

**PLANNING BOARD OF THE TOWN OF MARLBOROUGH**

**RESOLUTION**

**Application of Constance Ray for  
Minor Site Plan Approval and Special Use Permit for a Bed and Breakfast**

**October 6, 2025**

\_\_\_\_\_ offered the following Resolution, which was seconded by \_\_\_\_\_, who moved its adoption:

**WHEREAS**, Constance Ray (“the Applicant”) submitted an application to the Town of Marlborough Planning Board to use as a short-term rental a structure identified as the “Old Marlboro Hotel” located at 28 Woodcrest Lane, Milton, New York, Tax Parcel No. 103.3-3-22, which is in the R Residential Zoning District (“the Premises”); and

**WHEREAS**, the Applicant has registered with the Ulster County Department of Finance and obtained a Certificate of Authority #12301 to collect the applicable occupancy tax; and

**WHEREAS**, the application involves an existing structure with no new construction; and

**WHEREAS**, minor site plan approval and a special use permit are required; and

**WHEREAS**, the Planning Board determined that the proposed action is a Type II Action pursuant to 6 NYCRR 617.5(c)(18), having no significant adverse impact on the environment and requiring no further environmental review; and

**WHEREAS**, the Marlborough Building Department reviewed the application and identified that Marlborough Town Code §155-23.3(F) is satisfied in that the Applicant is a resident of the Town of Marlborough and lives next door to the subject property, and does not have an interest in more than one short-term rental property; and

**WHEREAS**, the Planning Board referred the project to the Ulster County Planning Board under General Municipal Law 239-m on August 4, 2025; and

**WHEREAS**, the Ulster County Planning Board responded on September 4, 2025 with a decision of no County impact; and

**WHEREAS**, the Planning Board held a duly-noticed public hearing on the application on September 15, 2025 at which all who wished to be heard on the application were heard.

**NOW, THEREFORE, BE IT RESOLVED** the Planning Board finds that the proposed use of the Premises as a short-term rental complies with applicable zoning standards, conforms with the Town's planning goals and objectives as expressed in the Comprehensive Plan, and is sufficiently served by services, utilities, and infrastructure.

**BE IT FURTHER RESOLVED**, that the Planning Board finds that the "narrative description of the proposed project" as defined in Town Code Section 155-31(O)(4)(b) is satisfactory and to the extent that any required information has not been submitted, grants a waiver for the submission of that information.

**BE IT FURTHER RESOLVED**, that the Planning Board grants minor site plan approval and a special use permit for the proposed short-term rental, subject to the conditions hereinafter set forth:

1. The Applicant shall pay all fees owed to the Town and reimburse the Town for all its consulting costs related to the application.
2. The Applicant shall update the survey to demonstrate sufficient off-street parking pursuant to Town of Marlborough Code §155-27.

The foregoing Resolution was duly put to a vote which resulted as follows:

	YEA	NAY
Chairman Brand	_____	_____
Member Lanzetta	_____	_____
Member Lofaro	_____	_____
Member Callo	_____	_____
Member Jennison	_____	_____
Member LaMela	_____	_____
Member Troncillito	_____	_____

Dated: Milton, New York  
October 6, 2025

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Jen Flynn,  
Planning Board Secretary