



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

Board Meeting, Tuesday, November 1, 2022 Minutes (Final)

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

**Board Members Not Present:** Robert Bradway (Alternate)

**Other Attendees:** Chris Gilbert and his wife Juli Gilbert representing his sister Melissa Gilbert.

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

Chris Gilbert and Melissa Gilbert - Gilbert's Hill House LLC (Applicant) - were applying for a Special Permit for a change of use; short term rental (STR) at 156 Stone Ledge Road, Hillsdale, NY. (**Tax Map #: 117.-1-35**). The Applicant stated that since about 2014-2015, the property had been used as an STR before and after their father passed the property to him and his sister. Applicant did not realize that a Special Permit was needed, but found out when their property was incorrectly blamed for noise actually coming from another home on Stone Ledge. The Applicant stated that all their surrounding neighbors do know that they rent the house as an STR. The Applicant would be allowing a maximum of 10 individuals with the contractual party having to be 25 or older. The Applicant has a noise curfew at this time of 9:00 p.m. during the week including Sunday, and 10:00 p.m. on Saturdays. The Applicant has given a local contact name, address, phone, and email to the ZB secretary, who will forward to the Building & Zoning Enforcement Officer. Applicant will contact Mr. Heim for a walk-through.

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

Meeting adjourned at 7:56 p.m.

Respectfully submitted,  
Ramona A. Bellamy, ZBA Secretary