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REPLY TO:

Tarrytown Office

January 16, 2026

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

RE: 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 monopole tower and equipment compound designed for the collocation of Village emergency communications equipment and four 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 the foregoing enclosed please find ten (10) sets of the following additional documents:

1. US Fish and Wildlife Service letter, dated November 18, 2025; and
2. TriLeaf letter, dated January 8, 2026, confirming SHPO concurrence that No Historic Properties existing in the area of potential effects for Direct Effects and No Adverse Effects on Historic Properties with within the area of potential effects for Visual Effects.

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

Respectfully submitted,
SNYDER & SNYDER, LLP

By:


Robert D. Gaudioso

Enclosures

c: Warren Berbit, Esq. and Homeland Towers



United States Department of the Interior

FISH AND WILDLIFE SERVICE
3817 Luker Road
Cortland, New York 13045



November 18, 2025

Kristen Greaney
Senior Project Scientist
Trileaf Corporation
9 Cornerstore Square #314
Westford, MA 21286
k.greaney@trileaf.com

Dear Kristen Greaney,

This letter responds to your September 12, 2025, letter regarding the project referenced as NY161 Tallman that is proposed at 350 Haverstraw Road in the Town of Montebello, Rockland County, New York. This project is filed under project code 2025-0124311 in the United States Fish and Wildlife Service (Service) online Information for Planning and Consultation (IPaC) system.

This project involves the construction of a 110-foot-tall monopole communications tower with an overall height of 115 feet, including attachments. Associated equipment will be located within a 50-foot by 60-foot (3,000 square feet) fenced compound, with a 30-foot by 50-foot (1,500 square feet) gravel parking area. The project includes a 12-foot-wide access and utility easement extending southeast away from the lease area approximately 30 feet towards an asphalt parking lot. Additionally, the project includes a 10-foot-wide utility easement extending southeast away from the lease area approximately 375 feet towards Haverstraw Road. Approximately 0.1 acres of tree removal is proposed for this project.

As you are aware, Federal agencies, such as the Federal Communications Commission (FCC), have responsibilities under section 7 of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) to consult with the U.S. Fish and Wildlife Service (Service) regarding projects that may affect federally listed species or designated critical habitat, and confer with the Service regarding projects that are likely to jeopardize federally proposed species or adversely modify proposed critical habitat. We understand that all FCC licensees, applicants, tower companies, and their representatives have been designated as the FCC's non-federal representative for the purposes of completing informal consultation pursuant to Section 7(a)(2) of the ESA. We appreciate the opportunity to provide the following comments pertaining to threatened and endangered species under our jurisdiction.

On July 21, 2025, Trileaf Corporation (Trileaf) acting on behalf of FCC, used the Service's IPaC system to obtain an Official Species List (OSL) of federally listed species potentially within the project area. The following species were identified on the OSL:

- northern long-eared bat (*Myotis septentrionalis*; NLEB, Endangered)

- tricolored bat (*Perimyotis subflavus*; TCB, Proposed Endangered)
- Indiana bat (*Myotis sodalis*; IBat, Endangered)
- bog turtle (*Glyptemys muhlenbergii*; Threatened)
- monarch butterfly (*Danaus plexippus*; Proposed Threatened)

Trileaf then completed IPaC's Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (D-Key) to obtain assisted effects determinations for the NLEB and the TCB. The D-Key provided "may affect" determinations for both the NLEB and the TCB, which require additional review from our office.

On September 12, 2025, Trileaf provided additional details to further evaluate potential effects to these species. Trileaf determined that the project is "not likely to adversely affect" the NLEB or the TCB given that trees will be cleared between October 1 and March 31, which is when bats are in hibernation. Given this conservation measure, the Service concurs with your determination for the NLEB. Please note that if the TCB is federally listed before the project is complete and the project "may affect" the species, then the Trileaf will need to consult with the Service at that time.

Trileaf also completed the Northeast Endangered Species D-Key to receive assisted effects determinations for the IBat and the bog turtle. The D-Key provided a "no effect" determination for the bog turtle. We have no further comment on this species. However, the D-Key provided a "may affect" determination for the IBat. Trileaf determined that the proposed project may affect but is not likely to adversely affect the IBat. The conservation measures implemented to avoid adverse effects to the NLEB and TCB would also avoid impacts to IBats. With this conservation measure implemented, we concur with your effects determination for the IBat.

The monarch butterfly may occur within the boundary of the project and is now proposed for listing. The project proponent proactively assessed the potential impacts of the project on the monarch butterfly in the biological evaluation. Trileaf determined that any project effects would have no effect on the monarch butterfly. We acknowledge your effects determination. Please note that if the monarch butterfly is federally listed before the project is complete and the project "may affect" the species, then Trileaf will need to consult with the Service at that time. Due to staffing constraints, we will not be participating in voluntary conference requests prior to the species being listed.

No further coordination or consultation under the ESA is required with the Service for this project at this time. Should project plans change, or if additional information on listed or proposed species or critical habitat becomes available, this determination may be reconsidered. Until the proposed project is complete, we recommend that you check IPaC regularly from the date of this letter to ensure that listed species presence/absence information for the proposed project is current.*

Any additional information regarding the proposed project and its potential to impact listed species should be coordinated with both this office and with the New York State Department of Environmental Conservation, Region 3, New Paltz Office.

Thank you for the opportunity to review this project. If you require additional information or assistance, please contact Andrew Gordon at andrew_gordon@fws.gov or at 607-753-9334. Future correspondence with us on this project should reference project file code 2025-0124311.

Sincerely,

IAN DREW

Digitally signed by IAN DREW
Date: 2025.11.18 14:17:35 -05'00'

Ian Drew
Field Supervisor

*Additional information referred to above may be found on our website at:

<https://www.fws.gov/office/new-york-ecological-services-field/new-york-project-reviews>

cc: NYSDEC, Region 3, New Paltz Office, dep.r3@dec.ny.gov
John Hosek, Trileaf Corporation, j.hosek@trileaf.com
Kayla Lauer-MacDonald, Trileaf Corporation, k.lauer@trileaf.com



303 International Circle, Suite 150, Hunt Valley, Maryland 21030 - 410.853.7128 - www.trileaf.com

January 8, 2026

**Honorable Mayor Lance N. Millman and
Members of the Village Board**

Village of Montebello
One Montebello Road
Montebello, NY 10901

RE: Homeland Towers, LLC
350 Haverstraw Road, Village of Montebello, NY

Dear Honorable Mayor Millman and Members of the Village Board:

Trileaf Corporation represents Homeland Towers in connection with the environmental review of the above captioned property. Homeland Towers proposes to construct a monopole communications tower, including attachments. Associated equipment will be located within a 50-foot by 60-foot (3,000 square feet) fenced compound, with a 30-foot by 50-foot (1,500 square feet) gravel parking area. The project includes a 12-foot wide access and utility easement extending southeast away from the lease area approximately 30 feet towards an asphalt parking lot. Additionally, the project includes a 10-foot wide utility easement extending southeast away from the lease area approximately 375 feet towards Haverstraw Road. The proposed location is currently forested land.

On August 22, 2025, Lisa Petruzzelli, New York State Historic Preservation Officer (NYSHPO) requested visual simulations of the proposed tower from multiple locations to better determine whether the tower would negatively impact the views from these locations, within Harriman State Park. On September 12, 2025, a map of visual simulations locations were provided to Ms. Petruzzelli for her review. On September 19, 2025, four additional locations were requested by Ms. Petruzzelli. On December 1, 2025, a visual report was submitted to Ms. Petruzzelli. Lastly, on December 23, 2025, NYSHPO concurred with the proposed findings of No Historic Properties within the APE for Direct Effects and No Adverse Effects on Historic Properties within the APE for Visual Effects.

No further consultation with NYSHPO is required for this project. Please call me at (410) 853-7128 or email k.greaney@trileaf.com if you need any additional information or have any questions. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Kristen Greaney".

Kristen Greaney
Senior Project Scientist