

Agenda

City of Middletown Planning Board

September 7, 2022
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 August 3, 2022 minutes

Da Tang Supermarket
8-10 East Main Street
6-month extension

Poly Craft Industries
36-60 Industrial Place
Printing facility

Roger Parmelee
33 Mulberry Street
a guitar store

Sean Y. Fernandez Corona
18 Dolson Avenue
grocery/deli

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 7-14-2022

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 33 Mulberry st Middletown NY 10940

Section 34 Block 1 Lot 29

Current Zoning District DMU

Building Existing X New

2. Owner of Property ATB Realty Corp

Owner's Address

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell:

845-6417844

3. Applicant name Roger Parmelee

If different from Owner

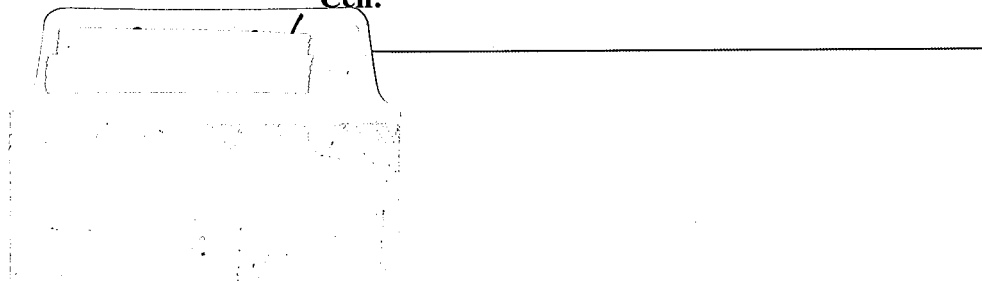
Applicants Address

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 # 34

Classification of Occupancy requested

Description of what you are requesting: I don't really have (Hour's of operation) But mostly 10-7 Mon-Sat. No employees. In this space I will be

1. **CAD design**-working on the computer (Computer Aided Design) software (fusion 360) to create the shapes, geometry and tooling for my guitars
2. **Millwork**- cutting out wood blanks for guitar body's and necks from CAD files.
3. **Prototyping**- testing out different type of geometry, materials, electronics with said design.
4. **Testing**Testing amps, playing guitar's
5. **Content creation**__ shooting video and photographs _____

Uses currently in property: Property is vacant.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	34	75'x30'	75'x30'
Front yard			
Rear yard			
Side yard			
Side yard			
Parking <u>yes in lot</u>			

Answer this section only for multiple dwellings

Lot coverage

Building height _____

Open Space

Playlot

Livable floor area

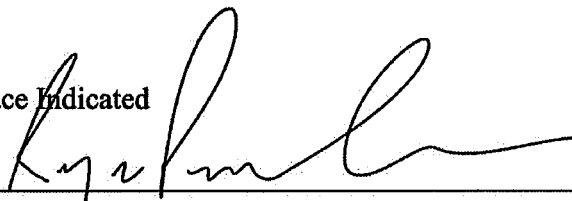
Number of Bedrooms

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: _____

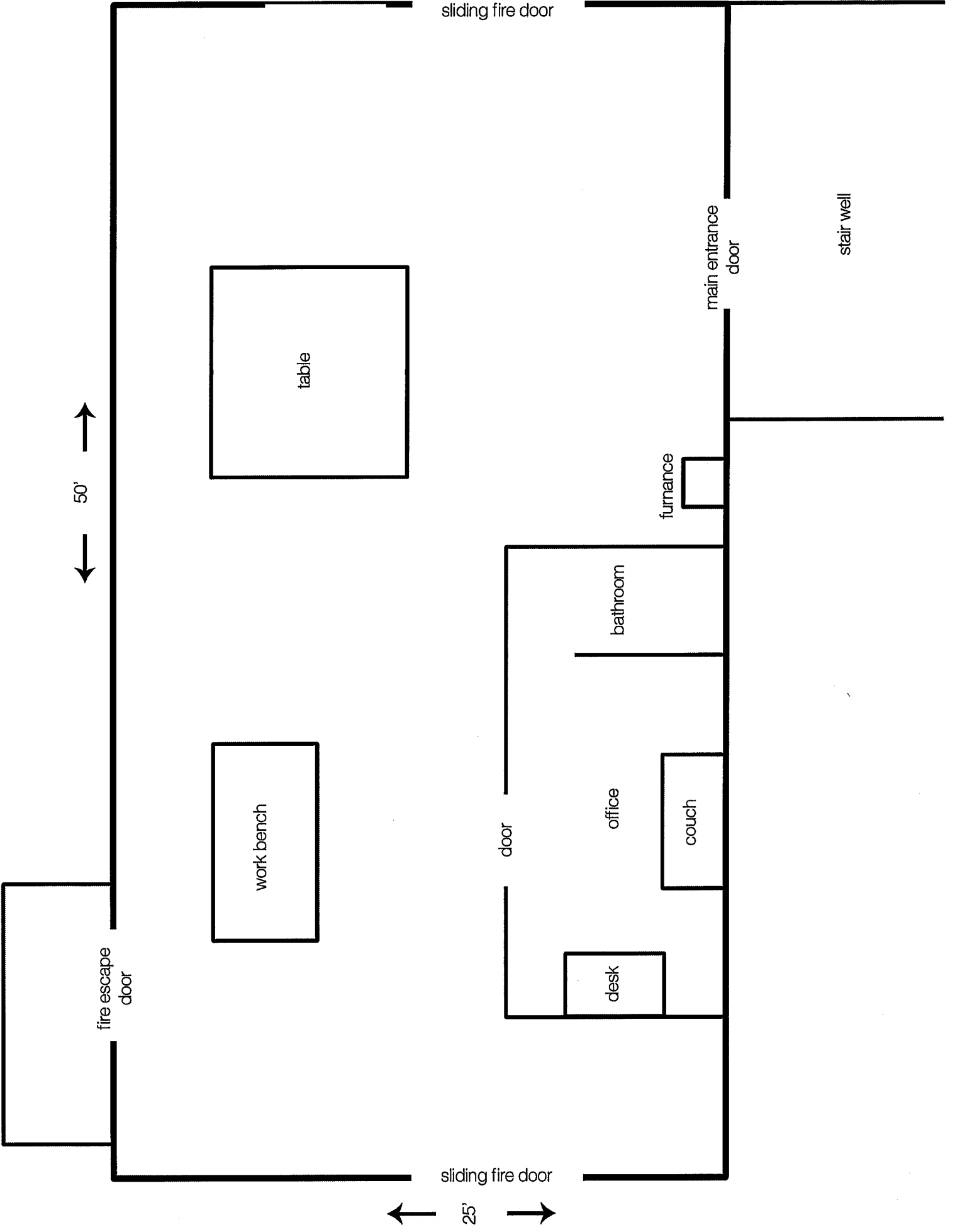
A handwritten signature in black ink, appearing to read "Roger Parmelee", written over a horizontal line.

Printed Name and Title: _____

Roger Parmelee

Date: _____

9-2-22





Health and Fitness Specialists
Temporarily closed

Ulster Magazine

Asia beauty
Temporarily closed

Mulberry St

Fulford St

Wayward Ave

Images

- Street View
- Photo Path
- Photo Sphere

Click highlighted areas to see images beginning

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 18 Dolson Ave Middletown NY, 10940

Section 39 Block 5 Lot 8

Current Zoning District C 2

Building Existing X New _____

2. Owner of Property Sean Y Fernandez Corona

Owner's Address 40 Whitman Ct

City Middletown State NY Zip 10941

Phone numbers: Home: _____

Business: _____

Cell: 845-333-1013

3. Applicant name Sean Y. Fernandez Corona

If different from Owner
Applicants Address 40 Whitman Ct

City Middletown State NY Zip 10941

Phone numbers: Home: _____

Business: _____

Cell: 845-333-1013

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: _____

~~Liquor Store - (Retail)~~
 Monday - Sunday Deli - and Grocery (GYFC)
 (7 AM - 12 AM) All days. 7 AM → 12 AM

(GYFC)
 [Signature]
 8/15/2022

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: 

Printed Name and Title: Seaul Fernandez Corona (Author)

Date: 5/3/2022