

PUBLIC HEARING
DECEMBER 8, 2025 7:00 PM
LOCAL LAW OF THE YEAR 2025
AMENDING VARIOUS PROVISIONS OF CHAPTER 155 “ZONING” OF THE CODE OF
THE TOWN OF MARLBOROUGH AS FOLLOWS: AMENDING SECTION 155-1 “TERMS
DEFINED”, ADDING AN ADDITIONAL PERMITTED ACCESSORY USE TO SECTION
155-12(A) “R RESIDENTIAL DISTRICT”, ADDING AN ADDITIONAL PERMITTED
ACCESSORY USE TO SECTION 155-12(C) “R-AG-1 RURAL AGRICULTURAL
DISTRICT”, AND ADDING A NEW SECTION 155-32.6 “DETACHED ACCESSORY
DWELLING UNITS ON SINGLE-FAMILY PROPERTIES.”
MINUTES OF MEETING

Present: Supervisor Corcoran
Councilman Zambito
Councilwoman Sessa
Councilman Cauchi

Also Present: Danielle Cherubini, Deputy Town Clerk
Stephanie Masten, 2nd Deputy Town Clerk
Maribeth King, Resident
Mici Simonofsky, Resident

Supervisor Corcoran opened the public hearing for comment. He explained that the re-introduction of the local law now includes adding the R (Residential) Zone with less than 1 acre as long as there is water and sewer. The detached unit cannot be used for a bed and breakfast or short-term rentals.

Maribeth King questioned if the property isn’t intended for Airbnb or short-term rentals, how will the town determine whether someone is using it that way. She also questioned if the law could include property with a waste disposal system.

Supervisor Corcoran explained that the Building Department tracks those types of rentals and issues violations. With regard to a waste disposal system, he explained that the property will need Board of Health approval.

Supervisor Corcoran read a recommendation letter from Ulster County Planning Board that stated that if 30 days elapses then the town can take final action. The county staff commented on the progress of the local law. The county recommends allowing the following items:

- Any size lot as long as there is adequate water and sewer and Department of Health approval*
- Complex cases referred by the town Code Enforcement Officer to the Planning Board*
- All types of ADU’s including attached*
- Include the C (Commercial) Zone*

There was a brief discussion about differentiating what would constitute a two family

home versus an accessory dwelling unit within the home.

Mici Simonofsky suggested putting a clause in the code to revisit the ADU law in a specific time frame. She questioned if there have been inquiries about having an ADU in the R Zone.

Supervisor Corcoran explained how any Board can look at and revisit any law at any time. There have been a few inquiries about ADU's in the R Zone. They will look at the law in the future and change the law if necessary; they want to responsibly create affordable housing and don't want to open it up to all properties. He explained the strain it may cause on the community.

Supervisor Corcoran made a motion to close the public hearing at 7:18 p.m. Motion seconded by Councilwoman Sessa.

Yeas: 4 Nays: 0 Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

Supervisor Corcoran presented the Full Environmental Assessment Form Part 2 and explained that there are no environment impacts.

Councilwoman Sessa made a motion to accept the Full Environmental Assessment Form Part 2 with regard to the ADU local law. Motion seconded by Councilman Cauchi.

Yeas: 4 Nays: 0 Carried