

Town of East Fishkill

ZONING BOARD OF APPEALS

September 23, 2025

Chairperson Drummond called the Zoning Board of Appeals to order with a roll call. Those present were Alberto Paratore, Aziz Ahsan, Rocco Limitone, Art Mahony, and Norma Drummond. Jackie Keenan, Clerk, was also present.

Chairperson Drummond led the meeting with the Pledge of Allegiance.

CHAIRPERSON'S COMMENTS:

Chairperson Drummond stated the next meetings will be on Tuesday, October 28, 2025, and Tuesday, November 25, 2025.

MOTION made by Aziz Ahsan, seconded by Rocco Limitone, to approve the minutes of the meeting held August 26, 2025. Voted and carried unanimously.

Chairperson Drummond went through the procedures for the meeting. First there is a decision, which is an application the Board has already reviewed and now they have to issue their decision. Next are the Public Hearings. These are applications the Board has already reviewed. Neighbors are then noticed and have the opportunity to tell the Board anything they may not be aware of. They know the property better than the Board may. Next are the discussions for tonight. These are applications that this Board has not yet had the opportunity to review. Every application is before this Board because the applicant is asking for something that is not allowed by the code. The Board needs to understand what is unique about the property or the circumstances of the property that would require this Board to agree to the appeal that is being requested. There are no public comments on these reviews this evening. They will be given the opportunity to speak at the appropriate time.

DECISION:**DECISION - Appeal 4146 – Mama Mia Pizzeria (6358-02-768532)**

Joe Cardoso, 899-901 Route 376, Wappingers Falls, requesting a 210sf. size variance for a proposed 24’X40’ (960sf) detached garage. Pursuant to Section 194-107 and the Schedule of Bulk Regulations.

Joe Cardoso was present.

Chairperson Drummond stated the Board did review this application. Mr. Ahsan stated the Planning Board had taken the lead on this and held the Public Hearing. Chairperson Drummond stated their Public Hearing was held and closed last week and they have completed their work on this application. The only part still remaining is the Zoning Board’s decision.

APPEAL NUMBER: 4146

APPLICANT: Mama Mia Pizzeria (Joe Cardoso)

NAME OF PROJECT: A 210 s.f. size Variance from the requirements of Section 194-107 of the Town Code for a proposed 24’ x 40’ (960 s.f.) detached garage

LOCATION: 899-901 Route 376, Wappingers Falls (the “Property”)

TAX MAP NUMBER: 6358-02-768532

ZONING DISTRICT: B-3

Resolution offered by Zoning Board Member: Aziz Ahsan

WHEREAS, the Applicant owns Mama Mia Pizzeria and also lives in a house located on the Property; and

WHEREAS, the Applicant has applied to the Planning Board to install a detached garage for storage of residential vehicles and other residential items; and

WHEREAS, there is vegetation surrounding the location of the proposed detached garage, so it will be screened well from neighbors and the public; and

WHEREAS, this is an Unlisted Action under SEQRA, and the Zoning Board of Appeals has consented to allowing the Planning Board to serve as Lead Agency; and

WHEREAS, the Planning Board granted amended site plan approval and conducted a Public Hearing at its September 18, 2025 meeting; and

WHEREAS, the ZBA waived its Public Hearing since the Planning Board conducted a Public Hearing; and

WHEREAS, the Zoning Board of Appeals finds that:

The granting of the Variance will not produce an undesirable change in the character of the neighborhood as the garage will be used for residential purposes and is already surrounded by commercial uses;

The desired result could be achieved by other means, but the requested Variance is not large;

The Variance is not substantial;

The Variance will not have an adverse effect or impact on the physical or environmental conditions;

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Board of Appeals hereby

approves the request of Mama Mia Pizzeria (Joe Cardoso) for a 210 s.f. size Variance from the requirements of Section 194-107 of the Town Code for a proposed 24' x 40' (960 s.f.) detached garage.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this Resolution, the Chair or other duly authorized member of the Zoning Board shall cause a copy of the Resolution to be filed with the Town Clerk and a copy sent to the Applicant/Owner.

Resolution Seconded by Zoning Board Member: Rocco Limitone

The votes were as follows:

Board Member Aziz Ahsan	Aye
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Board Member Rocco Limitone	Aye
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Board Member Alberto Paratore	Aye
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Board Member Art Mahony	Aye
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Chairperson Norma Drummond	Aye
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PUBLIC HEARINGS:

PUBLIC HEARING – Appeal 4144 – David Ciocchi (6457-04-564111)

David Ciocchi, 17 Gerts Way, Hopewell Junction, requesting a 13' side line variance for a proposed 2 story attached garage addition 25'X27' (675sf) main floor, enclosed breezeway

8'X18'(144sf) and an unfinished second floor 21'X27' (567sf) total size 1,386sf pursuant to Section 194-107 and the Schedule of Bulk Regulations.

Michael Berta was present.

MOTION made by Aziz Ahsan, seconded by Rocco Limitone, to open this Public Hearing.
Voted and carried unanimously.

Chairperson Drummond stated this is an existing house that has a three bay garage. The applicant is looking to close off two of these bays to make them into a mud room and additional family space. The new garage will be connected through a breezeway. The first floor would have the space for bikes, tractors, etc. They have been told the second floor would be unfinished, but is labeled in the plans as recreation space. Mr. Berta stated that it will be unfinished for now. Down the road they may choose to finish it and would have to come apply for a separate building permit on it. Right now it is to be unfinished space.

Chairperson Drummond stated the finish will match the existing house. The existing garages face the neighbor so this addition will face the road and away from the neighbor. It should create less disturbance for the neighbor. There is vegetation there, but the applicant has stated they will be adding spruce and some arborvitaes.

Chairperson Drummond asked if there were any comments or questions from Board members. There were none.

Chairperson Drummond asked if there was anyone to speak for or against this application. There was no one.

MOTION made by Aziz Ahsan, seconded by Rocco Limitone, to close this Public Hearing.
Voted and carried unanimously.

Town of East Fishkill
EAST FISHKILL ZONING BOARD OF APPEALS **SEPTEMBER 23, 2025**
Zoning Board of Appeals

APPEAL NUMBER: 4144

APPLICANT: David Ciochi

NAME OF PROJECT: A 13' side line Variance from the requirements of the Schedule of Bulk Regulations for a proposed 2 story attached garage addition 25'X27' (675 s.f.) with a main floor, enclosed breezeway 8'X18'(144 s.f.), and an unfinished second floor 21'X27' (567 s.f.) (total size 1,386 s.f.)

LOCATION: 17 Gerts Way, Hopewell Junction (the "Property")

TAX MAP NUMBER: 6457-04-564111

ZONING DISTRICT: R-1

Resolution offered by Zoning Board Member : Alberto Paratore

WHEREAS, the Applicant currently has a three bay garage; and

WHEREAS, the proposal includes using two of the existing bays and converting them into a mud room and laundry room, and using a breezeway to connect a new garage; and

WHEREAS, the current garage faces the neighbor's property and not the road, so the proposed garage should decrease any noise that the neighbor facing the existing garage would experience; and

WHEREAS, there is vegetation surrounding the location of the proposed addition, but the Applicant has agreed to install additional spruces and pines to increase screening; and

WHEREAS, this is a Type II Action under SEQRA; and

WHEREAS, the Legal Notice was published in the Poughkeepsie Journal on September 21; and

WHEREAS, the Zoning Board of Appeals held a Public Hearing on September 23, 2025; and

WHEREAS, the Zoning Board of Appeals finds that:

The granting of the Variance will not produce an undesirable change in the character of the neighborhood as the new garage will face the road instead of the neighbor's property;

The desired result cannot be achieved by other means due to the layout of the property and orientation of the house;

The Variance could be deemed substantial, but the impacts would be mitigated by the installation of spruce and pine trees;

The Variance will not have an adverse effect or impact on the physical or environmental conditions;

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Board of Appeals hereby approves the request of David Ciochi for a 13' side line Variance from the requirements of the Schedule of Bulk Regulations for a proposed 2 story attached garage addition 25'X27' (675 s.f.) with a main floor, enclosed breezeway 8'X18'(144 s.f.), and an unfinished second floor 21'X27' (567 s.f.) (total size 1,386 s.f.) on the condition that the Applicant installs additional plantings subject to the approval of the Town Planner.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this Resolution, the Chair or other duly authorized member of the Zoning Board shall cause a copy of the Resolution to be filed with the Town Clerk and a copy sent to the Applicant/Owner.

Resolution Seconded by Zoning Board Member: Rocco Limitone

The votes were as follows:

Board Member Aziz Ahsan Aye

Board Member Rocco Limitone Aye

Board Member Alberto Paratore Aye

Board Member Art Mahony Aye

Chairperson Norma Drummond Aye

PUBLIC HEARING – Appeal 4145 – Elizabeth Roberts (6455-00-935382)

Elizabeth Roberts, 19 Patti Pl, Hopewell Junction, requesting a 4’ side yard variance for an existing 12’X12’ deck, a 9’ side line variance for an existing above ground pool and a 10’ side line variance for existing pool equipment. Pursuant to Section 194-95 and the Schedule of Bulk Regulations.

Elizabeth Roberts was present.

MOTION made by Aziz Ahsan, seconded by Rocco Limitone, to open this Public Hearing.
Voted and carried unanimously.

Chairperson Drummond stated they did review this application last month. When the applicant purchased the house in 2000 the deck was already there. He took out a permit for the pool, but somehow

it ended up more to the side than was planned. The pool permit was never closed out. There are State wetlands on the property, so they are limited as to where the pool could go anyway. The applicant did try to do everything the way she was supposed to.

Chairperson Drummond asked if there were any questions or comments from Board members. There were none.

Chairperson Drummond asked if there was anyone from the public to speak for or against this application. There was no one.

MOTION made by AzizAhsan, seconded by Alberto Paratore, to close this Public Hearing.
Voted and carried unanimously.

APPEAL NUMBER: 4145

APPLICANT: Elizabeth Roberts

NAME OF PROJECT: (i) A 4' side line Variance from the requirements of Section 194-94 of the Town Code and the Schedule of Bulk Regulations for an existing 12'X12' deck; (ii) a 9' side line Variance from the requirements of Section 194-95 of the Town Code and the Schedule of Bulk Regulations for an existing above ground pool; and (iii) a 10' side line Variance from the requirements of Section 194-95 of the Town Code and the Schedule of Bulk Regulations for existing pool equipment (collectively the "Variances")

LOCATION: 19 Patti Pl, Hopewell Junction (the "Property")

TAX MAP NUMBER: 6455-00-935382

ZONING DISTRICT: R-1

Resolution offered by Zoning Board Member: Rocco Limitone

WHEREAS, the Applicant purchased the house in 2000; and

WHEREAS, the deck was pre-existing when the Applicant purchased the Property, but it did not have the proper permits; and

WHEREAS, the pool was installed in 2004 and was not placed where it was supposed to be; and

WHEREAS, there are State wetlands on the Property, and the Property is long and narrow, so the Applicant is limited in where she can locate structures on the Property; and

WHEREAS, this is a Type II Action under SEQRA; and

WHEREAS, the Legal Notice was published in the Poughkeepsie Journal on September 21, 2025; and

WHEREAS, the Zoning Board of Appeals held a Public Hearing on September 23, 2025; and

WHEREAS, the Zoning Board of Appeals finds that:

The granting of the Variances will not produce an undesirable change in the character of the neighborhood as the deck, pool, and pool equipment are existing;

The desired result cannot be achieved by other means due to the narrow shape of the Property;

The Variances are not substantial;

The Variances will not have an adverse effect or impact on the physical or environmental conditions;

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Board of Appeals hereby

approves the request of Elizabeth Roberts for (i) a 4' side line Variance from the requirements of Section 194-94 of the Town Code and the Schedule of Bulk Regulations for an existing 12'X12' deck; (ii) a 9' side line Variance from the requirements of Section 194-95 of the Town Code and the Schedule of Bulk Regulations for an existing above ground pool; and (iii) a 10' side line Variance from the requirements of Section 194-95 of the Town Code and the Schedule of Bulk Regulations for existing pool equipment.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this Resolution, the Chair or other duly authorized member of the Zoning Board shall cause a copy of the Resolution to be filed with the Town Clerk and a copy sent to the Applicant/Owner.

Resolution Seconded by Zoning Board Member: Aziz Ahsan

The votes were as follows:

Board Member Aziz Ahsan	Aye
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Board Member Rocco Limitone	Aye
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Board Member Alberto Paratore	Aye
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Board Member Art Mahony	Aye
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Chairperson Norma Drummond	Aye
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PUBLIC HEARING – Appeal 4147 – Richard Conrad (6458-03-361059)

Richard Conrad, 36 Timothy Ln., Hopewell Junction, requesting a 22' rear line, 9' side yard variance for an existing 10'X24' (240sf) shed with a garage door, a 24' rear line variance for an existing detached garage, a 147' front yard variance for an existing 6' fence in the front yard and a front yard variance for an existing pool and pool fence. Pursuant to Section 194-98, 194-107 and 194-17 and the Schedule of Bulk Regulations.

Richard Conrad was present.

MOTION made by Aziz Ahsan, seconded by Rocco Limitone, to open this Public Hearing.
Voted and carried unanimously.

Chairperson Drummond said they did review this application last month. Most of the work was done with permits and closed, but the appropriate variances were not given. The garage was originally intended to be a shed, but because the applicant put a garage door on it, it became classified as a garage with the different set back requirements. He did meet the 15 foot required for a shed. She stated the pool had its permits and inspections and the Town closed them out. They are just cleaning that one up. The 6-foot fence extends beyond the front of the house more than the 10 foot allowance by 147 feet. This fence is 10 feet off of the property line, which is well beyond the two feet that is required. There are no other homes past the applicant's home on this cul-de-sac. This buffers the property beyond his.

Chairperson Drummond asked if there were any questions or comments from Board members. There were none.

Chairperson Drummond asked if there was anyone from the public to speak for or against this application. There was no one.

MOTION made by Aziz Ahsan, seconded by Rocco Limitone, to close this Public Hearing.
Voted and carried unanimously.

APPEAL NUMBER: 4147

APPLICANT: Richard Conrad

NAME OF PROJECT: (i) A 22' rear line Variance and a 9' side line Variance from the requirements of Section 194-107 of the Town Code and the Schedule of Bulk Regulations for an existing 10'X24' (240 s.f.) shed with a garage door; (ii) a 24' rear line Variance from the requirements of Section 194-107 of the Town Code and the Schedule of Bulk Regulations for an existing detached garage; (iii) a 147' front yard Variance from the requirements of Section 194-98 of the Town Code for an existing 6' fence in a front yard; and (iv) a front yard Variance from the requirements of Section 194-95 of the Town Code, Section 194-98 of the Town Code, and the Schedule of Bulk Regulations for an existing pool and pool fence (collectively the "Variances")

LOCATION: 36 Timothy Ln., Hopewell Junction (the "Property")

TAX MAP NUMBER: 6458-03-361059

ZONING DISTRICT: R-1

Resolution offered by Zoning Board Member : Art Mahony

WHEREAS, the Applicant has an existing fence located in the front yard, which is beneficial to both the Town and the Applicant since the Property is located near Red Wing Park and Whortlekill Rod & Gun Club; and

WHEREAS, the Applicant's Property includes what the Applicant thought was a shed but is actually classified as a garage since it has a garage door; and

WHEREAS, there is another detached garage requiring a Variance, but it has been there since 2000 and received a Certificate of Completion and all necessary permits; and

WHEREAS, the existing pool also received all necessary permits and a Certificate of Completion, but since the Applicant is before the ZBA for other matters, it has requested a Variance; and

WHEREAS, this is a Type II Action under SEQRA; and

WHEREAS, the Legal Notice was published in the Poughkeepsie Journal on September 21, 2025; and

WHEREAS, the Zoning Board of Appeals held a Public Hearing on September 23, 2025; and

WHEREAS, the Zoning Board of Appeals finds that:

The granting of the Variances will not produce an undesirable change in the character of the neighborhood since the structures are existing;

The desired result cannot be achieved by other means due to the existing layout of the Property;

The Variances are substantial, but are mitigated by its location near Red Wing Park and the Rod & Gun Club;

The Variances will not have an adverse effect or impact on the physical or environmental conditions;

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Board of Appeals hereby approves the request of Richard Conrad for (i) A 22' rear line Variance and a 9' side line Variance from the requirements of Section 194-107 of the Town Code and the Schedule of Bulk Regulations for an existing 10'X24' (240 s.f.) shed with a garage door; (ii) a 24' rear line Variance from the requirements of Section 194-107 of the Town Code and the Schedule of Bulk Regulations for an existing detached garage; (iii) a 147' front yard Variance from the requirements of Section 194-98 of the Town Code for an existing 6' fence in a front yard; and (iv) a front yard Variance from the requirements of Section 194-95 of the Town Code, Section 194-98 of the Town Code, and the Schedule of Bulk Regulations for an existing pool and pool fence.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this Resolution, the Chair or other duly authorized member of the Zoning Board shall cause a copy of the Resolution to be filed with the Town Clerk and a copy sent to the Applicant/Owner.

Resolution Seconded by Zoning Board Member: Rocco Limitone

The votes were as follows:

Board Member Aziz Ahsan Aye

Board Member Rocco Limitone Aye

Board Member Alberto Paratore Aye

Board Member Art Mahony Aye

Chairperson Norma Drummond Aye

DISCUSSIONS:

DISCUSSION – Appeal 4148- Jesse Alba (6457-04-889043)

Jesse Alba, 91 Saddle Ridge Dr., Hopewell Junction, requesting a 24’ side yard variance for a proposed 1 story detached garage 30X30 (900 sq. ft.) Pursuant to Section 194-17 and the Schedule of Bulk Regulations. Foot print of existing house is 1.716.

Jesse Alba was present.

Mr. Alba stated he would like to build a 30’ X 30’ garage to house his classic vehicles as well as his lawnmower and other types of stuff. Chairperson Drummond asked if there was a garage existing on this property. Mr. Alba stated there was a two-car attached garage. He has four classic cars so he needs more space. He stated he is not actually going to put the garage one foot off of the property line, but he didn’t

know what to put. He stated at the very least it will be five to six feet off of the line. He did have a surveyor come out and they discovered he is encroaching on the neighbor's property. When he purchased the home two years ago, he and the neighbor discussed it and they all thought it was the tree line and the water culvert was the property line. The survey is showing it more towards his house. He tried to look on DC Parcel Access. Chairperson Drummond stated that is a little off, so you can't go by it. The Board reviewed photos taken by Matt Rickett of the property. Mr. Alba stated he will go as far to the right as he can, but his septic fields are located over there. Chairperson Drummond stated that would have been one of their first questions. Mr. Alba stated he may be able to go as much as ten feet over, but won't know until he has the contractor come in.

Chairperson Drummond stated it is significantly past the end of the existing driveway. She asked if he was planning to extend his driveway paving. Mr. Alba stated he is not. He may just put gravel down. The garage is mainly just for storage. He will not be working on the vehicles there.

Chairperson Drummond verified that this was all private use. There would be no commercial use or business use at this location. Mr. Alba said no, there is not.

Chairperson Drummond asked what the proposed finish would be. Mr. Alba stated it would either be prefab metal or a stick build, depending on the cost. He would rather do the wood, but it depends on the price.

Chairperson Drummond asked if there was any vegetation or screening between the properties. Mr. Alba stated there is a bush line and then the culvert and then the neighbor's useable property starts. That is probably fifteen feet away. Chairperson Drummond asked if there was any vegetative screening and Mr. Alba said nothing that would be tall enough to hide the garage. Last year he did put in some arborvitae and does want to add some more.

Chairperson Drummond asked him realistically what is the actual variance he would need. Mr. Alba stated he could probably get it 10 feet in, so he'd need a 14 foot variance. Mr. Ahsan stated they have to be careful because if they grant one person a 24 foot variance, then everyone would want to build that close to their neighbors. Chairperson Drummond stated the surveyor should be able to locate the septic fields and put them on the map.

Mr. Ahsan stated the applicant should have the new map before the Public Hearing. It should show the correct property line and the proposed garage as well.

Chairperson Drummond suggested the applicant speak with the neighbors and possibly get letters expressing their opinions for the next meeting.

MOTION made by Aziz Ahsan, seconded by Alberto Paratore, to schedule this application for a Public Hearing for October 28, 2025, meeting. Voted and carried unanimously.

DISCUSSION – APPEAL 4149 – Michael Ranellone (6355-00-838759)

Michael Ranellone, 8 Sunshine Lane, Hopewell Junction, requesting a 24' size variance for a proposed 1 story detached garage 27' X 32' (864 sq. ft.) pursuant to Section 194-107 and the Schedule of Bulk Regulations. Footprint of the existing house is 1,400.

Michael Ranellone was present.

Chairperson Drummond stated this application is also for a 24 foot side variance. She asked why he needed it to there. Mr. Ranellone stated one reason is the cost. It is just for storage for a classic car. Chairperson Drummond asked if the applicant had a garage currently. Mr. Ranellone stated there is a two-car garage under the house that has cars in it. His wife's car is kept outside.

Chairperson Drummond asked what the finish of the garage would be. Mr. Ranellone stated it would be vinyl to match the house.

Chairperson Drummond asked how tall this was going to be. Mr. Ranellone stated it is 21.9 feet tall.

Mr. Limitone asked if the opening was facing the driveway. Mr. Ranellone stated no. He was originally going to put it at the edge of his driveway, but that would block his wife's view of the trees so he had to move it back more. Mr. Limitone asked if they would need to turn around to enter the garage. Mr. Ranellone said no, it will be straight in. Now he makes a 90 degree turn to get into the house, but he won't for this one. Mr. Limitone asked if he was going to extend the driveway and Mr. Ranellone said not right away. He may put in a paver if necessary.

Chairperson Drummond asked why it is not attached to the house and Mr. Ranellone stated his wife won't let him.

MOTION made by Aziz Ahsan, seconded by Rocco Limitone, to schedule this application for a Public Hearing for October 28, 2025, meeting. Voted and carried unanimously.

ADJOURNMENT

MOTION made by Aziz Ahsan, seconded by Art Mahony, to adjourn the Zoning Board meeting at 7:39 PM. Voted and carried unanimously.

Respectfully submitted:

Julie J. Beyer

Meeting Secretary