

Agenda

City of Middletown Planning Board

September 4, 2019
7:00 PM to 10:00 PM
Common Council Chambers

Meeting called by: Anthony Capozella, Planning Board Chairman

Clerk: Martina Tu, Clerk

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

Approval of August 7, 2019 minutes

Kevin M. Hudson
205 & 207 Monhagen Avenue
café

Christopher Williams
101 Monhagen Avenue
tattoo shop and piercing studio

Grace X. Feng
30 North Street
filming studio

Fei Tian College
175 Monhagen Avenue
student dormitory

Cingular Wireless PCS, LLC (AT&T)
31 ½ Kennedy Terrace
collocation of a wireless facility

PRELIMINARY HEARINGS-Not for any action but for future
presentation and possible action at a date not yet determined.

Middletown Flea Market, LLC.
144-146 Dolson Avenue
Flea market and farm market

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 101 Monhagen Ave, Middle-town

Section 29 Block 1 Lot 9

Current Zoning District C-2

Building Existing New _____

2. Owner of Property 101 Monhagen Ave Corp LLC

Owner's Address 180 W Main St #4

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name Christopher Williams

If different from Owner

Applicants Address 9 Maryland Ave

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 # _____

Classification of Occupancy requested _____

Description of what you are requesting: _____

Tattoo shop, piercing studio

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 _____

~~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:

Christopher Williams

Printed Name and Title:

Christopher Williams

Date:

7-16-19

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Sang Jim Park being duly sworn, deposes and says that

he/she resides at 180 West Main St APT #4, Middletown.

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

owner in fee or Member of the 10/ Monhagen Ave LLC
OFFICIAL TITLE

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

he/she has authorized Christopher Williams to make the foregoing

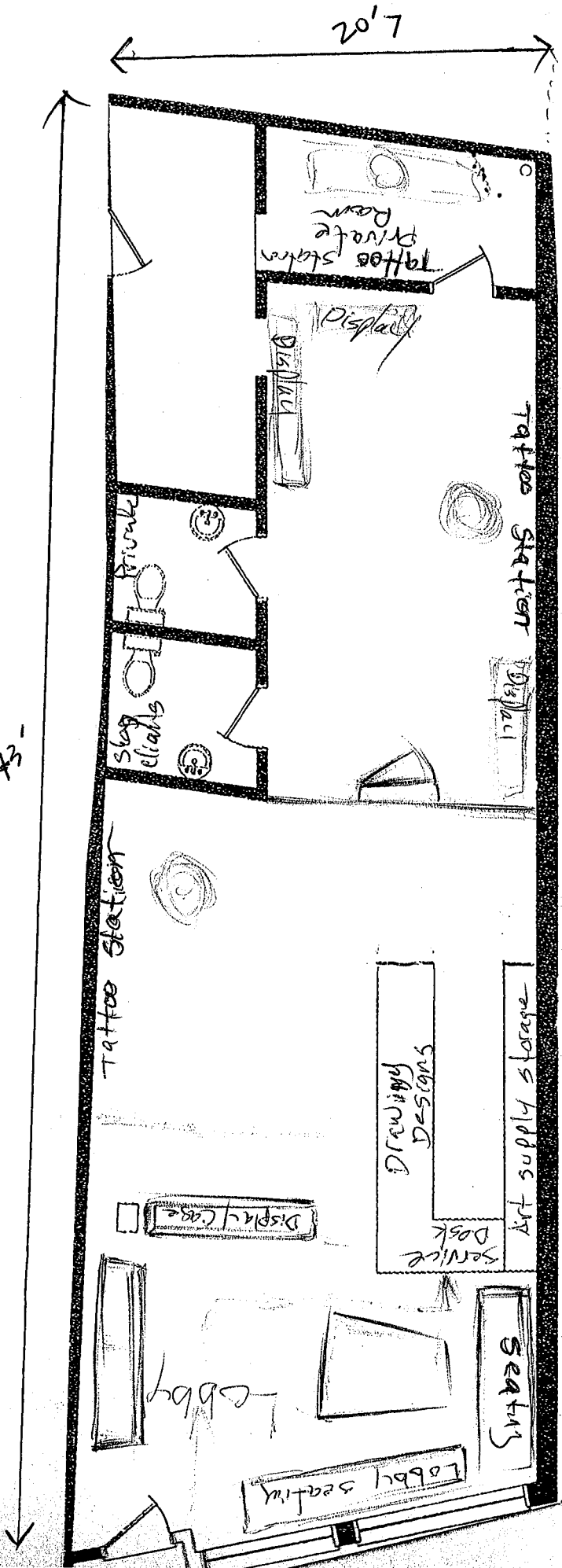
application for approval as described herein.

Sworn before me this 15th day of July 2019

Shivani Saraiya
Notary Public

SHIVANI SARAIYA
Notary Public - State of New York
No. 018A5132008
Qualified in Orange County
My Commission Expires August 29th 2021

[Signature]
OWNER'S SIGNATURE



43'

Statement

7/1/19

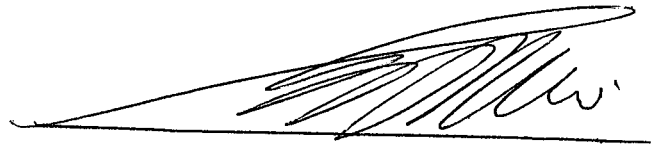
The tenant, Christopher Williams, of
the property at 101 Monhagen ave, Middletown,
is allowed to use a few parking spaces
in 180 W main st Middletown, N.Y
during the period of the lease

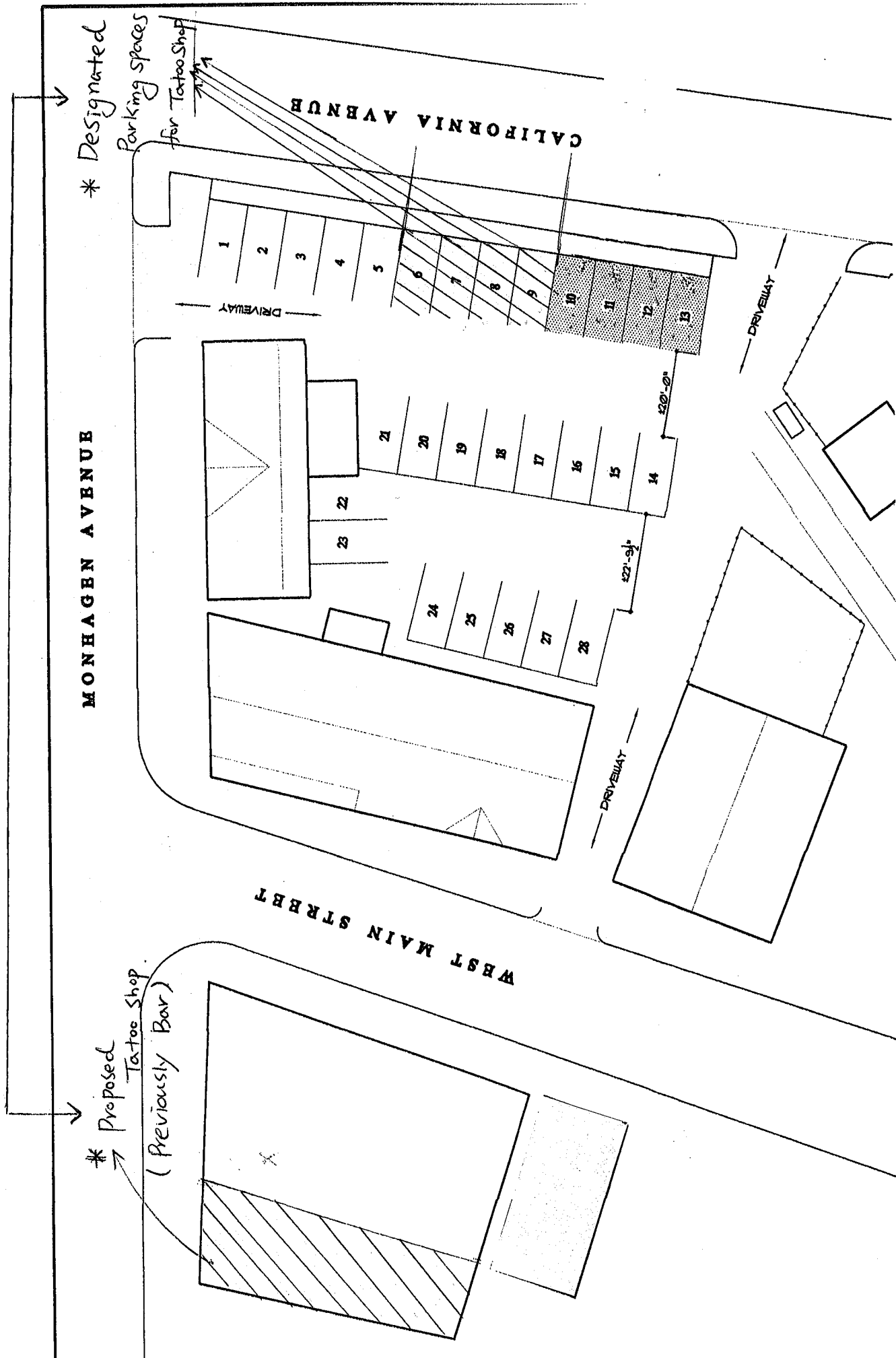
owner: Jin K Choi

at 180 W main st

Middletown N.Y 10840

sig:





SCALE: 1" = 30'-0"

PARKING LOT PLAN

101 Monhagen Ave # 3
 Middletown, NY

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete 10/08/2019
Accepted by _____

Date _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 30 North Street, Middletown, NY 10940

Section 31 Block 8 Lot 12

Current Zoning District DMU

Building

Existing

New

2. Owner of Property Lianhao Ding

Owner's Address 30 North st

City Middletown

State

NY

Zip

10940

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name Grace X Teng

If different from Owner

Applicants Address 20 Ferguson Ave

City port Jervis

State

NY

Zip

12771

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 Adopted Educational facility

Description of what you are requesting: Studio to videotape cooking techniques, using stoves, to teach online students the methods and history of Chinese cooking

Uses currently in property:

Vacant Monday - Sunday 9:00AM - 10:00pm
7-10 people work (director, camera, lighting, host assistant, make up, chef)

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			99' x 25'
Front yard	NA		
Rear yard	NA		
Side yard	NA		
Side yard	NA		
Parking	NA		

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.

NA

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.

NA

7. Sign at the Place Indicated

Signature:  _____

Printed Name and Title: Grace X Teng _____

Date: Aug 21. 2019 _____

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Lianhao Ding being duly sworn, deposes and says that

he/she resides at 30 North st

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

owner in fee or _____ of the _____
OFFICIAL TITLE

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

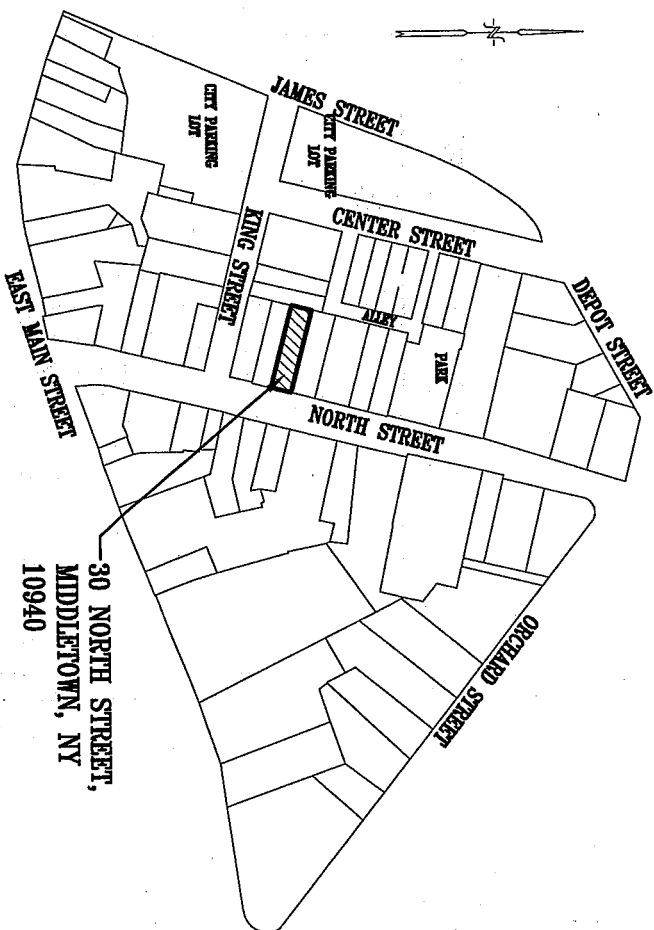
he/she has authorized Grace X Feng to make the foregoing

application for approval as described herein.

Sworn before me this 21 day of August 2019

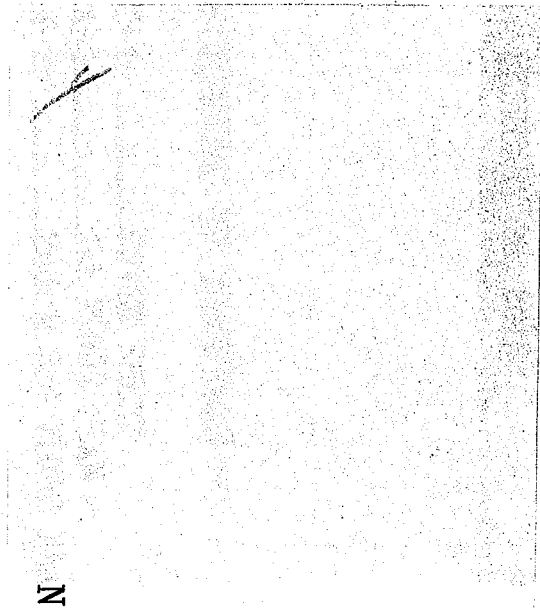
[Signature]
Notary Public
NORYS GIUTTARI
Notary Public State of New York
No. 01G15029459
Qualified in Rockland County
My Commission Expires Dec. 20 22

[Signature]
OWNER'S SIGNATURE



30 NORTH STREET,
MIDDLETOWN, NY
10940

SITE LOCATION PLAN



APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date August 13, 2019

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 175 Monhagen Avenue

Section 21 Block 2 Lot 24 Current Zoning District _____

Building Existing X New _____

2. Owner of Property Fei Tian College

Owner's Address 1 Ashley Avenue

City Middletown State New York Zip 10940

Phone numbers: Home:  _____

Business:  _____

Cell:  _____

3. Applicant name SAME

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 Dormitory for Students

Description of what you are requesting: _____

The College is requesting to use the building as a dorm for College students.

Uses currently in property: It was planned to be a dorm for College staff.

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 _____

7. Sign at the Place Indicated

Signature:  _____

Printed Name and Title: Anna Chan, Executive Assistant

Date: August 13, 2019

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 31 1/2 Kennedy Terrace

Section 4 Block 4 Lot 9 Current Zoning District R-1

Building Existing New _____

2. Owner of Property City of Middletown, NY

Owner's Address 16 James Street

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name New Cingular Wireless PCS, LLC (dba AT&T)

If different from Owner

Applicants Address 575 Morosgo Drive NE

City Atlanta State GA Zip 30324

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: AT&T wishes to attach communication antennas,
base station equipment cabinets, a generator and related equipment and cabling
within the existing compound as described in the attached drawings enclosed herein

Uses currently in property: Water tank; wireless antenna facility for Verizon

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 _____

7. Sign at the Place Indicated

Signature: Robert F Altenbach obo AT&T

Printed Name and Title: Bob Altenbach; Site Acquisition Consultant

Date: 7-2-19