

Agenda

City of Middletown Planning Board

April 3, 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 and March 6, 2019 minutes

Eddie Miranda
240 Wickham Avenue
Request to upgrade existing liquor license & change hours of operation

Andrew Leider
17-39 Midland Avenue Ext., Bldg. 11
Request to expand existing sandblasting and painting use to include auto
body repair

The Missionary Society of Our Lady of Mount Carmel
Priests 128-172 Wawayanda Avenue
a retirement parish home for Carmelite

158 Pike Street, LLC.,
59-61 North Street
four apartments on the 2nd floor and two apartments on the 3rd floor

Xia Yang
83-91 Linden Avenue
a private school

Bryce Goddard
183 West Main Street
Hobby shop

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 240 WICKHAM AVE

Section 18 Block 1 Lot 1 Current Zoning District C-2

Building Existing New _____

2. Owner of Property 3 B'S LLC

Owner's Address 13 Bedford AVE

City MIDDLETOWN State NY Zip 10940

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

3. Applicant name EDDIE MIRANDA

If different from Owner

Applicants Address 258 RYE HILL RD APT. 1

City MONROE State NY Zip 10950

Phone numbers: Home: _____
Business: _____
Cell: (84) _____
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: CHANGE CLASS OF

LIQUOR LICENSE TO FULL

LIQUOR LICENSE ALSO CORRECT HOUR ^{CHANGE} MON - SUN 10AM - 10PM

Uses currently in property: CURRENTLY ONLY

BEER AND WINE SERVE.

ALSO CHANGE HOUR TO 10 AM TO 10 PM

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: EDDIE MIRANDA (BUSINESS OWNER)

Date: 02/12/19

Application
PLANNING BOARD
City of Middletown, New York

Date deemed complete 3-26-19
Accepted by WCU

Date 3/6/2019

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 17-39 Midland Ave Ext. Bldg 11

Section 9 Block 1 Lot 3.1 Current Zoning District I-1

Building Existing X New _____

2. Owner of Property Abjo Realty Corp

Owner's Address 17-39 Midland Ave Ext

City Middletown State NY Zip 10940

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

3. Applicant name Andrew Leider

If different from Owner

Applicants Address 2629 Route 302

City Middletown State NY Zip 10990

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 # 9

Classification of Occupancy requested Auto Body Repair Facility

Description of what you are requesting: Would like to expand existing use of sandblasting and painting to include auto body repair, which is required to be licensed by the Department of Motor Vehicles

Uses currently in property: Sandblasting and painting of vehicles

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 _____

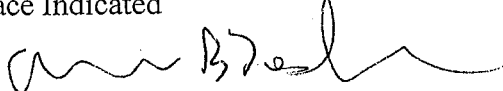
Livable floor area _____

Number of Bedrooms _____

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

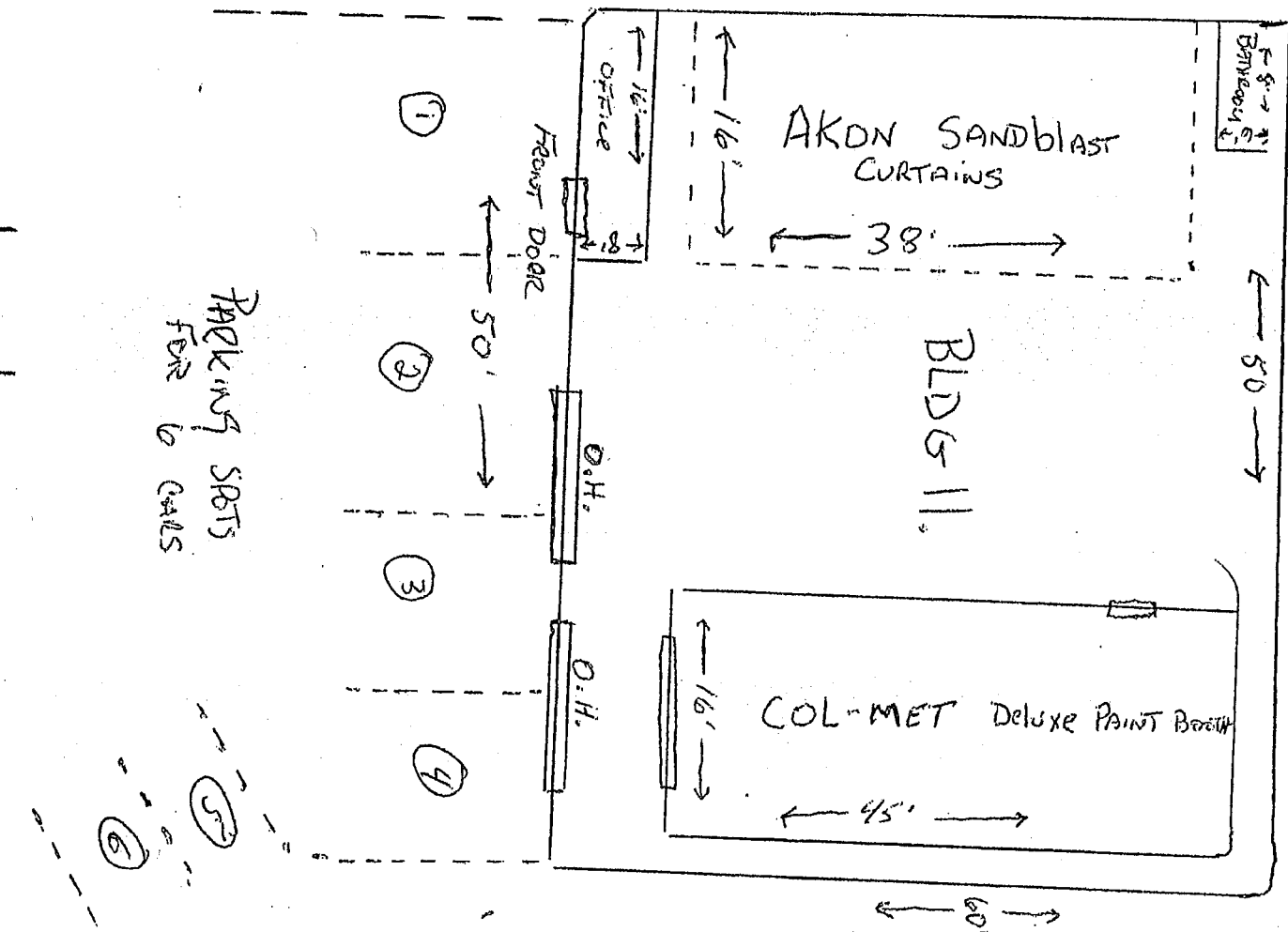
Signature: 

Printed Name and Title: Andrew Leider - President

Date: 3/6/19

MIDLAND AVE. EXT.

WISNER AVE

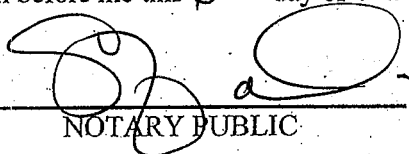


OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Isreal Eisdorfer being duly sworn, deposes and
says that he/she resides at _____
in the County of Orange and State of New York and that he is the
owner in fee or President of the _____
Abjo Realty Corp OFFICIAL TITLE Corporation which is the owner
in fee of the premises described in the foregoing application and that he has authorized
Andrew Leider to make the foregoing application for
approval as described herein.

Sworn before me this 6 day of March 2019



NOTARY PUBLIC

SHEILA L. FAITH
Notary Public, State of New York
Reg. No. 01FA6373083
Qualified in Orange County
Commission Expires April 2, 2022



OWNERS SIGNATURE

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____

Date January 11, 2019

Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 128 - 172 Wawayanda Avenue

Section 44 Block 1 Lot 1 Current Zoning District R-1

Building Existing _____ New X

2. Owner of Property The Missionary Society of Our Lady of Mount Carmel

Owner's Address PO Box 3079, 68 Carmelite Drive

City Middletown State NY Zip 10940-0890

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name Same as owner

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 # 475-9 - C(1)

Classification of Occupancy requested Retirement parish home for Carmelite Priests

Description of what you are requesting: Retirement parish home containing 8 individual bedrooms with a common area.

Uses currently in property: Vacant

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	475-9-F	7500 S.F.	
Front yard	475-9-F	30 Feet	
Rear yard	475-9-F	30 Feet	
Side yard	475-9-F	5 Feet	
Side yard	475-9-F	5 Feet	
Parking	475-33	8 Spaces	12 Spaces

Answer this section only for multiple dwellings

Lot coverage	N/A		
Building height	475-9-F	35 Feet	
Open Space	N/A		
Playlot	N/A		
Livable floor area	N/A		
Number of Bedrooms	---	8 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.

475-40 Established building request for waiver from Building line. Set back larger than

established base line. Building is XXX feet from nearest dwelling. The larger setback will result in a more appealing site setting and curb appeal.

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: Rev. Paul Denault O.Carm

Printed Name and Title: Rev. Paul Denault, O.Carm

Date: January 11, 2019

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete 3-11-19
Accepted by Waw

Date 03/11/2019

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 59-61 North St. Middletown, NY
Section 31 Block 7 Lot 29 Current Zoning District DMU
Building Existing New

2. Owner of Property 158 Pike Street LLC
Owner's Address 4-6 East Main St, 3B, ~~Middletown~~
City Middletown State NY Zip 10940

Phone numbers: Home: _____
Business: _____
Cell: 347-636-4510

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 _____

Description of what you are requesting: Renovation the second floor to 4 residential apartments, and bulid up the third floor for another 2 apartments. 2 commercial space ^{on first floor} remain the same.

Uses currently in property: The right store is a tea garden (resurtant), left store is vacancy. 2 floor is also a vacancy space.

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 _____

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.

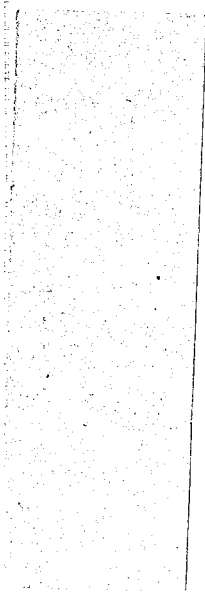
6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature: WR / Shangjing

Printed Name and Title: SHANGJING LIU

Date: 03/11/2019



APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete 3-26-19

Date _____

Accepted by WCV

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 83-91 LINDEN AVE MIDDLETOWN NY 10940

Section 16 Block 5 Lot 1

Current Zoning District OR-2

Building Existing New _____

2. Owner of Property HAN YAN ACADEMY OF CHINESE ARTS AND CULTURE INC.

Owner's Address 320 POCATZELLO ROAD

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: 3

Business: _____

Cell: _____

3. Applicant name XIA YANG / CHARLIE JINING

If different from Owner

Applicants Address 320 POCATZELLO ROAD

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 61

Fax: _____

70-103

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 PUBLIC OR PRIVATE SCHOOL, ELEMENTARY AND HIGH SCHOOL, COLLEGE AND UNIVERSITY, INCLUDING PLAYGROUND AND OTHER
Description of what you are requesting: _____ ACCESSORY

I AM REQUESTING THE PLANNING BOARD TO APPROVE THE USE OF THIS PROPERTY AS CLASSIFIED ABOVE FOR EDUCATION/SCHOOL OPERATION

Uses currently in property: PURPOSE, MY PLAN IS TO USE THIS PROPERTY FOR ACTIVITIES SUCH AS AFTERSCHOOL, WEEKEND CHINESE/BILINGUAL SCHOOL, SUMMER FUN PROGRAM, SPECIAL LANGUAGE TRAINING CLASSES AND CULTURE EXCHANGE EVENTS AND SO ON, TO BENEFIT LOCAL COMMUNITIES, I WANT TO OFFER OPPORTUNITIES TO CHILDREN AND ADULTS

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 _____

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.

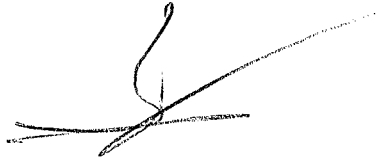
N/A

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: _____



Printed Name and Title: CHARLIE JIANG

Date: 3/20/2019

APPLICATION

NEEDS PARKING
PLAN!

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 3/6/2019

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 183 W. Main St, Middletown NY

Section 29 Block 1 Lot 10 Current Zoning District G-2

Building Existing New _____

2. Owner of Property Sangjin Park

Owner's Address 180 W. Main St

City Middletown State New York

Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 607-279-4323

3. Applicant name Bryce Goodland

If different from Owner

Applicants Address 20 Independence Ave

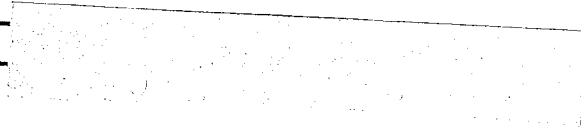
City Middletown State NY

Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____



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: hobby shop used for in
state tournaments with players, trading card games and
video games.

Uses currently in property: vacant / two-family residential

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	<u>Sec. 475-20</u>	<u>7,500</u>	<u>5,060</u>
Front yard	↓	<u>75'</u>	<u>55'</u>
Rear yard	↓	<u>20'</u>	<u>55'</u>
Side yard	↓	<u>5'</u>	<u>92.33'</u>
Side yard	↓	<u>5'</u>	<u>88.99'</u>
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.

partly on street + behind 190 W. Main -

7. Sign at the Place Indicated

Signature: Bryce Goodlove

Printed Name and Title: Bryce Goodlove

Date: 3/6/2019