

TOWN OF MARLBOROUGH

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DEPARTMENT OF BUILDINGS

THOMAS CORCORAN JR.

BUILDING INSPECTOR

CODE ENFORCER

FIRE INSPECTOR

Date: October 16, 2024

Re: Jerrico Holdings Inc. 1042 Main Street Fishkill NY 12524

Property Location : 32 Western Avenue , Marlboro NY 12542

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

This letter is to verify that the building department has reviewed a building permit for a commercial above residential and has concluded :

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

1) The property exist in the C-1 District and according to Town Code section 155-12 (D) (2) (E) “dwelling units over ground floor commercial use with public water & sewer” is a allowed use.

But in this case the applicants request is in reverse .

“ commercial over ground floor residential with public water & sewer “

I do not have a problem with the reverse since it keeps the commercial entity in the hamlet (as our master plan request) and this is a residential one family home at this time.

2) Looking at the survey , it shows the enclosed front porch is built across the property line and should be cleaned up during this phase of the application. The construction plans should include the removal of the enclosed front porch and the reconstruction to be entirely within the property lines with proper setbacks (C-1 front yard setback is 5 feet)

Questions or concerns please do not hesitate to contact me .

Thank You.



Thomas J. Corcoran Jr.

Building Inspector

Code Enforcement Officer