

**CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
AUGUST 6, 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 HV Business Link, LLC., for a special use permit and site plan approval in order to have an eating and drinking establishment with no cooking on premises and no alcoholic beverages, located at 28 North Street, 2nd floor, Middletown

Request of Kai Ting LLC, for a special use permit and site plan approval in order to have a retail store on the 1st floor of the premises located at 205-207 Monhagen Avenue, Middletown.

Request of Green Eastern International LLC, for a special use permit and site plan approval for an online business located at 71 East Main Street, Middletown

Request of Sound of Hope Radio Network, for a site plan amendment approval for the premises located at 45-51 Academy Avenue, Middletown. Section 35, Block 9, Lot 7.

Request of Kotes of Middletown LLC., for a special use permit and site plan approval in order to have an eating and drinking establishment located at 140 Dolson Avenue, Middletown

Request of Middletown Plaza Holdings, LLC., for a special use permit and site plan approval in order to have four commercial storefronts located at 144-146 Dolson Avenue, Middletown.

Request of Erna Lamisere, for a special use permit and site plan approval in order to have an eating and drinking establishment with a full liquor license located at 144-146 Dolson Avenue, Middletown. Section 48, Block 1, Lot 8.

Request of Shafquat Anwar for a special use permit and site plan approval in order to have halal meat and an Indian, Pakistani and Asian grocery store located at 144-

146 Dolson Avenue, Middletown

Request of Soheli Lakhi, for a special use permit and site plan approval in order to have an eating and drinking establishment located at 157 Dolson Avenue, Unit 37, Middletown

Request of New Middletown for a special use permit and site plan approval in order to have an eating and drinking establishment and a place of assembly for special events, located at 29-35 North Street, Middletown

5. ADJOURNMENT

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 7/7/2025

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 28 NORTH STREET 2ND FLR MIDDLETOWN

Section 31 Block 8 Lot 13

Current Zoning District DMU

Building Existing New _____

2. Owner of Property KING NORTH LLC

Owner's Address 7 HOOVER DRIVE

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: _____

Business: (408) 203-8174

Cell: _____

3. Applicant name Barbara Martinez (trv Business Link)

If different from Owner

Applicants Address 78 Sycamore Drive

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: (345) 820-8926

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 office / Collaborative Work Space

Description of what you are requesting: (Please refer to attached)

Uses currently in property: office

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 _____



28 North Street 2nd Flr
Middletown NY 10940

www.hvbusinesslink.com

Hours: Monday - Wednesday 10-8pm
Thursday - Friday 6:30pm-10pm

Intended Use: Business Consultation: Marketing, Promotion, Admin & Related Services.

"Related Services" - Mini Mixers, Informational Workshops, Marketing Think Tank, Podcast Studio, Collaborative workspace and B2B Networking.

"Mini Mixers, Informational Workshops & B2B Networking" - will be hosted 1-2 times a month with the intent of providing small business owners with referrals and valuable tools for their business success. The meetings will held at different member locations however for those hosted at the HV Business Link Hub, we will provide lite fare such as appetizers & coffee. Please be aware that the meetings will be hosted, for the most part, during normal business hours, however occasionally some may be held in the evening between 6-9pm. The meetings are formal with soft music played on the Alexa app - there will be no live or DJ music at any of our networking events. The mixers & networking are intended for members only and is not open to the public.*

"Podcast Studio" - members will have access to host their own podcast hour or be interviewed by their host. Podcast studio consists of Microphone, Couch and Table in a soundproof room. Soundproof is simple application of soundproof square foam on the walls. Basic plug and play.

"Collaborative workspace" - members will enjoy access to work from HV Business Link or meet with their clients at HV Business Link. WiFi, Coffee and bathroom access is available.

***Amendment - Request approval for eating and drinking to be added to the Approved Resolution from July 2, 2025. No Cooking on Premise, No Kitchen and No Alcohol**

HV Business Link Mission Statement:

At HV Business Link our mission is make lasting connections for small businesses. Our goal is to create consistent branding, messaging and digital presence, allowing business owners to focus on their passion while we handle the behind-the-scenes elements that drive visibility and growth. Through strategic networking and community connections, we strive to be a trusted resource small businesses can rely on.

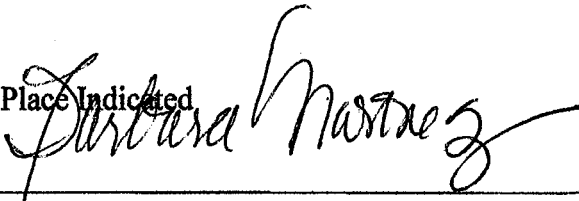
About HV Business Link:

HV Business Link is dedicated to empowering small businesses by providing the essential tools needed to establish a strong foundation for growth. We specialize in developing and managing social media, Google presence, and websites, ensuring that business owners can focus on their passion while we handle the branding and messaging behind the scenes.

More than just a digital marketing agency, HV Business Link serves as a valuable resource for meaningful and effective networking. We foster strong connections between businesses and the local community, creating opportunities for collaboration and success. Our mission is simple: to help businesses succeed through strong connections.

7. Sign at the Place Indicated

Signature: _____

A handwritten signature in cursive script that reads "Barbara Martinez". The signature is written in black ink and is positioned above a horizontal line.

Printed Name and Title: _____

Barbara Martinez, Owner.

Date: _____

7/15/2025



28 North Street 2nd Flr
Middletown NY 10940
www.hvbusinesslink.com
Hours: Monday - Wednesday 10-8pm
Thursday - Friday 6:30pm-10pm

Intended Use: Business Consultation: Marketing, Promotion, Admin & Related Services

"Related Services" - Mini Mixers, Informational Workshops, Marketing Think Tank, Podcast Studio, Collaborative workspace and B2B Networking.

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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 205-207 Monhagen Ave, NY 10940

Section 20 Block 1 Lot 9.2 Current Zoning District C2

Building Existing _____ New _____

2. Owner of Property Kai Ting LLC

Owner's Address 11 Schaefer Ln, Cuddelbaekville

City Cuddelbaekville State NY Zip 12729

Phone numbers: Home: _____

Business: _____

Cell: 415 794 7439

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 _____

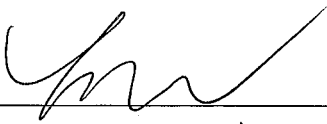
Description of what you are requesting: Retail Store selling Stationary,
Plush toys, Snacks, Confetties, homewares, Gifts
9:00am - 9:00 pm Daily

Uses currently in property: Coffee

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: SHUTING LI OWNER

Date: 06/12/2025

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____

Date 7-2-2025

Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 71 East Main Street, 1st floor

Section ___ Block ___ Lot ___

Current Zoning District DMU

Building Existing X New

2. Owner of Property

Owner's Address 1 Highrose Redge Way

City Middletown State NY Zip 10940

Phone numbers: **Home:**

Business: _____

Cell: 9296001733

3. Applicant name Green Eastern International LLC.

If different from Owner

Applicants Address 36 WALLKILL AVE

City MIDDLETOWN State NEW YORK Zip 10940.

Phone numbers: **Home:** _____

Business: (845) 381 1106

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: Online business

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: Mia Zhou

Date: 7/2/2025

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 2025-06-20

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 140 Dolson Ave. Middletown NY

Section 48 Block 1 Lot 10 Current Zoning District C-3

Building Existing New _____

2. Owner of Property George Menegatos

Owner's Address 2116 Merrick Ave Suite 3002

City Merrick State NY Zip 11566

Phone numbers: Home: _____

Business: _____

Cell: 917 - 566 - 1748

3. Applicant name Kotes of Middletown LLC.

If different from Owner

Applicants Address 2116 Merrick Ave Suite 3002

City Merrick State NY Zip 11566

Phone numbers: Home: _____

Business: _____

Cell: 917 566 1748

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 # 475-21.B (8)

Classification of Occupancy requested Eating and drinking places

Description of what you are requesting:

Conversion of an existing Dunkin Donuts to a KFC - Both are 'Eating and drinking places'

Uses currently in property:

Previously was a Dunkin Donuts as a "Eating and drinking places"

Title	Section No.	Required Dimension	Actual Dimension
Building height	475-21.C	90'-0" maximum	17'-9"
Lot area	475-21.D	7,500 sq ft.	14,715 sq. ft.
Front yard	n/a		
Rear yard	n/a		
Side yard	n/a		
Side yard	n/a		
Parking	definition	162 sq ft	162 sq ft

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.

no 'non-conforming' uses for the site.

The existing freestanding pylon sign is approximately 4'-0" x 8'-0" equaling 32 sq. ft. Zoning requires a maximum of 25 sq. ft.

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.

parking is in compliance. parking lot and drive isles will be seal-coated and 33 parking spaces will be re-stripped. This property is part of a larger retail center where 100's of parking spaces are available for overflow parking.

7. Sign at the Place Indicated

Signature: _____



Printed Name and Title: _____

George Menegatos

Date: _____

6-17-25

1. ALL PAVEMENT AREAS THAT ENCOMPASSES THE PARKING AND DRIVE LANES SHALL BE REPAIRED, PATCHED, SEALCOATED AND RE-STRIPPED AS PER THIS PLAN.
2. THE ADA RAMP SHALL BE REPAIRED AS REQUIRED TO MEET ALL CODES AND DETAILS AS SHOWN IN THIS SET.
3. THE BUILDING AND PARKING FACILITIES ARE TO FOLLOW THE EXISTING LAYOUT EXCEPT FOR THE ADDITION OF THE 2ND ADA PARKING SPACE AT THE FRONT OF THE STORE.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
5. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
6. CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITH GRANULAR BACKFILL WITH 2A OR EQUIVALENT. NO SOIL BACKFILL IS ALLOWED.
8. ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH THE STATES DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND SHALL BE YELLOW.
9. CONTRACTOR TO CONFIRM WITH LOCAL CODES AND BUILDING INSPECTOR FOR SPECIFIC DISABLED PARKING SIZES, STRIPING AND SIGNAGE REQUIREMENTS.

GENERAL SITE NOTES 5



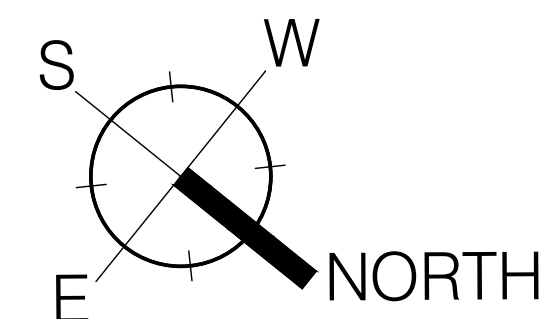
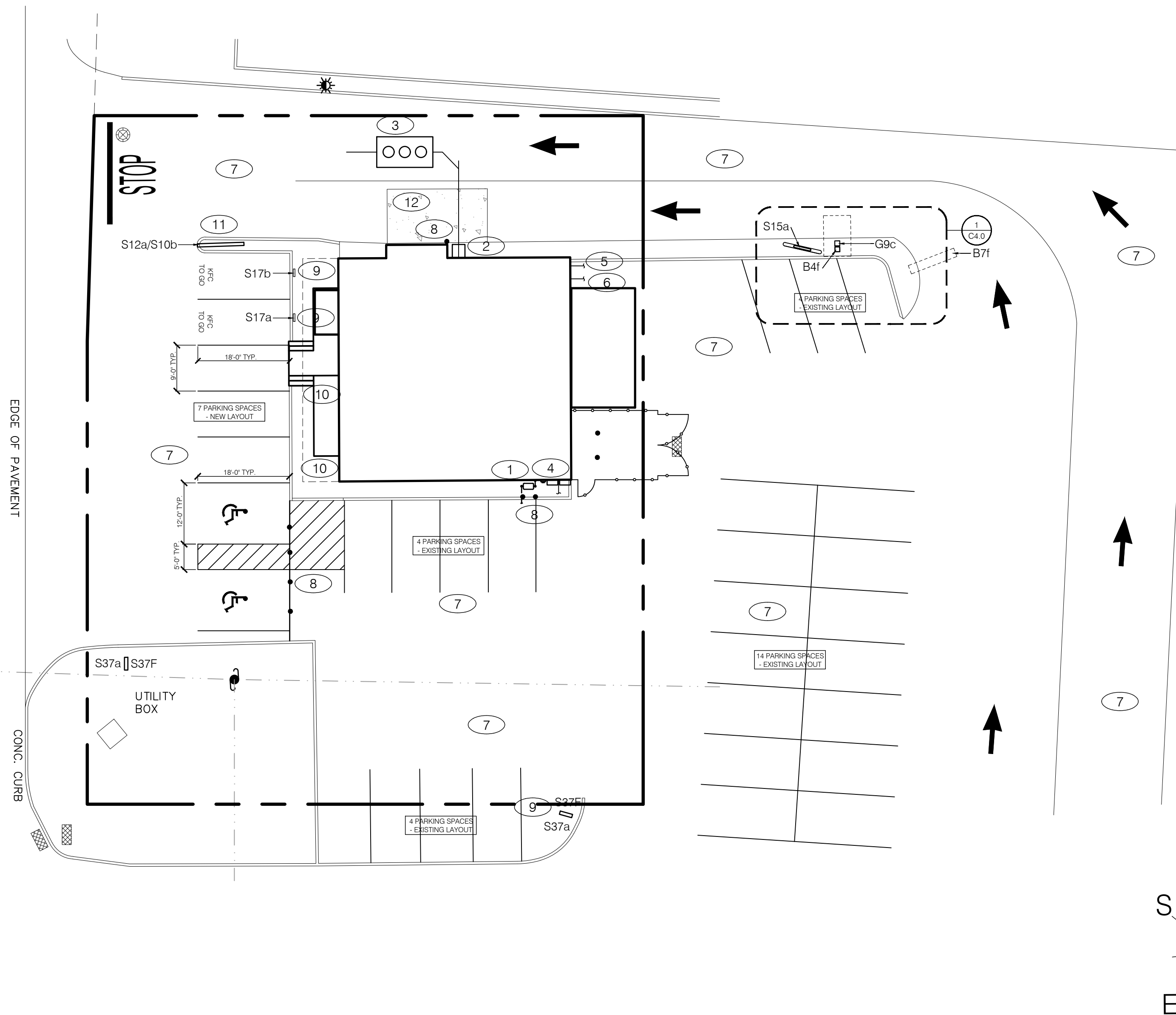
1. EXISTING PYLON SIGNAGE POLE AND FRAME TO REMAIN.
2. REPLACE BLANK PANEL WITH NEW KFC SIGNAGE ON BOTH SIDES.
3. PRESSURE WASH, SCRAPE, SAND, PRIME AND PAINT WITH TWO TOP COATS ALL METAL.

EXISTING SIGNAGE IS APPROX. 32 SQ. FT. EACH SIDE FOR A TOTAL OF 64 SQ. FT.

394-9 GROUND OF FREESTANDING SIGNS
15'-0" FROM PROPERTY LINE - IN COMPLIANCE
SINGLE POLE - IN COMPLIANCE
NO HIGHER THAN 15'-0" - IN COMPLIANCE
NO LARGER THAN 24 SF. - NOT IN COMPLIANCE - APPROX
SIZE IS 4'-0" X 8'-0" EQUALING 32 SQ. FT.

PYLON SIGNAGE 4

DOLSON AVENUE



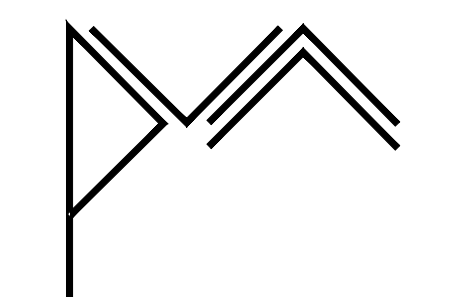
SITE PLAN N.T.S. 1

TAG	ITEM DESCRIPTION	STANDARD	ELEC
G9c	STORE HOURS - SPEAKER POST	YES	NO
B4f	ORDER POINT CANOPY	YES	YES
B7f	DT CLEARANCE BAR	YES	NO
S10b	ORDER ONLINE PYLON READER BOARD PROMO PANEL INSERT	YES	NO
S12a	EXISTING SITE PYLON SIGN	YES	YES
S12d	MONUMENT SIGN	ALTERNATE	YES
S15a	DRIVE THRU BLACK 3 PANEL MENU BOARD	YES	YES
S16a	DRIVE THRU BLACK 2 PANEL PREVIEW BOARD	YES	YES
S17a	DELIVERY DRIVER PARKING SIGN	YES	NO
S17b	QUICK PICK-UP PARKING SIGN	YES	NO
S37a	DIRECTIONAL SIGN - WELCOME	YES	NO
S37b	DIRECTIONAL SIGN - THANK YOU	YES	NO
S37c	DIRECTIONAL SIGN - ENTER	ALTERNATE	NO
S37d	DIRECTIONAL SIGN - EXIT	ALTERNATE	NO
S37e	DIRECTIONAL SIGN - DO NOT ENTER	YES	NO
S37f	DIRECTIONAL SIGN - COLONEL SIGN (DEFAULT BLANK SIGN)	YES	NO

REFER TO GRAPHICS PACKAGE FOR ADDITIONAL INFO **SITE SIGNAGE 3**

- 1 EXISTING GAS METER, REGULATOR AND VALVES.
- 2 EXISTING SEWER WASTE LINE FROM BUILDING. CONNECT TO NEW GREASE INTERCEPTOR. SEE PLUMBING DRAWINGS
- 3 1500 GALLON GREASE TRAP, GI-1. COORDINATE SIZE REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION AND LOCAL REQUIREMENTS. SEE PLUMBING DRAWINGS.
- 4 EXISTING INCOMING ELECTRICAL MAIN SWITCHBOARD (MSB). REFER TO ELECTRICAL DRAWINGS.
- 5 EXISTING UNDERGROUND CONDUIT TO VOICE AND DATA POINT OF CONNECTION.
- 6 NEW 2" PVC CONDUITS FOR ELECTRICAL TO NEW ORDERING BOARDS, MENU BOARDS, ECT.
- 7 EXISTING PARKING LAYOUT TO BE SEALCOATED AND RESTRIPPED. SEE NOTES THIS SHEET.
- 8 EXISTING BOLLARDS. INSTALL NEW YELLOW BOLLARD COVERS ON ALL.
- 9 NEW SIGNAGE. SEE SCHEDULE THIS SHEET.
- 10 EXISTING CONCRETE ADA ACCESS RAMP TO BE PATCHED AND REPAIRED AS REQUIRED. SEE ADA DETAILS IN THIS SET.
- 11 EXISTING BACK LIGHT PYLON SIGN TO BE REUSED. INSTALL NEW SIGNAGE AS PER 4 DETAIL THIS SHEET.
- 12 PRESSURE WASH, CHEMICAL CLEAN AND REPAIR EXISTING CONC. SLAB

GENERAL NOTES 2



PVA ARCHITECTURE LLC
49 Old Creamery Road
Newton NJ 07860
(973) 222-3110
paul@pvaarchitect.com

P.V.A.
Paul V. Ashworth AIA NCARB
NY Lic. #: 038978-1

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISING SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW AND CURRENT STATUTES.

PLAN SET ISSUE / REVISION HISTORY

ARCH PROJECT #: 25-41
BUILDING TYPE: RENOVATION
PLAN VERSION:
SITE NUMBER:
ENTITY NUMBER:
STORE NUMBER: G506015

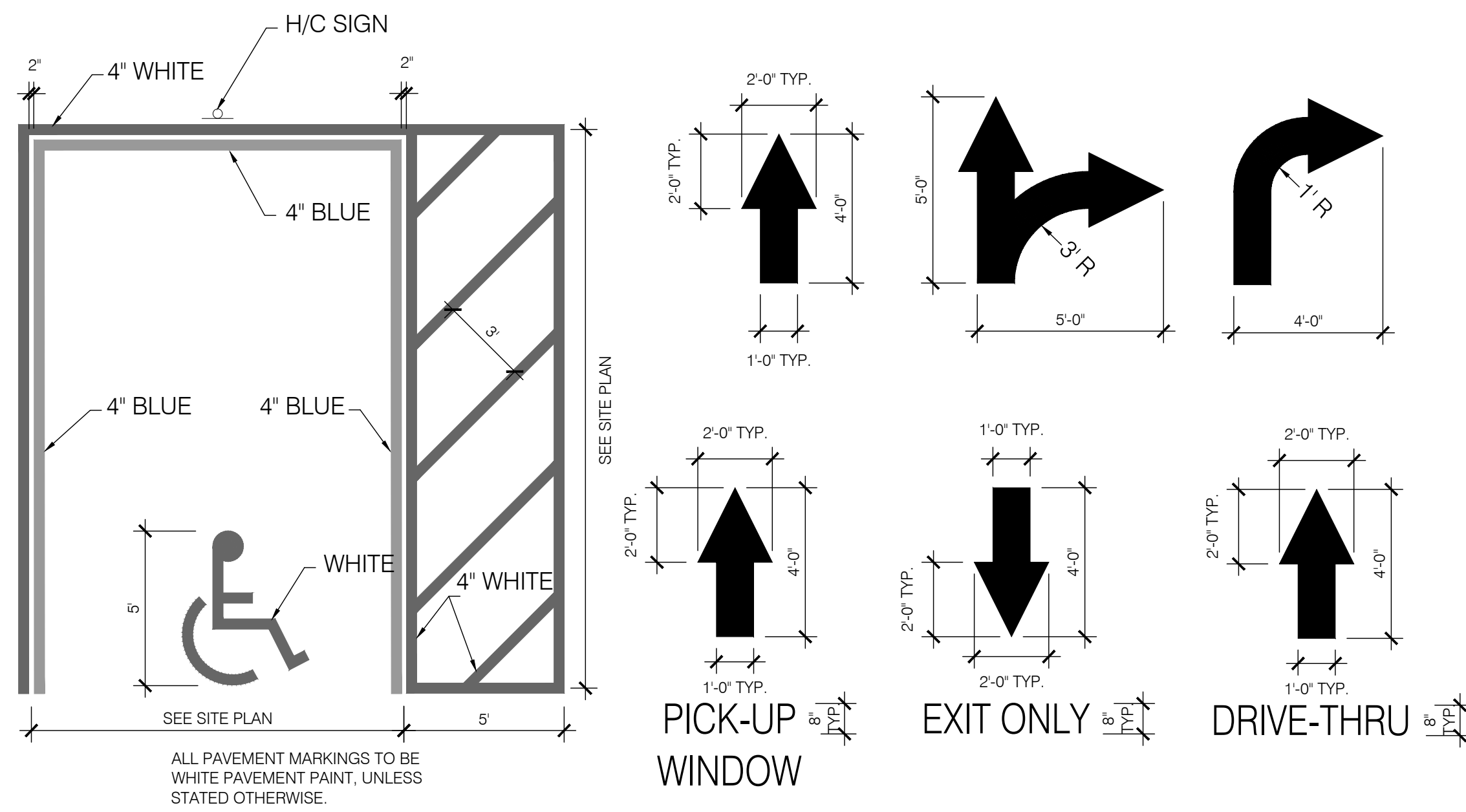
KFC
140 DOLSON AVE.
MIDDLETOWN NY 10940



**ARCHITECT-
URAL SITE +
UTILITY PLAN**

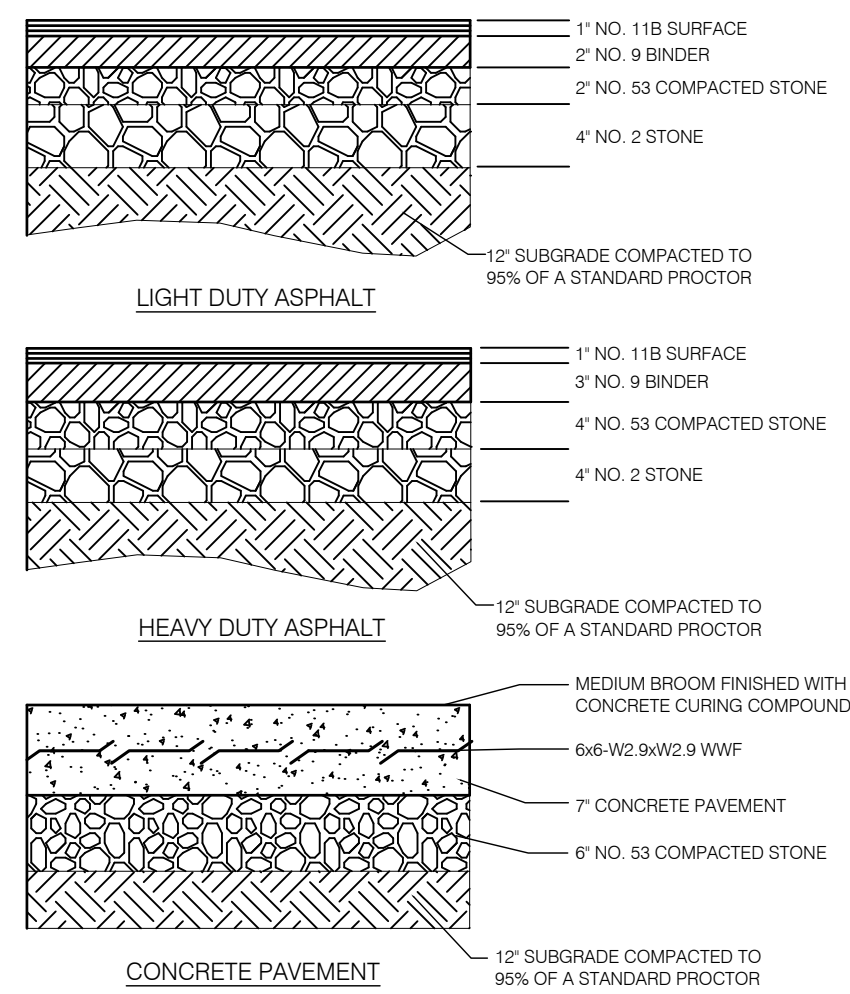
C1.0

PLOT DATE: 09.07.2025



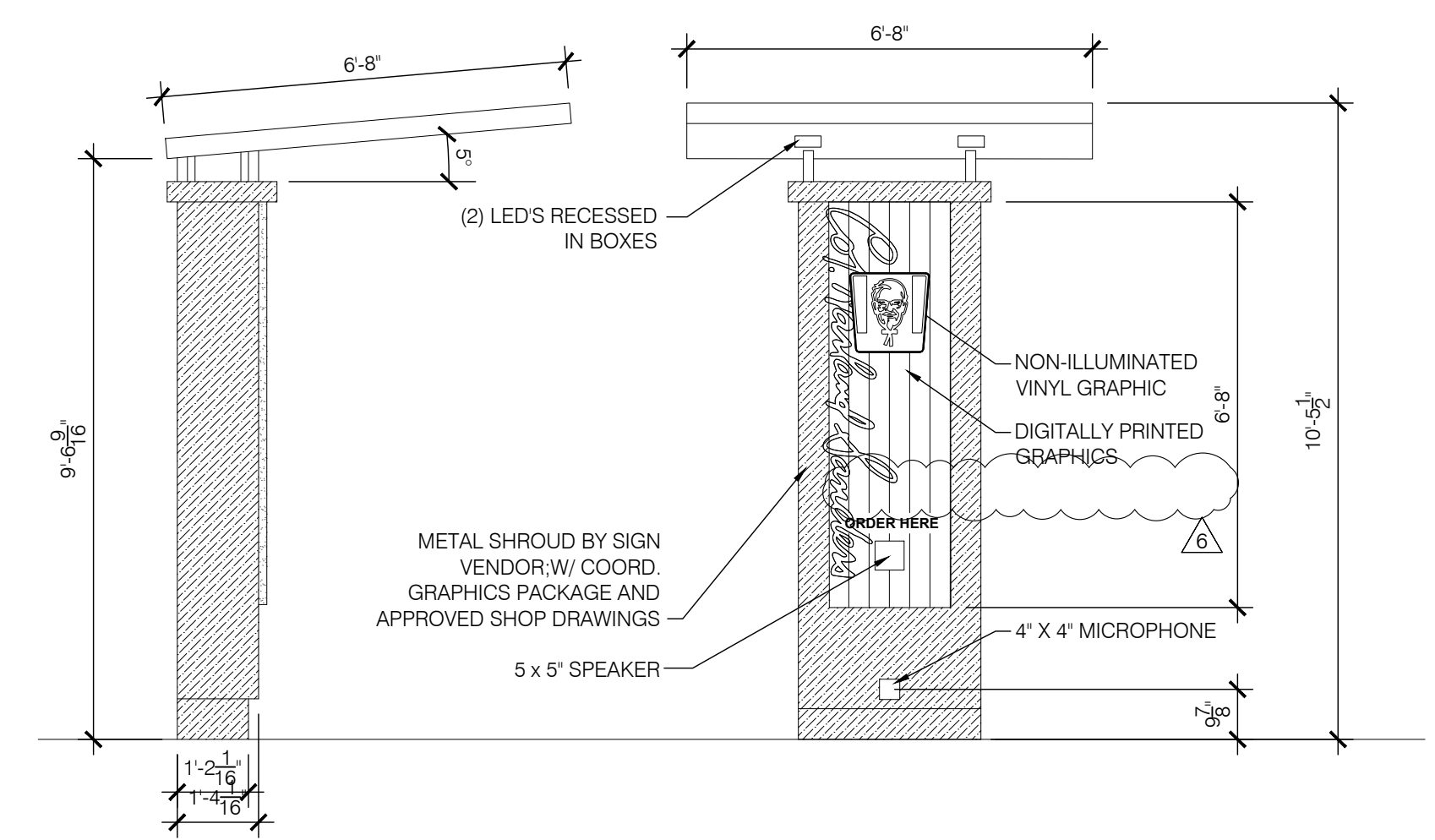
NOT ALL DETAIL ARE ANTICIPATED TO BE USED, BUT ARE AVAILABLE FOR REFERENCE WHEN ADDITIONAL WORK IS REQUIRED.

TYPICAL PAVEMENT MARKINGS N.T.S. **8**



NOT ALL DETAIL ARE ANTICIPATED TO BE USED, BUT ARE AVAILABLE FOR REFERENCE WHEN ADDITIONAL WORK IS REQUIRED.

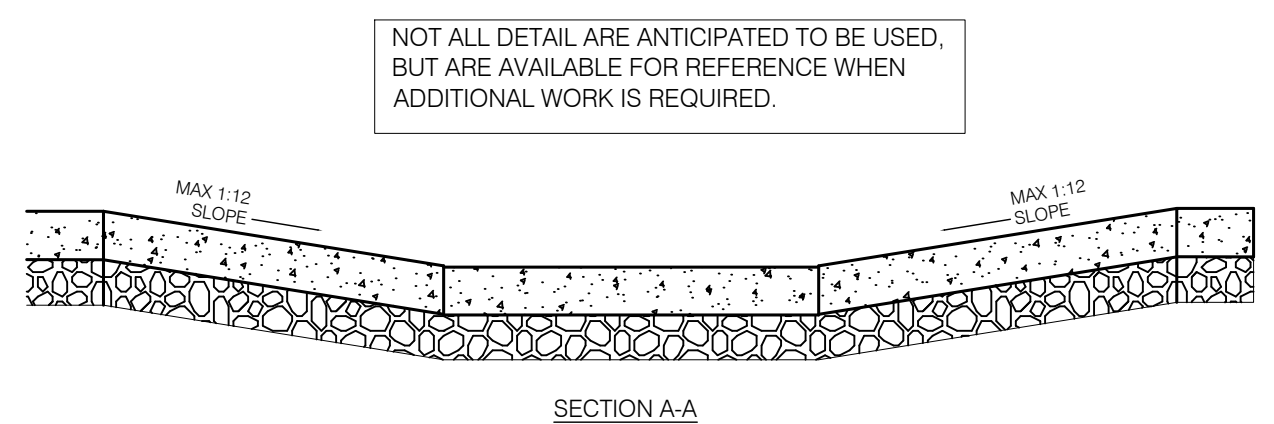
TYPICAL PAVING SECTIONS N.T.S. **5**



LEGEND
 [Pattern] DIGITALLY PRINTED ALUM. PANELS TO MATCH WOOD CONTROL SAMPLE
 [Pattern] PRE-PAINTED ALUM. PANELS BENJAMIN MOORE: ONYX 2133-10 SATIN

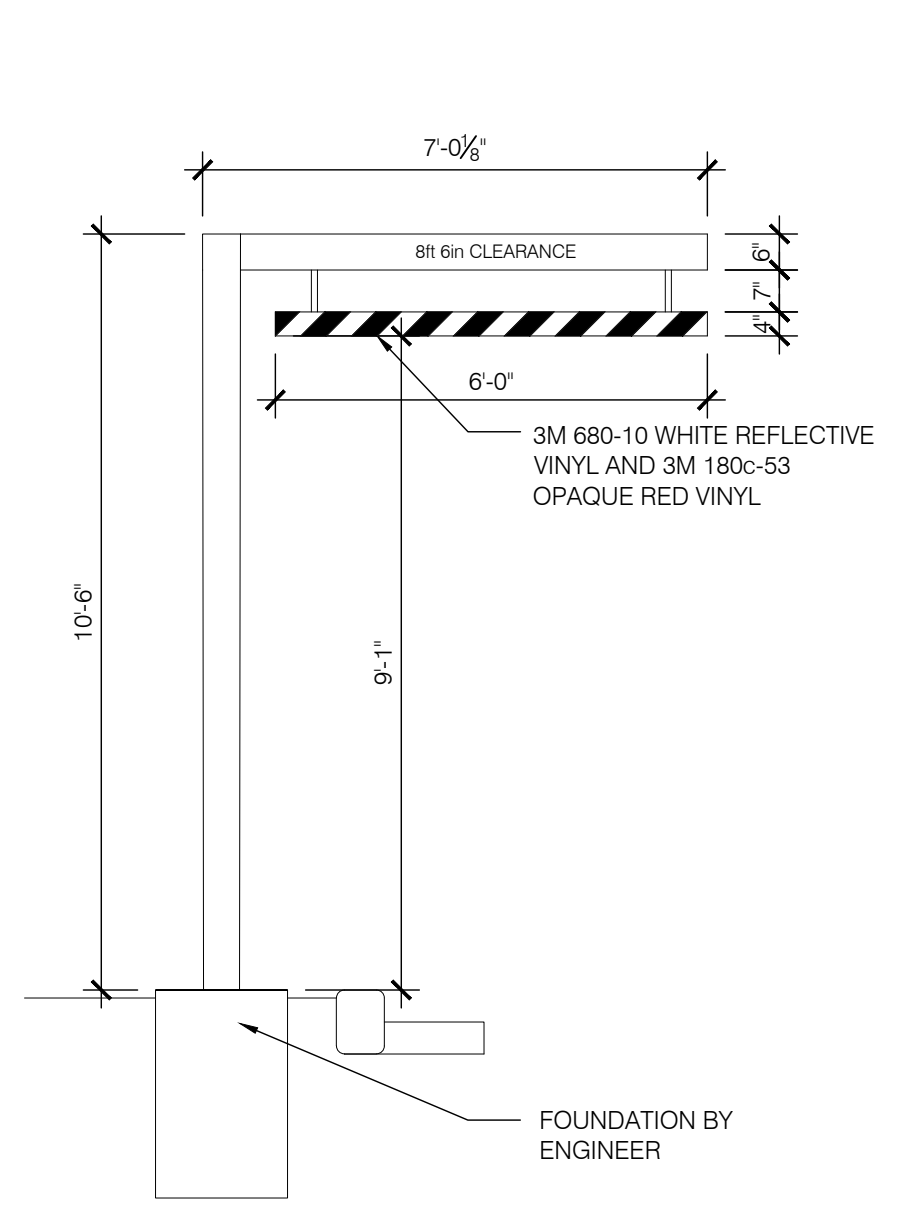
NOTE: ALL DETAILS ARE FOR REFERENCE ONLY. VENDOR IS RESPONSIBLE FOR ALL STRUCTURAL DESIGN & CALCULATIONS BASED ON LOCAL REQUIREMENTS.

ORDER POINT CANOPY DETAIL N.T.S. **1**

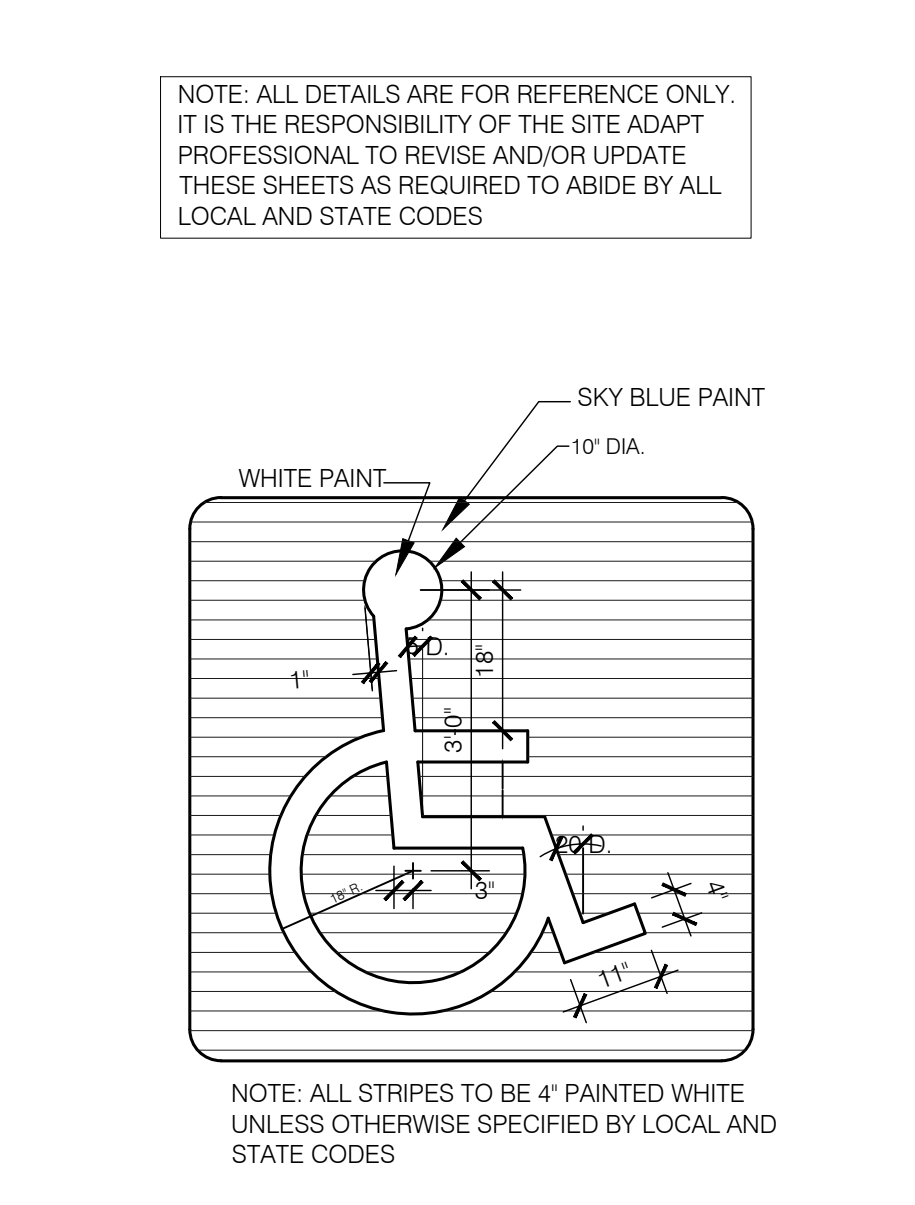


NOT ALL DETAIL ARE ANTICIPATED TO BE USED, BUT ARE AVAILABLE FOR REFERENCE WHEN ADDITIONAL WORK IS REQUIRED.

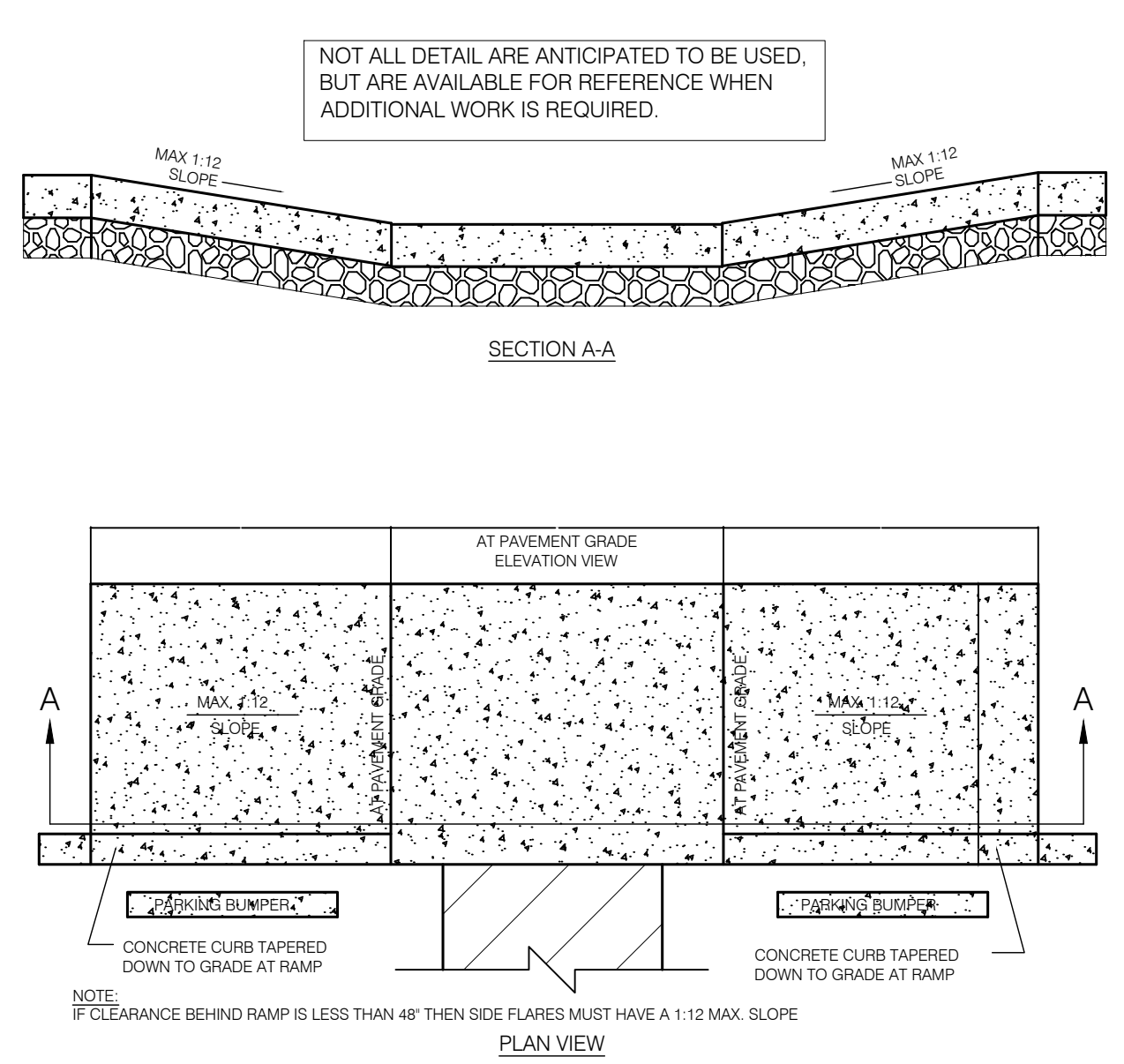
TYPICAL SIDEWALK DETAIL N.T.S. **6**



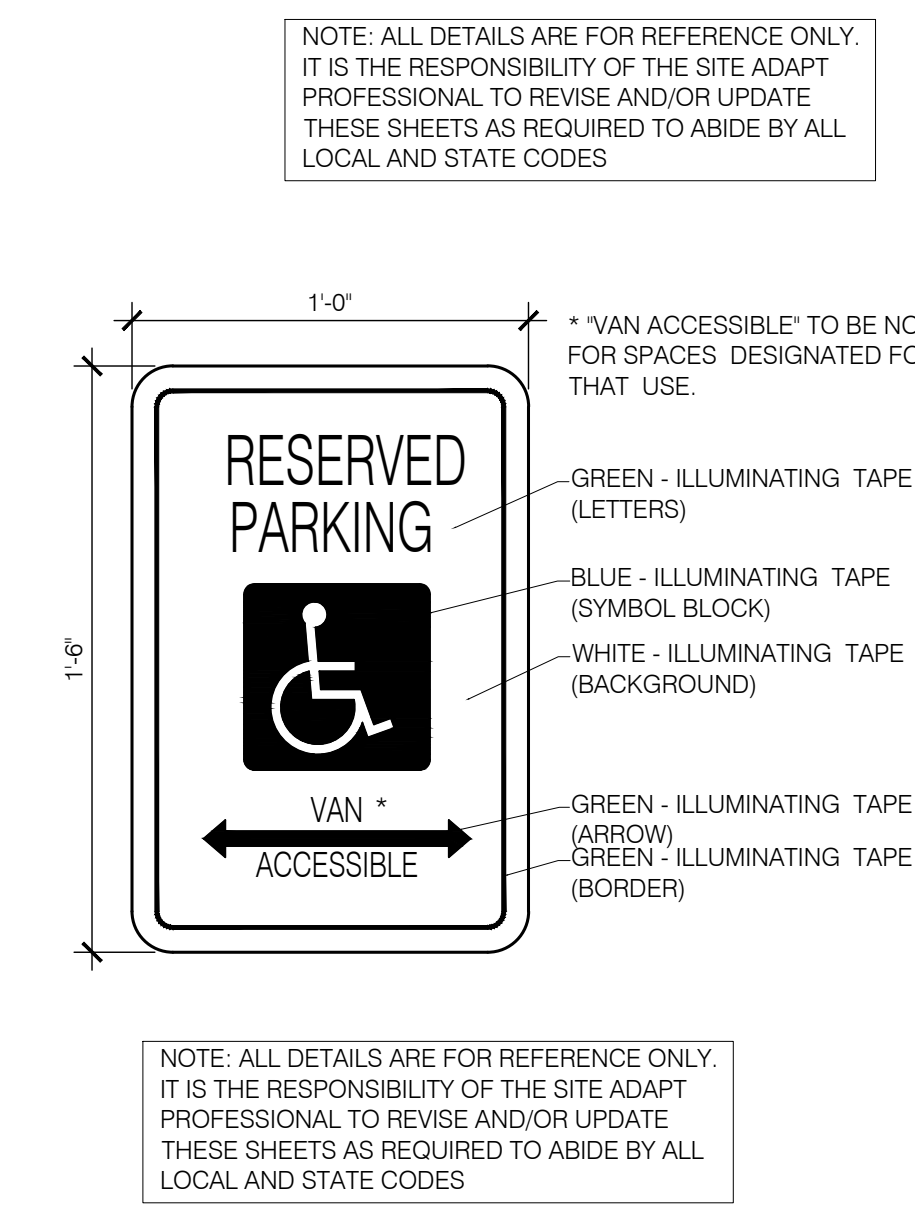
CLEARANCE BAR DETAIL N.T.S. **3**



PAINTED ADA SYMBOL N.T.S. **2**

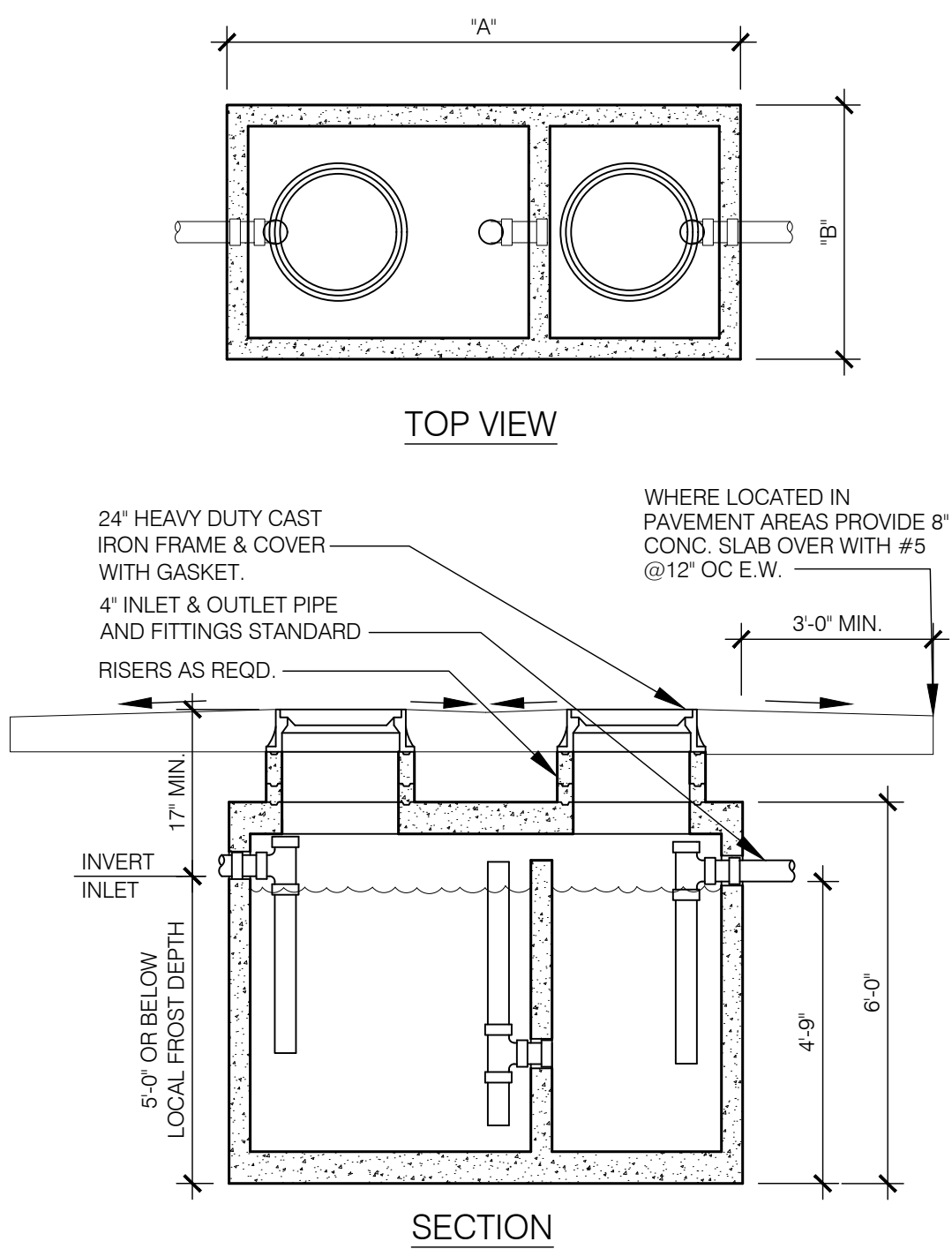


ADA COMPLIANT RAMP DETAIL N.T.S. **7**



NOTE: ALL DETAILS ARE FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE SITE ADAPT PROFESSIONAL TO REVISE AND/OR UPDATE THESE SHEETS AS REQUIRED TO ABIDE BY ALL LOCAL AND STATE CODES

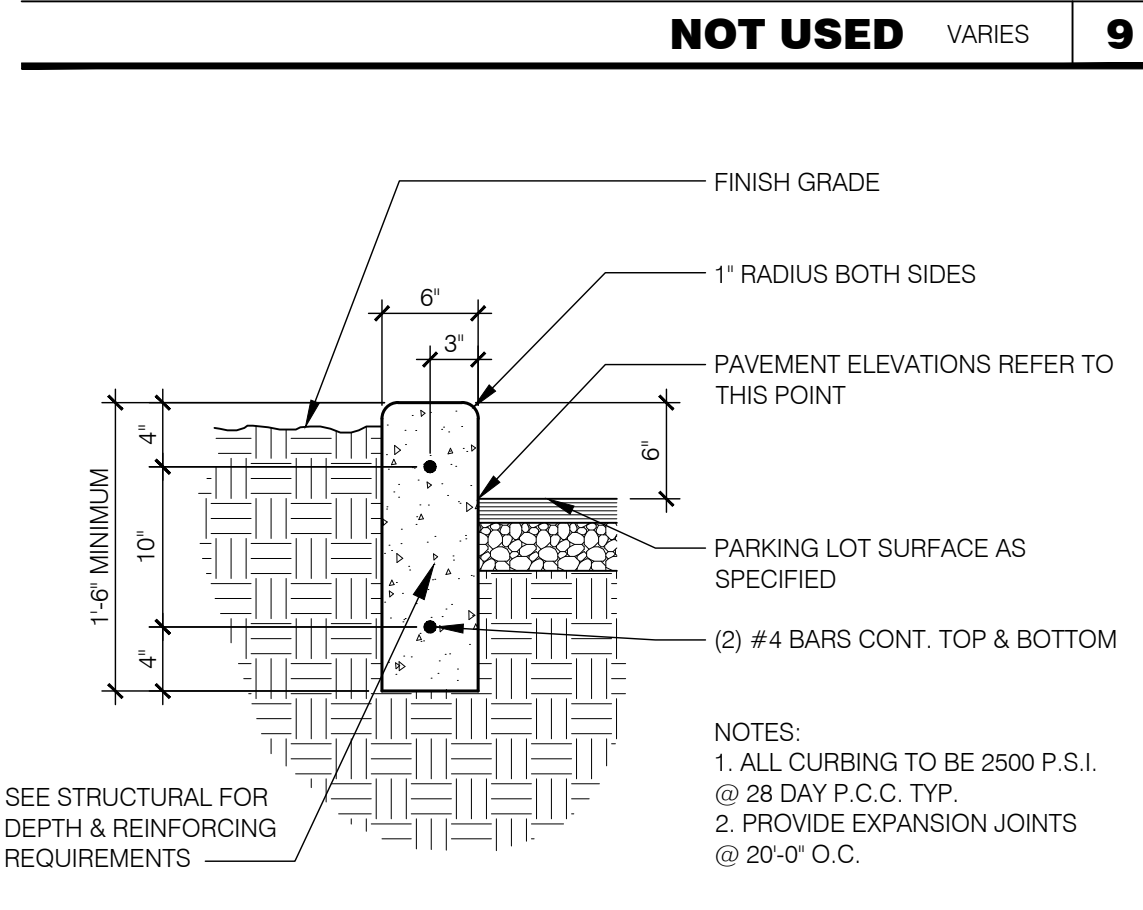
TYPICAL ADA COMPLIANT SIGNAGE N.T.S. **4**



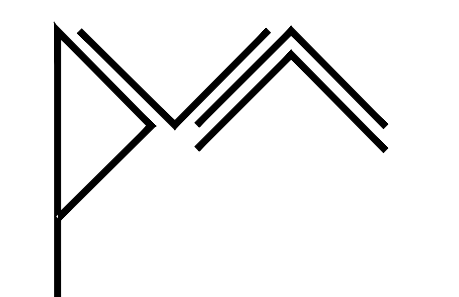
G.T. SIZE	DIM. "A"	DIM. "B"
1200 GALLON	8'-6"	5'-9"

NOTE: GC TO COORDINATE THIS GENERIC DETAIL WITH THE SPECIFIC MODEL AS DEFINED IN PLUMBING DRAWINGS.

EXTERIOR GREASE INTERCEPTOR N.T.S. **11**



STANDING CONCRETE CURB DETAIL N.T.S. **10**



PVA ARCHITECTURE LLC
 49 Old Creamery Road
 Newton NJ 07860
 (973) 222-3110
 paul@pvaarchitect.com

Paul V. Ashworth AIA NCARB
 NY Lic. #: 038978-1

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISING SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW AND CURRENT STATUTES.

PLAN SET ISSUE / REVISION HISTORY

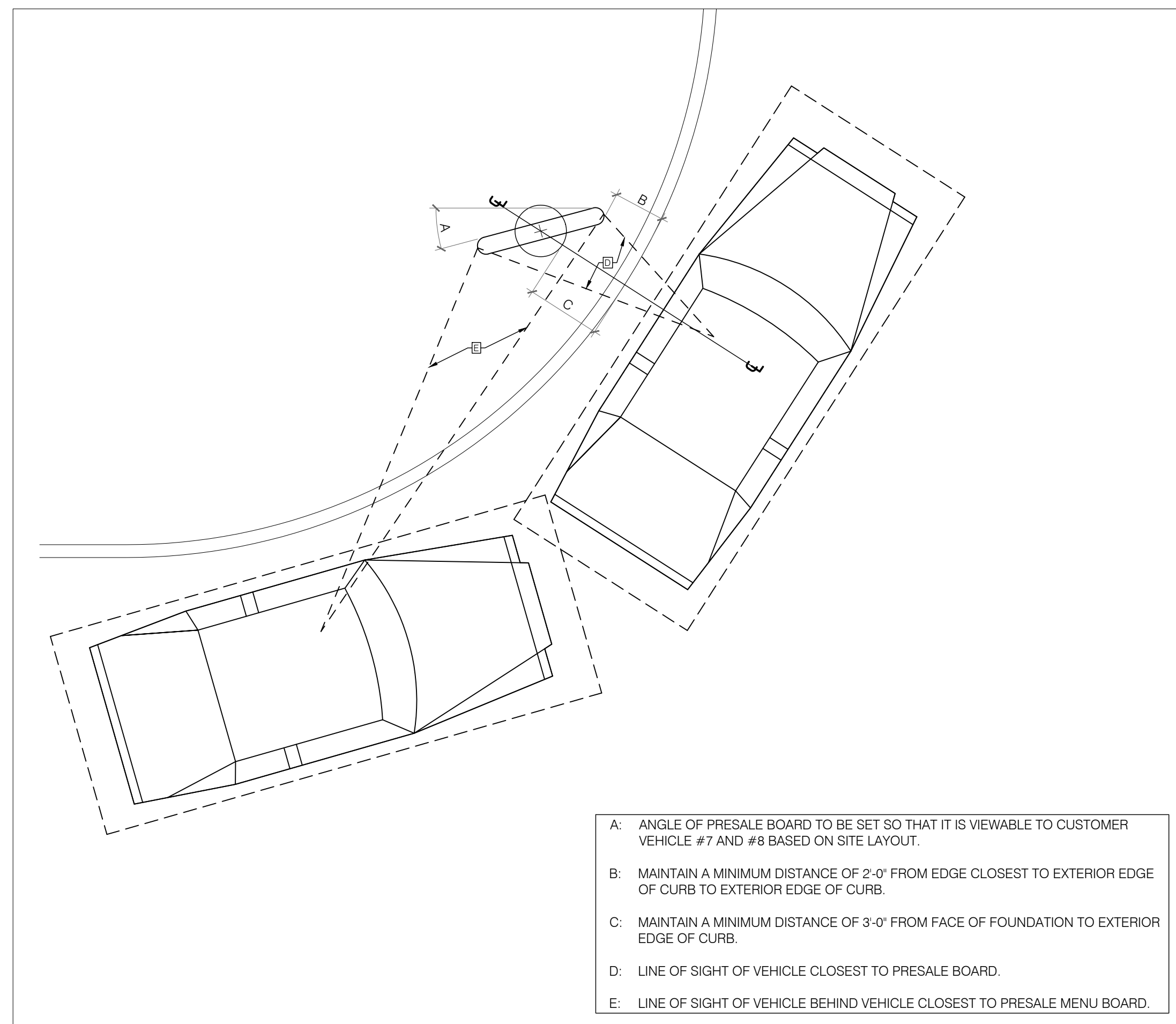
ARCH PROJECT #: 25-41
 BUILDING TYPE: RENOVATION
 PLAN VERSION:
 SITE NUMBER:
 ENTITY NUMBER:
 STORE NUMBER: G506015

KFC
 140 DOLSON AVE.
 MIDDLETOWN NY 10940



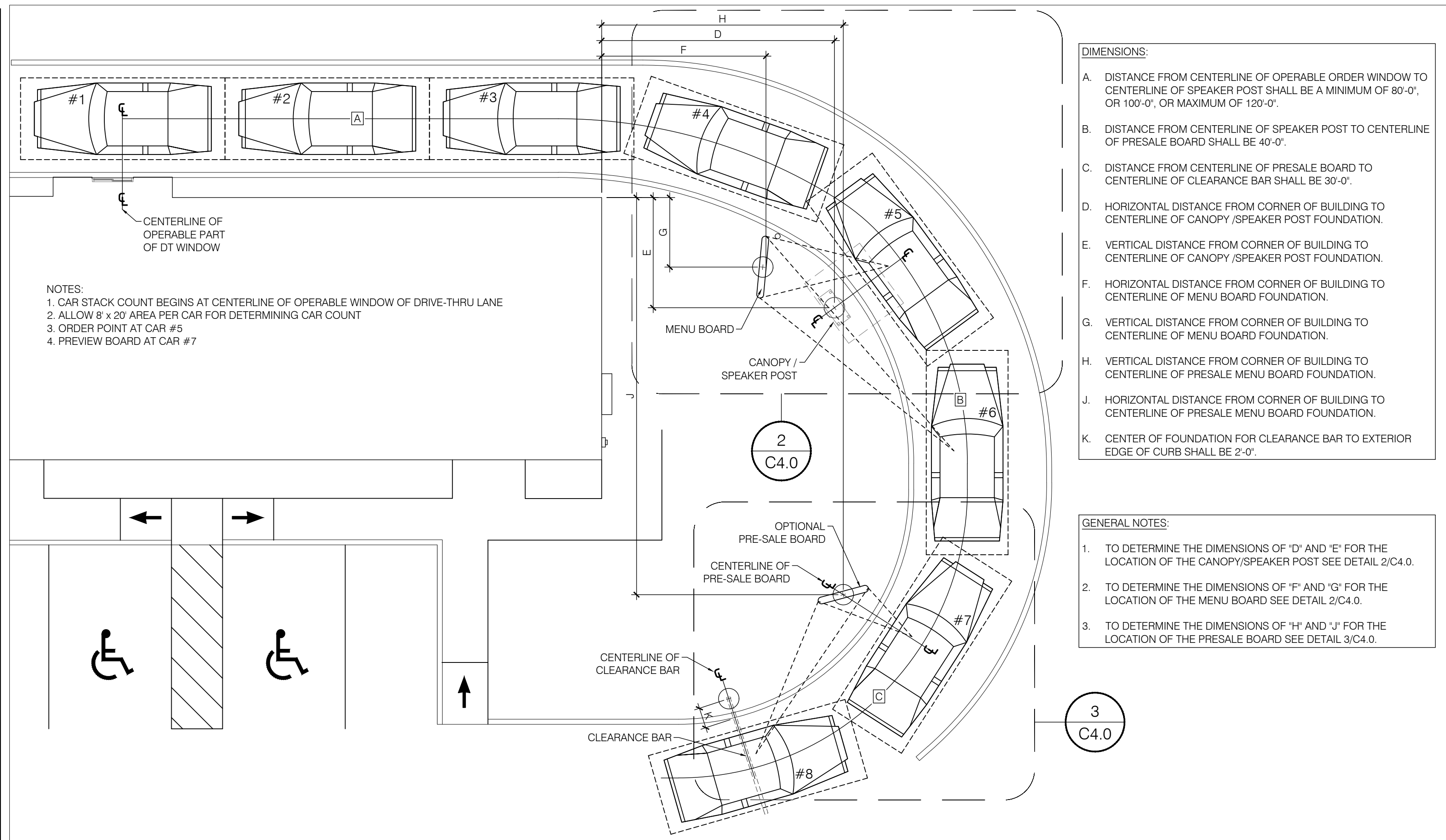
SITE DETAILS
C3.0

PLOT DATE: 09.07.2025



- A: ANGLE OF PRESALE BOARD TO BE SET SO THAT IT IS VIEWABLE TO CUSTOMER VEHICLE #7 AND #8 BASED ON SITE LAYOUT.
- B: MAINTAIN A MINIMUM DISTANCE OF 2'-0" FROM EDGE CLOSEST TO EXTERIOR EDGE OF CURB TO EXTERIOR EDGE OF CURB.
- C: MAINTAIN A MINIMUM DISTANCE OF 3'-0" FROM FACE OF FOUNDATION TO EXTERIOR EDGE OF CURB.
- D: LINE OF SIGHT OF VEHICLE CLOSEST TO PRESALE BOARD.
- E: LINE OF SIGHT OF VEHICLE BEHIND VEHICLE CLOSEST TO PRESALE MENU BOARD.

PRESALE BOARD DETAIL 1/4" = 1'-0" **3**

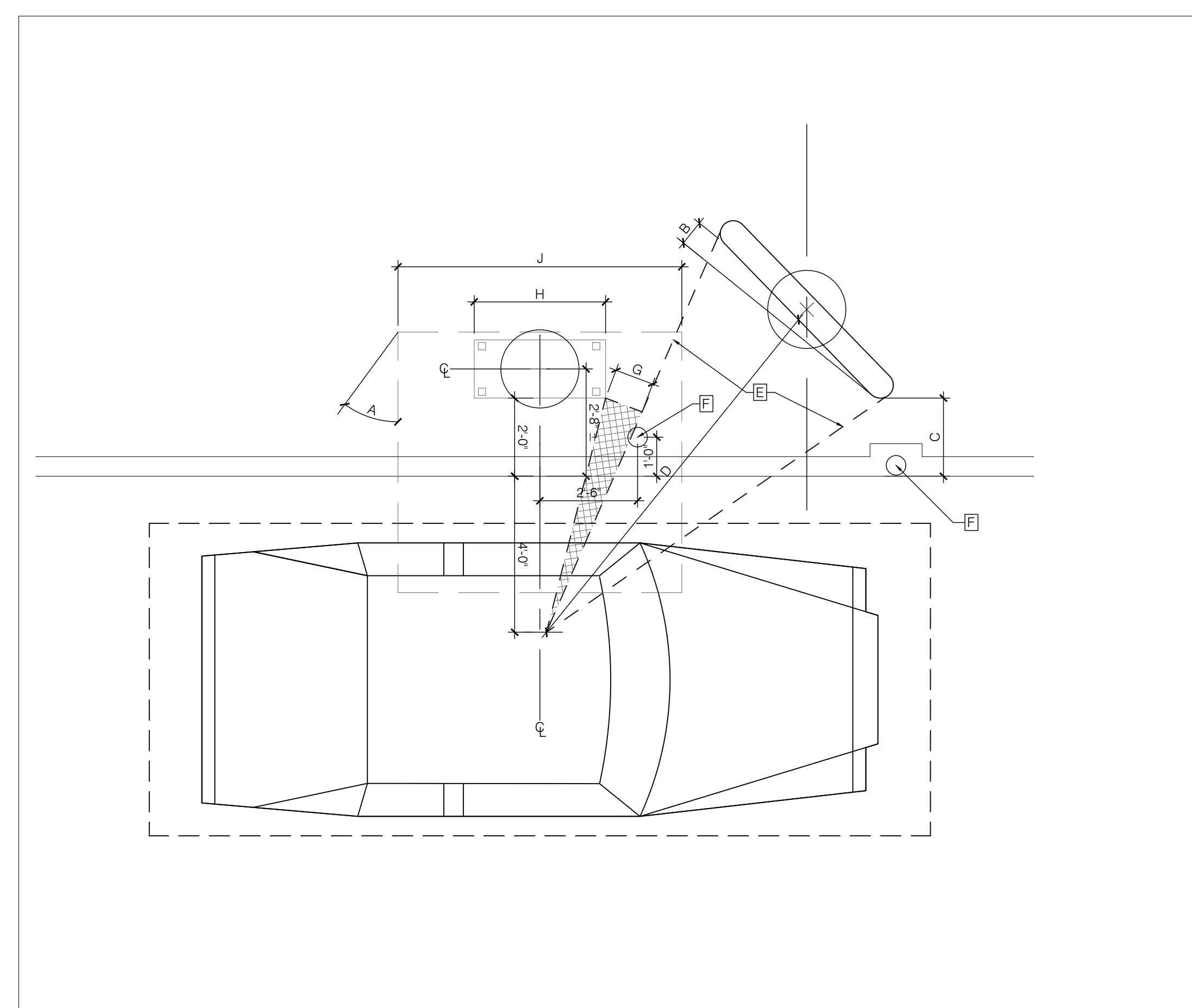


- NOTES:
- CAR STACK COUNT BEGINS AT CENTERLINE OF OPERABLE WINDOW OF DRIVE-THRU LANE
 - ALLOW 8' x 20' AREA PER CAR FOR DETERMINING CAR COUNT
 - ORDER POINT AT CAR #5
 - PRESALE BOARD AT CAR #7

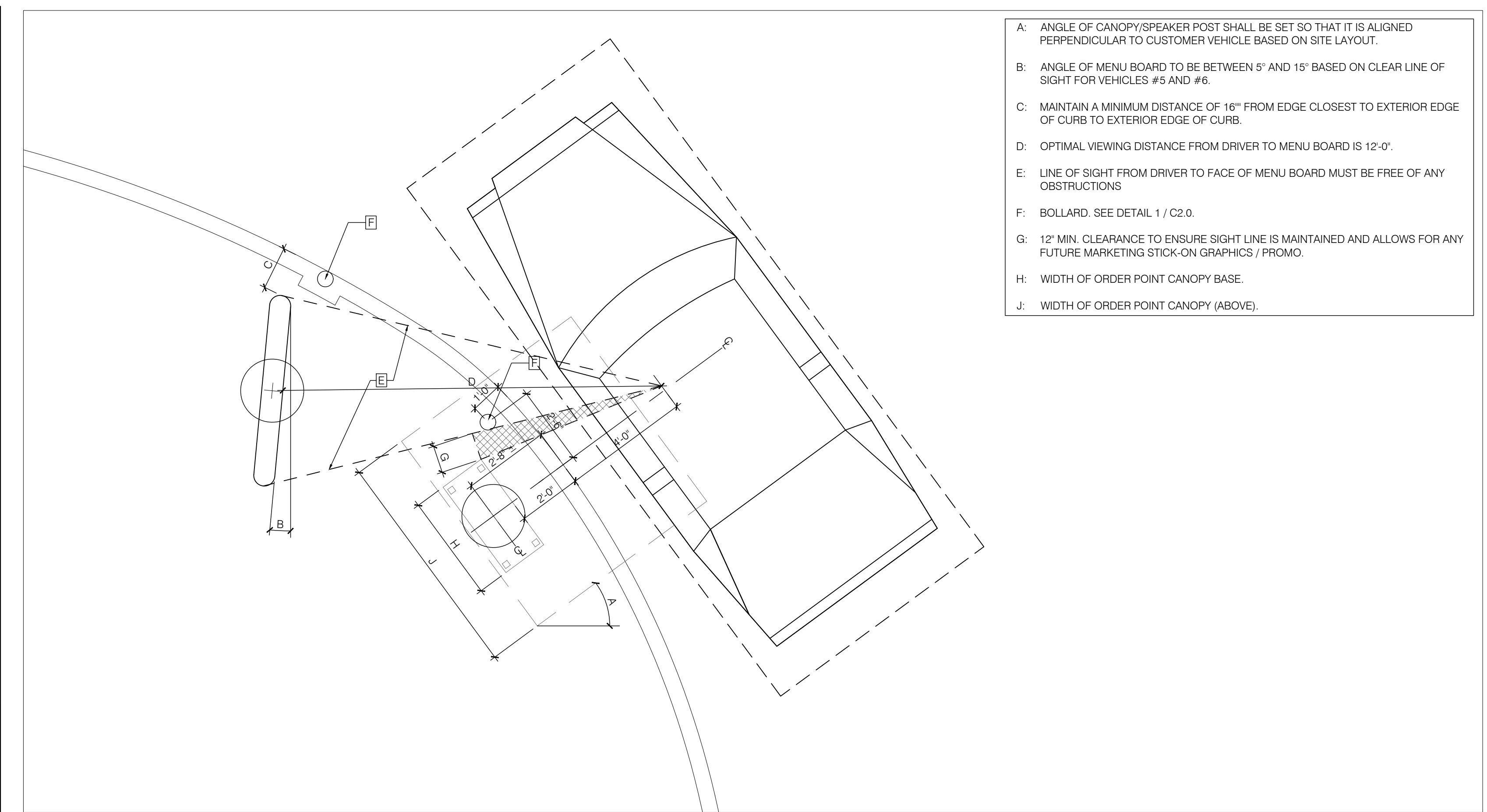
- DIMENSIONS:
- DISTANCE FROM CENTERLINE OF OPERABLE ORDER WINDOW TO CENTERLINE OF SPEAKER POST SHALL BE A MINIMUM OF 80'-0", OR 100'-0", OR MAXIMUM OF 120'-0".
 - DISTANCE FROM CENTERLINE OF SPEAKER POST TO CENTERLINE OF PRESALE BOARD SHALL BE 40'-0".
 - DISTANCE FROM CENTERLINE OF PRESALE BOARD TO CENTERLINE OF CLEARANCE BAR SHALL BE 30'-0".
 - HORIZONTAL DISTANCE FROM CORNER OF BUILDING TO CENTERLINE OF CANOPY /SPEAKER POST FOUNDATION.
 - VERTICAL DISTANCE FROM CORNER OF BUILDING TO CENTERLINE OF CANOPY /SPEAKER POST FOUNDATION.
 - HORIZONTAL DISTANCE FROM CORNER OF BUILDING TO CENTERLINE OF MENU BOARD FOUNDATION.
 - VERTICAL DISTANCE FROM CORNER OF BUILDING TO CENTERLINE OF MENU BOARD FOUNDATION.
 - VERTICAL DISTANCE FROM CORNER OF BUILDING TO CENTERLINE OF PRESALE MENU BOARD FOUNDATION.
 - HORIZONTAL DISTANCE FROM CORNER OF BUILDING TO CENTERLINE OF PRESALE MENU BOARD FOUNDATION.
 - CENTER OF FOUNDATION FOR CLEARANCE BAR TO EXTERIOR EDGE OF CURB SHALL BE 2'-0".

- GENERAL NOTES:
- TO DETERMINE THE DIMENSIONS OF "D" AND "E" FOR THE LOCATION OF THE CANOPY/SPEAKER POST SEE DETAIL 2/C4.0.
 - TO DETERMINE THE DIMENSIONS OF "F" AND "G" FOR THE LOCATION OF THE MENU BOARD SEE DETAIL 2/C4.0.
 - TO DETERMINE THE DIMENSIONS OF "H" AND "J" FOR THE LOCATION OF THE PRESALE BOARD SEE DETAIL 3/C4.0.

DRIVE-THRU LAYOUT 1/8" = 1'-0" **1**

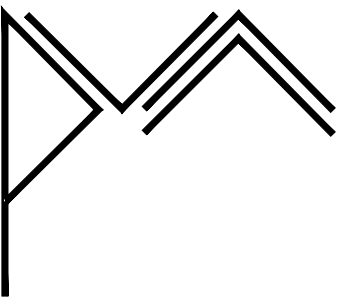


DRIVE-THRU MENU BOARD DETAIL - STRAIGHT CURB 3/8" = 1'-0" **4**



- ANGLE OF CANOPY/SPEAKER POST SHALL BE SET SO THAT IT IS ALIGNED PERPENDICULAR TO CUSTOMER VEHICLE BASED ON SITE LAYOUT.
- ANGLE OF MENU BOARD TO BE BETWEEN 5° AND 15° BASED ON CLEAR LINE OF SIGHT FOR VEHICLES #5 AND #6.
- MAINTAIN A MINIMUM DISTANCE OF 16" FROM EDGE CLOSEST TO EXTERIOR EDGE OF CURB TO EXTERIOR EDGE OF CURB.
- OPTIMAL VIEWING DISTANCE FROM DRIVER TO MENU BOARD IS 12'-0".
- LINE OF SIGHT FROM DRIVER TO FACE OF MENU BOARD MUST BE FREE OF ANY OBSTRUCTIONS
- BOLLARD. SEE DETAIL 1 / C2.0.
- 12" MIN. CLEARANCE TO ENSURE SIGHT LINE IS MAINTAINED AND ALLOWS FOR ANY FUTURE MARKETING STICK-ON GRAPHICS / PROMO.
- WIDTH OF ORDER POINT CANOPY BASE.
- WIDTH OF ORDER POINT CANOPY (ABOVE).

DRIVE-THRU MENU BOARD DETAIL 3/8" = 1'-0" **2**



PVA ARCHITECTURE LLC
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(973) 222-3110
paul@pvarchitecture.com

P.V.A.
Paul V. Ashworth AIA NCARB
NY Lic. #: 038978-1

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PLAN SET ISSUE / REVISION HISTORY

ARCH PROJECT #: 25-41
BUILDING TYPE: RENOVATION
PLAN VERSION:
SITE NUMBER:
ENTITY NUMBER:
STORE NUMBER: G506015

KFC
140 DOLSON AVE.
MIDDLETOWN NY 10940



**SITE
DETAILS**

C4.0

PLOT DATE: 09.07.2025

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 6/19/25

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 144-146 Dolson Ave Middletown NY 10940

Section 48 Block 1 Lot 8 Current Zoning District C3

Building Existing X New _____

2. Owner of Property Middletown Plaza Holdings LLC

Owner's Address 22 Tokay Lane

City Middletown State NY Zip 10952

Phone numbers: Home: _____

Business: 212-321-0984

Cell: 917-566-8422

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 # 4B

Classification of Occupancy requested Retail

Previous tenant Family Dollar vacated the approximately 7,500 square foot space.

Description of what you are requesting: _____

Landlord seeks to modify the space to create four storefronts. Three of the four spaces will share a common loading area as per the attached plans.

Currently there are two tenants out of the four that will occupy the space for uses allowed under the C3 zoning.

Uses currently in property: Retail

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	5.9 Acres		
Front yard	NA		
Rear yard	NA		
Side yard	NA		
Side yard	NA		
Parking	684 Spots		

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: _____

Ariel Jacobson Member

Date: _____

6/19/25

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 5-1-25

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 144-146 Dolson Ave

Section 98 Block 1 Lot 8

Current Zoning District C5

Building Existing _____ New _____

2. Owner of Property Middleham Plaza Holdings

Owner's Address 22 Tokay Lane

City Monsest State NY Zip 10952

Phone numbers: Home: _____

Business: _____

Cell: 917-566-8422

3. Applicant name Erna Lamisere

If different from Owner

Applicants Address 117 Rockland Lane

City Spring Valley State NY Zip 10977

Phone numbers: Home: _____

Business: _____

Cell: 845-466-0366

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: Hotels - Restaurant - Sit - take out

Full Liquor Licence 9 AM - 10 PM

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 _____

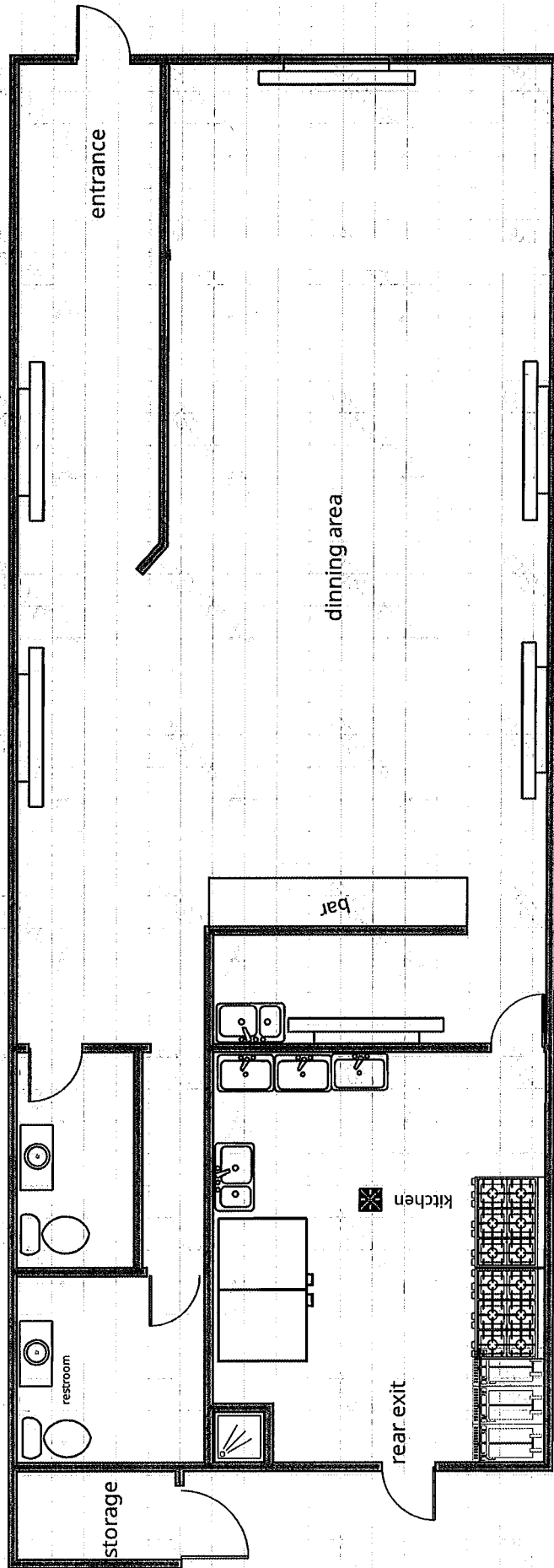
Livable floor area _____

Number of Bedrooms _____

Signature: Erna Lamisere

Printed Name and Title: Erna Lamisere owner

Date: 5-1-25



OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Ariel Jacob being duly sworn, deposes and says that

he/she resides at 9 Cobblestone Farm Court Suffern NY

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

owner in fee or Member of the Middleton Plaza Holdings
OFFICIAL TITLE

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

he/she has authorized Ernie Lunsford to make the foregoing

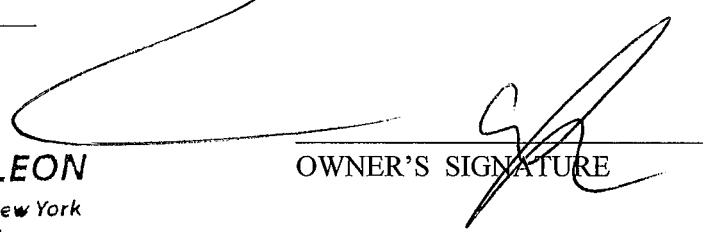
application for approval as described herein.

Sworn before me this 30 day of April 2025



Notary Public

R. ELIZABETH LEON
Notary Public - State of New York
No. 01LE6328671
Commission Expires August 3, 2027
Qualified in Rockland County



OWNER'S SIGNATURE

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 144 Dolson Ave

Section 48 Block 1 Lot 8 Current Zoning District 63

Building Existing _____ New _____

2. Owner of Property Middletown Plaza Holdings

Owner's Address 22 Tokay Lane

City Maceda State NY Zip 6952

Phone numbers: Home: _____

Business: _____

Cell: 917-566-8422

3. Applicant name Shafquat Anwar

If different from Owner

Applicants Address 67 grand Street

City new city State NY Zip 10956

Phone numbers: Home: _____

Business: _____

Cell: 845-367-3363

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: _____

Halal Meat plus indian, Pakistani, asian
groceries. open 9am - 9pm Everyday

Uses currently in property: _____

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

Printed Name and Title: Shafquat Anwar President

Date: 04-24-2025

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Ariel Jacobov Member of Middlebury Plaza Holdings being duly sworn, deposes and says that

he/she resides at 82 Tohad Lane

in the County of Rockland 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 _____ to make the foregoing

application for approval as described herein.

Sworn before me this 24th day of April 2021


Notary Public

USOBUNANDU MBANEFOR
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. #01MB6282531
COMM. EXP. MAY 28, 2021


OWNER'S SIGNATURE

New Medina Halal Meat and
grocery Inc.

25 1/2 Feet long

Front
Door



Freezer

Freezer Freezer

Freezer

Freezer

Freezer

Freezer

Freezers

65 Feet long

14 Feet long

20 Feet

Shelves

20 Feet

Shelves
Shelves

Door

EXIT
Door
Back side

63 Feet long

14 Feet long

Register
Cashier

Meat cutting
Board

Meat Display
Case

Meat Box

Bath Room

3 Bar
Sink
Hand Wash

11:19

◀ Google

📶 LTE 77%



kenny D · 2 years ago

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 157 Dolson Ave. Unit. 37. Middletown, NY

Section 49 Block 1 Lot 2.21 Current Zoning District C3

Building Existing New _____

2. Owner of Property Kale Realty Corp (Marcus Weber VP)

Owner's Address 125-157 Dolson Ave

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: management office 845 343 5614

Cell: 845-381-0208

3. Applicant name Sohel Lakni

If different from Owner

Applicants Address 21 Oak Ridge Rd

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 914 316 3050

Fax: _____

Signature: Sohel Lakni

Printed Name and Title: Sohel Lakni

Date: 7/23/25

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Stacy Bryant Babcock being duly sworn, deposes and says that

he/she resides at 125 Dolson Ave Middletown
employed

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

owner in fee or Manager of the Campbell Plaza Shopping Center
OFFICIAL TITLE (Kate Realty Corp)

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

he/she has authorized Holy Burger Middletown to make the foregoing

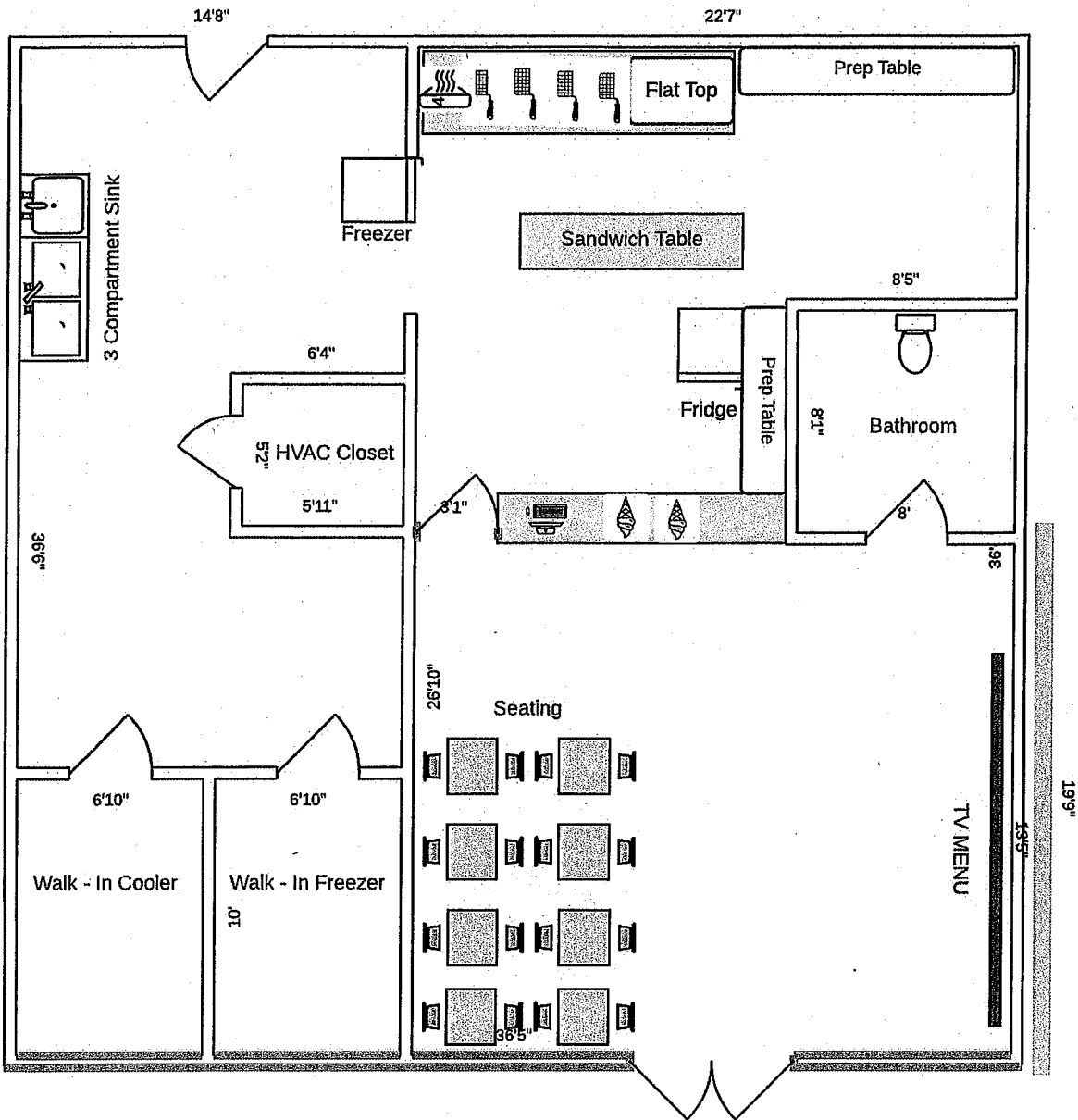
application for approval as described herein.

Sworn before me this 15 day of July 2025

Lisa Diggle
Notary Public

[Signature]
OWNER'S SIGNATURE

LISA A DIGGLE
Notary Public - State of New York
NO. 01DI6222484
Qualified in Orange County
My Commission Expires 05/24/26



14'8"

22'7"

3 Compartment Sink
38.6"

Freezer

Flat Top

Prep Table

Sandwich Table

8'5"

5 1/2" HVAC Closet
6'4"
5'11"

Fridge

Prep Table

Bathroom
8'1"
8'

8'1"

38.6"

26'10"

Seating

6'10"

6'10"

Walk - In Cooler

Walk - In Freezer

10'

36.5"

TV/MENU

19'9"

19'9"

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 7/17/25

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 29 North St., Middletown, NY 10940

Section 31 Block 7 Lot 14.1

Current Zoning District DMU

Building Existing X New _____

2. Owner of Property Shen Yun Collections, Inc.

Owner's Address 29-35 North Street

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 800-208-2384

Cell: 908-217-5171

3. Applicant name NEW MIDDLETOWN

If different from Owner

Applicants Address 29 NORTH STREET

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: _____

Business: 845-281-0318

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: Eating and Drinking
Establishment (No alcohol), Place of Assembly for
Events only, Store hours from 8:00 am to 12:00 am

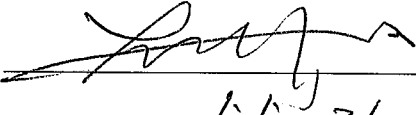
Uses currently in property: _____

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:

Lili Zhou, CEO.

Date:

7/18/25