

TOWN OF MARLBOROUGH
"Heart of the Hudson Valley Fruit Section"
MILTON, ULSTER COUNTY, NEW YORK 12547
DEPARTMENT OF BUILDING

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

March 16, 2023

Altieri & Kruszenski
278 Orchard Road / 268-272 Orchard road
Highland, NY 12528

ROAD LOCATION : 278 Orchard Road / 268-272 Orchard Road Highland, NY 12528

SBL: 95.4-1-31 & 33

THE CODE ENFORCEMENT OFFICER WAS ASK TO MAKE COMMENT ON THE ABOVE PROJECT. TECHNICAL REVIEW COMMENT #6 - THIS IS WHAT WAS FOUND :

Mr. Hines is correct : Town Code section 155-12.2A limits one single family resident per lot, or if density allows, one two family residence. In this case making it a pre-existing / non-conforming situation.

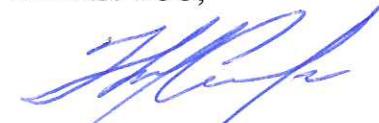
With that said I will use Town Code Section 155-34 (B)(3) Regulation of non-conforming - Change - to apply to this situation. " Any nonconforming buildings ,other structures **or site development**, once changed to conform **OR TO MORE NEARLY CONFORM** to this chapter, shall not thereafter be changed so as to be less conforming again.

We all agree this is a non-conforming situation but the change (lot line revision) giving ownership of the driveway to tax parcel 95.4-1-31 makes that lot **MORE CONFORMING** and makes sense to remove and alter the lot line.

In my opinion I find this a acceptable application and as zoning officer agree to move forward with the lot line revision.

ANY FURTHER QUESTIONS PLEASE DO NOT HESITATE TO CONTACT ME.

THANK YOU,



THOMAS CORCORAN JR.
Code Enforcement Officer