

Agenda

City of Middletown Planning Board

September 6, 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 July 5, 2023 and August 2, 2023 Planning Board minutes

Laurie Arias
39 Railroad Avenue
Cross fit/boutique gym

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 8/8/23

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 39 Railroad Ave

Section 27 Block 17 Lot 8

Current Zoning District DMU-1

Building Existing New _____

2. Owner of Property Carmine Rotundo

Owner's Address c/o 51 Montgomery St

City Middletown State NY Zip 10940

Phone numbers: Home: _____
Business: _____ 46
Cell: _____

3. Applicant name Laurie Arias

If different from Owner

Applicants Address 560 Lower Rd

City Westtown State NY Zip 10998

Phone numbers: Home: _____ 99
Business: _____
Cell: _____ 36
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: CrossFit / boutique gym
With limited equipment. Classes M-F 5am-8pm
Sa-Su } 7am-10am

Uses currently in property: empty - former retail

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard		n/a	
Rear yard		n/a	
Side yard		n/a	
Side yard		pl/a	
Parking		12 spots max	public 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.

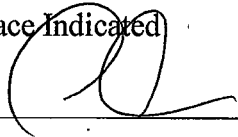
n/a

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: _____

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character, written over a horizontal line.

Printed Name and Title: _____

Owner, True Grit Fitness

Date: _____

8/8/23

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

maria Rotundo being duly sworn, deposes and says that

he/she resides at 46 Baldwin Hill rd. Middletown NY 10941

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

owner in fee or member of the 11 Center Street, LLC.
OFFICIAL TITLE

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

he/she has authorized Lauree Arias - True Grit fitness to make the foregoing

application for approval as described herein.

Sworn before me this 11 day of August 2023

Megan Rodgers
Notary Public

MEGAN A RODGERS
NOTARY PUBLIC STATE OF NEW YORK
ORANGE COUNTY
LIC. #01RO6260725 4/30/24
COMM. EXP.

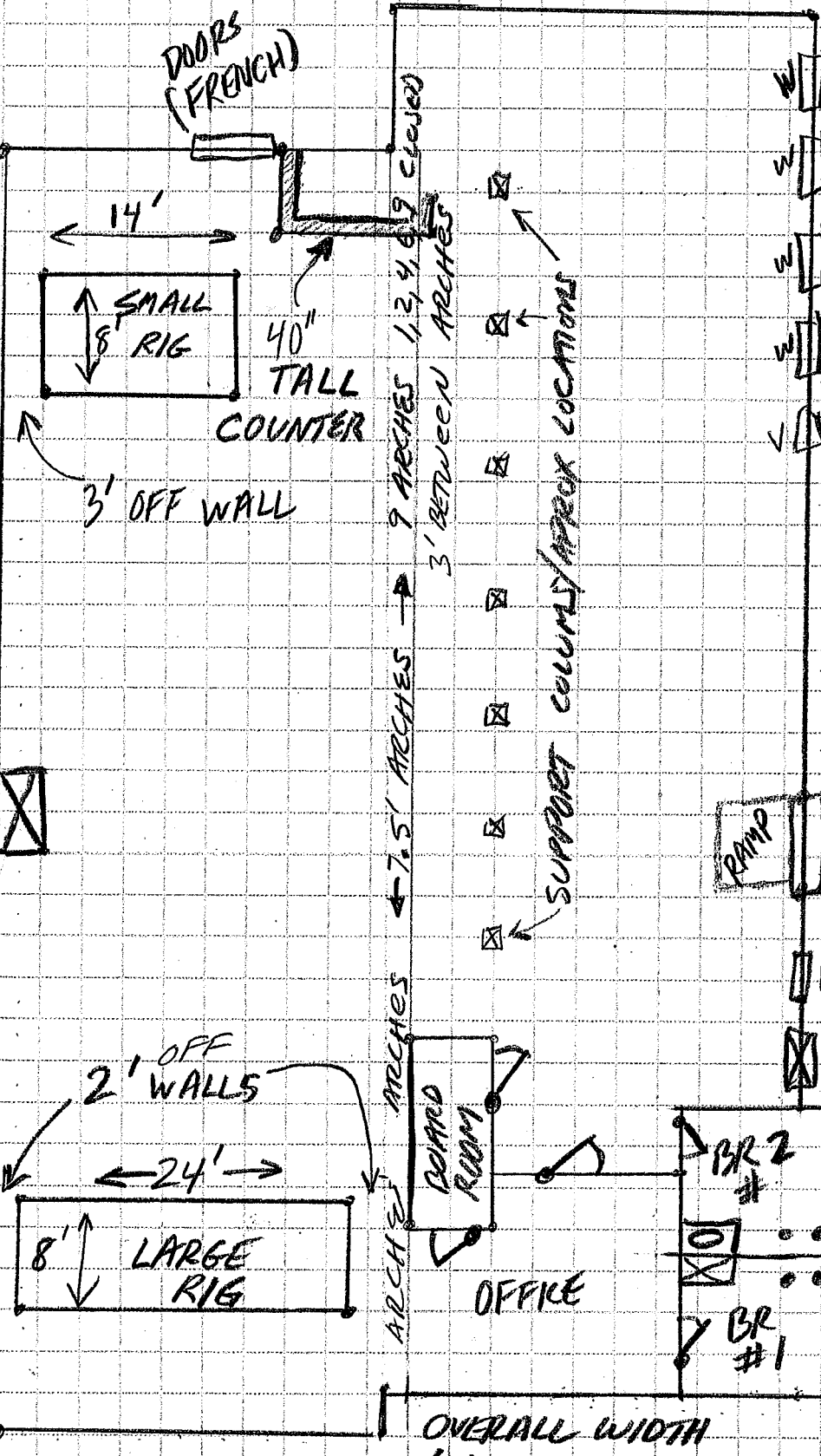
Maria Rotundo
OWNER'S SIGNATURE

3' SCALE

16 WINDOWS, EVERY SPACED 6' TALL, 3' WIDE 2.5' APART

SPRINKLER SYSTEM BETW. WIN 8/9

2' OFF WALLS



6 WINDOWS (OPEN) 2 SEALED WINDOWS, EXTERNAL VENT, ALONG THIS WALL

OVERALL LENGTH 103' (APPROX)

OVERALL WIDTH 62' (APPROX)