

TOWN OF MARLBOROUGH
PO Box 305 Milton NY 12547
“ Heart Of the Hudson Valley Fruit Section”
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDINGS

TEL NO. 795-2406
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THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCER
FIRE INSPECTOR

Date: January 14, 2021

Re: Vincent Incorvaia
1441 Rt. 9W
Marlboro , NY 12542

S.B.L. # 109.1-4-3

Planning Board Discussion - Mixed Use Business

This letter is to verify that the building department has had conversation with the owner of Encore restaurant located at 1441 Rt. 9W , Marlboro NY 12542 for potentially mixed use property. This property is in the HD district and under 155-12.1 “ Mixed uses “ is allowed under 155-12.1 (B) but it is up to the planning board determination if the mixed use fits the applicability of 155-12.1 (C)

XX : The application can sit with the Town of Marlborough Planning Board for discussion and determination.

FYI ... both uses are allowed in the district & allowed as separate entities within the zone

- 1) Eating & Drinking Establishments - Special Use**
- 2) Business & Professional Office - Principal Use**

Any questions or concerns please do not hesitate to contact me.

Thank You.



Thomas J. Corcoran Jr.
Building Inspector
Code Enforcement Officer