



MINUTES FOR PLANNING BOARD MEETING FOR 10/05/2026

CONVENED at 7:02 P.M.

PRESENT:

Barbara Olsen Pascal (chair), John Avenia, Michael Toth, Kyle McGraw, Tucker McNamee, Kevin Hindes (alternate)

MINUTES

Mr. Avenia motioned to approve the minutes of the August meeting, with Mr. Toth seconding the motion. The minutes were approved by a vote of 5-0.

SITE PLAN REVIEW

APPLICANTS: Carla Seddio and Michael Hamilton d/b/a Homework Architects

PROPERTY OWNER: Hawthorne Valley Association

PROPERTY ADDRESS: 327 County Road 21C, Hillsdale, NY 12529

TAX MAP ID#: 104.-1-27.110

Applicant seeks to build a new metalwork forge and clay arts building and convert an existing sports equipment shed into a bike and woodworking shop on the Hawthorne Valley campus. The project will require a special permit from the Zoning Board of Appeals. The Planning Board will conduct a site plan review looking into issues such as fire safety and pedestrian access when the plan is more detailed. The Board held an initial discussion about some of the issues that might come up, such as whether the proposed use of the new building might cause pollution in a nearby stream and whether the construction of the building will require more bathrooms given its impact on the size of the student body. Ms. Pascal said the project could require an engineering survey depending on the size of the project. The applicants said they found the discussion helpful.

ADDITIONAL BUSINESS

The Board discussed a logging permit issued within the Ridge Line Overlay District on Overlook Drive. Ms. Pascal questioned who was monitoring the number of trees cut down, and what the Board's role might be in the event of any additional development of the area. No action was taken.

The meeting was adjourned at 8:32 p.m.

