

# TOWN OF MARBLETOWN

P.O. BOX 217 STONE RIDGE, NY 12484

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## ***APPLICATION FOR BED AND BREAKFAST***

PROPERTY OF: \_\_\_\_\_  
STREET ADDRESS: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE NO.: \_\_\_\_\_ Email: \_\_\_\_\_

SECTION: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

NUMBER OF BEDROOMS FOR GUESTS (3 minimum, five maximum) \_\_\_\_\_

NUMBER OF PARKING SPACES FOR OWNER\* \_\_\_\_\_

NUMBER OF PARKING SPACES FOR GUESTS\* (one per guest room) \_\_\_\_\_

PROPOSED SIGNS\*: \_\_\_ N \_\_\_ Y, \_\_\_ ROAD SIDE \_\_\_ ON BUILDING \_\_\_ BOTH

ADDITIONAL LIGHTING\*: \_\_\_ N \_\_\_ Y, \_\_\_ FOR SIGNS \_\_\_ WALKWAY  
\_\_\_ DRIVEWAY \_\_\_ PARKING LOT \_\_\_ ON BUILDING

\* Must provide a scaled and dimensioned site plan. Include all existing structures, location of existing and proposed parking, proposed signs and proposed lighting, all structures

And

Comply with ***RESIDENTIAL CODE OF NYS (2010 code cycle)***\*\* requirements.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Office use only

Referred to: \_\_\_\_\_ Planning Board \_\_\_\_\_ Zoning Board Date: \_\_\_\_\_

Paid by: \_\_\_\_\_ Check number: \_\_\_\_\_ Bank: \_\_\_\_\_

***\*\*STATE RESIDENTIAL CODE REQUIREMENTS FOR BED AND BREAKFAST  
SEE PAGE TWO***

**§RAJ704**  
**BED AND BREAKFAST DWELLINGS**

**§RAJ704.1 Scope.** Owner-occupied one-family dwellings converted for use as bed and breakfast dwellings as defined in §RAJ202 shall comply with this section.

**§RAJ704.2 Occupancy.** A residence converted to a bed and breakfast dwelling shall have no more than five sleeping rooms for accommodating up to 10 transient lodgers.

**§RAJ704.3 Special conditions.** A one-family dwelling is permitted to be converted for use as a bed and breakfast dwelling under the following conditions:

1. No sleeping rooms for transient use shall be located above the second story.

2. A fire-safety notice shall be affixed to the occupied side of the entrance door of each bedroom for transient use indicating:

1. Means of egress;

2. Location of means for transmitting fire alarms, if any; and

3. Evacuation procedures to be followed in the event of a fire or smoke condition or upon activation of a fire or smoke-detecting or other alarm device.

**§RAJ704.4 Means of egress.** Means of egress shall include at least one of the following alternatives:

1. A limited area sprinkler system installed in conformance with NFPA 13D protecting all interior stairs serving as a means of egress;

2. An exterior stair conforming to the requirements of §RR311.1 and §RR311.5 of this code, providing a second means of egress from all above grade stories or levels; or

3. An opening for emergency use conforming to the requirements of §RR310 of this code within each bedroom for transient use, such opening to have a sill not more than 14 feet above level grade directly below and, as permanent equipment, a portable escape ladder that attaches securely to such sill. Such ladder shall be constructed with rigid rungs designed to stand off from the building wall, shall be capable of sustaining a minimum load of 1,000 pounds, and shall extend to and provide unobstructed egress to open space at grade."