

TOWN OF MARLBOROUGH

PO Box 305 Milton NY 12547

TELEPHONE NO. 795-2406 : FAX NO. 795-6171

DEPARTMENT OF BUILDINGS

THOMAS CORCORAN JR.

BUILDING INSPECTOR

CODE ENFORCER

FIRE INSPECTOR

Date: November 18,2024

Re: 32 Western Avenue, Marlboro, NY 12542

S.B.L. : 108.12-2-41

This letter is to verify that the building department has reviewed the application and has concluded :

XXX : The application must be presented to the Town of Marlborough Zoning Board because :

1) The front yard will need a 5 foot front yard variance as the enclosed front porch will be removed and the covered porch will be pulled back within the property line boundaries.

2) A use variance will be need to reverse the wording in Town code section 155-12 (D)(2)(e) Dwelling units over ground floor retail commercial use to Retail commercial unit over residential

I have no issue with either change and have discussed the use variance with the town supervisor and he feels it meets the intent of the master plan. Any questions or concerns please do not hesitate to contact me.

Thank You.



Thomas J. Corcoran Jr.

Building Inspector

Code Enforcement Officer