

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

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In the Matter of

JERRICO HOLDINGS - Revise Approval Letter to  
add lot depth variance 35'

32 Western Avenue

Marlboro, New York 12542

SBL #108.12-2-41

C-1 23-13

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DATE: August 14, 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, Absent

ANDREW NIKOLA, Absent

LARRY BARTOLOTTI

ALSO PRESENT:

JEN FLYNN, Zoning Board

Secretary

THOMAS CORCORAN, JR., Building  
Inspector and Code Enforcement Officer

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LISA MARIE ROSSO

140 Mahoney Road

Milton, New York 12547

(845) 674-3937

LISA MARIE ROSSO - (845) 674-3937

1 JERRICO HOLDINGS - REVISEMENT

2 CHAIRMAN CONN: Please stand for  
3 the pledge.

4 (Pledge of Allegiance.)

5 CHAIRMAN CONN: This is the August  
6 14th, 2025, Zoning Board of Appeals  
7 meeting. Everyone have a chance to  
8 read the minutes from the last meeting?

9 MR. BARTOLOTTI: Yes.

10 MR. MEKEEL: Yes.

11 CHAIRMAN CONN: Any questions?

12 MR. BARTOLOTTI: No.

13 MR. MEKEEL: No.

14 CHAIRMAN CONN: Motion to approve?

15 MR. MEKEEL: I'll make a motion  
16 that we approve the minutes from May 8,  
17 2025.

18 MR. BARTOLOTTI: Second.

19 CHAIRMAN CONN: All in favor?

20 MR. MEKEEL: Aye.

21 MR. BARTOLOTTI: Aye.

22 CHAIRMAN CONN: Aye, okay. First  
23 we have Jerrico Holdings and apparently  
24 between all of us somehow there was a  
25 mistakenly left off that approving a

1 JERRICO HOLDINGS - REVISION

2 lot variance, depth of 35 feet. It was  
3 previously discussed and no questions  
4 or concerns came up, just for record  
5 purposes, everybody good with adding  
6 that to the approval letter?

7 MR. MEKEEL: Yes.

8 MR. BARTOLOTTI: Yes.

9 CHAIRMAN CONN: So that would be a  
10 front yard area variance of 5 feet, a  
11 use variance commercial upstairs,  
12 residential downstairs, and the lot  
13 depth variance of 35 feet, Jerrico  
14 Holdings, 32 Western Avenue, Marlboro,  
15 New York.

16 MR. MEKEEL: I'll make a motion  
17 that we accept that.

18 MR. BARTOLOTTI: Second.

19 CHAIRMAN CONN: All in favor?

20 MR. MEKEEL: Aye.

21 MR. BARTOLOTTI: Aye.

22 CHAIRMAN CONN: Aye.

23 MS. FLYNN: Before we go on, I  
24 would like to say that today we started  
25 a public notice for George's position.

1 JERRICO HOLDINGS - REVISEMENT

2 CHAIRMAN CONN: Okay. So noted.

3 MS. FLYNN: He is no longer  
4 coming. He said he's "done"/done.

5 MR. MEKEEL: Okay.

6 (Whereupon, at 6:05 P.M., the  
7 Hearing was adjourned.)

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## JERRICO HOLDINGS - REVISEMENT

## C E R T I F I C A T E

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

I, LISA M. ROSSO, a Notary Public for  
and within the State of New York, do hereby  
certify:

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

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

IN WITNESS WHEREOF, I have hereunto set  
my hand this 26th day of August 2025.

  
\_\_\_\_\_  
LISA M. ROSSO

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

-----X

In the Matter of

EMILY ELOISE WINTER - WORKSHOP -  
Front Yard Setback Variance of 15'  
222 Milton Cross Road  
Highland, New York 12528  
SBL #95.4-1-37  
RAG-1 23-17

-----X

DATE: May 8, 2025

TIME: 6:05 P.M.

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

BOARD MEMBERS:

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

ALSO PRESENT:

JEN FLYNN, Zoning Board  
Secretary

EMILY ELOISE WINTER, Applicant

-----X

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

LISA MARIE ROSSO - (845) 674-3937

1 EMILY ELOISE WINTER - WORKSHOP

2 CHAIRMAN CONN: Next up, we have  
3 Emily Eloise Winter, 222 Milton Cross  
4 Road, Highland for a front yard setback  
5 variance of 15 feet.

6 MS. WINTER: Present. Can I come  
7 up?

8 CHAIRMAN CONN: Sure. Just give  
9 us a brief idea of what you're looking  
10 to do, what you want to do?

11 MS. WINTER: I purchased this home  
12 at auction, I guess two years ago now,  
13 with the intent to live in it myself,  
14 do any repairs that are necessary, but  
15 keep it the same size, make no  
16 structural changes. I didn't realize  
17 prior to purchase at auction that it  
18 had been unoccupied for more than 12  
19 months, which means it is no longer  
20 compliant with the Zoning RAG 1 zone  
21 50-foot setback. So, I'm requesting  
22 the 15-foot variance for my house to  
23 stay where it's been since 1942.

24 MR. BARTOLOTTI: Well, in the back  
25 we would need 26.2. On the side, we

1 EMILY ELOISE WINTER - WORKSHOP

2 would need 9.8 and the left lot line  
3 would need an additional 8 and a half  
4 feet.

5 MS. FLYNN: Can you repeat that  
6 for me? I'm sorry.

7 MR. BARTOLOTTI: On the front  
8 there is the minimum of 50 so we would  
9 need 39.5.

10 MR. CORCORAN: 7, 39.7, it's 5  
11 inches. Right; 10 foot, five inches.

12 MR. BARTOLOTTI: Is that 5 or are  
13 they breaking it down into tens?

14 MR. CORCORAN: Oh, I think you're  
15 right. 10.5 feet.

16 MR. BARTOLOTTI: So, 39.5; right?

17 MR. CORCORAN: You got it, sorry.  
18 The lot line to the right.

19 MS. FLYNN: 9.8 on the left?

20 MR. BARTOLOTTI: On the right side  
21 looking at the house from the roadway.

22 MR. CORCORAN: You can call it  
23 north.

24 MS. FLYNN: So what's on the left  
25 side?



1 EMILY ELOISE WINTER - WORKSHOP

2 MR. CORCORAN: North.

3 MR. MEKEEL: The house was built  
4 in 1942.

5 MR. BARTOLOTTI: The porch is  
6 gone. You're not going to rebuild the  
7 porch?

8 MS. WINTER: The side porch, no.  
9 It's ruined, and I don't want to  
10 rebuild it.

11 MR. BARTOLOTTI: Front porch is  
12 staying?

13 MS. WINTER: Yes.

14 MR. BARTOLOTTI: Do you have any  
15 idea where the well is?

16 MS. WINTER: I am sorry?

17 MR. BARTOLOTTI: Where the well  
18 is?

19 MS. WINTER: Oh, the well is on  
20 the map. It's that little circle with  
21 the line in it that is in the legend.  
22 You can see the water, right near the  
23 edge of the property line southwest.

24 MR. MEKEEL: Over here.

25 CHAIRMAN CONN: Okay.

1 EMILY ELOISE WINTER - WORKSHOP

2 MR. MEKEEL: This is preexisting,  
3 been there since 1942 before zoning, I  
4 get it.

5 MR. BARTOLOTTI: Right. Would you  
6 like to come up so we can explain?

7 CHAIRMAN CONN: Because you're  
8 only asking for 15 feet. Off the  
9 record.

10 (Whereupon, an off-the-record  
11 discussion was held.)

12 MR. BARTOLOTTI: I will make a  
13 motion to move this matter to a public  
14 hearing for a front yard variance of  
15 39.5 feet, rear yard 26.2 feet, side  
16 yard 9.8, and right line depth, an  
17 additional 8.36 feet, right side.

18 CHAIRMAN CONN: With the  
19 stipulation that the porch is not to be  
20 rebuilt because that is what the  
21 variance was based on.

22 MR. MEKEEL: I will second that  
23 motion.

24 CHAIRMAN CONN: All in favor?

25 MR. MEKEEL: Aye.

1 EMILY ELOISE WINTER - WORKSHOP

2 MR. BARTOLOTTI: Aye.

3 CHAIRMAN CONN: Aye. Send this to  
4 public hearing on September 11.

5 MR. MEKEEL: Make a motion that we  
6 close the meeting.

7 MR. BARTOLOTTI: Second.

8 CHAIRMAN CONN: All in favor?

9 MR. MEKEEL: Aye.

10 MR. BARTOLOTTI: Aye.

11 CHAIRMAN CONN: Aye.

12 (Whereupon, at 6:13 P.M., the  
13 Hearing was adjourned.)

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EMILY ELOISE WINTER - WORKSHOP

C E R T I F I C A T E

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

I, LISA M. ROSSO, a Notary Public for  
and within the State of New York, do hereby  
certify:

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

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

IN WITNESS WHEREOF, I have hereunto set  
my hand this 26th day of August 2025.

  
\_\_\_\_\_  
LISA M. ROSSO