

Agenda

City of Middletown Planning Board

December 1, 2021
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: John Naumchik, Nicole Hewson, Dan Higbie, Gretchen Witt,
Anthony Capozella, Andy Britto, Dave Madden

Approval of November 3, 2021 Planning Board minutes

RDM
102-128 Dolson Avenue
six month extension

LiQing Chen
24-26 North Street
Offices on the 2nd floor and studio apartments on the 7th and 8th floor

Jenny Nunez
308-310 North Street
Beauty salon

SB Dolson Realty, LLC.
2-8 James P. Kelly Way
Dunkin Donut

36-60 Industrial Drive, LLC.
36-60 Industrial Place
Warehouse

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 26 North Street Middletown, NY 10940

Section 31 Block 8 Lot 14 Current Zoning District DMU

Building Existing X New _____

2. Owner of Property LiQing Chen

Owner's Address 110 Alfred Ave

City North York State ON Zip Canada

Phone numbers: Home: _____
Busir _____
Cell: _____

3. Applicant name Chun Feng

If different from Owner

Applicants Address 409 Jackson Ave

City Twp of Washington State New Jersey

Zip 07676

Phone numbers: Home: _____

Busir _____
Cell: _____
Fax: _____

10 Fax

150

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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 A2 – first floor; B- 2nd floor, R2 – 7th and 8th floor

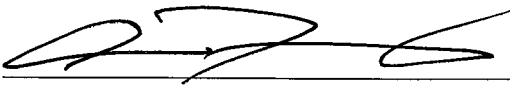
Description of what you are requesting: 1) Adding a 2nd floor over existing double first floor space; 2) Renovating existing 1st floor as a retail store; 3) Utilizing existing 2nd floor space and the proposed new 2nd floor space for 5 small offices with 2 bathrooms accessible from common corridor; 4) Reconfig existing 7th space to 3 studio apartments; 5) Reconfig existing 8th floor space to 2 studio apartments.

Uses currently in property: First floor: vacant; Second floor: small office; third to sixth floors: (1) one-bedroom and (1) two-bedroom apartment/each floor; Seventh and Eighty floors: 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 _____

Signature:  _____

Printed Name and Title: Chun Feng, RA _____

Date: 11/11/2021 _____

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date NOV -10-2021

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 308 North St Middletown NY 10940

Section 17 Block 2 Lot 12.1 Current Zoning District C-2

Building Existing New

2. Owner of Property Jenny Wanez

Owner's Address 10 Courtland Place

City Middletown State ny Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name Maricela Zeferino

If different from Owner

Applicants Address 12 Courtland Pl

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

Fax: _____

PH: (8

WWW

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 Hair + Nail Salon

Description of what you are requesting: Hair + Nail Salon, Room with

Electronic Massage chairs so clients while waiting can sit
and get a massage from a chair.

Hours of operation: M, T - 9am - 7pm

W - Closed

TH, F, S - 8am - 8pm

S - 10am - 5pm

Uses currently in property: Vacant Building

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 _____

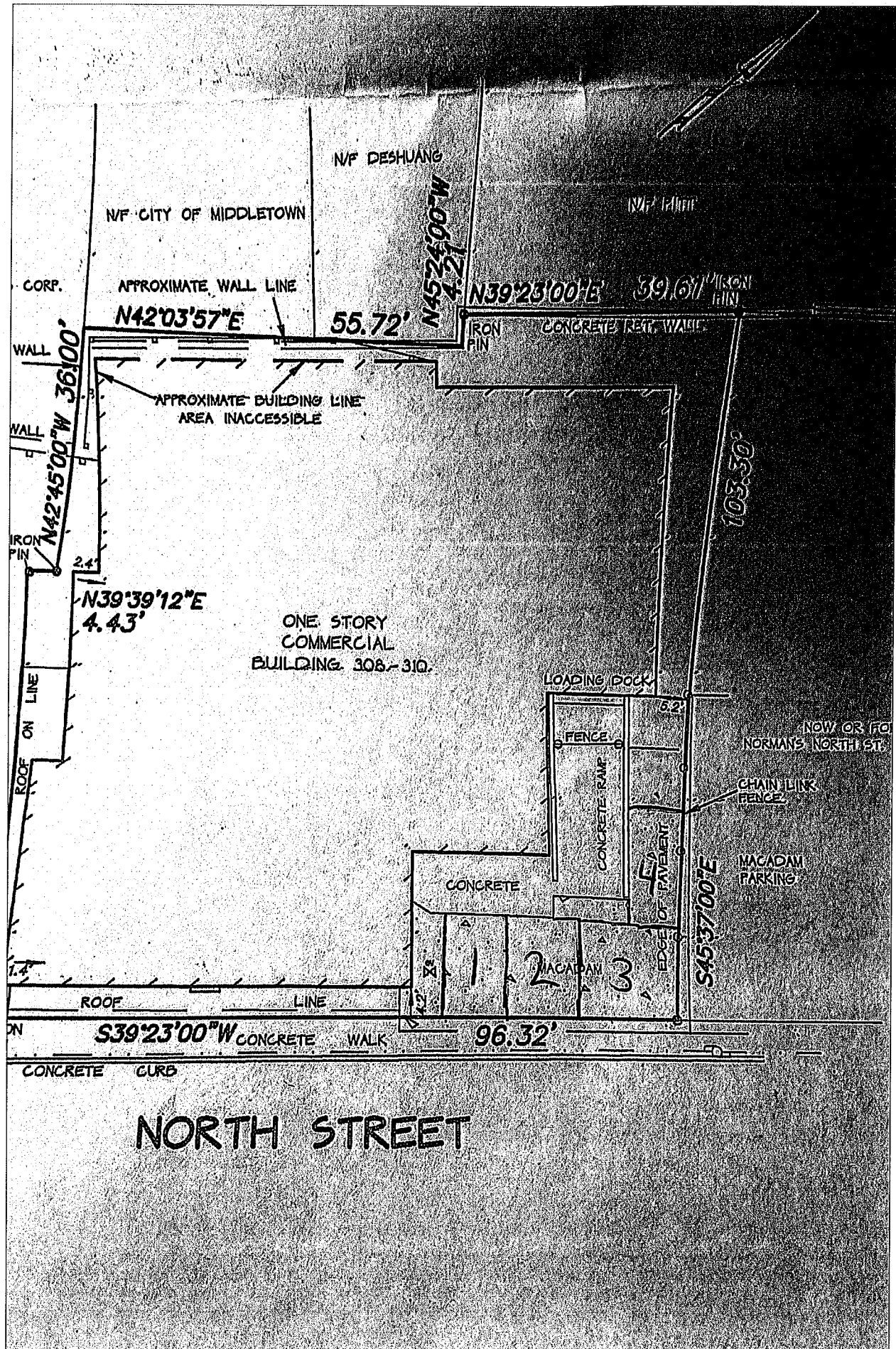
Number of Bedrooms _____

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

Signature: Marcela Zepherino

Printed Name and Title: Marcela Zepherino Applicant

Date: NOV 10 2021



NORTH STREET

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 11/19/20

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 2-8 James P Kelly Way

Section 64 Block 1 Lot 2.32 Current Zoning District C-3 General Business

Building Existing _____ New x

2. Owner of Property SB Dolson Realty, LLC

Owner's Address PO Box 340

City Laconia State NY Zip 03247

Phone numbers: Home: _____

Business: _____

Cell: _____



3. Applicant name Same

If different from Owner

Applicants Address _____

City _____ State _____ Zip _____

Phone numbers: Home: _____

Business: _____

Cell: _____

Fax: _____

4-9581

PLANNING BOARD

ers.com

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 # 475-21 B. (8)

Classification of Occupancy requested Eating and Drinking Places

Description of what you are requesting: Dunkin Donuts Shop

Uses currently in property: Vacant

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area		7,500 s.f.	+57,000s.f.
Front yard		None	
Rear yard		None	
Side yard		None	
Side yard		None	
Parking		16	23

Answer this section only for multiple dwellings

Lot coverage NA

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

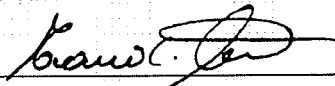
that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

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: Mario C. Sardinha - Manager Member

Date: 11/19/2020

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 01/07/2021

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 36-60 Industrial Place

Section 5 Block 1 Lot 4.1 Current Zoning District I-2

Building Existing N/A New N/A Expansion of existing building

2. Owner of Property 36-60 Industrial Drive, LLC

Owner's Address 28 Westwood Avenue

City Ellenville State NY Zip 12428

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 # 475-25 B(7)

Classification of Occupancy requested Warehouse

Description of what you are requesting: 72,000 SQ.FT. warehouse expansion

Uses currently in property: An office, warehouse and outdoor storage
canopies currently exist on the property.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area		15,000 SF	279,395 SF
Front yard		20 Feet	30 Feet
Rear yard		10 Feet	109 Feet
Side yard		N/A	N/A
Side yard		N/A	N/A
Parking		165 Spaces	85 Spaces

Answer this section only for multiple dwellings

Lot coverage _____

Building height _____

Open Space _____

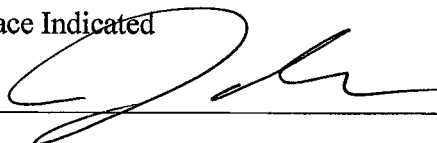
Playlot _____

Livable floor area _____

Number of Bedrooms _____

7. Sign at the Place Indicated

Signature: _____

A handwritten signature in black ink, appearing to be 'Jordan Kapovita', written over a horizontal line.

Printed Name and Title: _____

Jordan Kapovita Authorized Signer

Date: _____

01/07/2021