



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 Community Center 890 Route 82, Hopewell ****

CHAIRPERSON COMMENTS:

The Pledge of Allegiance

Upcoming meetings will be held on Tuesday, July 23, 2024 & August 27, 2024

Approval of Minutes of Meeting held Tuesday, May 28, 2024

ADJOURNED PUBLIC HEARING:

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

Gerard James, 22 Sunset Blvd., Hopewell Junction, requesting a 750sf size variance for a proposed 30'X40' (1200sf) 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.

PUBLIC HEARING:

2. 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.

3. 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. (Applicant requested a July P.H.)

4. 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.

5. 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

REVIEWS:

6. 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.

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

Elizabeth Scheuer, 53 Phillips Rd, Hopewell Junction, requesting a 7' front line variance for a proposed addition pursuant to the Schedule of Bulk Regulations. (Applicant asked for July Review)

8. Appeal 4110 – Sachin Sekhri (6458-03-259033)

Sachin Sekhri, 39 Shepards Way, Hopewell Junction, requesting a 15' rear line variance for a proposed gazebo pursuant to Section 194-107 of the Zoning Ordinance and the Schedule of Bulk Regulations.

9. Appeal 4111 – Brian Cotcamp (6457-02-981927)

Brian Cotcamp, 15 Carpenter Rd., Hopewell Junction, requesting a front yard variance for a proposed 12'X16' (192sf) shed pursuant to Section 194-107 of the Zoning Ordinance and the Schedule of Bulk Regulations.

10. Appeal 4112 – Michael Molinelli (6558-04-901452)

Michael Molinelli, 8 Sunflower Ct., Hopewell Junction, requesting a 13' side line variance for a proposed 28'x28' (784sf) 1.5 story detached garage pursuant to the Schedule of Bulk Regulations.

11. Appeal 4113 – Lorraine Messina (6457-02-635783)

Lorraine Messina, 8 Angela Ct., Hopewell Junction, requesting a front yard and 1' side yard variance for an existing 6' fence pursuant to Section 194-98 of the Zoning Ordinance.

12. Appeal 4114 – Steven Reineke and Eric Gabbard (6755-03-237397)

Steven Reineke and Eric Gabbard, 94 Milltown Rd. Holmes, requesting a 22' side yard variance for an existing hot tub pursuant to Section 194-95 of the Zoning Ordinance and the Schedule of Bulk Regulations.

13. Appeal 4115 – Jorge Pacheco (6456-01-480881)

Jorge Pacheco, 71 Van Vlack Rd. Hopewell Junction, requesting a 13' side yard variance for an existing chicken coop, 18' rear yard variance for a existing greenhouse and a 20' rear yard variance for an existing pergola pursuant to Section 194-107 of the Zoning Ordinance and the Schedule of Bulk Regulations.

Jackie Keenan, Clerk
East Fishkill Zoning Board of Appeals