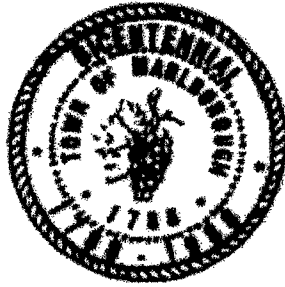


**TOWN OF MARLBOROUGH
BUILDING DEPARTMENT**

21 Milton Turnpike
P.O. Box 305
Milton, NY 12547



Thomas Corcoran, Jr.
Building Inspector

Matthew Drake
Code Enforcement Officer

(845) 795-5100 Ext. 7
Fax: (845) 795-6171

June 20, 2025

Violation #: C-2025-028

6 Nightingale Road LLC
40 Mountain Rd
Marlboro, NY 12542

SBL#: 108.2-1-17.210

Location: 40 Mountain Rd

PLEASE TAKE NOTICE, there exists a violation at the location described above, in that the above named individual (s) did commit the following offense:

Hosting Events without Site Plan Approval

Which is a Violation of :

Town of Marlborough Code\Chapter 155: ZONING\Article VI: Supplementary Regulations Governing Certain Uses\155-31 Site plan review.\155-31A\Purpose. The purpose of this section is to provide regulations governing the applicability, submission requirements, standards for review and design, and due process for site plan review and approval. The intent is to ensure that the development and use of individual parcels of land do not have an adverse effect on adjacent lands or on the character of the community. Such regulations are designed to ensure that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed and that its impacts can be mitigated by compliance with reasonable conditions. The regulations are also designed to ensure that new development conforms with the Town's planning goals and objectives as expressed in its Comprehensive Plan.

When I did observe the following:

A written complaint in our office has brought to our attention that you are advertising event space for rental on your agricultural property. Where you do have a registered winery in the town - you do not have any approvals for events (inside or outside) to be held on the property. Please cease and desist all rental activity until proper site plan approval can be obtained.

Corrective Action: Please Cease and desist any events until site plan approval can be obtained through the Town of Marlborough Planning Board

NOTICE: Full compliance with this order to remedy is required by

If the person or entity served with this order to remedy fails to comply in full with this order to remedy within the specified period, that person or entity will be subject to fine, imprisonment or both.


Thomas Corcoran / Matthew Drake
Code Enforcement Officer

TOWN OF MARLBOROUGH
BUILDING DEPARTMENT
21 Milton Turnpike
P.O. Box 305
Milton, NY 12547



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July 23, 2025

Violation #: C-2025-034

Nostrano Vineyards LLC
14 Gala Ln
Milton, NY 12547

SBL#: 102.2-6-26.510

Location: 14 Gala Ln

PLEASE TAKE NOTICE, there exists a violation at the location described above, in that the above named individual (s) did commit the following offense:

Approved Winery but no site plan approvals for hosting events

Which is a Violation of :

Town of Marlborough Code\Chapter 155: ZONING\Article VI: Supplementary Regulations Governing Certain Uses\155-31 Site plan review.\155-31A/Purpose. The purpose of this section is to provide regulations governing the applicability, submission requirements, standards for review and design, and due process for site plan review and approval. The intent is to ensure that the development and use of individual parcels of land do not have an adverse effect on adjacent lands or on the character of the community. Such regulations are designed to ensure that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed and that its impacts can be mitigated by compliance with reasonable conditions. The regulations are also designed to ensure that new development conforms with the Town's planning goals and objectives as expressed in its Comprehensive Plan.

When I did observe the following:

It has come to our attention that events are being held at your winery but there is no site plan approvals in place to host such events.

Corrective Action: Please cease and desist events until site plan approval can be obtained through the Town of Marlborough Planning Board

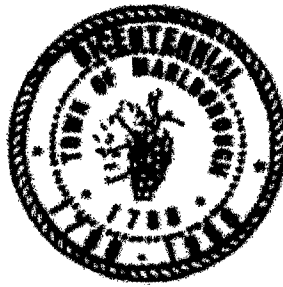
NOTICE: Full compliance with this order to remedy is required by

If the person or entity served with this order to remedy fails to comply in full with this order to remedy within the specified period, that person or entity will be subject to fine, imprisonment or both.

Thomas Corcoran / Matthew Drake
Code Enforcement Officer

**TOWN OF MARLBOROUGH
BUILDING DEPARTMENT**

21 Milton Turnpike
P.O. Box 305
Milton, NY 12547



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July 28, 2025

Violation #: C-2025-036

Frederick Wilklow
341 Pancake Hollow Rd
Highland, NY 12528

SBL#: 95.4-1-15

Location: 37-43 Baileys Gap Rd

PLEASE TAKE NOTICE, there exists a violation at the location described above, in that the above named individual (s) did commit the following offense:

Approved Winery but with no site plan approvals for hosting events

Which is a Violation of :

Town of Marlborough Code\Chapter 155: ZONING\Article VI: Supplementary Regulations Governing Certain Uses\155-31 Site plan review.\155-31A/Purpose. The purpose of this section is to provide regulations governing the applicability, submission requirements, standards for review and design, and due process for site plan review and approval. The intent is to ensure that the development and use of individual parcels of land do not have an adverse effect on adjacent lands or on the character of the community. Such regulations are designed to ensure that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed and that its impacts can be mitigated by compliance with reasonable conditions. The regulations are also designed to ensure that new development conforms with the Town's planning goals and objectives as expressed in its Comprehensive Plan.

When I did observe the following:

It has come to our attention that events are being held at your winery but there is no site plan approvals on file with the Town of Marlborough

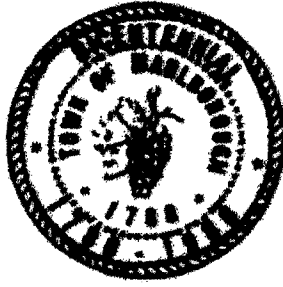
Corrective Action: Please cease and desist events until site plan approval can be obtained through the Town of Marlborough planning board.

NOTICE: Full compliance with this order to remedy is required by

If the person or entity served with this order to remedy fails to comply in full with this order to remedy within the specified period, that person or entity will be subject to fine, imprisonment or both.

**TOWN OF MARLBOROUGH
BUILDING DEPARTMENT**

21 Milton Turnpike
P.O. Box 305
Milton, NY 12547



Thomas Corcoran, Jr.
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Matthew Drake
Code Enforcement Officer

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July 18, 2025

Violation #: C-2025-033

Anthony Santelia
145 Anderson Hill Rd
Purchase, NY 10577

SBL#: 102.4-2-28.100

Location: Ridge Rd

PLEASE TAKE NOTICE, there exists a violation at the location described above, in that the above named individual (s) did commit the following offense:

Operation of Event Business with no site plan on file

Which is a Violation of :

Town of Marlborough Code\Chapter 155: ZONING\Article VI: Supplementary Regulations Governing Certain Uses\155-31 Site plan review.\155-31A/Purpose. The purpose of this section is to provide regulations governing the applicability, submission requirements, standards for review and design, and due process for site plan review and approval. The intent is to ensure that the development and use of individual parcels of land do not have an adverse effect on adjacent lands or on the character of the community. Such regulations are designed to ensure that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed and that its impacts can be mitigated by compliance with reasonable conditions. The regulations are also designed to ensure that new development conforms with the Town's planning goals and objectives as expressed in its Comprehensive Plan.

When I did observe the following:

Events being held at Winery with no site plan filed with the Town of Marlborough

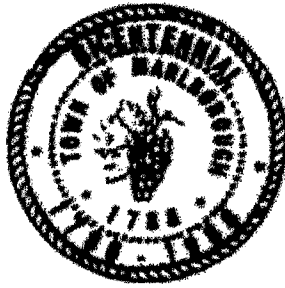
Corrective Action: Cease and desist all events at the property as of the above date. You are a winery and do not have proper town approvals to host events. A planning board application will be required to attempt to get final approvals to host events.

NOTICE: Full compliance with this order to remedy is required by

If the person or entity served with this order to remedy fails to comply in full with this order to remedy within the specified period, that person or entity will be subject to fine, imprisonment or both.

Thomas Corcoran / Matthew Drake
Code Enforcement Officer

TOWN OF MARLBOROUGH
BUILDING DEPARTMENT
21 Milton Turnpike
P.O. Box 305
Milton, NY 12547



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June 16, 2025

Violation #: C-2025-026

Timothy Higgins
601 Lattintown Rd
Marlboro, NY 12542

SBL#: 102.4-4-25

Location: 601 Lattintown Rd

PLEASE TAKE NOTICE, there exists a violation at the location described above, in that the above named individual (s) did commit the following offense:

Illegal bed and breakfast operating with out proper permits. As well as an illegal venue for production, events, and meetings without site plan approval.

Which is a Violation of :

Town of Marlborough Code\Chapter 155: ZONING\Article VI: Supplementary Regulations Governing Certain Uses\155-31 Site plan review.\155-31A/Purpose. The purpose of this section is to provide regulations governing the applicability, submission requirements, standards for review and design, and due process for site plan review and approval. The intent is to ensure that the development and use of individual parcels of land do not have an adverse effect on adjacent lands or on the character of the community. Such regulations are designed to ensure that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed and that its impacts can be mitigated by compliance with reasonable conditions. The regulations are also designed to ensure that new development conforms with the Town's planning goals and objectives as expressed in its Comprehensive Plan.

When I did observe the following:

A complaint in our office promoted an investigation in which we saw an illegal bed and breakfast / short-term rental operating in the town with out proper permits. A rental unit providing services for production, events, and meetings.

Corrective Action: Please obtain permits required to operate bed and breakfast. Please obtain proper permits require to operate specialized events.

NOTICE: Full compliance with this order to remedy is required by

If the person or entity served with this order to remedy fails to comply in full with this order to remedy within the specified period, that person or entity will be subject to fine, imprisonment or both.

Thomas Corcoran / Matthew Drake
Code Enforcement Officer