

1

2 STATE OF NEW YORK : COUNTY OF ULSTER

3 TOWN OF MARLBOROUGH ZONING BOARD

4 In the Matter of

5 VITO TRIOLO PIZZA TOWN

6 1326 Route 9W
7 Marlboro, New York 12542
8 SBL #108.4-3-28

9 DATE: January 11, 2024

10 TIME: 6:00 P.M.

11 PLACE: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
Milton, New York 12547

14 BOARD MEMBERS:

15 LENNY CONN, CHAIRMAN
16 JEFF MEKEEL
17 GEORGE SALINOVICH
ANDREW NIKOLA
18 LARRY BARTOLOTTI

19 ALSO PRESENT:

20 JOHN RICH, MINUTA ARCHITECTURE

21 JEN FLYNN, Zoning Board
Secretary

22

23 -----X
LISA MARIE ROSSO

24 140 Mahoney Road
Milton, New York 12547
25 (845) 674-3937

LISA MARIE ROSSO - (845) 674-3937

2

1 VITO TRIOLO PIZZA TOWN

2 CHAIRMAN CONN: Let's stand for
3 the pledge, please.

4 (Pledge of Allegiance.)

5 CHAIRMAN CONN: Does somebody want
6 to approve the minutes from June 8th?

10 MR. MEKEEL: I will second.

11 CHAIRMAN CONN: All in favor?

12 MR. BARTOLOTTI: Aye.

13 MR. SALINOVICH: Ave.

14 MR. NIKOLA: Aye.

15 MR. MEKEEL: Aye.

16 CHAIRMAN CONN: Aye. So moved.

17 Tonight is a workshop for Vito Trioli
18 Pizza Town, and I think we're using
19 this as a use variance.

20 MR. RITCH: Yes.

21 MR. MEKEEL: Use with some
22 setbacks; right?
23 CHAIRMAN CONN: Whenever you're
24 ready, state your name for the record,
25 and give a little synopsis of what you

LISA MARIE ROSSO - (845) 674-3937

3

VITO TRIOLO PIZZA TOWN

1 want to do.

2 MR. RICH: Okay. Good evening,

3 Mr. Chairman, board members. This is

4 John Rich, the architect here to

5 represent Vito Triolo Pizza Town.

6 Thank you, George, for keeping me

7 company upstairs. So, yes, basically,

8 we went to the planning board for an

9 additional two apartments on the third

10 floor, it's existing, opposite pizza

11 parlor and three apartments now.

12 Planning board referred us to zoning as

13 there are three variances required and

14 their existing conforming conditions,

15 front yard setback, rear setback, rear

16 yard setback of the building. The

18 building exists as it is, since, as far
19 as we know, 1960. There will be no
20 additional changes to the exterior of
21 the building, just all interior work.
22 So, we're here simply tonight just for
23 the variances that they're asking us to
24 get approved.

25 CHAIRMAN CONN: Do you know why it

LISA MARIE ROSSO - (845) 674-3937

4

1 VITO TRIOLO PIZZA TOWN
2 was listed as a change of use? Because
3 all of these things that we have seen
4 that need to be changed are -- fall
5 under area variance.

6 MR. RICH: I'm not quite sure why
7 it would be listed as that. You're
8 actually right. The only thing I can
9 think of is going from three apartments
10 to five apartments. So, you know, more
11 than four is going for the building
12 code, but it's a mixed-use building
13 anyway so -- I don't have the previous
14 planning board information in front of

15 me.

16 CHAIRMAN CONN: Just bear with us,
17 so we can make sure we're doing things
18 exactly how we're supposed to do it.

19 (Whereupon, an off-the-record
20 discussion was held.)

21 MR. MEKEEL: So in review, they
22 can't gain anything on the front, can't
23 gain anything in the rear.

24 CHAIRMAN CONN: Any other
25 questions for the applicant?

LISA MARIE ROSSO - (845) 674-3937

5

1 VITO TRIOLO PIZZA TOWN

2 MR. NIKOLA: There is currently
3 two apartments or three?

4 MR. RICH: Yes, there is one on
5 the ground floor, and two on the
6 second, vacant on third, and we're
7 looking to get two more on the third.

8 CHAIRMAN CONN: For a total of
9 five?

10 MR. RICH: Five.

11 MR. MEKEEL: Okay.

12 CHAIRMAN CONN: Is there any
13 reason not to send them to a public
14 hearing? Somebody make a motion.

15 MR. NIKOLA: To close the
16 workshop?

17 CHAIRMAN CONN: To close the
18 workshop.

19 MR. NIKOLA: I will make a motion
20 to close the zoning board workshop
21 meeting for this evening.

22 MR. SALINOVICH: I will second it.

23 CHAIRMAN CONN: All in favor?

24 MR. BARTOLOTTI: Aye.

25 MR. SALINOVICH: Aye.

LISA MARIE ROSSO - (845) 674-3937

6

1 VITO TRIOLO PIZZA TOWN

2 MR. NIKOLA: Aye.

3 MR. MEKEEL: Aye.

4 CHAIRMAN CONN: Now we want to
5 make a motion to send you to public
6 hearing.

7 MR. MEKEEL: I will make a motion
8 to move to public hearing for a

9 five-foot -- I am sorry, for a variance
10 for the front yard setback, a variance
11 for the rear yard setback and a
12 variance for the building height,
13 project location, section 108.4-3-28,
14 1326 Route 9W, Marlborough, New York.

15 MR. NIKOLA: I will second.

16 CHAIRMAN CONN: All in favor?

17 MR. BARTOLOTTI: Aye.

18 MR. SALINOVICH: Aye.

19 MR. NIKOLA: Aye.

20 MR. MEKEEL: Aye.

21 CHAIRMAN CONN: Aye. So moved.

22 MS. FLYNN: So this is an area and
23 not a use?

24 CHAIRMAN CONN: This is an area,
25 not a use.

LISA MARIE ROSSO - (845) 674-3937

7

1 VITO TRIOLO PIZZA TOWN

2 MS. FLYNN: Okay.

3 CHAIRMAN CONN: When is the date
4 for the next meeting, Jen?

5 MS. FLYNN: I believe it's

6 February 8th.

7 CHAIRMAN CONN: Just put an
8 addendum in there for the public
9 hearing to occur on February 8 at 6:00
10 P.M.

11 MR. MEKEEL: I make a motion that
12 we close the meeting.

13 MR. NIKOLA: I'll second.

14 CHAIRMAN CONN: All in favor?

15 MR. BARTOLOTTI: Aye.

16 MR. SALINOVICH: Aye.

17 MR. NIKOLA: Aye.

18 MR. MEKEEL: Aye.

19 CHAIRMAN CONN: Aye.

20 (Whereupon, at 6:19 P.M., the
21 Hearing was concluded.)

22

23 ◦ ◦ ◦ ◦

24

25

LISA MARIE ROSSO - (845) 674-3937

1 VITO TRIOLO PIZZA TOWN

2 C E R T I F I C A T E

3

4 STATE OF NEW YORK)
5 COUNTY OF ULSTER) : SS.:
6

7 I, LISA ROSSO, a Notary Public for and
8 within the State of New York, do hereby
9 certify:

10 That I was authorized to and did
11 stenographically report the foregoing
12 proceedings, and that the transcript is a
13 true record.

14 I further certify that I am not related
15 to any of the parties to this action by
16 blood or by marriage and that I am in no way
17 interested in the outcome of this matter.

18 IN WITNESS WHEREOF, I have hereunto set
19 my hand this 26th day of January 2023.

20

21

22

 LISA M. ROSSO

23

24

25

LISA MARIE ROSSO - (845) 674-3937

▲