

**TOWN OF ANCRAM
Planning Board Monthly Meeting
March 12, 2026 – 7pm**

The March 12, 2026, meeting of the Town of Ancram Planning Board was called to order at 7:05PM by Joe Crocco, The chairman determined a quorum was established.

Board Members Present: Joe Crocco, Chairman, Tom Brondolo, Phil Hack, Don Tasch

Board Members Present on Zoom:

Board Members Absent: Erin Robertson, Palmer Irving, Jessica Lovelace, Christine Brown

Correspondence:

Conflicts Check: The chairman checked for conflicts, none were reported.

New Business

Valden Pandolfi/Zuckerman – LLA-26-001

Lot Line Adjustment
85 Blodgett Rd
207.-1-1.11

Wesley Chase appearing for the applicants. Application is for a Lot Line Adjustment between Keith Valden, and Nicholas Pandolfi & Matthew Zuckerman. The proposed is an adjustment of 4 acres to be given the Pandolfi/Zuckerman property.

A motion was made to declare the application by Tom Brondolo, seconded by Joe Crocco. So, carried.

A motion was made to approve the application by Joe Crocco and seconded by Don Tasch. So, carried.

Sky High Farm – SUB-26-001

Subdivision
675 Hall Hill Rd
213.-1-2

Appearing for the application are Josh Boardman, Sarah Workneh co-directors of Sky-High Farm who gave background on their organization. The reason for the sub-division is to be able to gift the property to the residents living at the existing homes.

Ryan Louks from Crawford and Associates appeared for the application. Chairman Crocco asked for additional information from the applicant there is concern for the size of the lots, the shared septic, and shared well. A question was raised why the lots were so small, the applicants explained that there are barriers to expanding due to the current farming operations, and existing agricultural buildings.

A motion was made to establish escrow for the property of \$2500 was made by Tom Brondolo, seconded by Don Tasch. So, carried.

Old Business:

Homeland Towers SUP-24-007

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

David Kenny appearing for the application, Mr. Kenny reported that the applicant does not have anything new for the board this evening but is here to answer questions from the board and from the general public.

Discussion was had about holding another special meeting for the Negative Declaration

Discussion was had about the letter received from CityScape, March 11. Concern was raised regarding wording of the letter.

A motion was made to open the public hearing by Tom Brondolo, seconded by Joe Crocco. So, carried.

Public Comment

Clifford Davis appeared representing Anthony and Elise Tomas Limited Partnership. To see the full presentation please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Tom Ciano from the Conservation Advisory Committee presented regarding their concerns the with application. To see the full presentation please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Sandra Oberhollenzer appeared before the board with concerns with the application. To see the full presentation please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Ken Benke appeared on Zoom before the board as the landowner of the proposed site location. To hear the full presentation please the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Mike Thoyer appeared on Zoom before the board as a resident of White House Crossing Rd. To hear the full presentation please the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Linda Campbell appeared before the board as a resident of White House Crossing Rd. To hear the full presentation please the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

David Kenny advised that the applicant will file a response to tonight's comments.

A motion was made to adjourn the public hearing until May 7, 2026 by Tom Brondolo, seconded by Phil Hack. So, carried.

Discussion:

HudVal YCP, LLC

Informational Meeting regarding 1391 CR 7 Ancram

Terry Porter, Architect representing HudVal YCP, LLC. Mr. Porter reported that they are leaving the 3-bedroom house on the property alone, the building in question is a barn in the rear. The owners would like to make the barn an apartment and an artist studio. Mr. Porter would like to gauge the board's feeling regarding the project before the owners spend the money to hire consultants.

Mr. Porter was advised that prior to the board making any comments a formal application would need to be made, however, there is concern that adding the artist studio would create a third use on the lot which may not be permissible. Mr. Porter was further advised that the application would likely need escrow for the town's planner to review. Mr. Porter will work with the Planning Board clerk to submit an application.

A motion was made to adjourn by Tom Brondolo at 8:42pm, seconded by Phil Hack. So, carried.