



Town of Hillsdale Zoning Board of Appeals

Board Meeting, Tuesday, September 2, 2025 Minutes (Final)

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

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

Other Attendees: Matt Gill, Morgan Hale & KayLee Piester

Chairman, Craig Norton, called the public meeting to order at 6:35 p.m

Matt Gill & Morgan Hale (Applicants) were seeking a Special Permit for a change of use; short term rental for 105 Seekonk Road, Hillsdale, NY (**Tax Map #: 117.-11-19 County Registration #: HIL-2025-035**) Applicants will allow a maximum of 4 occupants in their 1 bedroom/1 bathroom cottage. The Applicants have provided the ZBA Secretary with a local contact, which will be forwarded to the Building and Zoning Enforcement Officer, Lee Heim. Applicants will contact 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.

Enealia Nau (Applicant) was represented by her Property Manager, KayLee Piester. Applicant was seeking a Special Permit for a change of use; short term rental for 148 Stone Ledge Road, Hillsdale, NY (**Tax Map #: 117.-1-34, waiting for a County Registration No.**). The application property is actually two units (Unit 1, a cottage, and Unit 2, a suite), Applicant must submit a separate application for Unit 2. For Unit 1, a 2 bedroom/ 2 bathroom property, Applicant will allow a maximum of 4 occupants. Applicant has provided the ZBA Secretary with local contact(s), which will be forwarded to the Building and Zoning Enforcement Officer, Lee Heim. Once county registration number is received Applicant will contact Mr. Heim to schedule a walk-through inspection to complete the approval process.

A motion to approve the Application for a Special Permit for Unit 1 was made by Bill Sullivan. Seconded by Steve Smith. All approve.

The same Applicant, Enealia Nau, was seeking a Special Permit for a change of use; short term rental for 159 Hunt Road, Hillsdale, NY (**Tax Map #: 136.-1-17, waiting for a County Registration No.**). This property is owned by an LLC, Applicant must submit an application that properly lists ownership. Accordingly, the application is tabled until next month.

Meeting adjourned at 7:10 p.m.

Respectfully submitted, Ramona A. Bellamy ZBA Secretary