

**CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
SEPTEMBER 3, 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 June 4, 2025, and August 6, 2025
4. NEW BUSINESS

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

Request of Fei Tian College for a special use permit and site plan approval in order to have classrooms, a lab and a recreation room on the ground floor of the premises located at 14 Jason Place, Middletown

Request of 8-10 East Main Street, LLC for a special use permit and site plan approval in order to have a walk-in cooler and a loading dock located at 8-10 East Main Street, Middletown

Request of Timothy Furr for a special use permit to extend hours of operation and to add a beer and wine license to an existing IHOP restaurant located at 145 Dolson Avenue, Middletown

SEQRA Notice of Intent to Serve as Lead Agency
33-49 Mulberry Street - Trodale Developers
203-231 Dolson Avenue - Franco Fidanza
55 Midland Avenue Extension - Dreamfields Inc.

Dewitt Acquisitions proposal for a gas taction and a convenience store at 16 & 18 County Highway 78

Bell Flavors & Fragrances, Inc. - building expansion/connection at 12 Sprague Avenue, Middletown

5. ADJOURNMENT