



# *Town of East Fishkill Zoning Board of Appeals*

*330 Route 376  
Hopewell Junction NY 12533  
May 28, 2024  
7:00 PM*

**\* This meeting will be held at the East Fishkill Fire Headquarters 2502 Route 52, Hopewell Junction. \***

## **CHAIRPERSON COMMENTS:**

The Pledge of Allegiance

Upcoming meetings will be held on Tuesday, June 25, 2024 & Tuesday, July 23, 2024

Approval of Minutes of Meeting held Tuesday, April 23, 2024

## **PUBLIC HEARING:**

1. Appeal 4098 – Lisa Gruson (6455-00-763215)

Lisa Gruson, 723 Hortontown Rd., Hopewell Junction, requesting a 20' side line variance for a proposed 22x18 (396sf) detached garage pursuant to Section 194-107 of the Zoning Ordinance and the Schedule of Bulk Regulations.

2. Appeal 4099 – Michael Scherer (6455-02-828765)

Michael Scherer, 499 Shenandoah Rd., Hopewell Junction, requesting a 9' front yard variance for a proposed 20'X20' (400sf) deck, pursuant to the Schedule of Bulk Regulations of the Zoning Ordinance.

3. Appeal 4101 – Gabriella Rose LTD (Flory's) (6356-04-635231)

Jamy Flory, 1997 Route 52., Hopewell Junction, requesting a 76' front yard variance, 3' side yard variance for a proposed vacuum station, 67' front yard, 6' side yard variance for an air station, 10' side yard variance for a cooler, 10' side yard variance for a ice chest, a 10' side yard variance for a propane cage and a 12% maximum lot coverage variance pursuant to the Schedule of Bulk Regulations of the Zoning Ordinance. (Applicant requested a June P.H)

4. Appeal 4102 – Richard Conboy (6458-03-305478)

Richard Conboy, 23 Larchmont Dr., Hopewell Junction, requesting a 10' side yard variance for an existing 10'X14' (140sf) detached garage, pursuant to Section 194-107 of the Zoning Ordinance and the Schedule of Bulk Regulations.

5. Appeal 4103 – Gerard James (6357-02-529865)

Gerard James, 22 Sunset Blvd., Hopewell Junction, requesting a 750sf size variance for a proposed 30'X50' (1500sf) detached garage, a 17'side yard and 20' front yard variance for an existing 210sf concrete patio, pursuant to Section 194-107 of the Zoning Ordinance and the Schedule of Bulk Regulations. Footprint of existing house is 1,044 sf.

6. Appeal 4104 – Keith McManus (6655-03-302484)

Keith McManus, 50 Nathan Hale Dr., Hopewell Junction, requesting a 26' rear yard variance for an existing 2 tier deck 55'X15' (825sf) deck, pursuant to the Schedule of Bulk Regulations of the Zoning Ordinance.

**REVIEWS:**

7. Appeal 4100– Frederick Romig (6556-01-289959)

Frederick Romig, 2762 Route 52., Hopewell Junction, requesting a Special Permit to allow a professional office in a residential district and a 607sf size variance for a 1,478sf existing detached garage, pursuant to Section 194-90 of the Zoning Ordinance. Footprint of existing house is 1,452sf.

8. Appeal 4105 – Raap Management LLC (6356-04-584216)

Ryan Angoletti, 11 Birch Dr., Hopewell Junction, requesting to build on an under-sized lot 0.922 acres in an R1 zone and a 7' front line variance for a proposed dwelling, pursuant to Section 194-130 of the Zoning Ordinance and the Schedule of Bulk Regulations.

9. Appeal 4106 – Diedrian Clarke (6457-01-093682)

Diedrian Clarke, 22 Pitcher Rd., Hopewell Junction, requesting a lot coverage variance. 12% lot coverage is permitted. They have 27% covered. A 15% lot variance is needed pursuant to the Schedule of Bulk Regulations.

10. Appeal 4107 – Michael Negulic (6456-04-898001)

Michael Negulic, 134 Townsend Rd., Hopewell Junction, requesting a 527sf size variance for a proposed 24'X30'(1,400sf) 2 story detached garage pursuant to Section 194-107 of the Zoning Ordinance and the Schedule of Bulk Regulations. Footprint of the existing house is 1,456sf

11. Appeal 4108 – Miglionico2 LLC (6457-01-33567)

Miglionico2 LLC, 447 Route 376, Hopewell Junction, requesting a size variance of 246sf to allow for two, 1 bedroom apartments. There is a 750sf minimum required they are asking for 504sf per apt. pursuant to Section 194-4.2.1of the Zoning Ordinance.

12. Appeal 4109 – Elizabeth Scheuer (6557-02-771998)

Elizebeth Scheuer, 53 Phillips Rd, Hopewell Junction, requesting a 7' front line variance for a proposed addition pursuant to the Schedule of Bulk Regulations.

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Jackie Keenan, Clerk  
East Fishkill Zoning Board of Appeals