



MINUTES FOR PLANNING BOARD MEETING of 4.13.2026

CONVENED at 7:07 p.m.

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

CHAIR'S ANNOUNCEMENTS

Chair Pascal announced that the Town Board had unanimously approved Tucker McNamee as a new Planning Board member, to fill the seat formerly held by Mark Barbato.

PUBLIC HEARING

A hearing was held regarding the ridge line adjustment application at 22 Springbrook Lane. No one showed up to comment.

APPLICATIONS

Minor Subdivision

Applicant: Mansfield Road Farm LLC

Property Owner: Peter Yates

Property Address: 110 Mansfield Road

Tax Map ID#: 146.-1-50.5

The applicant originally sought to subdivide the property into three parcels but withdrew the application. He has since reapplied to subdivide into two parcels and appeared before the Board to discuss the application. The applicant said a biologist he hired had determined that no wetlands exist on the property. However, Gretchen Stevens of the Conservation Advisory Council said federal and state maps indicated that wetlands existed on the second parcel where a driveway has been built. The Board voted unanimously to ask the applicant to have a biologist explain how he made his determination that no wetlands existed. The Board also voted to proceed with scheduling a public hearing on the application at the next monthly meeting, assuming that the requested information is provided.

Ridge line adjustment

Applicant: Andrew and Valerie Saunders

Property Owner: Daccord LLC

Property Address: 22 Springbrook Lane, Hillsdale, NY 12529

Tax Map ID#: 116.-2-38

The applicants seek to make property improvements, including a front and back terrace and a pickleball court and to level their backyard to make it a more useable space. At the February meeting, the Board asked Robert Akroyd of Greylock Design Associates to provide more information about the erosion control plan and the slope of the property, as well as the number of trees removed by the redesign. Mr. Akroyd said only three trees will be removed and no part of the slope exceeds 25 percent. Chair Pascal said the proposed retaining wall was very large but had been as sensitively designed as possible. The Board unanimously voted to approve the plan.

Site plan review

Applicant: Wolf Malcolm Knapp and Margaret Malloy

Property Owner: Same

Property Address: 620 Whippoorwill Road

Tax Map ID#: 125.-1-12.100

The applicants have proposed building a two-family dwelling of 2,000 square feet with a two-car garage and a 500-foot driveway. Chair Pascal noted that the Board had discussed an earlier application for a separate part of the property, which had not been built. Mr. Knapp and an engineer representing Crawford and Associates appeared for an initial discussion of the application. Board members explained that the driveway needed to be approved by the Town Highway Department and the applicants would need to submit an approved septic system design plan. The engineer said the septic system plan had been submitted to the Columbia County Department of Health, but the approval process was taking a long time because of a staff shortage at the department. Board members said they would attempt to tour the property within the next few weeks.

ADDITIONAL BUSINESS

Hillsdale Supervisor Mike Dvorchak attended the meeting to discuss the comprehensive plan. He said the state had given Hillsdale the go-ahead to begin selecting consultants to oversee the plan, and a lot of money was available to select the right firm. He said the Planning Board would play a significant role in the drafting of the plan. Board members Toth and McGraw were named to participate in the selection of a consultant.

The meeting adjourned at 8:38 p.m.

