



MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

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

DATE: March 03, 2025

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 are in response to the comments received from MHE Engineering dated September 30, 2024:

The project proposed 6 lot subdivision of an 86 +/- acre parcel of property with frontage on New Road Milton Turnpike. Proposed sub-division lots will access from New Road. Project also involves a lot line change transferring 1.1 acres of property.

Comment noted.

The owner of the baseball field parcel (Town ?) should be a party to the application.

The Town Board is reviewing at their March 10, 2025 meeting.

The project contains NYSDEC regulated wetlands. NYSDEC will be included in any Lead Agency circulation.

Comment noted.

In accordance with Town Code 130-14.16 owner of any lot or parcel that abuts an approved private road shall be the fee owner to the center lot of the private road along the full width of the lot or parcel. A private road access maintenance agreement / easements must be approved by Planning Board Attorney.

The applicant seeks to retain ownership of the entire roadway and the matter is on the March 10, 2025 Town Board meeting to discuss the waiver request. A Private Roadway easement and maintenance agreement is included in this submission

In all cases of private roads, dimensions used to determine compliance with zoning bulk, frontage and set back regulations shall be measured from or along the right of way lines indicated for private road.

Comment noted.



Dead end private road shall end in a cul de sac.

The map has been revised to show a cul-de-sac.

Site distance at the private road and driveway access at new road should be depicted with appropriate site line measurements identified. Speed limit on New Road should be identified, a required and proposed site distance sheet should be provided.

Site distance and posted speed limit have been added to the map.

Health Department approval for subsurface sanitary sewer disposal will be required.

Comment noted.

A Stormwater Pollution Prevention Plan must be submitted.

Comment noted.

The lot lines are depicted to be center line of New Road this is a road by use. Metes and bounds of the road by use should be provided along the property frontage. Setback lines should be taken from the roadway by use lines.

The lot lines have been computed at 25 feet off the centerline of New Road.

The area of the solar farm should be addressed. Solar farm lease appears to encroach on proposed Lots 1 and 2.

The westerly bounds of Lot 1 and Lot 2 have been revised to coincide with the easterly bounds of the Solar Farm lease limits.

EAF Item 10 should be checked with the answer than being individual wells will be drilled. Same comment for EAF No. 11.

The EAF has been revised accordingly.

Thank you for your continued review of this application.