

**Resolution of
the Town of Ancram Planning Board**

**Resolution adopting a Negative Declaration as the Planning Board's Determination of
Significance pursuant to the State Environmental Quality Review Act [SEQRA]**



Date: Thursday, April 2, 2026

Applicant: Homeland Towers, LLC, and Verizon Wireless

Project: NY343 Copake Wireless Telecommunications Facility

Property: 6534 Route 22, Town of Ancram, Columbia County, New York
Tax Map Parcel Number 215.-1-41.110

Matter: State Environmental Quality Review Act [SEQRA] environmental review

Re: Determination of Non-Significance | Negative Declaration

Subject: Resolution adopting Negative Declaration

WHEREAS:

The Property, the Applicant, & the Project

1. The Property that is the subject of this application is owned by Willow Brook Farm Properties, LLC. The lot is located at 6534 Route 22, in the Town of Ancram, Columbia County, New York, and bears the Tax Map Parcel Number Section-Block-Lot (SBL) 215.-1-41.110 (hereafter "Property"). The Property is approximately 153 acres in area.
2. The Applicant is Homeland Towers, LLC, and Verizon Wireless (the "Applicant"). The Applicant has been represented before this Board by attorney David Kenny, of the law firm Snyder & Snyder, LLP.
3. The name of the Action is Homeland Towers, a proposed 100-foot monopole telecommunication tower.
4. The site of the Proposed Action is located at 6534 Route 22, in the Town of Ancram, Columbia County, New York, and bears the Tax Map Parcel Number Section-Block-Lot (SBL) 215.-1-41.110. The Property is located in the Agricultural (Ag) Zoning District, as well as the Scenic Corridor Overlay Zone (SCOZ).
5. On November 22, 2024, the Applicant submitted an Application to the Town of Ancram Building Department to install a wireless telecommunication tower (hereafter the "Proposed Action"). At the time of the initial application, the proposed monopole was 150 feet tall.

DRAFT - FOR DISCUSSION PURPOSES ONLY

6. On January 9, 2025, the Building and Code Enforcement Officer, Edward Ferrato, referred the application to the Planning Board for special use permit.
7. On February 19, 2025, the Applicant submitted an application for site plan and special use permit to the Town of Ancram Planning Board.
8. On August 4, 2025, the Applicant submitted a revised application, which reduced the telecommunication tower height to 100 feet.
9. The Proposed Action is subject to environmental review pursuant to New York's State Environmental Quality Review Act [SEQRA], as well as special use permit and site plan review and approval pursuant to the Town of Ancram Zoning Law.
10. The Planning Board has commenced a review of this application pursuant to the procedures set forth in the Town of Ancram Local Law 1 of 2011 (the Telecommunication Law), and the Town of Ancram Zoning Law.
11. The Planning Board also acted as the Lead Agency in the environmental review of this application pursuant to SEQRA.

SEQRA Environmental Review

12. The Planning Board determined that this action is subject to environmental review pursuant to SEQRA.
13. This action is a Type 1 action. On May 7, 2025, the Planning Board declared it's intent to be the Lead Agency under SEQRA for the environmental review of this Project.
14. After classifying the action, the Planning Board circulated for lead agency status on May 20, 2025. The Notice was sent to the following agencies:
 - Columbia County Planning Board;
 - New York State Department of Environmental Conservation;
 - New York State Department of Transportation; and
 - U.S. Army Corps of Engineers.
15. After no other involved agency objected, the Board declared itself to be lead agency and conducted a coordinated environmental review.
16. During the course of its environmental review, the Board took a "hard look" at the potential adverse environmental impacts as required by SEQRA regulations.
17. During the course of the SEQRA environmental review, the Planning Board reviewed the Full Environmental Assessment Form [FEAF] Part 1 submitted by the Applicant.

DRAFT - FOR DISCUSSION PURPOSES ONLY

18. The Planning Board engaged consultants to assist us in reviewing technical information about potential impacts and to help us judge the credibility of the information upon which the Planning Board is basing this determination. The Planning Board conducted its review with the assistance of the following professional consultants:
- Nan Stolzenburg, FAICP, of Community Planning & Environmental Associates, planning consultant to the Planning Board.
 - George Schmitt, of the firm of CPL, professional consulting engineers to the Planning Board;
 - B. Benjamin Evans, Senior Project Engineer, and Elizabeth Herington-Smith, VP Planning and General Manager, of CityScape Consultants, Inc., RF engineers and consultants to the Planning Board;
 - George Janes, AICP, of George M. Janes & Associates, a specialty planning firm with expertise using visual simulation technologies; and
 - John Lyons, Esq. and Kimberly Garrison, Esq., environmental land use attorneys, of the firm of Grant & Lyons, LLP.
19. The Board also listened extensively to the comments offered by the members of the public and the consultants who testified during the review process on their behalf.
20. On February 11, 2026, the Planning Board completed Part 2 of the Full Environmental Assessment Form [FEAF].
21. On February 26, 2026, the Planning Board continued discussions and further evaluation of those impacts it classified as “moderate to large” to determine their significance. In considering the significance of those potential impacts identified, the Planning Board assessed the magnitude, duration, and likelihood of occurrence.
22. After due deliberations and study, as Lead Agency, the Town of Ancram Planning Board determined that the proposed Homeland Towers project would not have any significant adverse environmental impacts, and that an Environmental Impact Statement (EIS) will not be required for the proposed Project because this Action will not result in any significant adverse environmental impacts [see 6 NYCRR § 617.7(a)(2)].
23. On April 2, 2026, the Planning Board completed the FEAF Part 3, and the attachment thereto entitled “*Negative Declaration*,” which together set forth fully the reasons in support of the Board’s determination.

NOW, THEREFORE BE IT RESOLVED, based on the foregoing, and upon all of the reasons set forth in the Full Environmental Assessment Form Part 3, including the attachment thereto, as follows:

Section A. After due deliberations and study, and after taking the required “hard look” at the

DRAFT - FOR DISCUSSION PURPOSES ONLY

potential adverse environmental impacts that may be caused by the Proposed Action, as Lead Agency, the Town of Ancram Planning Board determines that the NY343 Copake Wireless Telecommunications Facility, also known as the Homeland Towers project, will not have any significant adverse environmental impacts, and that an Environmental Impact Statement (EIS) will not be required for the Proposed Action because this Action will not result in any significant adverse environmental impacts [see 6 NYCRR §617.7(a)(2)].

- Section B. The reasons in support of the Board’s determination are set forth in detail in the Full Environmental Assessment Form [FEAF] Part 3 and the attached document entitled “*Negative Declaration Determination of Non-Significance*” which is attached to the FEAF Part 3. Both the FEAF Part 3 and the attached “*Negative Declaration Determination of Non-Significance*” documents are incorporated into this Resolution by reference.
- Section C. By this resolution, the Board hereby adopts the FEAF Part 3 and the attached “*Negative Declaration Determination of Non-Significance*” document, and declares that a Negative Declaration is its Determination of Non-Significance for the Proposed Action.
- Section D. The Board authorizes Joseph Crocco, as Chairman of this Board, to sign the FEAF Part 3 on behalf of the Board as Lead Agency.
- Section E. The Board directs its planning consultant, Nan Stolzenburg, FAICP, of Community Planning & Environmental Associates, to publish a Notice of the Negative Declaration in the New York State Department of Environmental Conservation [NYSDEC] Environmental Notice Bulletin [ENB].
- Section F. The Board directs its Clerk, Sarah MacArthur, to provide copies of the FEAF Part 3 and all attachments and appendices to the following:
- Homeland Towers, LLC (via David Kenny, Esq., its counsel)
 - Verizon Wireless
 - Town of Ancram Supervisor
 - Town of Ancram Building Department;
 - Columbia County Planning Board;
 - New York State Department of Environmental Conservation;
 - New York State Department of Transportation; and
 - U.S. Army Corps of Engineers.

Motion to approve this resolution by:

Seconded by:

[Resolution continues on next page]

DRAFT - FOR DISCUSSION PURPOSES ONLY

| Roll Call Vote | | | | |
|--------------------------------|-----------------|----------------|----------------|---------------|
| Board Member | In Favor | Against | Abstain | Absent |
| Joseph Crocco (Chair) | | | | |
| Tom Brondolo | | | | |
| Palmer Irving | | | | |
| Phil Hack | | | | |
| Donald Tasch | | | | |
| Jessica Lovelace | | | | |
| Christine Brown (Alternate) | | | | |

Result: Motion passes/fails by the following margin:

Dated: Thursday, April 2, 2026

Filing: A copy of this Resolution was filed in the office of the Town of Ancram Town Clerk on April ____, 2026, by Sarah MacArthur, Clerk to the Planning Board.

Sarah MacArthur
Clerk to the Town of Ancram Planning Board