

**TOWN OF MARLBOROUGH**  
**PO Box 305 Milton NY 12547**  
**“ Heart Of the Hudson Valley Fruit Section”**  
**MILTON, ULSTER COUNTY, NEW YORK 12547**  
**DEPARTMENT OF BUILDINGS**

**TEL NO. 795-2406**  
**FAX NO. 795-2031**

**THOMAS CORCORAN JR.**  
BUILDING INSPECTOR  
CODE ENFORCER  
FIRE INSPECTOR

**Date: November 8, 2024**

**Re: Mathew Bernhardt - Short Term rental**

**S.B.L. : 108.4-5-11**

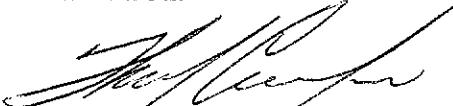
**This letter is in response to a request from the Planning Board looking for a determination of habitable space in a attic.**

**Habitable space ( office , living room, gym etc ) can be obtained with sprinklers provided within the egress route ( on the stairs ) and proper minimum ceiling height of 6' 8".**

**Bedrooms can only be obtained with the sprinkling of the entire attic space and only if the attic space meets all other requirements of a bedroom. ( Ceiling height , Egress Window, Smoke / Carbon Monoxide detectors etc )**

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

**Thank You.**



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



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

**PROJECT:** MATHEW BERNHARDT – SHORT TERM RENTAL  
**PROJECT NO.:** 24-17  
**PROJECT LOCATION:** SECTION 108.4, BLOCK 5, LOT 11  
**REVIEW DATE:** 30 OCTOBER 2024  
**MEETING DATE:** 4 NOVEMBER 2024  
**PROJECT REPRESENTATIVE:** N/A

1. The application is for a Short Term Rental. Short term rentals are regulated under Section 155-32.3 of the Town Code.
2. The definition of Short Term Rental “the rental by a tenant of all or part of a furnished, self-contained, detached dwelling for a period of 30 days or less (the short term rental unit), fee title to which is owned by the person who i)owns the fee title to and ii) owns a dwelling unit which is next door to or directly across the street from the short term rental until as his or her primary residence (“the owner”). An owner shall not own or have ownership interest in more than two short term rental units in the Town of Marlborough.
3. The applicant may wish to consult with the Building Department regarding the use of habitable space in the attic.
4. The parking spaces must be delineated on the site plan.
5. The zoning district must be identified on the application.
6. Short term rentals are special uses in the Residential Zoning Districts. Special use requires a Public Hearing.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink that reads "Patrick J. Hines".

Patrick J. Hines  
Principal  
PJH/kmm

A handwritten signature in black ink that reads "Michael W. Weeks".

Michael W. Weeks, P.E.  
Principal

**NEW YORK OFFICE**

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