



## **Town of Hillsdale Zoning Board of Appeals**

Board Meeting, Tuesday, January 3, 2023 Minutes (Final)

**Board Members Present:** Chairman Craig Norton, Steve Smith, Bill Sullivan and Barbara Barrantes,. ZBA secretary, Ramona Bellamy, recorded the Minutes.

**Board Members Not Present:** Jeff Sills and Robert Bradway (Alternate)

**Other Attendees:** Lauren Letellier, Katina Leodas, Bryan Frank, Maddy Maggio and Jenna Cass.

Chairman, Craig Norton called the public meeting to order at 7:30 p.m.

The first applicant, Lisa Berman (Applicant) represented by Lauren Letellier, was applying for a Special Permit for a change of use; short term rental for 2745 Route 23, Hillsdale, NY (**Tax Map #: 146.1-1-35**). The Applicant wishes to rent her home, which has 4 bedrooms, 1 full bath and a 1/2 bath. The Applicant would allow 6 guests with a maximum of 8 guests if children are included. The ZBA Secretary obtained for Applicant a local contact name, address, phone, and email to be forwarded to the Building & Zoning Enforcement Officer, Lee Heim. Applicant will contact Mr. Heim. .

**A motion to approve the Applications for a Special Permit was made by Bill Sullivan. Seconded by Steve Smith. All approved.**

The second applicant, Katina Leodas (Applicant) was applying for a Special Permit for a change of use; short term rental for 161 Stone Ledge Road, Hillsdale, NY (**Tax Map #: 117.-1-39**). The Applicant wishes to rent her home, which has 4 bedrooms and 3 baths there is also another building with 1 bedroom and 1 bath. The Applicant would allow a maximum of 8 guests in the main building and 2 guests in the other. The Applicant gave the ZBA Secretary a local contact name, address, phone, and email to be forwarded to the Building & Zoning Enforcement Officer, Lee Heim. Applicant will contact Mr. Heim.

**A motion to approve the Applications for a Special Permit was made by Bill Sullivan. Seconded by Steve Smith. All approved.**

The last applicant, Seth Grosshandler (Applicant) represented by Bryan Frank, was applying for a Special Permit for a change of use; short term rental for 92 White Hill Lane, Hillsdale, NY (**Tax Map #: 127.-1-17**). The Applicant wishes to rent his home, that is on the market, which has 3 bedrooms and 2 baths and a guest house which has 1 bedroom and 1 bath. The Applicant would allow a maximum of 8 guests. Bryan Frank is the owner of Posto Property Management the contact for the Applicant, this information will be forwarded to the Building & Zoning Enforcement Officer, Lee Heim. Applicant will contact Mr. Heim.

**A motion to approve the Applications for a Special Permit was made by Steve Smith. Seconded by Barbara Barrantes. All approved.**

Meeting adjourned at 7:50 p.m.

Respectfully submitted, Ramona A. Bellamy, ZBA Secretary