

**TOWN OF ANCRAM
Planning Board Meeting
May 7, 2026**

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

Board Members Present on Zoom: none

Board Members Absent: Jessica Lovelace, Christine Brown,

The May 7, 2026, meeting of the Town of Ancram Planning Board was called to order at 7:05PM by Chairman Crocco.

Minutes:

A motion was made and approved to delay the approval of April's minutes until the June 4th meeting

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

Richard and Hayden Geer appearing for the application.

Motion to declare application complete made by Palmer Irving, Seconded by Philip Hack, motion carried

Motion to approve made by Tom Brondolo, Seconded by Philip Hack, motion carried

Ivonne Ribeiro - ASPR- 26-002

Abbreviated Site Plan Review
338 Hall Hill Road
219.-1-3

William "Jay" Giesler appearing for the application. Columbia County Department of Health reviewed and approved a new septic and well design that would switch where the septic and well were located in the original design. A waiver will be needed for the 150-foot setback to the wetlands for the well, the previous waiver request was for the same but for the septic system.

A motion was made to declare the application complete by Tom Brondolo, seconded by Phil Hack.

A motion was made and carried to approve the new waiver upon its receipt unanimously

A motion was made to conditionally approve the application under the condition that a new waiver letter be submitted to the Planning Board Clerk by Tom Brondolo, seconded by Phil Hack and carried.

BDA-A LLC- ASPR-26-003

Abbreviated Site Plan Review

1609 CR 7
196.-1-28.3

High Ridge Farm
Stormwater prevention plan required,
Driveway slope plans need to be submitted

Approval is in process for footprint change
Approval is in process for bedroom count change from 4 to 6 bedrooms

Motion for Site plan escrow of engineering review \$2,500 made by Tom Brondolo, seconded by Palmer Irving,
Carried

BDA-A LLC – ASPR-26-004

Abbreviated Site Plan Review
1609 CR 7
196.-1-28.4

High Timber Farm
Stormwater prevention plan required,
Driveway slope plans need to be submitted

Approval is in process for footprint change
Approval is in process for bedroom count change from 4 to 6 bedrooms

Motion for Site plan escrow of engineering review \$2,500 made by Tom Brondolo, seconded by Palmer Irving,
Carried

Old Business:

Homeland Towers SUP-24-007

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

Discussion:

David Kenny appearing for the application, Mr. Kenny advised that the applicants do not have any new information for the board but are present this evening to answer any questions.

Chairman Crocco asked John Lyons of Grant and Lyons to summarize action thus far., and recent questions and comments in opposition of the application.

Mr. Lyons reported that there has been opposition regarding the cell tower being a secondary primary use which is not allowed per the Town of Ancram's Zoning Code. Mr. Lyon's suggested that the interpretation of the law be referred to the Town's Zoning Enforcement Officer. A motion was by Tom Brondolo to refer the issue to the ZEO via Grant and Lyons, seconded by Phil Hack and carried.

Mr. Lyon's discussed the Conservation Advisory Councils letters submitted to the Planning Board for consideration. A motion was made to refer the questions to Grant and Lyons who will prepare a written response with input from other consultants, Nan Stolzenberg, George Janes, and CityScape by Tom Brondolo, seconded by Palmer Irving, and carried.

Chairman Crocco asked Elizabeth Smith of CityScape if they can examine and produce their own propagation maps for the Planning Board's review in response to questions received from Amy Gold a member of the Town Board. Ms. Smith advised that it would be impossible for that to be done as that information is proprietary to Verizon. Further discussion was had between board members, Mr. Kenny, Ms. Smith and Mr. Lyons regarding information already submitted to the board containing the answers to the question posed by Ms. Gold. A response to Ms. Gold's questions will be prepared and sent.

A motion was made by Tom Brondolo to open the public hearing, seconded by Phil Hack and carried.

Public Comment:

Susan O'Sullivan – member of the public, and member of the CAC read a letter into the record, To see the full presentation please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Wally Williamson – member of the CAC, and as a member of the public presented to the board. To see the full presentation please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Sarah MacArthur – speaking as a resident of the town and member of the fire company. To see the full presentation please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Darren Mosher – speaking as a resident of the town and member of the fire company. To see the full presentation please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Mr. Kenny, and Mr. Vincent (Homeland Towers) responded to public comment. To see the full response please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Chairman Crocco asked Mr. Lyons if the applicant can be conditionally approved under the condition that Homeland Towers agree to refuse an application for colocation above 100 feet. Mr. Kenny advised that federal law would not allow that. Mr. Vincent reported that he has had no inquiries thus far, and cannot see the issue arising.

Discussion was had with Ben Evans from CityScape regarding the use of First Net, as suggested by the CAC.

A motion to adjourn the public hearing to the July meeting, in order to review the ASPR/SUP checklist during the June meeting was made by Tom Brondolo, seconded by Palmer Irving and carried.

Ancram Solar PV LLC

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

John Lyons – summarized the application

George and Nan were sent materials, reports will be to the Planning Board prior to the June meeting Meeting on June 4, back to FEAF Part 2

Ciara Hopkins appearing for the application

Motion to re-open the public hearing made by Tom Brondolo, seconded by Phillip Hack, motion carried.

Public Comment:

Matthew Tuck – To see the full presentation please reference the recording of tonight’s meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Rhea Mallet – McCarthy Fingar - To see the full presentation please reference the recording of tonight’s meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Lawrence Goldberg-To see the full presentation please reference the recording of tonight’s meeting available at <https://www.ancramny.org/videos-planning-board-meetings/>

Discussion:

A motion was made to adjourn by Palmer Irving, seconded Phillip Hack by so carried.

Motion to move July Meeting made by Palmer Irving, seconded by Philip Hack, carried, July 3rd meeting has been moved to July 9th