

**TOWN OF ANCRAM
Planning Board Meeting
April 2, 2026**

Board Members Present: Joe Crocco Chairman, Jessica Lovelace, Don Tasch, Christine Brown, Palmer Irving

Board Members Present on Zoom: none

Board Members Absent: Phil Hack, Tom Brondolo

The April 2, 2026, meeting of the Town of Ancram Planning Board was called to order at 7:05PM by Chairman Crocco. Chairman Crocco announced the departure of two board members. Erin Robertson and Sara Porter have both resigned from the Planning Board. Christine Brown current alternate will be taking the place of Erin Robertson as a full-time member and will be voting as such at tonight's meeting.

Minutes:

A motion was made to approve the minutes from the February and March meetings. A motion was made to approve the February 6, 2026, minutes by Palmer Irving, seconded by Don Tasch, and carried. A motion was made to approve the February 10, 2026, minutes by Jessica Lovelace, seconded by Don Tasch, and carried. A motion was made to approve the February 26, 2026, minutes by Palmer Irving, seconded by Don Tasch, and carried. A motion was made to approve the March 12, 2026, minutes, seconded by Jessica Lovelace and carried.

Correspondence:

Conflicts Check:

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

New Business:

Richard & Hayden Geer – LLA-26-002

Lot Line Adjustment
65 County Route 3
220.-1-8

The applicant did not appear for the application; the clerk will contact the applicant regarding appearing at next month's meeting.

Ancram Associates – ASPR-26-001

Abbreviated Site Plan Review
Lake Shore Drive
197.-1-26

Sylvia Adams for the application, the applicants are seeking abbreviated site plan review for the change of use of the primary building from an agriculture building to a residence. The building will also need an area variance as it does not meet the setback requirements.

James Stickle representing the applicant provided additional context. A septic was approved for the current use of the building. The CCDOH has approved the septic for a 3-bedroom residence. A final letter of approval was never received. Mr. Stickle is working with the CCDOH to get the approval letter.

John Lyons and the board discussed the classification of the application. The application will need to go before the ZBA before an approval from the Planning Board can be granted.

Old Business:

Homeland Towers SUP-24-007

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

David Kenny representing the application. Mr. Kenny asked that Ancram's Fire Chief be allowed to address the board. Fire Chief Boice read a letter from the Fire Company and submitted it to the clerk to be put into the record. Mr. Vincent advised that continued efforts are being made to coordinate with Columbia County Emergency Services and 9-1-1 Center.

Kim Garrison of Grant and Lyons presented the draft version of the negative declaration as it relates to SEQR.

Chairman Crocco polled the board asking for comments. Palmer Irving reported she felt the negative declaration is very comprehensive and covers all that has been discussed. Without further comment Chairman Crocco read the resolution. A motion was made to approve the resolution adopting the negative declaration as the Planning Board's determination of significance pursuant to the State Environmental Quality Review Act by Palmer Irving, Don Tasch seconded. Chairman Crocco polled each board member:

- Joe Crocco – in favor
- Palmer Irving – in favor
- Don Tasch – in favor
- Jessica Lovelace – against
- Christine Brown – in favor

The resolution passes four to one.

John Lyons of Grant and Lyons reported that the adopted negative declaration ends the SEQR review of the application. Site Plan and Special Use Permit review now commences.

Ancram Solar PV LLC

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

Robert Queirolo of RIC Energy asked to address the board, acknowledging that their application was not on the agenda this evening. Mr. Queirolo asked that a special meeting be set based on the recently submitted revised materials. John Lyon's reported that he did not think that the consultants would have adequate time to review materials before a special meeting. Mr. Queirolo asked that a SEQR determination be made at tonight's meeting, this discussion was tabled until the May 2026 meeting.

Discussion:

A motion was made to adjourn Palmer Irving by seconded by Don Tasch so carried.