

**TOWN OF ANCRAM
Planning Board Meeting
December 4, 2025**

Board Members Present: Joe Crocco, Chairman, Phil Hack, Palmer Irving, Donald Tasch, Jessica Lovelace, Tom Brondolo,

Board Members Present on Zoom:

Board Members Absent: Erin Robertson, Sara Porter (alternate)

The December 4, 2025, meeting of the Town of Ancram Planning Board was called to order at 7:00PM by Joe Crocco, Chairman a quorum was established.

Minutes: a motion was made to approve the November 2024 meeting minutes, and approved unanimously.

Correspondence:

Conflicts Check:

The chairman checked with members of the board regarding conflicts there were none.

New Business:

**Taylor LLA-25-004
Lot Line Adjustment
3 Crest Lane
220.-1-12.200**

Joan Taylor presenting for the application. Ms. Taylor appears before the Planning Board this evening seeking a Lot Line Adjustment due to a discrepancy between her original plat and a more recent plat that was done. Ms. Taylor worked with her neighbor to correct the discrepancy and wishes to make it official.

There were no questions from the Planning Board

A motion was made by Tom Brondolo to declare the application complete, seconded by Phil Hack, carried.

A motion was made by Tom Brondolo to approve the application, seconded by Phil Hack, carried.

Old Business:

**Homeland Towers SUP-24-007
Special Use Permit & Site Plan Review
6534 State Route 22
215.-1.41.110**

David Kenny appearing for the applicant.

Consultant George Janes gave his report regarding the project. For Mr. Janes's full memo please visit <https://www.ancramny.org/commercial-projects/> and use the "Cell Tower Project" link his report can be found under consultant reviews. To hear and see Mr. Janes's report please watch the video recording of this meeting available here <https://www.ancramny.org/videos-planning-board-meetings/>.

Jessica Lovelace asked Mr. Janes if he knows the height of the silo example given in his memo. Mr. Janes reported he does not know specifically but can find out.

Phil Hack asked how many panels are on a silo, and does it limit co-locations. Mr. Janes reported that it depends on the design.

Mr. Kenny reported on the specifics of the design in this application. Discussion continued about the various designs of telecommunication towers, and the height of the proposed tower. The Planning Board asked for a simulation photo of a silo tower for this project.

Discussion was had regarding the coverage for commuters on Route 22, versus residents of the Town of Ancram, specifically Boston Corner Hamlet.

Discussion was had regarding the plantings and camouflaging of the tower, and the coverage the existing and proposed trees would provide.

Discussion was had regarding the design of the tower versus the efficacy of the tower. The Planning Board requested additional information from the applicant.

Nan Stolzenberg the Town's Planner joined the discussion to assist the Planning Board in beginning to complete the Full Environment Assessment Form Part 2.

1 – Yes
1a. – No
1b. – No
1c. – No
1d. – No
1e. – No
1f. – No
1g. – No
2. No
3. Yes
3a. – No
3b. – No
3c. – No
3d. – No
3e. – No
3f. – No
3g. – No
3h. – No

3i. – No
3j. – No
3k. – No
4. – Yes
4a. – No
4b. – No
4c. – No
4d. – No
4e. – No
4f. – No
4g. – No
5. – No
6. – No
7. – Yes
7a. – No
7b. – No

7c. – No
7d. – No
7e. – No
7f. – No
7g. – No
7h. – No
7i. – No
8. – No
9. – Additional Information is needed and will be revisited
10. – No
11. – No
12. – No
13. – No

- | | | |
|----------|---|---|
| 14. – No | 16. – No | 18. – Additional Information is needed and will be revisited. |
| 15. – No | 17. – Additional Information is needed and will be revisited. | |

Mr. Kenny and Chairman Crocco discussed extension of the shot clock until January 9th, 2026. Mr. Kenny reported that responses to consultant reviews and additional information will be submitted for the January meeting.

A motion was made by Palmer Irving to continue the public hearing, seconded by Phil Hack and carried.

Public Comment:

A presentation was made by Wally Williamson, of the Ancram Conservation Council. Mr. Williamson's letter to the Planning Board will be uploaded to the Homeland Towers application page on the website upon its receipt.

Sandra Oberhollenzer, Carol Falcetti, Tom Ciano, and Naomi Wolf also made comments regarding their disagreement with the applicants submitted materials, and their desire to not see a tower built.

To see and hear their full comment to the board a recorded video of the meeting can be found here: <https://www.ancramny.org/videos-planning-board-meetings/>.

A motion was made by Tom Brondolo to continue the public hearing, seconded by Phil Hack, so carried.

Discussion

A motion was made by Jessica Lovelace to reschedule the January Planning Board meeting from January 2, 2026 to January 8, 2026, Phil Hack seconded, so carried.

A motion was made to adjourn by Tom Brondolo, seconded by Phil Hack motion carried.