



April 15, 2025

Honorable Mayor Millman and  
Members of the Village Board  
Village of Montebello  
One Montebello Rd,  
Montebello, NY 10901

RE: Alternate Site and Co-location Report

Hon. Mayor Millman Warren and Members of the Village Board:

I am the Regional Manager for Homeland Towers, LLC. I was responsible for identifying a suitable location for a telecommunications facility that would remedy T-Mobile's significant gap in reliable wireless service throughout this area of Montebello, more specifically in the western area of the Village along Haverstraw Road and adjoining residential and commercial areas.

I began exploring the area in the vicinity of the proposed site for a facility location taking into account the Village's Zoning Code and general best practices, co-location opportunities, distance to residential areas, land uses, potential environmental impacts, leasing and construction feasibility.

The Village's Zoning Code does not have a specific section for wireless communication facilities. In the absence of specific code requirements, general best practices for wireless site selection shall be applied as follows:

- (1) Co-location on existing wireless communications infrastructure or other existing tall structures is generally preferred.
- (2) If there is no existing wireless communication infrastructure or other existing tall structure available or feasible for co-location and new infrastructure is required, siting on municipally owned properties is generally preferred as it allows the municipality to control the project while it also provides revenue.
- (3) Minimize the visual and aesthetic impacts of wireless communication infrastructure wherever possible.



## HOMELAND TOWERS

First, I performed a series of field visits to determine if there is any wireless communications infrastructure or other existing tall structures suitable for colocation of communications antenna(s) and equipment in this area of the Village that would provide coverage for the service gap in this area and found the following existing structures that could be suitable for co-location within an approximately 2-mile radius of the proposed facility (see Exhibit A).

1. About 1 mile south of the proposed facility at Hemion Road, Montebello is an existing approximately 180 ft tower. T-Mobile already has antennas on this tower and has determined that this site does not provide adequate coverage to the service gap area.
2. About 1.75 miles south-west of the proposed site at 61 WA Avenue, Suffern, NY is an approximately 80' tall tower. T-Mobile already has antennas on this tower and has determined that this site does not provide adequate coverage to the service gap area.
3. About 1.5 miles southeast of the proposed site at 3 Executive Blvd, Suffern, NY is an approximately 50' tall office building. T-Mobile already has antennas on this tower and has determined that this site does not provide adequate coverage to the service gap area.
4. About 2.1 miles east of the proposed site at 3 Executive Blvd, Suffern, NY is an approximately 165' tall tower. T-Mobile already has antennas on this tower and has determined that this site does not provide adequate coverage to the service gap area.

Given the above finding, I determined that there is no existing wireless communications infrastructure or other existing tall structures in this area of the Village that would be suitable for co-location and that would also provide adequate coverage for the service gap in this area and that a new structure would have to be built.

Second, I reviewed tax maps and tax assessor's records to determine if there are any Municipal owned properties in this area that might be a suitable location for a wireless facility. Specifically I researched the following Municipal-owned parcels in this area as shown on Exhibit B.

1. I reviewed 584 Haverstraw Rd, Suffern, NY tax parcel # 40.00-1-17 and owned by at the County of Rockland,
2. 319 Haverstraw Rd, Montebello, NY tax parcel # 48.10-1-19 owned by the Town of Ramapo,
3. 536 Haverstraw Rd, tax parcel # 40.19-1-37 owned the Town of Ramapo, and
4. 493 Haverstraw Rd, Montebello, NY tax parcel # 48.07-1-9 owned the Town of Ramapo.

The County and Town did not express any interest in siting a facility on the foregoing properties.



## HOMELAND TOWERS

5. I also investigated 350 Haverstraw Rd, Montebello, NY tax parcels # 48.10-1-8 and 48.10-1-7, owned by the Village of Montebello. This parcel is the subject of this application.

In consultation with Mayor Millman and Village Officials we sited the location of the proposed facility on the property so that it is surrounded by mature woods on all sides thereby effectively screening the views of the facility and preserving the residential character of the neighborhood while also minimizing aesthetic impacts. Additionally, and in order to mitigate the visual impact we are proposing that the facility be constructed using modern stealth tree technologies and antenna "socks" to maximize the integration of the facility with the surrounding mature trees and "side-of-hill" topography. See also the Visual Resource Analysis by Saratoga Associates submitted as part of this application.

Finally, for all the reasons above and given the limitation of siting possibilities, I determined that the proposed location would be best suited for this facility.

### **Conclusion:**

This project improves and provides wireless communications to area residents and travelers, which is of critical importance to safety in general and especially in the event of emergencies and thereby improves the overall safety of the area and community.

The proposed location is the only municipal location that also provides coverage for the service gap. There are no other existing towers or structures suitable for co-location that would also meet the coverage objective. Moreover, having followed and complied with best industry practices and screening requirements and maximizing the distance to residential areas to minimize aesthetic impacts and since this location is approved by T-Mobile, Homeland Towers, LLC is seeking to enter into a lease agreement with the property owner and is seeking approval for the site.

Based on its location and the surrounding area, the proposed site is the most suitable and least intrusive to remedy T-Mobile's significant gap in service, and without the proposed facility at the property, T-Mobile would be materially inhibited from providing its services in this area of the Village.

Respectfully,

*Klaus Wimmer*

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Klaus Wimmer  
Regional Manager  
Homeland Towers, LLC.



# EXHIBIT A

EXISTING SITES  
2-mile radius map (red circle)



## EXHIBIT B

Municipal properties contacted

