



EDWARD JONES  
MILLBROOK, NY

March 4, 2025

Town of Washington Planning Board

CC:

Aaron Werner, AKRF, Inc.

Joseph Eriole, Planning Board Attorney

**RE: Edward Jones - 3699 Route 44 (Professional Office Special Permit)**

Dear Members of the Planning Board,

I am writing in response to the comments outlined in the **February 28, 2025** memorandum from AKRF, Inc. Below, I have addressed the requested information regarding **parking, escrow, and roadside parking concerns**.

#### **Escrow Deposit**

We acknowledge the potential need for an additional escrow deposit based on the scope of interior renovations. Our planned improvements consist of non-structural interior work, including new partitions, lighting, electrical distribution, reconfiguration of one bathroom, and updated finishes. The estimated cost for these renovations is approximately \$150,000.

Per the direction of the Planning Board Secretary, we have already submitted an initial escrow payment of \$1,500. We have also requested that this issue be discussed at the March 4, 2025, Planning Board meeting to determine if additional escrow is required. Should the Board deem it necessary, we are prepared to provide further escrow funds.

#### **Parking Sufficiency**

The office will operate with 2 to 4 employees on-site at any given time, with typical business hours from 9:00 AM to 5:00 PM. On an average day, we anticipate serving 2 to 10 clients, primarily by scheduled appointment.

The existing parking layout provides a total of 11 parking spaces, which we believe is sufficient for our operations. We intend to allocate 2 to 4 spaces for employees and 2 spaces for clients, ensuring that ample parking remains available throughout the day. Given that client visits are scheduled and staggered, we do not anticipate parking congestion.



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### **No Parking in Front of the Building**

We understand the previous concerns regarding short-term parking along **Route 44** in front of the building. Unlike the former deli, which generated frequent short-term parking activity, the proposed Edward Jones office will operate on an appointment-only basis, significantly reducing the likelihood of unauthorized roadside parking.

Additionally, our site provides a dedicated parking lot with sufficient spaces to accommodate both employees and clients, ensuring that on-street parking will not be necessary. We will also make clients aware of the available parking to discourage any improper roadside parking. In addition to the NYSDOT signs, all clients will be instructed to park in a proper space in the rear parking lot.

We appreciate the Planning Board's time and consideration in reviewing our application. We look forward to discussing these matters further at the March 4, 2025, meeting and will provide any additional information as needed.

Kind Regards,

Matthew Soleau  
Owner  
Hyalite Builders  
Millerton, NY  
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