

Agenda

City of Middletown Planning Board

March 6, 2019
7:00 PM to 10:00 PM
Common Council Chambers

Meeting called by: Anthony Capozella, Plannign Board Chairman

Clerk: Martina Tu, Clerk

Members: John Naumchik, Nicole Hewson, Dan Higbie, Vanessa Cid,
Anthony Capozella, Andy Britto, Dave Madden

Approval of February 6, 2019 minutes

6-month extension request

Equilibrium Brewery, LLC.

2-8 South Street

a micro-brewery, restaurant and residential apartments

Michael A. Bull.

75 Wisner Avenue

an auto repair shop

47 Smith St. Corp.

43-47 Smith Street

a shipping office, storage and a loading dock

Alisa Stilwell Photography & Films

15 James P. Kelly Way, Suite C

a photo studio and consulting

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date Jan 28th, 2019

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 43-47 SMITH ST.
Section 16 Block 9 Lot 25 Current Zoning District I-1
MANUFACTURING
Building Existing New _____

2. Owner of Property 43-47 SMITH ST. CORP.
Owner's Address P.O. Box 4149
City BURLINGTON State VT Zip 05406
Phone numbers: Home: _____
Business: 917-686-8888
Cell: 802-777-7159

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 # _____

/ Classification of Occupancy requested STORAGE AND SHIPPING OFFICE

Description of what you are requesting: BUILD-TO-SUIT TENANT WITH INSIDE RENOVATION AND BUILD ONE LOADING DOCK IN BACK OF BUILDING.

Uses currently in property: VACANT

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
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.

- A LOADING DOCK WILL BE BUILT AS REQUESTED BY
TENANT.
- A FEW STORAGE ROOM WILL BE SECTION OFF INDIVIDUALLY.
- IMPROVEMENT AND BUILD-OUT WILL BE DONE TO
BATHROOMS ACCORDINGLY.
PLEASE SEE BLUE-PRINT FOR BUILD-OUT ATTACHED

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.

PARKING LOT / AREA WILL BE FENCE IN.

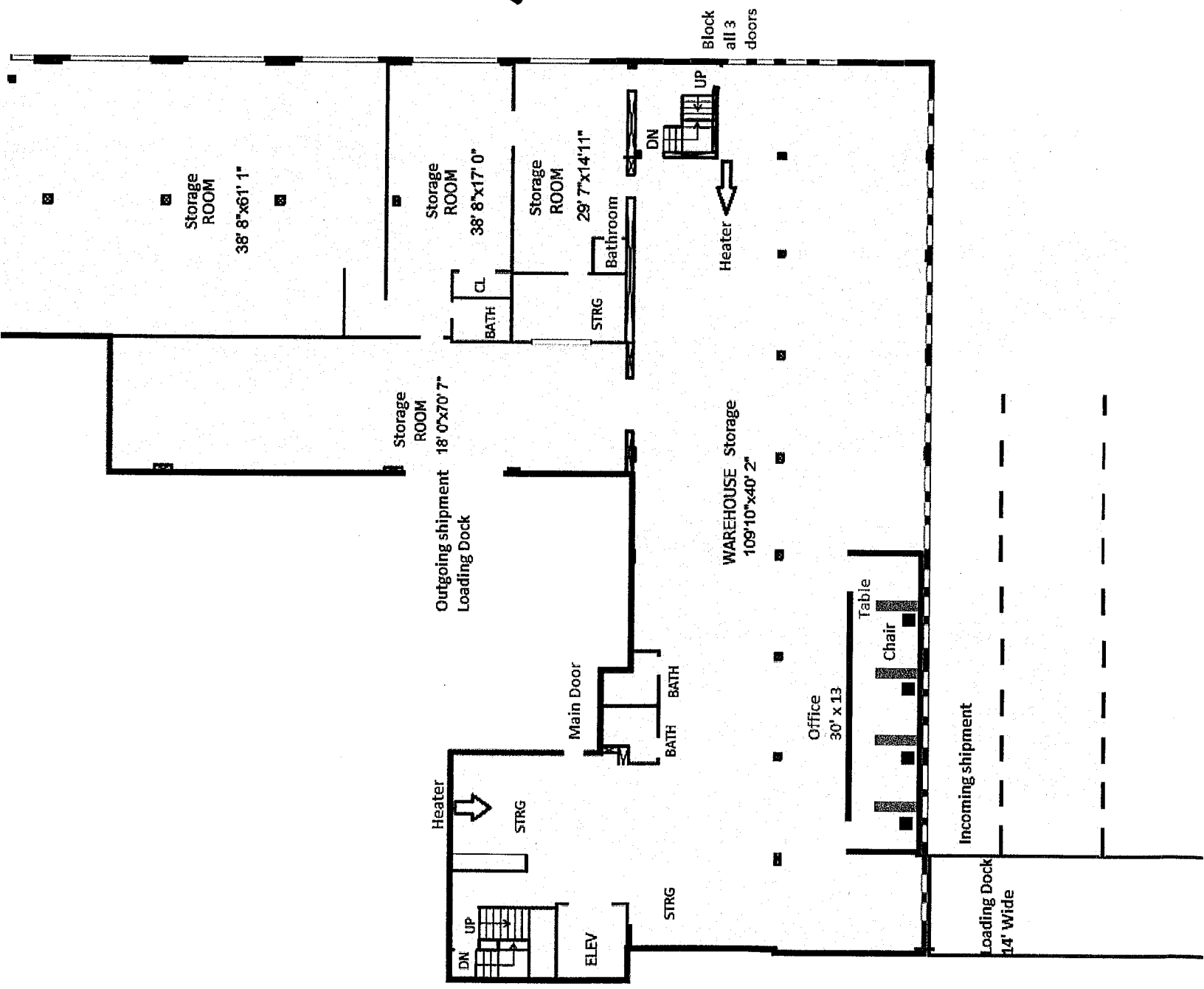
7. Sign at the Place Indicated

Signature: 

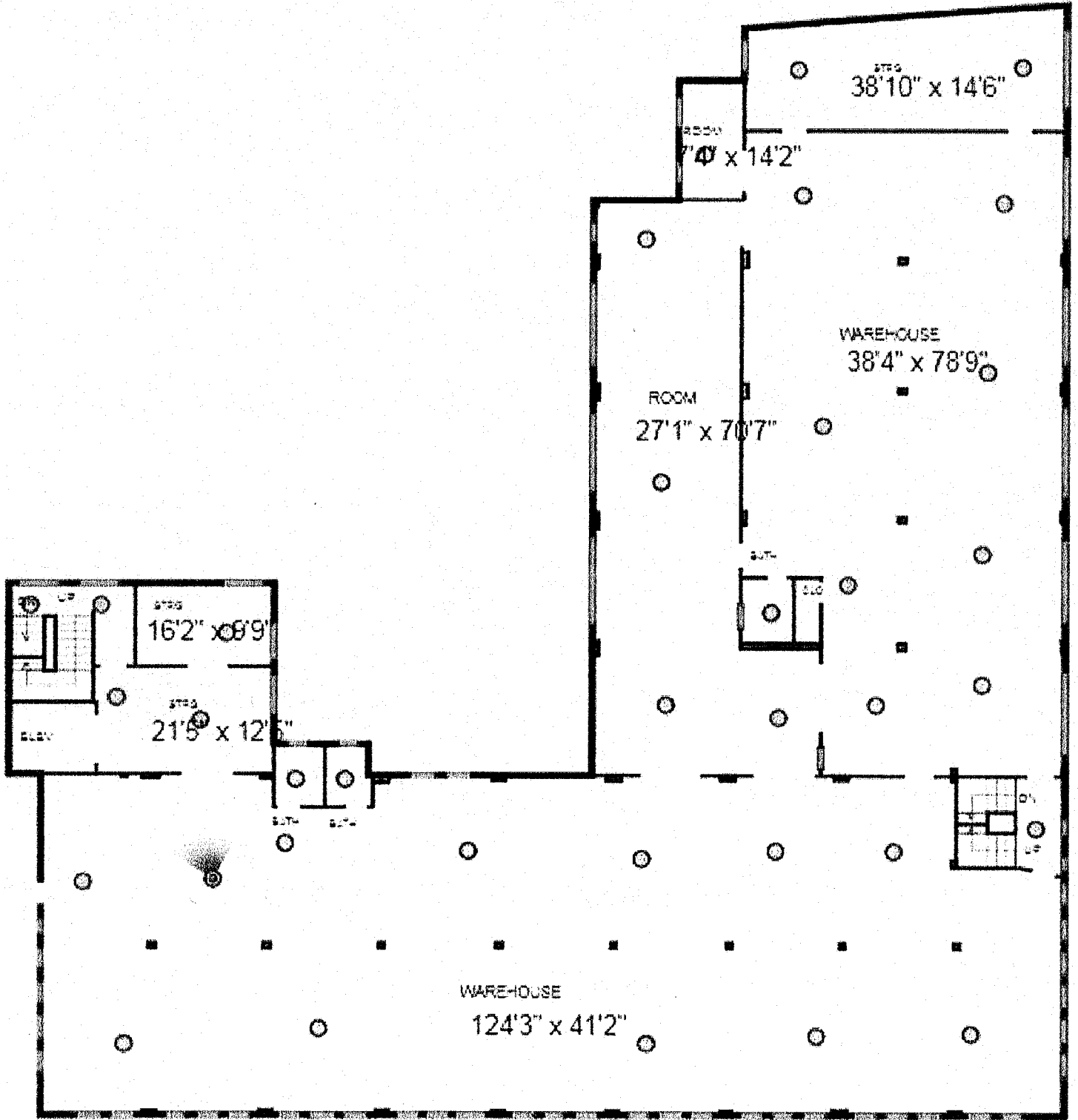
Printed Name and Title: JASON CHOW (OFFICER IN CHARGE)

Date: JAN. 28th, 2019

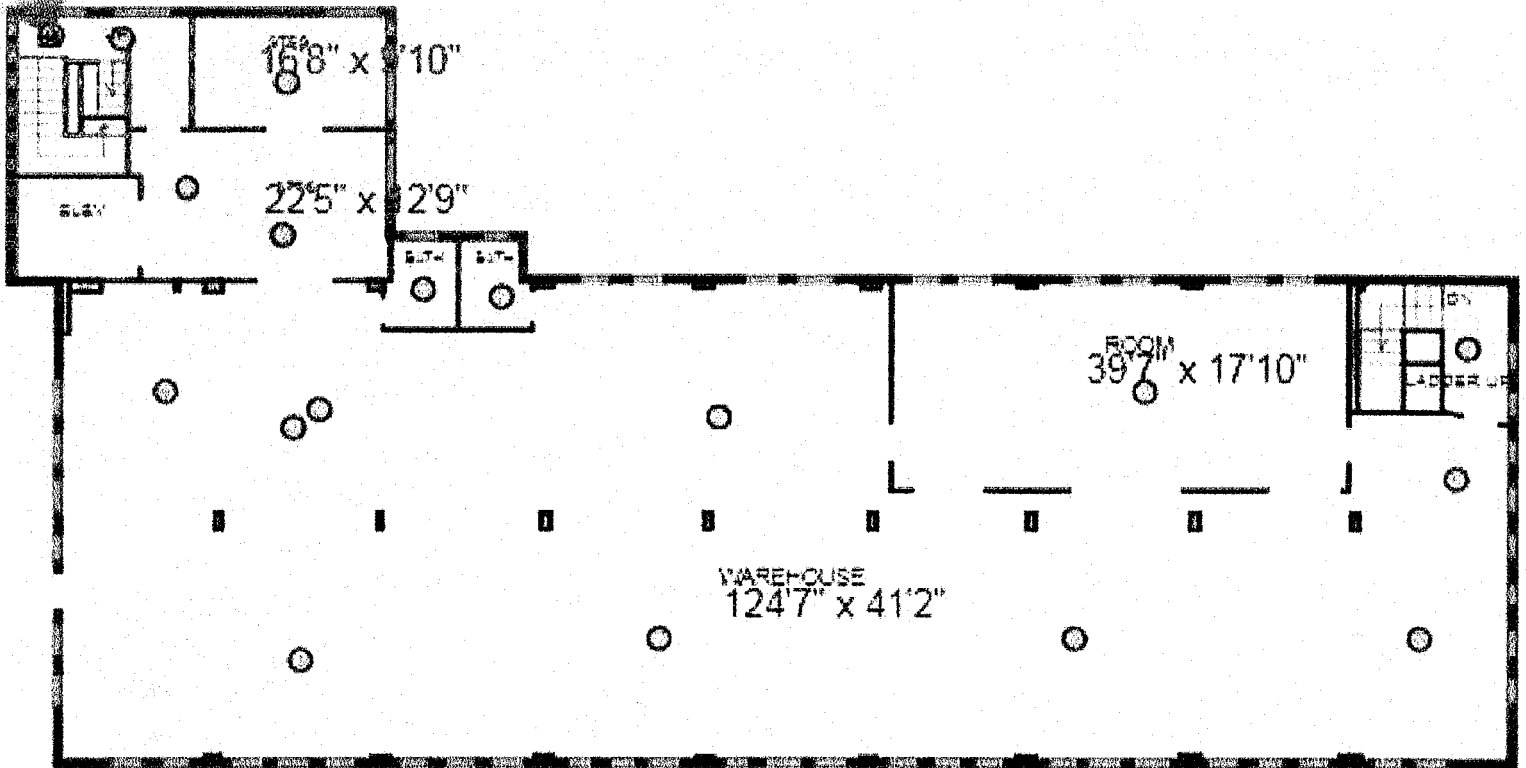
43 Smith 1st Floor Plan



43 Smith Second Floor Plan



43 Smith Third Floor Plan



APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 1/7/19

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 13 - 33 James P. Kelly Way
Section 04 Block 1 Lot 6212 Current Zoning District C-3
Building Existing New _____
2. Owner of Property Solomon Apartment Management, LLC DBA 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 Alisa Stilwell / WishTree Studio LLC
If different from Owner
Applicants Address 111 Manhagen Ave.
City Middletown State NY Zip 10940
Phone numbers: Home: _____
Business: 914-443-3678
Cell: 914-443-3678
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 C-3

Description of what you are requesting: Photo Studio & Consulting

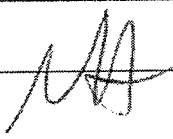
Uses currently in property: Insurance broker, florist, hair salon, nail salon, financial services

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard	<u>ON File</u>		
Rear yard			
Side yard			
Side yard			
Parking			

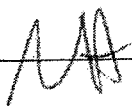
Answer this section only for multiple dwellings

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

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: Alisa Stilwell

Printed Name and Title: Alisa Stilwell, owner

Date: 1/7/19

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Mark S. Roseh 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/she is the

owner in fee or Manager of the Parc 1, LLC
OFFICIAL TITLE

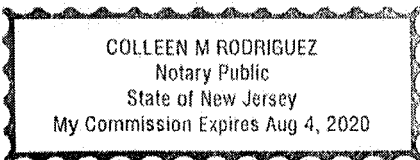
Corporation which is the owner in fee of the premises described in the foregoing application and that

he/she has authorized Wish Tree Studios LLC to make the foregoing

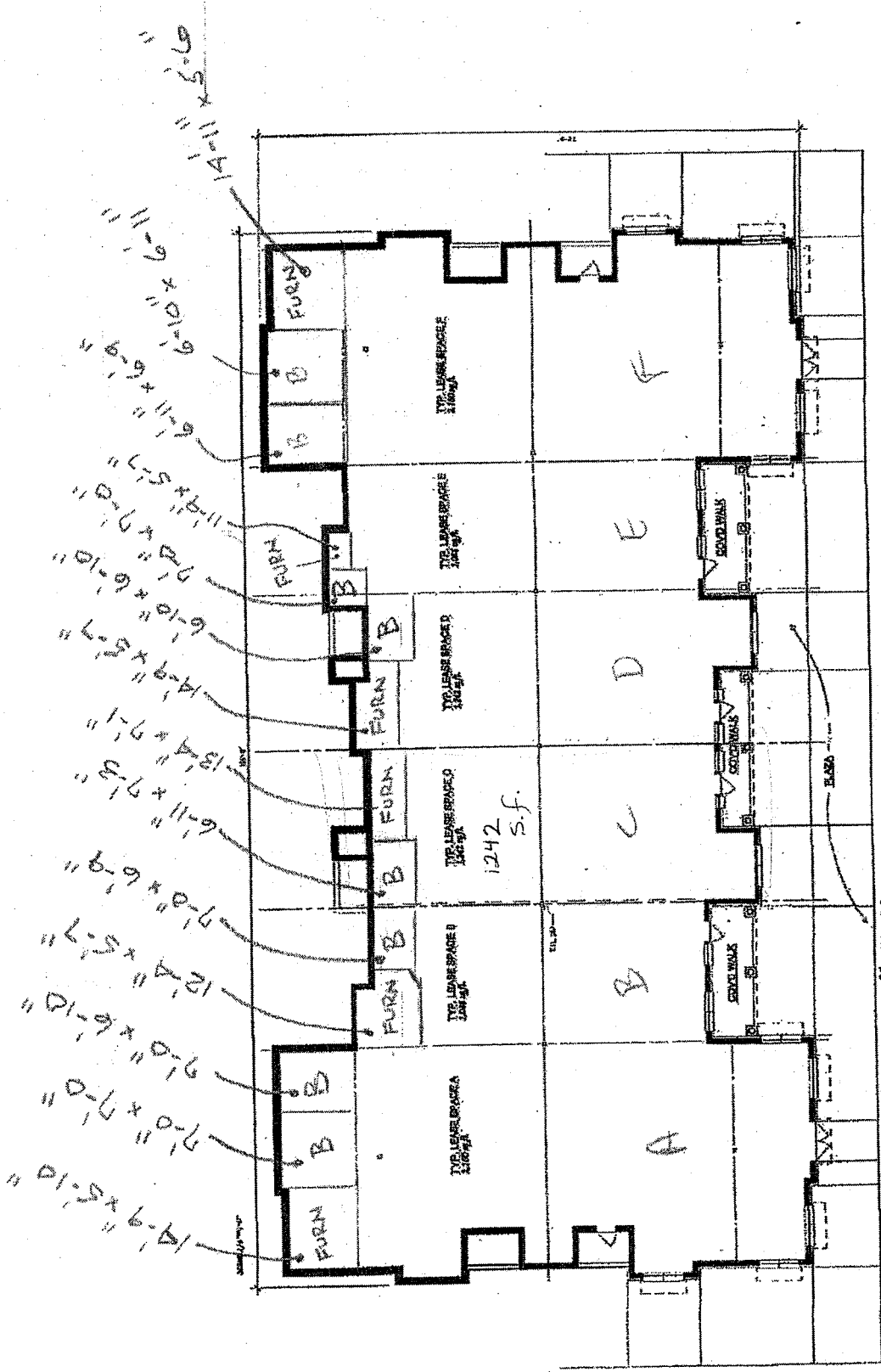
application for approval as described herein.

Sworn before me this 10th day of January 2019

Colleen M Rodriguez
Notary Public

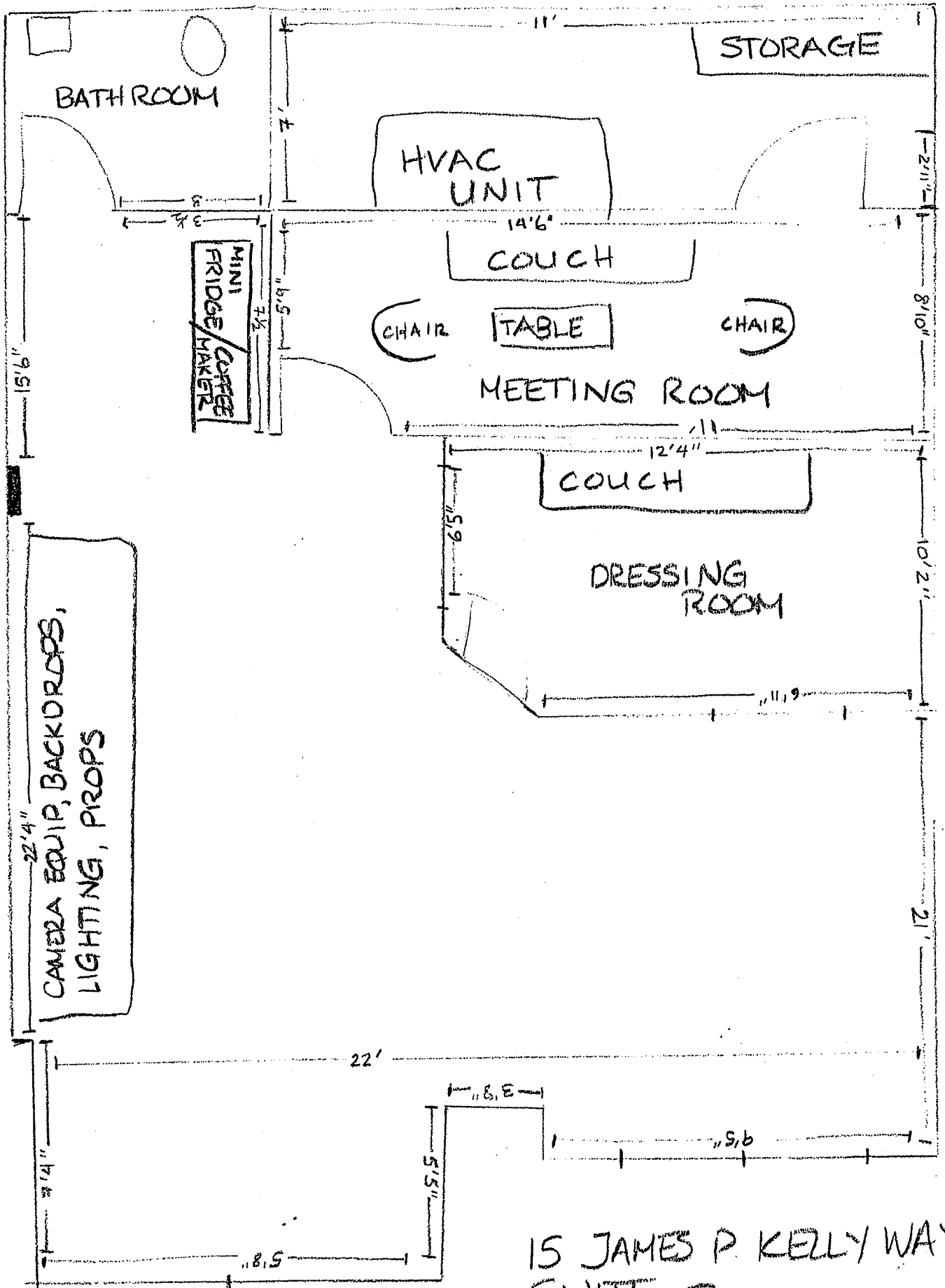


Mark S. Roseh
OWNER'S SIGNATURE



NOTE: ALL DOORS TO BATHROOMS & MECH CLOSETS: 3' x 6'-8"

DRAWING NOT TO SCALE



15 JAMES P. KELLY WAY
 SUITE C
 ALISA STILWELL PHOTOG. &
 FILMS