

**TOWN OF ANCRAM**  
**Planning Board Monthly Meeting**  
**February 10, 2026 – 7pm**  
**Attend via Zoom:**

<https://us02web.zoom.us/j/6017878873?pwd=YVA1K0xGejdNdWkzVHRPUMe2cCtUUT09&omn=83400475916>

**Zoom Meeting ID: 601 787 8873**  
**Zoom Password: 247210**

**I. Call to Order**

**II. Attendance:** Joe Crocco, Chairman; Erin Robertson, Palmer Irving, Christine Brown, and Jessica Lovelace.

**Also present:** John Lyons, and Kim Garrison of Grant & Lyons, David Kenny, and Vincent Xavier for the application.

**III. Old Business:**

**a. Homeland Towers SUP-24-007**

Special Use Permit and Site Plan Review  
6534 State Route 22  
215.-1-41.110

Discussion was had regarding SEQR review. FEAF Part II is being completed this evening.

- |                        |                        |   |
|------------------------|------------------------|---|
| 1 – Yes                | 4a. – No (no to small) | 9. – Additional Information is needed and will be revisited   |
| 1a. – No (no to small) | 4b. – No (no to small) |   |
| 1b. – No (no to small) | 4c. – No (no to small) |   |
| 1c. – No (no to small) | 4d. – No (no to small) | 10. – No  |
| 1d. – No (no to small) | 4e. – No (no to small) |   |
| 1e. – No (no to small) | 4f. – No (no to small) | 11. – No  |
| 1f. – No (no to small) | 4g. – No (no to small) |   |
| 1g. – No (no to small) |                        | 12. – No  |
|                        | 5. – No                |   |
| 2. No                  | 6. – No                | 13. – No  |
|                        |                        |   |
| 3. Yes                 | 7. – Yes               | 14. – No  |
| 3a. – No (no to small) | 7a. – No (no to small) | 15. – No  |
| 3b. – No (no to small) | 7b. – No (no to small) |   |
| 3c. – No (no to small) | 7c. – No (no to small) | 16. – No  |
| 3d. – No (no to small) | 7d. – No (no to small) |   |
| 3e. – No (no to small) | 7e. – No (no to small) |   |
| 3f. – No (no to small) | 7f. – No (no to small) | 17. – Additional Information is needed and will be revisited. |
| 3g. – No (no to small) | 7g. – No (no to small) |   |
| 3h. – No (no to small) | 7h. – No (no to small) |   |
| 3i. – No (no to small) | 7i. – No (no to small) |   |
| 3j. – No (no to small) |                        | 18. – Additional Information is needed and will be revisited. |
| 3k. – No (no to small) |                        |   |
|                        | 8. – No                |   |
| 4. – Yes               |                        |   |

Nan Stolzenberg the town's Planner reviewed what has been completed thus far of the FEAF Part II. To see her full review please see the recording of tonight's minutes at <https://www.ancramny.org/videos-planning-board-meetings/>.

Left to discuss, are questions 9, 17, and 18.

9. - Yes

9a. – Yes (moderate to large)

9b. – No (no to small)

9ci. – Yes (moderate to large)

9cii. – Yes (moderate to large)

9di. – Yes (moderate to large)

9dii. – Yes (moderate to large)

9e. – Yes (moderate to large)

9f. – No (small to no)

9g. – n/a

17. – No

18. – Yes

18a. – No (no to small)

18b. – No (no to small)

18c. – No (no to small)

18d. – No (no to small)

18e. – Yes (moderate to large)

18f. – Yes (moderate to large)

18g. – n/a

FEAF Part III, and the 6 identified moderate to large impact questions were discussed amongst the board, and with the town planner, and other consultants. Discussion was had regarding the mitigations offered, and if they address the magnitude of the impact.

Tom Brondolo made a motion to schedule a special meeting February 26 at 6pm for the Homeland Towers Application, Palmer Irving seconded, Tom amended the motion to include that board members are coming to the meeting with the understanding to come prepared to make a decision and explain it regarding FEAF Part 3, so carried.

A motion was made to adjourn by Palmer Irving, seconded by Tom Brondolo and carried.