

Notes
Hillsdale Housing Meeting
June 18, 2025

Present: Shirley Bresler, Joe Browdy, Rene Gibson, Ellen Levy, Frank Upham, Joan Wallstein
Absent: Tom Carty

The meeting was opened at about noon, with our guest, Town Supervisor Mike Dvorchak.

Ellen thanked Mike for his support of the May 10 Housing Workshop and then discussed the mission of the Housing Committee. She stated that the Committee wanted to work closely with the Town in achieving its mission. It was decided to post the brochure "Housing resources and Links" to the Town website.

Zoning. The Committee would like to study the Town's zoning as it affects affordable housing.

The success of nearby towns in revising their zoning codes was discussed. These included Copake and Canaan in particular. Egremont and Stockbridge have also made zoning changes geared to facilitating more affordable housing. Also, part of the discussion about zoning was the question of how our own zoning regs currently encourage a developer to include a percentage of below market housing in his project and how we can revise our zoning to require this.

ADU's – We discussed looking at the current language in our zoning code and making required modifications so that it is clear that an ADU can be constructed on a single 3-Acre property.
Other changes can be studied.

STR's – Mike spoke about the fact that a company (Granicus) has already been hired to find and list all of the STR's in Town and to register and collect fees. The committee would like to review current regs on STR's and work with the Town to make changes that would benefit the Town.

Rte. 23 House. – Joe reported that he had spoken with Mr. Novak, the owner of the Rte. 23 house, who will be selling the property himself ("For Sale by Owner"). He also offered to take back a mortgage. It was suggested that we contact Scott Decker, the local contractor, to ask if he would get a sense of the work to be done and the cost. We could also contact a non-profit developer, such as RUPCO or Galvan in Hudson, and to inquire about other possible non-profit developers. The house might be eligible for Historic Tax credits as well as Small Rental Development Project funding. Joe offered to contact Scott Decker.

There was a brief discussion of the Magyar property becoming available. Mike could not comment further as he was not aware of the current status.

Shirley offered to review Hillsdale Zoning Code and Frank and Ellen will review the zoning of Copake and Canaan.

The committee thanked Mike for attending. The meeting was adjourned at 1:15 p.m.