



**CITY OF MIDDLETOWN  
PLANNING BOARD MEETING AGENDA  
MARCH 4, 2026 - 7:00 PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
  - 3.1. Accept the Minutes of 02/04/2026
4. NEW BUSINESS

Request of Torrasi Produce Co. Inc. for an extension of the approved site plan and special use permit for a flower trailer located at 76-86 Dolson Avenue.

Request of BDK Masonry and Construction Corp. seeking a special use permit and site plan approval for an eating and drinking establishment with beer and wine, located at 101 North Street, Middletown

5. ADJOURNMENT

**CITY OF MIDDLETOWN  
PLANNING BOARD  
MINUTES**

**February 4, 2026**

A meeting of the Planning Board was held in the Common Council Chambers, City Hall, 16 James Street, Middletown, New York on February 4, 2026 at 7:00 P.M., Mr. Anthony Capozella presiding.

Members Present: Richard McCormack, David Madden, Dan Higbie, Yasmin Dupre, Gretchen Witt.

Members Absent: Andy Britto.

Other Attendees: Andrew Witkowski, Fire Inspector, Richard J. Croughan, Planning Board Attorney.

The Pledge of Allegiance was said.

Motion to approve the December 3, 2025 minutes by Ms. Dupre, seconded by Mr. Madden.

Motion passed.

Mr. Capozella pointed out that all first-time applicant appearances are considered a preliminary hearing and the Planning Board may or may not chose to act or vote on those applications tonight.

**Falun Dafa Gan Jing World Foundation, Inc.  
9-29 Canal Street  
6-month extension**

Mr. Capozella: This is a request for a 6-month extension of the approved site plan and special use permit dated April 3<sup>rd</sup>, 2024 for a Phase I hotel including a banquet hall and restaurant with full liquor license on a portion of first, second, and third floor of the premise located at 9-29 Canal Street, Middletown, Section 35, Block 3, Lot 24.1. This is the project's third extension request.

I would need a motion.

Motion to extend 6-month request by Mr. Madden, seconded by Mr. McCormack.

Mr. McCormack: As it is the third -- is there evidence that the project is moving forward and things are in the works, or is this still in a holding pattern?

Mr. Capozella: From what we understand, it is moving forward. They are looking for franchises, but they are actively pursuing different avenues, so that's why they need the extension.

Mr. McCormack: When you say actively pursuing different avenues, is that in terms of different franchises or different scopes of the project?

Mr. Capozella: Different franchises.

Mr. McCormack: Okay. Thank you.

Mr. Croughan: They're staying within the franchise, just trying to find the franchise that they could work with.

Mr. Capozella: Yeah. They're trying to find a good fit. Ms. Witt.

Ms. Witt: Just a question. If this is a third extension, how many extensions is a party allowed to apply for -- there's no --

Mr. Capozella: The Code does not designate.

Mr. Croughan: As long as they show that they're doing something to -- yeah.

Mr. Capozella: Yup. They've actually taken out a building permit on some of the work they've been doing, so that also extends their application. Yes, good faith.

Mr. McCormack.

Mr. McCormack: I thought an extension was only necessary if work hadn't begun yet. If they have a building permit and work is already underway, what's the --

Mr. Capozella: So did we, but that building permit is now a year old, so to be on the safe side, they're extending their approval which -- good idea.

Mr. McCormack: All right. Thank you.

Mr. Croughan: They haven't closed out the building permit yet.

Mr. Capozella: All right. Any further discussion?

Roll Call Ayes: David Madden, Richard McCormack, Gretchen Witt, Yasmin Dupre, Dan Higbie, Anthony Capozella.

**Angel Gonzalez**  
**79 West Main Street**  
**Eating and drinking establishment**

Mr. Croughan: Your name and what you're proposing to do.

Mr. Gonzalez: Angel Gonzalez, and I'm trying to open up a Puerto Rican restaurant. It's in honor of my daughter who passed away. I'm just trying to build something for the community and for my family.

Mr. Capozella: Okay. Thank you.

Mr. Gonzalez: And it's going to be no alcohol or nothing like that. It's just food and drinks, soft drinks.

Mr. Capozella: Yes. It's actually stated in your resolution there will be no beer, wine, or liquor served.

Mr. Gonzalez: No.

Mr. Capozella: Okay. Ms. Tu, do we have the mailings?

Ms. Tu: Yes, we do.

Mr. Capozella: In that case, I'm going to open the public hearing. Anyone present wishing to address this application, please step forward.

*The public hearing was opened.*

Mr. Capozella: I'll go to the Board for any questions, comments, or concerns.  
Mr. Madden?

Mr. Madden: I'm not sure if the other members have received anything, but I have

no materials for this project in my packet, so I don't have a site plan, I don't have an application.

Mr. Higbie: It was in the last -- it was in December's.

Mr. Madden: I apologize. It was in December. We had it on the agenda, and --

Mr. Higbie: Correct.

Mr. Madden: Thank you.

Mr. Capozella: That's okay. Those who had the papers, do you have any questions or comments?

Mr. Croughan: Or maybe does somebody have them with them that we could share with Mr. Madden?

Mr. Capozella: Ms. Tu has something.

Mr. Croughan: Mr. Witkowski, any issues?

Mr. Witkowski: No. I spoke with Mr. Martinez today. Neither department has any issues.

Mr. Croughan: Thank you. Anybody else from the Board, any questions?

Ms. Dupre: I guess in the meantime, Angel, can you just share what your business hours are proposed to be and --

Mr. Gonzalez: Truthfully right now, I'm looking to be more like -- well, I would like to be in there from like 8:00 in the morning to like at least 8:00 at night, because I am going to be serving lunch and dinner, but I will be in there during the day to, you know, prepare everything.

Mr. Capozella: For the record, the resolution we have down has his hours of operation 7:00 a.m. to 10:00 p.m. daily.

Mr. Gonzalez: Okay. So yeah, maybe I forgot what time --

Mr. Capozella: Yeah. Longer's okay.

Mr. Gonzalez: Yeah, yeah, just to make sure because, you know, cleaning up everything.

Mr. Capozella: Mr. Madden, did you have any objections?

Mr. Madden: Absolutely not.

Mr. Capozella: Thank you. While we're waiting, anyone from the public wishing to address this application, you can still step forward.

Do you see any concerns, Ms. Dupre?

Ms. Dupre: No.

Mr. Capozella: Okay. Thank you. Mr. McCormack.

Mr. McCormack: Is your business located in the DMU? It is.

Mr. Capozella: Yes. Yes.

Mr. McCormack: He's been informed that he has to go to the ARB; correct?

Mr. Capozella: It's in his resolution, and he also knows.

Mr. McCormack: Just want it on record. Thank you.

Mr. Capozella: No problem. Do you understand that, Mr. Gonzalez? You have to go see the Architectural Review Board. That's Maria Bruni's committee, department, for any signage, exterior façade work; okay?

Mr. Gonzalez: Yes.

Mr. Capozella: If you have any questions, call.

Mr. Gonzalez: Okay. Perfect.

Mr. Capozella: Call and ask.

Mr. Croughan: So right now it's in the public, so you need a motion to close the public hearing.

Mr. Capozella: I need a motion to close the public hearing.

Motion to close by the public hearing by Ms. Witt, seconded by Mr. Higbie.

Motion passed.

*The public hearing was closed.*

Resolution for Angel Gonzalez, 79 West Main Street, eating and drinking establishment. Motion by Mr. Madden, seconded by Ms. Dupre.

Roll Call Ayes: David Madden, Richard McCormack, Gretchen Witt, Yasmin Dupre, Dan Higbie, Anthony Capozella.

**Ilseon Son**  
**71-79 Railroad Avenue**  
**Hairdressing and beauty training school**

Mr. Capozella: Good evening. Please state your name for the record.

Ms. Son: My name is Ilseon Son.

Mr. Capozella: Okay. Can you help her along, sir, and just describe what you're doing, please?

Mr. Jiang: I'm here because she has limited English, so --

Mr. Capozella: That's fine.

Mr. Jiang: I'm the architect and interpreter for her.

Mr. Capozella: Right. You're the gentleman we spoke to about getting the parking and everything in order.

Mr. Jiang: Yes.

Mr. Capozella: Okay. No. That's fine.

Mr. Croughan: So just tell the Board what you're proposing in that space.

Mr. Jiang: Okay. We are going to turn the existing restaurant to a haircut and

hairdressing and beauty training school.

Mr. Capozella: Okay.

Mr. Croughan: This was the old Tony Boffa's if everyone remembers that.

Mr. Capozella: Yup. Ms. Tu, do we have the mailings?

Ms. Tu: Yes, we do.

Mr. Capozella: Okay. In that case, I'm going to open the public hearing. Anyone present from the public wishing to address this application, please step forward.

*The public hearing was opened.*

Mr. Capozella: If not, we'll go to the Board for any questions, comments, and concerns. Yes, Mr. McCormack.

Mr. McCormack: I just want to clarify. So in the resolution, it says a beauty training and licensed esthetic salon. Hairdressing and beauty training also requires a license. Is that an omission from the title? Schools have to be licensed by the State, so are you planning on obtaining a license?

Mr. Jiang: Yes. She said she has a license.

Mr. McCormack: To open a -- to run an education facility, not just for the hairdressing part of it, but you need to be licensed by the State Education Department to have an education facility.

Mr. Jiang: Yeah, yeah. She said she got the license for training, hairdressing and beauty training school, and she will issue a license to students.

Mr. McCormack: Okay. Thank you.

Mr. Capozella: So for the record, they will have to obtain an educational license.

Mr. McCormack: Okay.

Mr. Capozella: That's why the resolution, we always have in it if applicable, State of New York; okay? Any other questions?

Mr. McCormack: Also, I just -- on the record too that it's also in the DMU, so they'll need to go to the Architectural Review Board; correct?

Mr. Capozella: Same thing. Yup.

Mr. McCormack: Any modifications or signage or changes to the outside of the building, you have to meet with the Department of Economic and Community Development and get approval for anything that goes outside.

Mr. Capozella: Yes, Mr. Madden.

Mr. Madden: Since this project is in the DMU, are we waiving the parking requirements?

Mr. Capozella: Yes.

Mr. Madden: Okay.

Mr. Capozella: In fact, they do meet the parking requirements for their apartments, and the rest of it we waive because it's a commercial building.

Mr. Madden: Thank you.

Mr. Capozella: You're welcome.

Mr. Croughan: Mr. Witkowski, any concerns?

Mr. Witkowski: None at this time. Again, I've been in contact with Mr. Martinez, and we don't have any issues at this time.

Mr. Croughan: Thank you.

Mr. Capozella: Anyone else? Any other concerns, questions from the Board?

I'll go back to the public one more time. Anyone here from the public wishing to address this application, please step forward.

No one coming forward, I need a motion to close the public hearing.

Motion to close by the public hearing by Mr. Higbie, seconded by Ms. Witt.

Motion passed.

*The public hearing was closed.*

Resolution for Ilseon Son, 71-79 Railroad Avenue, hairdressing and beauty training school. Motion by Ms. Witt, seconded by Mr. Madden.

Roll Call Ayes: David Madden, Richard McCormack, Gretchen Witt, Yasmin Dupre, Dan Higbie, Anthony Capozella.

Motion to adjourn by Ms. Witt, seconded by Ms. Dupre.

Motion passed.

Adjourned 7:15 p.m.

Respectfully Submitted,

*Diane Genender, Transcriber*



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

THE FOLLOWING WAS PRESENTED

By: None  
 Seconded by: None  
 Date of Adoption: March 4, 2026  
 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: March 4, 2026

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Richard P. McCormack

**Request of Torrissi Produce Co. Inc. for an extension of the approved site plan and special use permit for a flower trailer located at 76-86 Dolson Avenue.**

WHEREAS, Torrissi Produce Co. Inc. requested an extension of the approved site plan and special use permit dated 04/03/2024 for a flower trailer to be located at 76-86 Dolson Avenue, Middletown, Section 45, Block 4, Lot 1, in the C2 Zone which is a permitted use at the discretion of the Planning Board. This is the project's 2<sup>nd</sup> extension request, and

WHEREAS, a public meeting was held by the Planning Board on March 4, 2026, at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, and

WHEREAS, at said meeting all those who desired to be heard were heard and their testimony recorded, and

WHEREAS, all testimony has been carefully considered.

WHEREAS, As per the City of Middletown Department of Works, Middletown Fire Department and the City of Middletown Police Department there are no violations or concerns of record.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the City of Middletown hereby grants the request of Torrasi Produce Co. Inc. for an extension of the approved site plan and special use permit for a flower trailer at 76-86 Dolson Avenue.

Prepared by:

**Attachments:**

None

# 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 101 North street middletown NY

Section 31 Block 2 Lot 12

Current Zoning District DMU

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

2. Owner of Property Jorge E. Quezada

Owner's Address 35 E. Summit Midland Park, NY 07432

City Midland Park State NY Zip 07432

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

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

Cell: (551) 804-9108

3. Applicant name BDK Masonry and Construction Corp

*If different from Owner*

Applicants Address 17 Rensselaer Ave

City Monsey State NY Zip 10952

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

Business: 845-821-8343 Benedicto corado 53csgmical.com

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

Fax: \_\_\_\_\_

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # \_\_\_\_\_

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

Description of what you are requesting: RESTAURANT beer and wine  
HOURS OF OPERATIONS 7 days 6 PM TO 10 PM

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.

on the back of building is use as a parking  
space, we would like to add a cooler box,  
Install all a.c machinery on roof.  
new restaurant will be in this location.

**6. Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature: 

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

Date: 9/3/25