



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

Board Meeting, Tuesday, December 3, 2024 Minutes (Final)

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

**Board Members Absent:** Jeff Sills (Alternate).

**Other Attendees:** Barbara Forman, Claudia Steven, Marvin Ramos, Christine Adriance, Bob Adriance, Adam Adriance & Christopher Bellamy.

Chairman, Craig Norton, called the public meeting to order at 6:29 p.m.

The first Applicant, Barbara Forman (Applicant) was seeking an Area Variance to add an accessory dwelling building to 2601 Route 23, Hillsdale, NY. (**Tax Map #: 145.4-1-11**). The Applicant was approved for a 600 sq. ft. accessory dwelling for personal use.

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

Hillsdale Icehouse Association, LLC; Lloyd & Jane Levi (Applicants), represented by their property manager Claudia Steven, were continued from last month's meeting (November 5, 2024) during which they were seeking a Special Permit for an addition of 9 units to an existing apartment building in two phases at 242 Anthony Street Ext., Hillsdale, NY (**Tax Map #: 145.4-2-21**). The Applicants were asked to provide documentation showing adequate acreage, they have complied.

**A motion to approve the Application for a Special Permit was made by Bill Sullivan. Seconded by Barbara Barrantes. All approve.**

Bob Adriance (Applicant) was seeking an Area Variance for a rear yard setback at 6 Bucky Road, Hillsdale, NY. (**Tax Map #: 134.-1-43**). After discussion, a variance was determined not to be necessary as per 9.7-1 Existing Non-Conforming Lot or 245-66 eCode.

Meeting adjourned at 7:00 p.m.

Respectfully submitted,  
Ramona A. Bellamy, ZBA Secretary