

**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: February 20, 2025**

**Re: Cubbard Drive, Marlboro, N.Y. 12542**

**Name : Nicholas Atkins**

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

- 1) Does not meet lot width minimum**
- 2) Accessory is located in front yard**
- 3) Rear yard setback does not meet minimum requirement**
- 4) Shed removal - accessory in front yard ( No variance - self created )**

**I have no problem with the barn becoming a 1 Family home once the property is legally subdivided but that property will need :**

- 1) Building permit**
- 2) Engineer stamped NYS plans for renovation / conversion to 1 Family home**
- 3) Ulster County Board of health approval - letter to construct ( septic )**
- 4) Proof of potable water ( Municipal water or private well dedicated to each property )**
- 5) Engineering for the foundation ( meets NYS code for frost protection & structural integrity )**

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

**Thank You.**



**Thomas J. Corcoran Jr.**  
**Building Inspector**  
**Code Enforcement Officer**