



CONTROL POINT
ASSOCIATES INC PC
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February 20, 2025

Town of Marlborough Town Board
Scott Corcoran, Supervisor
Milton Turnpike
Milton, New York 12547

RE: New Road Subdivision
Section 28.4, Block 1, Lot 28.1
Town of Marlborough
Ulster County & State of New York
CPA Project #12-230105-00

Dear Supervisor Corcoran and Town Board,

Enclosed please find a copy of a proposed subdivision map of lands of Jeffrey Aldrich located on New Road and Milton Turnpike. Mr. Aldrich is seeking to gift to the Town of Marlborough the remaining portion of Youngs Park located on the westerly side of the Central Hudson Transmission parcel on New Road, and is requesting your consent and participation in the required Lot Line Revision process.

Additionally, Mr. Aldrich is seeking approval for a six lot subdivision to create five new building lots, four of which will be accessed from a proposed new Private Road. Town of Marlborough Chapter 130 Street and Sidewalks, Article 1, Section 130-14.16 B. requires the owner of any lot abutting a Private Road to be the fee owner to the centerline of said Private Road. Mr. Aldrich is requesting a waiver to this provision, in accordance with Section 130-14.17, to allow the remaining lands parcel to retain ownership of the road in its entirety. This request is being made to place the burden of possible future upgrading of the roadway from a Private Road to a Public Road on the owner of the lands to be developed as opposed to the individual existing residential lot owners. While Mr. Aldrich has no plans to further develop, the remaining lands are 53.5 acres in size and good planning dictates that consideration be given to possible future plans.

I respectfully request placement on the next available Town Board agenda to further discuss this request. Thank you in advance for your consideration, and please do not hesitate to contact the office if you have any questions.

Sincerely,

CONTROL POINT ASSOCIATES, INC PC
Patricia P. Brooks
Patricia P. Brooks, L.S.
Branch Manager

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

