

TOWN OF ANCRAM
Planning Board Meeting Minutes
July 9, 2026

<https://www.ancramny.org/videos-planning-board-meetings/>

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

Board Members Present on Zoom: none

Board Members Absent: Daren Mosher, Jessica Lovelace, Christine Brown,

The July 9 meeting of the Town of Ancram Planning Board was called to order at 7:01PM by Chairman Crocco.

Minutes:

A motion was made to approve June 4, 2026 minutes by Palmer Irving, seconded by Tom Brondolo, carried

Correspondence:

Conflicts Check:

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

New Business:

Kevin Sabet- ASPR-26-007, STR-26-001, STR-26-002

Abbreviated Site Plan Review (Basement), Short Term Rental (Main House), Short Term Rental (Basement)

115 Witts Lane

225.-1-41

Kevin Sabet appearing for the application. Mr. Sabet is seeking abbreviated site plan review, and special use permits for short term rentals. Mr. Sabet owns a single-family home, he would like to use both floors of his home as short term rentals, keeping the main bedroom separate. Mr. Sabet was referred to the Planning Board for ASPR following a conversation with building inspector when filing for a building permit to add a kitchen to his now basement area. Mr. Sabet was advised that he would need to go through the ASPR process in order to make the basement an ADU (accessory dwelling unit), and then obtain two special use permits for short term rentals.

Following board discussion clarification is needed. Would adding the kitchen to the basement make it considered an accessory dwelling unit, and can there be two short term rentals in one home? Escrow was established. A motion was made by Palmer Irving to set up an escrow account in the amount of \$750.00, seconded by Phil Hack and carried. The clerk will send application information to the town's Planner Nan Stolzenberg for her review.

Old Business:

Sky High Farms- SUB-26-001

Subdivision

675 Hall Hill Road

213.-1-2

Ryan Loucks from Crawford and associates for the applicant, gave information that was requested from the board, attorney to review, well documents still need to be submitted to move forward.

Motion to deem application complete, Phil Hack, seconded by Palmer Irving, motion carried
Motion to open to Public Hearing made by Palmer Irving, seconded by, Phillip Hack, Motion carried

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 Giesler for applicant, turn arounds need to be included on easement map

Homeland Towers SUP-24-007

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

David Kenny, Attorney Snyder and Snyder for the applicant, gave paint samples for the board to review, special permit to be reviewed every 5 years.

Motion to open public hearing made by Tom Brondolo, seconded by Don Tasch, motion carried

Walter Williams CAC To hear full statement, view video link: <https://www.ancramny.org/videos-planning-board-meetings/>

Linda G Campbell Resident To hear full statement video link: <https://www.ancramny.org/videos-planning-board-meetings/>

Motion to close public hearing made by Tom Brondolo, seconded by Palmer Irving, motion carried.

John Lyons discussed resolution that was asked for at the June Meeting, to hear full statement, view video link: <https://www.ancramny.org/videos-planning-board-meetings/>

Motion to adopt the resolution with proposed revisions made by Tom Brondolo seconded by Palmer Irving, motion carried

Motion to accept the resolution Vote:

Joe Crocco- In Favor
Tom Brondolo- In Favor
Palmer Irving- In Favor
Phillip Hack- Opposed
Donald Tasch- In Favor

Discussion:

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

