

# Agenda

# City of Middletown Planning Board

December 7, 2016  
7:00 PM to 10:00 PM  
Common Council Chambers

**Meeting called by:** Laurence Risdal, Chairman  
**Clerk:** Martina Tu, Clerk

**Members:** Laurence Risdal, John Naumchik, Nicole Hewson, Dan Higbie  
Anthony Capozella, Paul Thorn, Steven Sisco

Approval of November 2, 2016 minutes

Shalyn Roda  
13-33 James P. Kelly Way  
Dog grooming salon

Erqian Na, Hongwei Wu, Jianhong Xiong  
65-67 Wickham Avenue  
Retail store on the 1<sup>st</sup> floor and one-family residential on the second floor

# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete \_\_\_\_\_  
Accepted by \_\_\_\_\_

Date \_\_\_\_\_

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 13-33 JAMES P KELLY WAY

Section 64 Block 1 Lot 1.212

Current Zoning District C-3

Building Existing  New \_\_\_\_\_

2. Owner of Property SOLOMON APARTMENT MANAGEMENT, LLC

db2 Parc Apartments

Owner's Address 92 River Road

City Summit State NJ Zip 07901

Phone numbers: Home: \_\_\_\_\_

Business: 908-988-1010

Cell: \_\_\_\_\_

3. Applicant name Shalyn Rada

*If different from Owner*

Applicants Address 60 Kirbytown Rd

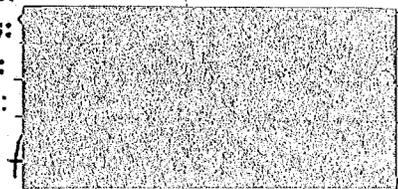
City Middletown State NY Zip 10940

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: \_\_\_\_\_

Fax: \_\_\_\_\_



gmail.com

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # \_\_\_\_\_

Classification of Occupancy requested C-3

Description of what you are requesting: DOG GROOMING SALON

"Flawless Paws." Dog grooming only. No boarding. My business currently resides at 60 Kirbytown Rd, Wawayanda and is moving here

Uses currently in property: GENERAL BUSINESS

HAIR SALON, INSURANCE BROKER, FLORIST, NAIL SALON

SMOOTHIE SHOP

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard	<u>ON FILE</u>		
Rear yard			
Side yard			
Side yard			
Parking			
<i>Answer this section only for multiple dwellings</i>			
Lot coverage			
Building height			
Open Space			
Playlot			
Livable floor area			
Number of Bedrooms			

5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

N/A

6. **Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

N/A

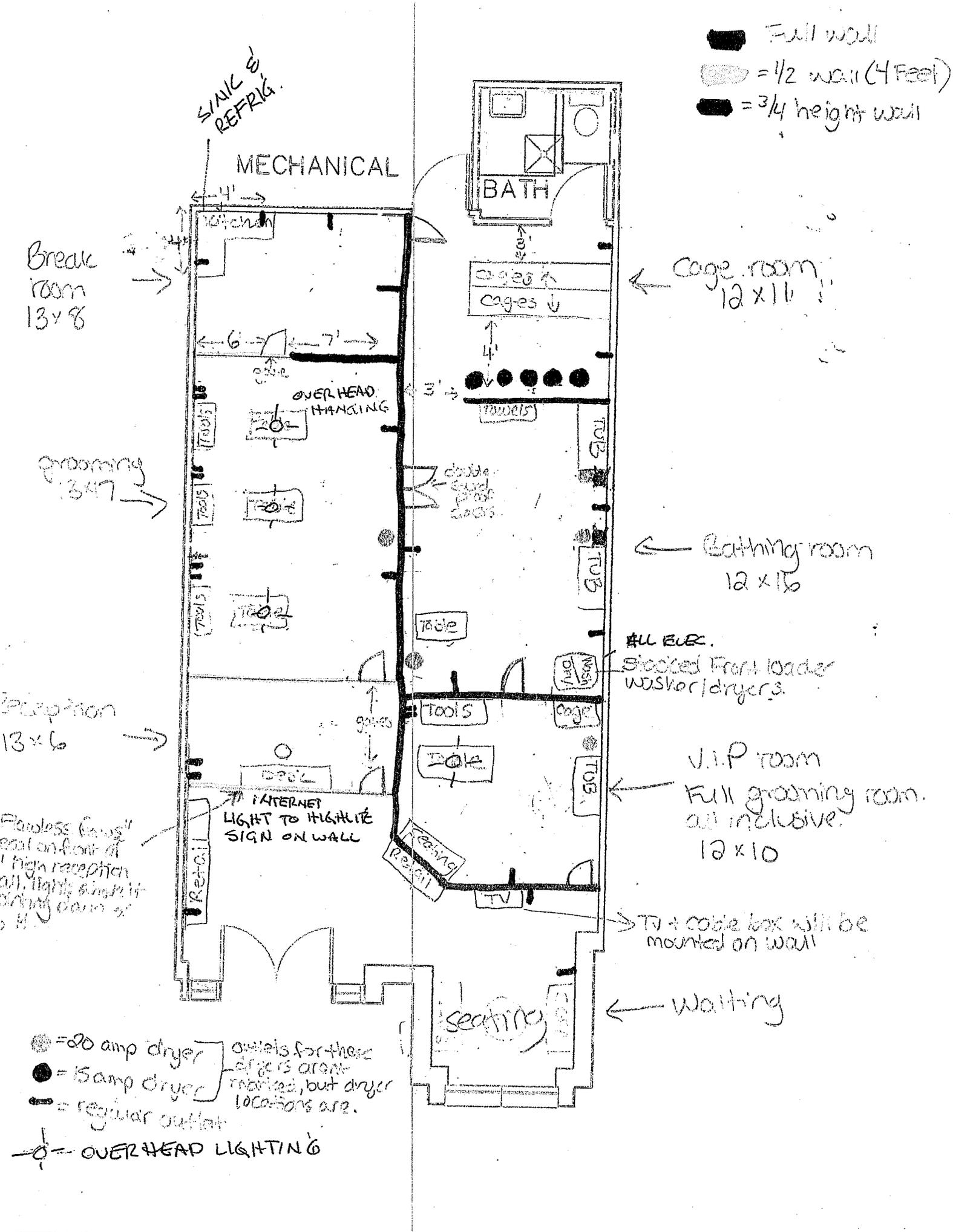
7. Sign at the Place Indicated

Signature: Shalyn Roda

Printed Name and Title: Shalyn Roda

Date: 10/23/2016

- Full wall
- ▨ = 1/2 wall (4 Feet)
- = 3/4 height wall



OWNERS ENDORSEMENT

COUNTY OF ORANGE  
STATE OF NEW YORK

MARK S. ROSEN

being duly sworn, deposes and

says that he/she resides at 1041 CLARK ROAD, FRANKLIN LAKES, NJ 07417

in the County of BERGEN and State of NEW JERSEY and that he is the

owner in fee or MANAGER of the PARCI, LLC  
OFFICIAL TITLE

Corporation which is the owner

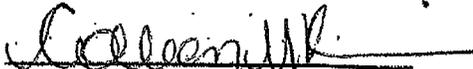
in fee of the premises described in the foregoing application and that he has authorized

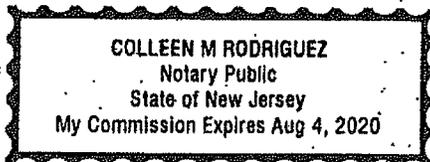
Flawless Paws

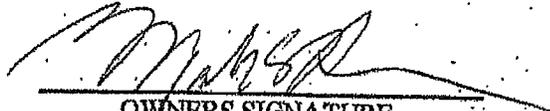
to make the foregoing application for

approval as described herein.

Sworn before me this 20th day of October 2016

  
NOTARY PUBLIC



  
OWNERS SIGNATURE  
Mark S. Rosen

**APPLICATION**  
**PLANNING BOARD**  
**City of Middletown, New York**

Date deemed complete \_\_\_\_\_  
Accepted by \_\_\_\_\_

Date 10/20/16

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 65-67 Wickham Ave.

Section 25 Block 11 Lot 7 Current Zoning District C-1A

Building Existing  New \_\_\_\_\_

2. Owner of Property Ergian Na, Hongwei Wu, Jianhong Xiong

Owner's Address 35 Page Ave, Yonkers, NY; 11 Old Anvil Ln

City Middletown State New York Zip 10940

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: \_\_\_\_\_

3. Applicant name \_\_\_\_\_

*If different from Owner*

Applicants Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # 25

Classification of Occupancy requested Residential and retail

Description of what you are requesting: One family residential on the second floor; retail store - showrooms for home-improvement materials on the first floor

Uses currently in property: One family residential - vacant

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

*Answer this section only for multiple dwellings*

Lot coverage	
Building height	
Open Space	
Playlot	
Livable floor area	
Number of Bedrooms	



7. Sign at the Place Indicated

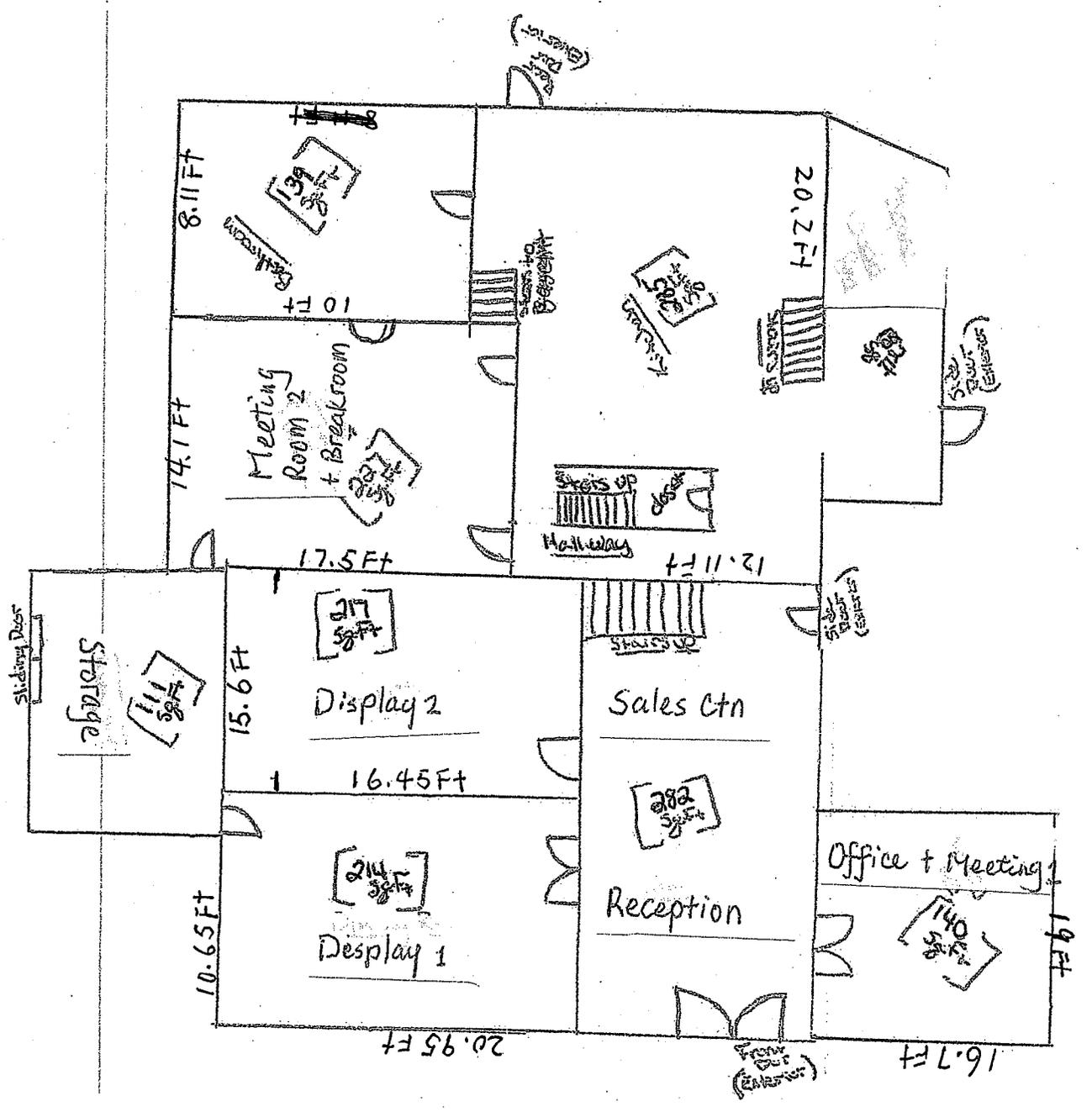
Signature: Jianhong

Printed Name and Title: Jianhong Xiong / owner

Date: 10/12/16

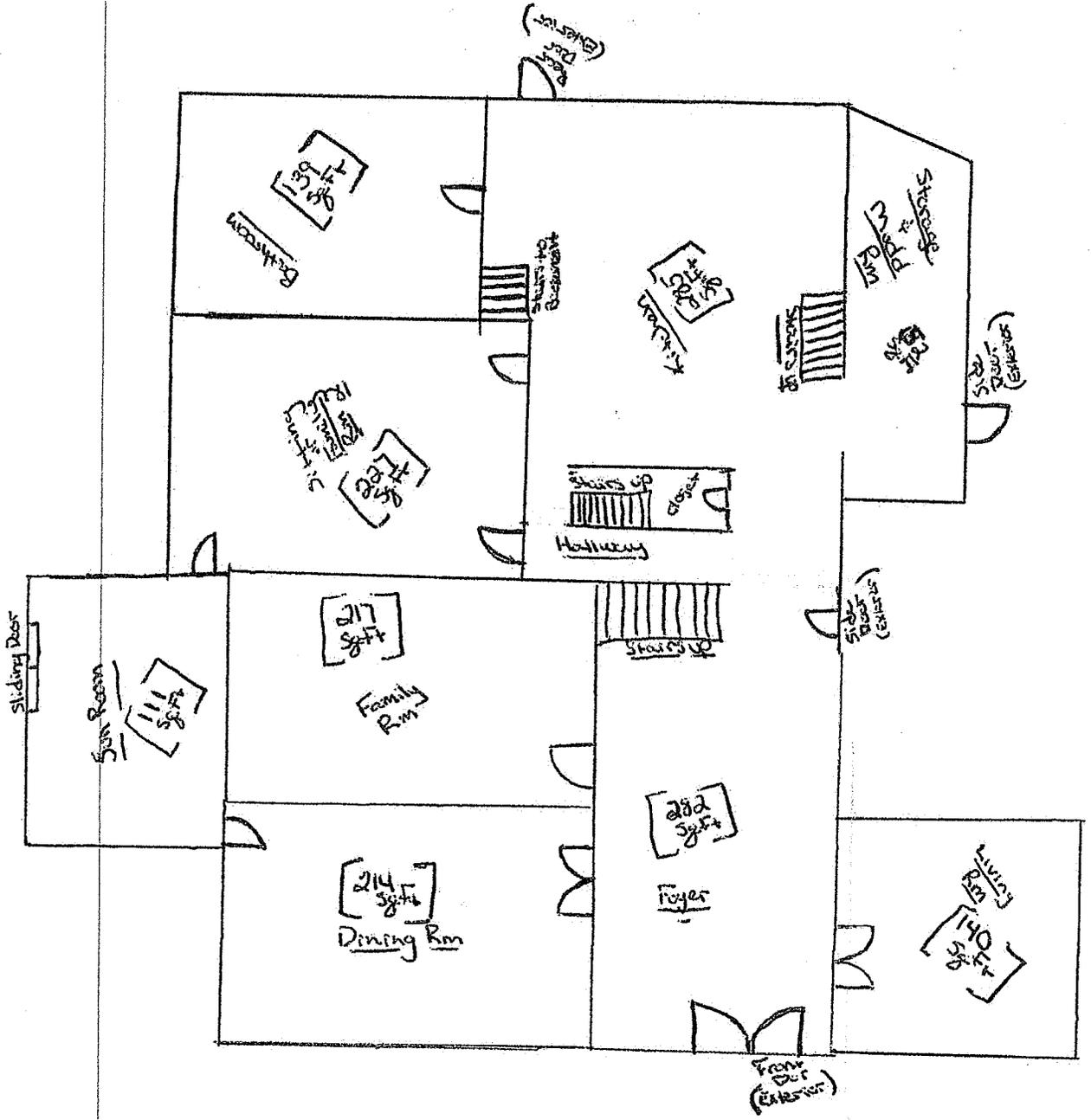
605 Wickham

(1st Floor)



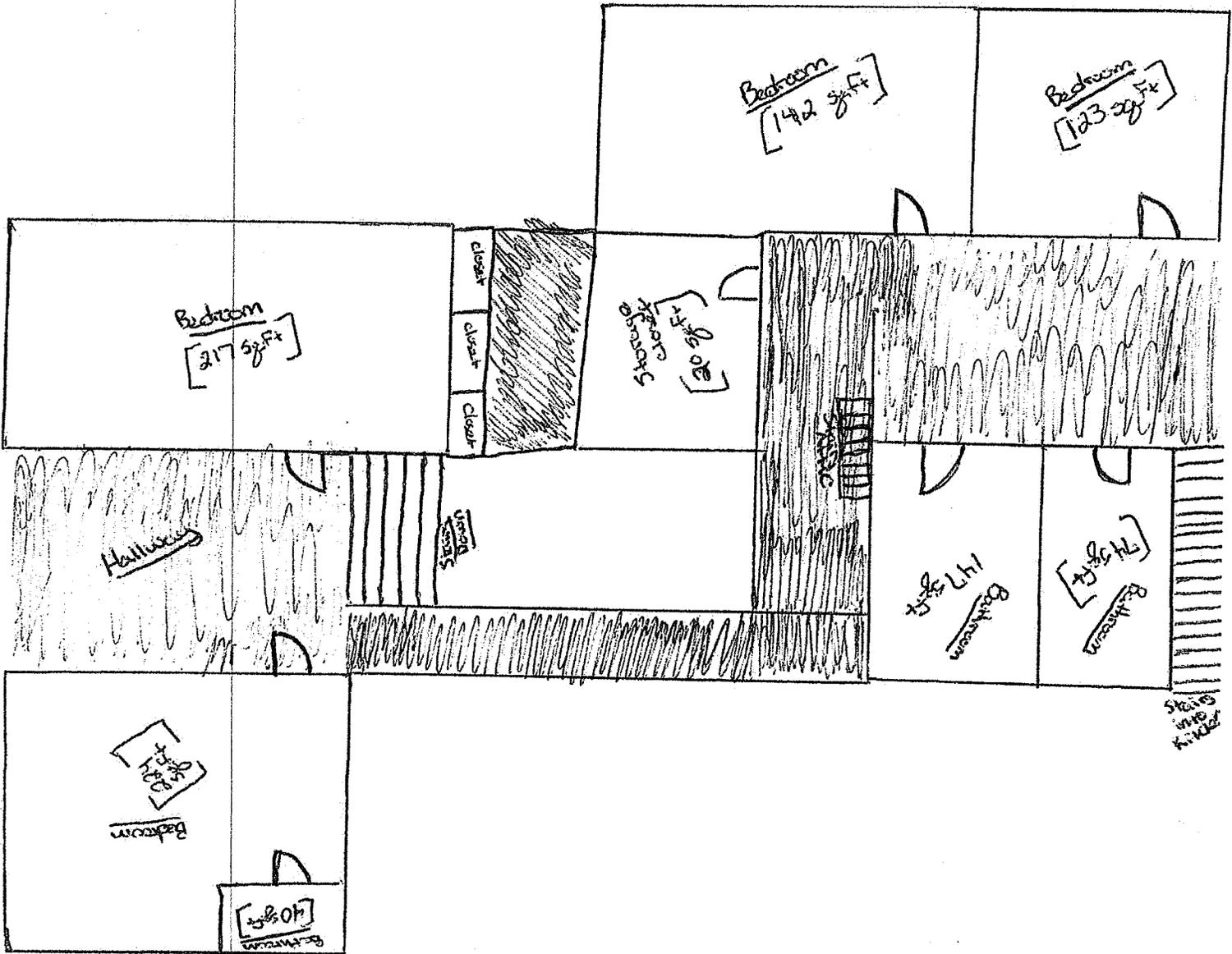
605 Wickham

(1st Floor)



65 Wickham

(2<sup>nd</sup> Floor)



65 Wickham

(1st Floor)

For Retail

