



Town of East Fishkill Zoning Board of Appeals

*330 Route 376
Hopewell Junction NY 12533
March 24, 2026
7:00 PM*

CHAIRPERSON COMMENTS:

The Pledge of Allegiance

Upcoming meetings will be held on May 26, 2026 & June 23, 2026

Approval of Minutes of Meeting held Tuesday, March 24, 2026

PUBLIC HEARING:

1. Appeal 4154– Lynda Castells (6354-00-797930)

Lynda Castells, 199 E. Hook Rd., Hopewell Junction, requesting a 20' side line variance for an existing 17'X20' (340sf) deck and a 20' side line variance for an existing 12'x12' (144sf) gazebo, Pursuant to Section 194-95 and the Schedule of Bulk Regulations.

2. Appeal 4157– Christine Otero (6457-03-461167)

Christine Otero, 12 Jay Lane, Hopewell Junction, requesting a 11' side line variance for an existing 16'X28' (448sf) detached garage, Pursuant to Section 194-107 and the Schedule of Bulk Regulations.

DISCUSSION:

3. Appeal 4155 – LEM Elite Reality, Inc (6655-01-165698)

LEM Elite Reality, Inc., 551-555 Hosner Mountain Rd., Stormville, requesting a Special Use Permit and requiring a site plan, Pursuant to Section 194-132. (No action - need updated plan and Lead Agency circulation).

4. Appeal 4156– Brenden Hafemann (6458-01-440631)

Brenden Hafemann, 17 Flanders Rd, Wappingers Falls, requesting variances for a proposed detached garage in the front yard, 5' front line, 15' sideline, and a 394sf size variance for a proposed 30'X40' (1,200sf) detached garage, Pursuant to Section 194-107 and the Schedule of Bulk

Regulations. Footprint of existing house is 1,344sf. (No action - applicant needs more time to get survey).

5. Appeal 4158 – Christopher Scotto (6556-01-165625)

Christopher Scotto, 9 Barrett Dr., Hopewell Junction, requesting a Special Use Permit for a professional in-home office, Pursuant to Section 194-90.

6. Appeal 4159– Curtis Winchester (6356-01-430729)

Curtis Winchester, 123 Lomala Lane, Hopewell Junction, requesting 27' front line variance for an existing 20'X18" car port in the front yard, Pursuant to Section 194-107 and the Schedule of Bulk Regulations.

7. Appeal 4080 – Timothy Williams (6457-01-255843)

Timothy Williams, 535 Route 376, Hopewell Junction, requesting a 2' side line variance and a 20' rear line variance for a proposed 24'x16' (384 sf) 1st floor and (336 sf) 2nd floor total (720 sf) 2 story detached garage, a 11' side line variance for the existing dwelling, a 25' front line variance for an existing front covered porch, and a 6% lot coverage variance pursuant to the Schedule of Bulk Regulations of the Zoning Ordinance. (Please see resolution approved at the October 24,2023 meeting)

Jackie Keenan, Clerk
East Fishkill Zoning Board of Appeals