

PUBLIC HEARING  
TOWN BOARD TOWN OF MARLBOROUGH  
FEBRUARY 22, 2021 7:00 PM

LOCAL LAW OF THE YEAR 2021, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING VARIOUS PROVISIONS OF CHAPTER 155 “ZONING” OF THE MARLBOROUGH TOWN CODE AS FOLLOWS: AMENDING SECTION 155-1 "TERMS DEFINED" TO ADD A NEW DEFINITION FOR “SHORT TERM RENTAL”, ADD A NEW SECTION 155-33 GOVERNING SHORT TERM RENTALS, AMENDING SECTION 155-31 “SITE PLAN REVIEW” TO ADD A PROVISION FOR MINOR SITE PLAN REVIEW, AND AMENDING SECTION 155-31 TO PROVIDE THAT SHORT TERM RENTALS, BED AND BREAKFASTS AND HOME OCCUPATIONS ARE SUBJECT TO MINOR SITE PLAN REVIEW.

MINUTES OF MEETING

Present: Supervisor Lanzetta  
Councilman Molinelli  
Councilman Corcoran  
Councilman Baker  
Councilman Koenig

Also Present: Danielle Cherubini, Deputy Town Clerk  
Gerald Cocozza, Chief of Police  
Justin Pascale, Police Sergeant  
Eric Stralow, Resident  
Bridgette Supernova, Resident  
Ronald & Shelley Tatelbaum, Residents  
Barbara Arindell, Resident  
James Garofalo, Planning Board Member

*Supervisor Lanzetta opened the public hearing for comments.*

*Eric Stralow, resident and farm owner, explained how being an Air B & B and VRBO host personally have been a help financially. He described some statistics and also struggles he and his wife have had. He thanked all who worked on the Short-Term Rental law.*

*Bridgette Supernova made multiple suggestions about the law with regard to: Definitions, the maximum capacity rule, the length of stay, applicants, residency, hours of operation, adjoining properties, and fees. Ms. Supernova’s suggestions were to be less restrictive with regard to some of the rules and also fees. Supervisor Lanzetta asked Ms. Supernova to email her questions and comments to him.*

*Some of the Board members explained that they are still discussing the fees; they chose to only allow dwellings to make sure this doesn’t get out of control. There was a brief discussion about renters and neighbors and also about fees.*

*Ronald Tatelbaum stated that the law will need to protect the neighbors. He and his wife, Shelley had problems in the past with noise from a rental near them and they expressed some of their concerns and gave suggestions. Mr. Tatelbaum also asked how the three strikes in the law will be policed.*

*Supervisor Lanzetta explained that with the minor site plan the neighbors would be notified by the homeowner of the intention to have a rental. There is another item in the law that states there is a three strikes you're out rule and after the third strike the certificate will not be renewed by the town.*

*The majority of the Board and Chief Coccozza explained how the new law will work with regard to notification and policing and penalties for offenses such as noise complaints.*

*James Garofalo commented that neighbors will know who the applicant is and should be able to get their contact information. He also recited pieces of local legislation with regard to site plan boundaries and suggested that applicants should include an ariel view of their property by going on Ulster County Parcel Viewer.*

*The public hearing will remain open.*

PUBLIC HEARING

MARCH 8, 2021 -OPEN FROM FEBRUARY 22 MEETING

A LOCAL LAW OF THE YEAR 2021, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING VARIOUS PROVISIONS OF CHAPTER 155 “ZONING” OF THE MARLBOROUGH TOWN CODE AS FOLLOWS: AMENDING SECTION 155-1 "TERMS DEFINED" TO ADD A NEW DEFINITION FOR “SHORT TERM RENTAL”, ADD A NEW SECTION 155-33 GOVERNING SHORT TERM RENTALS, AMENDING SECTION 155-31 “SITE PLAN REVIEW” TO ADD A PROVISION FOR MINOR SITE PLAN REVIEW, AND AMENDING SECTION 155-31 TO PROVIDE THAT SHORT TERM RENTALS, BED AND BREAKFASTS AND HOME OCCUPATIONS ARE SUBJECT TO MINOR SITE PLAN REVIEW.

MINUTES OF MEETING (Continued)

Present: Supervisor Lanzetta  
Councilman Corcoran  
Councilman Baker  
Councilman Koenig

Absent: Councilman Molinelli (Absent)

Also Present: Colleen Corcoran, Town Clerk  
Gerald Coccozza, Chief of Police  
Thomas Corcoran, Building Inspector/Ulster County Legislator  
Bridgette Supernova, Resident  
James Garofalo, Planning Board Member

*Supervisor Lanzetta re-opened the public hearing for comment. He stated that Bridgette Supernova emailed in comments and asked her if she wanted to comment.*

*Ms. Supernova stated that she commented on the definitions and restrictions in effort to open it up for more business opportunity.*

*James Garofalo stated that the Ulster County Parcel Viewer may not always be accurate but if it is used to show property lines then the applicant can draw lines on it to show them.*

*There was a brief discussion about considering comments.*

*Supervisor Lanzetta stated that they can close the public hearing and continue to accept comments via email and will wait for the response from Ulster County.*

***Councilman Koenig made a motion to close the public hearing at 7:06 p.m. Motion seconded by Councilman Corcoran.***

***Yeas: 4***

***Nays: 0***

***Carried***

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*