



## **MINUTES FOR PLANNING BOARD MEETING of 2.9.2026**

**CONVENED at 7:01 p.m.**

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

### **CHAIR'S ANNOUNCEMENTS**

Chair Pascal said no quorum was present and so the Board could not vote to approve last month's minutes.

### **APPLICATIONS**

#### **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**

Robert Akroyd of Greylock Design Associates spoke to the board on behalf of the applicants, who want to make property improvements that include a front and back terrace and a pickleball court. They also want to construct retaining walls to level their backyard to make it a more useable space. The property is in the ridgeline district and the applicant proposes to grade more than 5,000 square feet of the natural landscape, so site plan approval is required (245-31.A.(4)(b)[3]). At the last meeting, the board asked Mr. Akroyd to provide more detailed slope information and to show where a stream is located on the property, which he subsequently did. He said he believed he had submitted all the documentation needed to call for a public meeting.

At this meeting, both Ms. Pascal and Mr. McGraw said they had not realized that the proposed retaining wall would be as high as 12 feet and raised concerns about the visibility and magnitude of the wall. They requested specific information about the ability to provide some screening to the wall and the plantings that could be used to obscure the wall, which Mr. Akroyd said he would provide. They also asked for more information about how the wall would affect soil stabilization given that the area has slopes of approximately 20% and leads to a seasonal stream. Mr. Avenia said he was not sure that the Planning Board had any authority to reject the plan under the Ridge Line law because the proposed work was being done below the

house itself, not above the ridge line. Mr. McGraw said he was under the impression that the appearance of the retaining wall placed the project under the board's purview, as well as the removal of some mature trees.

Gretchen Stevens of the Conservation Advisory Council questioned whether the proposed clearing and grading would expand the cleared space on the property beyond what is allowed under the Town. Because the property was built before the Ridge Line law was put in place, there was some discussion about how much the restrictions on cleared space applied to the property. Ms. Stevens also said the retaining wall is being built on a very steep slope and would need serious erosion control. The Board asked Mr. Akroyd to determine if any part of the slope exceeded 25 percent, in which case the Board would need to reconsider the plan. The Board also asked him to provide an erosion control plan, which he promised to do. Ms. Pascal said the Board was ready to move forward with a public hearing at the next meeting.

### **ADDITIONAL BUSINESS**

Hillsdale Supervisor Mike Dvorchak attended the meeting to discuss a Town Board resolution to form a committee to oversee the development of a new comprehensive plan for the Town. He said the Planning Board would be expected to participate in the selection of the committee members and progression of the plan, which will take multiple years to complete.

**The meeting adjourned at 7:45.**

