

**TOWN OF ANCRAM
Planning Board Meeting
August 6, 2026**

Board Members Present: Joe Crocco Chairman, Daren Mosher, Christine Brown, Palmer Irving, Phillip Hack, Jessica Lovelace

Board Members Present on Zoom: none

Board Members Absent: Tom Brondolo, Don Tasch

The August 6, meeting of the Town of Ancram Planning Board was called to order at 7:03PM by Chairman Crocco.

Motion Made to move September's meeting from September 3rd to September 10th made by Palmer, seconded by Phil Hack, motion carried

Minutes:

A motion was made to approve July 9, 2026 minutes by Palmer Irving, seconded by Christine Brown, carried

Correspondence:

Conflicts Check:

The chairman checked with members of the board regarding conflicts, Darren Mosher recuses from all business

New Business:

Old Business:

Sky High Farms- SUB-26-001

Subdivision
675 Hall Hill Road
213.-1-2

Ryan Loucks With Crawford and Associates to hear full statement, view video link:
<https://www.ancramny.org/videos-planning-board-meetings/>

Motion to open the public hearing by Palmer, seconded by Phil, motion carried

Jim Sticke- to hear full statement, view video link: <https://www.ancramny.org/videos-planning-board-meetings/>

David Boice- to hear full statement, view video link: <https://www.ancramny.org/videos-planning-board-meetings/>

Motion to close public hearing made by Phil Hack, seconded by Jessica Lovelace, motion carries

Motion to deem application complete made by Palmer Irving, seconded by Philip Hack with condition of modification to the water easement agreement.

BDA-A LLC- ASPR-26-003 (lot 1)

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

BDA-A LLC – ASPR-26-004 (lot 2)

Abbreviated Site Plan Review
1609 CR 7
196.-1-28.3

Jay Geisler for Applicant

Motion to deem application complete made by Palmer Irving, seconded by Philip Hack, motion carried. Motion to approve the application made by Philip Hack, seconded by Christine Brown with the condition of showing an as- built survey showing the slope at 10% and the driveway easement within the boundaries prior to CO. motion carried.

Discussion:

Discussed training for board members, Christine Brondolo will look into training and send to clerk to distribute to board members.

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