



**TOWN OF MARLBOROUGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT:** FRANKOS  
**PROJECT NO.:** 21-23  
**PROJECT LOCATION:** SECTION 108.2, BLOCK 9, LOT 26  
**REVIEW DATE:** 3 JANUARY 2021  
**MEETING DATE:** 3 JANUARY 2022  
**PROJECT REPRESENTATIVE:** NA

1. The applicants have applied for a short term rental. The regulations adopted by the Town Board 15 April 2021- "a short term rental requires minor site plan review is limited to findings to the proposed use, complies with applicable zoning standards, conforms to the Town's planning goals and objectives as expressed in the Comprehensive Plan and is sufficiently serviced by services, utilities and infrastructure.
2. The Planning Board should consider conditioning any approvals on the Town's Short Term Rental Ordinance Section 155-32.3A-M, including limiting two guests per bedroom and registering with Ulster County and the various inspection requirements identified in the section above.
3. Plans identify the site is served by private water and sewer.
4. A narrative description in compliance with short Term Rental Code 155-31(O)(4)(b) of the proposed project should be provided.
5. A Public Hearing is required under the Short Term Rental Law.
6. The plans should identify a signature location for owners of the property.
7. A note should be added to the plan indicating that the owners/ applicant shall comply with the annual inspection of permitting requirements, occupancy limitations and all other requirements of the Town's Short Term Rental Law, specifically the code provisions identified above in Section 155-32.3(A) thru (M).
8. The Planning Board should determine if the Site Plan, as provided, is sufficient for the Planning Board's use. Parking spaces have been demarcated by the applicant utilizing pencil on existing Survey Maps.
9. The Planning Board should determine whether notes identifying the number of parking spaces are sufficient or if a detailed plan identifying the location and size of the parking spaces are provided.

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10. At the informal presentation the Planning Board discussed the need for accessible access to the structure.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in black ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal  
PJH/kbw

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