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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 JERRICO HOLDINGS - Revise Approval Letter to
6 add lot depth variance 35'
7 32 Western Avenue
8 Marlboro, New York 12542
9 SBL #108.12-2-41
10 C-1 23-13

-----X

11 DATE: August 14, 2025

12 TIME: 6:00 P.M.

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

17 BOARD MEMBERS:

18 LENNY CONN, Chairman
19 JEFF MEKEEL
20 GEORGE SALINOVICH, Absent
21 ANDREW NIKOLA, Absent
22 LARRY BARTOLOTTI

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18 ALSO PRESENT:

19 JEN FLYNN, Zoning Board
20 Secretary

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

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24 -----X
25 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 - REVISEMENT
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.

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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1 JERRICO HOLDINGS - REVISEMENT

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

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

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

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

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

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

19

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21



LISA M. ROSSO

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

-----X

4 In the Matter of

5 EMILY ELOISE WINTER - WORKSHOP -
6 Front Yard Setback Variance of 15'
7 222 Milton Cross Road
8 Highland, New York 12528
9 SBL #95.4-1-37
10 RAG-1 23-17

-----X

11 DATE: May 8, 2025

12 TIME: 6:05 P.M.

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

17 BOARD MEMBERS:

18 LENNY CONN, Chairman
19 JEFF MEKEEL
20 GEORGE SALINOVICH, Absent
21 ANDREW NIKOLA, Absent
22 LARRY BARTOLOTTI

23 ALSO PRESENT:

24 JEN FLYNN, Zoning Board
25 Secretary

26 EMILY ELOISE WINTER, Applicant

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-----X

31 LISA MARIE ROSSO
32 140 Mahoney Road
33 Milton, New York 12547
34 (845) 674-3937

35 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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1 EMILY ELOISE WINTER - WORKSHOP

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

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

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

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

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

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

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LISA M. ROSSO

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