



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

Board Meeting, Tuesday, September 5, 2023 Minutes (Final)

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

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

**Other Attendees:** Nunzio DeGregorio, Kristina Dousharm (Architect) and Zach Hall.

Chairman, Craig Norton called the public meeting to order at 7:31 p.m.

The first applicant, Nunzio DeGregorio (Applicant) was seeking a Special Permit for a change of use; short term rental for 20 & 20A Fern Hill Road, Hillsdale, NY (**Tax Map #: 104.-1-50**). The Applicant wishes to rent out part of the home on occasion, which has 10 bedrooms. The Applicant would allow a maximum of 8 guests. The Applicant will inform the ZBA Secretary of the required local contact name of a Columbia County resident with an address within 20 miles of the property, phone, and email to be forwarded to the Building & Zoning Enforcement Officer, Lee Heim. Applicant will contact Mr. Heim for a walk-through inspection.

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

The second applicant, Jean Bender (Applicant), represented by Kristina Dousharm of Kristina Dousharm Architecture, PLLC and Zach Hall, was applying for both a Special Permit to convert an existing garage into an accessory apartment and an Area Variance for a 10 foot front yard setback at 44 Mansfield Road, Hillsdale, NY (**Tax Map #: 146.-2-38.2**). The Applicant wishes to have her children come to stay at the apartment. The setback variance is for the existing porch to be extended further down the house without making the addition any closer to the setback line.

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

**A motion to approve the Application for an Area Variance was made by Bill Sullivan. Seconded by Steve Smith.**

Meeting adjourned at 8:18 p.m.

Respectfully submitted,  
Ramona A. Bellamy, ZBA Secretary