**Town of Hillsdale Zoning Board of Appeals**
Board Meeting, Tuesday, November 3, 2026 Minutes (Final)

**Board Members Present:** Chairman Craig Norton, Steve Smith, Robert Bradway and ZBA Secretary, Ramona Bellamy, recorded the Minutes.

**Board Members Absent:** Bill Sullivan, Barbara Barrantes, and Jeff Sills (Alternate)

**Other Attendees:** Leland (Billy) Edelman (guest), Michael Hamilton, Carla Seddio, Jason Epstein & Christopher Bellamy

Chairman, Craig Norton, called the public hearing to order at 6:30 p.m.

The first applicants, Michael Hamilton and Carla Seddio (d.b.a. Homework Architects) (Applicants) were seeking a Special Permit for construction within the 200 ft. stream corridor at 319 County Route 21C, Ghent, NY**(Tax Map #: 104.-1-17)** (municipality of Hillsdale) owned by Hawthorne Valley Association. Applicants will be doing a small building project on the school campus by changing a storage shed into a bike and woodworking area using a timber frame. They are 100 ft. back from the stream and 200 ft. back from the parking lot.

**A motion to approve the Special Permit was made by Robert Bradway.**
**Seconded by Steve Smith. All approve.**

The second applicant, Jason Epstein on behalf of Ken Epstein both (d.b.a. HudVal YCP LLC) (Applicant) was seeking two STR Special Permits for a change of use; short term rental for 22 Anthony Street (Units 1 & 2), Hillsdale, NY **(Tax Map #: 145.4-2-16 County Registration #: HIL-2025-057)** The STR applications stated maximum of 6occupants in their 3 bedroom/2.5 bathroom (Unit 1), and 4occupants in their 2 bedroom/1.5 bathroom (Unit 2). Applicant asked to change that to maximum of 8 occupants in (Unit 1) and a maximum of 6 in (Unit 2). Applicant(s) both live in Columbia County and do not plan on occupying either unit. The Applicant has provided the ZBA Secretary with local contacts, and their caretaker, 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 two Applications for STR Special Permits were made by Steve Smith.**
**Seconded by Robert Bradway. All approve.**

Hearings adjourned at 6:48 p.m.

Respectfully submitted,
Ramona A. Bellamy ZBA Secretary