



***Jonathan N. Millen Land Surveyor, P.C.***  
***Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting***

Town of  
Marlborough - Planning Board  
21 Milton Turnpike  
Milton, NY 12547

06/06/25

Attn: Chirs Brand, Chairman  
Re: **PROJECT SUMMARY: NJNL Properties/ Cracolici**  
Type: **Site Plan**  
Owner: **NJNL Properties / Cracolici**  
Location: **111-113 Western Ave**  
Tax Parcel: **108.2-7-32.110**  
Zoning: **R-1**  
ACES Project No: 21110CRA  
Town Project Number:

**PROJECT NARRATIVE**

The subject parcel is located at 111-113 Western Avenue. The parcel contains 2 single family homes, a barn and a garage. The applicant is proposing to convert the garage along Western Ave into a small learning center. The size of the existing garage will not be modified but additional parking is proposed. The Garage currently has water and sewer service. The existing residences on the site will not be affected by the leaning center.

Additionally, there will be a four (4) lot subdivision separating the two existing residences, proposing two new residences with septic systems & wells, one of the existing residences will have a proposed reserve system. There is a 750 linear feet private road with cul-de-sac providing frontage for lots 2, 3, & 4.

Respectfully Yours,

***Jonathan N. Millen, L.L.S., President***