

COPY

STATE OF NEW YORK : COUNTY OF ULSTER
TOWN OF MARLBOROUGH ZONING BOARD

-----x

In the Matter of

VINCENT & STEPHANIE NACCARATO

#611 Lattintown Rd, Marlboro, New York 12542

-----x

PUBLIC HEARING FOR AN AREA VARIANCE REQUEST
TO ERECT A GARAGE IN THE FRONT YARD.

Date: November 14, 2019
Time: 7:00 p.m.
Place: Town of Marlborough
Town Hall
#21 Milton Turnpike
Milton, New York 12547

BOARD MEMBERS: WILLIAM GIAMETTA, Chairman
JEFF MEKEEL
DAVE ZAMBITO
LENNY CONN, Absent
GEORGE SALINOVICH

ALSO PRESENT:

VINCENT NACCARATO
STEPHANIE NACCARATO
PATRICIA BROOKS, LS
PENNY E. CASHMAN, ZONING BOARD SECRETARY,

-----x

1 PUBLIC HEARING - NACCARATO

2 CHAIRMAN GIAMETTA: Good evening.

3 Welcome to the November 14 meeting of
4 the Zoning Board of Appeals. Please
5 join me for the pledge to the flag.

6 (Pledge of Allegiance)

7 CHAIRMAN GIAMETTA: Thank you. We
8 have two items on the agenda tonight,
9 but before we get to the first one, we
10 had a meeting in October, which
11 generated minutes, and those minutes
12 were distributed to the board members.
13 And members, is there any concerns
14 about the minutes, amendments?

15 MR. ZAMBITO: No.

16 MR. SALINOVICH: No.

17 MR. MEKEEL: No.

18 CHAIRMAN GIAMETTA: Having heard
19 none, I ask for a motion to approve
20 those minutes.

21 MR. ZAMBITO: I will make a motion
22 to approve the minutes of October 10,
23 2019.

24 MR. MEKEEL: I will second that.

25 CHAIRMAN GIAMETTA: All in favor?

1 PUBLIC HEARING - NACCARATO

2 MR. SALINOVICH: Aye.

3 MR. MEKEEL: Aye.

4 MR. ZAMBITO: Aye.

5 CHAIRMAN GIAMETTA: And aye.

6 Thank you very much. And at this time,
7 we have a public hearing for an area
8 variance request to erect a garage in
9 the front yard up on Lattintown Road by
10 the Naccaratos. Do we have an
11 announcement from the newspaper to be
12 read, Penny; is there one anywhere on
13 that?

14 MS. CASHMAN: I don't think so.

15 CHAIRMAN GIAMETTA: Did we publish
16 that?

17 MS. CASHMAN: I should have a copy
18 of that.

19 CHAIRMAN GIAMETTA: Penny, was
20 that published, do you know?

21 MS. CASHMAN: It was published. I
22 can go upstairs and get a copy.

23 CHAIRMAN GIAMETTA: Let's let Ms.
24 Cashman retrieve that because we would
25 like to read it for the record.

1 PUBLIC HEARING - NACCARATO

2 (Whereupon, an off-the-record
3 discussion was held.)

4 CHAIRMAN GIAMETTA: Thank you, Ms.
5 Cashman for retrieving that
6 information.

7 MS. CASHMAN: You're welcome.

8 CHAIRMAN GIAMETTA: I would ask
9 one of the board members to please read
10 the legal notice.

11 MR. ZAMBITO: Town of Marlborough
12 Zoning Board of Appeals Legal Notice.
13 Please take notice that a public
14 hearing will be held by the Town of
15 Marlborough Zoning Board of Appeals at
16 the Town Hall, #21 Milton Turnpike,
17 Milton, New York on November 14, 2019
18 at 7:00 p.m. or soon thereafter as may
19 be heard.

20 Owner/applicant, Vincent and
21 Stephanie Naccarato has made a request
22 for front yard area variance as
23 referenced in Town Code 155-16 (G) (1)
24 for the proposed construction of a
25 garage at the property identified as

1 PUBLIC HEARING - NACCARATO

2 #611 Lattintown Road, Marlboro, New
3 York 12542.

4 Tax Parcel: Section 102.4, Block
5 4, Lot 23, RAG-1 Zone.

6 Any interested parties either for
7 or against this application will have
8 the opportunity to be heard at this
9 time. William Giametta, Chairman, Town
10 of Marlborough Zoning Board of Appeals.

11 CHAIRMAN GIAMETTA: Thank you very
12 much, Mr. Zambito. At this time,
13 certified mailings have gone out?

14 MR. NACCARATO: Yes.

15 CHAIRMAN GIAMETTA: Present those
16 to Ms. Cashman, please, and separate.

17 MR. NACCARATO: And the returns
18 came back.

19 MS. CASHMAN: So how many did you
20 mail?

21 MR. NACCARATO: I had like eleven
22 for properties, but, you know, like
23 Porpiglia owned three of them, so he
24 only got one letter, and Guarinos owned
25 a couple, so there is seven.

1 PUBLIC HEARING - NACCARATO

2 CHAIRMAN GIAMETTA: Seven went
3 out; did they?

4 MR. NACCARATO: Yes.

5 CHAIRMAN GIAMETTA: Did you get
6 responses on that?

7 MR. NACCARATO: I mailed seven out
8 and got seven back.

9 CHAIRMAN GIAMETTA: Okay. For the
10 record, that count should be entered
11 into the minutes. Okay. Miss Cashman,
12 you have that?

13 MS. CASHMAN: Yes.

14 CHAIRMAN GIAMETTA: Very good. We
15 ask the applicants to give us a brief
16 explanation of, once again, on what you
17 propose, please.

18 MR. NACCARATO: We are looking for
19 a variance to build in the front yard.
20 So, we need it obviously, that was our
21 variance code, and then we had
22 setbacks, but we don't actually have
23 setback issues. Once we can build in
24 the front, we have enough land either
25 way. We just needed it to be in the

1 PUBLIC HEARING - NACCARATO

2 front because there was, as a hardship,
3 nowhere else to put this building.

4 CHAIRMAN GIAMETTA: I see. And
5 what type of structure is it you wish
6 to build?

7 MR. NACCARATO: It's a single-
8 story garage.

9 CHAIRMAN GIAMETTA: Very good.
10 Thank you very much. At this time,
11 does the board have any questions for
12 the applicant regarding this matter?

13 MR. SALINOVICH: No.

14 MR. MEKEEL: No.

15 MR. ZAMBITO: No.

16 CHAIRMAN GIAMETTA: I hereby open
17 the meeting to the public for any
18 comment. Is there anyone here in the
19 public that would comment on it?

20 (No audible response)

21 CHAIRMAN GIAMETTA: Having heard
22 no one, I hereby close that part of the
23 meeting. I would need a second to
24 close it.

25 MR. SALINOVICH: I'll second.

1 PUBLIC HEARING - NACCARATO

2 CHAIRMAN GIAMETTA: Okay. And a
3 vote to close the public portion of the
4 meeting.

5 MR. ZAMBITO: Aye.

6 MR. MEKEEL: Aye.

7 MR. SALINOVICH: Aye.

8 CHAIRMAN GIAMETTA: And aye.

9 Thank you. So, board members, having
10 been familiarized with this proposal,
11 is there anything further that you need
12 to be concerned with?

13 MR. SALINOVICH: No.

14 MR. ZAMBITO: No.

15 MR. MEKEEL: No.

16 CHAIRMAN GIAMETTA: Okay. I ask
17 for a motion regarding this
18 application.

19 MR. ZAMBITO: I make a motion to
20 grant an area variance request to erect
21 a garage in the front yard at 611
22 Lattintown Road, Marlboro New York
23 12542.

24 CHAIRMAN GIAMETTA: And a second?

25 MR. SALINOVICH: I will second.

1 PUBLIC HEARING - NACCARATO

2 CHAIRMAN GIAMETTA: All in favor?

3 MR. MEKEEL: Aye.

4 MR. SALINOVICH: Aye.

5 MR. ZAMBITO: Aye.

6 CHAIRMAN GIAMETTA: And aye. Your
7 application is approved.

8 MR. NACCARATO: Thank you.

9 CHAIRMAN GIAMETTA: We grant you a
10 variance, and the next step would be
11 the building permit.

12 MR. NACCARATO: Thank you.

13 (Whereupon, at 7:16 P.M., the
14 Hearing was concluded.)

15

16

° ° ° °

17

18

19

20

21

22

23

24

25