



Town of Hillsdale Zoning Board of Appeals

Board Meeting, Tuesday, October 6, 2026 Minutes (Final)

Board Members Present: Chairman Craig Norton, Bill Sullivan, Robert Bradway and ZBA Secretary, Ramona Bellamy, recorded the Minutes.

Board Members Absent: Steve Smith, Barbara Barrantes, and Jeff Sills (Alternate)

Other Attendees: Scarlett Winningham, Joey Ruocco & Christopher Bellamy

Chairman, Craig Norton, called the public hearing to order at 6:32 p.m.

First applicant, Scarlett Winningham (Applicant) was seeking a STR Special Permit for a change of use; short term rental for 2657 Route 23, Hillsdale, NY (**Tax Map #: 145.4-1-23 County Registration #: HIL-2025-053**) The STR application stated maximum of 7 occupants in their 3 bedroom/2 bathroom home. Applicant said they partially owner occupy the home estimated 50% of the time. The Applicant has provided the ZBA Secretary with local contacts, which will be forwarded to the Building and Zoning Enforcement Officer, Lee Heim. Applicants will contact Mr. Heim for a walk-through inspection to complete the approval process.

A motion to approve the Application for a STR Special Permit was made by Bill Sullivan.

Seconded by Robert Bradway. All approve.

Second applicant, Wendy Traynor (Applicant) was represented by her Property Manager, Joey Ruocco of Red Cottage. (Applicant) was seeking a STR Special Permit for a change of use; short term rental for 161 Stagecoach Road, Hillsdale, NY (**Tax Map #: 127.-1-4 County Registration #: HIL-2025-054**) The STR application stated maximum of 7 occupants in their 3 bedroom/2.5 bathroom home. Applicant said they partially owner occupy the home estimated 20% of the time. The Applicant has provided the ZBA Secretary with local contacts, which will be forwarded to the Building and Zoning Enforcement Officer, Lee Heim. Applicants will contact Mr. Heim for a walk-through inspection to complete the approval process.

A motion to approve the Application for a STR Special Permit was made by Bill Sullivan.

Seconded by Robert Bradway. All approve.

Hearings adjourned at 6:50 p.m.

Respectfully submitted,
Ramona A. Bellamy ZBA Secretary