



## **DRAFT MINUTES FOR PLANNING BOARD MEETING 8.11.25**

**CONVENED at 7:02 p.m.**

**PRESENT: Barbara Olsen Pascal (chair), John Avenia, Mark Barbato, Kyle McGraw**

### **MINOR SUBDIVISION**

**APPLICANTS: Dan Russell**

**PROPERTY OWNER: C7 Development Inc—Craig Campbell**

**PROPERTY ADDRESS: 228 Route 21**

**TAX MAP ID#: 116.-1-9.5**

The Board held a public hearing on a request to subdivide a property on Route 21. Several neighbors of the site attended. A part of the property is being sold to an owner who says he has no immediate plans to build on the parcel but merely wants to protect his view shed. Several attendees questioned whether the land could be developed down the line if the subdivision was approved. The board attached wording to the application specifying that, “No building permit shall be issued without the review and approval of the Hillsdale Planning Board of any proposed site plan.” The subdivision was approved 4-0.

### **CHAIR’S ANNOUNCEMENTS**

Board Chair Pascal said she had received a letter from the attorney for a buyer of a Shun Pike Road property now owned by the Oxbow Club. The attorney asked the Board to approve a minor subdivision of the property, which is intersected by a road. She said it was her understanding that a vote is not necessary because as a legal matter it is already considered to be subdivided. No action was taken.

### **COMPREHENSIVE PLAN**

Board Chair Pascal said she had been contacted by supervisor Mike Dvorchak about the proposal to update Hillsdale’s Comprehensive Plan. The Planning Board is expected to play a role in the plan once it gets under way, and Supervisor Dvorchak wants Board members to begin thinking about what shape the plan might take.



