

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

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In the Matter of

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

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DATE: March 13, 2025

TIME: 6:00 P.M.

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

BOARD MEMBERS:

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

ALSO PRESENT:

JEN FLYNN, Zoning Board
Secretary

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

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

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

1 LAURELL DIORIO - WORKSHOP
2 road, because when it has a less than
3 50 feet, you have to measure 25 feet --
4 add 25 feet to the front yard setback.
5 At this point, what we are requesting,
6 in order to be able to get a building
7 lot, we show the building area where
8 required side yard -- rear yard setback
9 would be at 75 feet. And we're
10 requesting a rear yard setback of 40
11 feet so that we can have a buildable
12 area in which to place the home. This
13 subdivision is being proposed so that
14 Laurell can construct homes for both of
15 her sons. The property used to have
16 two dwellings on it. One was a
17 single-family residence. The other one
18 was a mobile home. They have both been
19 removed, and the plan is to replace
20 them with regular homes. So,
21 basically, we're asking for a 35-foot
22 rear yard setback.

23 MR. MEKEEL: So, I've got a
24 question. Is there any reason why the
25 house can't be moved to meet the

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.

10 MR. MEKEEL: I have to ask you,
11 this line here, subdivision line
12 couldn't be moved?

13 MS. BROOKS: Right. Because we
14 are already at the minimum lot size.
15 Because really it's this depth here.

16 MR. MEKEEL: Okay.

17 MR. BARTOLOTTI: How many houses
18 so far do we have on the private road,
19 do you know?

20 MS. BROOKS: I do not.

21 MR. NIKOLA: That came up with the
22 last time; right?

23 MS. BROOKS: Let me see if I could
24 look. Including this lot, there would
25 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.

8 MR. MEKEEL: Okay. Any questions,
9 George?

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.

23 MR. MEKEEL: You guys have any
24 questions?

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
10 underground or -- you see there is a
11 pole here and there is a pole there.

12 MS. BROOKS: Those were poles from
13 when the mobile home was on that lot
14 and they're not in service right now.

15 MR. BARTOLOTTI: That's okay. I
16 saw numbers on them.

17 MS. BROOKS: Yes, we had revised
18 the application. And based on the
19 comment from the code enforcement
20 officer and the zoning board so we had
21 submitted a revised application I think
22 in February.

23 MR. BARTOLOTTI: Do you know where
24 the old leach field was for the mobile
25 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

3
4 STATE OF NEW YORK)
5 COUNTY OF ULSTER) : 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.
20

21
22 _____
LISA M. ROSSO
23
24
25

LISA MARIE ROSSO - (845) 674-3937

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

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In the Matter of

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

-----X

DATE: March 13, 2025

TIME: 6:17 P.M.

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

BOARD MEMBERS:

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

ALSO PRESENT:

JEN FLYNN, Zoning Board
Secretary

KARIN REYNOLDS, Architect

-----X

LISA MARIE ROSSO
140 Mahoney Road
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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

3
4 STATE OF NEW YORK)
 : SS.:
5 COUNTY OF ULSTER)

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.

20
21
22 _____
 LISA M. ROSSO