

Agenda

City of Middletown Planning Board

March 1, 2023
7:00 PM to 10:00 PM
Common Council Chambers
and via Digital Town Hall

Meeting called by:
Clerk:

Anthony Capozella, Planning Board Chairman
Martina Tu, Clerk

Members:

Nicole Hewson, Dan Higbie, Richard McCormack, Gretchen Witt,
Anthony Capozella, Andy Britto, Dave Madden

Approval of February 1, 2023 minutes

Mayelin Reyes
100 North Street
Beauty supply retail store

Jennifer Livesey
6 Courtland Street
Charcuterie assembly/pick up only location

Love Williams
19 North Street
Rental/sales of party supplies

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 6 COURTLAND STREET
Section 25 Block 12 Lot 4 Current Zoning District DMU-1

Building Existing X New _____

2. Owner of Property REVIVAL PROPERTIES, LLC

Owner's Address 6 COURTLAND STREET

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name JENNIFER LIVSEY

If different from Owner

Applicants Address 4 RANDALL HEIGHTS

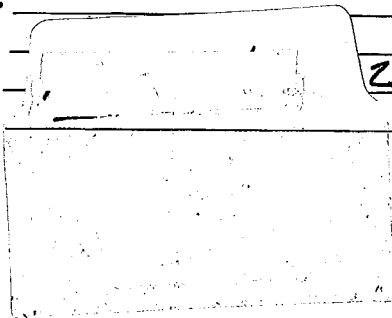
City Middletown State NY Zip 10940

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 # 475-21.1 (F)(12)

Classification of Occupancy requested BUSINESS (B) RETAIL

Description of what you are requesting: TO CONVERT EXISTING EMPLOYEE LUNCH ROOM INTO A CHARCUTERIE ASSEMBLY / Pick up Location "Only"

Uses currently in property: ARCHITECTURAL OFFICE - MAIN FLOOR
ASSEMBLY SPACE (FRATERNAL ORDER OF EAGLES) LOWER FLOOR
1 BEDROOM APARTMENT (UPPER FLOOR)

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			10'-0"
Rear yard			2'-0"
Side yard			7"
Side yard			0
Parking			MUNICIPAL

Answer this section only for multiple dwellings

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

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.

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Uses currently in property: ARCHITECTURAL OFFICE - MAIN FLOOR
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Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			10'-0"
Rear yard			2'-0"
Side yard			7"
Side yard			0
Parking			MUNICIPAL

Answer this section only for multiple dwellings

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: Jennifer Livesey

Printed Name and Title: Jennifer Livesey - owner

Date: 1/13/23

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

I, PETER CIRILLO being duly sworn, deposes and
says that he/she resides at 525 LOWER RD. WESTTOWN NY
in the County of ORANGE and State of NEW YORK and that he is the
owner in fee or MEMBER of the _____
REUNIVAL PROPERTIES, LLC OFFICIAL TITLE Corporation which is the owner
in fee of the premises described in the foregoing application and that he has authorized
JENNIFER LIVESLEY to make the foregoing application for
approval as described herein.

Sworn before me this 17 day of January 20 23

Elba Mariana Alvez
NOTARY PUBLIC

ELBA MARIANA ALVEZ
Notary Public, State of New York
Qualified in Orange County
Reg. No. 01AL6282354
My Commission Expires 5/20/2025

Peter A. Cirillo
OWNERS SIGNATURE

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 2/7/2023

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 19 North Street

Section 31 Block 7 Lot 21 Current Zoning District DMU

Building Existing _____ New

2. Owner of Property Longhope Enterprise LLC

Owner's Address 86 Main St.

City Otisville State NY Zip 10963

Phone numbers: Home: _____
Business: _____
Cell: _____

3. Applicant name Love Williams

If different from Owner

Applicants Address 300 Stratford Lane Apt 57

City Middletown State New York Zip 10940

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 # _____

Classification of Occupancy requested _____

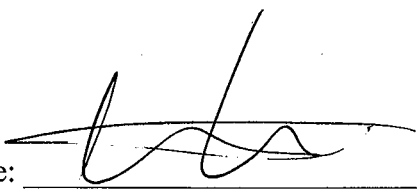
Description of what you are requesting: Rental / Sales of party Supplies
Hrs of operation: Monday - Saturday 9:00am to 6:00pm.

Uses currently in property: 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

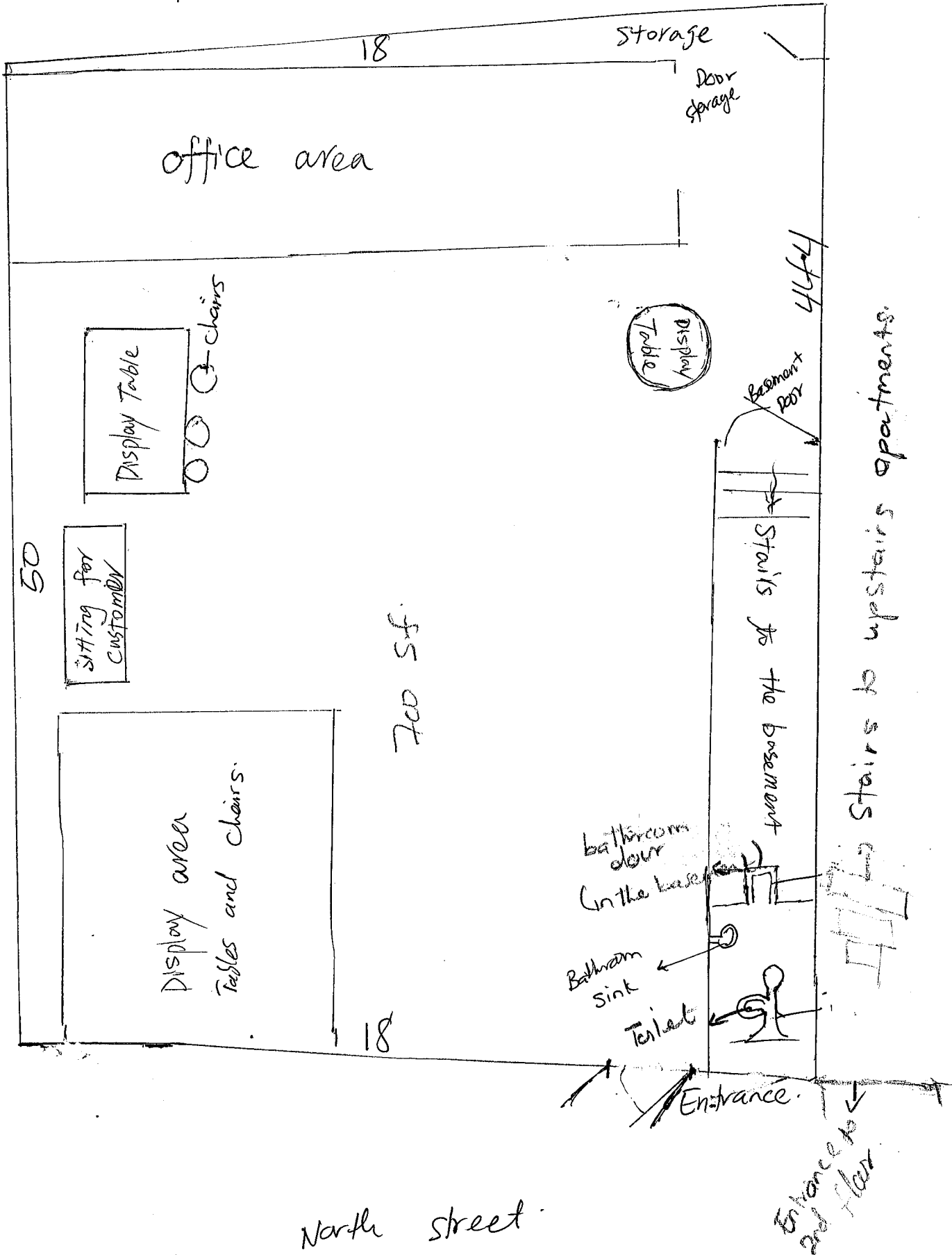
Lot coverage _____
Building height _____
Open Space _____
Playlot _____
Livable floor area _____
Number of Bedrooms _____

Signature:  _____

Printed Name and Title: Love Williams Tenant

Date: 2/7/2023

The plan for Zals Kreation Events



OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Chenglong (Tommy) Yang being duly sworn, deposes and says that

he/she resides at 86 Main Street Otisville NY 10963

in the County of Orange and State of New York and that he/she is the

owner in fee or CEO of the Long Hope LLC
OFFICIAL TITLE

Corporation which is the owner in fee of the premises described in the foregoing application and that

he/she has authorized Love Williams to make the foregoing

application for approval as described herein.

Sworn before me this 8th day of February 2023

[Signature]
Notary Public

Chenglong Yang
OWNER'S SIGNATURE

Richard P. McCormack
Notary Public- State of New York
NO. 01MC6302099
Qualified in Orange County
Commission Expires April 28, 2026

Mail body: Staples work

Sent from Yahoo Mail on Android

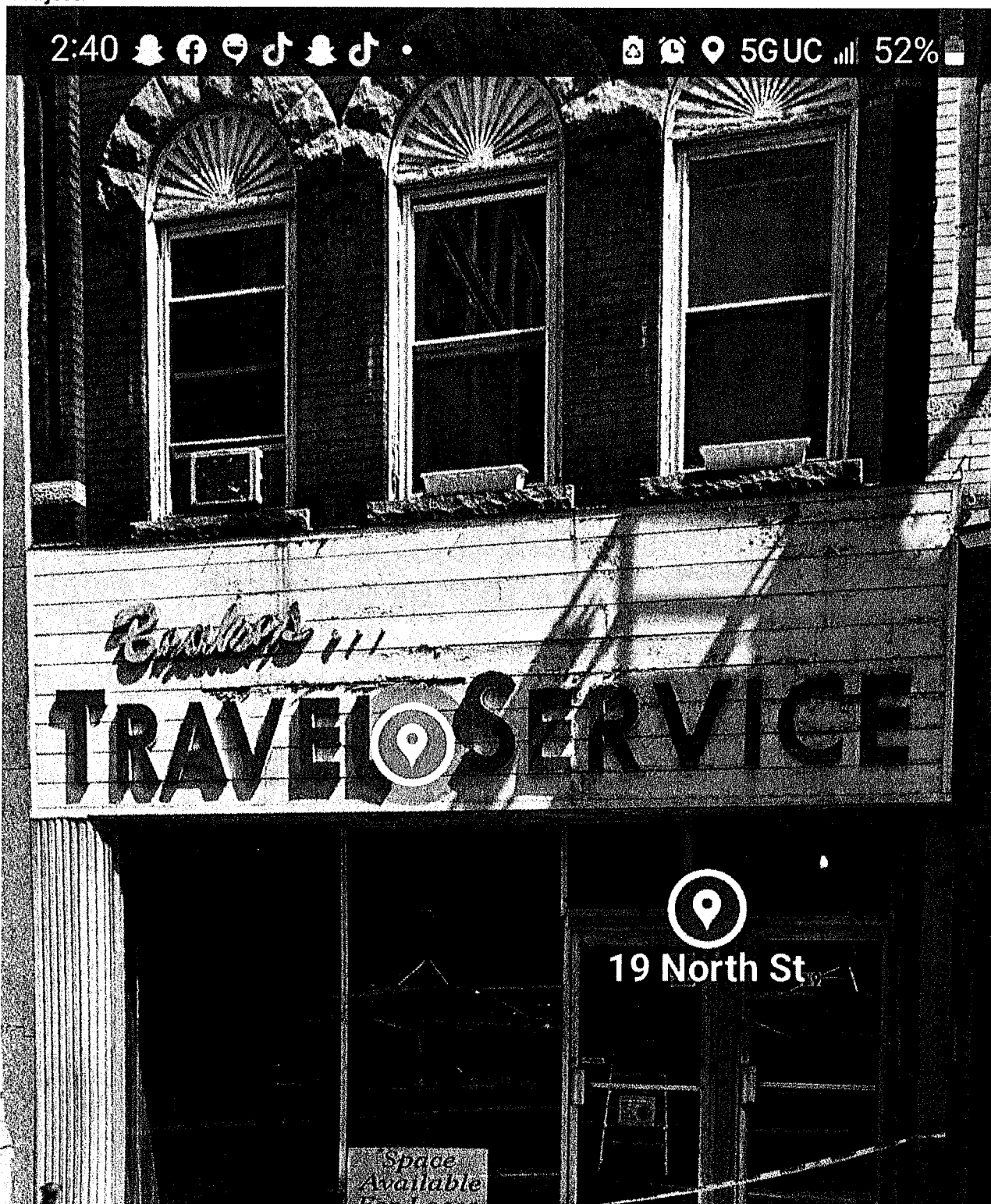
----- Forwarded Message -----

From: "Love Miller" <millerlove72@yahoo.com>

To: "Kkdomfeh" <kkdomfeh@yahoo.com>

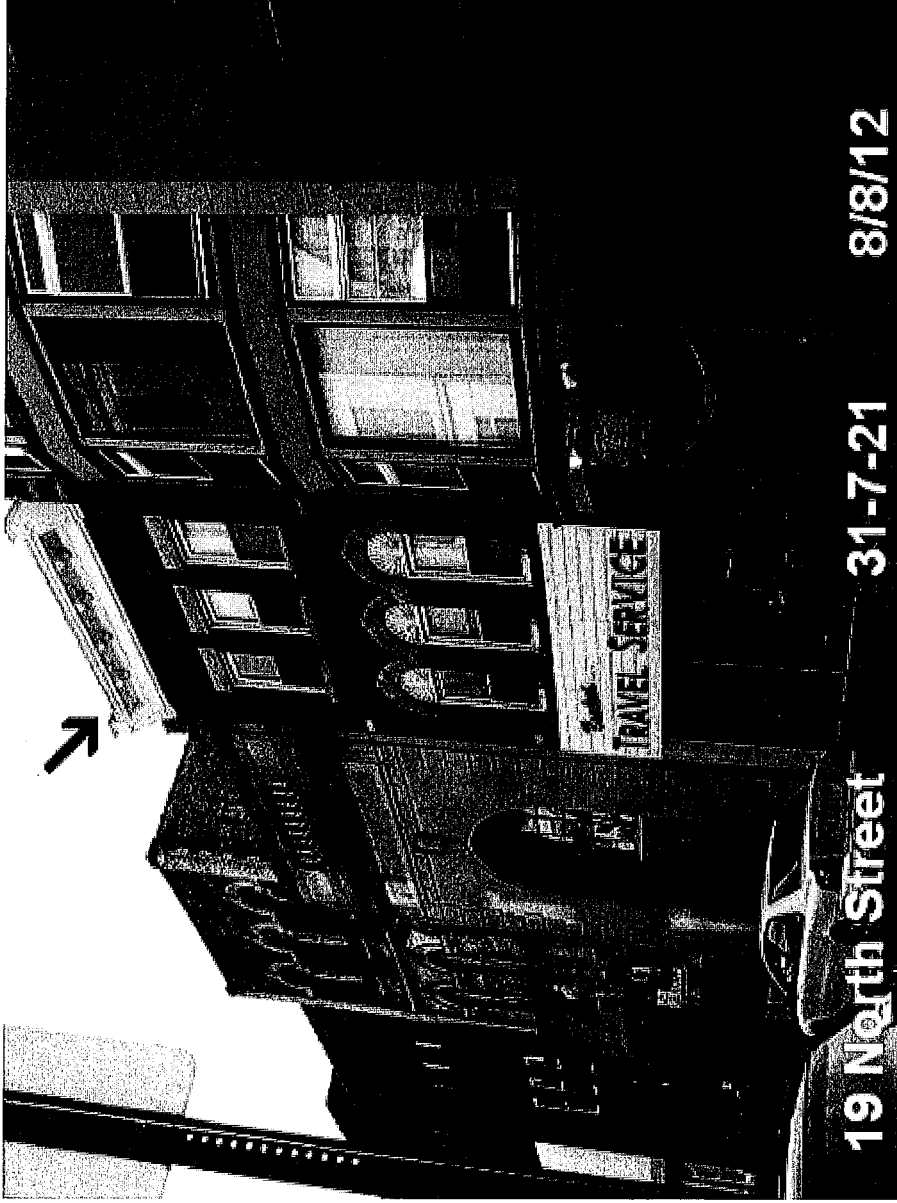
Sent: Fri, Feb 10, 2023 at 2:46 PM

Subject:



Store Entrance

Entrance to Apartment upstairs



8/8/12

31-7-21

19 North Street