



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

Board Meeting, Tuesday, November 5, 2024 Minutes (Final)

**Board Members Present:** Steve Smith, Bill Sullivan, Bob Bradway, Jeff Sills (Alternate) and ZBA Secretary, Ramona Bellamy, recorded the Minutes.

**Board Members Absent:** Chairman Craig Norton and Barbara Barrantes.

**Other Attendees:** Michael Hotaling, Beth Kitsock, Lloyd Levi, Jane Levi & Marvin Ramos.

Acting Chairman, Bill Sullivan, called the public meeting to order at 6:30 p.m.

The first Applicant, Ilaya Bykov (Applicant), who was represented by his property manager, Michael Hotaling, was seeking a Special Permit for a change of use; short term rental for 211 Mitchell Street, Hillsdale, NY (**Tax Map #: 136.-2-93.1**). The Applicant would like to offer short term rentals for 3 days minimum for each occupant. Applicant will allow a maximum of 6 occupants in his 4 bedroom/4.5 bathroom home. He considers it a 3 bedroom home as he keeps the 1 bedroom locked. The property manager is also the Applicant's local contact. The ZBA Secretary will forward his information to the Building and Zoning Enforcement Officer, Lee Heim. Applicant still will need to contact Mr. Heim for a walk-through inspection to complete the approval process. Mr. Hotaling said that he will be available for this.

**A motion to approve the Application for a Special Permit was made by Steve Smith. Seconded by Bob Bradway. All approve.**

The next Applicants, Hillsdale Icehouse Association, LLC; Lloyd & Jane Levi (Applicants) were seeking a Special Permit for an addition of 9 units to the existing apartment building in two phases at 242 Anthony Street Ext., Hillsdale, NY (**Tax Map #: 145.4-2-21**). This building already consists of 13 apartments. The Applicants wish to add 3 units on the first floor and 6 units on the vacant second floor for a total of 22 units. There is also a smaller building consisting of 4 apartments on the property, so there would be a total of 26 apartments on the property. The Board informed the Applicants that they needed to contact the Supervisor, D Mike Dvorchak, regarding the septic process. In addition, the Board required the Applicants to provide "legal" documentation that they incorporated an additional one acre to this property in question for it to total 5.5 acres, which is required for the number of apartments they are requesting. They also need to provide a survey of the accurate acreage for the entire property.

Mr. & Mrs. Levi's application was continued for more information and scheduled for the next meeting on **December 3**.

Meeting adjourned at 7:37 p.m.

Respectfully submitted, Ramona A. Bellamy, ZBA Secretary