

TOWN OF ANCRAM
Planning Board Monthly Meeting
February 5, 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, Don Tasch, Tom Brondolo
Attending via Zoom – Christine Brown
Not Present – Jessica Lovelace, Phil Hack, Sara Porter.
- III. **Organizational Business**
 - a. **Reelection of Board Chair**
Palmer Irving nominated Joe Crocco, seconded by Erin Robertson, and carried.
 - b. **Reelection of Vice Chair(s)**
After discussion amongst board members, Palmer Irving nominated Tom Brondolo, seconded by Erin Robertson, so carried.
- IV. **Correspondence**
 - a. **Letter from Michael Cawley – 345 Wiltsie Bridge Rd**
Approval of Septic from Columbia County Department of Health
- V. **Conflicts Check**
Don Tasch will be recusing himself from the Ancram PV LLC application.
- VI. **Minutes**
A motion was made to approve the minutes following the addition of the board's request to CityScape for an additional review of materials relating to Boston Corner by Palmer Irving, Tom seconded, so carried.
- VII. **NEW BUSINESS**
 - a. **Request for Waiver**
Robert Schroeppel
Rt 82 Ancramdale
214.-1-33.200

Robert Schroeppel for the application. Mr. Schroeppel reported that he works in forestry and have been hired by Ms. Snyder to remediate dead trees on her property effected by the spongy moth, and ash borer pandemics.

Mr. Schroeppel reported that he is only removing dead trees, mulching native mixes, and then leaving canopies to promote regrowth of native species.

The board asked Mr. Schroepfel to submit additional materials regarding the section of land that falls within the Ridgeline/Steep Slope Overlay, and to go through Ed to get the permit for the remainder of the property. Planning and Zoning Board Clerk will liaise with the Zoning Enforcement Officer regarding the portion of the property in the Overlay Zone.

VIII. OLD BUSINESS:

a. Ancram PV LLC SUP-24-005

Special Use Permit and Site Plan Review
3333 State Route 82
214.-1-25.4

Ciara Hopkins for the application. Ms. Hopkins feels that the materials that have been submitted thus far are sufficient and if the board were to make a positive declaration, they will remediate the visual impact analysis.

George Janes, the visual impact consultant reported that he feels that the materials were not sufficient as they were only leaf on.

Ms. Hopkins responded that leaf off photos were submitted in a previous submission.

Mrs. Garrison reported that the materials Mr. Janes were given were from the September 2025 submission.

The board requested that the materials be combined into a single document to be shared with the board, and Mr. Janes.

Discussion was had regarding pole mounted v. pad mounted. Ms. Hopkins reported that there is an interconnection agreement between RIC Energy and Central Hudson for pole mounted equipment. Ms. Hopkins reported that making a change to pad mounted equipment would be considered a large material change and would require a new application be submitted to them.

Chairman Crocco advised Ms. Hopkins that if the applicant is unwilling to change their design to pad mounted, then the application would be denied. Ms. Hopkins reported that in order to deny the application then the public hearing will need to be closed, and a SEQRA determination be made before the board can render the decision. Chairman Crocco reported that he understands this but is forewarning the applicant of what will be to come if the application for interconnection is not changed.

Erin Robertson asked questions regarding screening for contiguous property. Ms. Hopkins reported that the photographs were taken from publicly accessed lands, and they cannot access privately owned property with out permission from the landowner. The board will liaise with homeowners if necessary to provide the applicant access.

Erin asked about equipment, Ms. Hopkins reported that the equipment would be kept in the area of disturbance.

Public Comment:

The Chairman asked that people keep their comments brief, and that they not repeat anything already said.

Rhea Mallet of McCarthy Fingar– presented on behalf of a group of Ancram residents.

Andrea Gashke – 450 Woods Court – presented to the board, and applicant.

Full commentary and questions can be seen in the video recording of the meeting which is located on the Town of Ancram’s website at the following link: <https://www.ancramny.org/videos-planning-board-meetings/>

A motion was made to adjourn the public hearing until the March 2026 meeting by Tom, seconded by Palmer, so carried.

b. Homeland Towers SUP-24-007

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

David Kenny (Snyder & Snyder) and Vincent Xavier (Homeland Tower) for the application. Mr. Kenny reviewed his submission to the board for tonight’s meeting. Mr. Kenny reported that Mr. Allen their visual consultant is also with them tonight via Zoom.

Mr. Janes reported to the board regarding the new submission from the applicant. The new submission addressed the questions from Mr. Janes initial report. Mr. Janes reported that he feels their submission was responsive to all of their comments.

Mr. Allen presented to the board his visual report with the alternative design options for the pole. For the full presentation please visit the town of Ancram’s website here:
<https://www.ancramny.org/videos-planning-board-meetings/>

Chairman Crocco asked about the design for the lattice tower. Mr. Kenny and Mr. Xavier reported that the lattice tower would not significantly increase the foundation of the tower. Mr. Kenny reported that if the board wishes to use the lattice tower a full design report would be submitted to the board.

Flagless Flagpole, the tower height would have to increase, and direction of the signal would be impacted. The largest diameter is 36inches, and the smallest 18inches. They limit the materials that can be used, without having to make the tower taller.

Mr. Kenny discussed comments from the board regarding the coverage Boston Corner will receive. Mr. Kenny again reported that service would be increased in the Boston Corners Hamlet, however not to the extent that other sections of the coverage gap will get. Mr. Vincent advised on ways the hamlet could get service in the future. Discussion continued about the design of the pole and why a flagless flagpole is not feasible.

Don Tasch reported to his recollection that the flagpole design would need to be higher than the code allows so the board did not want to consider it.

Erin Robertson asked how many miles on Route 22 can you see the tower. A map was shown that shows where the tower will be seen from. It was approximated to be around one mile in total.

Elizabeth Herrington-Smith, Ben Evans, and Anthony Lapore from CityScape were present via Zoom.

Chairman Crocco had a question about the other sites listed in their most recent report to the board. Ms. Smith reported that anntenasearch.com was brought up by the opposition of the application. Ben

Evans presented his findings that the antennas found 4 of the 5 do not exist, the fifth being too far away.

Tom Brondolo asked about the Boston Corner hamlet and if it will see an increase in service. Mr. Evans reported, the propagation maps, lack in detail regarding the local roads. Mr. Evan's agreed with the applicant that there would be some increase in service to that specific area. Tom asked for something in writing regarding Boston Corner. Improvement in low-band and the next one

Mr. Kenny reported Boston Corner is not within the coverage objective, the applicant has provided an application for a significant gap in coverage along route 22, the application is not for Boston Corner.

Mr. Kenny asked that the existing application be considered, and the issue surrounding Boston Corner be a good neighbor discussion further down the road. Meaning that it can be something the current applicant can assist the town in exploring as a development option for additional cell coverage.

Nan Stolzenberg reviewed her report with the board and Mr. Kenny, Nan asked the applicant to ensure that clear limits of disturbances are shown on the maps. The applicant agreed to modify the maps so that the limits of disturbance are more easily seen. Regarding the Operation and Maintenance Plan, concerns were raised regarding existing trees, and the insurance that those trees are maintained. The remaining significant item is the visual impact. Nan asked that the board to think about that the aesthetics of this is a significant issue. Are the visual impacts significant, which is what SEQR is asking. What degree of change will there be, do you have accurate information, have the alternatives been considered. Why was the selected design chosen, what is the rationale, what is the mitigation measure offered, does the public benefit outweigh. Is there significant adverse impact.

Further discussion was had regarding the various designs in front of the board. A consensus was reached that the flagpole design should not be considered, however the board was split between using a monopole, or lattice design.

Discussion was had regarding the maintenance regarding having a painted pole, will have to be repainted. Mr. Kenny reported that the applicant will monitor the paint and advise when repainting is needed, and vice versa as can the town.

Discussion was had regarding screening, and the trees along Route 22. The trees along the roadway are property of New York State, and the applicant nor the landowner can take them down. The applicant agreed to hold funds in escrow to replace trees within the bounds of the property to ensure screening long term. The applicant also agreed to provide additional trees for screening.

Discussion was had regarding the shot clock; there was an agreement to extend the shot clock to the March meeting. The applicant explained that there is some urgency on their part to have SEQR completed as there are a few (7) trees that need to be removed. There is a moratorium on tree removal beginning April 1, 2026. If SEQR is completed, then the trees can be removed.

A special meeting was scheduled for February 11, 2026, to finish SEQR.

A motion was made by Don Tasch to schedule a meeting to complete SEQR for Homeland Towers for Wednesday February 11, 2026, at 7pm.

Public Comment

Andrew Campanelli

Wally Williamson
Mike
Sandra Ollbenhauzer
Steve Fanney
Linda Campbell
Tom Ciano

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Tom Brondolo made a motion to adjourn the public hearing until the March meeting, Palmer seconded and closed

IX. Discussion:

A motion was made by Tom Brondolo to adjourn the meeting, seconded by Palmer, so carried.