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

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4 In the Matter of

5 LAURELL DIORIO - Workshop -
6 Hidden Acres
7 Marlboro, New York 12542
8 SBL #108.2-2-37

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10 DATE: March 13, 2025

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12 TIME: 6:00 P.M.

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14 PLACE: Town of Marlborough
15 Town Hall
16 21 Milton Turnpike
17 Milton, New York 12547

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19 BOARD MEMBERS:

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21 LENNY CONN, Chairman
22 JEFF MEKEEL
23 GEORGE SALINOVICH
24 ANDREW NIKOLA
25 LARRY BARTOLOTTI

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18 ALSO PRESENT:

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20 JEN FLYNN, Zoning Board
21 Secretary

22

23 Patricia P. Brooks, L.S.
24 Brooks & Brooks Land Surveyors

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26 LISA MARIE ROSSO
27 140 Mahoney Road
28 Milton, New York 12547
29 (845) 674-3937

30

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32 LISA MARIE ROSSO - (845) 674-3937

1 LAURELL DIORIO - WORKSHOP

2 CHAIRMAN CONN: Please stand for
3 the pledge.

4 (Pledge of Allegiance.)

5 CHAIRMAN CONN: Thank you.

6 Everybody have a chance to look at the
7 minutes?

8 MR. MEKEEL: Yes.

9 MR. SALINOVICH: Yes.

10 MR. NIKOLA: Yes.

11 MR. BARTOLOTTI: Yes.

12 CHAIRMAN CONN: Questions,
13 concerns?

14 MR. MEKEEL: No.

15 MR. SALINOVICH: No.

16 MR. NIKOLA: No.

17 MR. BARTOLOTTI: No.

18 CHAIRMAN CONN: Motion to accept
19 those minutes?

20 MR. BARTOLOTTI: I will make a
21 motion to accept the February minutes
22 of the meeting.

23 CHAIRMAN CONN: Second.

24 MR. NIKOLA: Second.

25 CHAIRMAN CONN: All in favor?

1 LAURELL DIORIO - WORKSHOP

2 MR. MEKEEL: Aye.

3 MR. SALINOVICH: Aye.

4 MR. NIKOLA: Aye.

5 MR. BARTOLOTTI: Aye.

6 CHAIRMAN CONN: Aye. First on the
7 agenda, March 13, 2025, Zoning Board of
8 Appeals is Laurell Diorio, area
9 variance for lot width, front yard
10 setback and buildable area. This is
11 not a public hearing. It's a workshop
12 meeting, area variance for lot width,
13 front yard setback and buildable area.

14 Ms. Brooks?

15 MS. BROOKS: Yes. When we first
16 applied before the board, we had Mount
17 Zion Road as being the front yard.
18 After the first meeting before the
19 zoning board, it was determined by the
20 zoning board and code enforcement
21 officer that front lot line should be
22 measured along Hidden Acres Drive. So,
23 we have revised the application. We've
24 shown that we're maintaining 75 feet
25 off the center line of the private

LAURELL DIORIO - WORKSHOP

road, because when it has a less than 50 feet, you have to measure 25 feet -- add 25 feet to the front yard setback. At this point, what we are requesting, in order to be able to get a building lot, we show the building area where required side yard -- rear yard setback would be at 75 feet. And we're requesting a rear yard setback of 40 feet so that we can have a buildable area in which to place the home. This subdivision is being proposed so that Laurell can construct homes for both of her sons. The property used to have two dwellings on it. One was a single-family residence. The other one was a mobile home. They have both been removed, and the plan is to replace them with regular homes. So, basically, we're asking for a 35-foot rear yard setback.

1 LAURELL DIORIO - WORKSHOP

2 required setbacks?

3 MS. BROOKS: I just want to make
4 sure you have the right map.

5 MR. NIKOLA: This is 2/13.

6 MS. BROOKS: Because this area in
7 here would be all that they could build
8 on.

9 MR. MEKEEL: Okay.

10 MR. NIKOLA: Because it's woods
11 there, right? It's all woods there?

12 MS. BROOKS: Yeah, because the
13 building envelope would only be this
14 tiny little area here. If we used that
15 required setback, that required
16 setback, only half the house would fit
17 within the area.

18 MR. NIKOLA: Okay.

19 CHAIRMAN CONN: Because of the
20 septic.

21 MS. BROOKS: Because the septic
22 has to be back here (indicating). The
23 only wooded area would be this area
24 right here.

25 MR. MEKEEL: And this area right

1 LAURELL DIORIO - WORKSHOP

2 here because of the topography?

3 MS. BROOKS: Right, we can't put

4 it there because that is the front yard

5 setback from the private road because

6 we have to measure from the center

7 line. So, this line here is 35 feet.

8 This would be considered the rear yard

9 because it's the one opposite.

0 MR. MEKEEL: I have to ask you,

1 this line here, subdivision line

2 couldn't be moved?

3 MS. BROOKS: Right. Because we

4 are already at the minimum lot size.

5 Because really it's this depth here.

6 MR. MEKEEL: Okay.

7 MR. BARTOLOTTI: How many houses

8 so far do we have on the private road,

9 do you know?

0 MS. BROOKS: I do not.

1 MR. NIKOLA: That came up with the

2 last time; right?

3 MS. BROOKS: Let me see if I could

4 look. Including this lot, there would

5 be four lots fronting on the private

1 LAURELL DIORIO - WORKSHOP
2 road. And this is not a new lot that
3 we're creating. This is just a
4 preexisting lot that we're
5 redeveloping. The front lot has road
6 frontage and access off Mount Zion
7 Road.

10 MR. SALINOVICH: No.

11 CHAIRMAN CONN: Any questions?

12 MR. NIKOLA: No, I am good.

13 MR. MEKEEL: No.

14 CHAIRMAN CONN: We're going to
15 make application approval for
16 35 feet --

17 MR. NIKOLA: No, 40.

18 MR. MEKEEL: No, 35. You have 40
19 feet, you need 35?

20 MS. BROOKS: I need a 35-foot
21 variance, because we're proposing 40,
22 we need 75.

25 MR. BARTOLOTTI: O-H?

1 LAURELL DIORIO - WORKSHOP

2 MS. BROOKS: Overhead wires. O-H

3 is overhead wires.

4 MR. BARTOLOTTI: I see a bunch of

5 holes that don't have them, and there

6 is one that's got to be illustrated.

7 MS. BROOKS: I am not sure where

8 you mean.

9 MR. BARTOLOTTI: Here. Is that

0 underground or -- you see there is a

1 pole here and there is a pole there.

2 MS. BROOKS: Those were poles from

3 when the mobile home was on that lot

4 and they're not in service right now.

5 MR. BARTOLOTTI: That's okay. I

6 saw numbers on them.

7 MS. BROOKS: Yes, we had revised

8 the application. And based on the

9 comment from the code enforcement

0 officer and the zoning board so we had

1 submitted a revised application I think

2 in February.

3 MR. BARTOLOTTI: Do you know where

4 the old leach field was for the mobile

5 home and stuff like that?

1 LAURELL DIORIO - WORKSHOP

2 MS. BROOKS: No, nobody seemed to
3 know where they were and we applied to
4 the Board of Health for septic systems
5 for both lots just to install the
6 septic.

7 (Whereupon, an off-the-record
8 discussion was held.)

9 MR. BARTOLOTTI: I will make a
10 motion to send the applicant to a
11 public hearing for a 35-foot rear yard
12 variance.

13 MR. SALINOVICH: Second.

14 CHAIRMAN CONN: All in favor?

15 MR. MEKEEL: Aye.

16 MR. SALINOVICH: Aye.

17 MR. NIKOLA: Aye.

18 MR. BARTOLOTTI: Aye.

19 CHAIRMAN CONN: Aye.

20 MS. BROOKS: And the date for that
21 would be?

22 MS. FLYNN: April 10th.

23 (Whereupon, at 6:12 P.M., the
24 Hearing was adjourned.)

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1 LAURELL DIORIO - WORKSHOP

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

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

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7 I, LISA M. ROSSO, a Notary Public for
8 and 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 18th day of March 2025.

20

21

22 _____
 LISA M. ROSSO

23

24

25

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

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4 In the Matter of

5 NICHOLAS ATKINS - WORKSHOP -
6 Rear yard Setback Variance and Accessory
Structure Variance Area Variance
6 Cubbard Drive
7 Milton, New York 12547
SBL #103.3-1-14
8 RAG-1 23-15

-----X

9 DATE: March 13, 2025

10 TIME: 6:17 P.M.

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

14 BOARD MEMBERS:

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

18 ALSO PRESENT:

19 JEN FLYNN, Zoning Board
20 Secretary

21 KARIN REYNOLDS, Architect

22

23 -----X

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

LISA MARIE ROSSO - (845) 674-3937

1 NICHOLAS ATKINS - WORKSHOP

2 CHAIRMAN CONN: You didn't remove
3 the shed yet; did you?

4 MS. REYNOLDS: No, it was kind of
5 frozen. But once we start
6 construction, then we will also have a
7 contractor there, and then we will
8 remove it. I don't do it myself, I am
9 sorry.

10 CHAIRMAN CONN: I will see if we
11 have any questions regarding these
12 other variances, and then we can
13 discuss the shed after the public
14 hearing, if we get that far.

15 MS. REYNOLDS: We probably need a
16 demo permit for it, or --

17 MR. MEKEEL: That is not us.

18 CHAIRMAN CONN: Do you we have any
19 questions?

20 MR. NIKOLA: No.

21 MR. BARTOLOTTI: No.

22 CHAIRMAN CONN: Everything good,
23 George?

24 MR. SALINOVICH: Yeah.

25 CHAIRMAN CONN: Make a motion to

1 NICHOLAS ATKINS - WORKSHOP

2 send her to public hearing?

3 MR. MEKEEL: I will make a motion

4 that we move the Nicholas Atkins

5 project to public hearing, lot 1,

6 12.5-foot width variance. Lot 2,

7 8.8-foot width variance. Lot 2,

8 26.2-foot rear yard variance. Lot 2,

9 front yard accessory variance. And lot

10 2, removal of shed.

11 MR. NIKOLA: Second.

12 CHAIRMAN CONN: All in favor?

13 MR. MEKEEL: Aye.

14 MR. SALINOVICH: Aye.

15 MR. NIKOLA: Aye.

16 MR. BARTOLOTTI: Aye.

17 CHAIRMAN CONN: Aye.

18 MS. REYNOLDS: Thank you.

19 MS. FLYNN: That's April 10th.

20 And for this board, you have to mail it

21 certified return receipt.

22 MR. MEKEEL: I will make a motion

23 to close the workshop meeting --

24 hearing.

25 MR. BARTOLOTTI: Second.

1 NICHOLAS ATKINS - WORKSHOP

2 CHAIRMAN CONN: All in favor?

3 MR. MEKEEL: Aye.

4 MR. SALINOVICH: Aye.

5 MR. NIKOLA: Aye.

6 MR. BARTOLOTTI: Aye.

7 CHAIRMAN CONN: Aye.

8 (Whereupon, at 6:27 P.M., the

9 Hearing was adjourned.)

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1 NICHOLAS ATKINS - WORKSHOP

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

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4 STATE OF NEW YORK)
5 COUNTY OF ULMSTER) : SS.:)

6

7 I, LISA M. ROSSO, a Notary Public for
8 and 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 18th day of March 2025.

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21

22

LISA M. ROSSO

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