

**NEW LIFE
In the Heart of Monticello**

By Jennifer C.S. Brylinski, Executive Director, IDA

Change is happening daily along Broadway in Monticello. The newest transformation is occurring right in the heart of the village at 457 Broadway, a building that currently houses Monticello Travel Service.

Developers Jerold and Jeremy Gorelick of Holtsville, Long Island purchased the parcel and propose to convert the three existing one-to two-story buildings into one single two-story building for multi-tenant commercial, retail, and office use. After renovation, the first floor store front businesses will continue to be retail establishments. Professional commercial space will be located behind the retail stores and on the second floor. The new design plans also propose to put to use the rear of the building as light industrial space with a loading dock. Consistent with Monticello zoning, a small portion of the second story will be used to promote the Village's desire for quality Artist Loft space. Once the space is fully occupied, the owners anticipate that employment in the buildings will rise from the current four, to at least thirty employees.

Late in September, the County's Industrial Development Agency (IDA) had contact with the developers and then received an application for assistance from their company called Sullivan Equities, Inc. After reviewing the project and considering many issues, including the number of permanent private sector jobs created and local support for the project, the IDA approved the application. The IDA assistance will help with the construction, renovation, and equipping of the Sullivan Equities project on Broadway.

The rejuvenation of these buildings is another great sign of resurrection in the Village of Monticello. Located in the center of Broadway, this project will make a significant positive economic statement and continue the visual improvements in the Village. For further information on the project and the IDA, please contact Jennifer at 845-295-2603.