



# *Town of East Fishkill Zoning Board of Appeals*

*330 Route 376  
Hopewell Junction NY 12533  
June 23, 2026  
7:00 PM*

## **CHAIRPERSON COMMENTS:**

The Pledge of Allegiance  
Upcoming meetings will be held on July 28 & August 25, 2026  
Approval of Minutes of Meeting held Tuesday, May 26, 2026

## **PUBLIC HEARING:**

1. Appeal 4160– Frank Zambandino (6459-20-816244)

Frank Zambandino, 12 Dogwood Lane, Wappingers Falls, requesting a 13' rear line variance for an existing 8'x16' (128sf) gazebo/firewood shed, a 13' rear line variance for an existing 16'X12'(192sf) shed and a 10' sideline variance for an existing above ground pool. Pursuant to the Schedule of Bulk Regulations.

## **DISCUSSION:**

2. 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).

3. 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).

4. Appeal 4161– Edward Portillo (6357-02-550916)

Edward Portillo, 118 Lake Walton Road, Hopewell Junction, requesting a 12' side line variance for a proposed 12'x14' (168sf) gazebo. Pursuant to the Schedule of Bulk Regulations.

5. Appeal 4162– Lydia Elswick (6458-01-360553)

Lydia Elswick, 17 Clove Branch Rd, Hopewell Junction, requesting a Size variance for a proposed 32'X40' (1,180sf) detached garage, Pursuant to Section 194-107 and the Schedule of Bulk Regulations. Footprint of existing house is 1,283sf.

6. Appeal 4163 – William Verlin (6455-00-891025)

William Verlin, 29 Wonderland Dr., Hopewell Junction, requesting a Special Permit in order to bring in 2,437 additional cubic yards of fill, pursuant to Section 194-75 of the Zoning Ordinance.

7. Appeal 4164 – Frank Healy (6755-04-540369)

Frank Healy, 4069 Route 52., Holmes, requesting a Special Permit in order to have a care-takers apartment in a B1 Zone, pursuant to Section 194-87.

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Jackie Keenan, Clerk  
East Fishkill Zoning Board of Appeals