

Matthew B...

Town of Marlborough Planning Board
Minor Site Plan Application
Short Term Rentals, Home Occupations, and
Bed and Breakfasts

Application #

Please refer to the Town of Marlborough Town Code including but not limited to Sections 155-31 O and 155-32.3 on short term rentals, 155-23 on Home Occupations, 155-32 special use permits, and <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

Failure to accurately complete this application in its entirety may result in delays and additional review costs.
Application requirements include but are not limited to the following materials: (155-31 O 4 for short term rentals)

Project Narrative

Date of Initial Submission and Latest Revision	October 10, 2024
Name of Proposed Business and/or nature (if applicable) 155-31 O 4 (b) (iv)	Short Term Rental
Address of Project Site 155-31 O 4 (b) (i)	351 Old Post Road, Marlboro, NY 12542
Tax Section, Block, and Lot Number(s)	108.4-5-11
Zoning District(s) 155-31 O 4 (b) (iii), 155-12	R Residential District, R-1 Residential District, R-Ag-1 Rural Agricultural District, indicate (R1)
Gross Square Footage of Each Building 155-31 O 4 (b) (ix)	Short term rentals not permitted in multifamily houses
Number of Bedrooms to be Rented for Short term rentals and bed and breakfast	6 bdr No increase in bedrooms permitted
Number of Parking spaces 155-31 O 4 (b) (x)	6
Number of Employees 155-31 O 4 (b) (xi)	0
Proposed days and hours of operation are indicated. 155-31 O 4 (b) (xii)	Mon-Sun

Project Description Narrative (see checklist item 2)
Short term rental with 6 bedrooms. Existing site does not require any development or modification.
No impact on water or septic. No impact to surrounding areas.

DEED

THIS INDENTURE, made as of the 1st day of March, 2021

BETWEEN

MAURICE E. MENASCHE and **MARY MENASCHE**, as husband and wife, 351 Old Post Road, Marlboro, NY 12542, collectively, the party of the first part, and

MATHEW BERNHARDT, as to an undivided 50% interest, **MICHELE BERNHARDT** and **DILLON BERNHARDT**, as tenants by the entirety as to an undivided 50% interest, all as joint tenants with rights of survivorship, 530 East 72nd Street, Apt 2b, New York, NY 10021, collectively, the party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being more particularly described in Schedule A annexed hereto.

Said premises being known as and by the street number: 351 Old Post Road, Marlboro, NY
County: Ulster; Section 108.4; Block 5; Lot 11

Being and intended to be the same premises described in a deed to the party of the first part dated 9/22/1988 and recorded on 11/1/1988 in Liber 1869 at Page 40 in the Ulster County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center line thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


MAURICE E. MENASCHE


MARY MENASCHE

State of New York)

County of Westchester) ss.:

On the 19th day of February, 2021, before me, the undersigned, personally appeared MAURICE E. MENASCHE and MARY MENASCHE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

Notary Public, State of New York
No. 01CE6311191

Qualified in Westchester County
Commission Expires Sept. 8, 2022


Tiffany Cerone
Notary Public

By remote means pursuant to NYS Executive Order 202.7

Bargain and Sale Deed With Covenants Against Grantor's Act

Title No. ILS-U-20131

MENASCHE

to

BERNHARDT

Section: 108.4

Block: 5

Lot: 11

County: Ulster

Street Address: 351 Old Post Road, Marlboro, NY

Return By Mail To:

Karen Hirsch, Esq.

142 West End Avenue

Suite 1-T

New York, NY 10023

Reserve This Space For Use Of Recording Office

