

# Agenda

## City of Middletown Planning Board

May 3, 2023  
7:00 PM to 10:00 PM  
Common Council Chambers  
and via Digital Town Hall

**Meeting called by:** Anthony Capozella, Planning Board Chairman  
**Clerk:** Martina Tu, Clerk

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

Approval of April 5, 2023 minutes

Universal Communications Network Inc./Shen Yun Foundation Inc.  
29-35 North Street  
retail store, video recording studio and offices

*PRELIMINARY HEARING ONLY* - Not for any action but for future  
presentation and possible action at a date not yet determined

Mulberry JD LLC  
43 ½ - 45 Mill Street  
Showroom/retail

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

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

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

1. Address of Subject Property 29-35 North St, Middletown, NY 10940

Section 31 Block 17 Lot 14.1 Current Zoning District DMU-1

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

2. Owner of Property Universal Communications Network Inc. / Shen Yun Foundation Inc.

Owner's Address 229 W 28<sup>th</sup> St, FL 7

City New York State NY Zip 10001

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

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

**Cell:** 845-393-0903

3. Applicant name Jian Hu

*If different from Owner*

Applicants Address 5 Gillian Ct

City Monroe State NY Zip 10950

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

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

**Cell:** 917-520-9216

**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 # 31

Classification of Occupancy requested Mixed-use ( Group M and Group B)

Description of what you are requesting: \_\_\_\_\_

1. Renovate the existing antique store into Shen Yun gift shop
2. Remove the interior stair connecting basement with 1<sup>st</sup> floor on the front entrance
3. Add stair enclosure at the existing backyard exterior stair
4. Change Residential on the 3<sup>rd</sup> floor into internal office spaces

Basement: Storage

1<sup>st</sup> Floor: Store

2<sup>nd</sup> Floor: Store, Café, Internal office, and Studio for product video shooting

3<sup>rd</sup> Floor: Office use

Uses currently in property: \_\_\_\_\_

Basement-2<sup>nd</sup> floor: Group M

3<sup>rd</sup> floor: Group R

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	# 31		10,774 sf
Front yard		0	
Rear yard		0	
Side yard		0	
Side yard		0	
Parking			

*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.

---

---

---

---

---

---

---

---

---

---

**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.

---

---

---

---

---

---

---

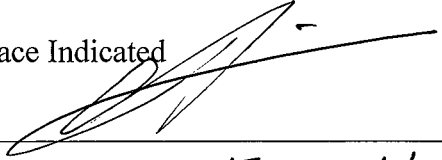
---

---

---

7. Sign at the Place Indicated

Signature: \_\_\_\_\_



Printed Name and Title: \_\_\_\_\_

*Jian Hu Architect*

Date: \_\_\_\_\_

*04/26/23*