

**TOWN OF ANCRAM
Planning Board Meeting
October 1, 2026
Draft Minutes**

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

Board Members Present: Joe Crocco Chairman, Daren Mosher, Christine Brown, Palmer Irving

Board Members Present on Zoom: none

Board Members Absent: Phillip Hack, Tom Brondolo, Jessica Lovelace

The October 1, 2026 meeting of the Town of Ancram Planning Board was called to order at 7:00PM by Chairman Crocco.

Minutes:

A motion was made to approve September 10, 2026 minutes by Palmer Irving, seconded by Christine Brown, all in favor, motion carried

Correspondence: Darren Mosher was appointed as a member at the town board meeting

Conflicts Check: The chairman checked with members of the board regarding conflicts no conflicts were brought forth.

New Business:

Old Business:

HudVal VCP, LLC- ASPR-26-006

Abbreviated Site Plan Review
1391 County Route 7 Ancram
205.1-1-4

Motion made to close public hearing made by: Palmer Irving seconded by: Christine Brown, Motion carried

Terry Porter- Architect for HudVal present for the applicant, D1 site plan is the accurate site plan for the record. Septic tank is for 5 bedrooms to cover both residences

Motion to deem application complete made by Palmer Irving, seconded by Christine Brown, motion carried.
Motion to approve application made by Pamer Irving, seconded by Darren Mosher carried

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, applicant present on Zoom

The Board needs a map with proposed septic system and area of disturbance.

Christine Brown makes a motion to adjourn application to the next meeting, Darren Mosher seconded, motion carried

Discussion:

A motion was made to adjourn by Palmer Irving, seconded by Darren Motion, motion carried.

