

**CITY OF MIDDLETOWN
ZONING BOARD OF APPEALS AGENDA
DECEMBER 17, 2025 7:00 PM
COMMON COUNCIL CHAMBERS**

Meeting called by: Jim Burtis, Chairman

Clerk: Martina Tu

Members: Wendy Rodrigues, Marc Woody, Tracy Racine, Jim Burtis, Keith Hallock

[IGNORE_INDENT]

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Accept the Minutes of 09/17/2025

NEW BUSINESS

Request of Sobo and Sobo Holdings, LLC for an area variance for a law office located at 20 Preston Street, Middletown

Request of Mario Montalvo for area variances for the proposed single-family home located at 40 Adams Avenue, Middletown

Request of Sen Wang for area variances for a proposed commercial and residential mixed-use building located at 12-14 Union Street and 4-8 Franklin Street, Middletown

Request of Hisham Jamal, for a sign variance for an existing eating and drinking establishment and grocery store located at 366 North Street, Middletown

ADJOURNMENT

**CITY OF MIDDLETOWN
ZONING BOARD OF APPEALS
MINUTES**

September 17, 2025

A meeting of the Zoning Board of Appeals was held in the Common Council Chambers, Second Floor, City Hall, 16 James Street, Middletown, New York on September 17, 2025 at 7:00 P.M., Jim Burtis presiding.

Members Present: Tracy Racine, Keith Hallock, Jim Burtis

Members Absent: Marc Woody, Wendy Rodrigues

Other Attendees: Sixto Martinez, Building Inspector; Richard J. Croughan, Corporation Counsel

The Pledge of Allegiance was said.

Orange Terrace Properties, LLC

Orange Terrace

6-month extension for area variances for a proposed (4) four-lot subdivision (2nd extension)

Mr. Maurizio: My name is Todd Maurizio from Fusco Engineering. We're representing Moses on 2-7 Orange Terrace.

We are looking for -- he was looking for a one-year extension, but we feel a six-month extension would be adequate and sufficient time for him to proceed with engineering. He's been kind of put through the wringer with engineering and surveying and a lot of design back and forth with various lot configurations.

So that's what he's looking for is a six-month extension for his variance that was granted on March 19th. It looks like it was a 2.9 foot variance on the lot widths.

Mr. Burtis: So that would be a six-month extension on an area variance; correct?

Mr. Maurizio: Yes.

Mr. Burtis: Okay. Now, would you feel comfortable moving further in deliberation and seeking an approval or extension from the three members present tonight?

Mr. Maurizio: I think I would. Yes.

Mr. Burtis: Okay. Counselor, do you have anything to add?

Mr. Croughan: No. The project has been in a standstill. It's not an unreasonable request to ask for an extension.

Mr. Burtis: Fair enough. Do any of the Board members have questions regarding this extension request?

Mr. Hallock: I just have one question. With all the engineering changes, is it going to change what was already approved? In other words, would he have to come back here?

Mr. Maurizio: No. We wouldn't have to come back here.

Mr. Hallock: And there's not going to be any significant changes that are different than what was approved?

Mr. Maurizio: No. No. Just a variance. None of the houses, none of the drainage, sanitary, none of that is really changing.

Mr. Hallock: All right.

Mr. Burtis: Tracy, any questions? Okay. So at this point, does the applicant have any additional information to add?

Mr. Maurizio: He has not given me any additional information.

Mr. Burtis: Okay. Fair enough. At this point I'd feel comfortable calling the question and asking for a motion.

Motion to approve six-month extension request for Orange Terrace Properties, LLC for an area variance by Mr. Hallock, seconded by Mr. Racine.

Roll Call Ayes: Keith Hallock, Tracy Racine, Jim Burtis

Motion passed.

Shiya Leibovitz
92 Linden Avenue
Area variances for a single-family dwelling in OR-2 zone

Mr. Croughan: Just for the record, this is a continuation of a public hearing. Last time we were here, the applicant had some discrepancies between the map and the application. The application was cleaned up as well as the map, so if you want to tell the Board what's going on.

Mr. Maurizio: Yes. So we're seeking -- it's a pre-existing lot, so the lot square footage is roughly 3,988 sq.ft. The minimum required is 5,000, so we're requesting a variance of approximately 5,000 sq.ft.

Mr. Croughan: No. Your variance is 1,088. Required is 5,000. You have 3,988. So it's 1,012.

Mr. Maurizio: 1,012. Yeah. That should be on there. 1,012 is what we're looking for. Looking at the front setback, we're looking for a variance on the front setback. We are putting the future dwelling -- it is a single family, two story dwelling. I, you know, included some renderings of what that would look like.

Walt always wanted us to build in the building line, so we didn't have the staggered tooth, you know, look coming down the road, so the building line, it's kind of hard to see, but it's

a -- should've been a darker line, but that's running with the same building line as adjacent properties. So on the left of you and the right of you, you're in the same front plane, so when you come out of your front door, you look left and right, you're seeing down the road. So if you were set back to where the required setback line is 30, then you'd be looking at people's, you know, backyards or side of people's houses.

So that's the variance we're requesting for the front yard, so it would be a front yard and area. We do meet the requirements of the side setbacks, which are -- this is a 50 ft. lot, 30 percent of 50 is 15. We are showing approximately 20. It's like 29.4, but we don't have that dimension, but if you're facing the dwelling on the right side, it's like 14.9. On the left side it's around 15.2, so we are at 20, and the requirement is 15.

And we do meet the rear setback currently. We have parking flanking down on the right side, two parking spots, and then they have maneuverability out -- to get back out onto Linden.

Mr. Croughan: You need a rear setback too?

Mr. Maurizio: No. We don't need rear. We're meeting the rear.

Mr. Croughan: Oh, okay.

Mr. Maurizio: We're meeting the rear. We're meeting rear and side, just not the front because we want to be up at the building plane.

Mr. Croughan: Right. The front is required 30. You're at 12, so you're seeking 18 feet or 60 percent.

Mr. Maurizio: Correct.

Mr. Burtis: Okay. And just checking to see if our numbers are close. The lot area variance would be about 21 percent.

Mr. Croughan: 20.24.

Mr. Burtis: Fair enough.

Mr. Croughan: It's a continuation of a public hearing, so --

Mr. Burtis: All right. So next question would be for the Board members. Do you feel that there's been enough time for public feedback?

Mr. Croughan: Well, it's a continuation of the public hearing, so you would just ask the public to come forth if anybody is here, any comments Martina has received.

Ms. Tu: No. No comments.

Mr. Burtis: Okay. And seeing no members in the gallery and no letters waiting to be read by the clerk, I would ask for a motion from the Board.

Mr. Croughan: Well, you can go to the Board first, see if there's any feedback from the Board.

Mr. Burtis: For questions for the project.

Mr. Croughan: And then go back to the public once again, and if there is no comment at that time, if you so desire, you can close it.

Mr. Burtis: Fair enough. So we'll head over to our Board members, Keith and Tracy. Are there any questions for the applicant? Go ahead, Tracy.

Mr. Racine: Hi. I have a question. What do you plan on doing about that extreme drop off at the back of the property?

Mr. Maurizio: That's right at the property line, so I did go back there. I thought there might've been a retaining wall, but there's isn't. It's just a, you know, 3-on-1 grade. I don't know exactly where that drops off in relationship to our property line, so I'm not sure if it runs midway along the slop. The topography shows kind of midway in the slope, so I don't think I would -- I would just remain as is as those linear, that slope along the adjacent properties are all the same slope. I don't think I would do anything different there.

Mr. Hallock: The drop off starts about 14 feet back.

Mr. Maurizio: 14 feet back from?

Mr. Hallock: From the property line.

Mr. Maurizio: So towards Linden?

Mr. Hallock: Towards Linden, yeah.

Mr. Maurizio: Towards Linden. Okay.

Mr. Hallock: Yeah.

Mr. Maurizio: Okay.

Mr. Racine: Follow up question with that. What do you planning on doing with all the trees? Are you going to remove them?

Mr. Maurizio: Downed trees?

Mr. Racine: No. The trees that are around that property.

Mr. Maurizio: I was there today. I didn't see too many trees, but there's some in the back. I think we'll keep the trees that are in the back.

Mr. Hallock: You will keep them because that'll help with the erosion of that bank.

Mr. Maurizio: Yes, definitely. Yes. In the immediate area of the dwelling, there's no trees there currently that I saw. We can do stabilization on that slope. We can groom it a stabilize it and try

to grow, you know, something that we can help the slope so the erosion in the back, I don't know if there's an issue, if the neighboring property has complained about any erosion, but I don't believe that's the case.

Mr. Burtis: All right. Do you want another minute to review the paperwork, Keith?

Mr. Hallock: No. I don't have any questions.

Mr. Burtis: Okay.

Mr. Croughan: You can go back to the public, and nobody being here, you can make a motion to close the public hearing.

Mr. Burtis: All right. Seeing no new members of the public, I'd like to ask for a motion to close the public hearing on 92 Linden Avenue.

Motion to close the public hearing by Mr. Racine, seconded by Mr. Burtis.

Motion passed.

The public hearing was closed.

Mr. Burtis: All right.

Mr. Croughan: Go back to the Board for any further questions.

Mr. Burtis: Do any of the Board members have any additional questions on this project? No?

Mr. Croughan: Mr. Martinez, do you have any comments?

Mr. Martinez: My only concern is the rear property and how much rear yard they will actually have before the drop off.

Mr. Maurizio: I would have to identify that. It looks like the topography, it does look like it, you know, is right adjacent right after the parking area. Looks like a foot or two looking at this topography. The topography doesn't look like it's as tight as it should be because I was out there. It's pretty sloped, pretty good slope, so it does look like it should be a little bit tighter on here. We can identify that, but I mean, then it would have to be a small retainage, maybe a 2 foot retainage would have to, you know, accompany that, you know. But looking at it, it is feasible the way it's -- it's constructable the way it is now.

Mr. Croughan: So for discussion for the Board, the variance sought, the Board would need to determine if an undesirable change in the character of the neighborhood or detriment to nearby properties will be created by granting the variance.

Applicant stated the neighborhood is mostly single and/or multi-family homes, so there'd be no change in the character of the neighborhood and would not be detrimental to surrounding properties.

The Board must consider whether additional water runoff, the steepness of the backyard,

possible retention wall be built, parking concerns, size of lot being out of character with the neighborhood.

The applicant is attempting to build a home on a small lot that's totally out of character with the neighborhood.

The benefit sought by the applicant can be achieved -- and these are all part of the five factor test. It's a balancing of the factors, not any one factor can be considered. It's in totality.

The benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than the variance.

The only way the applicant can meet the size requirements would be to buy property from the adjacent, which may then make their lots substandard, so he really has no other way to make his lot come in compliance.

Proposed area variance, whether it's substantial. The Board should make a reason judgment as to whether a nonconformity being proposed is too great as compared to the lawful dimensions allowed by the Zoning Law. The applicant is seeking a lot area variance of 20.24 percent, that's for the lot area, and 60 percent for front yard. They're both substantial by any assessment and law.

The proposed area variance will not have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district. Development of raw land will create more impervious area, thus creating more water runoff issues. Parking is already tight, and adding more units on a small lot creates more parking hardship.

Lastly, the alleged difficulty was self-created. The lot, there's questions as to how the lot was acquired as being part of another lot that was sold; however, the applicant, regardless, should've known that it was a substandard lot when he bought it.

So all the above factors are, or all the above issues, are factors for the Board to consider, but any one negative response shall not necessarily preclude the granting of an area variance but consider them all in totality.

So again, we have a five-member Board. Two members are missing. It's up to you whether you want to take to a vote.

Mr. Maurizzio: Yeah. I think I'd like to take it to a vote.

Mr. Burtis: Okay. Fair enough. I'd like to ask for a motion seeking approval of the application for an area variance on single family dwelling in an OR-2 Zone for the 92 Linden Avenue property.

Mr. Croughan: Now, if the Board declines to make the motion, then it's a declination, or you can make the motion, and then if it's seconded, take a vote and then decide on how you want to vote.

Mr. Maurizzio: Is the front setback, is that part of that variance? It would be two variances.

Mr. Croughan: Yes. The two variances, one is the front yard, that was 30 required, actual is 12, so that was the 60 percent, and then the lot area was the 20.24 percent.

Mr. Maurizzio: I just wanted to make sure it was on the record.

Mr. Croughan: Yup.

Mr. Burtis: All right. The motion would be asking to move this application forward to a vote for approval on the variances requested.

Mr. Croughan: Two variances.

Mr. Burtis: The two variances.

Mr. Croughan: The lot area and the front yard setback.

Mr. Hallock: This is the motion just to make the vote, not the actual vote.

Mr. Burtis: Correct.

Mr. Croughan: That's correct.

Motion to vote by Mr. Hallock, seconded by Mr. Burtis.

Mr. Croughan: Well, wait. The motion is made, so now it's the motion that's pending before, so now you're going to take that to a vote. So what's before the Board to now vote on is whether to grant an area variance.

Mr. Burtis: Okay.

Motion to approve area variance for a single-family dwelling in the OR-2 Zone for 92 Linden Avenue.

Roll Call Noes: Keith Hallock, Tracy Racine, Jim Burtis

Motion denied.

Motion to adjourn at 7:30 p.m. by Mr. Racine, seconded by Mr. Hallock.

Roll Call Ayes: Keith Hallock, Tracy Racine, Jim Burtis

Motion passed.

Respectfully Submitted,

Diane Genender, Transcriptionist

APPLICATION

ZONING BOARD OF APPEALS

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 12/3/2025

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 20 Preston Street

Section 39 Block 7 Lot 21.2 Current Zoning District C-2

Building: Existing X New _____

2. Owner of Property Soho + Soho Holdings LLC

Owner's Address 1 Dalson Avenue

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 845-343-7626

Cell: _____

3. Applicant name _____

If different from Owner

Applicants Address _____

City _____ State _____ Zip _____

Phone numbers: Home: _____

Business: _____

Cell: _____

4. **AREA VARIANCE.** An appeal is requested from the Zoning Board of Appeals to the Zoning Ordinance, Section 475 of the Code of the City of Middletown. Indicate the Article,

Section, Subsection, Paragraph, Subparagraph and Title of the Section that are the subject of the appeal. Indicate the necessary amount of relief requested. Additional sheets may be attached if more space is necessary.

Section	Required Dimension	Actual Dimension	Variance Requesting
a. Section 475-20(F)(1)	required Dimension is 25'		
b.	Actual Dimension is 15.3', variance requested is 9.7'		

The Zoning Board of Appeals, shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances, as defined herein. The Board of Appeals, in granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider whether:

- (a) An undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; and
- (b) The benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance; and
- (c) The requested area variance is substantial; and
- (d) The proposed variance will have adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- (e) The alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

5. USE VARIANCE. Indicate on a separate piece of paper the specific reason(s) that the variance is necessary. All concerns listed below must to be addressed.

request, and the person or agency making the original determination. Additional sheets may be attached if more space is required.

7. SIGN ORDINANCE. Indicate the section to be varied, the title, and the amount of the variance in excess of the ordinance. Explain all conditions that require the variance to be issued. Additional sheets may be attached if more space is required.

Section/ Title	Required Dimension	Actual Dimension	Variance required

8. Sign at the place indicated and print name.

Signature of applicant Gregory M. Soba

Printed name and title Gregory M. Soba, member

Date 12/3/2025

APPLICATION

ZONING BOARD OF APPEALS

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 10/28/25

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 40 Adams Ave. Middletown N.Y.

Section 44 Block 5 Lot 8

Current Zoning District R1

Building: Existing X New Single Family

2. Owner of Property Mario Montalvo (Platinum Home Const. Corp)

Owner's Address 115 Deer Court Dr.

City Middletown State N.Y. Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: (914) 403-7728

3. Applicant name _____

If different from Owner

Applicants Address _____

City _____ State _____ Zip _____

Phone numbers: Home: _____

Business: _____

Cell: _____

4. **AREA VARIANCE.** An appeal is requested from the Zoning Board of Appeals to the Zoning Ordinance, Section 475 of the Code of the City of Middletown. Indicate the Article, Section, Subsection, Paragraph, Subparagraph and Title of the Section that are the subject of the appeal. Indicate the necessary amount of relief requested. Additional sheets may be attached if more space is necessary.

	Section	Required Dimension	Actual Dimension	Variance Requesting
a.	<u>475-9-E</u>	<u>5000 ft</u>	<u>4923 ft</u>	<u>77 ft</u>
b.	<u>475-9-E</u>	<u>100 FT</u>	<u>98.46 FT</u>	<u>1.54 FT</u>

The Zoning Board of Appeals, shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances, as defined herein. The Board of Appeals, in granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider whether:

- An undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; and
- The benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance; and
- The requested area variance is substantial; and
- The proposed variance will have adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- The alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

a. NO UNDESIRABLE CHANGE WILL BE PRODUCED SINCE
SEVERAL LOTS ON THE STREET ARE UNDER SIZED.
D. A VARIANCE IS THE ONLY SOLUTION. C. THE
VARIANCE IS MINOR D. THE VARIANCE WILL NOT
HAVE ANY ADVERSE EFFECT ON THE NEIGHBORHOOD
E. THE LOT WAS PRE-EXISTING NON-COMFORMING.

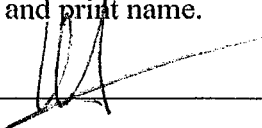
6. AN INTERPRETATION OF THE ZONING ORDINANCE. Explain the circumstances of the Section in question, the Title of the Section, the nature of the request, and the person or agency making the original determination. Additional sheets may be attached if more space is required.

7. SIGN ORDINANCE. Indicate the section to be varied, the title, and the amount of the variance in excess of the ordinance. Explain all conditions that require the variance to be issued. Additional sheets may be attached if more space is required.

Section/ Title	Required Dimension	Actual Dimension	Variance required
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8. Sign at the place indicated and print name.

Signature of applicant



Printed name and title

Mario Montalvo (owner/Builder)

Date

10/28/25

Platinum Home Construction Corp.

Building Homes & Developments of Distinction

**PO BOX 211
Middletown NY 10940
914-403-7728**

To: Zoning Board City of Middletown

Re: 40 Adams Ave Middletown NY 10940 -Variance

Attached herein is the application for an area Variance and house plans.

The variance that we are requesting was recently approved by the zoning board to the previous owner of the property. There will not be any added changes that we are requesting either in area Variance or house to be constructed. The previous owner was issued a building permit that expired 10/29/25. During the time the building permit was active the foundation was erected by the previous owner. We hope to finalize the construction by finishing the house. The only change that has occurred has been to the ownership of the property.

Thank you for your consideration

Respectfully submitted



Mario Montalvo

APPLICATION

ZONING BOARD OF APPEALS

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 12-14 Union St & 4-8 Franklin St

Section 31 Block 1 Lot 9.2 & 31-1-14.2 Current Zoning District DMU

Building: Existing x New x

2. Owner of Property Sen Wang

Owner's Address 20 Lewis St

City Otisville State NY Zip 10963

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name _____

If different from Owner

Applicants Address _____

City _____ State NY Zip _____

Phone numbers: Home: _____

Business: _____

Cell: 646-287-6569

6. AN INTERPRETATION OF THE ZONING ORDINANCE. Explain the circumstances of the Section in question, the Title of the Section, the nature of the request, and the person or agency making the original determination. Additional sheets may be attached if more space is required.

a. Our lot size is 0.885 acre, it's very close to the 1 acre size.

b. Regarding play lot, we have an ample park right across street

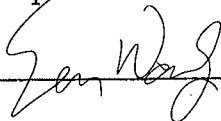
c. the new building coverage is 23%, it's only slightly higher than 20% requirement. Plus, we believe this requirement doesn't make sense for future development in Downtown.

7. SIGN ORDINANCE. Indicate the section to be varied, the title, and the amount of the variance in excess of the ordinance. Explain all conditions that require the variance to be issued. Additional sheets may be attached if more space is required.

Section/ Title	Required Dimension	Actual Dimension	Variance required
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8. Sign at the place indicated and print name.

Signature of applicant



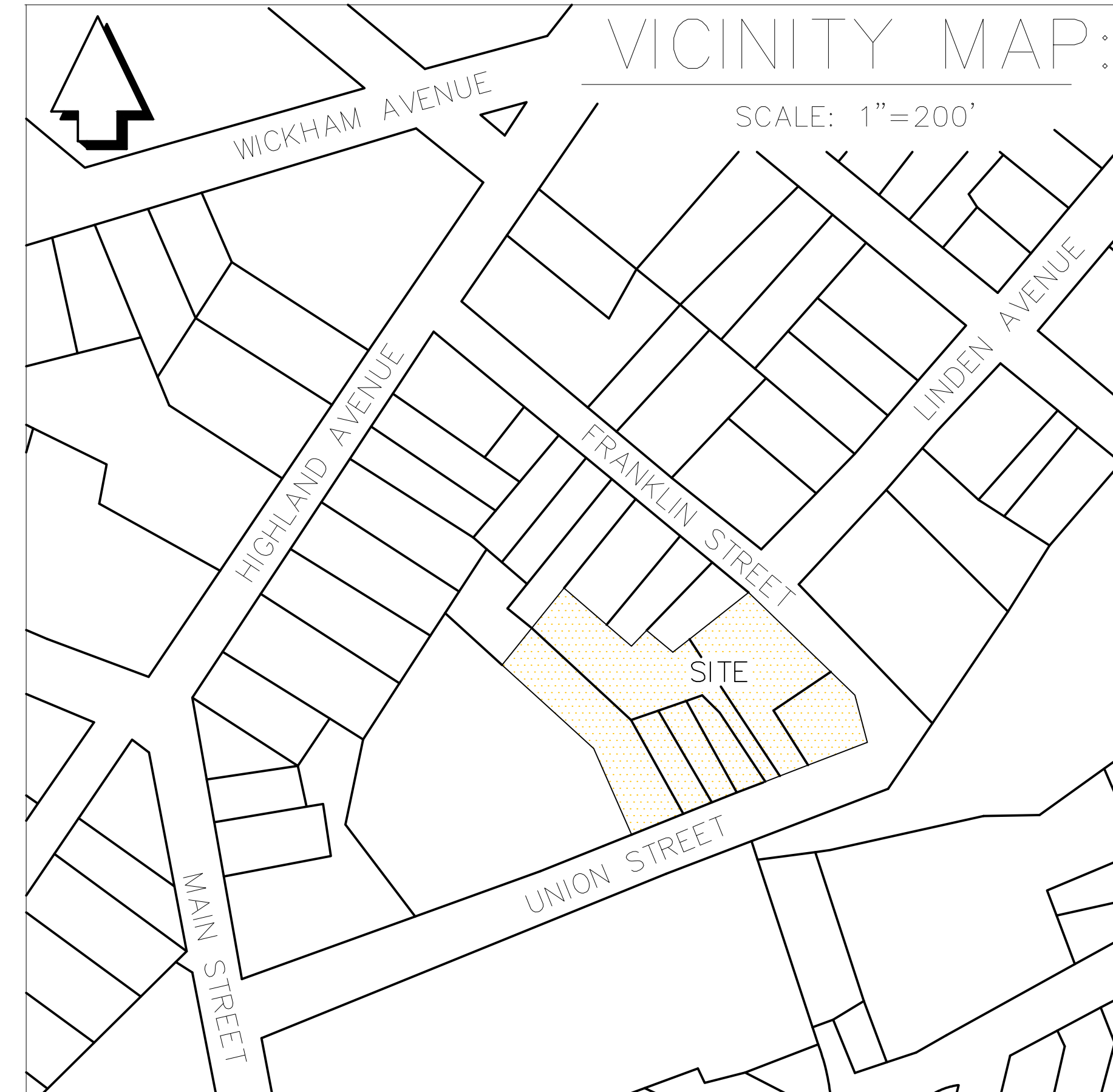
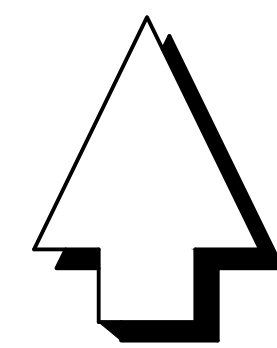
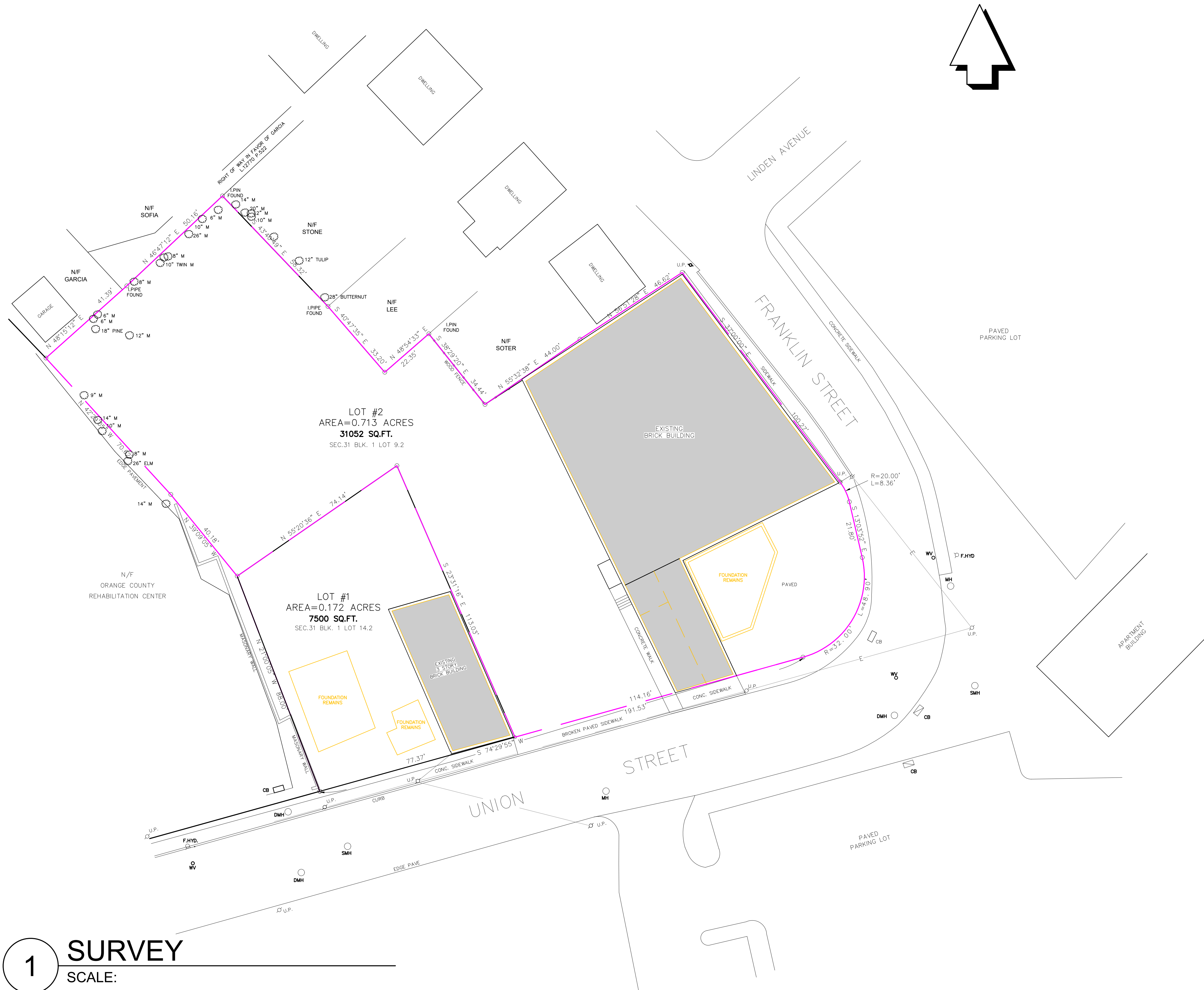
Printed name and title

Sen Wang / purchaser(new owner)

Date 09/26/2025

4-8 FRANKLIN STREET, MIDDLETOWN, NY 10940

MIXED-USE DEVELOPMENT PROPOSED 5-STORY APARTMENT BUILDING



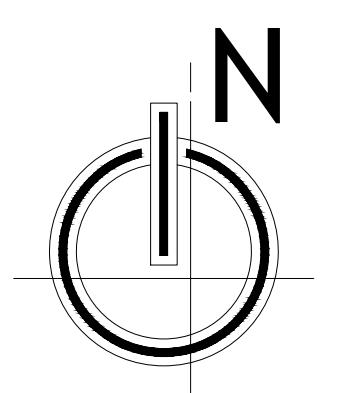
ZONE: DMU-1 DOWNTOWN MIXED USE

- MINIMUM LOT AREA..... 7,500 SQ.FT.
- MINIMUM LOT WIDTH..... 75 FT.
- MINIMUM FRONT YARD..... N\A*
- MINIMUM SIDE YARD..... N\A*
- TOTAL BOTH SIDE YARDS..... N\A*
- MINIMUM REAR YARD..... N\A*
- MAXIMUM BUILDING HEIGHT..... 6 STORIES\90 FT.

* NO SIDE, FRONT OR REAR YARD SHALL BE REQUIRED. NO BUILDING SHALL EXTEND LESS THAN ELEVEN (11) FEET FROM THE CURB-LINE EXCEPT WHERE THE PRESENT SIDEWALKS ARE NARROWER, UNDER WHICH CIRCUMSTANCES THE SIDEWALKS SHALL CONFORM TO EXISTING BUILDING LINES.

1 SURVEY
SCALE:

OWNER: Walson Wang TEL: 646.287.6569			
ARCHITECT: JH architecture 22 E Main Street, Middletown, NY 10940 TEL: 845.576.0149 Email: jhu@jharchit.com			
SITE: 4-8 FRANKLIN STREET MIDDLETOWN, NY			
TITLE: SURVEY			
SCALE	DATE: 11/11/2025	DRAWN: JH	CHECKED:
PROJECT NO:	DRAWING NO:	REVISION:	
A-0			



PROJECT INFORMATION:

TOWN OF MIDDLETOWN

SBL: 31-1-9.2 31-1-14.2

ZONING: DMU-1

LOT AREA

TOTAL LOT : 0.885 ACRES

PROPOSED LOT:

PROPOSED BUILDING

HEIGHT: 5 STORIES
55 FEET (ROOF SLAB)

AREA:
BASEMENT: TBD
1ST FLOOR: 7,350 SF (RETAIL)
2ND-5TH FLOOR: 9,320 SF (APARTMENT)
TOTAL: 44,630 SF (ABOVE GROUND)

UNITS:
PROPOSED BUILDING:
1B: 16
2B: 19
3B: 3
TOTAL PROPOSED UNITS: 38

PARKING:(1B: 1.5 CARS; 2B: 1.5 CARS;
3B: 2 CARS;)

TOTAL CARS REQUIRED: 59 CARS

CARS PROVIDED ON SITE: 59 CARS
(INCL. 3 HANDICAP SPACES)

OWNER:
Walson Wang
TEL: 646.287.6669

ARCHITECT:
JH architecture
22 E Main Street, Middletown, NY 10940
TEL: 845.576.0149 Email: jhu@jharchit.com

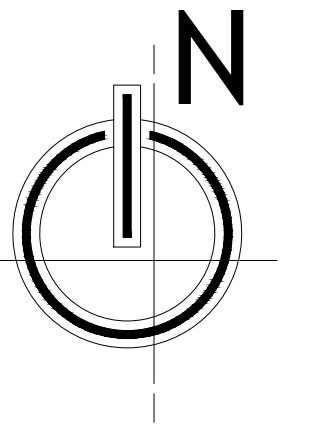
SITE:
4-8 FRANKLIN STREET
MIDDLETOWN, NY

TITLE:
1ST FLOOR PLAN

SCALE	DATE: 11/11/2025	DRAWN: JH	CHECKED:
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PROJECT NO:	DRAWING NO: A-1	REVISION:
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1 1ST FLOOR PLAN
SCALE: 1/24"=1'-0"



UNITS:

1B: 16
2B: 19
3B: 3
TOTAL: 38 UNITS

CAR REQUIRED:

CARS 1B: 1.5 CARS; 2B: 1.5 CARS; 3B: 2 CARS;
TOTAL CAR REQUIRED: 59 CARS
CAR PROVIDED ON SITE: 59 CARS (INCLU. 3 HANDICAP)

NEW BUILDING AREA:

1ST FLOOR: 7,350 SF
2ND-5TH FLOOR: 9,320 X 4 = 37,280 SF
TOTAL: 44,630 SF (above ground)



NEW CONSTRUCTION:
1B: 4/FL
2B: 5/FL
TOTAL: 9 X4 = 36 UNITS

1 2ND-5TH FLOOR PLAN
SCALE: 1/24"=1'-0"


OWNER: Walson Wang TEL: 646.287.6569			
ARCHITECT:  JH architecture 22 E Main Street, Middletown, NY 10940 TEL: 845.576.0149 Email: jhu@jharchit.com			
SITE: 4-8 FRANKLIN STREET MIDDLETOWN, NY			
TITLE: 2ND-5TH FLOOR PLAN			
SCALE	DATE: 11/11/2025	DRAWN: JH	CHECKED:
PROJECT NO:	DRAWING NO:	REVISION: A-2	



1

BUILDING SECTION DIAGRAM

SCALE: 1/16"=1'-0"

OWNER: Walson Wang TEL: 646.287.6569			
ARCHITECT:  JH architecture 22 E Main Street, Middletown, NY 10940 TEL: 845.576.0149 Email: jhu@jharchit.com			
SITE: 4-8 FRANKLIN STREET MIDDLETOWN, NY			
TITLE: SECTION DIAGRAM			
SCALE	DATE: 11/11/2025	DRAWN: JH	CHECKED:
PROJECT NO:	DRAWING NO:	REVISION:	
	A-3		

APPLICATION

ZONING BOARD OF APPEALS

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 366-368 north st middletown

Section 8 Block 8 Lot 16 Current Zoning District C1

Building: Existing New

2. Owner of Property Alex Szikla

Owner's Address 366 north st

City middletown State NY Zip 10940

Phone numbers: Home: 845-801-5060

Business: _____

Cell: 845-505-0650

3. Applicant name Shawn Jamal

If different from Owner

Applicants Address 366 north st

City middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 845-505-0650

Current Sign

Former Sign



§ 394-12 **Wall signs.**

Wall signs, as defined in this chapter, shall be attached to the face of the building in a plane parallel to such face. Such sign shall not extend or project more than eight inches from the face of the building. Any such sign which overhangs any publicly owned property shall be insured in accordance with § 394-15. Any such sign shall not extend higher than the top of the parapet in case of one-story buildings, and in the case of other buildings, they shall not extend above the sill of the windows of the second story nor extend more than 15 feet above the outside grade. No wall sign or combination of signs on any single frontage in a business district shall exceed an area equivalent to 100% of the linear length of the structure on such frontage or a maximum of 50 square feet, whichever is less. Where an establishment for which signs are permitted has a rear entrance on a public way or parking lot or frontage on two or more streets, such as a corner, signs shall be permitted on each frontage, up to the maximum permitted for that frontage. (Examples of permitted sign size: a store with a twenty-foot frontage will be permitted a sign or signs up to a total of 20 square feet. If the store has a frontage of 50 feet, it would be permitted a sign or signs up to a maximum of 50 square feet. **Where an establishment is a corner structure, with twenty-foot frontages, up to 20 square feet of sign would be permitted in each frontage.**) Wall signs shall not cover wholly or partially any wall opening, including doors, fire escapes and windows, nor project beyond the ends of the wall to which it is attached. All such signs must be safely and adequately attached to said building wall by means satisfactory to the Commissioner of Public Works or his designee. Within an industrial district, one sign not exceeding 100 square feet is permitted for each street frontage from which access is provided to the lot.

