

**CITY OF MIDDLETOWN  
PLANNING BOARD MEETING AGENDA  
SEPTEMBER 3, 2025 7:00 PM  
COMMON COUNCIL CHAMBERS  
AND VIA DIGITAL TOWN HALL**

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**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

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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

# 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.

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**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.

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7. Sign at the Place Indicated

Signature: \_\_\_\_\_



Printed Name and Title: \_\_\_\_\_

George Menegatos

Date: \_\_\_\_\_

6-17-25



**BRAND PROTOTYPE**

- A. ALL WORK SHALL CONFORM TO THE 2020 EDITION OF THE NEW YORK STATE EXISTING BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF MIDDLETOWN.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. A201 LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.
- D. DRAWINGS ARE BASED ON A SURVEY, DATED MARCH 23, 2025 PREPARED BY AERIAL LAND SURVEYING DPC AND WILL BE PROVIDED SEPARATELY BY THE CLIENT.
- E. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
- F. ALL PRODUCTS/MATERIALS SHALL BE PER PLANS AND SPECS, OR APPROVED EQUAL. SUBSTITUTIONS OF PRODUCTS THAT MEET THE PERFORMANCE SPECIFICATIONS MAY BE APPROVED CONTINGENT UPON AVAILABILITY OR PRICING. ANY PROPOSED SUBSTITUTION SHALL BE APPROVED BY THE FRANCHISEE AND KFC DESIGN REPRESENTATIVE (OR BY THE KFC CONSTRUCTION MANAGER & KFC DESIGN REPRESENTATIVE FOR CORPORATE BUILDS) IN WRITING PRIOR TO INSTALLATION.
- G. SUBMIT, PAY FEES, AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. KFC WILL PAY FOR "CONNECTION FEES", ASSOCIATED WITH UTILITY PERMITS, AND FOR TEMPORARY FACILITIES FEES, AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- H. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- I. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- J. GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED. SEE RESPONSIBILITIES SCHEDULE ON SHEETS T1.1 FOR EXCEPTIONS.
- K. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- L. GC SHALL INSTALL ALL PURCHASED ITEMS AND SYSTEMS (SUCH AS VENDOR PROVIDED CANOPIES, ROOFING SYSTEMS, FLASHING SYSTEMS, STOREFRONT SYSTEMS, EXTERIOR FINISHES, ETC.) PER MANUFACTURERS SPECIFICATIONS AND WRITTEN INSTALLATION INSTRUCTIONS FOR FULL SYSTEM WARRANTIES.
- M. SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. THE ARCHITECT OF RECORD ITSELF WILL BE AVAILABLE TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA PHONE OR EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE. ALTHOUGH MANY ISSUES CAN BE ADDRESSED WITHOUT THE ARCHITECTS INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION. WHEN THE ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. THE ARCHITECT OF RECORD IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE ARCHITECTS CONTROL.

**PROJECT GENERAL NOTES**

ELEVATION (LOCATION)	PROPOSED SIGNAGE AREA	SIGNAGE AREA ALLOWED	IN COMPLIANCE
SOUTH (FRONT)	45.5 SQ. FT.		YES
NORTH (REAR)	NONE		
EAST (PARKING LOT)	45.5 SQ. FT.		YES
WEST (DRIVE THRU)	60.5 SQ. FT.		YES

**BUILDING SIGNAGE AREAS**

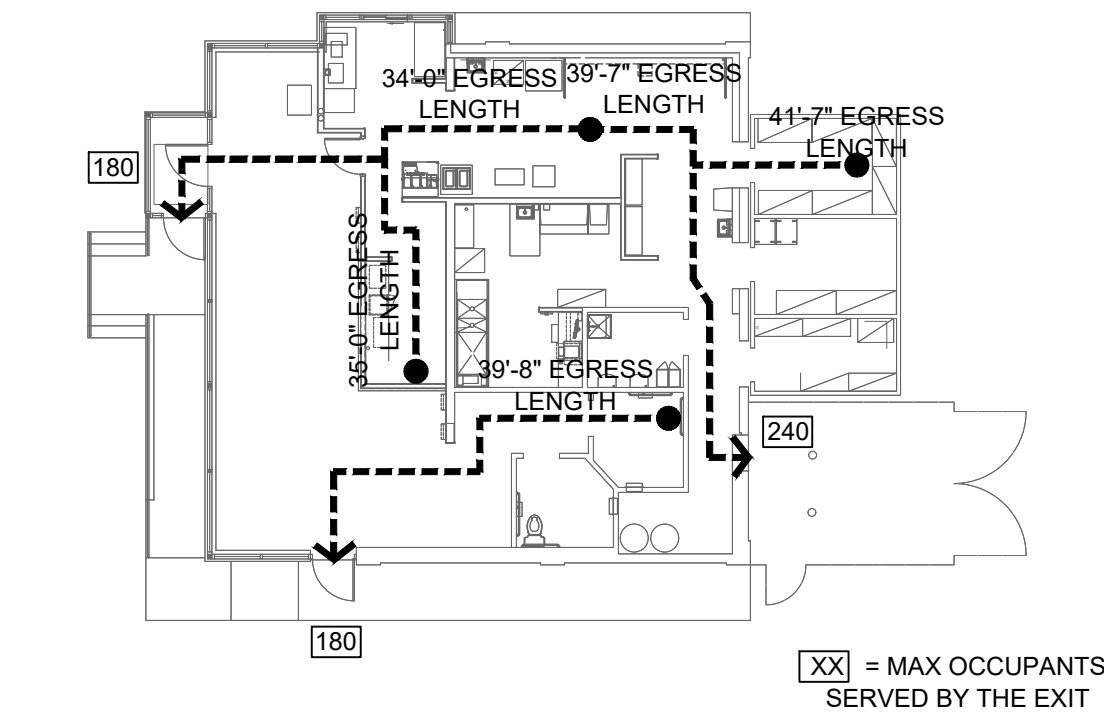
OFFICE	ROOM NAME		ELEV. LETTER OR NUMBER
	ELEVATION NUMBER		ELEV. SHEET
	SHEET NUMBER		DOOR NUMBER
	CEILING HEIGHT		WINDOW NUMBER / DECOR ITEM NUMBER
	BLDG. SECTION LETTER		KEY NOTE NUMBER
	BLDG. SECTION SHEET		EQUIPMENT NUMBER
	DETAIL NUMBER		WALL NUMBER
	DIRECTION OF DETAIL		INTERIOR ELEVATION DESIGNATION
	DETAIL SHEET		SHEAR WALL TYPE (STRUCTURAL)
	REVISION NUMBER		EQUIPMENT / FIXTURE NUMBER (M.E.P)
	BLDG. HEIGHT REFERENCE POINT		INDICATES SUSTAINABLE DESIGN

REFER TO MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

**GENERAL DRAWING SYMBOLS**

BUILDING FOOTPRINT AREA: 2,056 S.F. (GROSS)  
 SEATING: 20  
 TYPE CONSTRUCTION: TYPE V-B (UNSPRINKLED)  
 OCCUPANCY: B - BUSINESS (303.1.1 - LESS THAN 50 OCCUPANT LOAD)  
 DESIGN CODES:  
 2020 INTERNATIONAL BUILDING CODE OF NEW YORK STATE (2018 IBC WITH AMENDMENTS)  
 2020 PLUMBING CODE OF NEW YORK STATE (2018 IPC WITH AMENDMENTS)  
 2020 MECHANICAL CODE OF NEW YORK STATE (2018 IMC WITH AMENDMENTS)  
 2020 FUEL GAS CODE OF NEW YORK STATE (2018 IFGC WITH AMENDMENTS)  
 2020 FIRE CODE OF NEW YORK STATE (2018 IPC WITH AMENDMENTS)  
 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE (2018 IECC WITH AMENDMENTS)  
 2020 UNIFORM FIRE PREVENTION OF NEW YORK STATE  
 2017 NATIONAL ELECTRICAL CODE  
 2010 ADA STANDARDS  
 INCLUDES BOTH THE TITLE III REGULATIONS AT 28 CFR PART 36, SUBPART D; AND THE 2004 ADAAG AT 36 CFR PART 1191, APPENDICES B AND D.

OCCUPANT LOAD CALCULATION:	NET FLOOR AREA	OCCUPANT LOAD
DINING	FIXED SEATING	FIXED = 20
QUEUING	67 SF	(67 / 5) = 14
TOILET RM's	173 SF	Accessory Space (NA)
KITCHEN	845 SF	(845 / 200) = 5
COOLER/FREEZER	201 SF	(201 / 300) = 1
TOTAL		40 OCCUPANTS



**DESIGN CODES AND EGRESS INFO.**

<b>OWNER</b> (Name) (Address) (City, State, Zip) Contact: Phone:	<b>ARCHITECT</b> (Name) (Address) (City, State, Zip) Contact: Phone:
<b>CONSTRUCTION MANAGER</b> (Name) (Address) (City, State, Zip) Contact: Phone:	<b>STRUCTURAL CONSULTANT</b> (Name) (Address) (City, State, Zip) Contact: Phone:
<b>CIVIL ENGINEER</b> (Name) (Address) (City, State, Zip) Contact: Phone:	<b>MECH. / ELEC. ENGINEER</b> (Name) (Address) (City, State, Zip) Contact: Phone:
<b>GEOTECHNICAL ENGINEER</b> (Name) (Address) (City, State, Zip) Contact: Phone:	<b>LANDSCAPE ARCHITECT</b> (Name) (Address) (City, State, Zip) Contact: Phone:

**PROJECT DIRECTORY**

<b>SEWER</b> (Company) (Address) (City, State, Zip) Contact: Phone:	<b>TELEPHONE</b> (Company) (Address) (City, State, Zip) Contact: Phone:
<b>WATER</b> (Company) (Address) (City, State, Zip) Contact: Phone:	
<b>GAS</b> (Company) (Address) (City, State, Zip) Contact: Phone:	
<b>ELECTRIC</b> (Company) (Address) (City, State, Zip) Contact: Phone:	

**UTILITY CONTACTS**

SUBMISSION OR REVISIONS:

**TITLE/SITE**

- T1.0 TITLE SHEET
- T1.1 RESPONSIBILITY SCHEDULE

**CIVIL**

- C1.0 ARCHITECTURAL SITE PLAN
- C1.1 NOT USED
- C2.0 NOT USED
- C3.0 SITE DETAILS
- C4.0 SITE DETAILS

**ARCHITECTURAL**

- A0.1 NOT USED
- A1.0 FLOOR PLAN DIMENSIONS AND WALL TYPES
- A1.1 DOOR and WINDOW ELEVATIONS & SCHEDULE
- A2.0 FLOOR PLAN EQUIPMENT AND SEATING
- A2.1 EQUIPMENT SCHEDULE
- A3.0 ROOF PLAN
- A4.0 EXTERIOR ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR COLORED ELEVATIONS
- A4.3 EXTERIOR SIGNAGE DETAILS
- A5.0 WALL SECTIONS
- A5.1 WALL SECTIONS
- A6.0 CONSTRUCTION DETAILS
- A6.1 CONSTRUCTION DETAILS
- A6.2 CONSTRUCTION DETAILS
- A7.0 FLOOR FINISH PLAN
- A7.1 REFLECTED CEILING PLAN
- A7.2 FINISH SCHEDULE
- A8.0 INTERIOR ELEVATIONS DINING ROOM
- A8.1 INTERIOR ELEVATIONS ENLARGED RESTROOM / OFFICE PLAN
- A8.2 INTERIOR ELEVATIONS KITCHEN
- A8.3 INTERIOR ELEVATIONS KITCHEN

**ACCESSIBILITY**

- ADA1.0 ACCESSIBILITY REQUIREMENTS
- ADA1.1 ACCESSIBILITY REQUIREMENTS

**STRUCTURAL**

NOT USED

**MECHANICAL**

- M1.0 MECHANICAL GENERAL NOTES AND SYMBOLS
- M1.1 MECHANICAL SCHEDULES
- M2.0 MECHANICAL DUCT & DIFFUSER PLAN
- M2.1 MECHANICAL ROOF PLAN
- M3.0 HOOD DETAILS
- M4.0 MECHANICAL DETAILS
- M4.1 MECHANICAL DETAILS

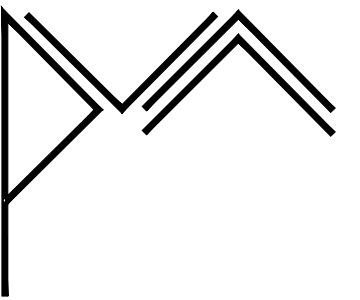
**PLUMBING**

- P1.0 PLUMBING SCHEDULES AND NOTES
- P2.0 WASTE AND VENT PLAN
- P3.0 WATER AND GAS PLAN
- P4.0 PLUMBING ROUGH-IN PLAN
- P5.0 RISER DIAGRAMS
- P6.0 PLUMBING DETAILS

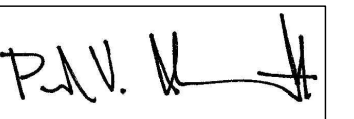
**ELECTRICAL**

- E1.0 ELECTRICAL SITE PLAN
- E1.1 STANDARD SITE PHOTOMETRIC
- E2.0 RISER DIAGRAM AND LEGEND
- E2.1 SCHEDULES AND LOAD SUMMARY
- E3.0 POWER FLOOR PLAN
- E3.1 ENLARGED POWER PLAN AND DETAILS
- E3.2 POWER ROOF PLAN
- E4.0 LIGHTING PLAN
- E4.1 LIGHTING FIXTURE SCHEDULE
- E4.2 LIGHTING CONTROL DETAILS
- E5.0 COMMUNICATIONS PLAN AND SCHEDULE
- E6.0 ELECTRICAL LINE DIAGRAMS AND DETAILS
- EPH1 INTERIOR PHOTOMETRIC STUDY

2025/06/27 ZONING



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

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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



**TITLE SHEET**

**T1.0**

PLOT DATE: 09.07.2025

**SHEET INDEX**

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.

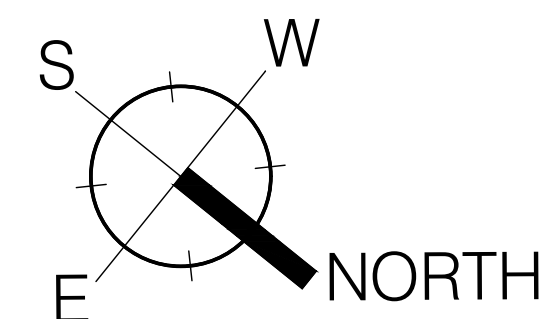
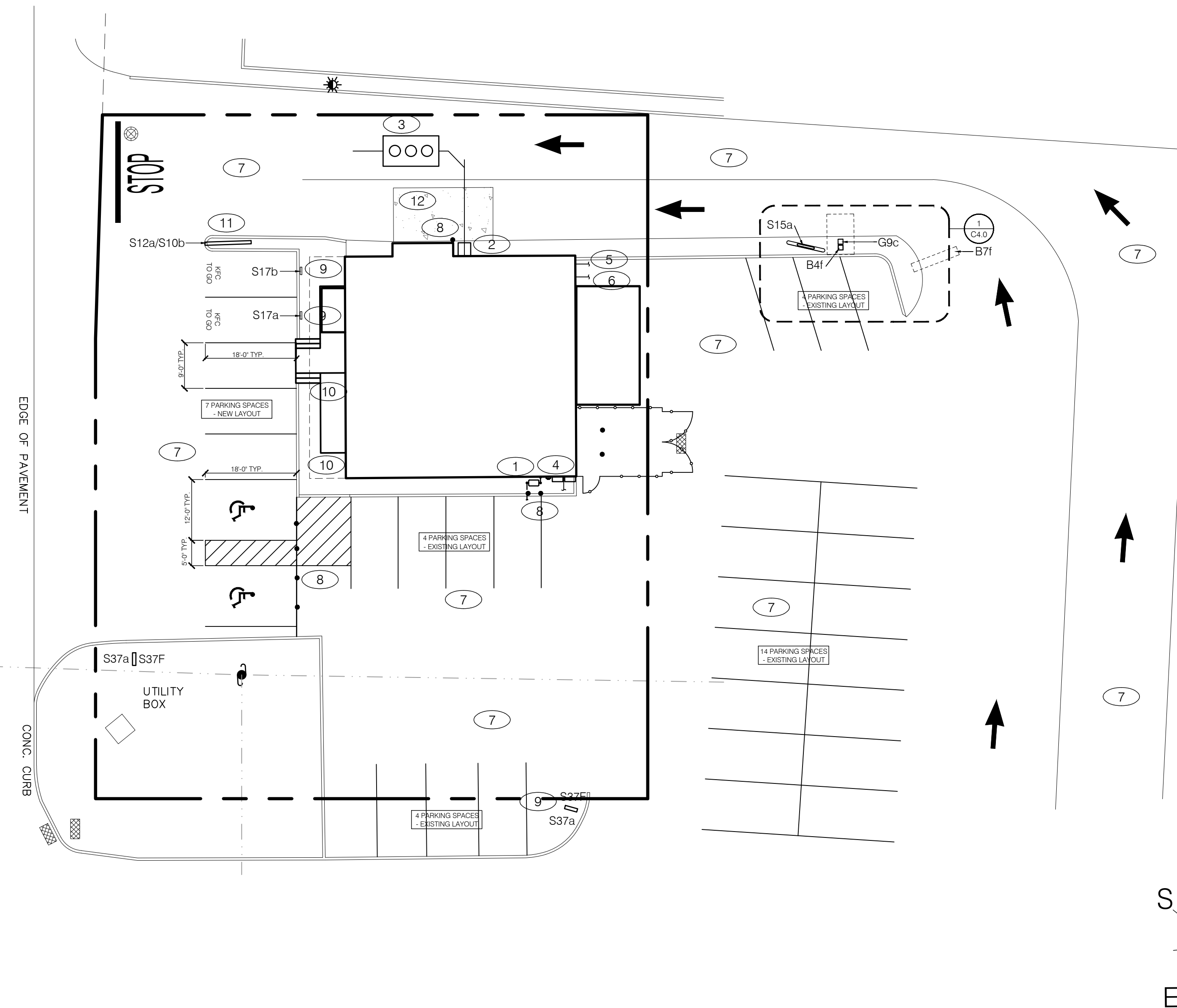
394-9 GROUND OF FREESTANDING SIGNS  
15'-0" FROM PROPERTY LINE - IN COMPLIANCE  
SINGLE POLE - IN COMPLIANCE  
NO HIGHER THAN 15'-0" - IN COMPLIANCE  
NO LARGER THAN 24 SF. - NOT IN COMPLIANCE - APPROX  
SIZE IS 4'-0" X 8'-0" EQUALING 32 SQ. FT.

**PYLON SIGNAGE 4**

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**

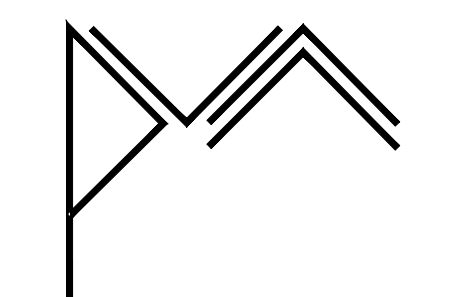
DOLSON AVENUE



**SITE PLAN N.T.S. 1**

- 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**



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PLAN SET ISSUE / REVISION HISTORY

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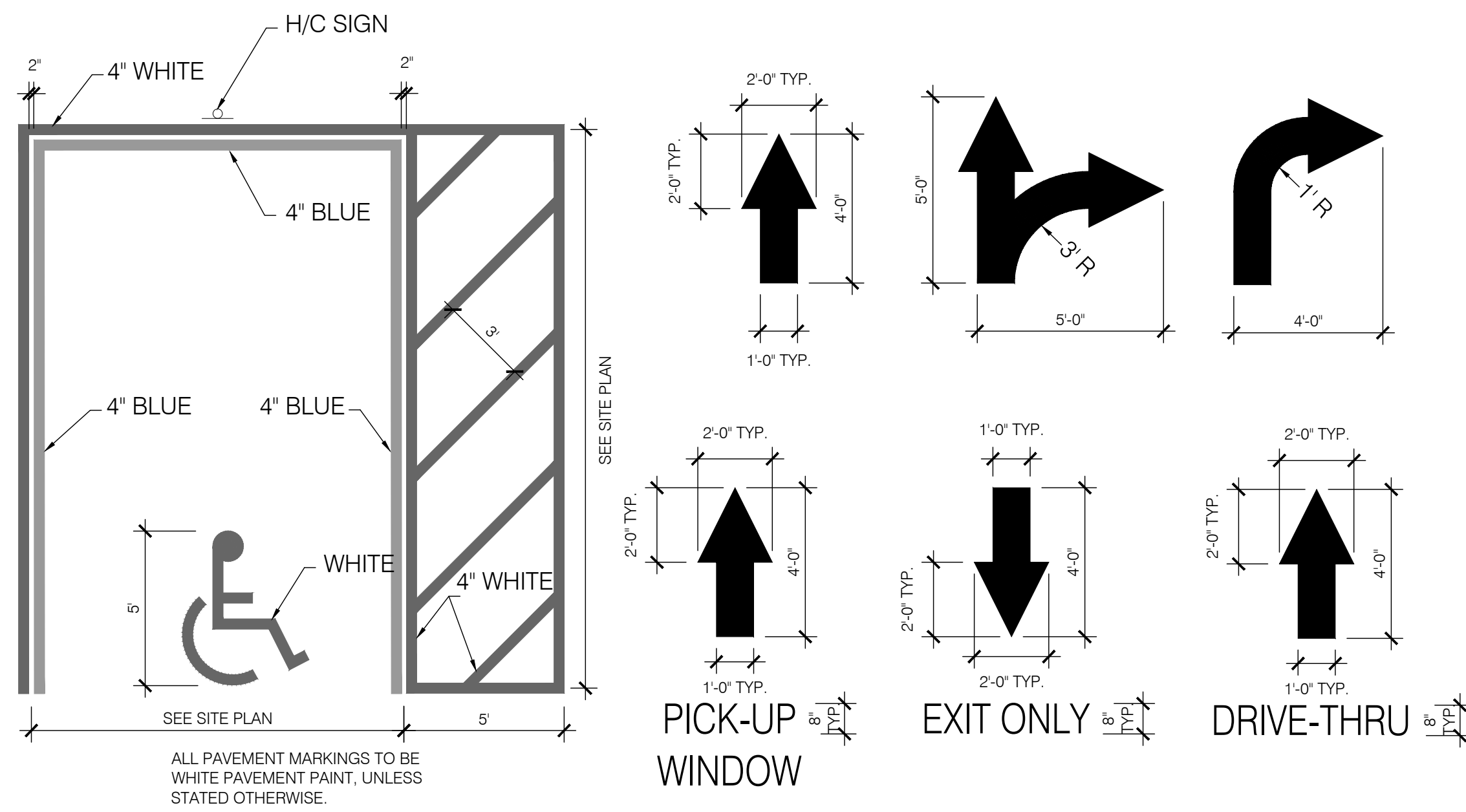
**KFC**  
140 DOLSON AVE.  
MIDDLETOWN NY 10940



**ARCHITECT-  
URAL SITE +  
UTILITY PLAN**

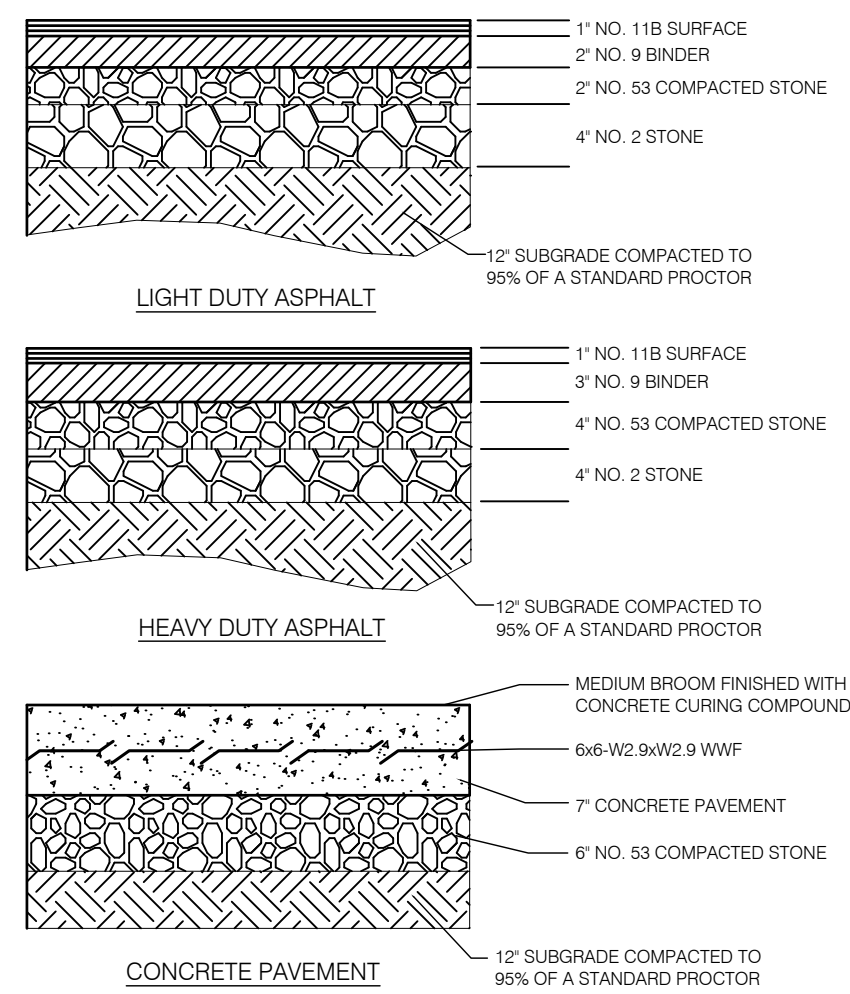
**C1.0**

PLOT DATE: 09.07.2025



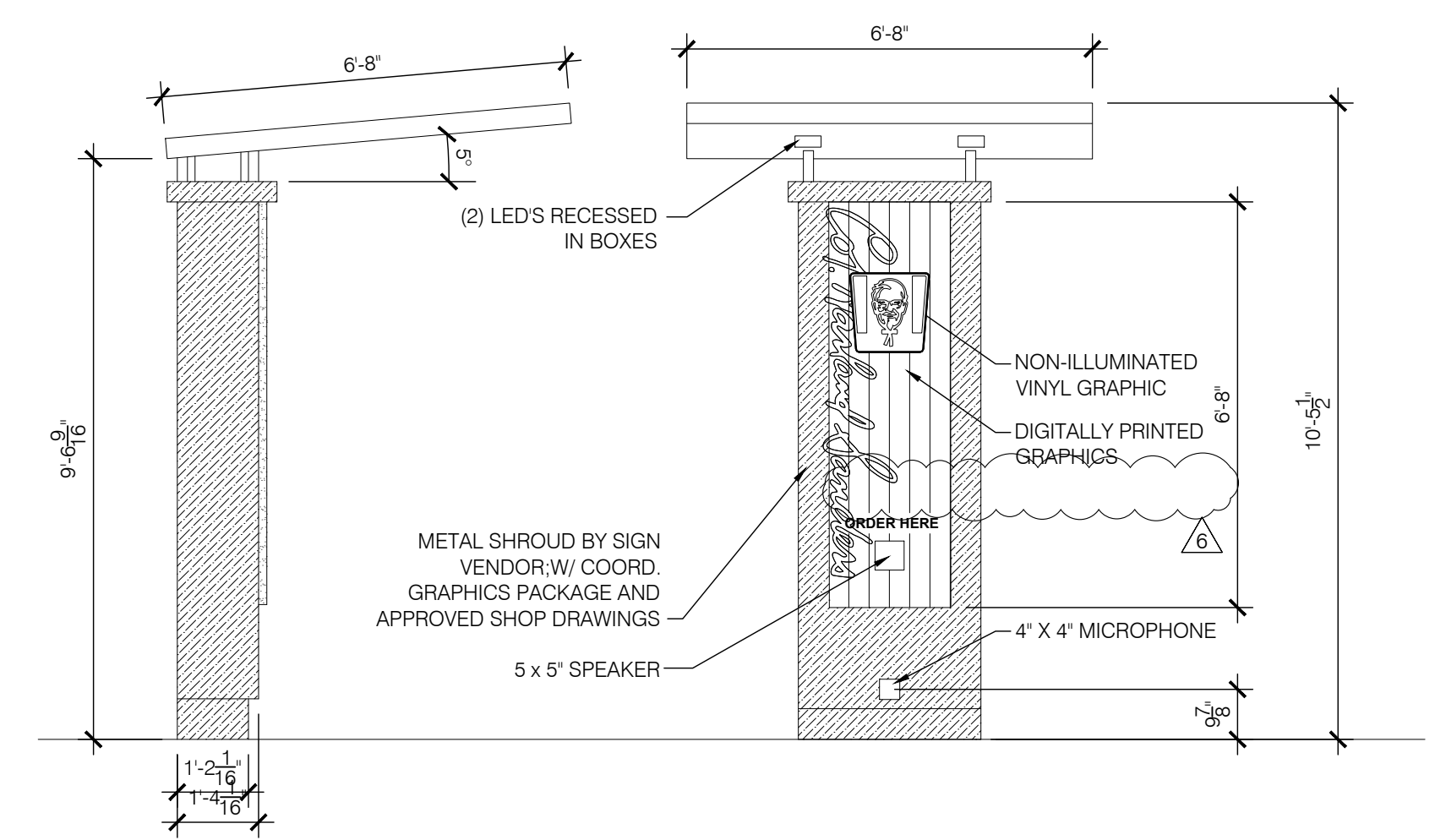
NOT ALL DETAIL ARE ANTICIPATED TO BE USED, BUT ARE AVAILABLE FOR REFERENCE WHEN ADDITIONAL WORK IS REQUIRED.

**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.

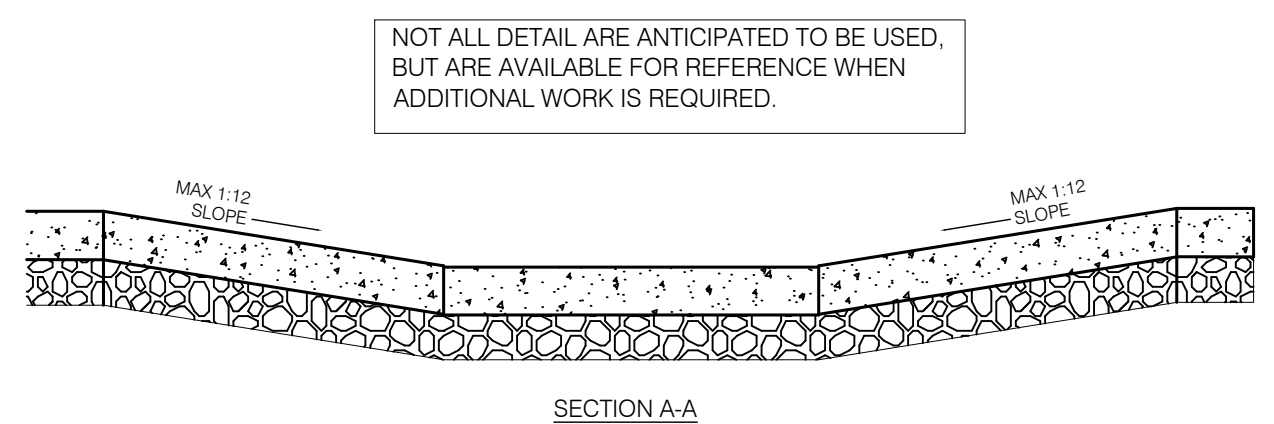
**TYPICAL PAVING SECTIONS** N.T.S. **5**



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

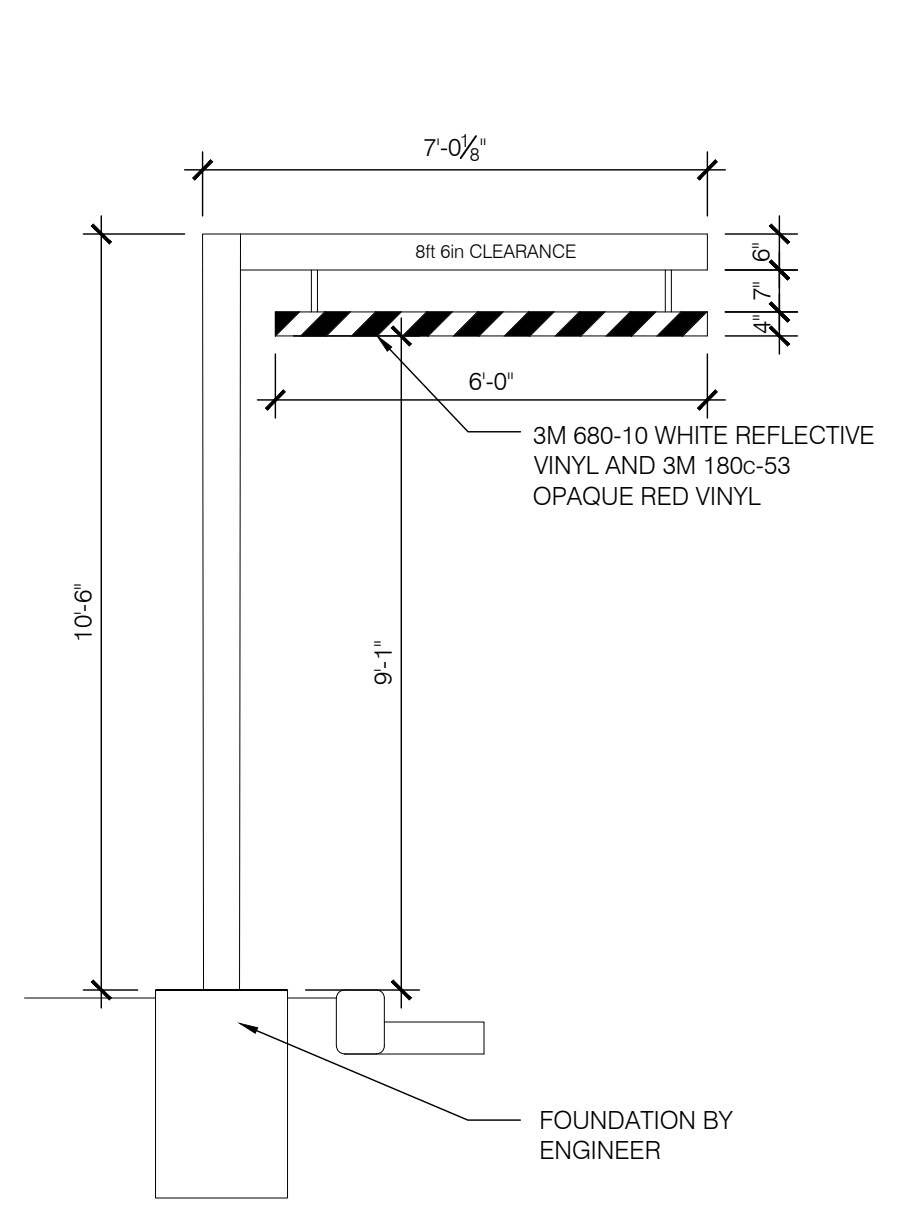
NOTE: ALL DETAILS ARE FOR REFERENCE ONLY. VENDOR IS RESPONSIBLE FOR ALL STRUCTURAL DESIGN & CALCULATIONS BASED ON LOCAL REQUIREMENTS.

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



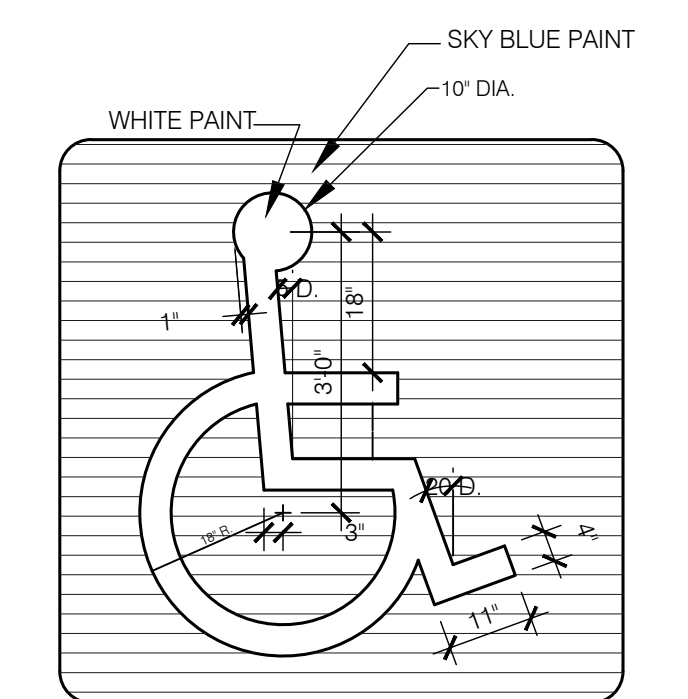
NOT ALL DETAIL ARE ANTICIPATED TO BE USED, BUT ARE AVAILABLE FOR REFERENCE WHEN ADDITIONAL WORK IS REQUIRED.

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



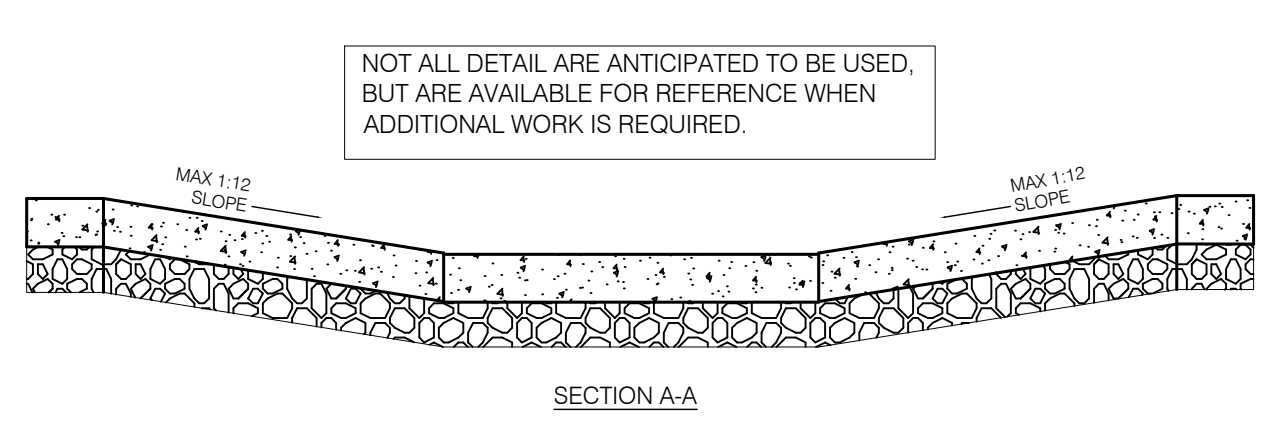
NOTE: ALL DETAILS ARE FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE SITE ADAPT PROFESSIONAL TO REVISE AND/OR UPDATE THESE SHEETS AS REQUIRED TO ABIDE BY ALL LOCAL AND STATE CODES

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



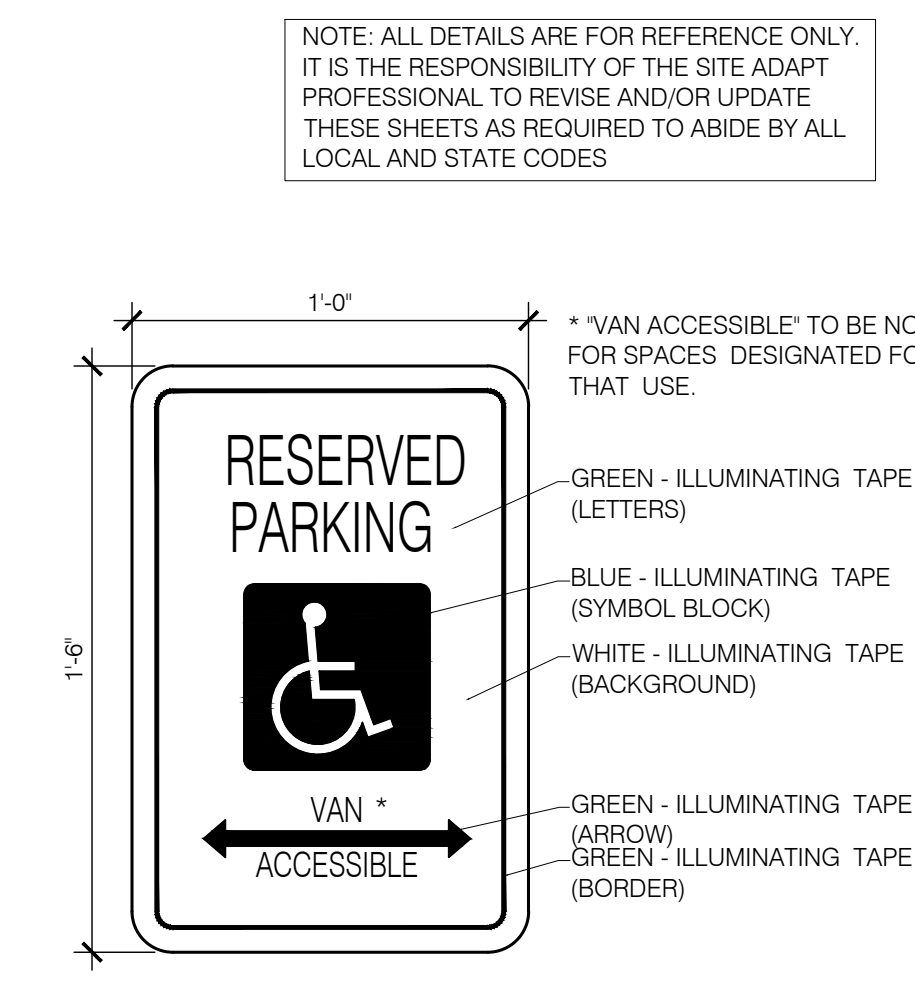
NOTE: ALL STRIPES TO BE 4\"/>

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



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

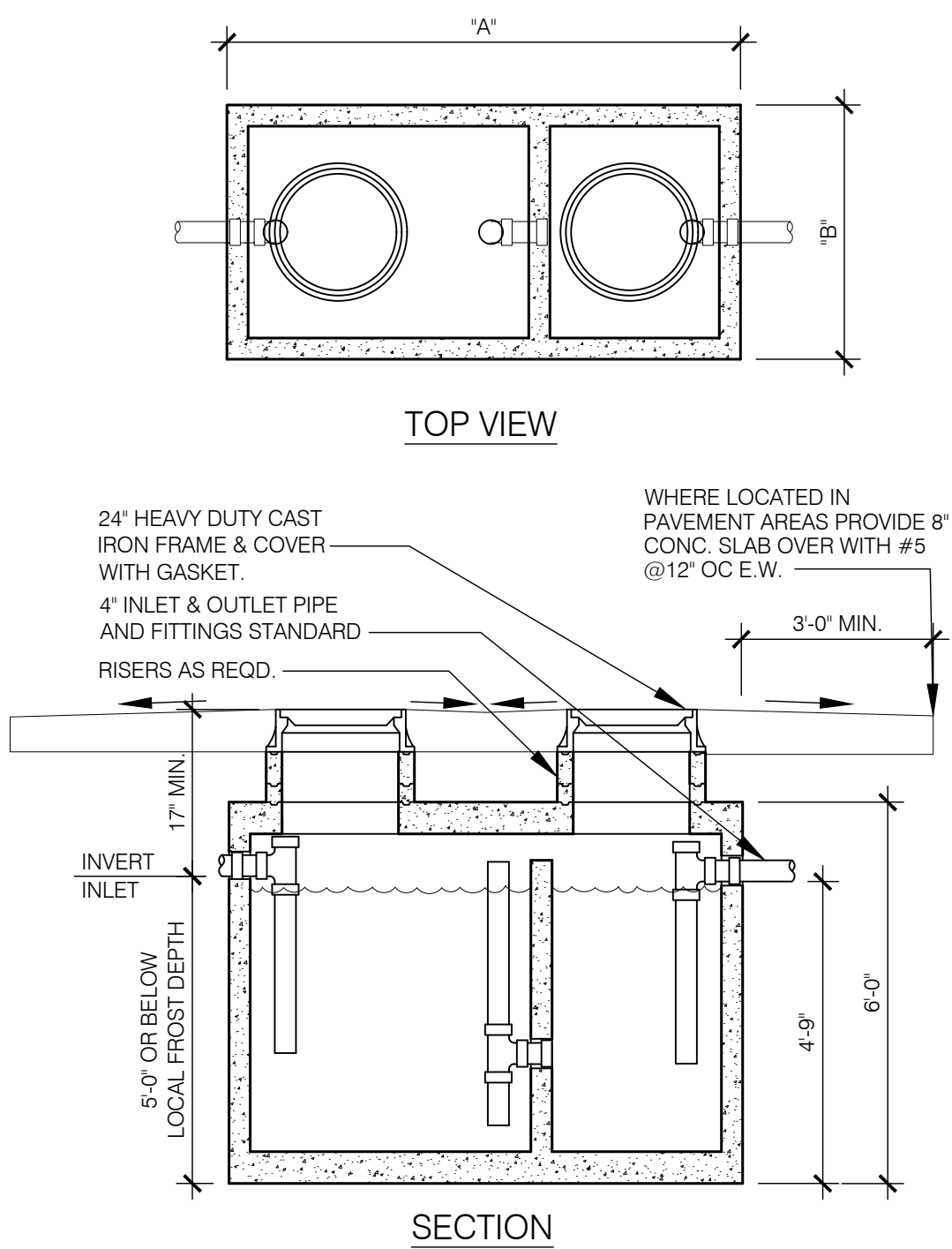
**ADA COMPLIANT RAMP DETAIL** N.T.S. **7**



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

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

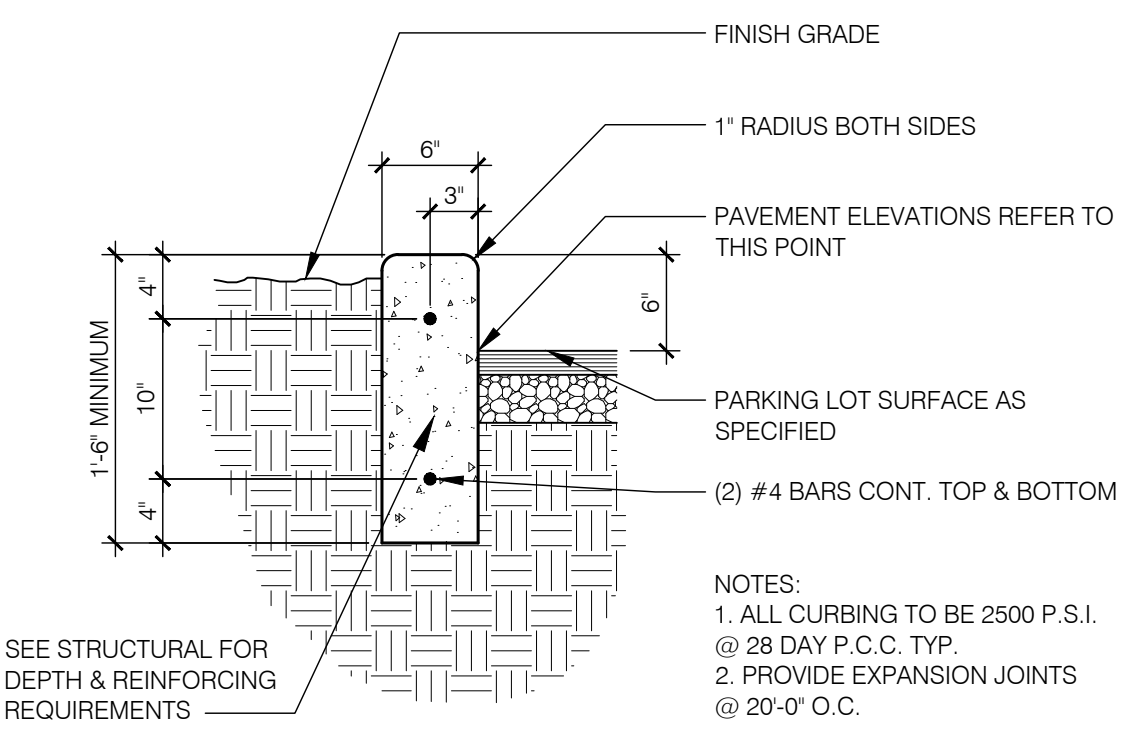
**TYPICAL ADA COMPLIANT SIGNAGE** N.T.S. **4**



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

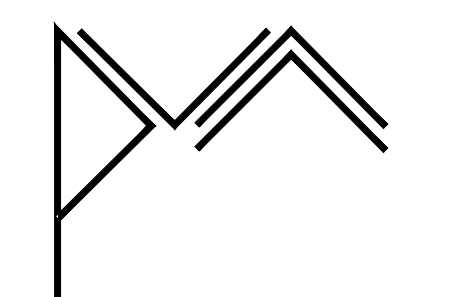
NOTE: GC TO COORDINATE THIS GENERIC DETAIL WITH THE SPECIFIC MODEL AS DEFINED IN PLUMBING DRAWINGS.

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



SEE STRUCTURAL FOR DEPTH & REINFORCING REQUIREMENTS

**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

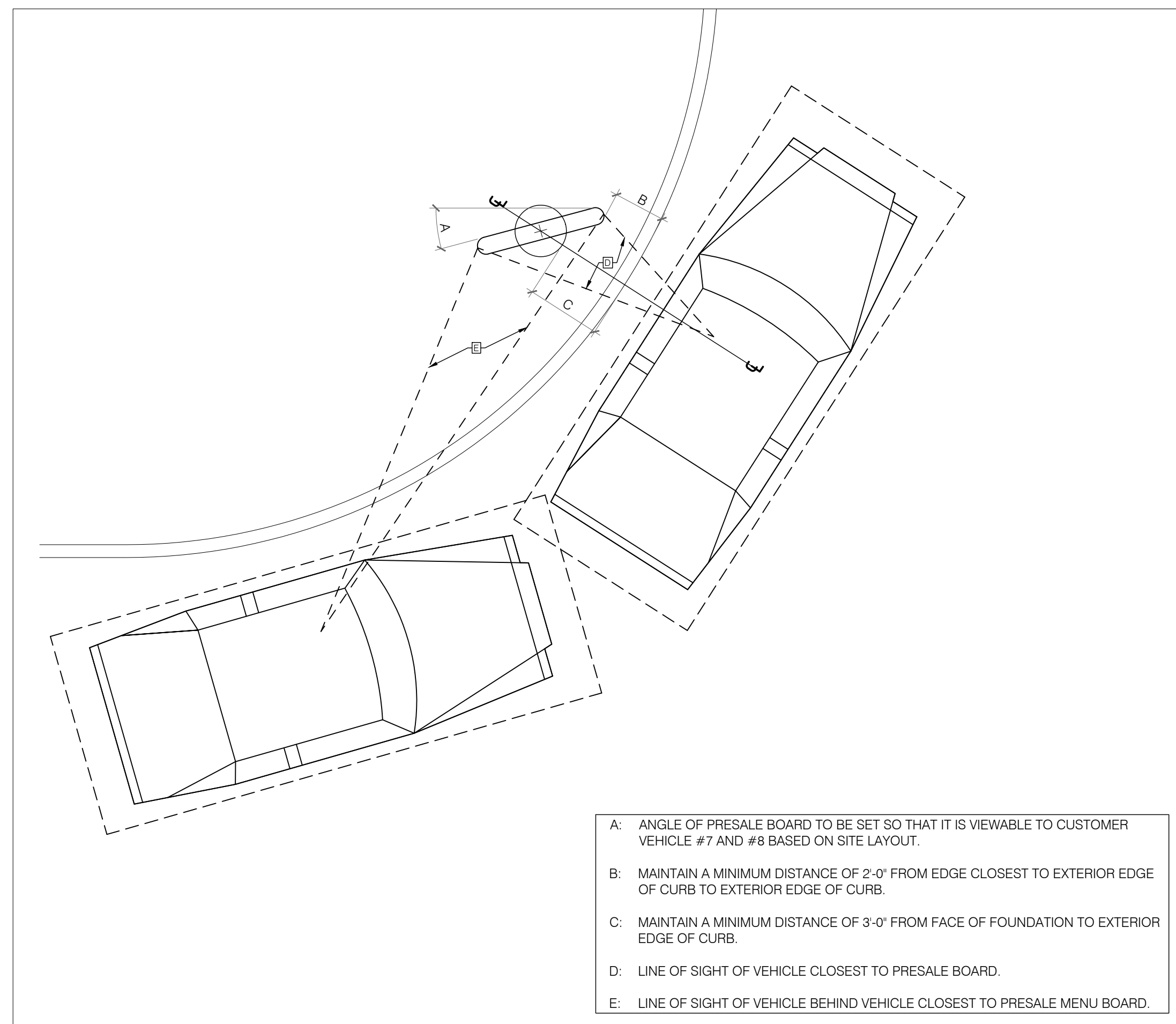
ARCH PROJECT #: 25-41  
 BUILDING TYPE: RENOVATION  
 PLAN VERSION:  
 SITE NUMBER:  
 ENTITY NUMBER:  
 STORE NUMBER: G506015

KFC  
 140 DOLSON AVE.  
 MIDDLETOWN NY 10940

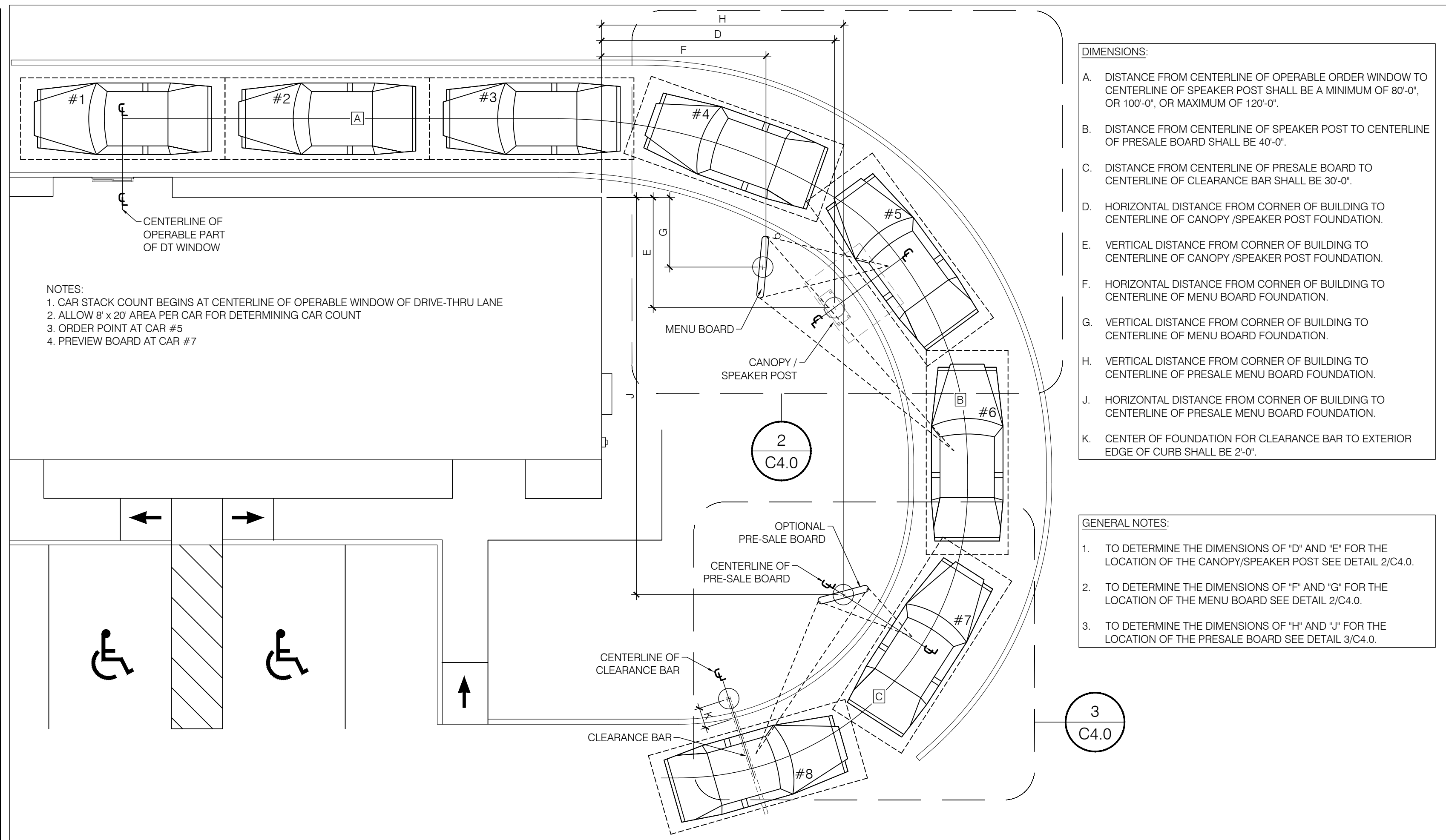


**SITE DETAILS**  
**C3.0**

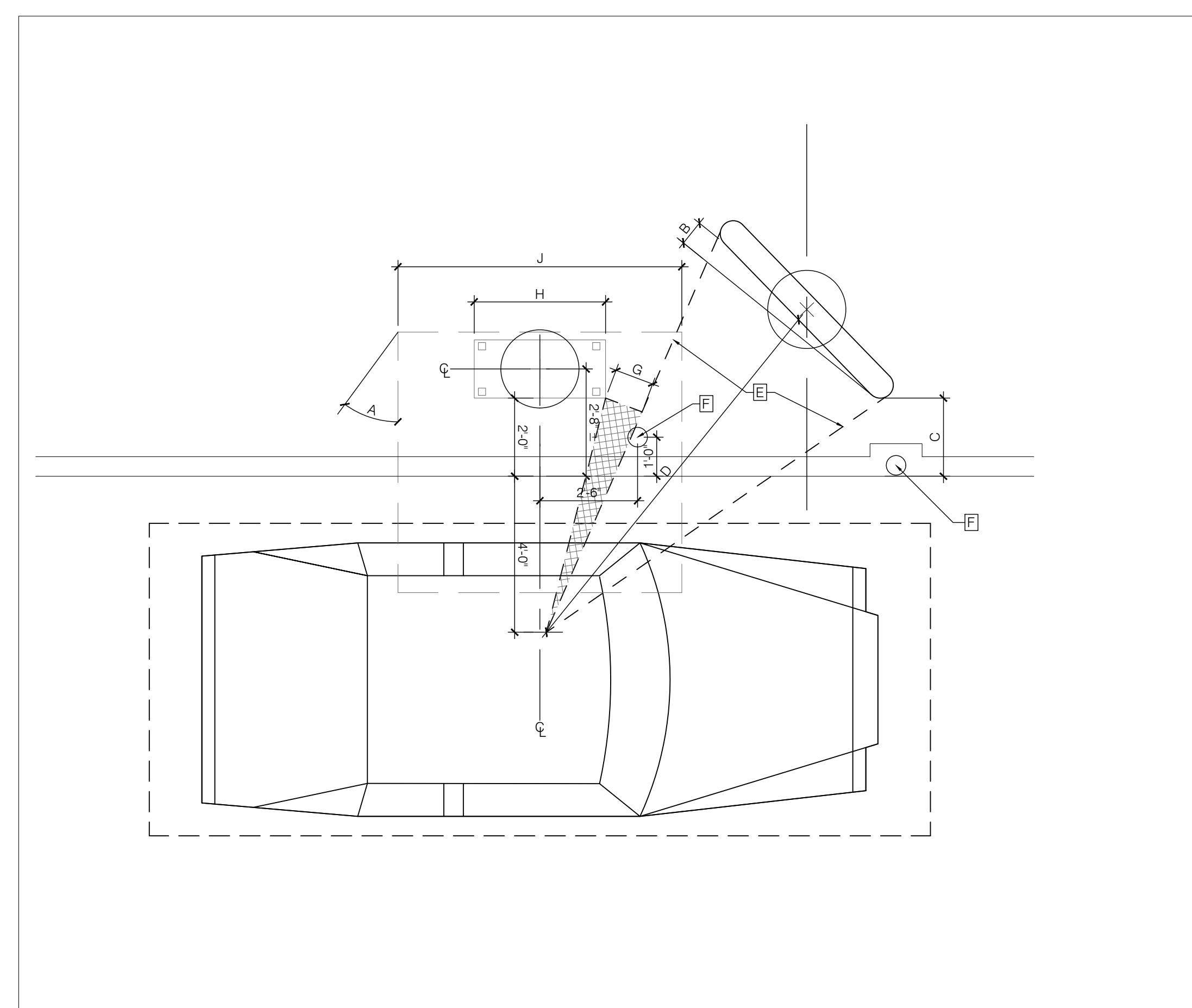
PLOT DATE: 09.07.2025



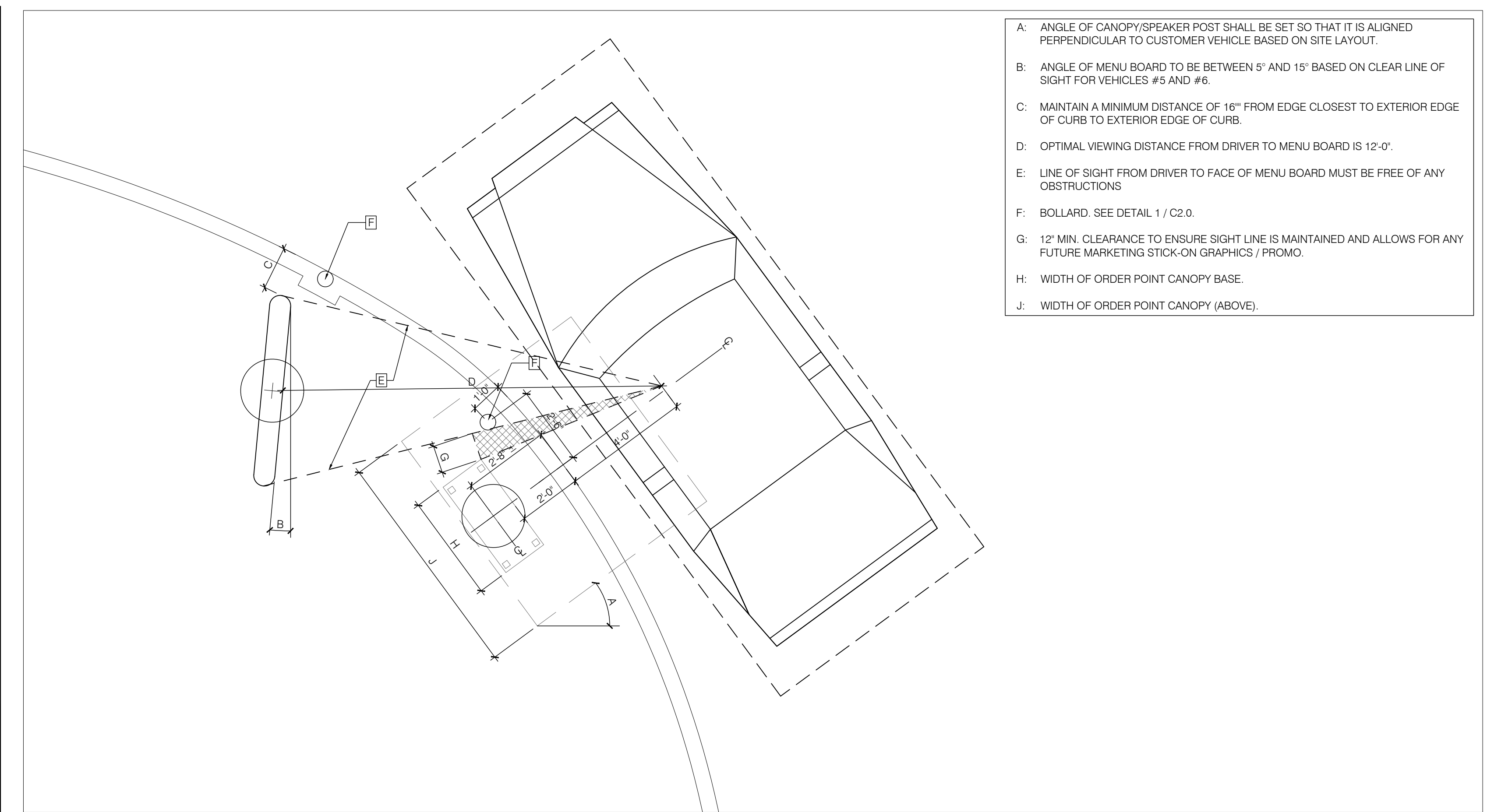
**PRESALE BOARD DETAIL** 1/4" = 1'-0" **3**



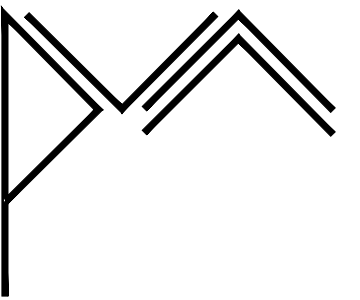
**DRIVE-THRU LAYOUT** 1/8" = 1'-0" **1**



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



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



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



**SITE  
DETAILS**

**C4.0**

PLOT DATE: 09.07.2025







# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete \_\_\_\_\_  
Accepted by \_\_\_\_\_

Date 8-6-2025

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 71 East Main Street, 1<sup>st</sup> floor

Section 31 Block 6 Lot 19

Current Zoning District DMU

Building Existing X New \_\_\_\_\_

2. Owner of Property Mia Zhou

Owner's Address 1 Highrose Redge Way

City Middletown State NY Zip 10940

Phone numbers: **Home:** \_\_\_\_\_

**Business:** \_\_\_\_\_

**Cell:** (929) 600 1733

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 # 31-6-19

Classification of Occupancy requested \_\_\_\_\_

Description of what you are requesting: Acupuncture business

Uses currently in property: Vacant

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>Title</b>	<b>Section Number</b>	<b>Required Dimensions</b>	<b>Actual Dimensions</b>
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 \_\_\_\_\_





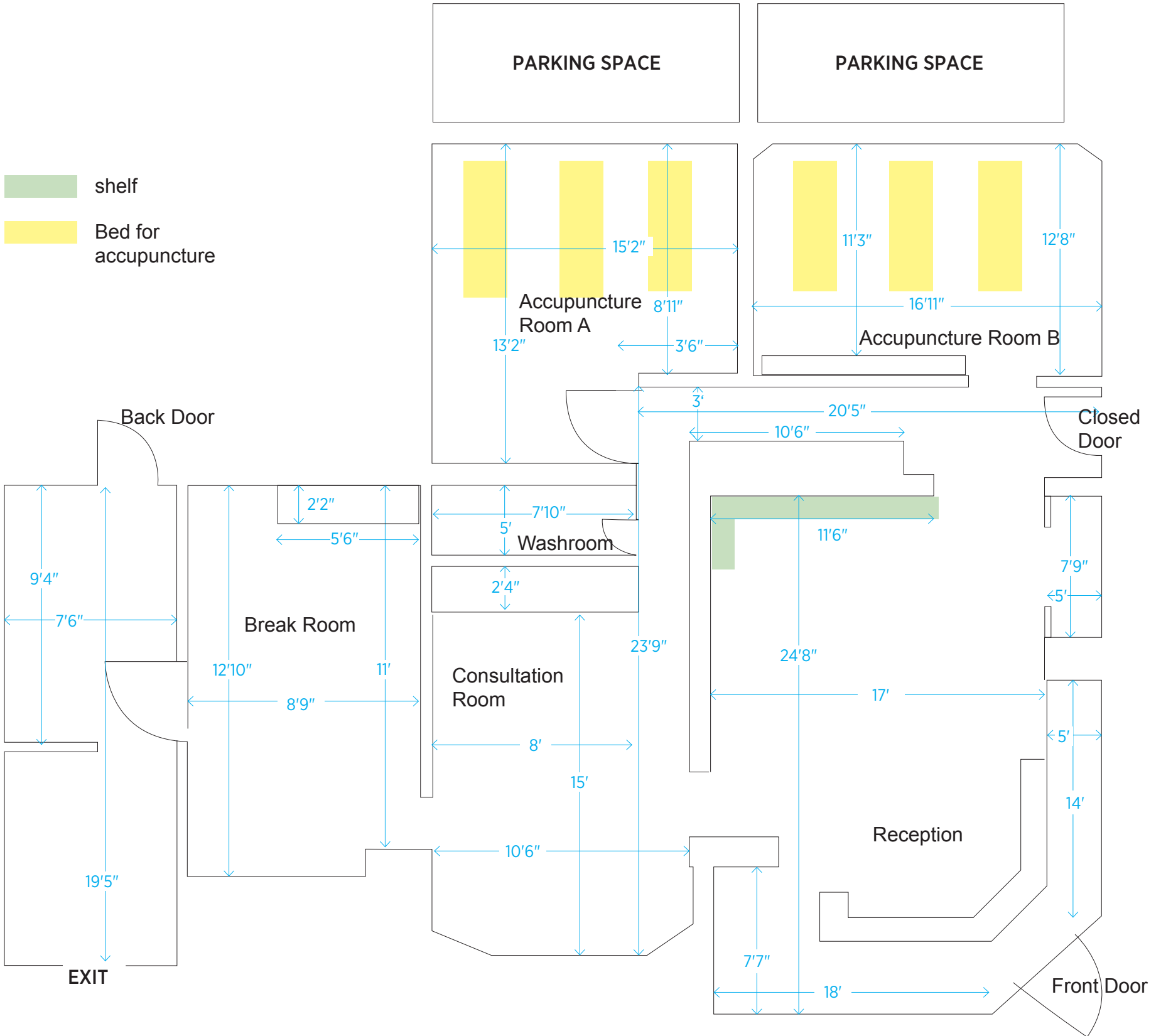
7. Sign at the Place Indicated

Signature: Mia Zhou

Printed Name and Title: Mia Zhou. (Property owner)

Date: Aug 5, 2025

-  shelf
-  Bed for accupuncture





**CITY OF MIDDLETOWN, NEW YORK  
PLANNING BOARD  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None  
 Seconded by: None  
 Date of Adoption: September 3, 2025  
 Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown on: September 3, 2025

---

Richard P. McCormack

**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**

Prepared by:

**Attachments:**

1.	14 jason
2.	14 Jason Pl-South wing-Ground floor-A-2.0
3.	14 Jason Pl-South wing-Ground floor-A-2.0 - Copy
4.	14 Jason Pl-South wing-Ground floor-EG-1

# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete \_\_\_\_\_  
Accepted by \_\_\_\_\_

Date 8/8/2025

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 14 Jason Place, Ground Floor South/West Wing

Section 21 Block 2 Lot 22.2

Current Zoning District C-3A

Building Existing  New \_\_\_\_\_

2. Owner of Property Fei Tian College

Owner's Address 1 Ashley Ave

City Middletown State NY Zip 10940

Phone numbers: Home: \_\_\_\_\_

Business: 845-256-8200

Cell: 718-704-9280

3. Applicant name Fei Tian College (Contact: Yimei Wang)

*If different from Owner*

Applicants Address 1 Ashley Ave

City Middletown State NY Zip 10940

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 Business Group B

Description of what you are requesting: Multiuse Hall, Lab and Classrooms  
in Ground Floor South/West Wing

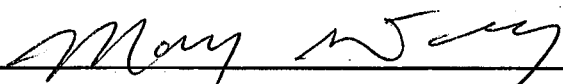
Uses currently in property: Vacant Space

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: Yimei Wang, Facilities Director

Date: 08/07/2025

Sheet Notes

ISSUE

NO.	DATE	DESCRIPTION
1	06/16/2025	CD FOR CONSTRUCTION PERMIT

REVISION

NO.	DATE	DESCRIPTION
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PROJECT:

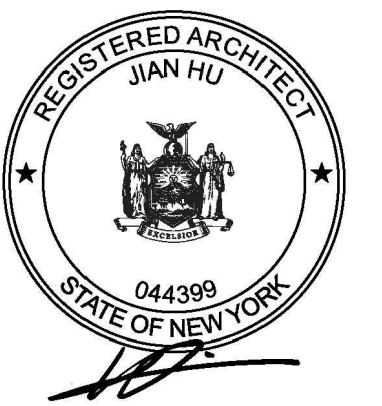
**NORTHERN ACADEMY  
 MULTI-USE HALL**

14 JASON PLACE,  
 MIDDLETOWN, NY 10940

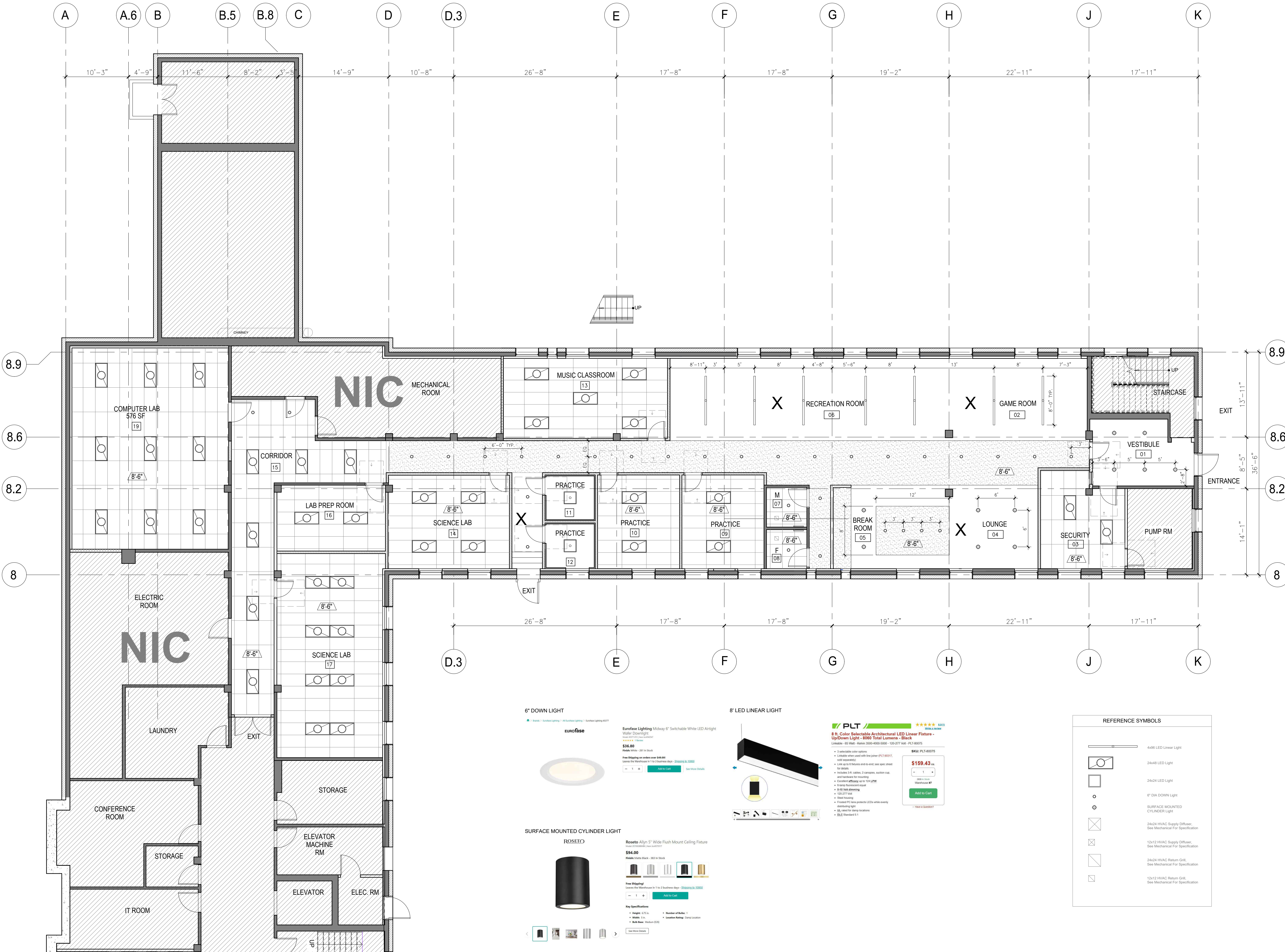
Project Number: 2025.09 Scale: AS NOTED

Drawn By: JH Checked By:

Drawing Name:  
**GROUND FLOOR  
 REFLECTED CEILING  
 PLAN**



Drawing Number: A-2.0 Date: 06/16/2025



6" DOWN LIGHT



**Eurofase Lighting** Midway 6" Selectable White LED Airight  
 Water Downlight  
 6" Dia. 6" Deep  
 150W  
 \$124.00  
 Free Shipping on orders over \$499.00  
 Add to Cart

SURFACE MOUNTED CYLINDER LIGHT



**Rosetto** Align 5" Wide Flush Mount Ceiling Fixture  
 5" Dia. 5" Deep  
 \$94.00  
 Free Shipping  
 Add to Cart

8' LED LINEAR LIGHT



**PLT** 8' R. Color Selectable Architectural LED Linear Fixture -  
 Up/Down Light - 8000 Total Lumens - Black  
 8' Long  
 \$159.43  
 Add to Cart

REFERENCE SYMBOLS

	4898 LED Linear Light
	24x8 LED Light
	24x24 LED Light
	6" DIA DOWN LIGHT
	SURFACE MOUNTED CYLINDER LIGHT
	24x24 HVAC Supply Diffuser See Mechanical For Specification
	12x12 HVAC Supply Diffuser See Mechanical For Specification
	24x24 HVAC Return GRI See Mechanical For Specification
	12x12 HVAC Return GRI See Mechanical For Specification

**1 GROUND FLOOR REFLECTED CEILING PLAN**  
 SCALE: 3/8" = 1'-0"



Sheet Notes

ISSUE

NO.	DATE	DESCRIPTION
1	06/16/2025	CD FOR CONSTRUCTION PERMIT

REVISION

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

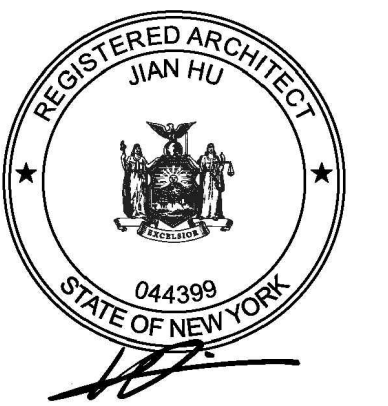
**NORTHERN ACADEMY  
 MULTI-USE HALL**

14 JASON PLACE,  
 MIDDLETOWN, NY 10940

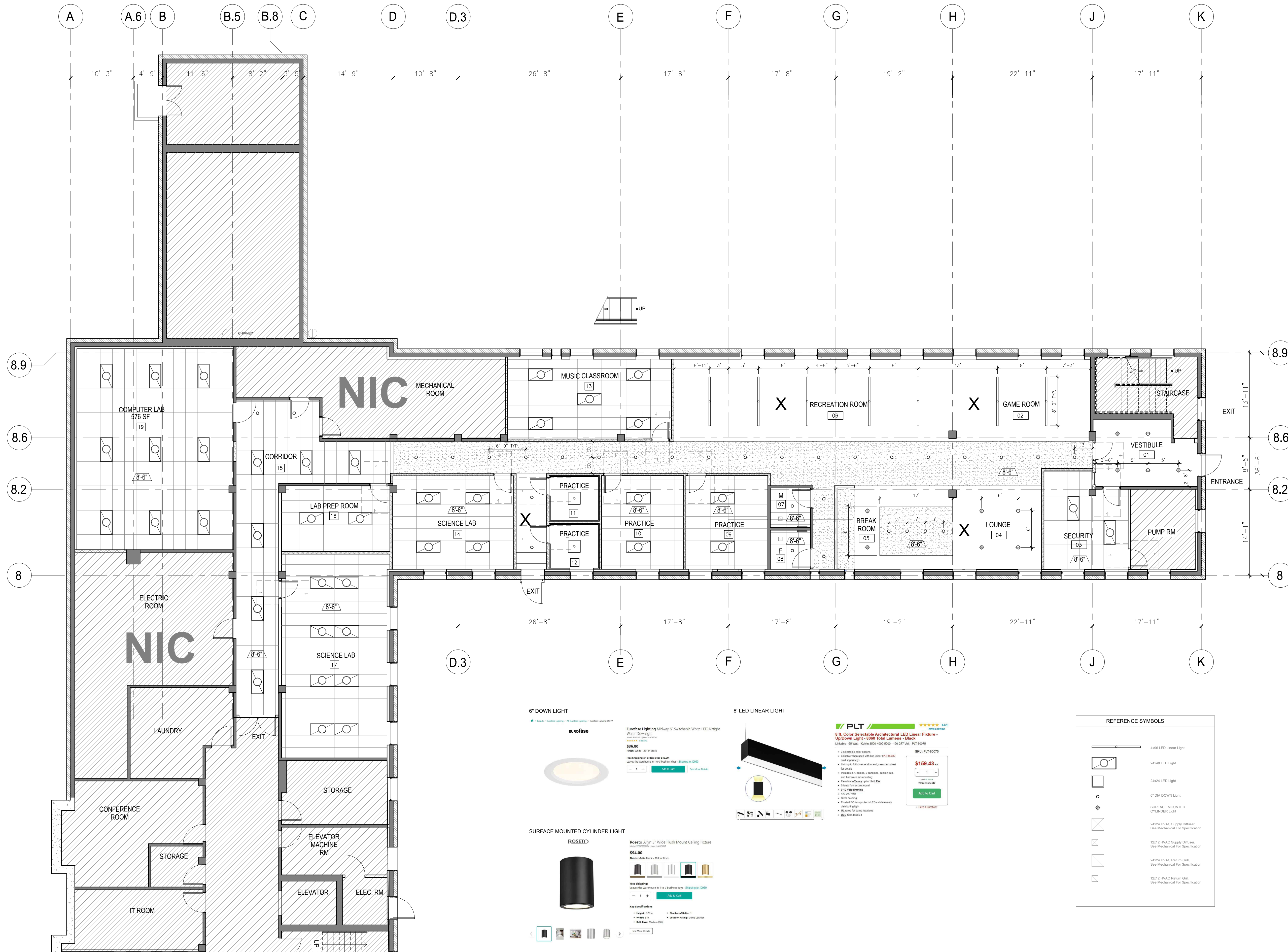
Project Number: 2025.09 Scale: AS NOTED

Drawn By: JH Checked By:

Drawing Name:  
**GROUND FLOOR  
 REFLECTED CEILING  
 PLAN**



Drawing Number: **A-2.0** Date: 06/16/2025



6" DOWN LIGHT



**Eurolux Lighting** Midway 6" Selectable White LED Airight  
 Water Downlight  
 6" x 6" x 1.5" H  
 \$36.00  
 Free Shipping on orders over \$49.99  
 Add to Cart

8" LED LINEAR LIGHT



**PLT** 8" R. Color Selectable Architectural LED Linear Fixture -  
 Up/Down Light - 8000 Total Lumens - Black  
 8" x 1" x 1.5" H  
 \$159.43  
 Add to Cart

SURFACE MOUNTED CYLINDER LIGHT



**ROSETO** Roseto Align 5" Wide Flush Mount Ceiling Fixture  
 5" x 5" x 1.5" H  
 \$94.00  
 Add to Cart

REFERENCE SYMBOLS

	4898 LED Linear Light
	24x8 LED Light
	24x24 LED Light
	6" DIA DOWN LIGHT
	SURFACE MOUNTED CYLINDER LIGHT
	24x24 HVAC Supply Diffuser See Mechanical For Specification
	12x12 HVAC Supply Diffuser See Mechanical For Specification
	24x24 HVAC Return GRI See Mechanical For Specification
	12x12 HVAC Return GRI See Mechanical For Specification

**1 GROUND FLOOR REFLECTED CEILING PLAN**  
 SCALE: 3/8" = 1'-0"

Sheet Notes

LIFE SAFETY LEGEND		2020 NYS BUILDING CODE	
	F.E.C. TO F.E.C. DISTANCE 75' MAX	<b>TITLE</b>	<b>CODE REF. CODE REQUIREMENT</b>
	MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER FOR MODERATE HAZARD AREAS (STORAGE, PARKING GARAGE) IS 50 FT. (FBC 906, NFPA 10)	EGRESS WIDTH	1005.1 STAIRWAYS 0.3 0.2 OTHER EGRESS COMPONENTS 0.2 0.15
	EGRESS TRAVEL PATH	COMMON PATH OF EGRESS TRAVEL	1006.2.1 OCC: E, (SPRINKLERED) 75'-0"
	COMMON PATH OF TRAVEL	EXIT ACCESS TRAVEL DISTANCE	1017.2 OCC: E (SPRINKLERED) 250'-0"
	EGRESS COMPONENT	DEAD ENDS	1020.4 EXCEPTION 2 OCC: E (SPRINKLERED) 50'-0"
	PROVIDED WIDTH	CORRIDOR WIDTH	1020.2 THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED IN SECTION 1005.3 BUT NOT LESS THAN 44 INCHES (>50 OCC)
	EXIT SIGNAGE WALL AND CEILING	EXIT SEPARATION	1007.1.1 EXCEPTION 2 THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (SPRINKLERED).
	EMERGENCY EXIT LIGHT	ILLUMINATION LEVEL	1008.2 THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE (11 LUX) AT THE WALKING SURFACE
	FIRE EXTINGUISHER		
	EXIT ACCESS SEPARATION		
	1 HR FIRE RATED		
	2 HR FIRE RATED		
	3 HR FIRE RATED		

TYPICAL EGRESS DOOR CAPACITY		
EGRESS DOOR #	DOOR WIDTH	INCH/OCCUPANT OCCUPANT CAPACITY
	32"	0.15 213
TOTAL EGRESS DOOR CAPACITY		

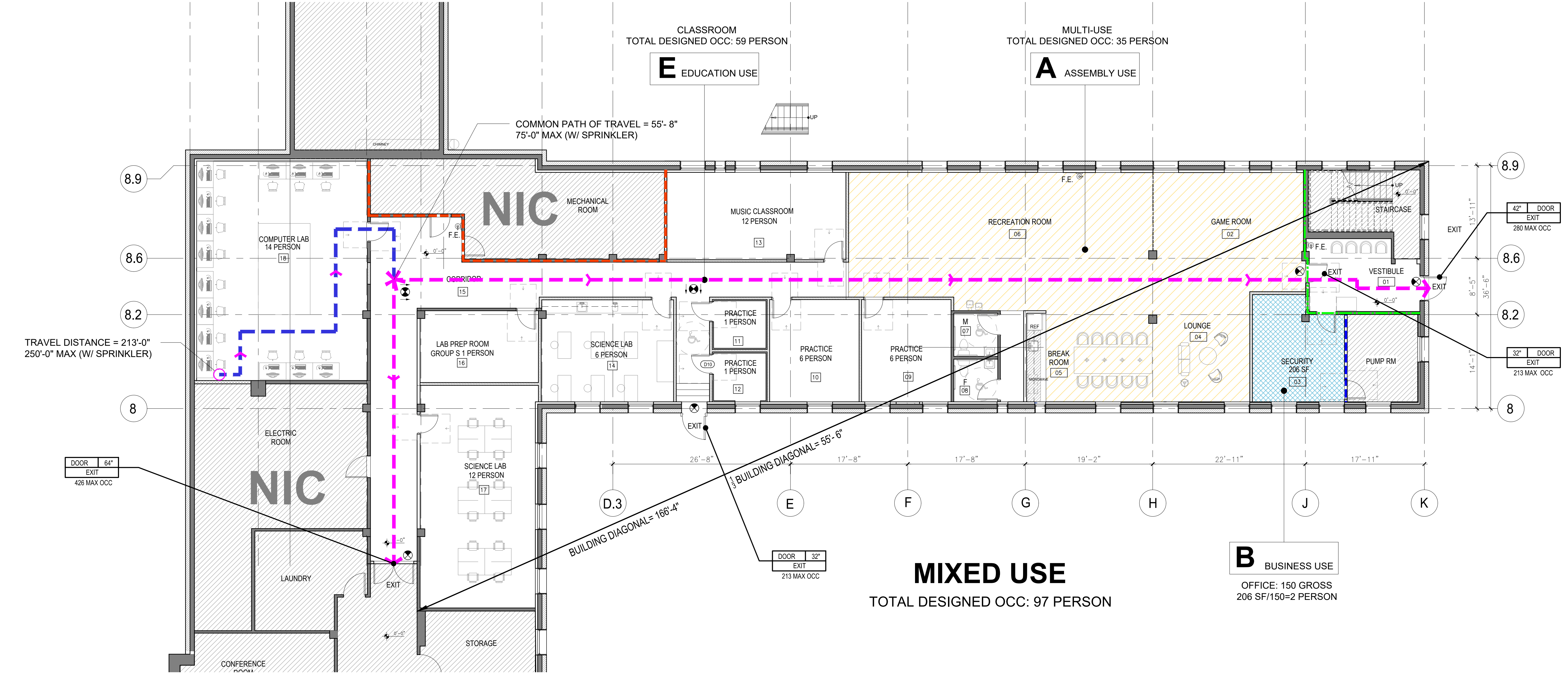
EGRESS STAIR CAPACITY	
EGRESS STAIR EGRESS WIDTH	INCH/OCCUPANT STAIRWAY CAPACITY

EXIT SEPARATION CALCULATION	
EXIT SEPARATION AT 1ST FLOOR:	
OVERALL DIAGONAL DIMENSION OF BUILDING = 166'-4"	
MIN SEPARATION DISTANCE OF EXIT STAIRWAYS REQUIRED = 1/3 X 166'-4" = 55'-6"	
THE SEPARATION DISTANCE OF EXIT ON 1ST FLOOR PROVIDED: 125'-10" > 55'-6" COMPLY WITH THE CODE	

DESIGNED OCCUPANCY LOAD CALCULATION	
MIXED-USE	
CLASSROOM:	59 PERSON
MULTI-USE:	35 PERSON
SECURITY:	2 PERSON
STORAGE:	1 PERSON
TOTAL:	97 PERSON

2020 NYS BUILDING CODE TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES									
NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URNALS SEE SECTION 419.2 OF THE FLORIDA BUILDING CODE, PLUMBING)		LAVATORIES		DRINKING FOUNTAINS (SEE SECTION 410 OF THE FLORIDA BUILDING CODE, PLUMBING)	OTHER
				MALE	FEMALE	MALE	FEMALE		
1	EDUCATION	E	CLASSROOM	1 per 50		1 per 50		1 PER 100	1 SERVICE SINK
2	ASSEMBLY	A	MULTI-FUNCTION	1 per 125	1 per 65	1 per 200		1 PER 500	1 SERVICE SINK

MINIMUM PLUMBING FIXTURE PER TABLE 2902.1											
STORY	ROOM NAME	OCCUPANCY	FUNCTION OF SPACE	OCCUPANT LOAD	OCCUPANT LOAD		WATER CLOSET		LAVATORIES		DRINKING FOUNTAIN
					MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
1ST	MULTI-USE	GROUP A / E / B	EDUCATION+MULTI-USE	97	49	49	1	1	1	1	1



ISSUE		
NO.	DATE	DESCRIPTION
1	07/22/2024	GO FOR CONSTRUCTION PERMIT

REVISION		
NO.	DATE	DESCRIPTION

PROJECT:  
**NORTHERN MEDICAL CENTER**  
**DENTAL SUITE**  
 14 JASON PLACE,  
 MIDDLETOWN, NY 10940

Project Number: 2024.07 Scale: AS NOTED  
 Drawn By: JH Checked By:  
 Drawing Name:  
**FIRST FLOOR SOUTH WING EGRESS FLOOR PLAN**



Drawing Number: **EG-1.0** Date: 07/22/2024



**CITY OF MIDDLETOWN, NEW YORK  
PLANNING BOARD  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None  
 Seconded by: None  
 Date of Adoption: September 3, 2025  
 Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown on: September 3, 2025

Richard P. McCormack

**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**

Prepared by:

**Attachments:**

1.	8-10 east main-003
----	--------------------

# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete \_\_\_\_\_  
Accepted by \_\_\_\_\_

Date 07/10/2025

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 8-10 EAST MAIN ST. MIDDLETOWN  
Section 35 Block 5 Lot 3 Current Zoning District DMU  
Building Existing ✓ New \_\_\_\_\_
2. Owner of Property 8-10 EAST MAIN STREET LLC XIAOWEN JIANG  
Owner's Address 8-10 EAST MAIN STREET.  
City Middletown State NY Zip 10940  
Phone numbers: Home: 917 558 4716  
Business: 845 344 0888  
Cell: 917 558 4716
3. Applicant name Daniella Lin  
*If different from Owner*  
Applicants Address 296 Guyward TPKE.  
City Godeffroy State NY Zip 12729  
Phone numbers: Home: 26  
Business: \_\_\_\_\_  
Cell: 267 314 4323  
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: - Loading Dock & Build in Refrigerator at Existing Super Market Rear Area

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*

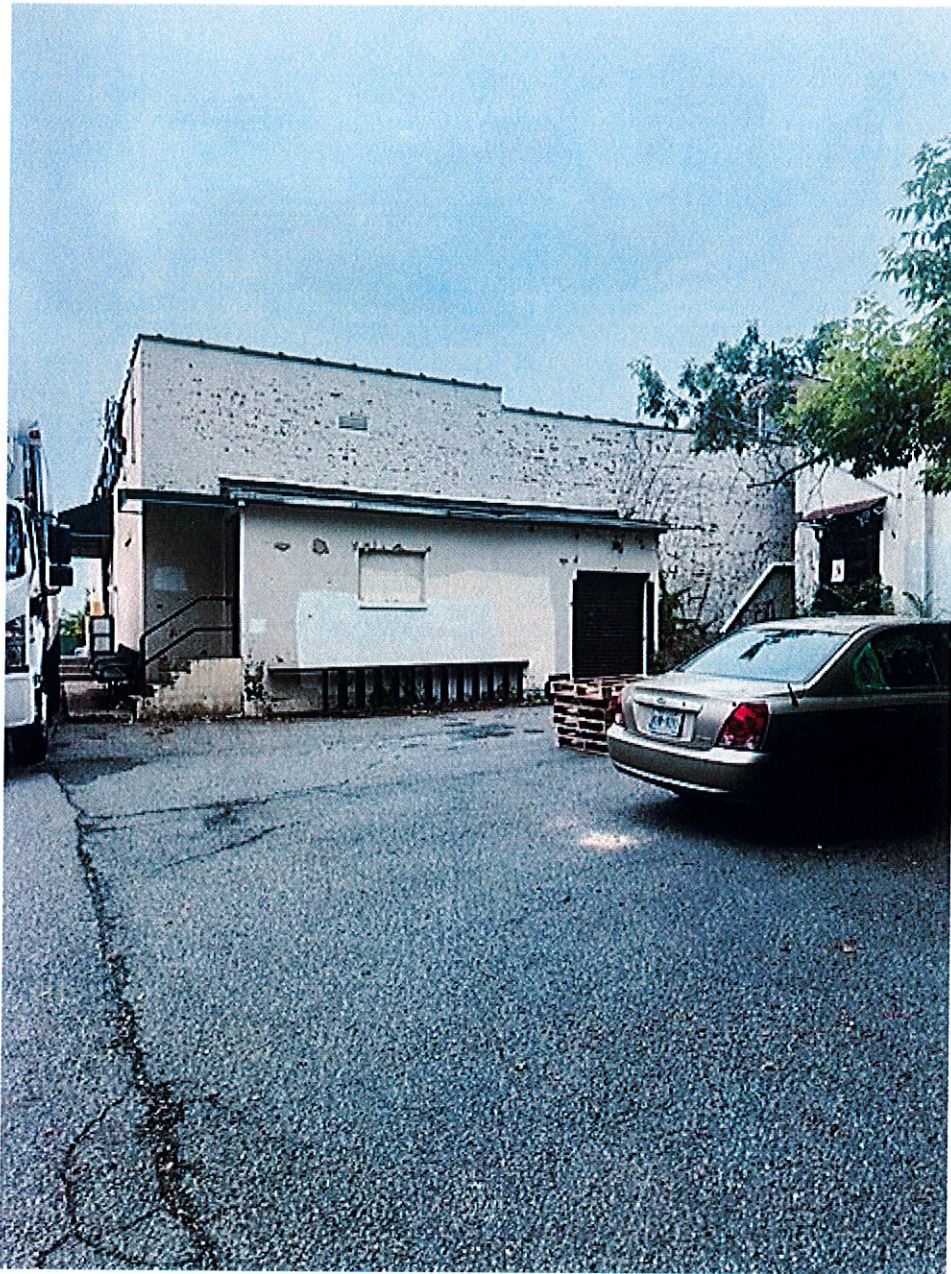
Lot coverage \_\_\_\_\_  
Building height \_\_\_\_\_  
Open Space \_\_\_\_\_  
Playlot \_\_\_\_\_  
Livable floor area \_\_\_\_\_  
Number of Bedrooms \_\_\_\_\_

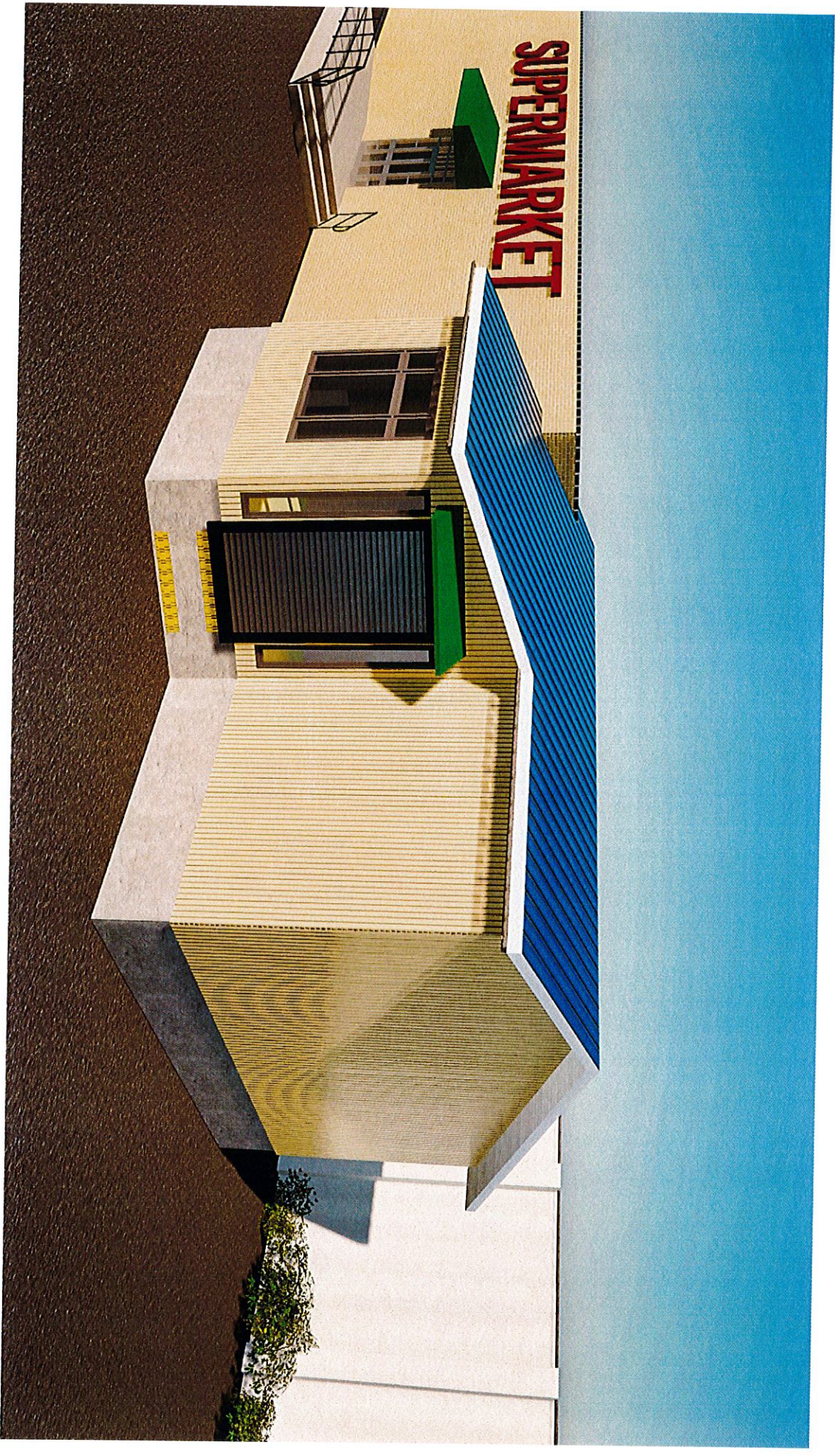


Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

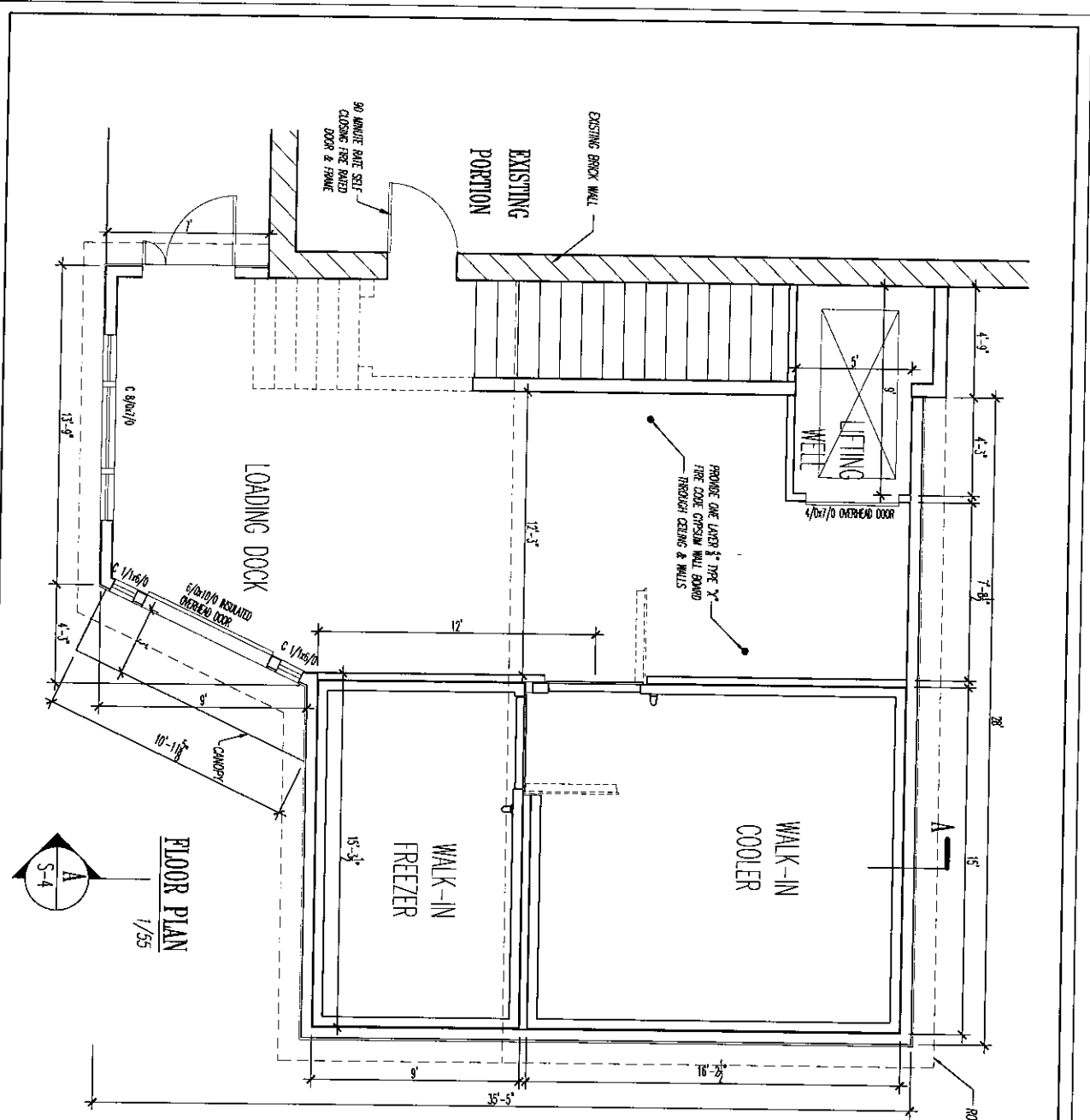
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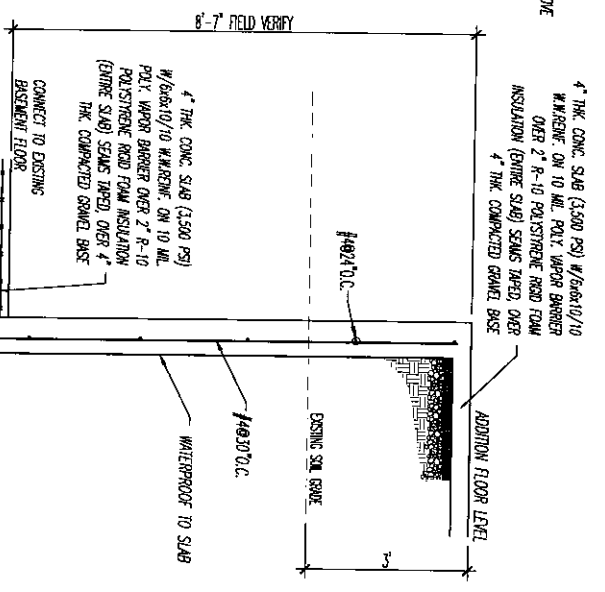
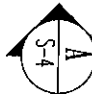








**FLOOR PLAN**  
1/55



**LIFTING WELL RETAIL WALL DETAIL**  
D3  
S-1

**NOTES:**

- EXTERIOR WALL STUD ARE 2x6@16"O.C.
- INTERIOR WALL STUD ARE 2x4@16"O.C.

**XUESHAN TENG, P.E.**  
190 GALLEY HILL ROAD, CUDDESBACKVILLE, N.Y. 12729  
TEL: 845-643-1329, EMAIL: tengxshanteng@gmail.com

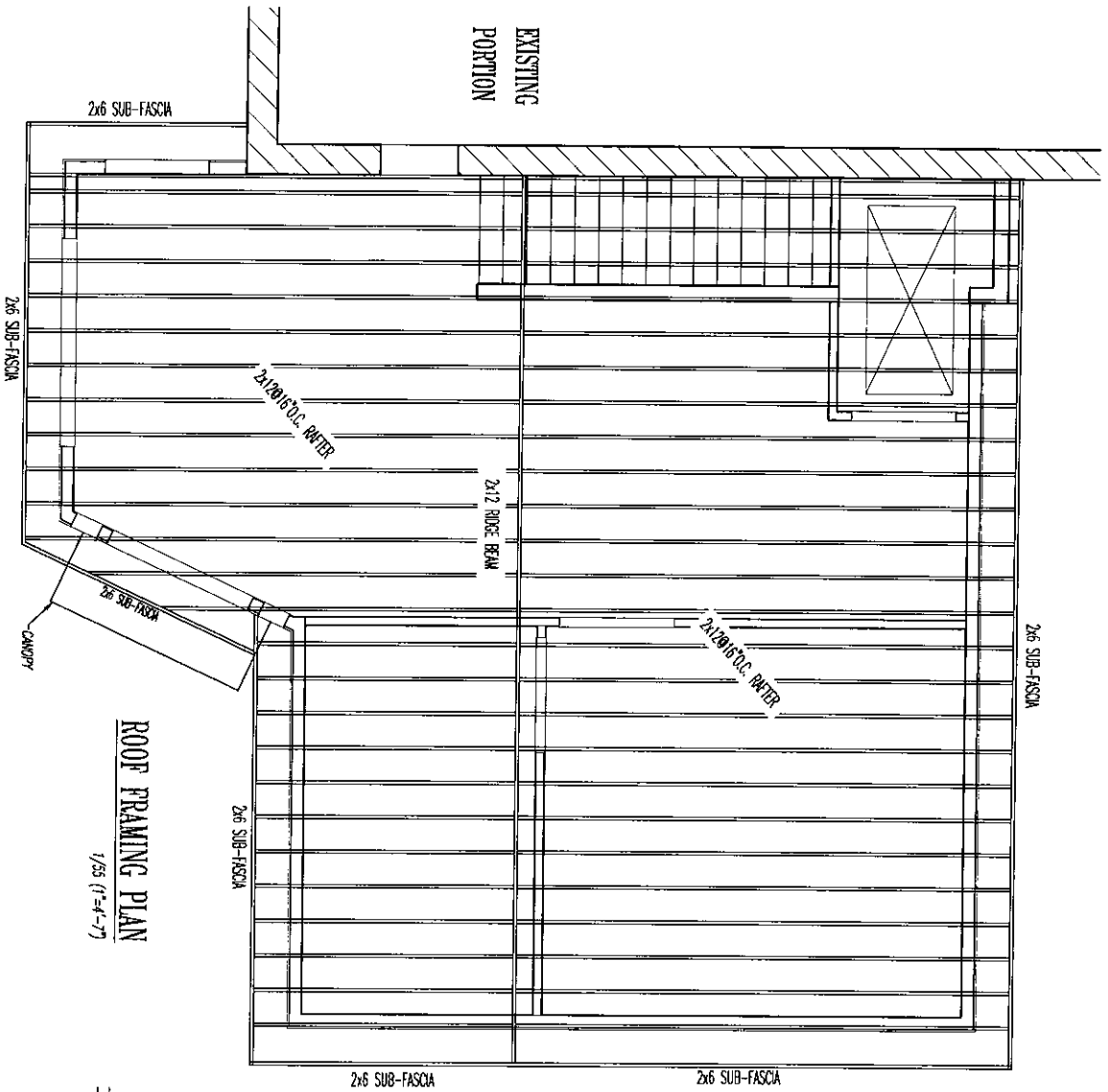
**8 EAST MAIN STREET**  
MIDDLETOWN,  
NEW YORK - 10940  
S-E-L: 35-53

**FLOOR PLAN & FOOTING DETAIL D3**

DATE	NO.	BY

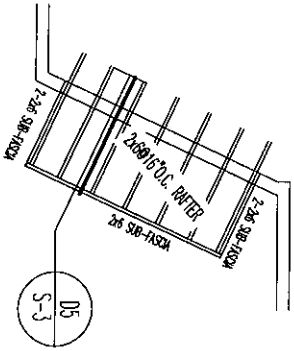
Sheet No. 1 of 2  
S-2



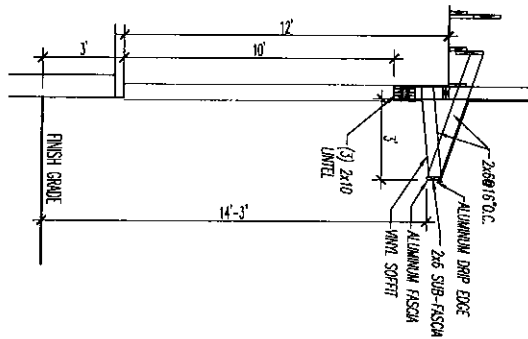


**ROOF FRAMING PLAN**  
1/55 (1'-4"=1')

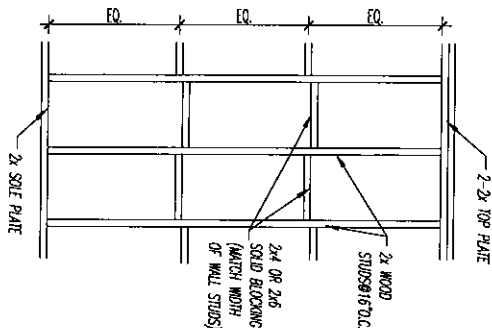
**CANOPY FRAMING PLAN**



**CANOPY SECTION**



**BEARING WALL DETAIL**



**HEADER SCHEDULE**

JACK STUCCO

DESCRIPTION	QUANTITY	UNIT
(1) - 2 X 10 EXTERIOR WALL HEADERS UP TO 6'	1	
(3) - 2 X 10 EXTERIOR WALL HEADERS GREATER THAN 6 TO 8'	2	
(2) - 2 X 10 INTERIOR BEARING WALL	1	
(2) - 4" x 4" LVL 20 ALL OPENINGS OVER 8'	2	

( UNLESS OTHERWISE NOTED ON PLANS )

**XUESHAN TENG, P.E.**  
198 GALLEY HILL ROAD, CUDDESBACHVILLE, N.Y. 12729  
TEL: 845-448-1339, EMAIL: tengxshanteng@gmail.com

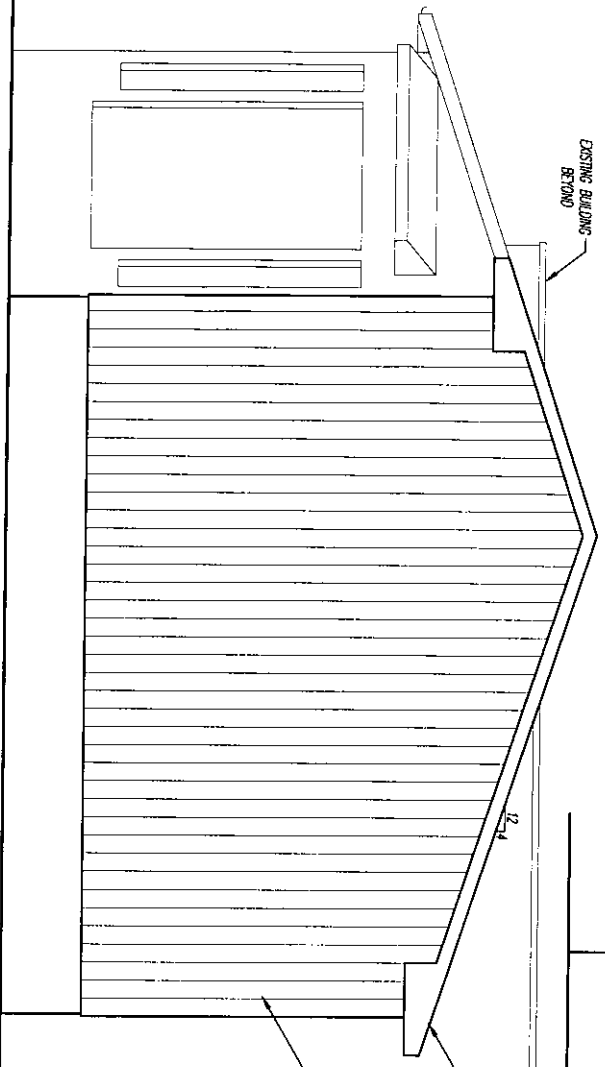
8 EAST MAIN STREET  
MIDDLETOWN,  
NEW YORK - 10940  
S-B-L: 35-5-3

**ROOF & CANOPY FRAMING PLAN**

Sheet S-3

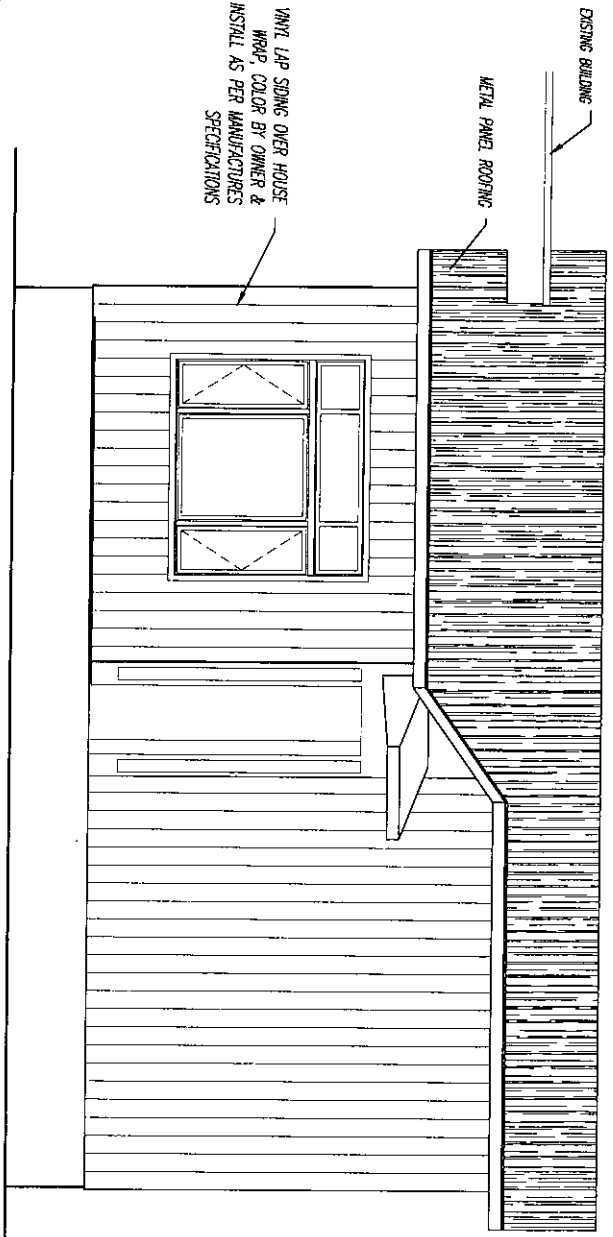
FINISH SCHEDULE				
FINISH TYPE	LOCATION/ROOM	FLOOR	WALL	CEILING
①	HALL WAY	PAINT OVER CONCRETE SLAB	PAINT OVER 5/8" TYPE 'X' FIRE RATED GYP BD	PAINT OVER 5/8" TYPE 'X' FIRE RATED GYP BD

**EAST ELEVATION VIEW**  
1/32 (1'-4"-7)



EXISTING BUILDING  
METAL PANEL ROOFING  
VINYL LAP SIDING OVER HOUSE WRAP. COLOR BY OWNER & INSTALL AS PER MANUFACTURERS SPECIFICATIONS

**SOUTH ELEVATION VIEW**  
1/32 (1'-4"-7)



EXISTING BUILDING  
METAL PANEL ROOFING  
VINYL LAP SIDING OVER HOUSE WRAP. COLOR BY OWNER & INSTALL AS PER MANUFACTURERS SPECIFICATIONS

**XUESHAN TENG, P.E.**  
198 GALLEY HILL ROAD, CUDDESBACKVILLE, N.Y. 13729  
TEL: 915-648-1399, EMAIL: tengxsh@att.net

8 EAST MAIN STREET  
MIDDLETOWN,  
NEW YORK - 10940  
S&L: 35-53

EAST & SOUTH  
ELEVATION VIEWS

Sheet 5-5



**CITY OF MIDDLETOWN, NEW YORK  
PLANNING BOARD  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None  
 Seconded by: None  
 Date of Adoption: September 3, 2025  
 Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown on: September 3, 2025

\_\_\_\_\_  
 Richard P. McCormack

**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**

Prepared by:

**Attachments:**

1.	145 Dolson-002
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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 145 Dolson Ave

Section 48 Block 2 Lot 6

Current Zoning District C3

Building Existing  New \_\_\_\_\_

② Owner of Property Marcus Weber

Owner's Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone numbers: Home: \_\_\_\_\_

Business: 845-425-9130 ext 205

Cell: \_\_\_\_\_

③ Applicant name Timothy Fust

*If different from Owner*

Applicants Address 100 S Wood Apt 530

City Linden State NJ Zip 08736

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: 336-501-8462

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: Extend hours of Operations to 24/7  
With Full Menu

ADD Bees + Wine Mon-SAT 8am-10pm Sunday 10am-10pm

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

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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.

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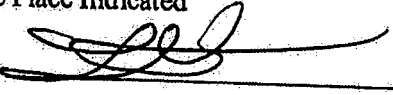
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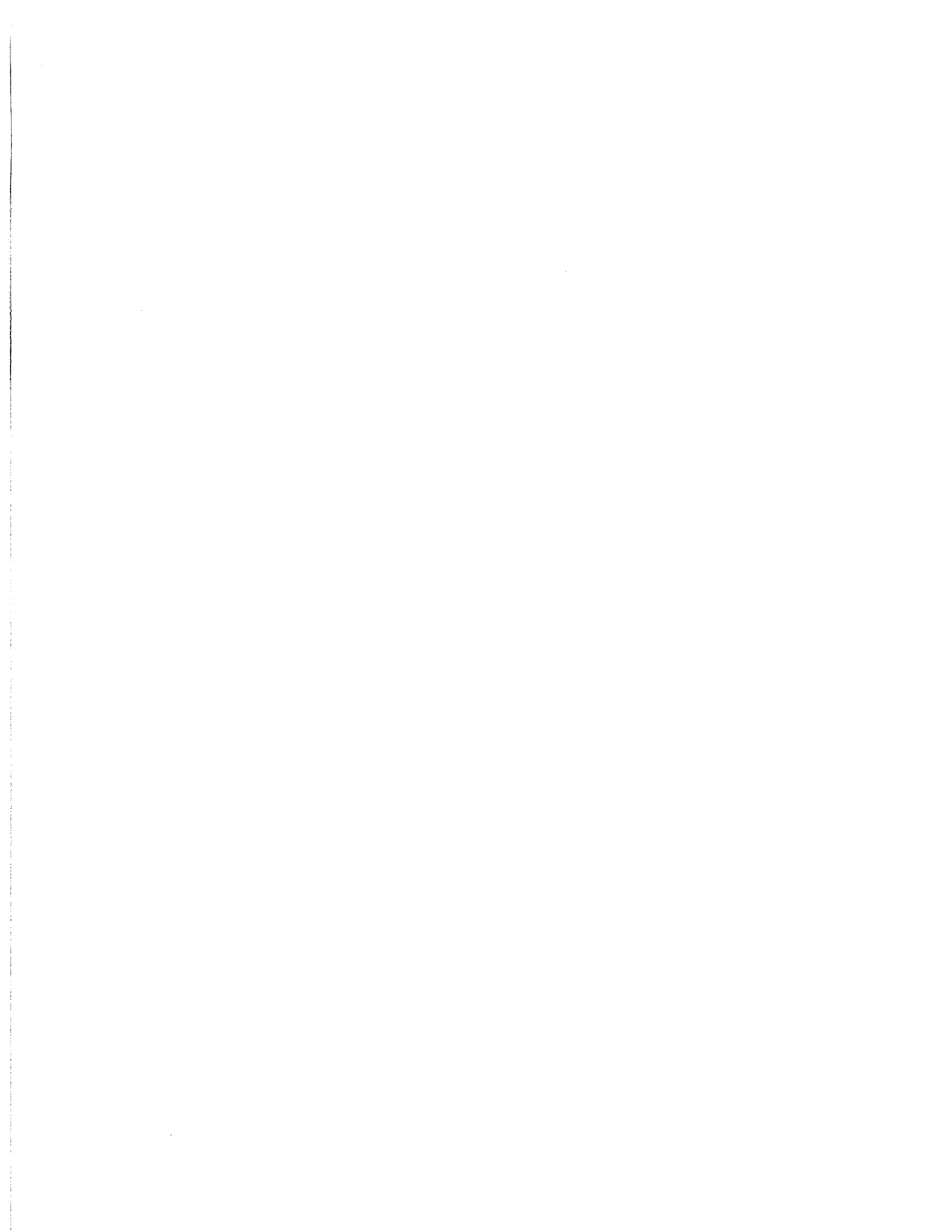
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✓ 7. Sign at the Place Indicated

Signature: 

Printed Name and Title: Timothy Furr (CEO)

Date: 7/30/25





**CITY OF MIDDLETOWN, NEW YORK  
PLANNING BOARD  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None  
 Seconded by: None  
 Date of Adoption: September 3, 2025  
 Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown on: September 3, 2025

Richard P. McCormack

**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.**

Prepared by:

**Attachments:**

None



**CITY OF MIDDLETOWN, NEW YORK  
PLANNING BOARD  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None  
 Seconded by: None  
 Date of Adoption: September 3, 2025  
 Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown on: September 3, 2025

\_\_\_\_\_  
 Richard P. McCormack

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

Prepared by:

**Attachments:**

1.	Application Planning Board
2.	Middletown (17) 8-19-25

# 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 16 1/2 COUNTY HIGHWAY 7B, MIDDLETOWN

Section 54 Block 1 Lot 15 1/20

Current Zoning District C-3 GENERAL BUSINESS

Building Existing X New \_\_\_\_\_

2. Owner of Property ANEL PYRAM & FEDELINE CHERY PYRAM

Owner's Address 137 APPLE LANE

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: \_\_\_\_\_

3. Applicant name DEWITT ACQUISITIONS

*If different from Owner*

Applicants Address 26 MILL PLAN ROAD, 2<sup>ND</sup> FLOOR

City DANBURY State CT Zip 06811

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: (845) 206-1453

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

Classification of Occupancy requested \_\_\_\_\_

Description of what you are requesting: GASOLINE STATION & CONVENIENCE STORE

Uses currently in property: FORMERLY A GAS STATION & CONVENIENCE STORE

PRESENTLY VACANT

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	475-21 D	7,500 SRF	50,578 SRF
Front yard	475-21 F	NONE	
Rear yard	475-21 P	NONE	
Side yard	475-21 F	NONE	
Side yard	475-21 F	NONE	
Parking	475-33 (B)	1 SPACE PER 170 SRF OF STORE FLOOR AREA	

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: Mark Dombal

Printed Name and Title: MARK DOMBAL, MGR

Date: August 14, 2005





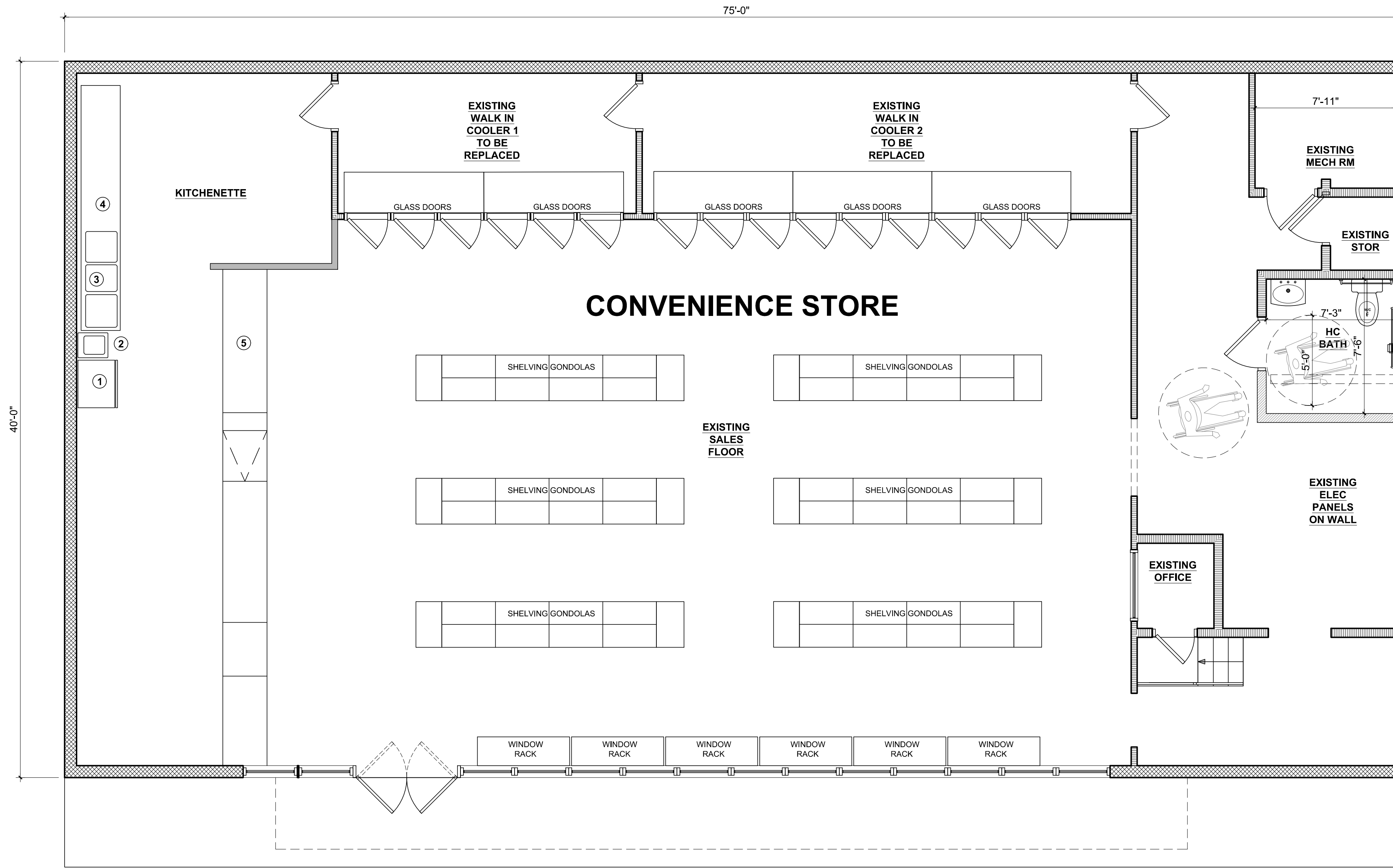


**ANTHONY SOTTILE, P.E.**  
CONSULTING ENGINEER  
21289 HIGGS DR. PORT CHARLOTTE FL 38952

DESIGN - PLANNING & STRUCTURAL ENGINEERING  
Drawing Title: **EXISTING FLOOR PLAN**  
Project: REMOVE & REPLACE TANK/ANCHOR SYSTEM NEW CANOPY WITH 4 NEW PUMPS & RELOCATE 2 EXISTING DISPENSERS  
Project Address: 18 County Rd 78, Middletown, NY 10940, USA

**EQUIPMENT SCHEDULE**

- ① REFRIGERATOR
- ② HAND WASH SINK
- ③ TRIPLE SINK
- ④ FOOD PREP. TABLE
- ⑤ COUNTER



**EXISTING/PROPOSED FLOOR PLAN**

SCALE: 1/4" = 1'-0"

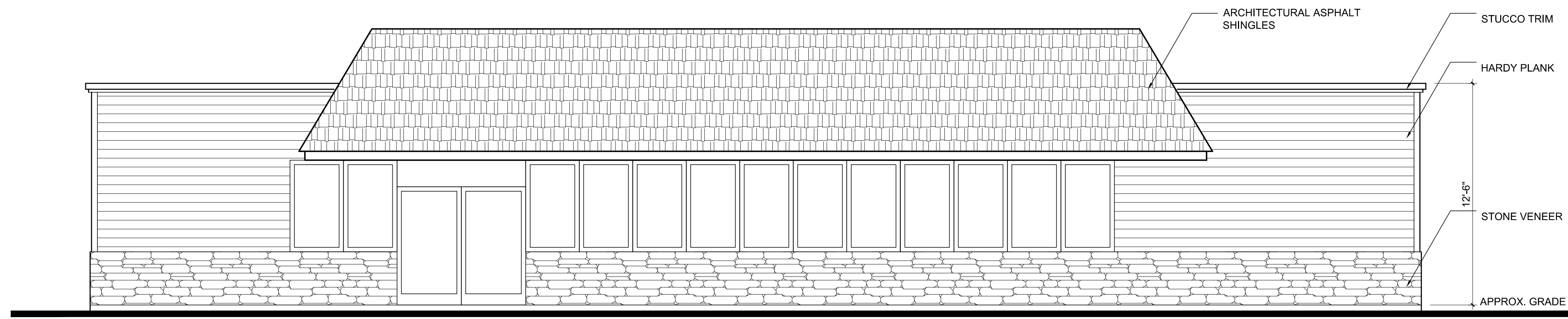
ISSUES / REVISIONS	
Date	Title

**DEWITT ACQUISITIONS**  
26 MILL PLAIN ROAD,  
DANBURY, CT 06811

OWNER:  
Chd. By: RM  
Dwg. By: FM  
Tax Map # 6-629-15.18

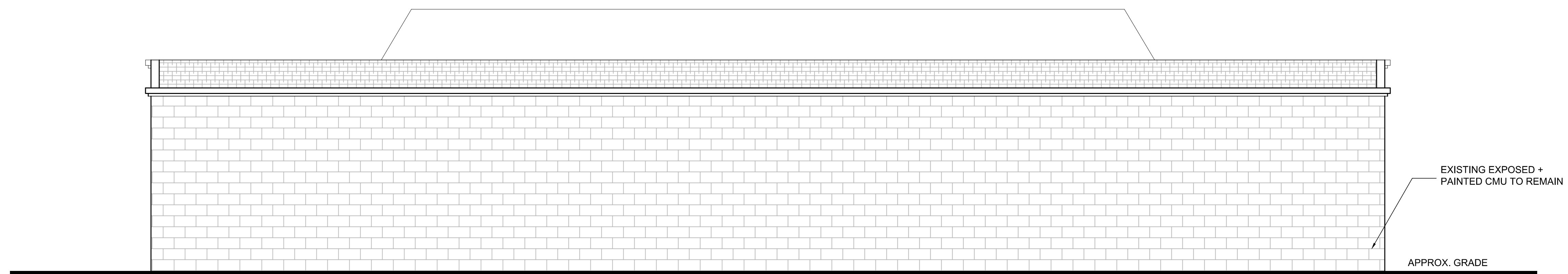
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Date: AUG-17-2025

Drawing Number: **A-1**



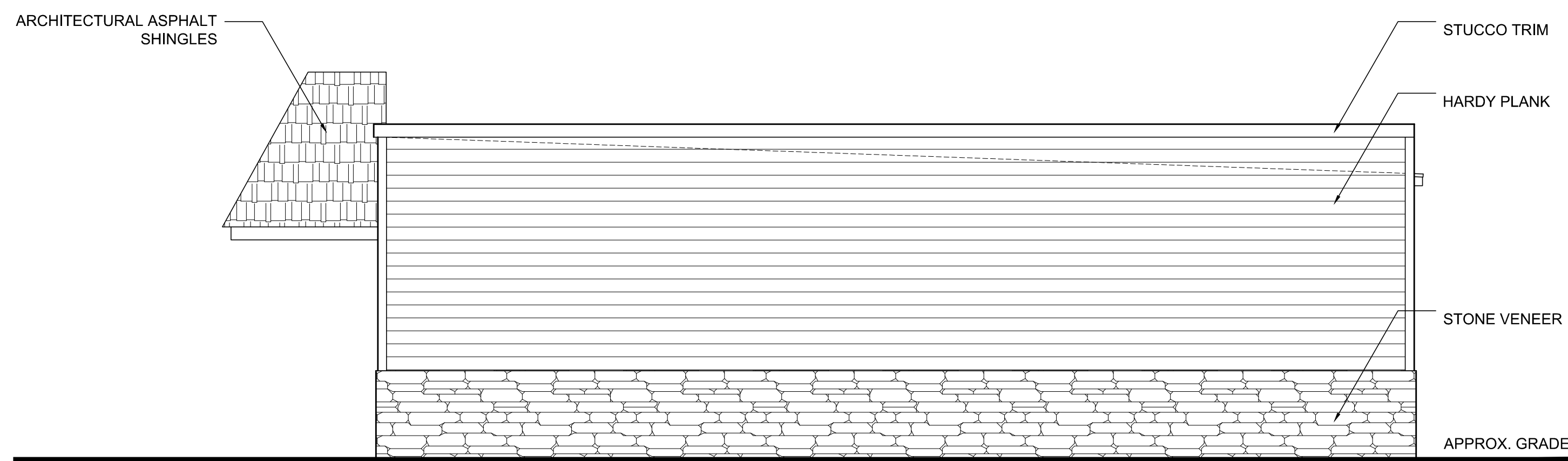
**PROPOSED FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



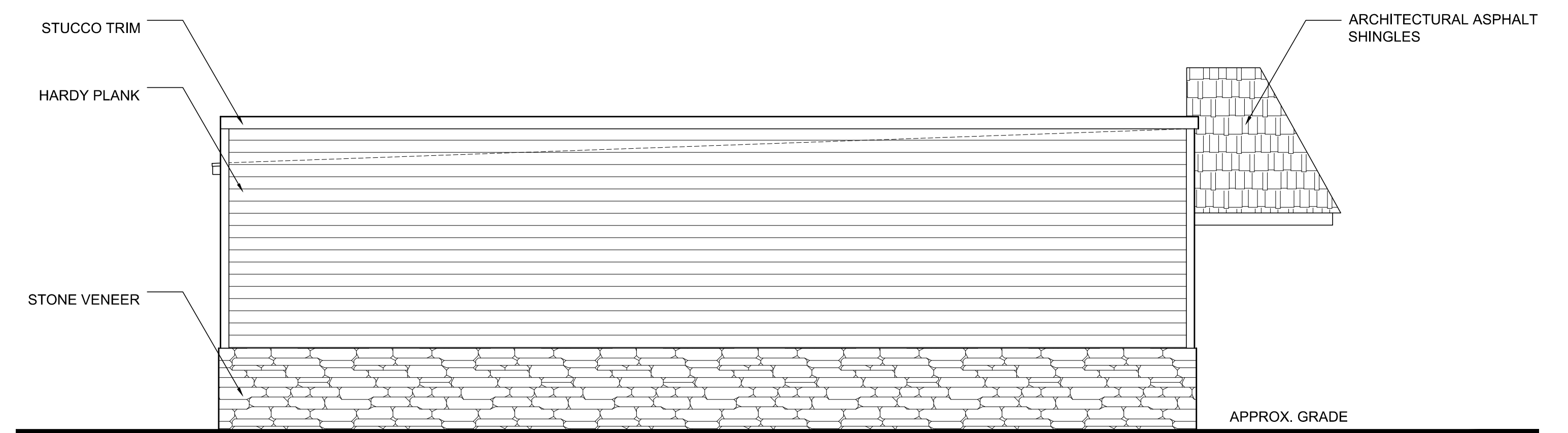
**PROPOSED REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**PROPOSED LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**ANTHONY SOTTILE, P.E.**  
CONSULTING ENGINEER

DESIGN - PLANNING & STRUCTURAL ENGINEERING

Drawing Title: **PROPOSED ELEVATIONS**

Project: 21289 HIGGS DR. PORT CHARLOTTE FL 33952  
REMOVE & REPLACE TANK/ANCHOR SYSTEM NEW CANOPY WITH 4 NEW PUMPS & RELOCATE 2 EXISTING DISPENSERS

Project Address: 18 County Rd 78, Middletown, NY 10940, USA

ISSUES / REVISIONS	
Date	Title

**DEWITT ACQUISITIONS**  
26 MILL PLAIN ROAD,  
DANBURY, CT 06811

OWNER:

Chd. By: RM

Dwg. By: FM

Tax Map # 6-629-15.18

Scale:

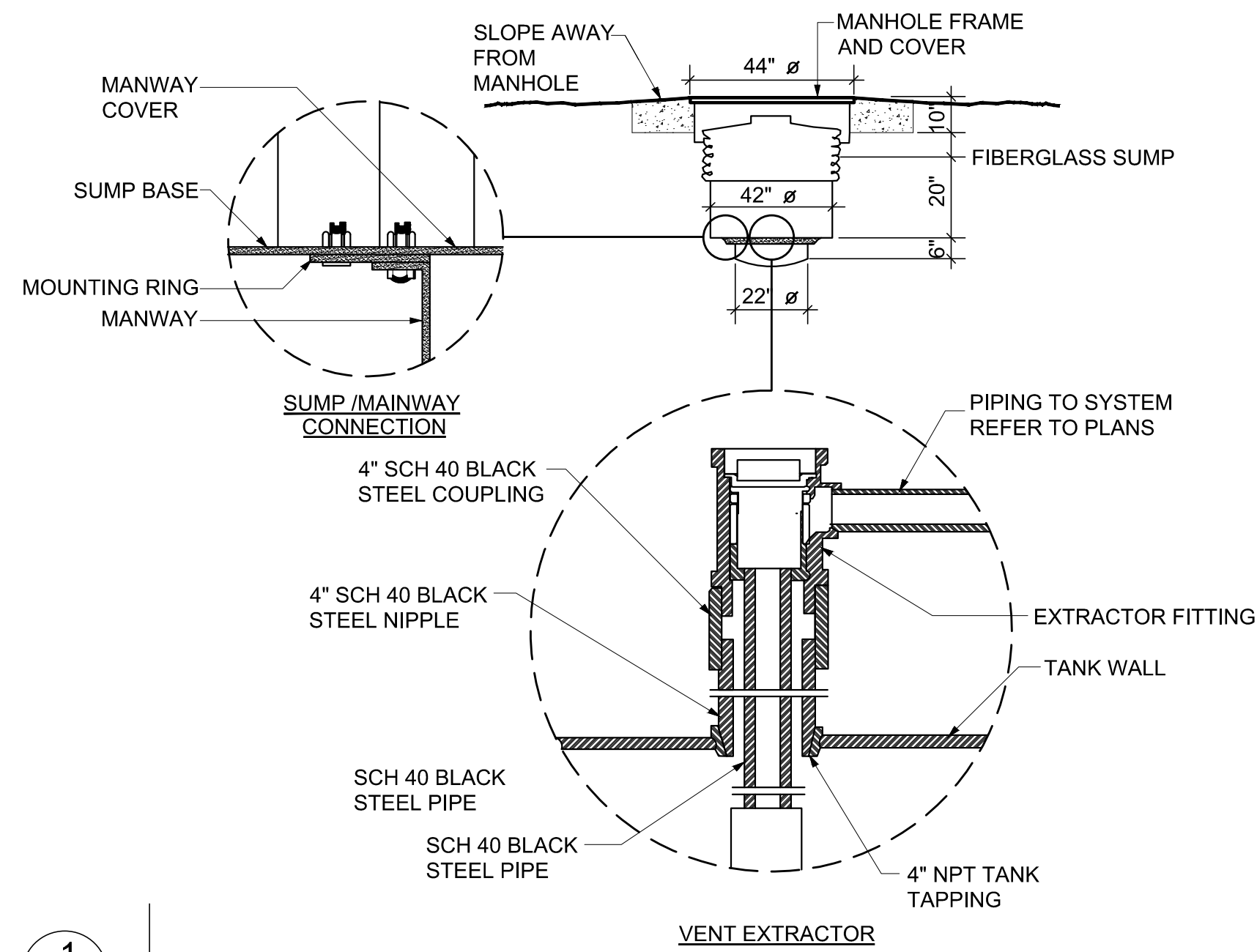
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Date:

AUG-17-2025

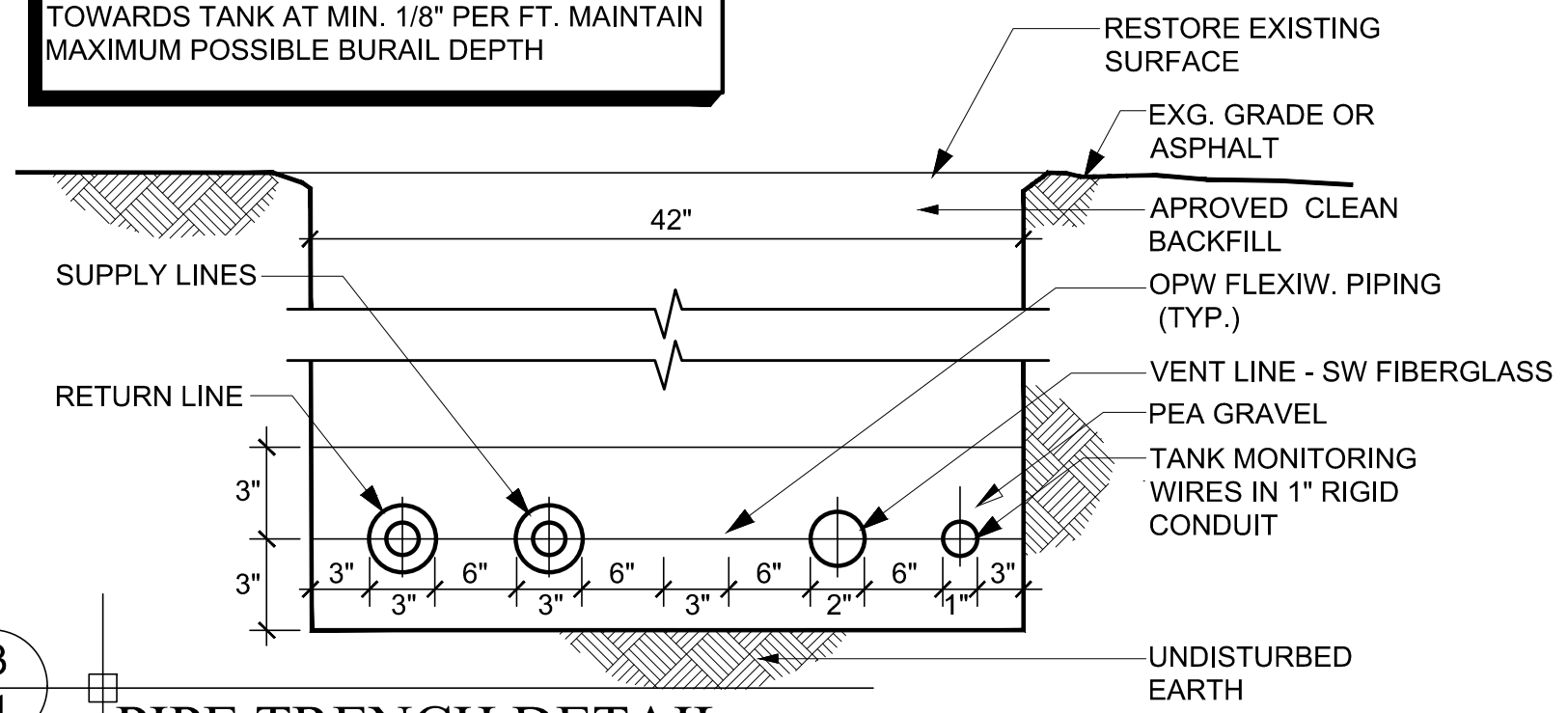
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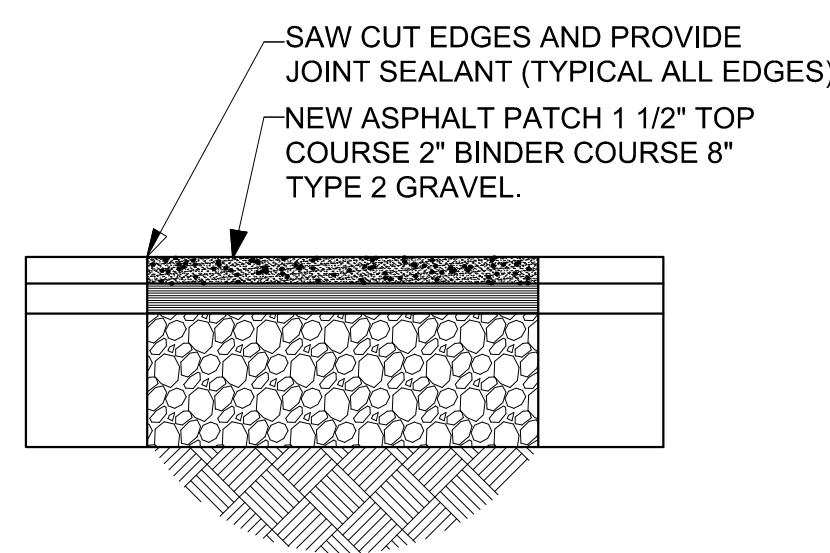


**1**  
T-1  
**VENT EXTRACTOR DETAIL**  
N.T.S.

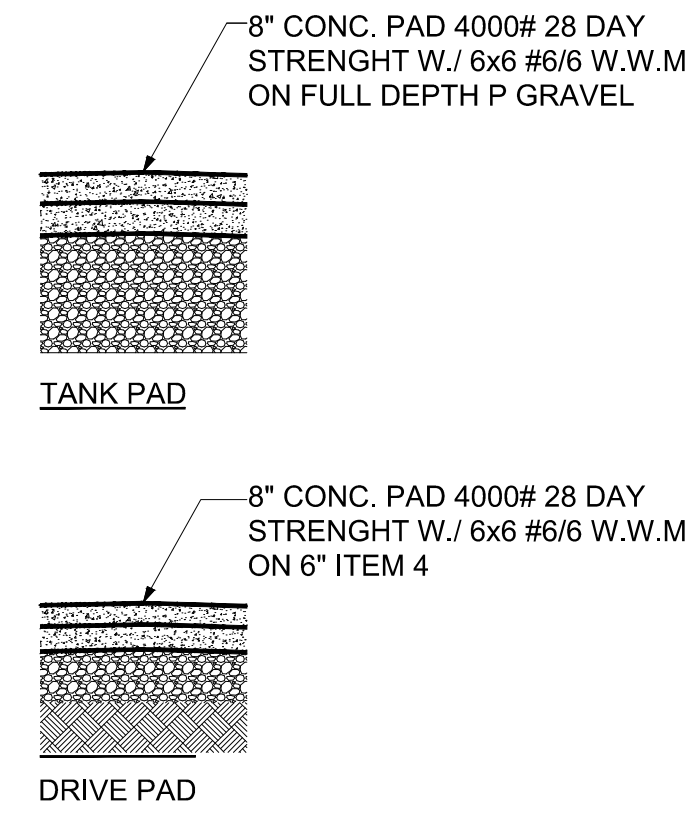
NOTE: PITCH SUPPLY AND VENT PIPING BACK TOWARDS TANK AT MIN. 1/8" PER FT. MAINTAIN MAXIMUM POSSIBLE BURIAL DEPTH



**3**  
T-1  
**PIPE TRENCH DETAIL**  
N.T.S.



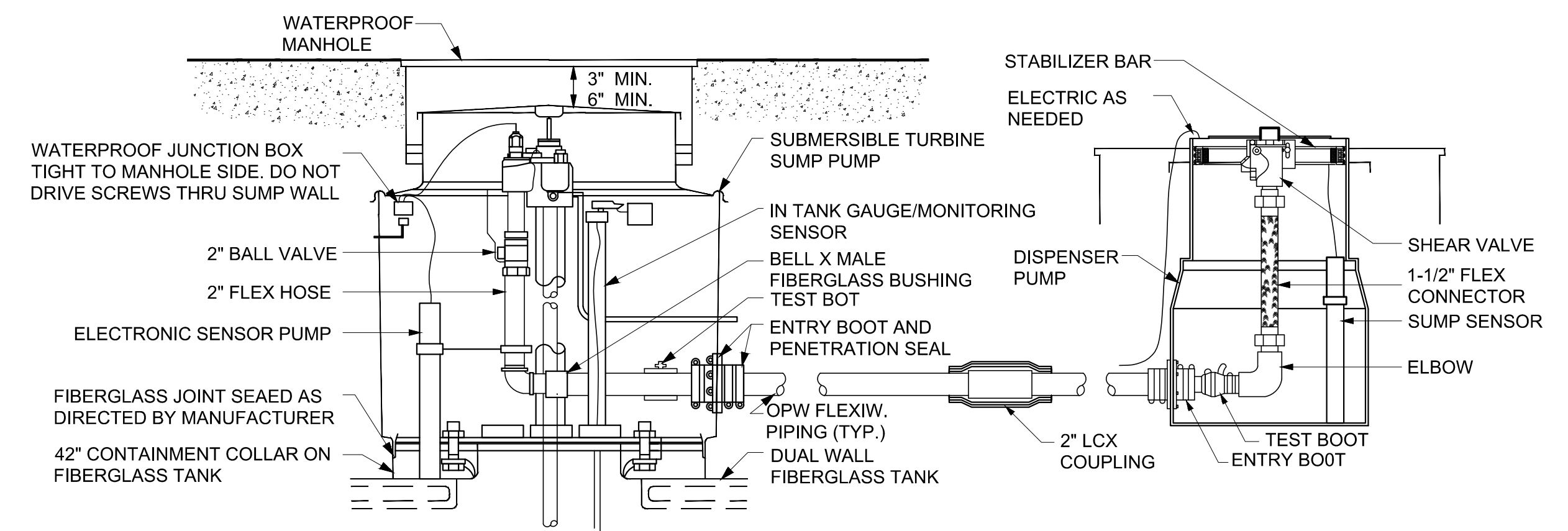
**5**  
T-1  
**ASPHALT PAVING PATCH**  
N.T.S.



**6**  
T-1  
**CONCRETE PAD DETAILS**  
N.T.S.

- GENERAL NOTES:**
- ALL WORK ON THIS DRAWING IS BY THE TANK CONTRACTOR UNLESS OTHERWISE NOTED.
  - TRENCHING, CUTTING, OR PATCHING OF FLOOR OR WALL IS INCLUDE IN PLUMBING WORK WHEN REQUIRED FOR DEMOLITION OR INSTALLATION OF PLUMBING WORK, PATCH ALL ABANDONED OPENING OR DISTURBED FINISHES TO MATCH EXISTING. TAKE PRECAUTIONS TO PROTECT STRUCTURAL INTEGRITY OF FLOORS OR WALLS WHEN TRENCHING OR CUTTING.
  - ALL MATERIALS FOR PLUMBING INSTALLATION SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
  - THE DESIGN OF THIS UNDERGROUND PETROLEUM BULK STORAGE TANK AND PIPING SYSTEM COMPLIES WITH THE STANDARDS FOR "NEW AND SUBSTANTIALLY MODIFIED FACILITIES".
  - INSTALL TANK MONITORING SYSTEM PANEL ON WALL AS DIRECTED BY OWNER OR ENGINEER RUM (3) # 12 IN 3/4 CONDUIT FROM NEAREST 120 VOLT PANEL TO NEW TANK MONITORING SYSTEM PANEL PROVIDE 20 AMP BREAKER IN PANEL AS REQUIRED.
  - PROVIDE AND INSTALL ALL OTHER REQUIRED WIRING, CABLE AND OTHER DEVICES TO CONNECT MONITOR PANEL TO MONITOR SYSTEM COMPONENTS.

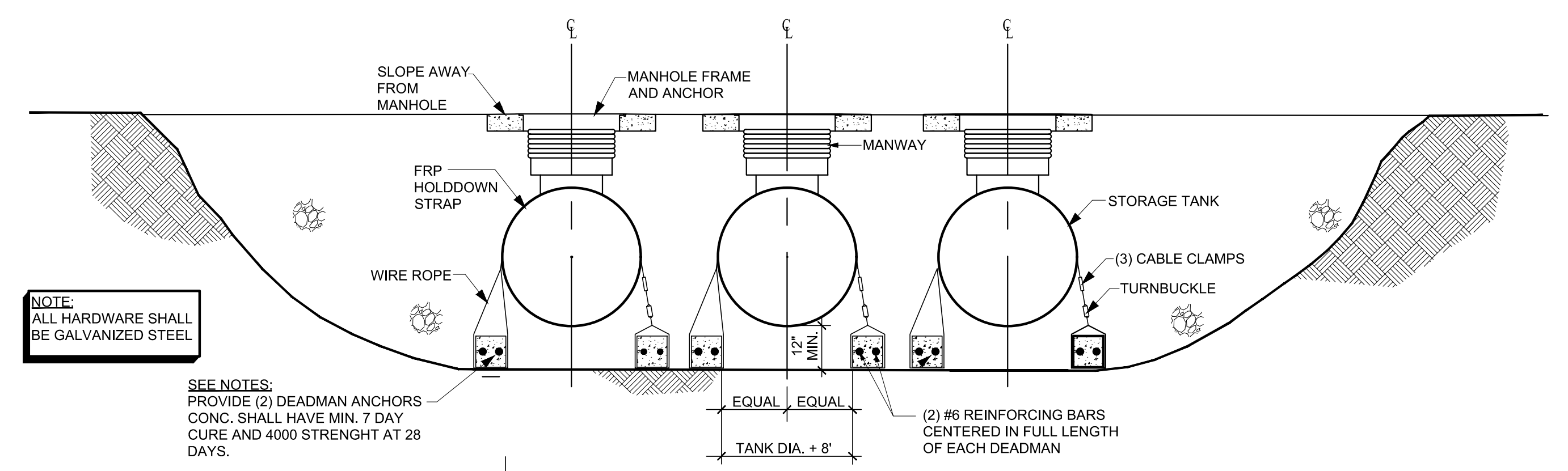
- NOTES: UNLESS OTHERWISE SPECIFIED
- ALL PIPING AND ELECTRICAL INSTALLATIONS MUST CONFORM TO ALL APPLICABLE REGULATIONS INCLUDING NFPA30, FLAMMABLE & COMBUSTIBLE LIQUIDS CODE ; NFPA30A, AUTOMOBILE & MARINE SERVICE STATION CODE; NFPA70, NATIONAL ELECTRICAL CODE. DO NOT "DAISY CHAIN" THE DISPENSER POWER CIRCUIT TO ANY OTHER EQUIPMENT.
  - PIPING FROM TANK TO DISPENSER SHOULD SLOPE UPWARDS TO AVOID AIR OR LIQUID TRAPS.
  - USE UNIVERSAL JOINTS AT DISPENSER TO ALLOW FOR GROUND MOVEMENT.
  - WHEN USING OPTIONAL JUNCTION BOX, USE INDICATED CONDUIT TAPS SHOWN TO MAKE ELECTRICAL CONNECTIONS TO DISPENSER.
  - FIRMLY MOUNT THE DISPENSER TO THE ISLAND USING THE ANCHOR BOLT LOCATIONS SHOWN.
  - EMERGENCY SHUT OFF VALVES AND BREAKAWAY DEVICES ARE EXAMPLES OF REQUIREMENTS STATED IN THE NFPA30A AUTOMOTIVE & MARINE SERVICE SAFETY DEVICES REQUIRED BY NFPA30 & 30A. MUST BE INSTALLED AND MAINTAINED PER THE MANUFACTURER'S INSTRUCTIONS.
  - THE FEED STOCKS MUST BE PLUMBED AS SHOWN FOR THE DISPENSER TO WORK PROPERLY.
  - CONNECT OPTIONAL INTERCOM CIRCUIT TO A LISTED CLASS 2 POWERED INTERCOM ONLY WITH 18 GAUGE MINIMUM, AT LEAST 90 DEGREE. C. 600 V GAS & OIL RESISTANT UP LISTEN WIRE. WIRES BACK TO INTERCOM POWER MUST BE RUN IN SEPARATE DEDICATED LISTED METALLIC CONDUIT.



**2**  
T-1  
**SUBMERSIBLE SUMP DETAIL**  
N.T.S.



**TYPICAL END - OF - LINE DISPENSER PUMP**

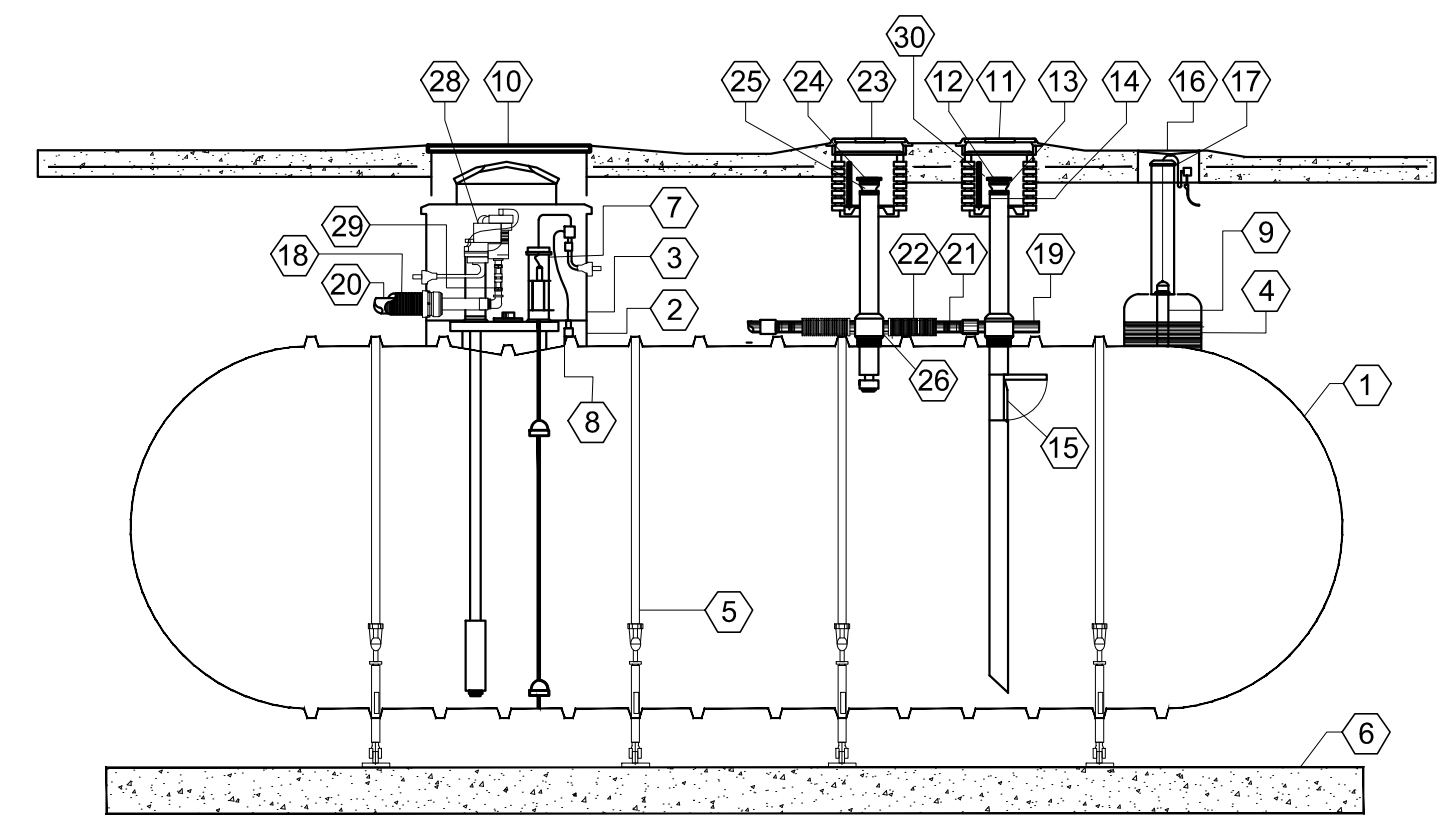


NOTE: ALL HARDWARE SHALL BE GALVANIZED STEEL

SEE NOTES: PROVIDE (2) DEADMAN ANCHORS CONC. SHALL HAVE MIN. 7 DAY CURE AND 4000 STRENGTH AT 28 DAYS.

**4**  
T-1  
**TANK ANCHOR SYSTEM**  
N.T.S.

PARTS LIST			
No.	DESCRIPTION	No.	DESCRIPTION
1	DOUBLE WALL FIBERGLASS STORAGE TANK	21	FLEXIBLE CONNECTOR
2	42" FIBERGLASS ATTACHED COLLAR	22	FLEXIBLE CONNECTOR BOOT
3	42" WATERTIGHT FIBERGLASS ATTACHED COLLAR RISER	23	STAGE 1 VAPOR RECOVERY MANHOLE
4	LEAK DETECTION SYSTEM	24	STAGE 1 VAPOR CAP
5	FIBERGLASS HOLD DOWN STRAP w/ TURNBUCKLE ASSY.	25	STAGE 1 VAPOR CHECK VALVE ADAPTER
6	XERXES PRECAST DEADMAN SYSTEM	26	EXTRACTOR ASSEMBLY
7	LEVEL PROBE	27	N/A
8	DISTINGUISHING LEAK SENSOR	28	SUBMERSIBLE TURBINE PUMP
9	HYDROSTATIC MONITORING SENSOR	29	FULL PORT BALL VALVE
10	LARGE ROUND MANHOLE	30	FILL PORT MARKER ATTACHED TO FILL PIPE OR EMBEDDED IN CONCRETE
11	FIVE GALLON SPILL FILL MANHOLE		
12	FILL CAP		
13	FILL ADAPTER		
14	PRODUCT LABEL MARKER		
15	OVERFILL PREVENTION VALVE		
16	MONITORING MANHOLE		
17	4" SENSOR CAP		
18	FLEXIBLE ENTRY BOOT(S)		
19	SINGLE WALL VENT PIPING		
20	DOUBLE WALL PRODUCT SUPPLY PIPING		



**7**  
T-1  
**DOUBLE WALL PRESSURIZED PIPING TANK**  
N.T.S.



**ANTHONY SOTTILE, P.E.**  
CONSULTING ENGINEER  
DESIGN - PLANNING & STRUCTURAL ENGINEERING  
21280 HOGES DR. PORT CHARLOTTE FL. 33952  
Project: REMOVE & RE-PLACE TANK ANCHOR SYSTEM NEW CANOPY WITH 4 NEW PUMPS & RELOCATE 2 EXISTING DISPENSERS  
Project Address: 18 County Rd 78, Middletown, NY 10940, USA

Drawing Title:  
**TANKS INSTALLATION DETAILS**

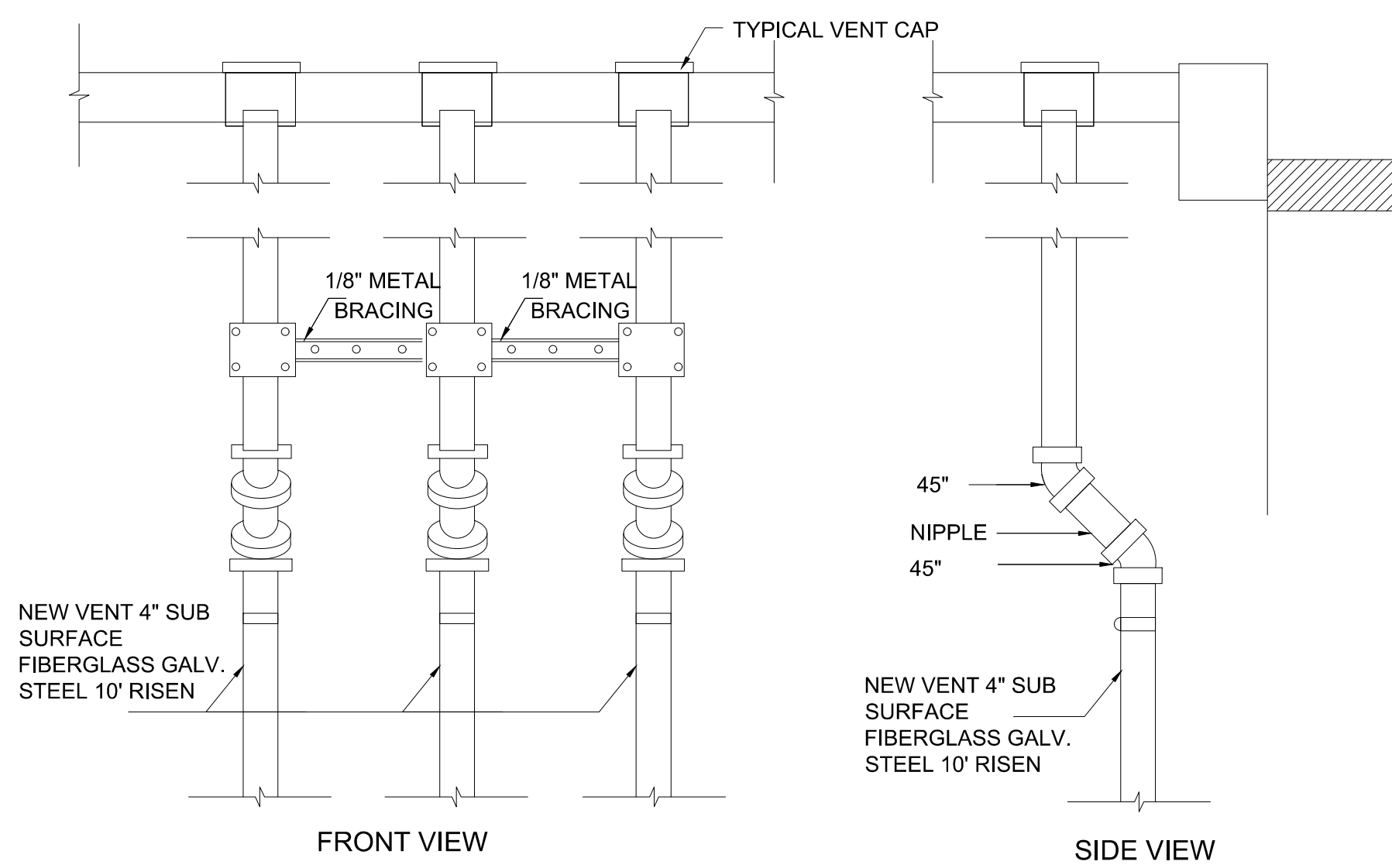
ISSUES / REVISIONS	
Date	Title

**DEWITT ACQUISITIONS**  
26 MILL PLAIN ROAD,  
DANBURY, CT 06811

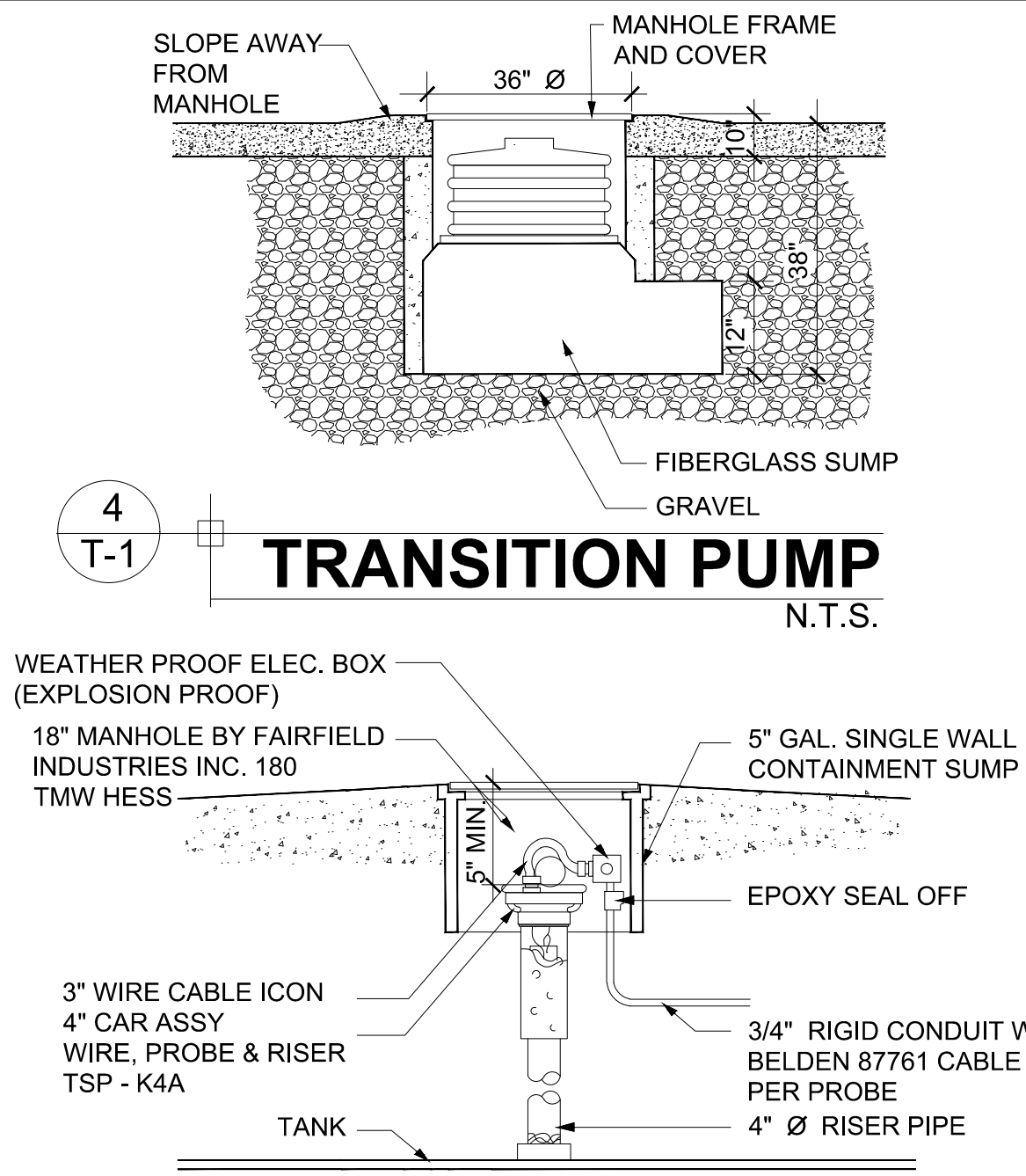
OWNER:  
Checked By: RM  
Dwg. By: FM  
Tax. Map # 6-6229-15.18

Scale: As Noted  
Date: AUG-17-2025

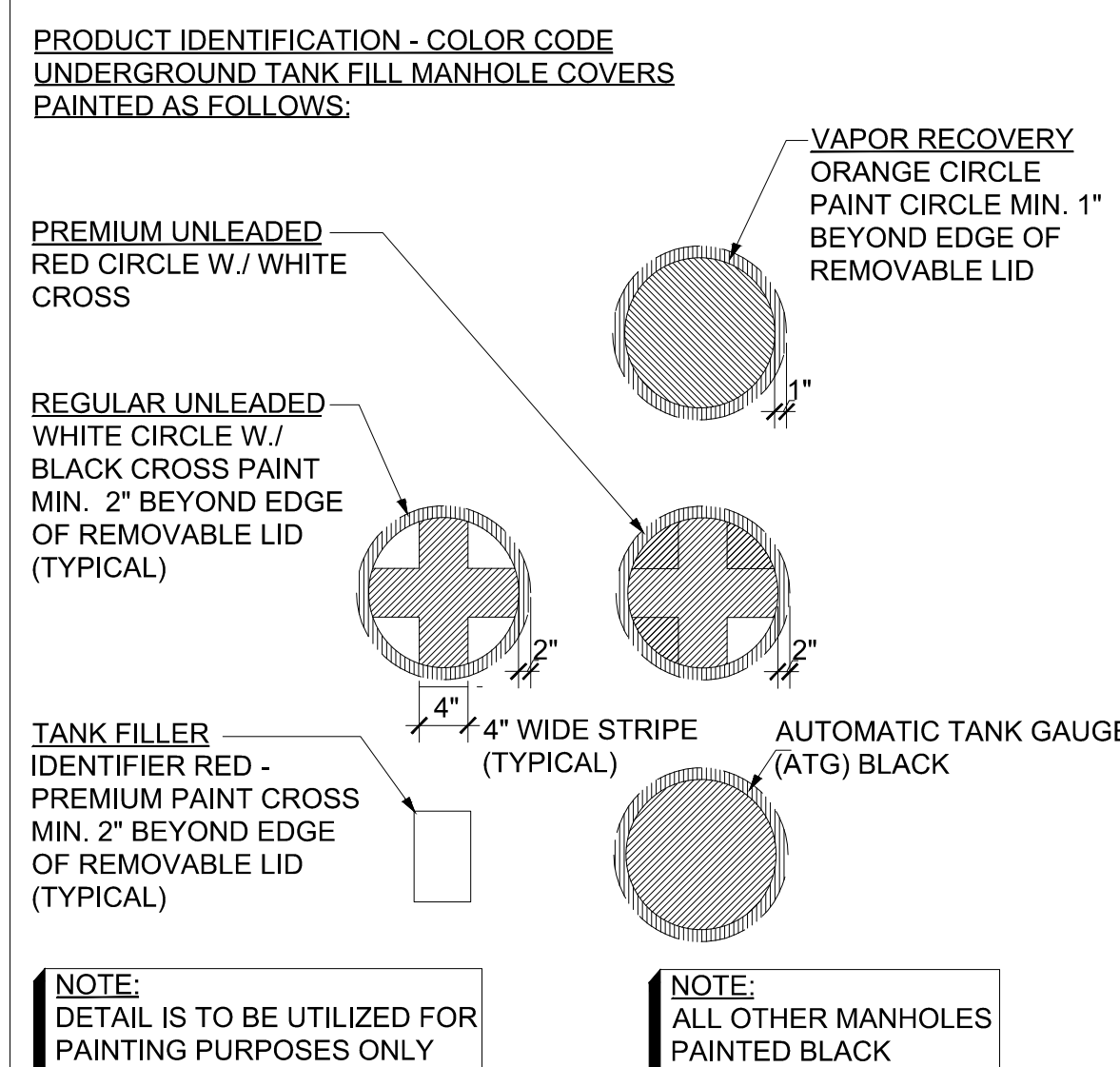
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**T-1**



1 T-2 SELF STANDING VENTS  
N.T.S.

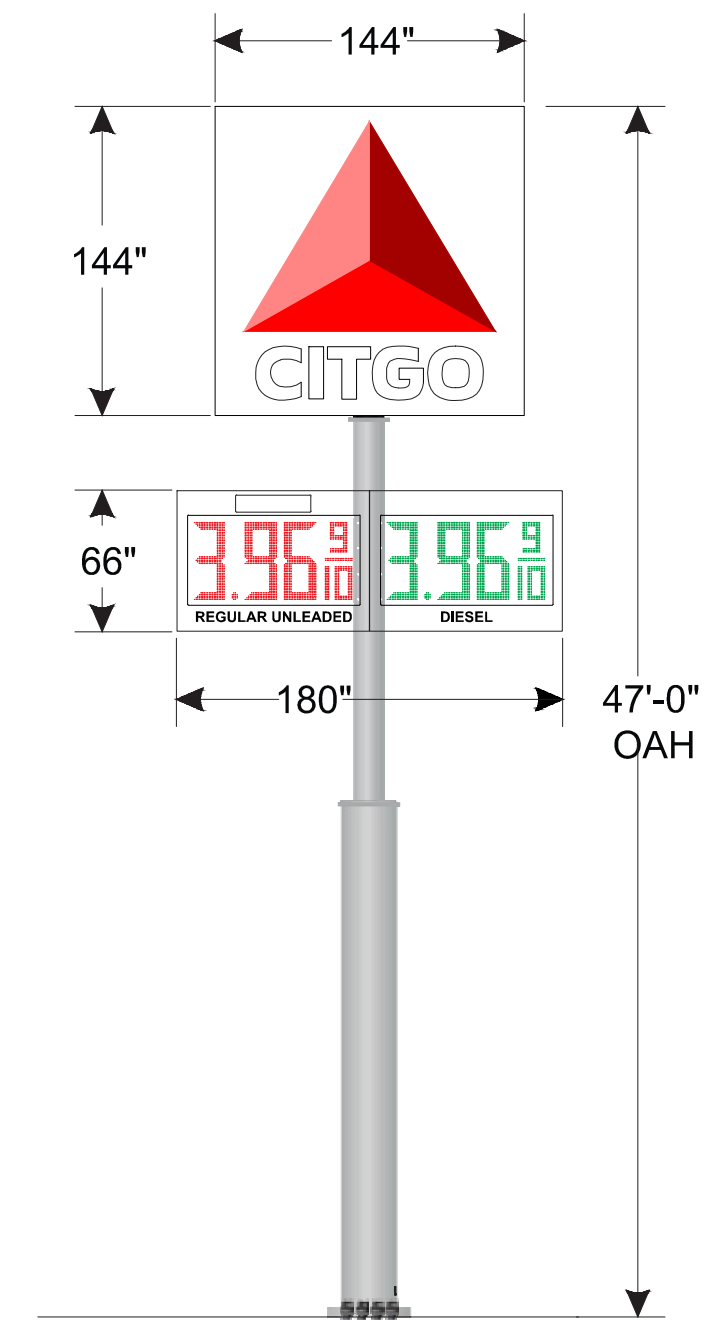


2 T-2 AUTOMATIC TANK GAUGE (ATG) SECTION  
N.T.S.

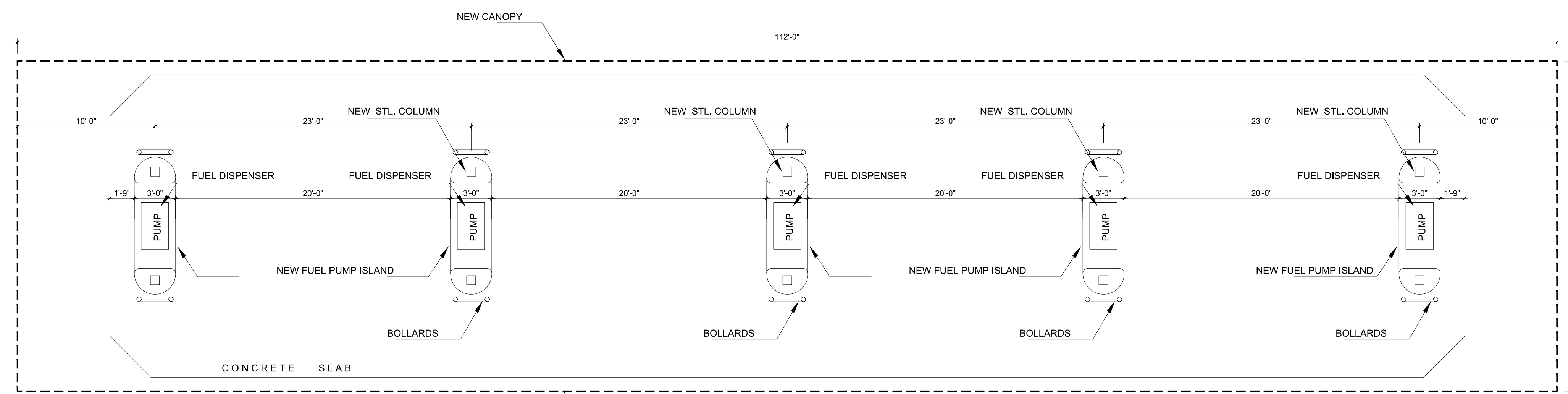


3 T-1 PAINT SCHEDULE  
N.T.S.

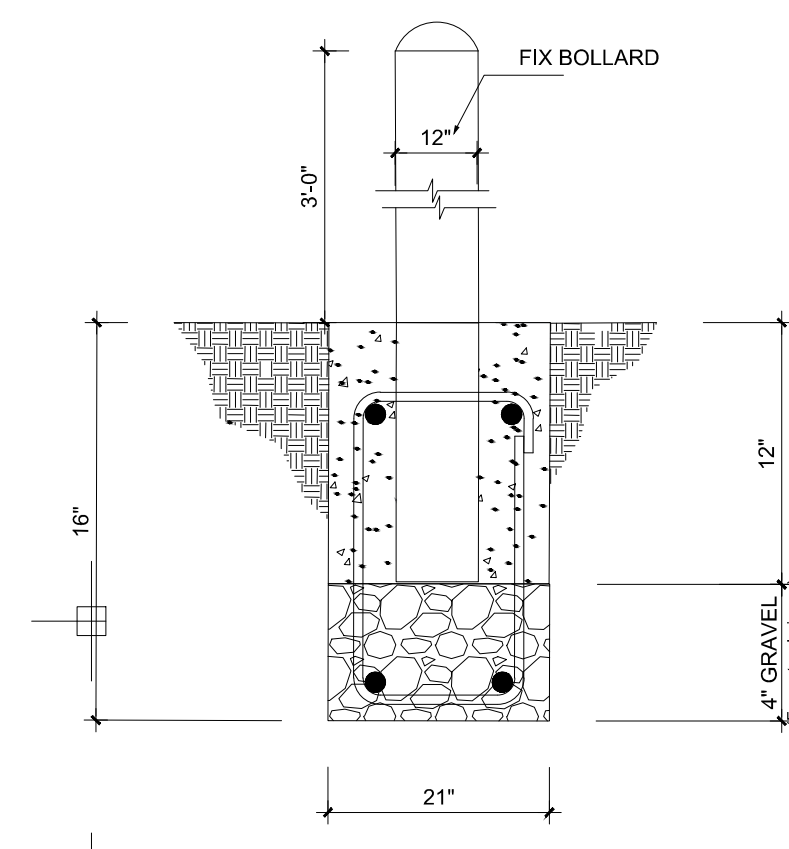
- NOTES:
- ALL PIPING AND ELECTRICAL INSTALLATIONS MUST CONFORM TO ALL APPLICABLE REGULATIONS INCLUDING NFPA30, FLAMMABLE & COMBUSTIBLE LIQUIDS CODE; NFPA30A, AUTOMOBILE & MARINE SERVICE STATION CODE; NFPA70, NATIONAL ELECTRICAL CODE. DO NOT "DAISY CHAIN" THE DISPENSER POWER CIRCUIT TO ANY OTHER EQUIPMENT.
  - PIPING FROM TANK TO DISPENSER SHOULD SLOPE UPWARDS TO AVOID AIR OR LIQUID TRAPS.
  - USE UNIVERSAL JOINTS AT DISPENSER TO ALLOW FOR GROUND MOVEMENT.
  - WHEN USING OPTIONAL JUNCTION BOX, USE INDICATED CONDUIT TAPS SHOWN TO MAKE ELECTRICAL CONNECTIONS TO DISPENSER.
  - FIRMLY MOUNT THE DISPENSER TO THE ISLAND USING THE ANCHOR BOLT LOCATIONS SHOWN.
  - EMERGENCY SHUT OFF VALVES AND BREAKWAY DEVICES ARE EXAMPLES OF REQUIREMENTS STATED IN THE NFPA30A AUTOMOBILE & MARINE SERVICE SAFETY DEVICES REQUIRED BY NFPA30 & 30A, MUST BE INSTALLED AND MAINTAINED PER THE MANUFACTURER'S INSTRUCTIONS.
  - THE FEED STOCKS MUST BE PLUMBED AS SHOWN FOR THE DISPENSER TO WORK PROPERLY.
  - CONNECT OPTIONAL INTERCOM CIRCUIT TO A LISTED CLASS 2 POWERED INTERCOM ONLY WITH 18 GAUGE MINIMUM, AT LEAST 90 DEGREE. C. 600 V GAS & OIL RESISTANT UP LISTEN WIRE. WIRES BACK TO INTERCOM POWER MUST BE RUN IN SEPARATE DEDICATED LISTED METALLIC CONDUIT.



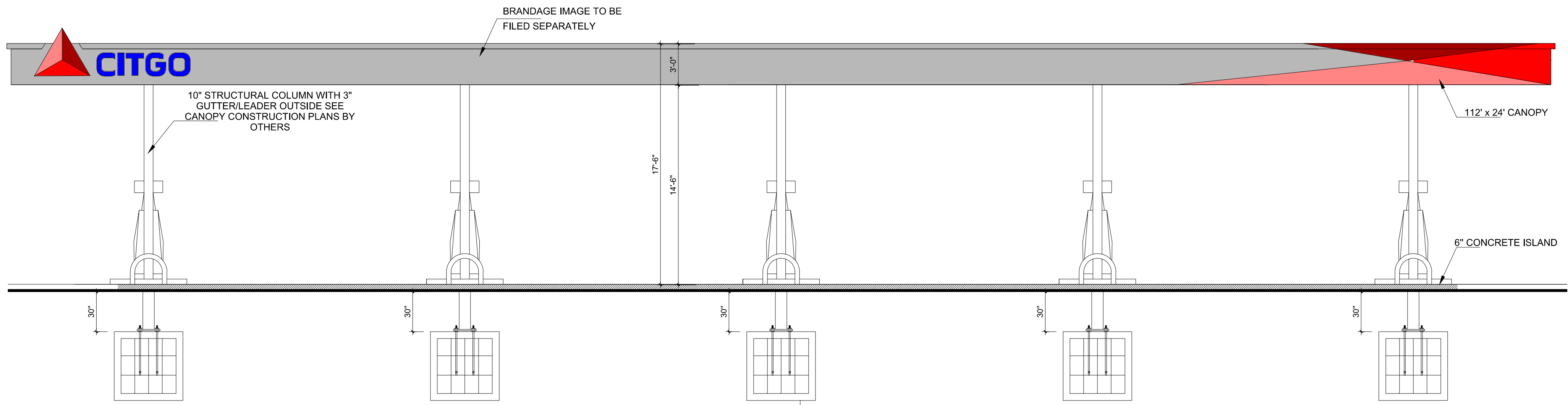
8 T-2 HIGH RISE SIGN  
NTS



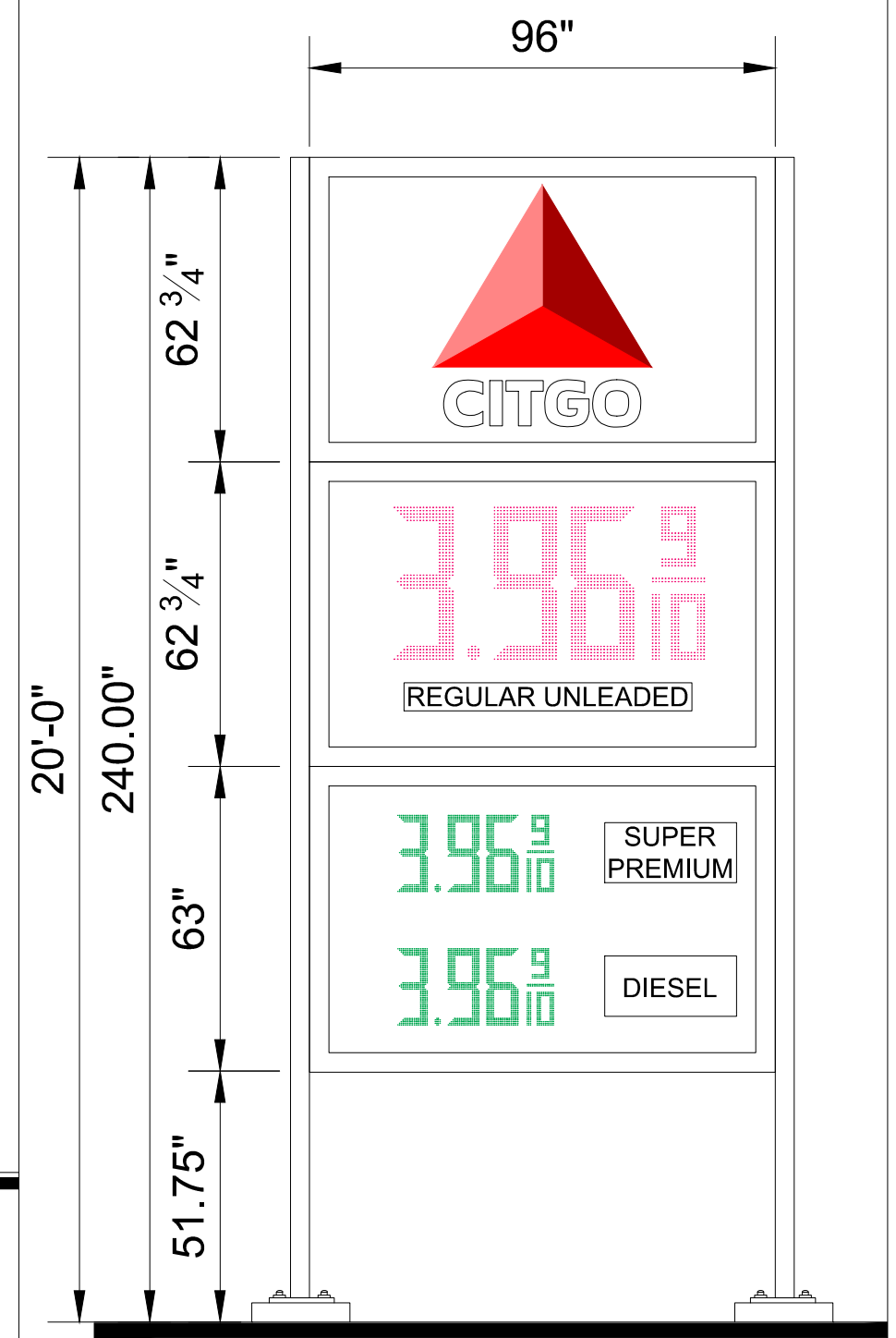
4 T-2 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



7 T-2 BOLLAR DETAIL  
NTS



6 T-2 ELEVATIONS  
PLAN  
SCALE: 1/8" = 1'-0"



9 T-2 PRICES SIGN  
NTS



ANTHONY SOTTILE, P.E.  
CONSULTING ENGINEER  
DESIGN - PLANNING & STRUCTURAL ENGINEERING  
21289 HIGGS DR. PORT CHARLOTTE FL 33982

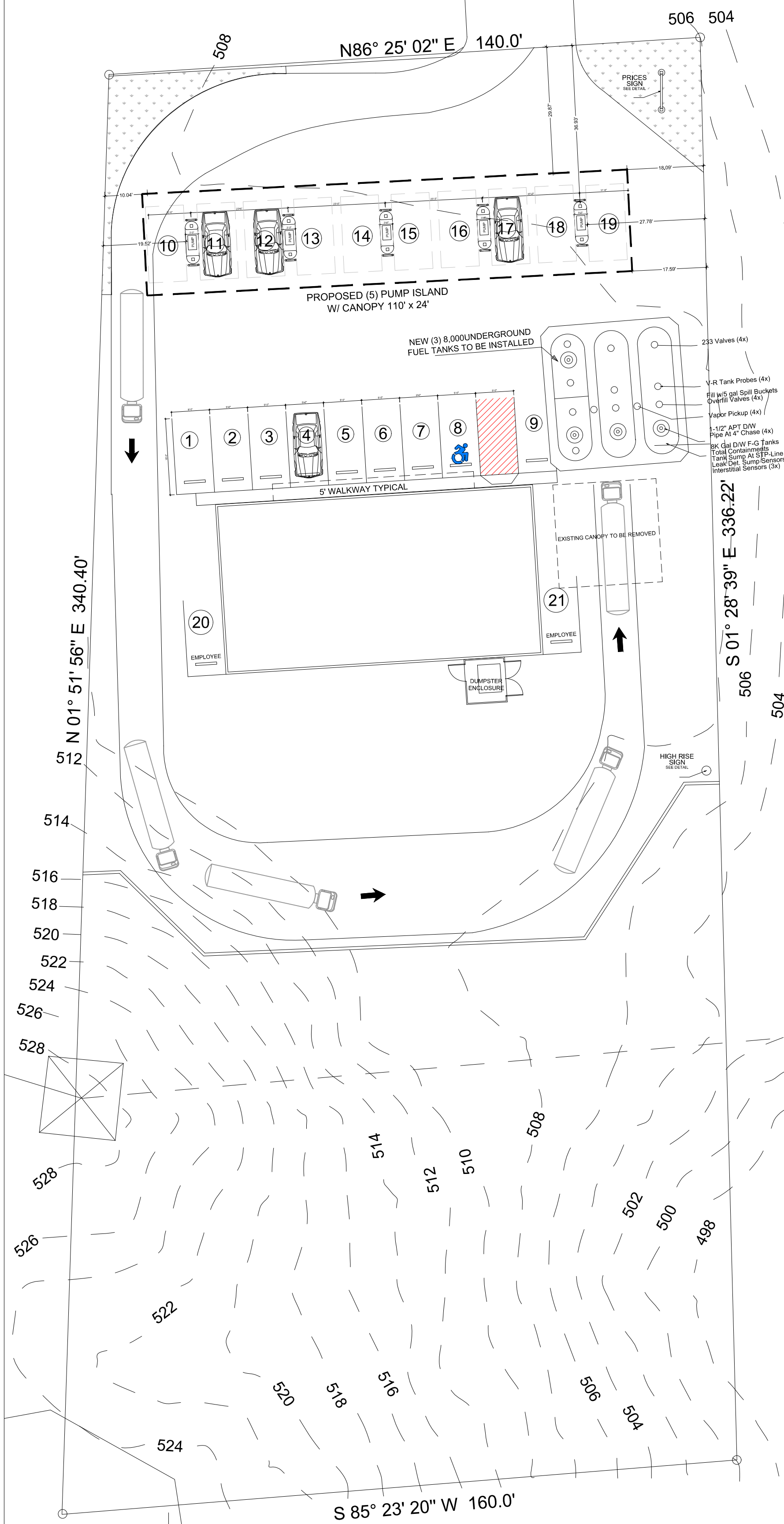
Project: REMOVE & REPLACE TANK/ANCHOR SYSTEM NEW CANOPY WITH 4 NEW PUMPS & RELOCATE 2 EXISTING DISPENSERS  
Drawing Title: CANOPY FLOOR PLAN, ELEVATIONS & DETAILS  
Project Address: 18 County Rd 78, Middletown, NY 10940, USA

ISSUES / REVISIONS	
Date	Title

OWNER:  
**DEWITT ACQUISITIONS**  
26 MILL PLAIN ROAD,  
DANBURY, CT 06811

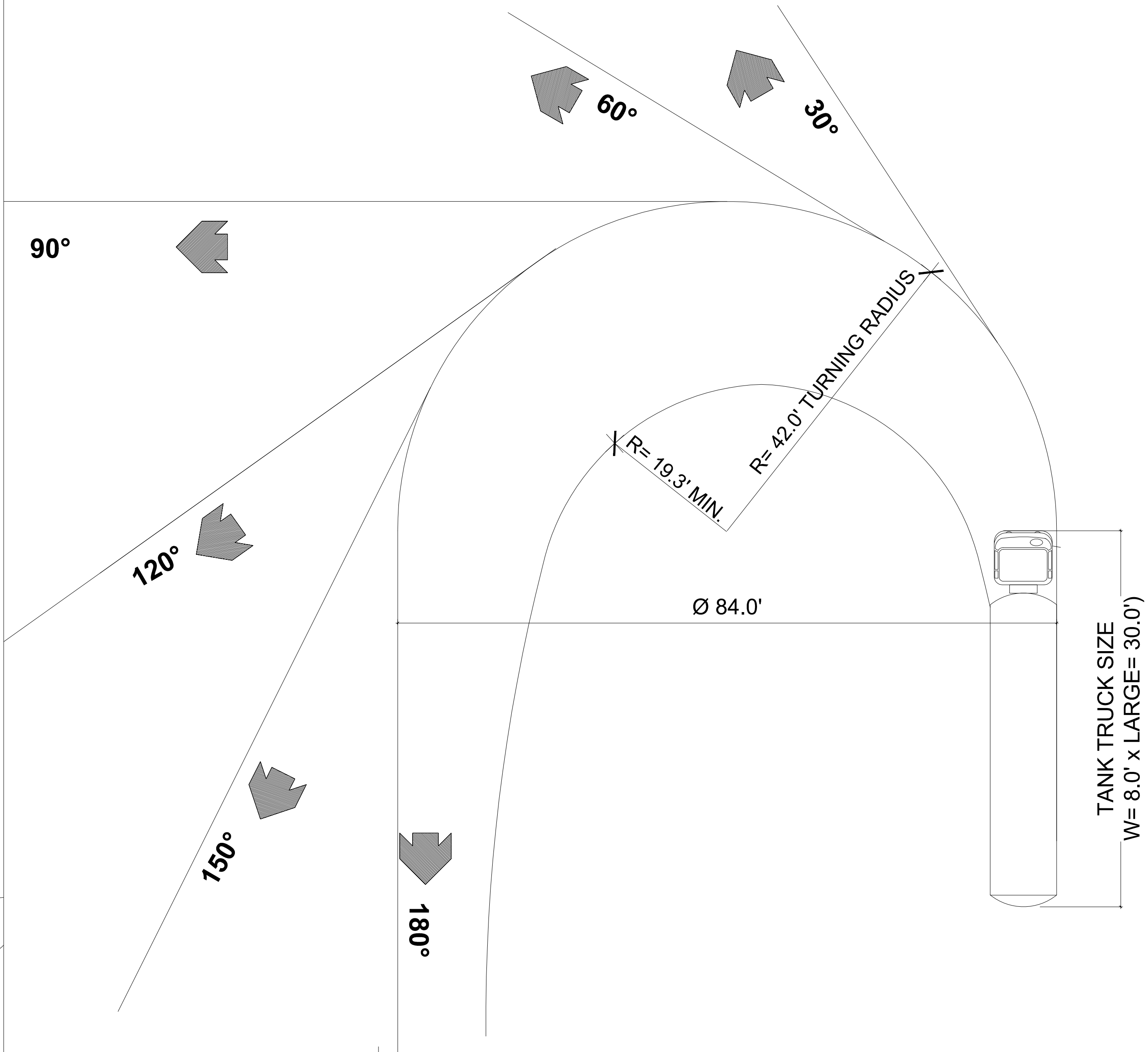
Checked By: RM  
Dwg. By: FM  
Tax. Map #: 6-029a-15.18  
Scale: As Noted  
Date: AUG-17-2025  
Drawing Number: T-2

**CITY HIGHWAY 78 (MIDDLETOWN BYPASS)**



**PROPOSED SITE PLAN**

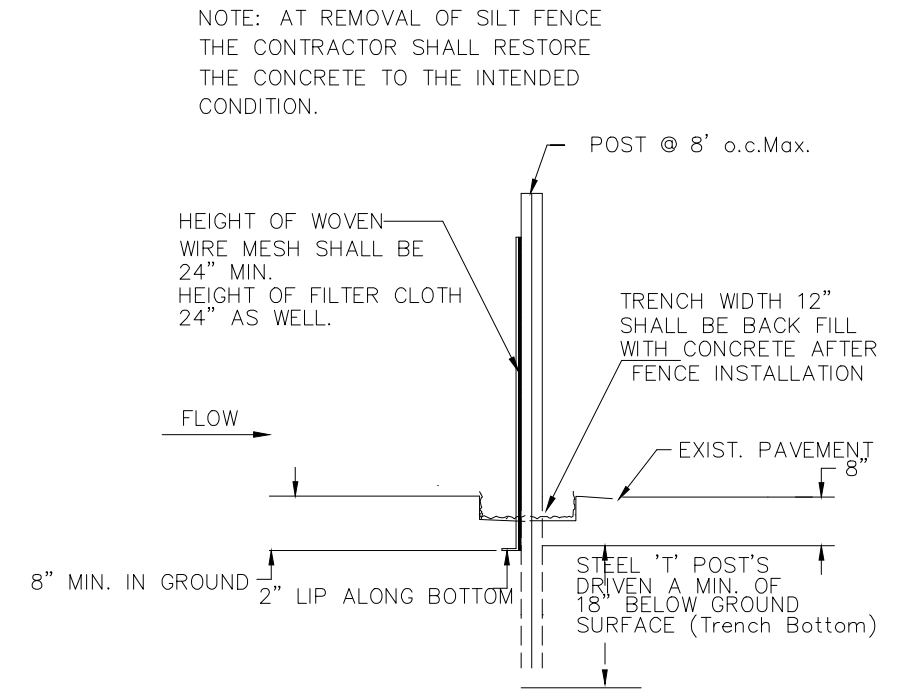
SCALE: 1" = 20'



**TRUCK TURN DETAIL**

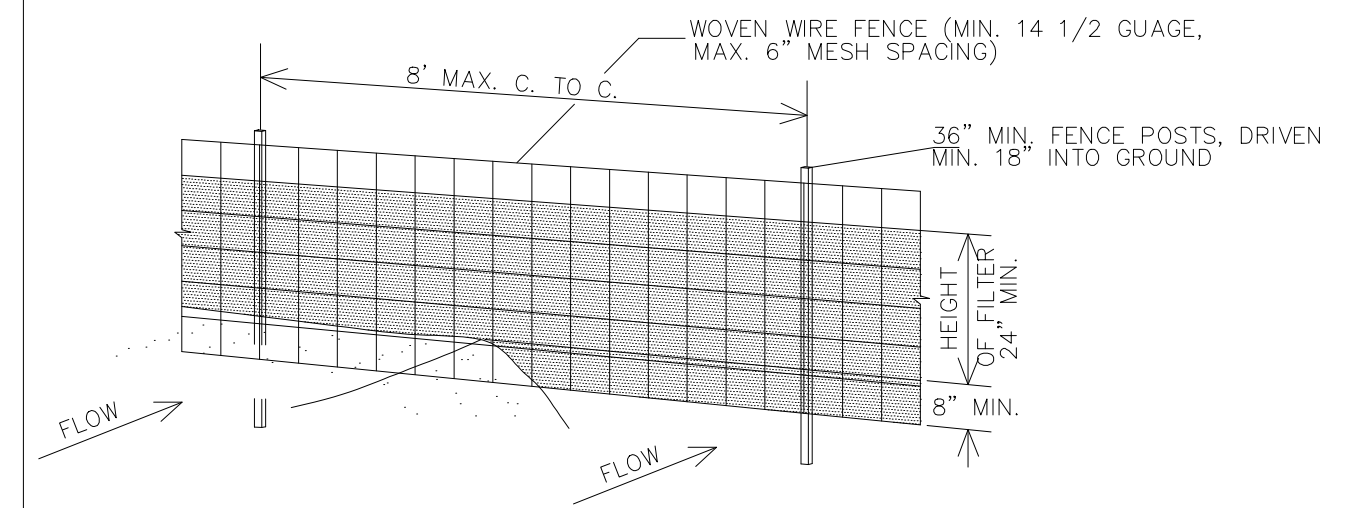
NOT TO SCALE

TANK TRUCK SIZE  
W = 8.0' x LARGE = 30.0'



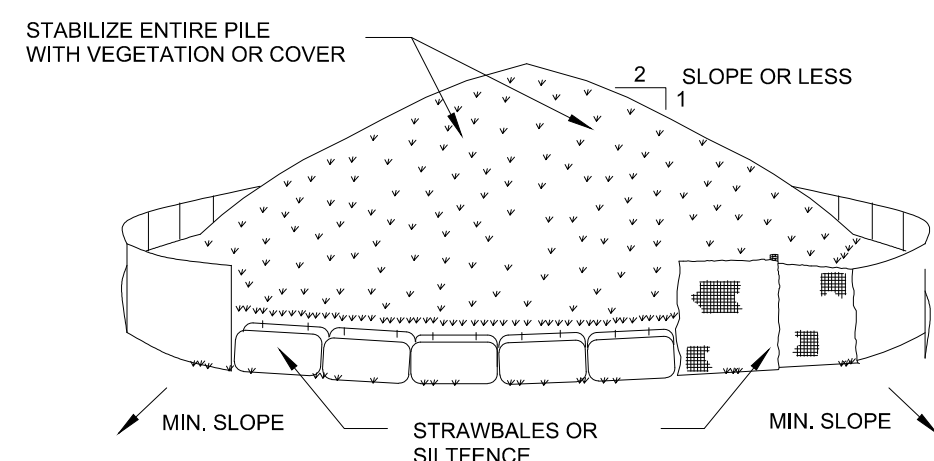
**WIRE REINFORCED SILT FENCE DETAIL**

N.T.S.



**PERSPECTIVE VIEW**

N.T.S.



**INSTALLATION NOTES:**

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

**SOIL STOCKPILING DETAIL**

N.T.S.

**EROSION CONTROL NOTES:**

- 1) THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL EROSION CONTROL AS SHOWN ON THIS PLAN PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 2) THE CONTRACTOR IS RESPONSIBLE TO INSTALL AND MAINTAIN ALL NECESSARY EROSION CONTROL IN ACCORDANCE WITH THIS PLAN AND THE GOSHENED BEST MANAGEMENT PRACTICES GUIDELINES.
- 3) THE CONTRACTOR SHALL PROVIDE ADDITIONAL SEDIMENT AND EROSION CONTROL DEVICES IF THE CONTROLS ARE BEING BREACHED IN ANY WAY.
- 4) ALL EROSION CONTROL TO REMAIN IN PLACE UNTILL CONSTRUCTION IS COMPLETE AND VEGETATION IS FULLY ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.
- 5) AFTER FINAL GRADES ARE ACHIEVED, THE SITE OR PORTION OF THE SITE SHALL BE TOPSOILED, SEEDED AND MULCHED WITH THE APPROPRIATE SEED MIX. TREES TO REMAIN SHALL BE RETAINED AND PROTECTED.
- 6) ANY AREAS TO BE TEMPORARILY DISTURBED OR STOCKPILED TOPSOIL TO BE LEFT ON SITE SHALL BE TEMPORARILY SEEDED AND MULCHED WITHIN 7 DAYS.
- 7) ALL TOPSOIL THAT WILL NOT BE USED FOR THE SITE SHALL BE REMOVED.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL FOR ADJACENT PROPERTY OWNERS AS NECESSARY.
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL ROADWAYS, CULVERTS, ETC. FREE FROM STONE, SOIL SAND AND ANY CONSTRUCTION DEBRIS.
- 10) THE CONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW THE GUIDELINES SET FORTH IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL LATEST EDITION.



**ANTHONY SOTTILE, P.E.**  
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21289 HIGGS DR. PORT CHARLOTTE FL 33922

Project: REMOVE & REPLACE TANK/ANCHOR SYSTEM NEW CANOPY WITH 4 NEW PUMPS & RELOCATE 2 EXISTING DISPENSERS  
Drawing Title: TRUCK TURNS AND EROSION CONTROLS DETAILS & NOTES

Project Address: 18 County Rd 78, Middletown, NY 10940, USA

ISSUES / REVISIONS	
Date	Title

**DEWITT ACQUISITIONS**  
26 MILL PLAIN ROAD,  
DANBURY, CT 06811

OWNER:  
Checked By: RM  
Dwg. By: FM  
Title Map #: 6-0229-15.18  
Scale: As Noted  
Date: AUG-17-2025  
Drawing Number: T-3



**CITY OF MIDDLETOWN, NEW YORK  
PLANNING BOARD  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None  
Seconded by: None  
Date of Adoption: September 3, 2025  
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown  
on: September 3, 2025

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Richard P. McCormack

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

Prepared by:

**Attachments:**

None