

CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
MARCH 5, 2025 7:00 PM
COMMON COUNCIL CHAMBERS
AND VIA DIGITAL TOWN HALL

Meeting Called By: Anthony Capozella, Planning Board Commissioner
Clerk: Martina Tu, Clerk

Members: Nicole Hewson, Dan Higbie, Richard McCormack, Gretchen Witt, Anthony Capozella, Andy Britto, Dave Madden

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1. Accept the Minutes of _____

4. NEW BUSINESS

Request of Rakesh Nayak for a special use permit and site plan approval to have an eating and drinking establishment located at 19 North Street, Middletown

Request of Anthony J. Valentia III for a special use permit and site plan approval to have an eating and drinking establishment with a full liquor license located at 28-30 West Main Street, Middletown.

Request of SB Dolson Realty, LLC, for a special use permit and site plan approval for construction of accessory parking, utilities and stormwater for a self-storage facility use located at 250 Dolson Avenue, Town of Wawayanda. Section 4, Block 1, Lot 28.22; and 12-14 County Hwy 78, City of Middletown Section 54, Block 1, Lot 19.2; and 2 James P. Kelly Way, City of Middletown, Section 64, Block 1, Lot 2.32.

Request of 203-213 Wickham Avenue LLC for a special use permit and site plan approval in order to convert 34,400 s.f. of existing retail store to a self-storage facility located at 203-213 Wickham Avenue, Middletown

Request of Pondside at Spring Hollow HOA for site plan approval in order to expand 21 existing decks located at 65, 67, 69, 73, 77, 80, 82-86, 90, 94, 96-100, 106, 109, 111 Woodlake Drive, Middletown. Section 47, Block 1.

Request of Fior De La Cruz, for a special use permit and site plan approval in order to serve wine and beer at an existing restaurant called Don Julio Restaurant, located at 156 Dolson Avenue, Middletown

Request of Promenade Middletown LLC., for a special use permit and site plan approval for the addition of a memory care unit to an existing adult care facility

located at 60-78 Fulton Street, Middletown.

Trodale Developers, Inc. presentation for a mixed use (residential - commercial)
project located at 33 Mulberry Street, Middletown

5. ADJOURNMENT