



CONTROL POINT ASSOCIATES INC P C

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MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Aldrich Subdivision
Our file #12-230105-00

DATE: January 22, 2026

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Jeffrey Aldrich for a Subdivision and is in response to the comments received from MHE Engineering dated April 30, 2025:

During the recent Planning Board meeting the applicants have stated that they will design the road as a Town Dedicated Roadway. This eliminates the requirement for the previous Town Board waiver request. At the joint meeting it was requested that a cul-de-sac be consistent with the Town road specifications.

The map has been redesigned in accordance with Town Road specifications.

The applicants have provided a conceptual build out plan for the parcel identifying a potential 13 lot subdivision. Noted two lot 3's are on the plan. The residential lot accessing off of Milton Turnpike most likely should be Lot 13.

The lot off Milton Turnpike should be Lot 13.

A revised EAF has been submitted based on the concept build out of the 69.7 +/- acre parcel. The submitted EAF identifies potential for archaeological resources on the site. Project should be submitted to NYS Office of Parks, Recreation and Historic Preservation via the CRIS System.

The revised plan has been submitted to OPRHP for review.

Highway Superintendents' comments on the proposed Town roadways should be received. Comments should also be received for the proposed single driveway accessing New Road.

The highway superintendent was at the joint meeting and had no issues. We will solicit comments in writing for the record.

Health Department review or approval for subsurface sanitary sewer disposal systems is required.

Willingham Engineering has performed soil testing at the site and is finalizing the septic designs.

A Stormwater Pollution Prevention Plan must be submitted as the project will disturb greater than 1 acre and constructed Town roadway.

Comment noted

Roadway design details, roadway profiles etc. should be provided consistent with new road specifications.

Comment noted

The concept plan depicts a portion of Lot 1 containing a leased area with a solar farm. This may be a drafting issue confirm that entire lease area will remain with the balance parcel under all development conditions.

The entire lease area is contained within Lot 6, remaining lands.

Further review will be undertaken when Town road design, plans including grading, drainage, profiles etc. are submitted.

Comment noted.

As several months have passed since our last review, we wanted to provide the Planning Board with an update and the subdivision maps revised in accordance with the confirmation of regulated wetlands on the site. The State regulated wetlands have been delineated by Paige Lewandowskie of the NYS DEC, and the Federal wetlands have been delineated by Mike Nowicki of Ecological Solutions. He found there to be one contiguous wetland and not the three separate informational wetlands as indicated on the NYS DEC Environmental Resource Mapper.

Thank you for your continued review of this application.

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**Control Point Associates, Inc. P.C. is pleased to announce the acquisition
of Brooks & Brooks Land Surveyors, P.C.**

