



MINUTES FOR PLANNING BOARD MEETING of 5.11.2026

CONVENED at 7:06 p.m.

PRESENT: Barbara Olsen Pascal (chair), Michael Toth, John Avenia, Kyle McGraw, and Tucker McNamee

APPLICATIONS

Minor subdivision

Applicant: Mansfield Road LLC

Property Owner: Peter Yates

Property Address: 110 Mansfield Road, Hillsdale, NY 12529

Tax Map ID#: 146.-1-50.5

A public hearing into the proposed subdivision was held before the meeting. One resident said she wanted to know if any new buildings could be seen from her property. Board chair Pascal explained the process of approving the subdivision.

The regular meeting then began. At the April meeting, the applicant was told that federal and state maps indicated that the property included wetlands, and he was asked to have his soil engineer explain how he determined otherwise. Pascal said the letter subsequently received did not adequately address this. The applicant said he had requested specific information about what additional language was needed, but he had received no answer. Board member Avenia said the wetlands designation was not consequential to the subdivision. He suggested that the subdivision be approved with the provision that Parcel 1 wasn't approved as a buildable lot and future development must be reviewed by the Board. This was unanimously approved.

ADDITIONAL BUSINESS

Superintendent Mike Dvorchak presented the names of the people who will serve on a committee to select a consulting firm to oversee the new Comprehensive Plan. No objections were raised to the names.

The meeting adjourned at 7:38

