Haverstraw Road  
Montebello, NY 10901

2/12/2026

Village of Montebello  
Attn: Members of the Board of Trustees  
One Montebello Road  
Montebello, NY 10901

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

I live on the property next to the Dr. Jeffrey Oppenheim Community Center, essentially sharing a back yard with the Village and am writing to express my opposition to the building of the cell phone tower.

When we moved here 16 years ago, I fell in love with the backyard because of its large space, the rolling hill, mountain back drop, the Palisades Interstate Park System land to my right and the Village of Montebello to my left. This meant that it would be quiet and peaceful, allowing my kids to grow up playing, sledding and being safe with such a large space, all while enjoying the best each season had to offer and the vast amount of wildlife we have moving through here daily.

With Route 202 in front of my house, at times often not being able to hear a conversation with another neighbor, friend or relative in my driveway, the back yard was like going into another world. Often, we sit on the deck and just gaze at the trees and birds, taking in the strong sun in the afternoon and overall serenity that it provides. When we are not outside, our kitchen with its octagon shape, offers stunning views from each window, especially in the fall and winter.

When I saw the surveyors in my back yard almost 2 years ago working along the fence that separates my property from the Village, I thought maybe they were going to extend the fence further up the hill. Fast forward to September 2025, I came to know that there were plans to build a cell phone tower in that space at the top of the property, just inside that fence, which was shocking to hear.

This has caused me to have a lot of anxiety about the proposed building of the tower because it will undoubtedly disturb all that I have described above that drove me to live here. Despite its tree-like disguise, it will be an ever-present eye sore while looking out the kitchen window that faces the Village property, especially in the fall, winter and early spring when there are no leaves on the remaining surrounding trees. Sitting on my deck or just being in the back yard will now take on a different view of a tall steel tower, access road, generator, fencing, maintenance workers, etc. It will not be easy to hide.

Beyond the adverse aesthetic problem, it will absolutely reduce the value of my property and willing number of buyers if we decide to sell one day. This is not fair to me for the reason we moved to Montebello and all that I have worked hard for, while the Village receives a nominal monthly income to help with their expenses and funds, my home's desirability and value decreases at an amount that far exceeds the income the town stands to gain.

The property will not afford a new, young family with the same feeling and serenity that my family and I have felt as the tower looms over the yard next door.

Please strongly consider denying the building the cell phone tower to preserve this part of the Village's beauty.

Thank you,

  
Brian DeMuro

Michele DeMuro  
356 Haverstraw Road  
Montebello, NY 10901

February 8, 2026

Dear Mayor Millman and Members of the Board of Trustees of Montebello NY

Prior to living at our current location (356 Haverstraw Road), we lived further up in NY state where land was more plentiful and yards were more vast.

For work, family and medical reasons, we needed to move closer to the NY/NJ border. We quickly found that calm and serenity are not as easy to find around here, but with our current home, we were able to capture a small piece of it.

We did not purchase our house for the house itself, nor for being on a highway. We bought it for the land. With tons of people, cars and congestion all around us, we found a property that we could humbly afford that offered a remarkably quiet, private, and "untouched by man" piece of property we could call our own. A place where on the toughest days, days that are full of life/death situations, a place where we could be at peace. A place to feel one with God.

This home is not luxurious, it's not big, it's not glorious. But it is what we bought it for. A place to come to at the end of the day and forget about everything else. A place that is filled with nature and heals the mind.

Friends with million-dollar homes have expressed the beauty of our land. It is why we live here. With visits from bears, wild turkeys, snakes, coyotes, foxes, blue birds, cardinals, owls, bats, Red-tailed Hawks among other hawks, eagles, and so many gorgeous birds that we don't even know the names of. Different day, different animal visit.

Building a cell tower and access road would clearly destroy this sanctuary behind our home. It would have a significant impact on our well-being and the well-being of all the wildlife, plants, and habitats that share the land.

Sincerely,

A handwritten signature in cursive script that reads "Michele DeMuro". The signature is written in dark ink and is positioned above the printed name.

Michele DeMuro

Brian DeMuro  
356 Haverstraw Road  
Montebello, NY 10901

2/12/2026

Village of Montebello  
Attn: Members of the Board of Trustees  
One Montebello Road  
Montebello, NY 10901

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

My name is Brian DeMuro and I am a 22-year-old resident of 356 Haverstraw Road, Montebello, NY. I am writing to formally express my opposition to the proposed cell tower and related construction planned behind our home.

Before moving to this address, my family and I lived farther upstate, where open land was more common and privacy was easier to find. We understood that the New York City Metropolitan area is naturally more busy and congested, but we chose this property specifically because it still offered something increasingly rare here: a quiet, private stretch of land that feels natural and undisturbed. One that offers a place of peace and tranquility, regardless of what the day may have brought.

To be clear, what has mattered most to me about living at 356 Haverstraw Road is not the house itself or its proximity to the highway. It was the land behind it. I grew up in that yard. Playing wiffle ball with my brother and father, building snowmen, and hosting family gatherings, all of which contributed to the incredible childhood I had and lasting memories I made.

That space is also a functioning habitat. We regularly see wildlife, including bears, wild turkeys, coyotes, foxes, hawks, owls, bats, and many species of birds. The land supports plants and animal life that depend on the current conditions remaining intact. The proposed tower, along with the access road and ongoing maintenance activity, would fundamentally change the character of this area. It would introduce permanent industrial infrastructure, increase human disturbance, and disrupt the environment that currently makes this property unique.

For these reasons, I respectfully urge the Board to deny approval of any proposal that would place a cell tower and related access development behind our home.

Thank you for your time and for your consideration of residents who will be directly affected by this decision.

Respectfully submitted,



DeMuro / 356 Haverstraw Road

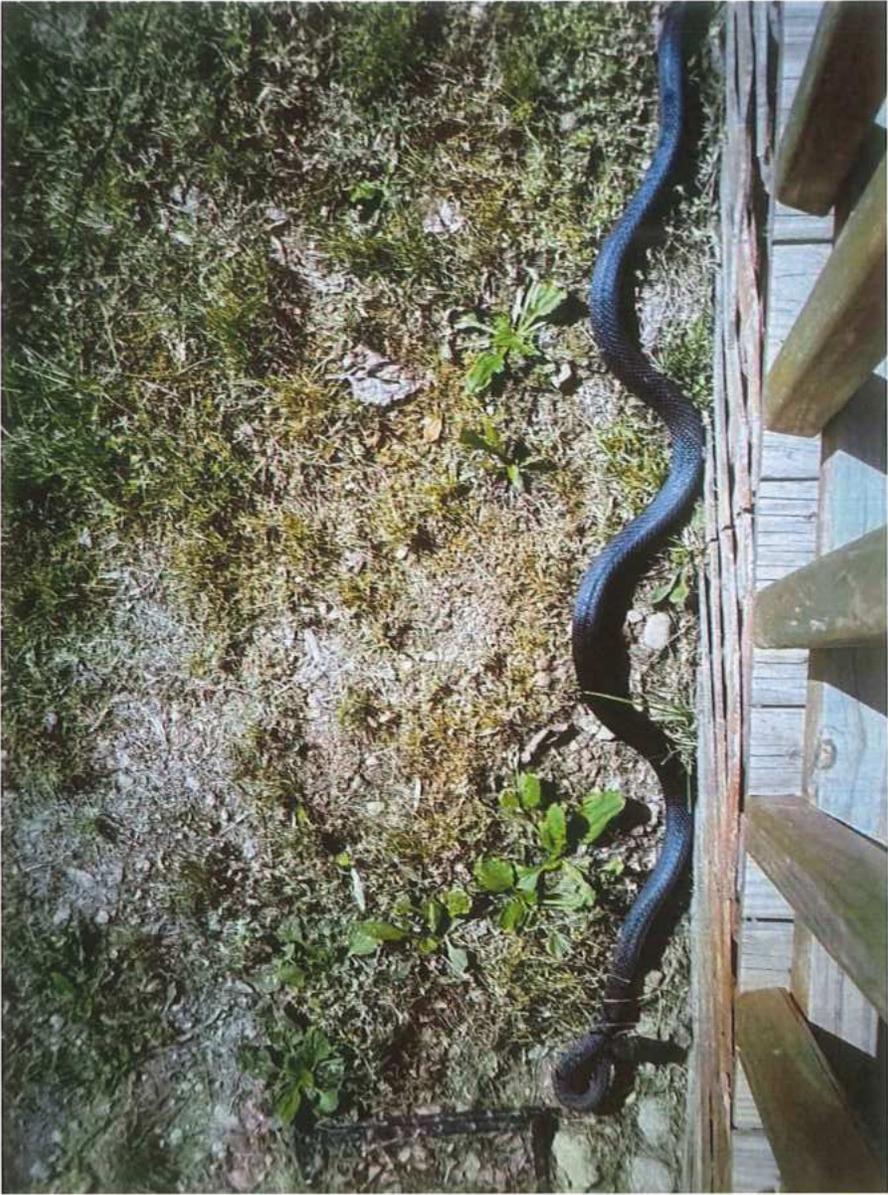
Wildlife that frequents our back yard which is next to the tower site

















DeMuro / 356 Haverstraw Road

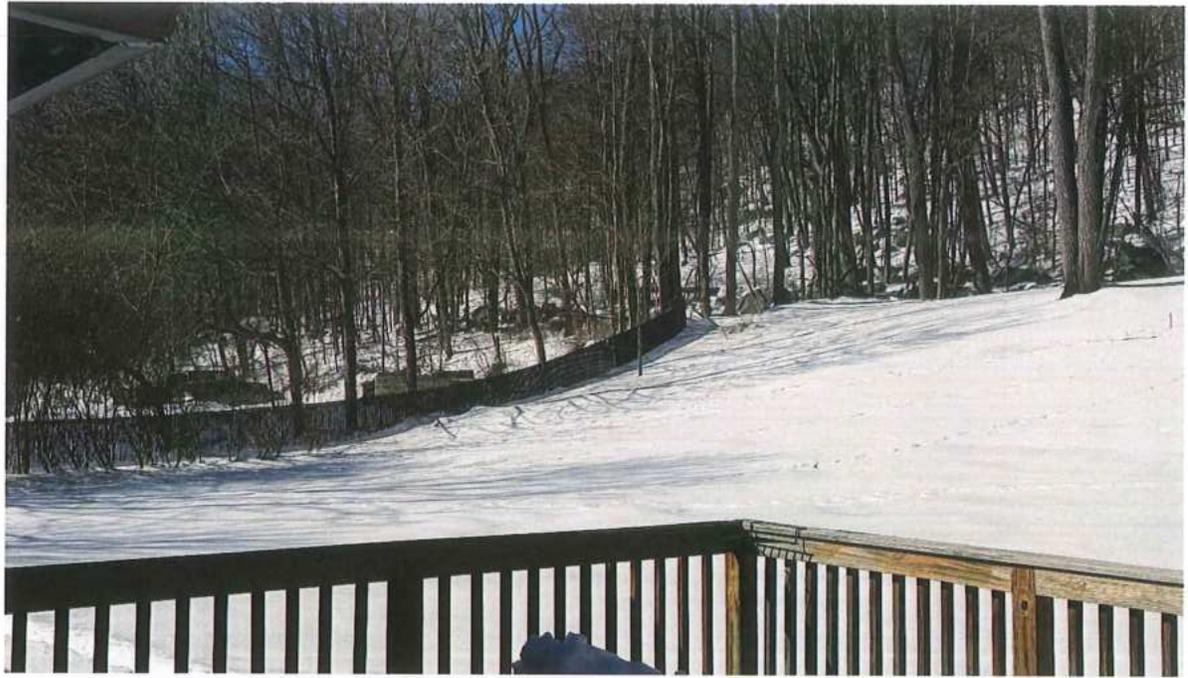
View of Tower Site from Our Kitchen Windows





**View of the Tower Site from Our Deck**





To the Montebello Planning Board,

My name is Oliver Giannatello and I am 13 years old. I live <sup>near</sup> where the new cell phone tower is being planned, and I wanted to share why our backyard is really important to me. I spend a lot of time outside playing catch, shooting hockey pucks, running around, and enjoying nature. In the fall, I love collecting colorful leaves to use for art projects, and in the summer, my family eats meals together outside. When my cousins come over, we play with nerf guns in the backyard - I have a lot of great memories. My backyard is a place where I feel happy, creative, and connected to my family.

I'm worried that having a big tower so close would change how our backyard feels and make it difficult to enjoy being outside in the same way. It wouldn't feel fun or special when I'm trying to play, relax, or spend time with family if I'm looking up and seeing a huge tower instead of trees. I hope you will think about kids like me who use our outdoor spaces to be active, creative, and close to our families. Thank you for listening to my thoughts and for considering how this project could affect my everyday life.

Thank you.

Oliver Giannatello

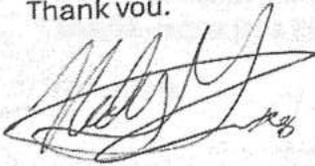
Dear Montebello Village Board,

Hello. My name is Nick Giammatteo and I am a junior high school student living near the location of the proposed cell phone tower at 350 Haverstraw Road. Recently, I overheard my parents having a serious conversation about possibly moving if the tower is built because of how much it would change our home and daily lives.

They didn't know I heard them, but it really upset me. This is a really important time in my life - I'm in my junior year, playing on my varsity hockey and soccer teams, and working hard both academically and with my teammates as we head toward senior year and graduation. The thought that something like this could force my family to consider moving and completely changing my routine, school, and teams is honestly overwhelming.

My friends, coaches, and teammates are a huge part of who I am right now, and the idea of leaving them during such an important year feels like losing a big piece of my life. High school only happens once, and these next two years matter so much for my future and for the memories I'll carry with me. I hope you will think about students like me whose lives could be deeply affected by decisions like this — not just in big ways, but in the everyday experiences that shape who we become. Thank you for taking the time to listen to my perspective and for considering how this project could impact families and kids in your village.

Thank you.

A handwritten signature in black ink, appearing to read 'Nick Giammatteo', with a stylized flourish at the end.

Nick Giammatteo

February 13, 2026

Dear Members of the Board of Trustees for the Village of Montebello,

I hope this letter finds you well. As a resident of our cherished village, I write to you with a sincere heart and a deep appreciation for the work you do in preserving the unique spirit of Montebello. Your dedication has helped maintain the quiet charm and historic beauty that make this place so special, and for that, I commend you all. It's because of your thoughtful stewardship that families like mine have chosen to call Montebello home, surrounded by the natural splendor of Harriman State Park and the peaceful landscapes that define our community.

However, I must share my grave concerns about the proposed cell tower, which would be erected mere meters from our homes. This decision feels at odds with the careful protections you've upheld, and I urge you to consider the residents' perspective before voting in favor of it. Allow me to explain, step by step, why this tower would irreparably harm the very essence of what makes Montebello extraordinary.

First, let's think about the children who grow up here, enveloped in the wonder of nature. My seven-year-old daughter, who adores our home, put it so poignantly:

I love living here with all the trees and birds and nature. But now I'll have to wake up every morning and see a big steel thing out my window. I don't understand why they have to do this because Mommy and Daddy's phones work just fine, and Mommy said she even grew up with a home phone that was so neat—you could dial each number, and she showed me what it looks like. So why can't people get home phones if they're having trouble with their mobiles? And I see so many of these yucky towers when we drive around between home and places we visit. They make me sad and make me think about all the beautiful trees that had to be cut down, and all the homes the birds lost, and the deers can't sleep under anymore.

Her innocent view captures the heartbreak this would bring to our daily lives, turning a view of vibrant forests into one dominated by industrial steel.

This leads me to question the placement itself. Cell towers are typically situated in commercial areas, like along Route 17, where they blend into developed landscapes without intruding on residential neighborhoods. How could we agree to one so perilously close to homes, disrupting the serene, historic character you've worked so hard to protect? There doesn't seem to be a logical reason for it, especially when cell reception in our area—less than 0.3 miles from the proposed site—is already perfect. Every visitor we've hosted, using a variety of providers, has experienced flawless service without

exception. If coverage truly needs improvement elsewhere, surely there are less invasive alternatives that honor our community's residential nature—perhaps exploring advanced technologies like star-link or fiber optics that don't require such massive structures.

Beyond the immediate disruption, we must consider the visual domination this tower would impose. Right now, our views are filled with nothing but beautiful forests and trees, a sight that nourishes the soul year-round. While summer foliage from June to September might offer some partial coverage, for the other nine months, the structure would be visible for miles in every direction, as clear as day, shattering the natural panorama that drew us here.

This visual intrusion ties directly to the profound impact on our emotional well-being. Countless studies demonstrate how scenery affects people's overall emotional health—nature fosters positivity and peace, while commercial structures like this evoke negativity and stress. The residents surrounding the tower, including my family, would be personally affected, as our daily surroundings shift from restorative greenery to an imposing industrial eyesore.

Moreover, the environmental impact is undeniable and far-reaching. Constructing the tower would require taking down trees, directly harming the abundant wildlife that thrives here—wild birds, bears, foxes, raccoons, coyotes, snakes, and countless other creatures. Neither humans nor animals choose to live in the shadow of a giant, ugly, and offensive steel structure; it would disrupt habitats and diminish the biodiversity that makes Montebello a haven. Additionally, this could exacerbate broader ecological issues, such as increased erosion from cleared land or altered migration patterns for local species, further straining our already precious natural resources.

Finally, let's reflect on the future of our town. My family moved here from New York City in 2024, precisely because we saw that a concrete jungle, rife with towers and steel structures, was no place to raise children. We chose Montebello for its beauty, charm, and proximity to Harriman State Park, which abuts our property. If this tower had been proposed at the time, we wouldn't have dreamed of buying our home. By approving it now, you'll risk driving away current and prospective residents, ultimately lowering property values across the village—including your own. If you ever wish to sell, potential buyers will review data showing properties languishing on the market or selling for far less, and they'll think twice about investing in Montebello. Beyond that, consider the economic ripple effects: Our village's appeal draws visitors and supports local businesses through eco-tourism and outdoor activities; introducing such an eyesore could deter this vital revenue stream, affecting everyone from shop owners to community events.

In closing, I kindly implore you to vote against this proposal. Let's preserve the Montebello we all love—a place of natural beauty, historic charm, and community well-being—for generations to come. By doing so, you'll not only unite our residents but also leave a lasting legacy of thoughtful leadership that prioritizes people over profit. Thank you for taking the time to hear our perspective; your wisdom in this matter means the world to us.

Warm regards,  
Caroline, Leigh, Mila (age 7), Harry (age 4) Krafchek  
314 Haverstraw Rd, Montebello  
Montebello Resident

February 12, 2026

Maria Caputo  
333 Haverstraw Road  
Montebello, NY 10901

Dear Trustees of Montebello

In 2003 my husband and I fell in love with this peaceful and quaint little village. The Harriman State park view from our home is absolutely beautiful and tranquil . We bird watch in the morning while having coffee. The very large tower is a monstrosity and will be directly in my front window, and saying the branches make it look real is quite ridiculous and insulting

We have spent years trying to make our grounds beautiful, somewhere we love, and are proud to call our home. We love to entertain and you will be able to see the tower from our front and backyards.

Vinny and I are both small business owners and are relying on this house to be part of our retirement. Its been proven that our property value will be affected. Please vote no.

Thank you for your time

Maria Caputo

February 12, 2026

Vincent Caputo  
333 Haverstraw Road  
Montebello, NY 10901

Dear Trustees of Montebello

24 years ago we found the house of our dreams in a beautiful area set back from the road. The views are amazing we put years of hard work into making our property beautiful. We work our butts off making our property beautiful and peaceful. On the weekends we spend our time outside with friends and family, If this tower is installed directly across the street I know it will be an eyesore.

The first thing we do every morning before work is open the front shades and watch the birds with a cup of coffee, I have 3 bird feeders, if you vote for this to happen, instead of the beautiful trees across the street it will be a giant tower, and quite frankly its insulting that you think the branches make it look real.

We are counting on our property to be our retirement, its been proven that we will loose possibly 20% of our property value. I urge the trustees of Montebello to please consider keeping the beauty of our neighborhood.

Thank you

Vincent Caputo

Village of Montebello Planning Board  
One Montebello Rd  
Montebello, NY 10901

February 11, 2026

Jennifer Giammatteo  
330 Haverstraw Rd  
Montebello, NY 10901

Dear Village of Montebello Planning Board:

I am writing to oppose the proposed cell phone tower near my home. This project would have a real negative impact on our neighborhood and on my family's day-to-day life. One of the main reasons we purchased the house was because of the landscape views of nature and the natural surroundings of the house. Our backyard backs to a view of the natural beauty of Harriman State Park. This view of nature is a particular source of relaxation, enjoyment, and calm which would be permanently ruined and dominated by a large cell tower. We spend a lot of time outside playing and have family dinners in our backyard. The large cell tower would take away from how we use and enjoy our own property by destroying the landscapes' natural beauty and views. It will be highly visible from both our front and back yards.

I'm also worried about how this could negatively impact property values. Having a large, dominating cell tower so close to homes could make houses in the area less appealing to future buyers and may hurt homeowners' long-term investment. I ask the reviewing board to consider affects to ours and our neighbors' quality of life, the look of the neighborhood, and property values, and to consider other locations or options that would cause less disruption to existing homes and outdoor spaces. Thank you.

Sincerely,



Jennifer Giammatteo

To: Planning Board  
Village of Montebello  
1 Montebello Road  
Suffern, NY 10901

From: Robert Giammatten  
330 Haverstraw Road  
Montebello, NY 10901

Re: Proposed cell tower – 350 Haverstraw Road

Dear Sir / Madam-

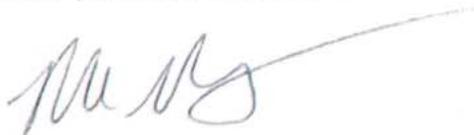
I am writing to express my strong opposition to the proposed cell phone tower near my home. We moved to Montebello over 10 years ago, and were drawn to our home because of the beautiful location backing to Harriman State Park. Our backyard is absolutely beautiful, abundant with nature and wildlife, and we have spent many days outside raising our boys. Summertime brings backyard barbeques, and late afternoon dinners outside under our pergola.

The planned cell tower would loom directly over the area where we enjoy our time outdoors, and would destroy our backyard sanctuary. The beautiful views that drew us to our home would be permanently damaged by a massive commercial structure less than a stone's throw away.

In addition, I am concerned about the potential negative effect on surrounding property values. The introduction of a prominent commercial structure so close to our home significantly disrupts the character of our neighborhood, and reduces long-term investment stability for homeowners in the area. We are not interested in living in an area with such a structure in such close proximity to our home, and would plan to move out of the Village if construction of the tower is approved.

I respectfully ask the Village Planning Board to carefully consider the cumulative impact on residents' quality of life, neighborhood aesthetics, and property values, and to explore alternative locations or solutions that would minimize disruption to established homes and outdoor living spaces. We would hope to be able to retire in this community that we love.

Thank you for your consideration.



February 13, 2026

To Whom it May Concern,

By installing this proposed cell tower, which is only 334 feet from my home, it will impact me on a daily basis. As an artist, and a person that uses our property to create, this will have a direct negative impact on my ability to use my property in the manner in which I am accustomed to therefor affecting my creativity.

No one wants to look at a huge ugly, cell tower, even with the fake leaves, which is a total joke, on a daily basis. This isn't an industrial area, this is a small village where folks just want to leave peacefully, please don't take that away from my family, and my future.

In addition, if said cell tower is erected it will also impact my inheritance, as it will decrease the property value of the home my parents will pass along to me robbing me of the true value of their home that my parents worked so hard at making into a beautiful peaceful oasis. This will be taken away should the cell tower go up.

Thank you

Gia Leigh

324 Haverstraw Road

Monetbello, NY 10901

February 10, 2026

To Whom it May Concern:

As you know, my family and I are very concerned about the Village Board potentially allowing a 115' possibly a 135' foot cell tower to be erected in my family's backyard. This is not only a destructive act towards the natural esthetics of the wooded environment, the wild life, it will also be a total eye sore to the entire Montebello community. The Village of Montebello claims to be pro trees, and the natural environment, this act of approving a cell tower, is in direct opposition and conflict of that mission.

This proposed cell tower will directly impact my family and me on a daily basis. It will impact us while we are looking out our windows, sitting at our pool, sitting on our porch, sitting on our patio, mowing the lawn, taking a walk on our property., going to our car, taking the garbage down, at every turn this cell tower will be in our view hovering over us. This is very unsettling and very intrusive and imposing. It will drastically impact our quality of life on a daily basis.

Please know that if this proposed cell tower were to be approved it would make the citizen of Montebello, especially those closest to it, sick with disappointment. It would demonstrate a total lack of respect to us as citizens, and our quality of life. All in the name of a mere \$2,000 a month. It is just wrong on so many levels.

I respectfully request that the Village Board not approve this proposed cell tower by Homeland Towers. A company that does not care one little bit for the Board or the citizens of Montebello. They will be long gone, and The Village will be left holding the bag.

Thank you,

Debra Balestra Leigh

324 Haverstraw Road Montebello, NY 10901

February 13, 2026

To Whom it May Concern,

The proposal of the cell tower at 350 Haverstraw Road is in complete opposite of the aim that the Village Board always claims to have in keeping the Village rural. This tower will not look like a tree and will stick out like a sore thumb and will be an eye sore for all the neighbors within eye shot of the tower, and beyond. The Village has many laws that restrict certain things that help keep a rural feel such as tree laws limiting the number of trees that can be taken down, and yet for the proposed cell tower over two dozen trees will be cut down. The Village has many zoning laws to preserve and protect the citizens from ruining the natural environment. Sadly, in the case the Village Board isn't following their own zoning laws. It appears that the Village is purposefully trying to by-pass their own zoning laws, because deep down they know the cell tower wouldn't pass, and it isn't the right thing to do for our Village.

I bought my house because I love the rural feel of the area, and I have invested 100's of thousands of dollars into making our house a beautiful home. This proposed tower is sure to bring the price down considerably. Clearly, since the board members don't live close, this won't impact your property values.

This proposed tower isn't needed and is just Homeland Tower Company trying to make money, and selling it to the Board as a necessity. They don't care for our Village or it's people.

Thank you,

Hunt Leigh

324 Haverstraw Road

Suffern, NY 10901

February 12, 2026

Moira Van Inwegen  
353 Haverstraw Rd  
Montebello, NY 10901

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

When my husband and I were married 20 years ago, we discussed the best place for us to live. He suggested moving into his childhood home, a place he loves for its natural beauty with the mountain in front of the house and the river behind the house. We decided then to live in Montebello (Beautiful Mountain).

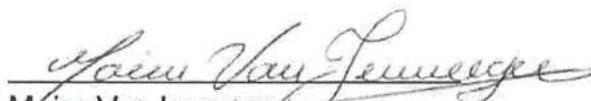
Twenty years later, we raised three children in this house; they are now 17, 15, and 12 years old. I truly love our home. The living room, dining room, and some of the bedrooms have windows overlooking the mountain. In its natural and pristine state, the mountain adds its own sense of beauty and serenity to our daily lives.

Now the dreadful idea that our living room, dining room, and some of the bedrooms may have windows overlooking a cell tower is very upsetting to me. The beauty of the mountain would be overshadowed by a cell tower, and instead of enjoying a lovely view each day, we would be faced with an eyesore.

Please, let Montebello live up to its name, "Beautiful Mountain." Let's preserve our village, its natural beauty, and its character.

It would be a sad irony if Montebello voted "yes" to install a cell tower that would permanently alter the landscape of the very mountain that defines our community right behind the Montebello Community Center. We have a responsibility to protect what makes this place special.

Respectfully Submitted,

  
Moira Van Inwegen

February 12, 2026

Richard Van Inwegen  
353 Haverstraw Rd  
Montebello, NY 10901

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

I am writing this letter to inform you of the significant aesthetic impact that a proposed cell tower will impose upon my property at 353 Haverstraw Rd, Suffern NY. I have lived at this address all my life and have not desired to move because of the beautiful view of the Ramapo Mountains from all points on my property, including my front windows. My wife and I have chosen to raise a family here. We love the scenic beauty of the mountains as our home is nestled in the base of them.

The proposed cell tower and its associated fake metal branches will be a blight to the aesthetic beauty of the mountains every time we look out of our front windows, and every time we go outside on our property and look toward them. The fake evergreen branches that you place on the tower will stick out like sore thumbs because all the trees around it are deciduous and even more so because of the higher elevation of the tower than the surrounding trees which is needed for effective RF transmission.

One of the tenants of the Village of Montebello is the aspect of preservation of aesthetic beauty of the area, especially so close to residences, and areas that destroy any natural scenic views. I trust you will take this into consideration and do your due diligence in seeking alternate locations and alternate technologies to satisfy any poor reception, and in doing so, preserve the beauty of Montebello.

Respectfully Submitted,

  
Richard Van Inwegen

Harry Leigh  
February 10, 2026

Dear Mayor Millman and Members of the Board of Trustees,

I am writing to vehemently oppose the construction of a 110 foot cell tower at 350 Haverstraw Rd. This is located right next door to my property. It will destroy the views out of the windows on the east side of my home, anytime we want to spend time in our yard we will be faced with the sight of a looming tower.

We purchased our home 51 years ago, captivated by its rural charm and proximity to nature and Harriman State Park in our backyard. We have poured money and time into maintaining our 100 year old home and grounds only to have it ruined by a cell tower. Clearly this will affect the value of our property the visual impact is huge.

I urge Mayor Millman and the trustees of the Village of Montebello to please preserve the beautiful aesthetics of not only my home but the entire village as well. Our home values and our equity that we have worked so hard to build will be squandered.

Respectfully

Harry Leigh  
340 Haverstraw Rd  
Montebello, NY 10901

Village of Montebello  
Attn: Members of the Board of Trustees  
One Montebello Road  
Montebello, NY 10901

February 15, 2026

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

My name is Matthew DeMuro, and I live at 356 Haverstraw Road, Montebello, NY. I am writing to formally oppose the proposed cell tower and related construction planned behind our home.

I want to share my concerns from my perspective. The main issue is the impact this project would have on the property directly next to the proposed site, my backyard. The backyard area behind our home is a private secluded area that provides a natural buffer between our property and the surrounding area. A cell tower, access road, fencing, generator, and ongoing maintenance would introduce permanent industrial infrastructure right along our property line.

This would create a negative visual impact from inside our home and yard, especially during fall and winter when there is less leaf coverage. It would also increase noise and activity from construction and future maintenance, changing the current tranquility behind our home.

I am also concerned about property value and marketability. A tower and access road next to my backyard would make the property less desirable to future buyers and create a long-term negative financial impact for my parents who are most directly affected.

Additionally, I'm concerned about the environmental impact. This area supports wildlife and birds that are regularly present behind our home. Clearing an access road and continued maintenance would disturb that habitat and change the area permanently.

Thank you for your time and consideration.

Sincerely,

*Matthew DeMuro*

Matthew DeMuro

**EXHIBIT D**



To the Honorable Members of the Town Board of Trustees of Montebello, NY:

I am writing in response to the owners of 356 Haverstraw Rd., Suffern, NY request for a comparative market analysis regarding the proposed installation of a cellular communications tower adjacent to the subject property. As a licensed real estate professional with experience evaluating residential market trends and property values, I have completed an assessment of the potential impact this installation may have on the surrounding area.

Based on current market conditions, recent comparable sales, and the overall desirability of the neighborhood, the subject property is presently valued at approximately **\$836,000**. In evaluating the anticipated effects of the proposed cell tower, including visual impact, perceived health concerns, and buyer resistance commonly observed in similar scenarios, it is my professional opinion that the installation would result in a measurable decline in market value.

Conservatively, properties located immediately adjacent to cell tower installations often experience a reduction in value of approximately **20%**. Applied to the current valuation, this would equate to an estimated loss of **\$167,200** in property value for the homeowner.

Such a decrease represents a significant financial burden and would adversely affect the homeowner's equity, marketability of the property, and overall investment. In my experience, buyers frequently avoid properties situated near cellular towers, leading to extended time on market and reduced negotiating leverage for sellers.

I respectfully urge the Board to consider the economic consequences this installation would impose on neighboring property owners. The proposed location presents a clear and disproportionate impact on the subject property, and alternative placements that mitigate these effects should be carefully explored.

Thank you for your time and consideration. Please feel free to contact me should you require additional data, clarification, or supporting market evidence.

Respectfully submitted,

Robert Addon

NYS Licensed Real Estate Salesperson

NYS License #10401367962

Keller Williams

845-587-0788

robaddon@kw.com

Keller Williams Realty First in New York  
69 Brookside Avenue Suite 225  
Chester, NY 10918  
kwhv.com

Office: 845.928.8000

Each Office is Independently Owned & Operated

Fax: 845.928.9774

Village of Montebello  
One Montebello Road  
Montebello, NY 10901

Re: Concern Regarding Proposed Cell Tower Near 356 Haverstraw Rd, Montebello, NY

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Dear The Honorable Members of the Town Board of Trustees of Montebello NY

My name is Cristina Capparelli, and I am a Licensed Real Estate Salesperson with Century 21 Elite Realty (License #10401353457). I am also a longtime Rockland County resident and have had the privilege of working with buyers and sellers throughout this community for several years.

I am writing regarding the proposed installation of a cellular tower in close proximity to 356 Haverstraw Rd in Montebello, NY. I understand that as our community continues to grow, infrastructure improvements, including expanded cellular coverage, may be necessary. I recognize the importance of reliable service and technological advancement.

However, I respectfully ask that careful consideration be given to the specific placement of this tower, particularly due to its proximity to residential homes and the surrounding natural landscape.

This area borders the natural beauty that connects to Bear Mountain and is home to remarkable wildlife, mature trees, and preserved green space that make Montebello so special. Many homeowners choose to live here specifically because of the peaceful, scenic environment and the sense of being connected to nature. The installation of a cellular tower in such close proximity to residential properties could significantly alter that character.

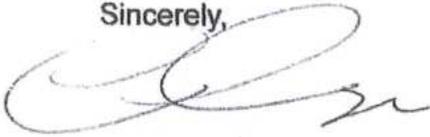
From my professional experience as a real estate agent, I have observed that buyers often express hesitation about purchasing homes located directly adjacent to or within close view of cellular towers. While I am not citing formal studies, and this is not presented as statistical fact, it has been my experience that homes near towers may generate less initial interest and can take longer to sell compared to similar homes not located near such structures. In some cases, buyers have chosen alternative properties specifically to avoid proximity to a tower. It is my professional opinion that aesthetic concerns may potentially impact perceived value and marketability.

I respectfully suggest that alternative locations be explored that would provide the necessary cellular coverage while minimizing impact on residential neighborhoods and

environmentally sensitive areas. Thoughtful placement could balance infrastructure needs with preservation of property values, wildlife habitats, and the scenic character that defines Montebello.

My intention is not to oppose progress, but rather to advocate for responsible planning that protects homeowners, wildlife, and the integrity of our community. I appreciate your time, consideration, and dedication to making decisions in the best interest of Rockland County residents.

Sincerely,



**CENTURY 21**  
Elite Realty

**Cristina Capparelli**  
Licensed Real Estate Salesperson  
Lic. 10401353457  
Direct: (845) 664-0234  
ccapparelli711@gmail.com



**(21)**

Pearl River Office 845-735-0200 39 E Central Ave Pearl River, NY 10965	White Plains Office 914-345-3550 255 Mamaroneck Ave White Plains, NY 10605
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# Benjamin Leopold

NYS Licensed Real Estate Broker

NYS Independent RE Broker License #: 10351219765

(917) 494-1450 | thebenleopoldteam@gmail.com

February 13, 2026

Caroline Krafchek and Leigh Krafchek

314 Haverstraw Road

Montebello, NY 10901

## **Re: Impact of Proposed Cell Tower on Property Value and Marketability**

Dear Caroline and Leigh Krafchek,

As requested, I have prepared this professional opinion letter to assess the potential effects that the proposed 110-foot telecommunications tower adjacent to your property at 314 Haverstraw Road may have on the value and marketability of your home and the surrounding neighborhood. The following statements represent my professional opinion based on over a decade of full-time experience as a New York State licensed real estate broker specializing in Rockland County, representing sellers, buyers, investors, landlords, and tenants across both residential and commercial transactions.

Your home sits in a desirable enclave of the Village of Montebello, characterized by custom residences, mature landscaping, and its direct adjacency to Harriman State Park. The natural views and quiet, park-like setting are intrinsic to the appeal and premium value of properties on Haverstraw Road and surrounding streets. Buyers in this market segment place a high value on privacy, aesthetics, and unspoiled vistas; such attributes underpin the prices these homes command.

The proposed 110-foot cell tower—disguised as a monopine—would introduce a dominant man-made structure into this otherwise verdant landscape. In my experience, the presence of a large telecommunication tower within close proximity to a residential property tends to create several adverse market reactions. First, it alters the visual

character of the immediate area; second, it raises perceived concerns about electromagnetic emissions and maintenance noise; and third, it signals a lack of control over future development. These factors often cause prospective buyers to discount their offers or avoid the property altogether, lengthening marketing time and reducing final sale prices.

While exact impacts vary by location, comparable sales data and buyer feedback from similar situations suggest that visible infrastructure of this scale can reduce achievable values by anywhere from five to twenty percent, depending on the degree of visibility and the strength of the local market. For a home like yours—where unobstructed woodland views are a core part of its appeal—a tower sited nearby and visible from living spaces or outdoor areas would likely have a material and negative effect on value and make the home less saleable even at reduced prices.

Based on these considerations, it is my professional opinion that construction of the proposed cell tower adjacent to 314 Haverstraw Road would undermine the desirability and market value of your property and other nearby homes. Aesthetics, buyer perception, and the scarcity of comparable park-adjacent parcels in Montebello all point to a measurable diminution in value and a reduction in the pool of willing, qualified buyers should the tower be erected.

This letter expresses my professional opinion; it is not a USPAP-compliant appraisal. My conclusions are drawn from experience, knowledge of local market dynamics, and awareness of buyer sentiment in communities comparable to yours.

Respectfully yours,

Benjamin Leopold

NYS Licensed Real Estate Broker

License #: 10351219765

# IBNA Real Estate Group

345 North Main Street, New City, NY 10956

**TO**

Whom It May Concern

**02/10/2026**

I am writing this letter on behalf of:

Vincent and Maria Caputo

333 Haverstraw Road, Montebello, NY 10901

I have been a licensed Real Estate Agent for over 20 years in Rockland County, practicing locally since 2001. I have worked on a preliminary Comparative Market Analysis for the above listed property and asked to evaluate the impact on the home value the installation of a cell tower would have.

In my professional opinion, the property after the installation of a cell tower would be approximately 20% reduction in pricing. Currently the property is worth \$686,000. A 20% reduction would mean a loss of \$137,200 for the Caputo's.

Based on my experience, it is possible that this reduction may not be enough to secure a sale. Aesthetics and view are heavily weighted in many home buyer requirements. Proximity to a cell tower is also viewed negatively by most buyers.

Sincerely,

**Rhonda Monahan**

---

**RHONDA MONAHAN**

Real Estate Agent

[rhondamonahan@yahoo.com](mailto:rhondamonahan@yahoo.com)

914-907-4414



To Whom It May Concern,

I am currently a New York State realtor with R2M Realty, Inc. located at 42 E. Central Avenue in Pearl River, NY. I have been licensed for 10+ years doing much of my business in Rockland County. This evaluation is based on my professional opinion and expertise on market value and sales in Rockland.

I have done a Comparative Market Analysis for the property owned by Maria and Vincent Caputo for the following address:

333 Haverstraw Road, Montebello, NY 10901

I have determined, based on the data and CMA, that the installation of a cell tower would significantly reduce the price of their home. This reduction could be as much as 25% of the current property value (\$685,000) resulting in \$125,000-\$170,000 loss for the Caputo family.

This evaluation is not only based on potential buyer's health concerns regarding the proximity of a home to a cell tower, but also the aesthetics. I believe it would be extremely difficult to secure a sale of their home if a cell tower is installed across the street and would have a negative impact on the entire neighborhood.

If I can provide any other information or you have any questions, feel free to contact me.

Thank you,

Dina Wolleben

Dina Wolleben

R2M Realty, Inc.

(914) 261-0871

HOWARD HANNA

RAND REALTY

February 12, 2026

VILLAGE OF MONTEBELLO  
350 Haverstraw Road  
Montebello, NY 10901

To whom it may concern:

As a New York State Licensed Realtor for over 10 years, I am writing to formally express my strong opposition to the proposed installation of a cell tower structure on the Village-owned property located on Haverstraw Road in Montebello.

While I understand the importance of reliable wireless service, in my professional opinion, placing a commercial-style cell tower within this residential neighborhood raises serious concerns, primarily the installation of such a structure will no doubt negatively impact surrounding property values. Homebuyers are very hesitant to purchase properties located near visible telecommunications towers, fearing diminished marketability and reduced resale value, despite how it is camouflaged to resemble. Given a choice, any homebuyer would choose the home without the tower in view or proximity.

In addition to the financial impact, this proposal would significantly alter the character and visual appeal of our community. The neighborhood is defined by its natural surroundings, mature trees, and open residential landscape. A large cell tower structure would be visually intrusive and unattractive within this natural environment, disrupting the scenic quality that residents value and have invested in preserving. Introducing an industrial-style structure into this setting is inconsistent with the existing aesthetic standards of the area.

Speaking with several local appraisers for their professional opinion, the consensus was anywhere from a 2 to 15% loss in value, dependent on the proximity to the existing homes. And, the National Association of Realtors in a study from 2024 found, "The results show a significant impact that proximity of CPTBS has on residential property sale prices. However, the impact of CTPBSs' proximity on residential property prices depends on their distance from the residential properties. The closer a residential property is to the CTPBS, the greater the impact that the CTPBS will have on the selling price of the residential property."

Homeownership represents one of the largest financial investments for any buyer. Decisions that may adversely affect property values and the overall environment should be carefully evaluated with full consideration of the long-term consequences for its residents.

For these reasons, I respectfully urge you to deny approval of this proposal and to consider alternative locations that would have less impact on established residential and natural areas.

Thank you for your time and consideration.

Sincerely,

*Mary Lukens*

Mary Lukens  
NYS Licensed Salesperson  
RAND REALTY

dotloop verified  
02/13/26 4:00 PM EST  
AXHQ-ZJWO-DQOV-G7EX

**EXHIBIT E**

## Verizon Network Network Bands, Frequencies

Network Band	Frequency	Tech	Gen
5G N2	1900 MHz	5G NR	5G
5G N5	850 MHz	5G NR	5G
5G N66	1700 MHz	5G NR	5G
5G N77	3700 MHz	5G NR	5G
5G N260	39 GHz	5G NR	5G
5G N261	28 GHz	5G NR	5G
LTE FDD Band 2	1900 MHz	LTE	4G
LTE FDD Band 4	1700/2100 MHz (AWS)	LTE	4G
LTE FDD Band 5	850 MHz	LTE	4G
LTE FDD Band 13	700 MHz	LTE	4G
LTE FDD Band 66	1700/2100 MHz (AWS)	LTE	4G

**EXHIBIT F**

Get our best deals on phones, tablets, home internet and more. | Shop



Source: <https://www.verizon.com/coverage-map/>

Dated: February 12, 2026