



Town of Hillsdale Zoning Board of Appeals

Board Meeting, Tuesday, March 4, 2025 Minutes (Final)

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

Board Members Absent: Barbara Barrantes, Robert Bradway and Jeff Sills (Alternate).

Other Attendees: Arlo Walker (Applicant's son), Jim Wright (Applicant) & Matt Schober

Chairman Craig Norton called the public meeting to order at 6:55 p.m.

David Walker & Sandra Enterline (Applicants) were represented by their son Arlo Walker. They were seeking a Special Permit for a change of use; short term rental for 40-42 Dugway Road, Hillsdale, NY (**Tax Map #: 106.-1-12.111**). The Applicants will allow a maximum of 2 occupants in their studio apartment/1 bathroom barn. The Applicant has provided the ZBA Secretary with the required local contact, who is a Columbia County resident with an address within 20 miles of the property to be forwarded to the Building and Zoning Enforcement Officer, Lee Heim. Applicants have contacted Mr. Heim for a walk-through inspection to complete the approval process.

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

Jim Wright (Applicant) dba Oldtone Arts Inc. was seeking the annual renewal of a Special Permit to hold the Roots Music Festival on dates: September 4-7, 2025 and the use of Cool Whisper Farm (a.k.a Windy Hill Farm), owned by Matt & Lisa Schober from August 22, 2025 to September 15, 2025 (Total Dates of Farm Use). Cool Whisper Farm is located at 1011 County Route 21 & 187 Schoolhouse Road, Hillsdale, NY (**Tax #: 104.-1-12.12**). The Applicant supplied a 14 page Roots Music Festival Proposal which is part of the application.

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

Meeting adjourned at 7:15 p.m.

Respectfully submitted,
Ramona A. Bellamy, ZBA Secretary