



Town of East Fishkill

Zoning Board of Appeals

330 Route 376, Hopewell Junction, New York 12533

September 26, 2017

7:00 PM

CHAIRPERSON COMMENTS:

The Pledge of Allegiance

Upcoming meetings will be held on Tuesday, October 24, and November 28, 2017

Approval of Minutes of Meeting held on August 22, 2017

DECISIONS:

1. Appeal 3804 – DiPaolo (6557-04-999431)

Steven DiPaolo is requesting an 80' frontline variance for a proposed 7200 square foot building at 237 Route 216, Stormville, pursuant to Section 194-123 of the Zoning Ordinance.

2. Appeal 3830 – Benedict (6355-00-29070)

Christopher and Maureen Benedict, 67 Fishkill Hook Road, Hopewell Junction, are requesting a Special Permit for an Accessory Professional Office in order to have a Yoga Studio in their detached barn, pursuant to Section 194-90 of the Zoning Ordinance.

3. Appeal 3831 – Brooks (6458-02-768560)

Mark Olson, representing Arthur Brooks, 10 Lenart Place, Hopewell Junction, is requesting a 9' sideline variance for an existing air conditioner condenser, pursuant to Section 194-17 of the Zoning Ordinance.

4. Appeal 3832 – East Fishkill Solar, LLC (6357-04-723104)

Cuddy and Feder, LLP, representing East Fishkill Solar, LLC are requesting a use variance for a proposed Community Solar Facility to be located at 28 Helin Road Rear, Hopewell Junction, which is an R-1 Zoning District, as well as a 3' variance for a proposed 7' fence, pursuant to Sections 194-16 and 194-98 of the Zoning Ordinance. Property is in the ownership of Frank, Paul and Eileen Doherty.

PUBLIC HEARINGS:

5. Appeal 3844 – Lemke (6354-00-745871)

Guido Lemke, 207 E. Hook Road, Hopewell Junction, is requesting a 1' sideline variance for a proposed 18'x9' deck expansion, pursuant to Section 194-17 of the Zoning Ordinance.

6. Appeal 3845 – Consigliato (6755-03-140199)

Vincenzo Consigliato, 161 Milltown Road, Holmes, is requesting a 1503 square foot variance for a proposed 2400 square foot garage, pursuant to Section 194-107C of the Zoning Ordinance.

7. Appeal 3846 – Bellucci (6556-01-395905)

Christine Bellucci, 2792 Route 52, Hopewell Junction, is requesting a 49' frontline variance for an existing 50'x9' side overhang and a 15' sideline variance for the pre-existing house, pursuant to Section 194-94 of the Zoning Ordinance.

8. Appeal 3847 – Smilkstein (6458-01-433529)

Michael Smilkstein and Veronica Herrera, 26 Clove Branch Road, Hopewell Junction, are requesting a 15' sideline variance for a proposed 30'x24' detached garage, pursuant to Section 194-107C of the Zoning Ordinance.

9. Appeal 3848 – Ali (6458-03-401068)
Arafat Ali, 40 W. Old Farm Road, Hopewell Junction, is requesting a 6' height variance for an existing 16' high shed, pursuant to Section 194-107B(2) of the Zoning Ordinance.

10. Appeal 3849 – Ralph (6355-00-346836)
Arthur and Rosemary Ralph, 8 Old Fishkill Hook Road, Hopewell Junction, are requesting an 11' rearline variance for a proposed 12'x16' deck and a 31' sideline variance into the I-84 buffer for an existing 12'x12' shed, pursuant to Section 194-17 and Note #11 of the Zoning Ordinance.

11. Appeal 3850 – Dima (6655-03-112304)
Richard and Catherine Dima, 76 Christine Court, Stormville, are requesting a 37' frontline variance for a proposed above ground pool, a 32' frontline variance for pool utilities, a 48' frontline variance for an existing 10'x10' shed, and a variance to allow an existing 21'x18' playset to remain in front of the dwelling, pursuant to Sections 194-95, 194-107B3 and of the Zoning Ordinance.

REVIEWS:

12. Appeal 3826 – Colley (6755-01-227627)
Dean Colley is requesting a 14' sideline variance for a pre-existing house, a 1' sideline for a pre-existing, non-conforming dwelling, a 1' sideline variance for an existing 20'x26' deck, a 5' sideline variance for an existing 5'x26' deck, a 15' sideline variance for an existing 9'x9' deck, a 15' sideline variance for an existing 4'x13' deck, a 7' sideline variance for an existing 11'x11' deck, a 29' frontline and a 17' sideline variance for an existing 15'x20' garage as well as a variance for an existing above ground pool, pursuant to Sections 194-95 and 194-107B(2) of the Zoning Ordinance.

13. Appeal 3851 – Lopez (6458-01-162903)
Jason Lopez, 17 Gellatly Drive, Wappingers Falls, is requesting a 8' sideline variance for existing pool equipment and a 6' sideline variance for an existing pool deck, pursuant to Section 194-95 and 194-94 of the Zoning Ordinance.

14. Appeal 3852 – Milano (6357-02-553982)
Janice Milano, 104 Lake Walton Road, Hopewell Junction, is requesting a 16' frontline variance for proposed deck stairs, a 4' frontline variance for a proposed 8'x12' porch and a 4' frontline variance for a proposed addition, and a 3' sideline variance for the pre -existing house, pursuant to Sections 194-94, 194-17 and 194-121 of the Zoning Ordinance.

15. Appeal 3853 – Coppola (6456-01-432534)
Grant Coppola, 2304 Route 52, Hopewell Junction, is requesting a variance to allow a 8' chain-link fence to be installed as a pool enclosure in his rear yard, pursuant to Section 194-98 of the Zoning Ordinance.

16. Appeal 3854 – Espitia (6755-02-514614)
Nancy Espitia, 10 Cliff Court, Holmes, is requesting an expansion of a non-conforming structure in order to build a 6' addition and stairs onto the existing deck, a 75' sideline variance for the existing house and a 17' sideline variance for the existing shed, pursuant to Note 11 of the Schedule of Bulk Regulations.

Pam Baier, Clerk
East Fishkill Zoning Board of Appeals