

Jerrico Holdings, Inc.
1042 Main Street
Fishkill, N.Y. 12524

June 24, 2025

Planning Board
Town of Marlborough
21 Milton Turnpike
Milton, N.Y. 12547

Dear Members of the Board:

The property at 32 Western Avenue is located in a C-1 District. It was built in 1954 and is listed as a 1 Family Residence in the Marlborough land records. The one-story structure had been used as a single-family home until the previous owner passed away when we purchased it from the owner's estate. We wish to maintain one story as single-family residence with one story of commercial, retail space. We are requesting parking approval from the board. The retail space is small at 1,008 sf and any business that would rent the space would have minimal parking needs and high turnover rates. We anticipate a tenant to operate during normal business hours, 8am to 6 pm.

We will maintain the building footprint but will do a full renovation of the structure which sat empty for some time. The renovation costs and cost of purchasing the property will require two rental incomes to make the project viable. The site can accommodate 2 parking spaces, 4 are required. We were told that we are allowed 5 street parking spots and there is a municipal lot less than 200 feet away from the property.

We respectfully ask that our application for parking be approved. The renovations will improve the streetscape and generate sales tax for the Town of Marlboro.

Thank you for your consideration.

Sincerely yours,

Joshua Indorf
Jerrico Holdings, Inc.