



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