



**CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
SEPTEMBER 2, 2026 - 7:00 PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES

3.1. Accept the Minutes of August 5, 2026

4. NEW BUSINESS

Request of Kai Ting LLC, for a special use permit and site plan approval for a child day care facility located at 207 Monhagen Avenue, Middletown

Request of Kristopher Morel for a special use permit and site plan approval for an eating and drinking establishment and a deli located at 59 North Street, Middletown

Request of Recovery 1 Towing Inc., for a special use permit and site plan approval for an outdoor vehicle storage facility for repossessed vehicles, located at 18-20 Stanton Street, Middletown

Presentation of API for the plastic/plastic products manufacturing facility located at 102 Dolson Avenue, Middletown

Presentation of 7Brew for a drive-through coffee establishment

5. ADJOURNMENT

**CITY OF MIDDLETOWN
PLANNING BOARD
MINUTES**

August 5, 2026

A meeting of the Planning Board was held in the Common Council Chambers, City Hall, 16 James Street, Middletown, New York on August 5, 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: Sixto Martinez, Building Inspector, Andrew Witkowski, Fire Inspector, Richard J. Croughan, Planning Board Attorney.

The Pledge of Allegiance was said.

Motion to accept the July 8, 2026 minutes by Mr. Higbie, seconded by Ms. Dupre.

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

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.

**Renee Freeman
8-10 Stanton Street
Auto Repair Shop**

Mr. Capozella: Good evening. State your name for the record, please.

Mr. Jacobowitz: My name is Gerald Jacobowitz, Jacobowitz & Associates Law

Firm. We represent Renee Freeman who is your applicant.

This property is at 10 Stanton Street in the City. Mr. Freeman is engaged in the business of repairing and improving motor vehicles for his own account. He doesn't do work on other people's vehicles. He only does work on the ones that he salvages, puts them in shape, register a capability insurable, and then disposes of them in the sale.

The building in which he's doing this has been in use for this kind of use for -- goes quite a ways back. He acquired it in 1992, and he acquired it because his business in Rockland County, the same business, was condemned by the State of New York, and therefore he had to leave those premises. They gave him money. He said, I need a place where I can continue to do my business, and with the assistance of the State, they located the property on 10 Stanton Street, and he acquired it with the proceeds that he received from the condemnation. And he then engaged in the same business at 10 Stanton as he had engaged in in Rockland County for many years.

Mr. Capozella: Good. Thank you.

Mr. Jacobowitz: Okay.

Mr. Capozella: No problem.

Mr. Jacobowitz: You want to know more?

Mr. Capozella: No. I think you've explained what you're out here for this evening. Very good. Thank you.

Mr. Jacobowitz: Okay.

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

Ms. Tu: Yes, we do.

Mr. Capozella: Okay. Then we'll open the public hearing.

The public hearing was opened.

Mr. Capozella: Anyone here wishing to address this application, please step forward. No one coming forward, I'll go to the Board for any questions, comments, or concerns. Okay.

Mr. Croughan: Mr. Martinez, any issues?

Mr. Martinez: Presently no issues.

Mr. Croughan: Mr. Witkowski, any issues?

Mr. Witkowski: No, no issues.

Mr. Croughan: Thank you.

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

No one coming forward, I want to close the public hearing.

Motion to close the public hearing by Mr. Madden, seconded by Ms. Dupre.

Motion passed.

The public hearing was closed.

Mr. Capozella: I'll go back to the Board one more time for questions, comments, or concerns.

Resolution for Renee Freeman, 8-10 Stanton, motor vehicle body repair shop.
Motion by Mr. McCormack, seconded by Mr. Madden.

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

**Fresh Finest LLC
11-25 Harding Street
Warehouse**

Mr. Capozella: Please step forward, sir. Give us your name, please.

Mr. Rosenberg: My name is Chaim Rosenberg.

Mr. Capozella: And what's your intent?

Mr. Rosenberg: I operate and manage the company.

Mr. Capozella: Of the warehouse.

Mr. Rosenberg: Yes.

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

Ms. Tu: Yes, we do.

Mr. Capozella: Then I'll open the public hearing.

The public hearing was opened.

Mr. Capozella: Anyone from the public wishing to address this application, please step forward. No one coming forward, I'll go to the Board for any questions, comments, or concerns.

Yes, Mr. Madden.

Mr. Madden: Can you just explain a little bit more fully about what will be happening in this warehouse?

Mr. Croughan: Talk into the mic and loud.

Mr. Rosenberg: Yeah, sure. We're an all online retailer. We sell food across the country, so we're basically getting food there and sending it out, packaging and sending it out.

Mr. Madden: Averaging just two trucks in, two trucks out each week?

Mr. Rosenberg: Yes. Approximately.

Mr. Capozella: Any other questions?

Mr. Croughan: Mr. Martinez, any concerns?

Mr. Martinez: My only concern is I didn't see food the last time I was in there. Seemed like an Amazon type warehouse, so the food is new to me.

Mr. Capozella: The food was a secondary thing which is not supposed to be taking place, but the warehousing is, the Amazon or the packaging, and I believe the applicant has been fully informed that if he decides to do anything else besides

that, he needs to come back.

Mr. Rosenberg: All right.

Mr. Croughan: Applicant aware?

Mr. Rosenberg: Yes.

Mr. Croughan: Yeah. We had that conversation.

Mr. Higbie: But food is allowable?

Mr. Capozella: It can be, yes. What we're saying is this application that is before you does not say food. It's a warehouse condition that was brought to us, and we approved that. It's been a warehouse since the 1930s or something like that, so we understand that, so he's using it for the typical purpose and zoned purpose.

Yes, sir?

Mr. McCormack: I'm just challenged. Are we concerned that he's shipping food? It doesn't matter if he's shipping food or paper clips?

Mr. Capozella: No.

Mr. McCormack: Oh, okay. That's what I --

Mr. Capozella: It just wasn't readily told to us.

Mr. McCormack: Gotcha.

Mr. Capozella: So this Board likes to be aware so that when our inspectors go there, we've approved something. They know what's going on.

Mr. McCormack: Right. So when you said he'd have to come back, what would necessitate his reappearance before the Planning Board?

Mr. Capozella: Whatever he plans to do for food. We don't know exactly. All he plans on doing is bringing bulk in, breaking that bulk down into individual shipments.

Mr. McCormack: Okay. That's how I understood it.

Mr. Capozella: Me too.

Mr. McCormack: Okay.

Mr. Capozella: But we want to make sure that's what he sticks to.

Mr. McCormack: Understood. Thank you.

Mr. Capozella: Yes, Ms. Witt.

Ms. Witt: Will there be refrigeration or a freezer on those premises?

Mr. Rosenberg: No.

Ms. Witt: So the food that you're going to be doing is just canned goods, or is it fresh food or --

Mr. Rosenberg: Shelf life items.

Ms. Witt: Okay. So it would be all packaged then.

Mr. Rosenberg: Right.

Ms. Witt: Okay.

Mr. Capozella: Anyone else? Any other questions?

Mr. Croughan: Mr. Witkowski, any concerns?

Mr. Witkowski: No. I had a conversation with him about the food, whether it was going to be something that was prepared, like in need of a commercial kitchen. He explained to me that that was not his intent, to cook food on the premise, that it was going to be brought in in bulk and repackaged and sent out in smaller shipments, that there wasn't any kind of cooking or that type of process on the scene.

Mr. Capozella: Back to the public, anyone wishing to address this application, please step forward.

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

Motion passed.

The public hearing was closed.

Mr. Capozella: I'll go to the Board one more time. Any questions, comments, or concerns?

Resolution for Fresh Finest LLC, 11-25 Harding Street, warehousing. Motion by Mr. McCormack, seconded by Ms. Witt.

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

Norman Klein
52 Cottage Street
9 additional short-term rental units

Mr. Klein: Good evening. My name is Norman Klein.

Mr. Capozella: Mr. Klein, just speak up a little bit, please.

Mr. Klein: Yes. Okay. Once again, hi. My name is Norman Klein. Good evening to the Chairman and all Board members.

I am here tonight to represent my application for 52 Cottage Street LLC. This property is located in 52 Cottage Street. It's built 1910. It's on the building. Currently, there are 15 small studios, and there's all three two-bedroom apartments, and we're looking to convert these three bedroom apartments each to three studios. So it will be three times three which will be total nine, and so it's going to be just one use of 24 studios short-term rentals versus a mix, which was 15 and three.

Mr. Capozella: Thank you. 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.

The public hearing was opened.

Mr. Capozella: Anyone from the public wishing to address this application, please step forward. No one stepping forward, I'll go to the Board for any questions,

comments, and concerns.

Mr. Croughan: The zoning was changed to accommodate Airbnb, and that's what this applicant is doing. So it's in accordance with the resolution that was passed by the Common Council.

Mr. Capozella: Yes.

Mr. McCormack: And just for the record, that resolution was limiting those Airbnbs to certain streets and corridors in the city; correct?

Mr. Croughan: Yes.

Mr. Capozella: There is an Airbnb zone, and we have tried to follow the resolution as closely as possible and added any items through our discussions with Mr. Klein.

Mr. Klein: And this property originally, when it was built in 1910, it was built for a hotel. It was always a short-term rental until the 80s.

Mr. Capozella: Right. Mr. Madden, you have a question?

Mr. Madden: Are the parking needs addressed for adding this many additional units?

Mr. Capozella: Unfortunately, it's also in the DMU, I believe, so it doesn't apply, and I think in even the Airbnb resolution, I think it addresses parking also.

Mr. Croughan: It is addressed.

Mr. Capozella: Yes.

Mr. Klein: And also included to the plans of parking, just, you know, because this was not originally with the building, but we did an investment. We purchased the property across the street of 52 Cottage Street, which is on page 5, which is there's -- which we get 22 private parkings for our residents. Traditionally, which was in the back of the property, only six parking. We add a couple years ago additional parking, so --

Mr. Madden: But is there any agreement between these parcels so that that parking will serve this building? We've required that in the past of other projects.

Mr. Capozella: Do you have agreement with those property owners?

Mr. Klein: No. We own it.

Mr. Capozella: Oh, they own it. They own the property.

Mr. Madden: And, well, what if they sell?

Mr. Klein: What do you mean?

Mr. Madden: You sell the parking, keep the building with the short-term rentals, now where's parking? I don't believe it's a DMU.

Mr. Klein: The parking is owned by the same LLC.

Mr. Madden: But if it's a separate parcel, you can sell that right?

Mr. Klein: Right. Yes.

Mr. Higbie: We've required like leases in the past, 99-year leases or something, where --

Mr. Capozella: Mr. Madden has a point We're taking a look at the resolution, just a moment, and see if it's included.

Do we have a copy of the Common Council's resolution for the Airbnbs, a hard copy? You want it?

Mr. Croughan: Yeah.

Mr. Capozella: Would you get it, please?

Mr. Klein: And it's technically, with the bank we have the same issue, because they want to know the parking, so they did it lien on the on the parking as well, so it is now combined, but we could still -- there's a procedure to separate it, but it's combined as of now, because, you know, the parking brings a value to the property.

Mr. Capozella: Mr. Madden makes a point. We're just double checking.

Mr. Croughan: Is there any other questions from the Board?

Mr. Capozella: Yes.

Mr. McCormack: I noticed the resolution says each unit has to be 200 square feet. There is a unit listed on the map that's 197 square feet.

Mr. Capozella: The one we saw was all 200, 200-plus. I don't know which one you have there.

Mr. Klein: That was only a draft.

Mr. McCormack: Oh, okay.

Mr. Klein: That resolution didn't come. We went to 150 square feet.

Mr. Capozella: Yeah. The actual Common Council limits it to 150 square.

Mr. McCormack: Oh, okay.

Mr. Capozella: Mr. Klein went over and above a little bit, and we gave him that, and we put that in the resolution to make sure that he would maintain that 200.

Mr. McCormack: Do all units have bathrooms?

Mr. Klein: Yes.

Mr. Croughan: That's part of the resolution that they're required to.

Mr. Klein: It used to be a boarding house, you know, a couple years ago, but it's no longer boarding. Every unit has their, like a small studio full, so it could --

Ms. Witt: Will the tenants still be remaining on the bottom floor?

Mr. Klein: The commercial, yes.

Ms. Witt: The commercial.

Mr. McCormack: Mr. Chairman?

Mr. Capozella: Yes.

Mr. McCormack: Will an updated -- so if the drawings that we have here are

drafts, will we upload a final version of the drawings to the website, or will Martina have a final copy of all the drawings?

Mr. Capozella: If that's what the Board prefers, that's what we'll do.

Mr. McCormack: Well, I just want to make sure that we're seeing and the public sees what we're being --

Mr. Croughan: Sir, do you have the Code with you?

Mr. Klein: Not with me. What are you looking for?

Mr. Croughan: The 475-35.1.

Mr. Klein: The zoning about the square footage?

Mr. Madden: Mr. Klein, how many units were originally part of the --your original plan was for -- how many units were there originally? We're going from -- we're going up to 24. What was the original number?

Mr. Klein: Right now?

Mr. Madden: Yeah.

Mr. Klein: Right now, it's 15 short, you know, small units and three big ones.

Mr. Madden: Okay.

Mr. Klein: And we eliminate the three, and we make it total 24.

Mr. Madden: 24, gotcha.

Mr. McCormack: I'm good. I just wanted to make sure they were uploaded to the website.

Mr. Klein: Any questions, I will be happy to answer.

Mr. Higbie: So the owners are exact, they're not different LLCs, or the parking lot is the same exact owner?

Mr. Klein: Same owners. Same owners. Yes.

Mr. Higbie: Okay. Not the same principals or whatever, but the same --

Mr. Klein: Separate deed.

Mr. Higbie: Separate deed, but same exact -- okay.

Mr. Klein: With the bank, we have one loan, and they took this as well as a collateral because it works together. So if the Board wants to add this to the lease, we could do that.

Mr. Capozella: Yes. That's what I would like to do is eventually, he's checking some finer points, is that your approval will be contingent on this lot. So if you sell the property, you lose the approval. That's all.

Mr. Klein: Right. So it needs to be together.

Mr. Capozella: Your short-term rentals won't be available anymore to you.

Mr. Klein: Without the parking.

Mr. Capozella: Without the parking, yes. But I'm not a lawyer.

Mr. Croughan: I don't see it in here.

Mr. Capozella: Okay.

Mr. Croughan: So you can make it either subject to or conditioned upon cross easements.

Mr. Capozella: Right, but he owns the property, so a cross easement, isn't --

Mr. Croughan: Yeah. Are there two separate lots?

Mr. Klein: They're separate, the parcels, so they're not the same deed.

Mr. Croughan: Yes. Then they have cross easements on it.

Mr. Capozella: Okay. Well, we can make it subject to him supplying that agreement. That's all. I have no issue with that.

Mr. Klein: Or the board could give a variance.

Mr. Capozella: Yup.

Mr. Croughan: So you'd have to amend the resolution.

Mr. Capozella: I'll just amend the resolution. Yeah. That's all.

Mr. Croughan: What is the lot that you own that's going to be used for parking?
What's the address?

Mr. Klein: It's 53-55 Cottage.

Mr. Capozella: Okay. Before I get there --

Mr. Higbie: Do you need the section, block, and lot numbers, or --

Mr. Capozella: We'll go by the address right now.

Mr. Higbie: Okay.

Mr. Capozella: Is it on there? Do you have the section, block, and lot on there?

Mr. Higbie: Yeah. It's on the plan.

Mr. Capozella: You want to let me have it?

Mr. Higbie: 26-2-16 and 26-2-17.

Mr. Capozella: 26-2-16, 26-2-17.

Mr. Higbie: Yup.

Mr. Capozella: Okay. Thank you. All right. The public hearing is still open.
Anyone from the public wishing to address this application, please step forward.

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

Motion passed.

The public hearing was closed.

Mr. Capozella: Okay. I think the Board members have stated their concerns, rightly so, so what I'm going to do now is I'm going to present a resolution for Norman Klein, 52 Cottage Street, nine short-term rental units, but I'm going to ask to amend this resolution.

The name of the property will be 52 Cottage Street with the amendment, the reason for, is to make sure that the parking stays with the project. The applicant to provide cross easements for 53 to 55 Cottage, 26-2-16, 26-2-17, section, lot, and block.

For parking, to safely park, to meet the parking requirements --

Mr. Croughan: To satisfy the parking requirements.

Mr. Capozella: I can't read your writing. Satisfy the parking requirements of 52 Cottage Street. That is the amendment.

Motion to amend by Mr. McCormack, seconded by Mr. Higbie.

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

Motion to approve the amended resolution of 52 Cottage Street, nine short-term rental units by Mr. McCormack, seconded by Ms. Witt.

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

PRELIMINARY HEARING ONLY - Not for any action but for future presentation and possible action at a date not yet determined.

Middletown Housing Authority
Multifamily housing improvements
116 Genung Street and 22 Sweezy Avenue

Motion to adjourn by Mr. Britto, seconded by Ms. Witt.

Motion passed.

Adjourned 8:20 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: September 2, 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: September 2, 2026

Richard P. McCormack

Request of Kai Ting LLC, for a special use permit and site plan approval for a child day care facility located at 207 Monhagen Avenue, Middletown

WHEREAS, Kai Ting LLC, filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval in order to have a child day care facility located at 207 Monhagen Avenue, Middletown. Section 20, Block 1, Lot 9.2, located in the C-3A Zone which is a permitted use.

WHEREAS, after due notice public hearing was held by the Planning Board on September 2, 2026 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, and

WHEREAS, according to the SEQRA review, this is determined to be a Type II action as it falls under the maintenance/repair and upgrade section. Therefore, no further review is necessary and Lead agency and Negative Declaration is not required, and

WHEREAS, at said hearing all those who desired to be heard were heard and their testimony recorded, and all testimony has been carefully considered.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the City of Middletown hereby approves the application of Kai Ting LLC for a special use permit and site plan approval for a child day care facility located at 207 Monhagen Avenue, Middletown. Applicant has met the criteria of established zoning requirements. Said criteria must be maintained or approval will be voided.

Hours of operation are Monday to Saturday 7:00 a.m. to 08:00 p.m.

SUBJECT TO: City of Middletown DPW and City of Middletown Fire Department inspections and approvals and, when necessary, approval of the Commissioner of Public Works.

The applicant will obtain all necessary permits and follow the permitting process, codes, and ordinances of the City of Middletown, County of Orange, and the State of New York, if applicable.

In addition, if throughout any of the review process the project is deemed to require Bulk Requirement Tables, the applicant will supply said tables through an architect or engineer licensed in the State of New York.

SUBJECT TO: Any items as stated in: submitted PB application, Public Hearing, Board discussion, City Inspectors' input, PB Engineer, and PB Attorney's recommendations.

Information submitted within the application will become part of the record, and the applicant will follow through on and to be held to.

THEREFORE: The applicant is only allowed to use the space as designated in the application and resolution. Any changes in building structure and/or use, applicant will need to seek PB approval, if applicable. The applicant will be required to pay any outstanding fees, such as, application fees and professional fees, if any. If these remained unpaid after 10-day notice to cure, the approval will be rescinded and it will be a violation to continue to operate/rent/lease space.

WHEREAS, Pursuant to the City of Middletown Code, Chapter 475, Article 4, Administration and Enforcement, Chapter 475-53, Paragraph E-6, unless work is commenced and diligently prosecuted within six months and completed within two years of the date of granting a Special Use Permit, such Special Use Permit shall be null and void.

If no work is done in the next six months, the applicant will need to submit a request for a six-month extension of the Planning Board approval.

Prepared by:

Attachments:

1.	207Mohagen
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APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete 06/18/2026
Accepted by _____

Date _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 207 Monhagen Ave, Middletown, NY 10940

Section 20 Block 1 Lot 9.2

Current Zoning District C3A

Building _____ Existing _____ New _____

2. Owner of Property Kai Ting LLC

Owner's Address 11 Schaefer Ln

City Guddebaerville State NY Zip 12729

Phone numbers: Home: 845 269 8951

Business: _____

Cell: 415 794 7439

kaitingllc@gmail.com

3. Applicant name _____

If different from Owner

Applicants Address _____

City _____ State _____ Zip _____

Phone numbers: Home: _____

Business: _____

Cell: _____

Fax: _____

Answer 4, 5 or 6

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

Section # _____

Classification of Occupancy requested _____

Description of what you are requesting: use for child day care facility
total 29 children, 6 staff, operation hours from
7am - 8pm, Monday to Saturday

Uses currently in property: Retail

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

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

5. Nonconforming Use. In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

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

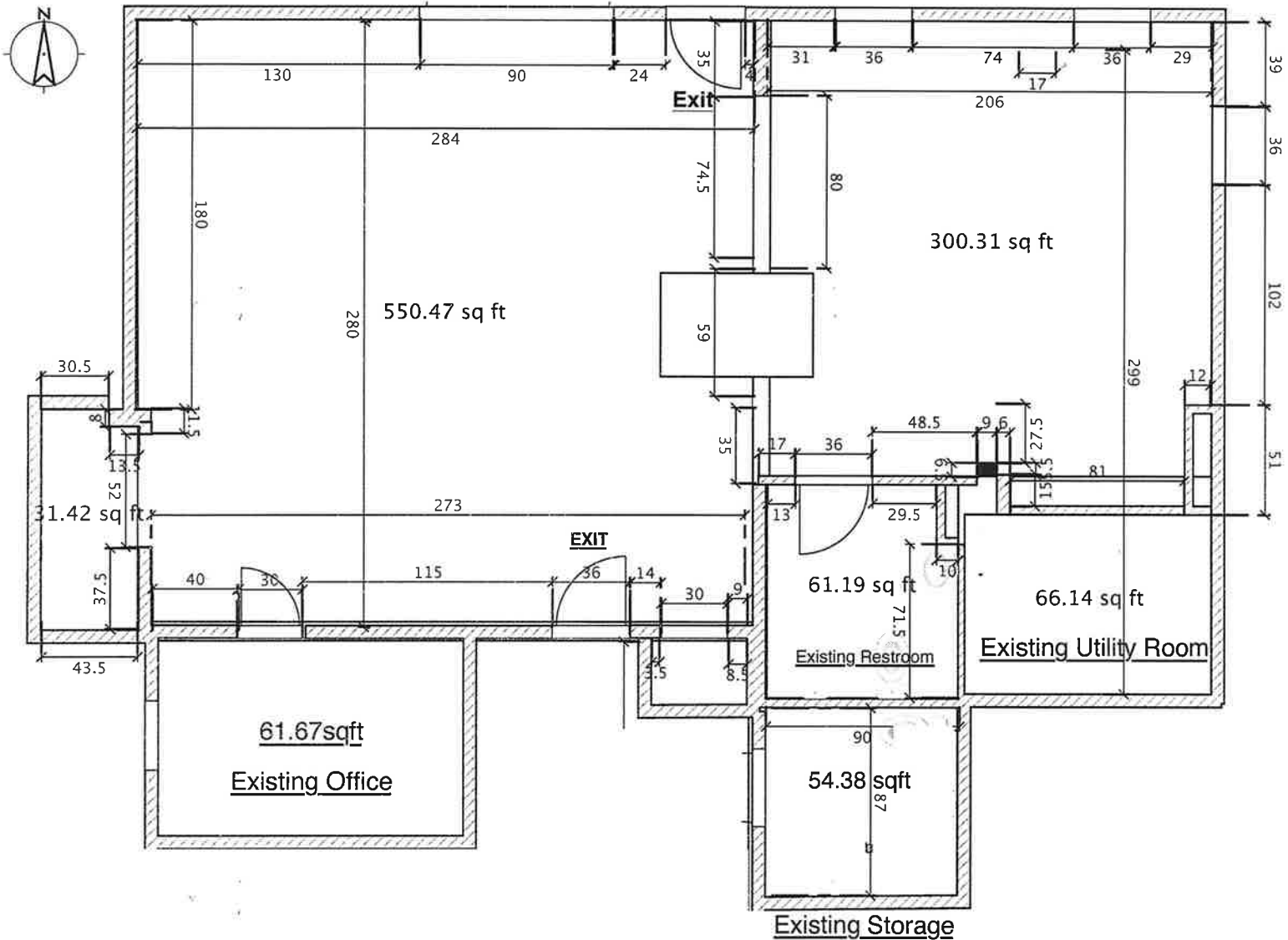
7. Sign at the Place Indicated

Signature: 李洪 (Owner)

Printed Name and Title: SHUTING LI

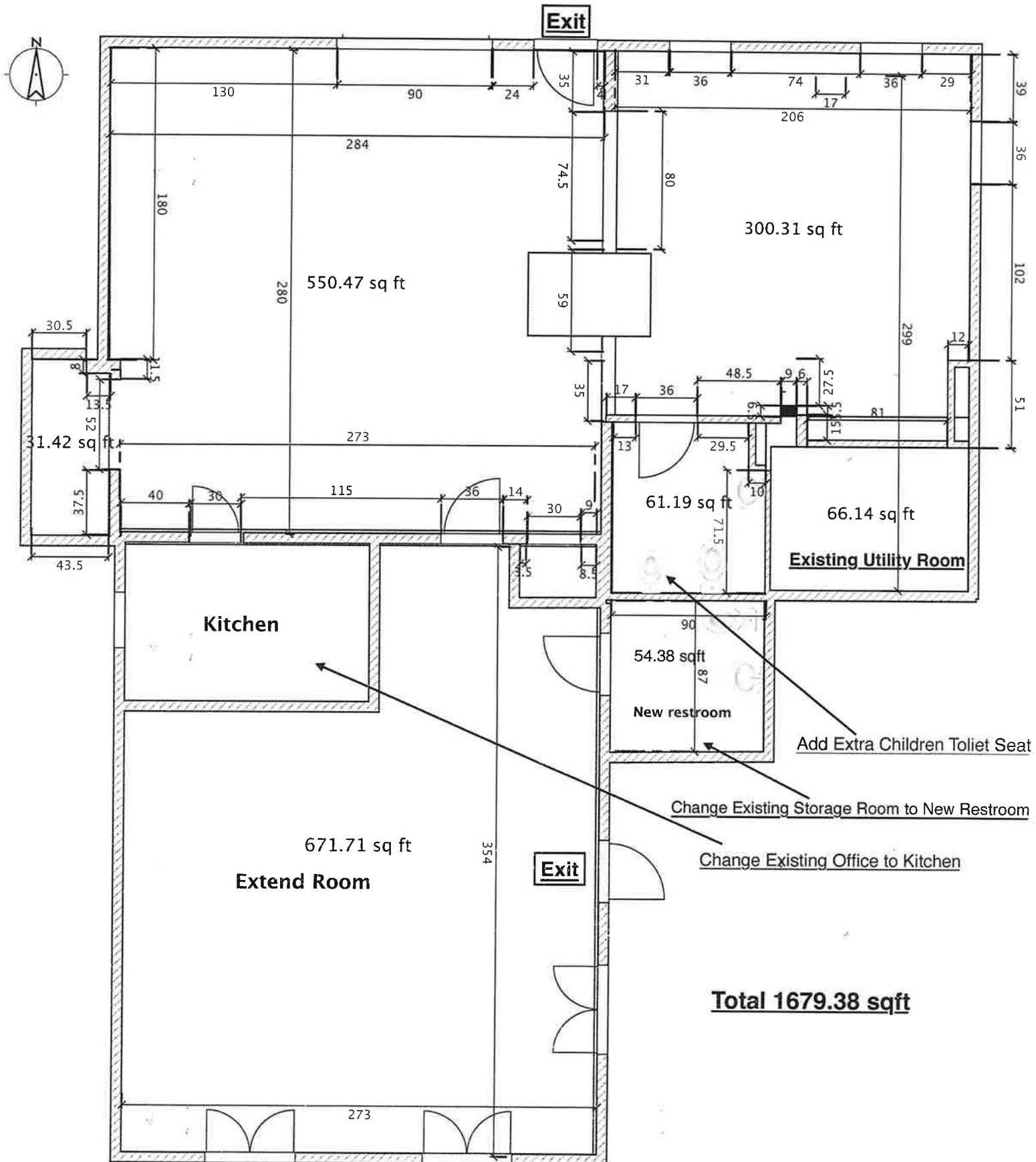
Date: 06/18/2026

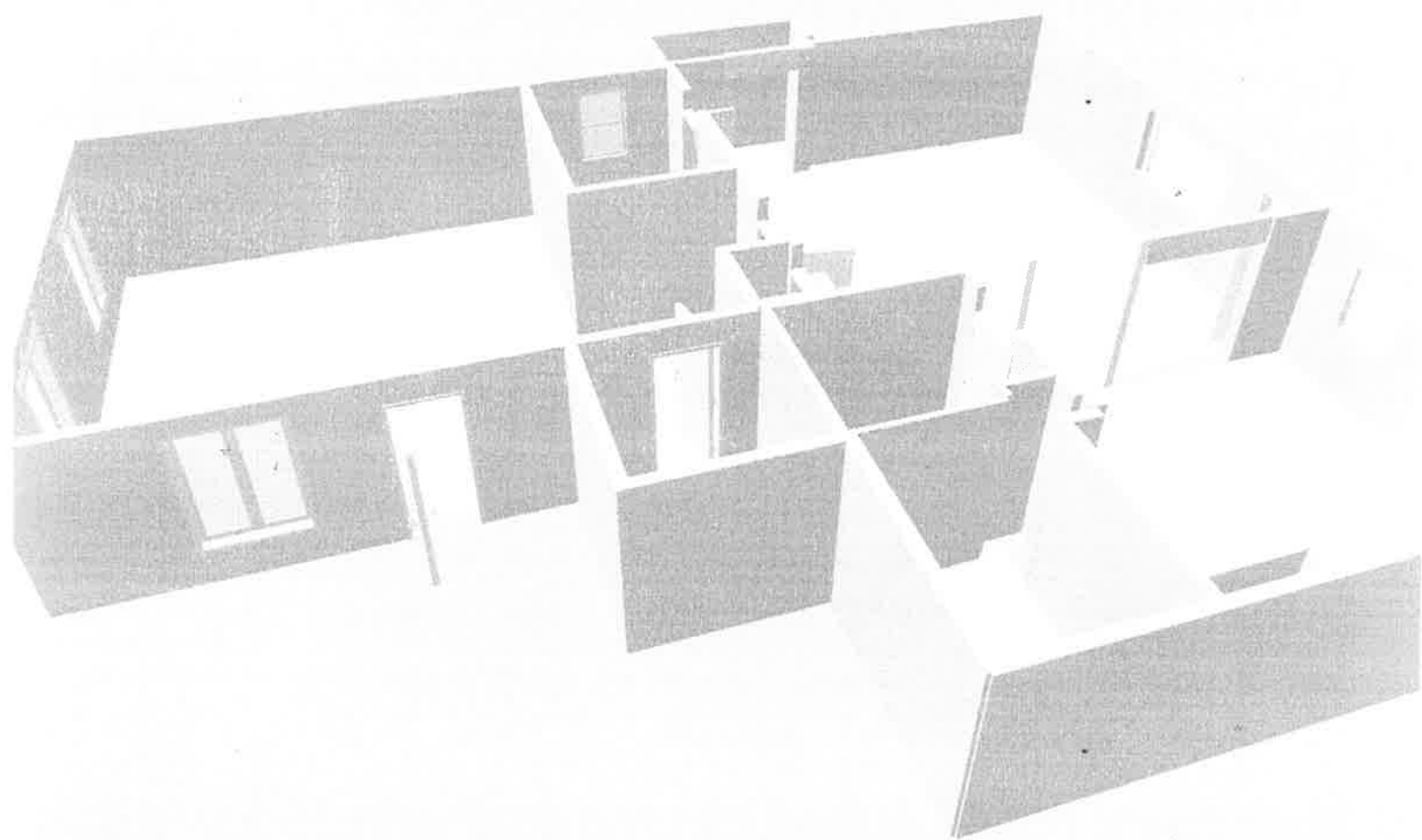
207 Monhagen Existing Floor Plan



Total 1069.34 sqft

207 Monhagen Ave Proposed Floor Plan



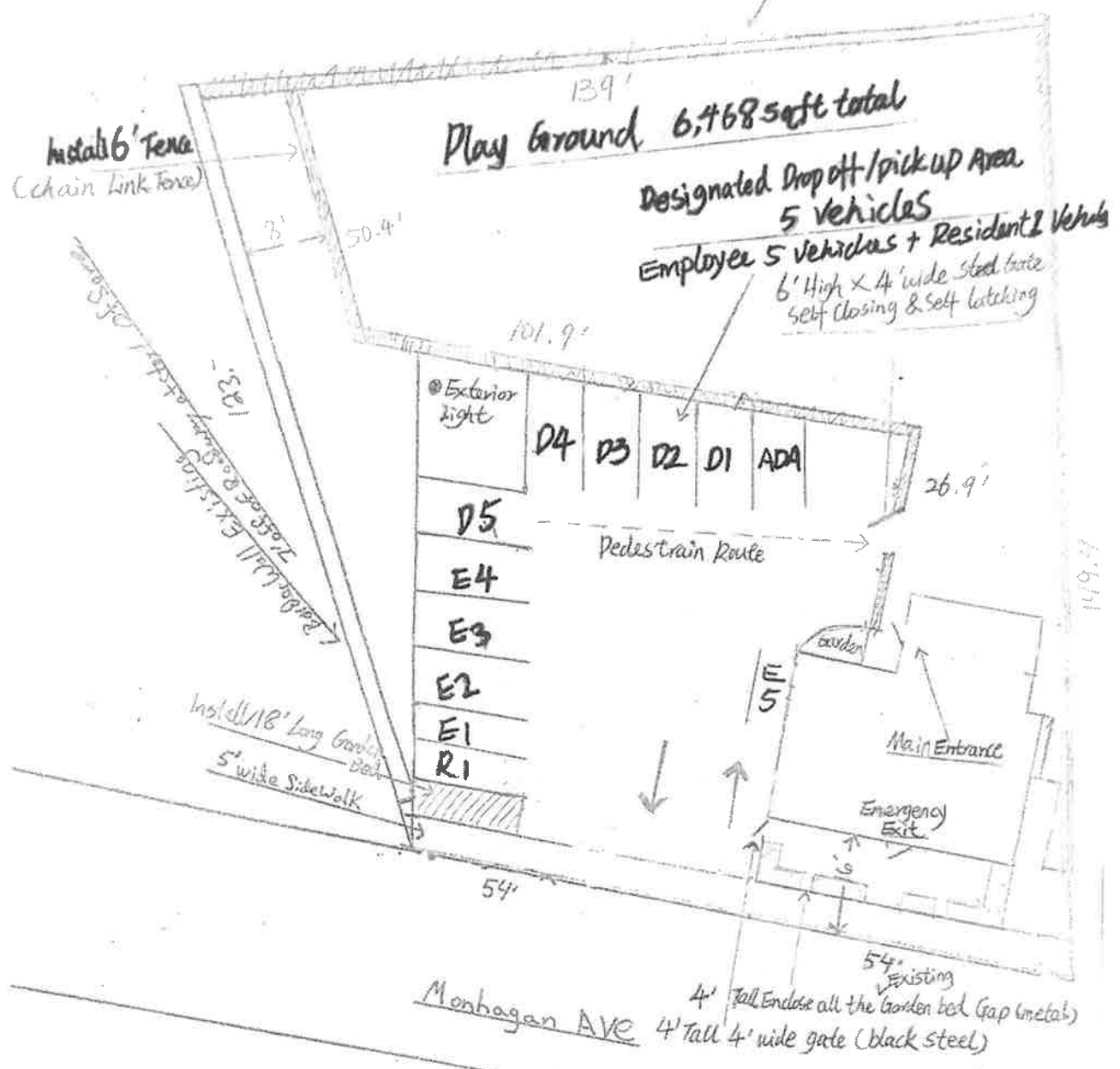


Parking Spaces 9'x18'

1/16" = 1 foot

207 Monhagen Ave

Install 6' tall Fence (Wood privacy)





CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: September 2, 2026
Resolution Number

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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 2, 2026

Richard P. McCormack

Request of Kristopher Morel for a special use permit and site plan approval for an eating and drinking establishment and a deli located at 59 North Street, Middletown

WHEREAS, Kristopher Morel filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval in order to have an eating and drinking establishment and a deli located at 59 North Street, Middletown. Section 31, Block 7, Lot 29, located in the DMU Zone which is a permitted use.

WHEREAS, after due notice public hearing was held by the Planning Board on September 2, 2026 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, and

WHEREAS, according to the SEQRA review, this is determined to be a Type II action as it falls under the maintenance/repair and upgrade section. Therefore, no further review is necessary and Lead agency and Negative Declaration is not required, and

WHEREAS, at said hearing all those who desired to be heard were heard and their testimony recorded, and all testimony has been carefully considered.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the City of Middletown hereby approves the application of Kristopher Morel for a special use permit and site plan approval for an eating and drinking establishment and a deli located at 59 North Street, Middletown. There will be no beer, wine or liquor served or sold. Applicant will apply to the NY SLA if there is ever a desire to have alcohol sales.

Hours of operation are 5:00 a.m. to 10:00 p.m. daily.

SUBJECT TO: City of Middletown DPW and City of Middletown Fire Department inspections and approvals and, when necessary, approval of the Commissioner of Public Works.

The applicant will obtain all necessary permits and follow the permitting process, codes, and ordinances of the City of Middletown, County of Orange, and the State of New York, if applicable.

In addition, if throughout any of the review process the project is deemed to require Bulk Requirement Tables, the applicant will supply said tables through an architect or engineer licensed in the State of New York.

SUBJECT TO: Any items as stated in: submitted PB application, Public Hearing, Board discussion, City Inspectors' input, PB Engineer, and PB Attorney's recommendations.

Information submitted within the application will become part of the record, and the applicant will follow through on and to be held to.

THEREFORE: The applicant is only allowed to use the space as designated in the application and resolution. Any changes in building structure and/or use, applicant will need to seek PB approval, if applicable. The applicant will be required to pay any outstanding fees, such as, application fees and professional fees, if any. If these remained unpaid after 10-day notice to cure, the approval will be rescinded and it will be a violation to continue to operate/rent/lease space.

WHEREAS this application is located in the DMU Zone, applicants must submit and receive approval from the Department of Public Works according to Chapter 407 Solid Waste, Article II Collection, §407-3, Collection, and comply with this section and any other sections enacted by the Common Council from this date forward.

WHEREAS this application is located in the DMU Zone, applicants must submit and receive approval on all façade work, exterior work in general and exterior signage from the Architectural Review Board.

WHEREAS this application is located in the DMU Zone the Planning Board waives parking requirements as per the code.

WHEREAS, Pursuant to the City of Middletown Code, Chapter 475, Article 4, Administration and Enforcement, Chapter 475-53, Paragraph E-6, unless work is commenced and diligently prosecuted within six months and completed within two years of the date of granting a Special Use Permit, such Special Use Permit shall be null and void.

If no work is done in the next six months, the applicant will need to submit a request for a six-month extension of the Planning Board approval.

Prepared by:

Attachments:

1.	59 North (2)
----	--------------

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 7/21/26

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 59 North St Middletown, NY 10940

Section 31 Block 7 Lot 29

Current Zoning District Dmu

Building _____ Existing _____ New _____

2. Owner of Property 158 Pike Street LLC

Owner's Address 4-6 East Main Street, Apt 3A

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 929-259-2495

3. Applicant name Kristopher Morel

If different from Owner

Applicants Address 206 Golf Links Rd, 812

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 646-712-0952

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 Deli/Retail Food Establishment

Description of what you are requesting: Requesting approval to operate a deli and retail food establishment within an existing commercial building. Food will be prepared and sold to the public.

Uses currently in property: Vacant commercial space. ~~HO~~

Hours of Operation: 5:00 AM to 10:00 PM, 7 days a week.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

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

5. Nonconforming Use. In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

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

7. Sign at the Place Indicated

Signature: Kristopher Morel

Printed Name and Title: Kristopher Morel, President

Date: 7/21/26

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Donglan Zhang being duly sworn, deposes and says that

he/she resides at 4-6 East Main Street, APT 3A, Middletown NY 10940

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

owner in fee or _____ of the 158 Pike Street LLC

OFFICIAL TITLE

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

he/she has authorized Kristopher Morel to make the foregoing

application for approval as described herein.

Sworn before me this 15 day of July 2026



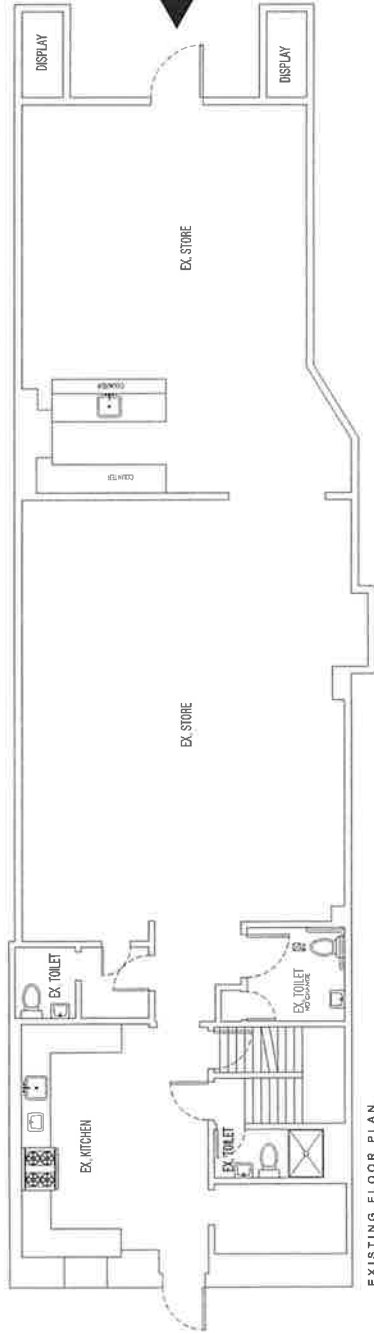
Notary Public

 07/15/2026

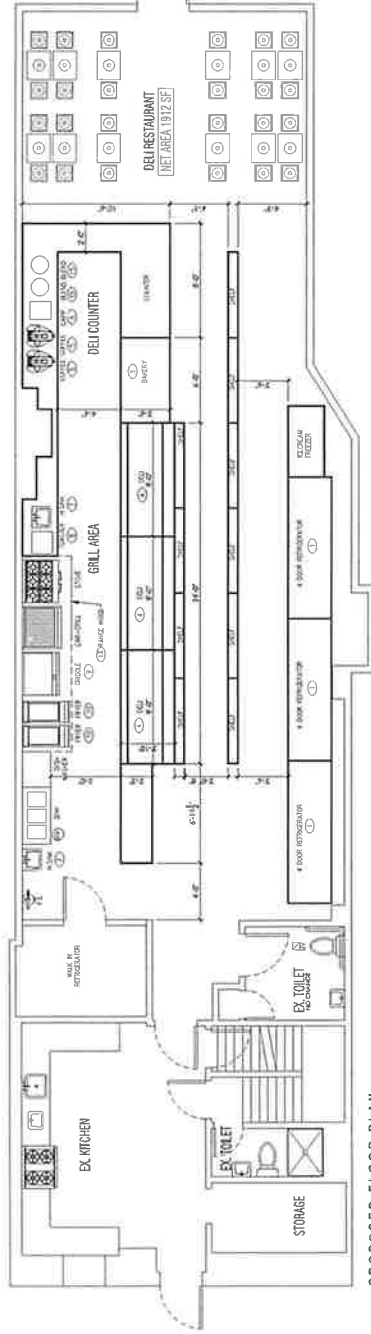
OWNER'S SIGNATURE

FRANCESCA GROGAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GR6282455
Qualified in Orange County
Commission Expires 05/28/ 2029

MANHATTAN, N.Y. (AP) — A federal judge has ruled that the U.S. Justice Dept. must release the names of the 100,000 people who were on the "no-fly" list in 2001, a decision that could lead to a lawsuit by the group.



EXISTING FLOOR PLAN
SCALE 1/4"=1'-0"



PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"

EXISTING	PROPOSED	NOTES
1. EXISTING KITCHEN	1. EXISTING KITCHEN	1. EXISTING KITCHEN
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3. EXISTING STORE	3. EXISTING STORE	3. EXISTING STORE
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9. EXISTING STORE	9. EXISTING STORE	9. EXISTING STORE
10. EXISTING TOILET	10. EXISTING TOILET	10. EXISTING TOILET
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NOTE: ALL EXISTING - OR APPROVED EXIST (104)

CITY DELI

55 NORTH MAIN STREET
JERSEY CITY, NJ 07310

City File

Scale & Signature

Scale: 1/4"=1'-0"
Signature: [Signature]
Date: 10/10/10

Application No.

XXXXXX



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: September 2, 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: September 2, 2026

Richard P. McCormack

Request of Recovery 1 Towing Inc., for a special use permit and site plan approval for an outdoor vehicle storage facility for repossessed vehicles, located at 18-20 Stanton Street, Middletown

WHEREAS, Recovery 1 Towing Inc., filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval in order to have an outdoor vehicle storage facility for repossessed vehicles, located at 18-20 Stanton Street, Middletown. Section 45, Block 4, Lot 18.1, located in the I-2 Zone which is a permitted use.

WHEREAS, after due notice public hearing was held by the Planning Board on September 2, 2026 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, and WHEREAS, according to the SEQRA review, this is determined to be a Type II action as it falls under the maintenance/repair and upgrade section. Therefore, no further review is necessary and Lead agency and Negative Declaration is not required, and

WHEREAS, at said hearing all those who desired to be heard were heard and their testimony recorded, and all testimony has been carefully considered.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the City of Middletown hereby approves the application of Recovery 1 Towing Inc., for a special use permit and site plan approval for have an outdoor vehicles storage facility for repossessed vehicles, located at 18-20 Stanton Street, Middletown. The applicant will maintain the existing Item 4 crushed stone

surface. All vehicles will be registered, no junk cars, and no repair work to be performed on the site. Any vehicle liquids will be contained so as not to affect the environmental conditions, if these conditions cannot be met the vehicle must be removed. The lot is limited to 43 repossessed vehicles as per the approved site plan.

Hours of operation are Monday to Friday 9:00 a.m. to 5:00 p.m. with trucks having access to the property 24/7

SUBJECT TO: City of Middletown DPW and City of Middletown Fire Department inspections and approvals and, when necessary, approval of the Commissioner of Public Works.

The applicant will obtain all necessary permits and follow the permitting process, codes, and ordinances of the City of Middletown, County of Orange, and the State of New York, if applicable.

In addition, if throughout any of the review process the project is deemed to require Bulk Requirement Tables, the applicant will supply said tables through an architect or engineer licensed in the State of New York.

SUBJECT TO: Any items as stated in: submitted PB application, Public Hearing, Board discussion, City Inspectors' input, PB Engineer, and PB Attorney's recommendations.

Information submitted within the application will become part of the record, and the applicant will follow through on and to be held to.

THEREFORE: The applicant is only allowed to use the space as designated in the application and resolution. Any changes in building structure and/or use, applicant will need to seek PB approval, if applicable. The applicant will be required to pay any outstanding fees, such as, application fees and professional fees, if any. If these remained unpaid after 10-day notice to cure, the approval will be rescinded and it will be a violation to continue to operate/rent/lease space.

WHEREAS, Pursuant to the City of Middletown Code, Chapter 475, Article 4, Administration and Enforcement, Chapter 475-53, Paragraph E-6, unless work is commenced and diligently prosecuted within six months and completed within two years of the date of granting a Special Use Permit, such Special Use Permit shall be null and void.

If no work is done in the next six months, the applicant will need to submit a request for a six-month extension of the Planning Board approval.

Prepared by:

Attachments:

1.	Stanton(0001)
----	---------------

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 18-20 Stanton St Middletown NY 10940

Section 45 Block 4 Lot 18.1

Current Zoning District i2

Building Existing X New _____

2. Owner of Property Bobcat Road LLC

Owner's Address 13 Ventui Rd

City Slate Hill State: NY Zip 10973

Phone numbers: **Home:** 845.270.0757

Business: 845.270.0757

Cell: 845.270.0757

3. Applicant name Recovery 1 Towing Inc

If different from Owner

Applicants Address 5507-10 Nesconset Hwy

City MT.Sinai State NY Zip 11766

Phone numbers: **Home:** 516-250-3250

Business: 914-292-9890

Cell: 516-250-3250

Fax: NA

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 Outdoor vehicle storage for repossessed cars and trucks

Description of what you are requesting: Outdoor vehicle storage for bank financed vehicles which my company has repossessed. Cars will be stored (lot inventory changes daily) and released back to the owners once they have been released or released to an auction if they have not been redeemed by the owners.

Uses currently in property: Storage

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	<u>1.2 Acres of industrial land</u>		
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 1200 sq/ft house as well as 3600 sq/ft warehouse
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.

I2 ZONED Currently

Outdoor vehicle storage for repossessed cars and trucks

- 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.
-
-

Outdoor vehicle storage for repossessed cars and trucks

7. Sign at the Place Indicated

Signature: Vito DeRosa

Printed Name and Title: Vito DeRosa- President

Date: 07/27/2026

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

David Goshkin being duly sworn, deposes and says that

he/she resides at 13 Venturi Rd Shick Hill NY

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

owner in fee or _____ of the Bobcat Road LLC
OFFICIAL TITLE

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

he/she has authorized Recovery 1 Towing Inc. to make the foregoing

application for approval as described herein.

Sworn before me this 28th day of July 2026

[Signature]
Notary Public

CHRIS SCIBELLI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SC4814694
Qualified in Orange County
Commission Expires Sept. 30, 2026

David Goshkin
OWNER'S SIGNATURE



LEGEND

- PROPERTY LINE
- 8' HIGH SECURITY FENCE WITH PRIVACY SLATS
- ELECTRIC SECURITY GATE
- DIRECTION OF TRAFFIC
- ADA PARKING SPACE
- ADA ACCESSIBLE
- CAMERA POLE (TYP.)
- LIGHT POLE (TYP.)
- SMALL REF. STATION

SITE DATA

ADDRESS
14-16 STANTON STREET
ROSELTON, NY 11899
TAX MAP ID
00-4-17 & 40-4-16 RD
ZONING
1-2 - GENERAL INDUSTRIAL
TOTAL AREA
17.29 ACRES (80,272 SF)
EXISTING IMPROVEMENTS
83,680 SF (BRT.)
PROPOSED USE
VEHICLE STORAGE /
ASSET RECOVERY FACILITY

VEHICLE AND PARKING SUMMARY

EMPLOYEE PARKING	8 SPACES
VISITOR PARKING	4 SPACES
ADA PARKING	1 SPACE
TOW TRUCK PARKING	5 SPACES
VEHICLE STORAGE ROWS	48 SPACES
HIGH SECURITY STORAGE	8 SPACES
TOTAL VEHICLE CAPACITY	64 VEHICLES

GENERAL NOTES

- THIS PLAN IS CONCEPTUAL AND FOR PLANNING PURPOSES ONLY.
- ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.
- FENCE SHALL BE 8' HIGH CHAIN LINK WITH PRIVACY SLATS (TYP.)



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: September 2, 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: September 2, 2026

Richard P. McCormack

**Presentation of API for the plastic/plastic products manufacturing facility located at 102
Dolson Avenue, Middletown**

Prepared by:

Attachments:

1.	2026-07-22 - 2266.01 - 102 Dolson Ave Site Plan
2.	2266.01 - SEAF
3.	Frigel Industrial Chiller
4.	2266.01 - Owner Endorsement (Signed)
5.	Dolson Easements_book_2877[19559]
6.	PET Extrusion Thermoforming Process
7.	2266.01 - Planning Board Application (Signed) - Flat



1. TAX MAP IDENTIFICATION NUMBER: SECTION 48 BLOCK 1 LOT 1.2	6. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN INDIANA BAT HIBERNACULUM, ANY TREE CUTTING OR REMOVAL SHALL OCCUR WITHIN THE APPROPRIATE TIME OF YEAR WORK WINDOW, OCTOBER 31ST THROUGH MARCH 31ST, TO AVOID DIRECT IMPACTS TO INDIVIDUALS AND THE NEED FOR AN ARTICLE 11 TAKE PERMIT.
2. TOTAL AREA OF SUBJECT PARCEL: 10.07± ACRES.	7. THE HOURS OF TRUCK DELIVERY ARE 7:00 AM TO 9:00 PM.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", SHEET 1 OF 1, DATED JANUARY 28, 2020, PREPARED BY MASER CONSULTING, P.A., P.L.S. LIC. NO. 50985 OF NEW YORK.	8. TRUCKS WILL NOT BE ALLOWED TO PARK OVERNIGHT AND MUST FOLLOW NYS LAWS REGARDING IDLING ON-SITE.
4. OWNER: DOLSON HOLDINGS LLC 1449 37TH STREET, SUITE 414 BROOKLYN, NY 11218	9. LESS THAN TWENTY-FIVE (25) TRUCKS PER DAY ANTICIPATED FOR THE REDEVELOPED BUILDING.
5. APPLICANT: API 34 STILLO DRIVE AIRMONT, NY 10952	

TENANT: API
USE: MANUFACTURING OF PLASTIC AND PLASTIC PRODUCTS (§475-23B.(8))
HOURS OF OPERATION: SUNDAY - FRIDAY 7:00 AM TO 3:00 PM, 3:00 PM TO 11:00 PM, 11:00 PM TO 7:00 AM
PARKING REQUIREMENT: 1 SPACE / 2 WORKERS (§475-33(10))
40 WORKERS PER SHIFT * 1 SPACE / 2 WORKERS = 20 SPACES
20 SPACES + (20 SPACES * 100% (SHIFT OVERLAP)) = **40 SPACES**

<u>BUILDING AREA:</u>	
PLASTIC PRODUCT MANUFACTURING:	102,200 SF
<u>TOTAL OFF-STREET LOADING BERTHS REQUIRED:</u>	
FLOOR AREA (SQUARE FEET) FROM 60,000 TO 100,000	4 OFF-STREET LOADING BERTHS
FOR EACH ADDITIONAL 50,000 OR MAJOR FRACTION THEREOF	1 OFF-STREET LOADING BERTHS
TOTAL:	5 OFF-STREET LOADING BERTHS
<u>TOTAL OFF-STREET LOADING BERTHS PROVIDED:</u>	
PLASTIC PRODUCT MANUFACTURING:	9 OFF-STREET LOADING BERTHS

CITY OF MIDDLETOWN - ZONING DISTRICT I-1 (LIGHT INDUSTRY)		
SPECIAL USE: MANUFACTURING OF PLASTIC AND PLASTIC PRODUCTS OR MANUFACTURING OF SIMILAR NONFERROUS PRODUCTS (USE #475-23B.(8))		
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	15,000 SF	438,416 SF
LOT WIDTH	100 FEET	636.54 FEET
FRONT YARD	20 FEET	43.05 FEET
REAR YARD	10 FEET	10.22 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	44 FT *

* VARIANCE GRANTED PER 01/15/20 ZBA DECISION



DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		07/22/26
	SHEET NUMBER	
☐ CONCEPT APPROVAL	N/A	OF N/A
☒ PLANNING BOARD APPROVAL	N/A	OF 2
☐ OGDH REALTY SUBDIVISION APPROVAL	1	OF N/A
☐ OGDH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
☐ INSYDEC APPROVAL	N/A	OF N/A
☐ INSYDOT APPROVAL	N/A	OF N/A
☐ OTHER:	N/A	OF N/A
☐ FOR BID / CONSTRUCTION	N/A	OF N/A

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 PROPERTIES, INC. THIS SHEET SHALL BE CONSIDERED INVALID WHEN
 ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

**ENGINEERING
& SURVEYING
PROPERTIES**
Achieving Successful Results
with Innovative Designs

API 102 DOLSON AVENUE CITY OF MIDDLETOWN ORANGE COUNTY, NEW YORK		
JOB #:	2266.01	DRAWN BY: RMB
DATE:	07/22/26	SCALE: 1" = 40'
REVISION:	0	TAX LOT: 48-1-1.2

Short Environmental Assessment Form

Part 1 - Project Information

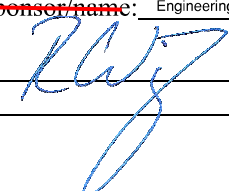
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: API Change of Use			
Project Location (describe, and attach a location map): 102 Dolson Avenue, Middletown, NY 10940			
Brief Description of Proposed Action: The proposed action consists of a change of use for the building located at 102 Dolson Avenue. The previously proposed uses of the 213,129 SF building consisted of store or service establishments (46,278 SF) and warehouse (166,851 SF). The applicant proposes manufacturing of plastic and plastic products to occupy 102,200 SF of the building with the remaining building floor area (110,929 SF) to remain for warehouse use which is not part of this application. Manufacturing of plastic and plastic products requires a special use permit in the I-1 (Light Industry) zoning district of the City of Middletown.			
Name of Applicant or Sponsor: API		Telephone: 845-557-7411 E-Mail: Nathan@apipak.com	
Address: 34 Stillo Drive			
City/PO: Middletown		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		10.07 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.07 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Storm water discharges will be directed to storm drains previously constructed.	NO ☒	YES ☐ ☐ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Site Name: Middletown Dump, Site Code, 336029 (See Attached)	NO ☐	YES ☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): None	NO ☐ ☐	YES ☒ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Engineer Applicant/sponsor/name: Engineering & Surveying Properties, PC C/O Ross Winglovitz, PE Date: 07/17/2026 Signature:  Title: Principal		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Administrative Information

Site Name: Middletown Dump

Site Code: 336029

Program: State Superfund Program

Classification : 03

EPA ID Number: NYD980507057

Location

DEC Region: 3

Address: Dolson Avenue (Route 17M)

City: Middletown

Zip: 10940

County: Orange

Latitude: 41.427772

Longitude: -74.421159

Site Type: Landfill

Estimated Size: 22 Acres

Distance of site to the nearest points of community interest:

- School: 0.00 Ft
- Daycare Facility: 0.00 Ft
- Medical Facility: 0.00 Ft
- Senior Care Facility: 0.00 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

Hazardous Waste Disposal Period

From: 1952

To: 1969

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: City of Middletown

Current Owner(s) Address: City Hall

Middletown, NY, 10940

Current On-Site Operator: UNKNOWN3

Stated Operator(s) Address:

, ZZ,

Site Document Repository

No Repository Information Available

Site Description

Location Description:

The 20 acre site is located east of Dolson Avenue (NYS Rt. 17M), and adjacent to the City of Middletown's Wastewater Treatment Plant.

Site Features:

The landfill is not capped and had an incinerator. The ash from the incinerator was disposed of at the site.

Current Use:

The site may still be receiving construction and demolition debris from town activities such as road cleaning, tree pruning, and catch basin cleaning.

Surrounding Uses:

Commercial, industrial and agricultural properties, and the City wastewater treatment works surround the land.

Past Uses of the Site:

This site was an active incinerator and landfill from 1952 to 1969, receiving municipal and commercial waste from the Town of Middletown. Approximately 450 tons of hazardous materials including benzene, toluene, ethanol, methanol, waste oil, and still bottom residues were transported to the landfill. Four hundred tons of the waste were incinerated, and the resulting ash was buried in the landfill. It is estimated that an additional 40 tons were incinerated and 10 tons were buried directly in to the landfill.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
STILL BOTTOM RESIDUE (UNSPECIFIED, MAY BE ANY
COMBINATION OF F001 THROUGH F005 WASTES)
METHANOL (F003)
TOLUENE (F005)
WASTE SOLVENTS

Site Environmental Assessment

A Phase I Investigation was completed in 1988. A Preliminary Site Assessment (PSA) was completed in 1993. Sampling conducted during the PSA included surface water, sediment, domestic well water, soil borings and groundwater. Sediment samples indicated low concentrations of methylene chloride and acetone, and one surface water sample indicated methylene chloride was present. The subsurface samples revealed one analyte, trichloroethane at 5ppb. In groundwater, two organic compounds were found exceeding NYS Class GA Groundwater Standards, 1-2 dichloroethene @ 36 ppb and trichloroethene @ 34 ppb.

DER Environmental Remediation Databases

[Privacy Policy](#)

[Terms of Service](#)

4 wells showed exceedance of groundwater standard). The levels found do not represent a significant threat to the environment.

- Agencies
- [App Directory](#)
- [Counties](#)
- [Events](#)
- [Programs](#)
- [Services](#)

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- 繁體中文

• Site Health Assessment

- বাংলা Hazardous waste deposition at the site has been confirmed and there is the potential for
- 한국어 groundwater, soil, and surface water contamination due to leaching of material from the
- Kremlinsyem landfill. Limited surface water/sediment, groundwater, and surface soil sampling do not
- Italiano indicate any significant contamination. The testing of nearby residential drinking water
- العربية supply wells in May 2000 indicates no impacts from the nearby landfill. Although the site is
- Polski unfenced and the access road to the site is not secured, there is no evidence of
- Français trespassing. A recycling and ethanol production facility is proposed for construction on-site.
- اردو Prior to construction, additional subsurface investigation is planned.

For more Information:

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Air cooled water chiller

MRM industrial grade water chillers are available in cooling capacity range from 58 to 580 KW, with water working temperatures range from 0°C to 25°C and suitable for indoor or outdoor installation. The standard configuration is designed for an ambient temperature up to 45°C (for high-er temperatures, consult the MRT range with R134a gas).

According to the model, these units are equipped with up to four hermetic rotary Scroll compressors in one or two refrigeration circuits with ozone-friendly refrigerant R410A, axial-flow fans and microchannel full-aluminium condenser.

The MRM range offers a large number of model variations that covers all process cooling requirements and climate conditions.



Versions:

- **Fan type**

- **AC:** on-off asynchronous fans
- **EC:** brushless EC variable speed fans
- **EH:** high pressure EC fans, suitable for ducting indoor installation

- **Evaporator type**

- **BP:** brazed-plate
- **S&T:** shell-and-tube

- **Water configuration type**

- **N:** no pumps and tanks
- **M:** with evaporator pump only
- **P:** with tank and process pump
- **S:** with tank, evaporator pump and process pump



Scroll & Tandem-Scroll

Advantages

- **Maximum efficiency and reliability**, at full load and part loads, by using multi-circuit and multi-compressor systems
- **Accurate multi-step management of the cooling capacity in multi-compressors/circuit models**, in order to precisely meet the most demanding needs of the industrial applications
- **Wide operating ambient temperature range**, from -25°C up to +45°C, granting high performance in any weather location
- **Operating versatility and high flexibility of installation** thanks to a large number of variations and accessories available
- **Plug&play and modular design** for easy installation and future expandability, thanks to the integrated hydronic group version
- **Reduced refrigerant volume** and easy to clean aluminum microchannel condensers
- **Last generation microprocessor control** with touch screen interface and ready to be connected to the digital supervisor system (MiND™)
- **Easy service** thanks to the recording in the local memory of the operating status, working conditions and alarm history

Technical features:

Chiller system:

- Scroll & Twin Scroll Compressors;
- 1 or 2 refrigerant circuits;
- R410A refrigerant;
- High and low pressure gauges.

High efficiency microchannel aluminium condenser

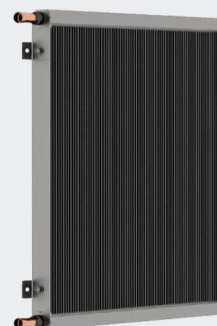
- Higher efficiency and performances
 - heat exchange from +20% to +40% compared with finned tube models;
 - reduction of air-side pressure drops;
 - lower weight and reduced dimensions;
 - thinner profile than finned tube models;
 - 60% lower weight compared to finned tube models.
- Proven reliability
 - robust design and easy to clean with pressurized water;
 - process and materials proven over time;
 - engineered with long-life aluminium alloys.
- Low cost
 - lower refrigerant charge;
 - optimized material cost;
- Factory equipped with the standard pollen filter
 - Galvanized metal frame and protective grille;
 - Aluminium filament filter material.

Fan type

- **AC:** asynchronous on-off fans
 - For temperatures greater than -15 °C (-5 °C with MRM402 and MRM404)
- **EC:** brushless fans with variable speed
 - For ambient temperatures greater than -25 °C
- **EH:** high head EC fans
 - Suitable for ducting on indoor installations (heat recovery)
 - For ambient temperatures greater than -25 °C

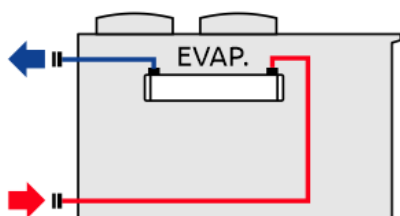
Evaporator

- **BP:** brazed plates
 - all configurations available;
 - SS316L copper brazed plates;
 - oversized exchange surface;
 - reduced dimensions and high-efficiency herringbone pattern.
- **S&T:** shell & tube
 - available with N and M configurations only;
 - cleanable;
 - gas and water low approach;
 - carbon steel body and copper pipes;
 - anti-corrosion extra thick design.



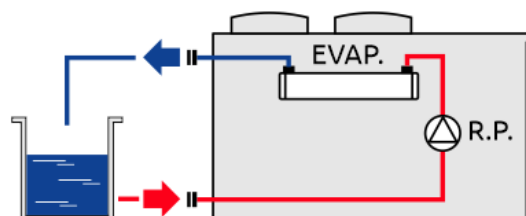
Technical features:

- Self water-filling
- Chilled-water storage tank pressurized and insulated
- Galvanized steel frame and panels, painted with polyester powders
- Stainless steel pumps



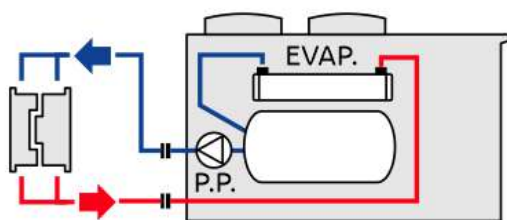
N: without pumps and tank

Process pumping stations available on request for GPP/GPV series, with and without inverters, recirculating pumping stations and its storage tanks.

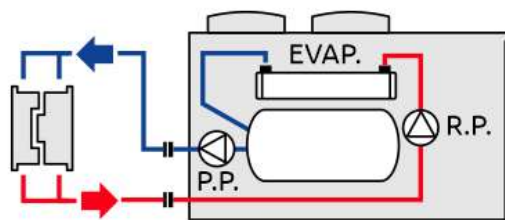


M: with evaporator's pump only

Process pumping stations available on request for GPP/GPV series, with and without inverters.



P: with tank and process pump



S: with tank, recirculating and process pumps

Options

- Cold Climate for no glycol systems when $T_{amb} < 0^{\circ}\text{C}$
- Electrical cabinet heater for glycol systems when $T_{amb} < -10^{\circ}\text{C}$
- Remote control with double display
- Y water filters
- Optional feet for ground support
- Electronic thermostatic valve (included on MRM402 and MRM404 models)

Mirror HMI Remote panel



Direct connection



Connection through access point

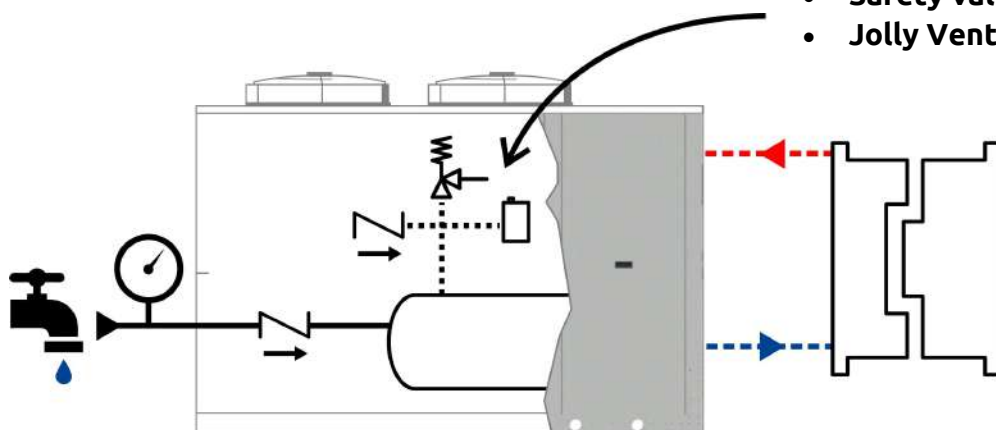
Hydraulic supply

Standard models with internal tank "P"

- Filling by water system
- The pressure of the inner tank is determined by the water supply
- External water and glycol charging kits available (please contact Frigel).

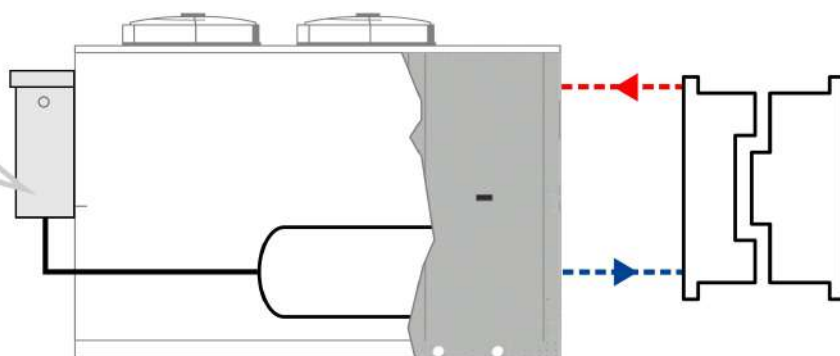
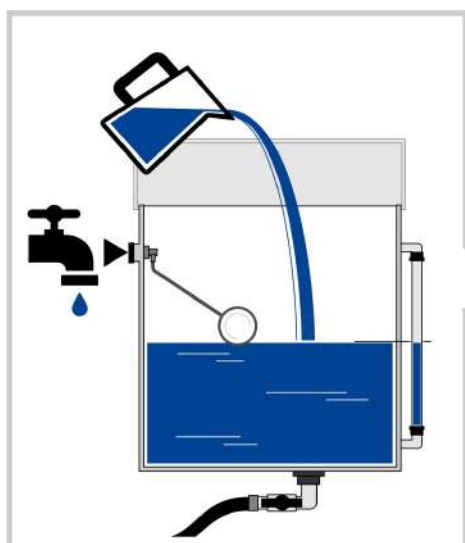
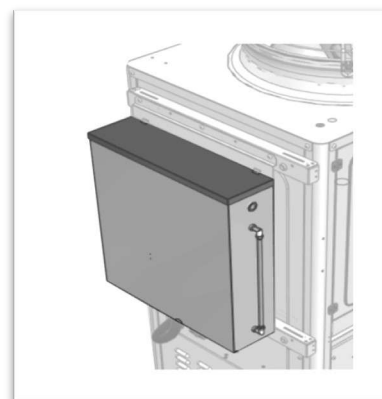
SAFETY DEVICES

- Vacuum breaker valve
- Safety valve
- Jolly Vent Valve



Models with internal tank "P", "S" and tray for manual loading

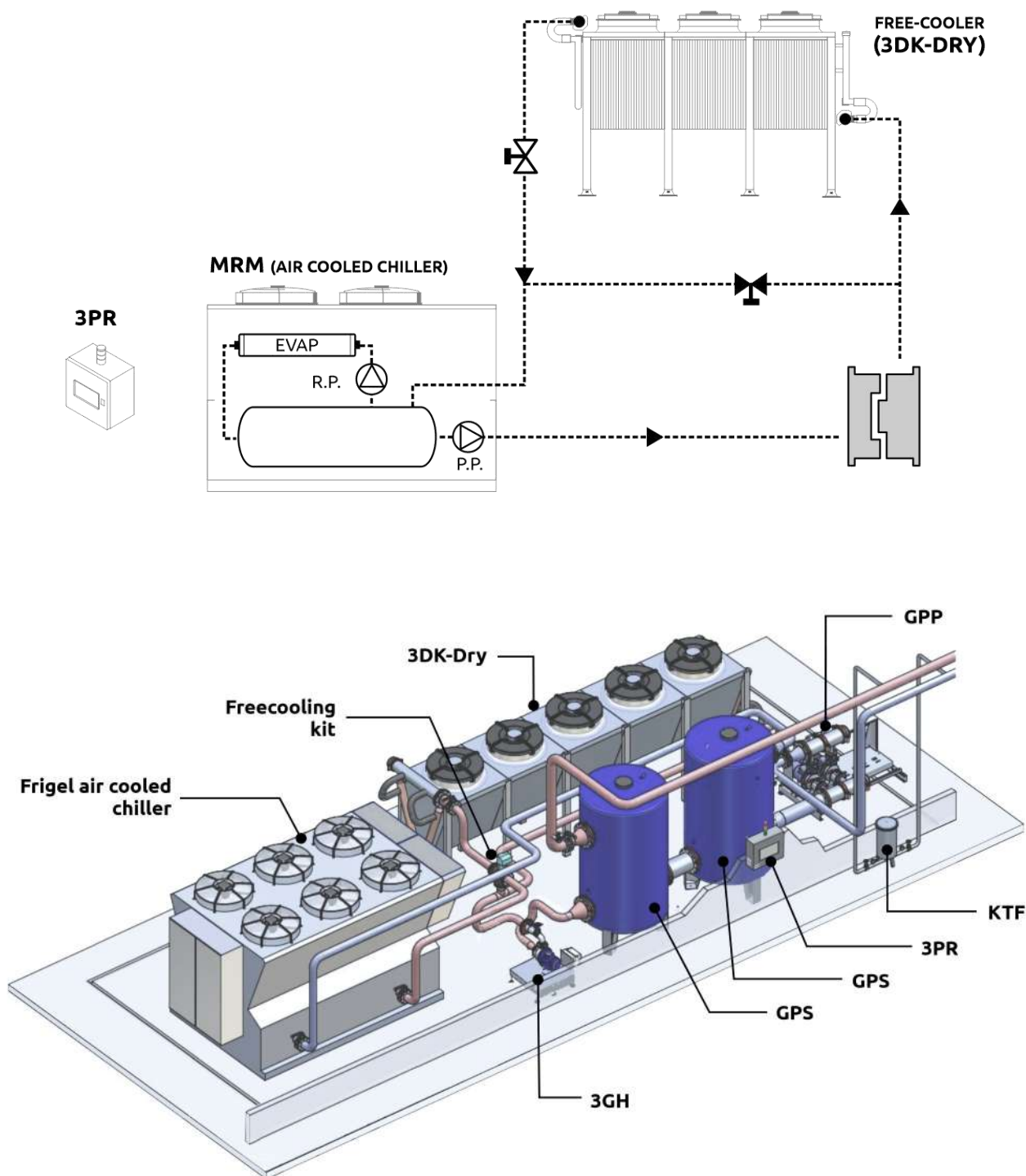
- Consisting of a stainless steel tray with flap lid
- Allows manual loading of water, or water-glycol mixture
- Allows automatic loading with float if connected to water system
- Equipped with internal visual level indicator.



Freecooling option

Through the control panel, it is possible to combine an air/water cooler to the refrigerating unit to create a freecooling system.

Using the ambient air, the system allows to cool the water return from the process, by shutting down, partially and/or completely, the refrigerating unit, with consequent energy saving.



The above scheme is for illustrative purposes only

Technical data

50Hz

IndustrialChiller Air cooled - Medium capacity - MRM

Model			201	251	301	311	401	202	252	302	312	402	204	254	304	314	404
Power supply voltage and frequency			400V±10%/3/50Hz														
Cooling capacity (*)	15°C/25°C (*)	kW	81	97	120	125	157	161	192	227	242	297	314	375	445	474	581
	10°C/35°C	kW	63	76	94	98	123	125	150	178	182	233	244	293	350	356	456
SEPR			5,59	5,57	5,23	6,00	5,80	6,68	6,51	6,21	6,58	6,53	6,19	6,13	5,89	5,98	6,19
Max set point temp.		°C	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Min set point temp. (no glycol)		°C	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Min set point temp. (with glycol)		°C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min ambient temp.		°C	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25
Max ambient temp.		°C	50	50	45	50	50	50	45	45	50	45	50	45	45	50	45
Compressor	Type		Scroll					Multiscroll									
	Capacity control		ON/OFF (0-100%)					ON/OFF (2 compressors = 0-50-100%)					ON/OFF (4 compressors = 0-25-50-75-100%)				
	Full Load Ampere (FLA)	A	38,8	46,8	59,8	59,8	73,4	38,8	46,8	59,8	59,8	73,4	38,8	46,8	59,8	59,8	73,4
	N°		1					2					4				
	Circuits	N°	1					2					2				
Air condenser	Totally installed	HP	20	25	30	30	40	40	50	60	60	80	80	100	120	120	160
	Type		Microchannel														
	Material		Aluminium														
	Nominal flow rate	m³/h	35.000	35.000	35.000	53.000	53.000	53.000	53.000	51.000	69.000	69.000	106.000	106.000	102.000	138.000	138.000
	N°		2	2	2	3	3	3	3	3	4	4	6	6	6	8	8
Fans (***)	AC fan (Axial) (Not ductable)	kW	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0
		A	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9
	EC fan (Axial) (Not ductable)	kW	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9
		A	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,90	2,9	2,9	2,9	2,9
	EH fan (Axial high pressure head) (Ductable)	kW	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8
		A	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4
	With diffuser		Yes														
Evaporator	Available pressure head [Pa]		150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
	Type		Braze plate/Shell-and-tube														
	Evaporator Braze plate	nom	14	17	21	22	27	28	33	39	42	51	54	64	77	82	100
		bar	1	0,8	0,9	0,9	0,9	0,9	0,9	0,7	0,8	0,8	1,1	1,1	0,9	0,9	0,9
	Evaporator Shell-and-tube	nom	14	16	20	26	26	26	31	38	49	49	53	62	75	97	97
Process pump		bar	0,8	0,7	0,8	0,8	0,8	0,8	0,6	0,9	0,8	0,8	0,9	1,1	0,9	1,0	1,0
	Type		Centrifugal														
	Quantity		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		kW	3	3	3	3	4	4	4	4	4	7,5	7,5	7,5	7,5	7,5	9,2
	min		6	6	6	6	12	12	12	12	12	24	24	24	24	24	42
	max	m³/h	20	20	20	20	42	42	42	42	42	72	72	72	72	72	132
	max	bar	4,2	4,2	4,2	4,2	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,9	3,5
Evaporator pump	min		2,8	2,8	2,8	2,8	2,6	2,6	2,6	2,6	2,6	2,6	2,6	2,6	2,6	2,6	1,7
	Type		Centrifugal														
	Full Load Ampere (FLA)	A	3,2	3,2	3,2	3,2	4,3	4,3	4,3	4,3	4,3	6,6	6,6	6,6	6,6	6,6	9,6
	min		6	6	6	6	12	12	12	12	12	24	24	24	24	24	36
	max	m³/h	20	20	20	20	42	42	42	42	42	72	72	72	72	72	114
	max		2,1	2,1	2,1	2,1	1,9	1,9	1,9	1,9	1,9	2,1	2,1	2,1	2,1	2,1	2
	min	bar	1,2	1,2	1,2	1,2	0,7	0,7	0,7	0,7	0,7	0,8	0,8	0,8	0,8	0,8	0,6
Tank	Material		Galvanized steel with internal Teflon coating														
	Volume	L	300	300	300	500	500	500	500	500	750	750	750	750	750	1000	1000
Process water connections	Type		VIC.FLANGE 741														
	In/out		DN50 2"	DN50 2"	DN50 2"	DN50 2"	DN80 3"	DN80 3"	DN80 3"	DN80 3"	DN80 3"	DN100	DN100	DN100	DN100 4"	DN100 4"	DN100 4"
Expansion valve	Type		Mechanical										Electro-				
													Mechanical				
Max operating current	A		57,4 (SP+RP+E H)	65,4 (SP+RP+E H)	78,4 (SP+RP+E H)	82,8 (SP+RP+E H)	100,5 (SP+RP+E H)	104,7 (SP+RP+E H)	120,7 (SP+RP+E H)	146,7 (SP+RP+E H)	151,1 (SP+RP+E H)	185,3 (SP+RP+E H)	202,5 (SP+RP+E H)	234,5 (SP+RP+E H)	286,5 (SP+RP+E H)	295,3 (SP+RP+E H)	356,9 (SP+RP+E H)
Power supply cable	Size		3x35+1x25mm² PVC @40°C	3x35+1x25mm² PVC @40°C	3x50+1x25mm² PVC @40°C	3x50+1x25mm² PVC @40°C	3x70+1x35mm² PVC @40°C	3x70+1x35mm² PVC @40°C	3x95+1x50mm² PVC @40°C	2X(3x50+1x25mm²) PVC @40°C	2X(3x50+1x25mm²) PVC @40°C	2X(3x70+1x35mm²) PVC @40°C	2X(3x70+1x35mm²) PVC @40°C	2X(3x95+1x50mm²) PVC @40°C	2X(3x95+1x50mm²) PVC @40°C	2X(3x95+1x50mm²) PVC @40°C	3X(3x70+1x35mm²) PVC @40°C
			57,2	65,2	78,2	82,5	100,2	104,4	120,4	146,4	150,7	184,9	201,9	233,9	285,9	294,5	356,1
Unit Full Load Ampere (FLA)	AC fan	A	55,4	63,4	76,4	79,8	97,5	101,7	117,7	143,7	147,1	181,3	196,5	228,5	280,5	287,3	348,9
	EC fan		57,4	65,4	78,4	82,8	100,5	104,7	120,7	146,7	151,1	185,3	202,5	234,5	286,5	295,3	356,9
	EH fan		55	55	59	61	61	58	58	62	64	64	61	61	65	67	67
Sound level			IP44														
Protection level																	
Refrigerant Charge (R410A)	kg		15	15,5	16	28,5	28,5	29,5	30,5	34	43	43	59	61	68	86	86
Net weight	kg		935	945	975	1.300	1.450	1.600	1.680	1.750	2.400	2.600	3.100	3.200	3.300	3.600	3.800
Operating weight (**)	kg		1.250	1.261	1.291	1.829	1.979	2.130	2.211	2.284	3.193	3.393	3.909	4.011	4.118	4.686	4.886

- (*) Nominal Cooling capacity (water temperature/ambient temperature °C)
- (**) Not considering the water in pipes and in exchangers
- (***) AC fans in case of Ambient Temperature >-15°C (>-5°C in case of MRM402 and MRM404) / Use EC fans in case of Ambient Temperature >-25°C / Use EH fans in case of Ambient Temperature >-25°C
- Nominal flow rate and pressure drop at nominal cooling capacity
- Available supply voltage: 400V±10%/3/50Hz; 460V±10%/3/60Hz; 380V±10%/3/60Hz
- On request: UL electrical panel for 60Hz versions
- Capacity with process water temperature DeltaT = 5°C
- in case of lower set point, contact Frigel
- Add glycol in case of low ambient 0°C - Add glycol in case of set point lower than +7°C
- Pumps rated up to 35% of Glycol
- Glycol percentage: 20% glycol in weight -> from 0°C to the minimum set point temperature / 25% glycol in weight -> from -5°C to 0°C
- Not suitable for demi-water (due to ferrous components)
- Max water working pressure: 6 bar

Technical data

60Hz

IndustrialChiller Air cooled - Medium capacity - MRM

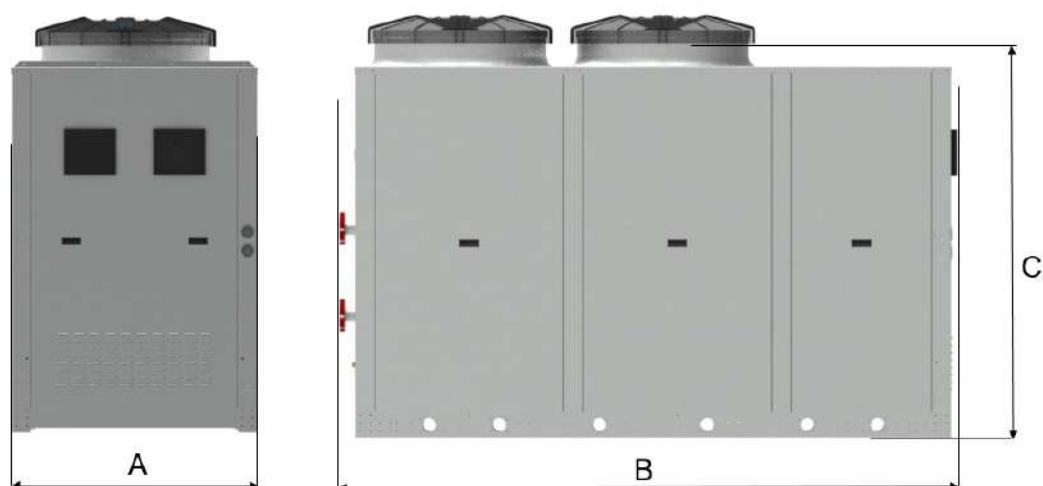
Model			201	251	301	311	401	202	252	302	312	402	204	254	304	314	404	
Power supply voltage and frequency			460V±10%/3/60Hz															
Cooling capacity (*) (R410A)	15°C/25°C (*)	kW	74	97	117	130	151	148	191	223	252	287	288	374	437	493	562	
	10°C/35°C	kW	58	76	91	103	118	115	149	174	188	225	224	292	342	370	441	
SEPR			5,45	5,43	5,29	5,88	5,39	6,23	6,39	6,11	6,36	5,98	5,87	5,98	5,82	5,85	5,73	
Max set point temp.		°C	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	
Min set point temp. (no glycol)		°C	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	
Min set point temp. (with glycol)		°C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Min ambient temp.		°C	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	
Max ambient temp.		°C	50	50	45	50	50	50	45	45	50	45	50	45	45	50	45	
Compressor	Type		Scroll					Multiscroll										
	Capacity control		ON/OFF (0-100%)					ON/OFF (2 compressors = 0-50-100%)					ON/OFF (4 compressors = 0-25-50-75-100%)					
	Full Load Ampere (FLA)	A	31,6	39,4	48,6	48,6	62,0	31,6	39,4	48,6	48,6	62,0	31,6	39,4	48,6	48,6	62,0	
	N°		1					2					4					
	Circuits Totally installed	N°	1					2					2					
		HP	15	20	25	25	30	30	40	50	50	60	60	80	100	100	120	
Air condenser	Type		Microchannel															
	Material		Aluminium															
Nominal flow rate		m³/h	36.385	36.385	36.385	54.340	54.340	54.340	54.340	51.775	69.160	69.160	108.680	108.680	103.550	138.320	138.320	
Fans (***)	N°		2	2	2	3	3	3	3	3	4	4	6	6	6	8	8	
	AC Fan (Axial) (Not ductable)	kW	2,2	2,2	2,2	2,2	2,2	2,2	2,2	2,2	2,2	2,2	2,2	2,2	2,2	2,2	2,2	
		A	3,8	3,8	3,8	3,8	3,8	3,8	3,8	3,8	3,8	3,8	3,8	3,8	3,8	3,8	3,8	
	EC Fan (Axial) (Not ductable)	kW	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	1,9	
		A	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	2,9	
	EH Fan (Axial high pressure head) (Ductable)	kW	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	2,8	
		A	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	4,4	
		With diffuser Available pressure head [Pa]	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	
Evaporator	Type		Braze plate/Shell-and-tube															
	nom	m³/h	13	17	20	22	26	25	33	38	43	49	50	64	75	79	97	
Evaporator Brazed plate	nom	bar	0,9	0,9	0,8	0,8	0,8	0,7	0,9	0,7	0,7	0,7	1,0	1,0	0,9	0,9	0,9	
	nom	m³/h	13	17	20	26	26	25	33	38	49	49	50	64	75	97	97	
Evaporator Shell-and-tube	nom	bar	0,7	0,8	0,8	0,8	0,8	0,7	0,7	0,9	0,8	0,8	0,8	1,2	0,8	1,0	1,0	
	Type		Centrifugal															
Process pump	Quantity		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	kW		3,0	3,0	3,0	3,0	4,0	4,0	4,0	4,0	4,0	7,5	7,5	7,5	7,5	7,5	9,2	
	min	m³/h	6	6	6	6	12	12	12	12	12	30	30	30	30	30	42	
	max		24	24	24	24	50	50	50	50	86	86	86	86	86	126		
	max	bar	4,1	4,1	4,1	4,1	3,7	3,7	3,7	3,7	3,7	3,7	3,7	3,7	3,7	3,7	3,6	
	min		2,6	2,6	2,6	2,6	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	2,0	1,7	
Evaporator pump	Type		Centrifugal															
	kW		2,2	2,2	2,2	2,2	3,0	3,0	3,0	3,0	3,0	5,5	5,5	5,5	5,5	5,5	5,5	
	Full Load Ampere (FLA)	A	4,1	4,1	4,1	4,1	5,6	5,6	5,6	5,6	5,6	8,9	8,9	8,9	8,9	8,9	8,9	
	min	m³/h	6	6	6	6	12	12	12	12	12	30	30	30	30	30	36	
	max		24	24	24	24	50	50	50	50	86	86	86	86	86	120		
	max	bar	3,1	3,1	3,1	3,1	2,8	2,8	2,8	2,8	2,8	3,0	3,0	3,0	3,0	3,0	2,6	
min	1,7		1,7	1,7	1,7	1,0	1,0	1,0	1,0	1,0	1,3	1,3	1,3	1,3	1,3	1,0		
Tank	Material		Galvanized steel with internal Teflon coating															
	Volume	L	300	300	300	500	500	500	500	500	750	750	750	750	1000	1000	1000	
Process water connections	Type		VIC.FLANGE 741 ASME															
	In/out		DN50 2"	DN50 2"	DN50 2"	DN50 2"	DN80 3"	DN80 3"	DN80 3"	DN80 3"	DN80 3"	DN100 4"	DN100 4"	DN100 4"	DN100 4"	DN100 4"	DN100	
Expansion valve		Type	Mechanical										Electronic		Mechanical			Electro-
Max operating current		A	50,1 (SP+RP+E H)	57,9 (SP+RP+E H)	67,1 (SP+RP+E H)	71,5 (SP+RP+E H)	88,8 (SP+RP+E H)	90,0 (SP+RP+E H)	105,6 (SP+RP+E H)	124,0 (SP+RP+E H)	128,4 (SP+RP+E H)	163,8 (SP+RP+E H)	175,0 (SP+RP+E H)	206,2 (SP+RP+E H)	243,0 (SP+RP+E H)	251,8 (SP+RP+E H)	308,1 (SP+RP+E H)	
Power supply cable		Size	3x25+ 1x16mm² PVC @40°C	3x35+ 1x25mm² PVC @40°C	3x35+ 1x25mm² PVC @40°C	3x50+ 1x25mm² PVC @40°C	3x70+ 1x35mm² PVC @40°C	3x70+ 1x35mm² PVC @40°C	3x70+ 1x35mm² PVC @40°C	3x95+ 1x50mm² PVC @40°C	3x95+ 1x50mm² PVC @40°C	2X(3x50+ 1x25mm²) PVC @40°C	2X(3x50+ 1x25mm²) PVC @40°C	2X(3x70+ 1x35mm²) PVC @40°C	2X(3x70+ 1x35mm²) PVC @40°C	2X(3x95+ 1x35mm²) PVC @40°C	2X(3x95+ 1x35mm²) PVC @40°C	
Unit Full Load Ampere (FLA)	AC fan	A	49,0	56,8	66,0	69,9	87,2	88,4	104,0	122,4	126,3	161,7	171,8	203,0	239,8	247,6	303,9	
	EC fan		48,1	55,9	65,1	68,5	85,8	87,0	102,6	121,0	124,4	159,8	169,0	200,2	237,0	243,8	300,1	
	EH fan		50,1	57,9	67,1	71,5	88,8	90,0	105,6	124,0	128,4	163,8	175,0	206,2	243,0	251,8	308,1	
Sound level		dB(A) 10 m	54	58	58	61	61	57	61	61	64	64	60	64	64	67	67	
Protection level			IP44															
Refrigerant Charge (R410A)		kg	14,8	15,3	15,8	28,5	28,5	29,5	30,5	34	43	43	59	61	68	86	86	
Net weight		kg	935	945	975	1.300	1.450	1.600	1.680	1.750	2.400	2.600	3.100	3.200	3.300	3.600	3.800	
Operating weight (**) (R410A)		kg	1.250	1.260	1.291	1.829	1.979	2.130	2.211	2.284	3.193	3.393	3.909	4.011	4.118	4.686	4.886	

- (*) Nominal Cooling capacity (water temperature/ambient temperature °C)
- (**) Not considering the water in pipes and in exchangers
- (***) AC fans in case of Ambient Temperature >15°C (>-5°C in case of MRM402 and MRM404) / Use EC fans in case of Ambient Temperature >-25°C / Use EH fans in case of Ambient Temperature >-25°C
- Nominal flow rate and pressure drop at nominal cooling capacity
- Available supply voltage: 400V±10%/3/50Hz; 460V±10%/3/60Hz; 380V±10%/3/60Hz
- On request: UL electrical panel for 60Hz versions
- Altitude limit: 2600 m a.s.l.
- Capacity with process water temperature DeltaT = 5°C
- in case of lower set point, contact Frigel
- Add glycol in case of low ambient 0°C - Add glycol in case of set point lower than +7°C
- Pumps rated up to 35% of Glycol
- Glycol percentage: 20% glycol in weight -> from 0°C to the minimum set point temperature / 25% glycol in weight -> from -5°C to 0°C
- Not suitable for demi-water (due to ferrous components)
- Max water working pressure: 6 bar

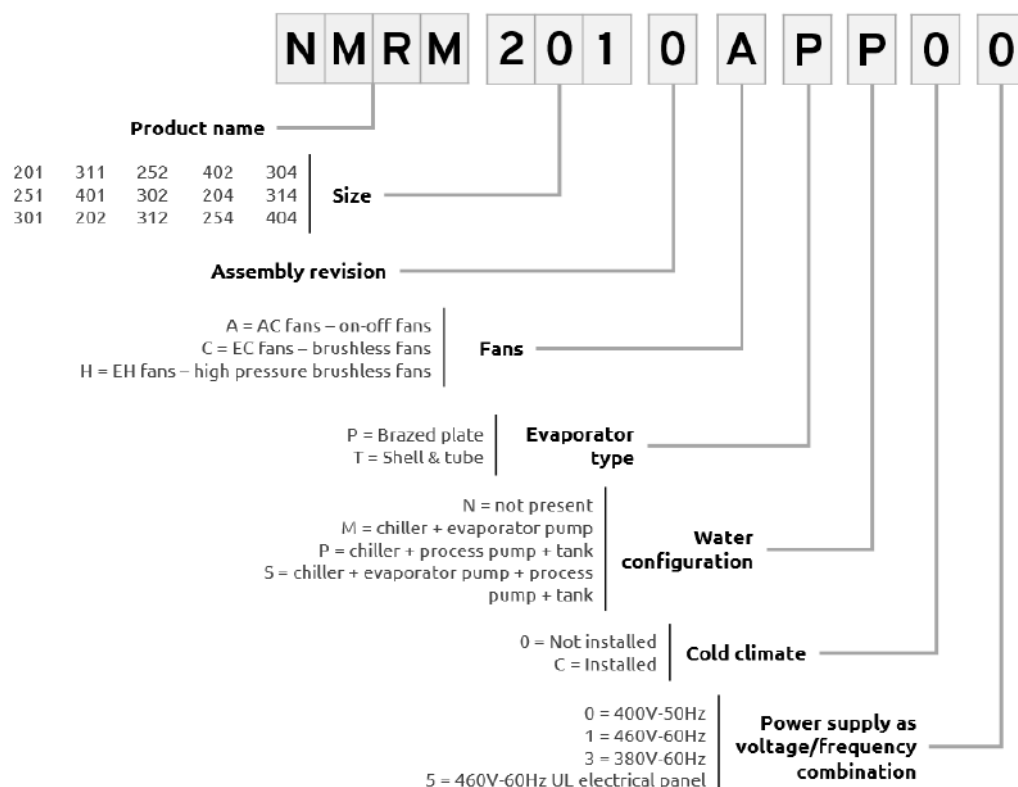
Dimensional technical data

IndustrialChiller Air cooled - Medium capacity - MRM																
Model		201	251	301	311	401	202	252	302	312	402	204	254	304	314	404
A	mm	1.165	1.165	1.165	1.165	1.165	1.165	1.165	1.165	1.165	1.165	2.137	2.137	2.137	2.137	2.137
B	mm	2.875	2.875	2.875	3.800	3.800	4.545	4.545	4.545	5.470	5.470	4.545	4.545	4.545	5.470	5.470
C	mm	1.975	1.975	1.975	1.975	1.975	1.975	1.975	1.975	1.975	1.975	1.975	1.975	1.975	1.975	1.975

Dimensions refer to units in basic configuration, without added options



Order Code



OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Hindy Sobel being duly sworn, deposes and
says that he/she resides at 1449 37th Street; Suite 414
in the County of Kings and State of New York and that he is the
owner in fee or member of the _____
OFFICIAL TITLE
Dolson Holdings LLC Corporation which is the owner
in fee of the premises described in the foregoing application and that he has authorized
API to make the foregoing application for
approval as described herein.

Sworn before me this 17 day of July, 2026

[Signature]
NOTARY PUBLIC

[Signature]
OWNERS SIGNATURE



SECTION 8 BLOCK 1 LOT 1

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

PRINT OR TYPE: BLACK INK ONLY

(This Page is Part of the instrument)

SAMUEL WULWICK

AND

KENNETH WULWICK
ROBERT WULWICK
JOAN KASTIN, d/b/a
JO-REN COMPANYRECORD AND RETURN TO:
(Name and Address)Summit, Rovins, & Seldesman, Esq.
445 Park Avenue
New York, New York
10022

Attn: Jeffrey Diamond, Esq.

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 051071

DATE 1-19-88 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED _____ MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER *Assignment*

BG20 Blooming Grove _____
 CH22 Chester _____
 CO24 Cornwall _____
 CR26 Crawford _____
 DP28 Deerpark _____
 GO30 Goshen _____
 GR32 Greenville _____
 HA34 Hamptonburgh _____
 HI36 Highland _____
 MK38 Minisink _____
 ME40 Monroe _____
 MY42 Montgomery _____
 MH44 Mount Hope _____
 NT46 Newburgh (T) _____
 NW48 New Windsor _____
 TU50 Tuxedo _____
 WL52 Walkkill _____
 WK54 Warwick _____
 WA56 Wawayanda _____
 WO58 Woodbury _____
 MN09 Middletown _____
 NC11 Newburgh _____
 PJ13 Port Jervis _____
 9999 Hold _____

SERIAL NO. _____

Mortgage Amount \$ _____ CHECK ☒ CASH _____ CHARGE _____

Exempt Yes _____ No _____

3-6 Cooking Units Yes _____ No _____

Received Tax on above Mortgage

Basic \$ _____

MTA \$ _____

Spec. Add. \$ _____

TOTAL \$ _____

MORTGAGE TAX \$ _____

TRANSFER TAX \$ ERECORD. FEE \$ 77-REPORT FORMS \$ 1-

CERT. COPIES \$ _____

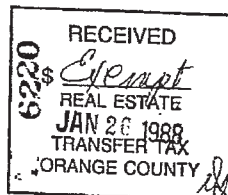
MARION S. MURPHY
Orange County Clerk

by: _____

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on the 26th day of Jan
 19 88 at 9:00
 O'Clock A. M. in Liber/Film 2877
 Dec'd at page 17 and examined.

Marion S. Murphy
 County Clerk



302011 PG 17

CROSS EASEMENT AGREEMENT

12033-17660

THIS AGREEMENT, made the 19th day of ~~December~~ ^{JANUARY, 1988}, 1987, by and between SAMUEL WULWICK, residing at No. 257 Vider Drive, Hewlett Bay Park, New York 11598, hereinafter called "WULWICK"; and KENNETH WULWICK, residing at No. 243 Hidden Pond Path, Franklin Lakes, New Jersey 07417; ROBERT WULWICK, residing at No. 621 Chestnut Drive, Roslyn, New York 11576; and JOAN KASTIN, residing at No. 857 Lawn Place, Woodmere, New York 11557, d/b/a JO-REN COMPANY, a partnership, with its principal place of business located at No. 128 Dolson Avenue, Middletown, New York 10940, hereinafter called "JO-REN".

WITNESSETH:

WHEREAS, WULWICK, is the owner of a certain parcel of land, containing 10.065± acres, situate on the northerly side of Dolson Avenue in the City of Middletown, Orange County, New York, known as Nos. 102-128 Dolson Avenue, Middletown, New York, and designated on the City of Middletown Tax Map as Section 48, Block 1, Lot 1.2, which parcel is more particularly described in Schedule A annexed hereto and made a part hereof; and

WHEREAS, JO-REN is the owner of certain parcels of land shown on a map entitled "Subdivision, Lands of Jo-Ren Company, City of Middletown & Town of Wallkill, County of Orange, New York", prepared by Chumard & McEvilly, Consulting Engineers, dated November 16, 1987 and revised November 20, 1987 and filed

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in the Orange County Clerk's Office on December 4, 1987 as Map No. 8624, a portion of which lands, as shown on said map are designated as follows: in the Town of Wallkill (Lot 1 - 2.683± acres and Lot 2 - 5.771± acres) and in the City of Middletown (Lot 1 - 5.920± acres, Lot 2 - 3.015± acres, and Lot 3 - 0.337± acres); and in their entirety, collectively designated on the City of Middletown Tax Map as Section 48, Block 1, Lots 4.1, 4.2, 4.3, 4.4, 4.5, 4.6 and 4.7 and on the Town of Wallkill Tax Map as Section 69, Block 1, Lots 57, 58.2 and 59, which parcels of land are more particularly described in Schedule B annexed hereto and made a part hereof; and

WHEREAS, all of the aforementioned parcels of land described in Schedules A and B herein are mutually served by the parking areas, the access roads and traffic lanes leading from Dolson Avenue to the subdivided lots as shown on said map, as well as the various water, sewer and electric lines which traverse the subdivided lots; and

WHEREAS, the store buildings and improvements erected upon all of the aforementioned parcels of land described in Schedules A and B herein have been planned, constructed and integrated into a unified shopping center, popularly known as "Playtogs", and WULWICK and JO-REN desire that it continue as a commercially viable shopping center and have agreed to grant to each other reciprocal easements as hereinafter mentioned.

NOW, THEREFORE, WULWICK and JO-REN, the parties hereto, in consideration of the mutual agreements herein contained, do hereby agree as follows:

1/26/88 2877 PG 13

1. That the parties hereto grant each to the other the following reciprocal easements:

(a) Non-exclusive easements for the benefit of each party's parking areas, including entrances, exits, driveways and walkways, as shown on the said subdivision map for the purpose of parking vehicles and the pedestrian traffic of each of the parties hereto, their respective tenants, customers, business invitees and employees.

(b) Non-exclusive easements for the benefit of each party's property for the purpose of furnishing access and the right of access to and from Dolson Avenue and each party's property and all parking areas situated upon their respective properties for use thereof by the parties hereto, their respective tenants, customers, business invitees and employees.

(c) Non-exclusive easements for the benefit of each party's property for the conveyance of water, in, on and under their respective properties, (water line easement) and the maintenance, removal and replacement of water pipes and systems.

(d) Non-exclusive easements for the benefit of each party's property for the conveyance of gas in, on and under their respective properties (gas line easement) and the maintenance, removal and replacement of gas pipes and systems.

(e) Non-exclusive easements for the benefit of each party's property for sewage and storm drainage disposal in, on and under their respective properties (sewage and storm drainage easement) and the maintenance, removal and replacement of sewer and drainage lines.

LINER 2877 PG 20

(f) Non-exclusive easements for the benefit of each party's property for the conveyance of telephone service, electricity and lighting in, on and under their respective properties (telephone and electric easement) and the maintenance, removal and replacement of telephone and electric power conduits, lines and wires.

(g) Non-exclusive easements for the benefit of each party's property for any other utilities which may now or hereafter service their respective properties, and the maintenance, removal and replacement of lines, pipes and other apparatus used in connection therewith.

2. That the parties hereto covenant and agree that at all times free access by vehicles and pedestrians between their respective properties will not be impeded, hindered, obstructed or limited in any way, and that they will cooperate fully with each other at all times for their mutual beneficial use of their respective properties.

3. (A) That the owner of ~~Lot 27, City of Middletown~~ ^{the premises}, as the same is described in Schedule A annexed hereto, is hereby designated by the parties hereto as the manager, hereinafter referred to as "the manager", in charge of all matters relating to the use, operation and maintenance of all of the aforementioned parking areas, access road, traffic lanes and of the said easements. Maintenance of the parking areas is intended to include, but shall not be limited to, repairing, replacement, repair, line-striping, removal of ice, snow, rubbish and obstructions of every kind and nature, lighting and all other

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kinds of utility facilities used in conjunction with said parking areas, access roads, traffic lanes and said easements. The manager shall have the right to select and employ from time to time, personnel in the performance of its duties as such manager. Provided that the manager acts in good faith, the manager shall not be responsible with respect to the performance of its duties as manager under this agreement to any other party herein.

(B) That in the event the owner(s) is dissatisfied *in cause* with the performance by the manager of its duties as manager, the other owner(s) shall deliver to the manager a thirty day notice to that effect sent by certified mail, return receipt requested, which notice shall specify the particulars in respect of which the performance is deemed to be unsatisfactory. If during the thirty day period from the date of such notice such performance continues to be unsatisfactory, the other owner(s) shall have the right to deliver to the manager a second notice, sent by certified mail, return receipt requested, of such dissatisfaction, again specifying the particulars in respect of which the performance is deemed to be unsatisfactory, and if during the fifteen day period from the date of such second notice the performance continues to be unsatisfactory, the parties hereto mutually agree to appoint a substitute manager and, if they are unable to attain such an agreement within thirty days from the date of the second notice, then and in that event it is agreed that the appointment of a substitute manager shall be determined by arbitration in the manner provided in Paragraph 6 of this agreement. Nothing herein shall preclude manager from arbitrating the issue of whether cause has been established for seeking to terminate manager hereunder.

(C) That no manager, who is also an owner, shall be entitled to any compensation for its services as said manager, except for direct expenses attributable to management services.

(D) That all of the owners of the premises described herein shall share the cost and expense in connection with the use, operation and maintenance of the said parking areas, access roads, traffic lanes and said easements on a pro rata basis, computed on the gross square feet that their respective parcels of land described in Schedules A and B bear to the total gross square feet as contained in said parcels in the aggregate.

4. That each of the parties hereto shall hold harmless the other party, and all tenants, lessees and occupants of the other party's premises arising from the use, operation and maintenance of the said parking areas, access roads, traffic lanes and of the said easements located within the party's respective premises, unless the claim, demand or judgment is caused by the negligence of the other party, its tenants, lessees or occupants. The parties hereto shall each obtain and maintain, at their respective cost and expense, public liability insurance with limits of not less than \$2.5 million for each individual, \$5.0 million for each accident, and \$250,000.00 for property damage. Each party's insurance policy or policies shall name the other party as an additional insured and each party shall cause certificates of its insurance coverage to be delivered promptly to the other party.

5. That the use of the easements herein shown on the said subdivision map shall be non-exclusive, and for the use and

benefit of all of the parties and their respective successors or assigns, and to the extent any party may see fit to grant the same, for the use of permitted users thereof as hereinbefore mentioned.

6. That any controversy or claim arising out of or relating to this agreement or the breach thereof, shall be determined by arbitration in accordance with the rules then obtaining of the American Arbitration Association, in Middletown, New York, and judgment upon any award rendered in any such arbitration proceeding may be entered in any court having jurisdiction thereof.

7. (A) That in the event of any violation or threatened violation by any party, tenant, lessee or occupant, of any of the terms, restrictions, covenants and conditions provided herein, either of the parties hereto will have, in addition to the right to collect damages, the right to enjoin such violation or threatened violation in a Court of competent jurisdiction.

(B) That it is expressly agreed that no breach of this agreement will entitle any party to cancel, rescind or otherwise terminate this agreement, but this limitation will not affect, in any manner, any other rights, or remedies which the parties may have by reason of any breach of this agreement.

(C) That a breach of any of the terms, conditions, covenants or restrictions of this agreement will not defeat or render invalid the lien of any institutional first mortgage, made in good faith and for value, but such term, condition, covenant or restriction will be binding on and effective against any of

LIBER 2877 PG 24

CHUMARD & McEVILLY
CONSULTING ENGINEERS

November 19, 1987

Project No. 8438
Page 1 of 2

DESCRIPTION

LANDS OF

SAMUEL WULWICK

ALL that certin lot, piece or parcel of land situate in the CITY OF MIDDLETOWN, COUNTY OF ORANGE, STATE OF NEW YORK and being more accurately bounded and described as follows:

BEGINNING at a point in the northwesterly line of Dolson Avenue, said point being the southerly corner of lands now or formerly of MIDDLETOWN AGWAY COOP, and running thence along said line of Dolson Avenue on the following five courses and distances:

- 1) SOUTH $44^{\circ}-09'-06''$ WEST 224.57 feet,
- 2) SOUTH $47^{\circ}-59'-06''$ WEST 168.63 feet,
- 3) SOUTH $49^{\circ}-46'-06''$ WEST 155.23 feet,
- 4) SOUTH $71^{\circ}-12'-06''$ WEST 68.66 feet,
- 5) SOUTH $49^{\circ}-56'-06''$ WEST 90.73 feet to a point; thence

along the lands now or formerly of JO-REN COMPANY, LOT 2, CITY OF MIDDLETOWN, NORTH $65^{\circ}-32'-58''$ WEST 661.78 feet to a point; thence along the Municipal boundary line between the CITY OF MIDDLETOWN and the TOWN OF WALLKILL, and lands now or formerly of JO-REN COMPANY, LOT 2, TOWN OF WALLKILL on the following two courses and distances:

LINE 2877 PG 25

SCHEDULE A

CHUMARD & MCEVILLY
CONSULTING ENGINEERS

DESCRIPTION - LANDS OF
SAMUEL WULWICK

PAGE 2 OF 2

1) NORTH 48° -45'-25" EAST 358.83 feet,
2) NORTH 49° -49'-24" EAST 342.48 feet to a point; thence
along the lands now or formerly of AGWAY, INC. and the said lands of
MIDDLETOWN AGWAY COOP. on the following six courses and distances:

- 1) SOUTH 65° -32'-44" EAST 128.00 feet,
- 2) SOUTH 77° -59'-54" EAST 114.69 feet,
- 3) SOUTH 57° -03'-24" EAST 144.90 feet,
- 4) SOUTH 62° -16'-14" EAST 52.26 feet,
- 5) SOUTH 64° -46'-54" EAST 77.33 feet,
- 6) SOUTH 65° -22'-31" EAST 153.00 feet to the point and
place of beginning.

CONTAINING 10.065 Acres of land more or less.

BOOK 2877 PG 20

SCHEDULE A

CHUMARD & McEVILLY
CONSULTING ENGINEERS

November 6, 1987

Revised November 18, 1987

Project No. 8438
Page 1 of 3

DESCRIPTION

Lot 1 - CITY OF MIDDLETOWN (portion of)
JO-REN (WALDBAUM)

ALL that certain lot, piece or parcel of land situate
in the CITY OF MIDDLETOWN, COUNTY OF ORANGE, STATE OF NEW YORK
and being more accurately bounded and described as follows:

BEGINNING at a point in the northwesterly line of Dolson
Avenue, said point being the easterly corner of lands now or
formerly of JO-REN COMPANY (PIZZA HUT) and running thence along
the said lands on the following three courses and distances:

- 1) NORTH $54^{\circ}-05'-54''$ WEST 128.74 feet
- 2) NORTH $42^{\circ}-53'-52''$ WEST 60.00 feet
- 3) NORTH $60^{\circ}-47'-34''$ WEST 33.00 feet to a point;

thence along the lands now or formerly of MIDDLETOWN OVERLOOK
ASSOCIATION, NORTH $60^{\circ}-47'-34''$ WEST 488.28 feet to a point;
thence along the Municipal boundary line between the CITY OF
MIDDLETOWN and the TOWN OF WALLKILL, and lands now of formerly
of JO-REN COMPANY, Lot 1, TOWN OF WALLKILL, NORTH $49^{\circ}-44'-24''$
EAST 485.68 feet to a point; thence along the lands now or
formerly of JO-REN COMPANY, LOT 2, CITY OF MIDDLETOWN on the
following four courses and distances:

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SCHEDULE B

CHUMARD & McEVILLY
CONSULTING ENGINEERS

DESCRIPTION - JO-REN CO. LOT 1
CITY OF MIDDLETOWN

PAGE 2 of 3

- 1) SOUTH $67^{\circ}-35'-09''$ EAST 76.63 feet,
- 2) SOUTH $39^{\circ}-49'-14''$ EAST 190.00 feet,
- 3) NORTH $50^{\circ}-08'-55''$ EAST 100.00 feet,
- 4) SOUTH $67^{\circ}-35'-09''$ EAST 270.00 feet to a point;

thence along the lands now or formerly of JO-REN COMPANY, LOT
3, CITY OF MIDDLETOWN on the following two courses and distances:

- 1) SOUTH $46^{\circ}-44'-06''$ WEST 135.00 feet,
- 2) SOUTH $43^{\circ}-15'-54''$ EAST 107.64 feet to a point;

thence along the northwesterly line of Dolson Avenue, SOUTH
 $48^{\circ}-30'-06''$ WEST 66.42 feet to a point; thence along the
lands now or formerly of JO-REN COMPANY (BURGER KING) on the
following five courses and distances:

- 1) NORTH $40^{\circ}-24'-49''$ WEST 125.00 feet,
- 2) SOUTH $49^{\circ}-35'-12''$ WEST 11.34 feet,
- 3) NORTH $40^{\circ}-24'-49''$ WEST 107.40 feet,
- 4) SOUTH $49^{\circ}-35'-11''$ WEST 130.27 feet,
- 5) SOUTH $40^{\circ}-24'-49''$ EAST 255.58 feet to a point;

thence along the said line of Dolson Avenue, SOUTH
 $39^{\circ}-09'-06''$ WEST 8.95 feet to a point; thence along the
lands now or formerly of JO-REN COMPANY (HESS) on the following
three courses and distances:

LIBER 2877 PG 28

SCHEDULE B

CHUMARD & McEVILLY
CONSULTING ENGINEERS

DESCRIPTION - JO-REN COMPANY LOT 1
CITY OF MIDDLETOWN

Page 3 of 3

- 1) NORTH $60^{\circ}-42'-19''$ WEST 124.63 feet,
- 2) SOUTH $39^{\circ}-09'-06''$ WEST 150.00 feet,
- 3) SOUTH $60^{\circ}-42'-19''$ EAST 124.63 feet to a point;

thence along the said line of Dolson Avenue, on the following
two courses and distances:

- 1) SOUTH $39^{\circ}-09'-06''$ WEST 20.07 feet,
- 2) SOUTH $41^{\circ}-43'-52''$ WEST 14.00 feet to the point and
place of beginning.

CONTAINING 257,869 Square Feet of land more or less.

Being Lot 1 in the CITY OF MIDDLETOWN as shown on a map
entitled "Subdivision Lands of JO-REN COMPANY" dated Nvember 16,
1987, revised November 19, 1987 and filed in the Orange
County Clerk's office on December 4, 1987 as Map No. 8634.

DEED 2877 PG 23

SCHEDULE B

CHUMARD & McEVILLY
CONSULTING ENGINEERS

November 6, 1987
Revised November 18, 1987

Project No. 8438

DESCRIPTION - Lot 3

CITY OF MIDDLETOWN

JO-REN COMPANY (DUNKIN DONUTS)

ALL that certain lot, piece or parcel of land situate in the CITY OF MIDDLETOWN, COUNTY OF ORANGE, STATE OF NEW YORK and being more accurately bounded and described as follows:

BEGINNING at a point in the northwesterly line of Dolson Avenue, said point being the easterly corner of other lands now or formerly of JO-REN COMPANY, LOT 1, CITY OF MIDDLETOWN, and running thence along the said lands on the following two courses and distances:

1) NORTH $43^{\circ}-15'-54''$ WEST 107.54 feet,

2) NORTH $46^{\circ}-44'-06''$ EAST 135.00 feet to a point;

thence along the lands now or formerly of JO-REN COMPANY, LOT 2, CITY OF MIDDLETOWN, SOUTH $43^{\circ}-15'-54''$ EAST 109.00 feet to a point; thence along the said line of Dolson Avenue on the following two courses and distances:

1) SOUTH $46^{\circ}-44'-06''$ WEST 90.83 feet,

2) SOUTH $48^{\circ}-30'-06''$ WEST 44.19 feet to place of beginning.

CONTAINING 14,680 Square Feet of land more or less.

Being Lot 3 as shown on a map entitled "Subdivision Lands of JO-REN COMPANY", dated November 16, 1987, revised November 19, 1987 and filed in the Orange County Clerk's office on December 4, 1987 as Map No. 8624.

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SCHEDULE B

CHUMARD & McEVILLY
CONSULTING ENGINEERS

November 6, 1987
Revised November 18, 1987

Project No. 8438
Page 1 of 2

DESCRIPTION - Lot 2

CITY OF MIDDLETOWN

JO-REN COMPANY (REMY'S)

ALL that certain lot, piece or parcel of land situate in the CITY OF MIDDLETOWN, COUNTY OF ORANGE, STATE OF NEW YORK and being more accurately bounded and described as follows:

BEGINNING at a point in the northwesterly line of Dolson Avenue, said point being the easterly corner of lands now or formerly of JO-REN COMPANY, LOT 3, CITY OF MIDDLETOWN and running thence along the said lands NORTH $43^{\circ}-15'-54''$ WEST 109.00 feet to a point; thence along the lands now or formerly of JO-REN COMPANY, LOT 1, CITY OF MIDDLETOWN on the following four courses and distances:

- 1) NORTH $67^{\circ}-35'-09''$ WEST 270.00 feet;
- 2) SOUTH $50^{\circ}-08'-55''$ WEST 100.00 feet,
- 3) NORTH $39^{\circ}-49'-14''$ WEST 190.00 feet,
- 4) NORTH $67^{\circ}-35'-09''$ WEST 76.63 feet to a point;

thence along the Municipal boundary line between the CITY OF MIDDLETOWN and the TOWN OF WALLKILL, and lands now or formerly of JO-REN COMPANY, LOT 2, TOWN OF WALLKILL, NORTH $49^{\circ}-44'-24''$ EAST 211.67 feet to a point; thence along the lands now or formerly of SAMUEL WULWICK, SOUTH $65^{\circ}-32'-58''$ EAST 661.78 feet to a point; thence along the said line of Dolson Avenue, on the following two courses and distances:

SCHEDULE B

2877 PG 31

CHUMARD & McEVILLY
CONSULTING ENGINEERS

DESCRIPTION - JO-REN COMPANY - LOT 2
(REMY'S)

PAGE 2 OF 2

- 1) SOUTH 49° -56'-06" WEST 53.25 feet,
- 2) SOUTH 46° -44'-06" WEST 178.00 feet to place of
beginning.

CONTAINING 131,338 Square Feet of land more or less.

Being Lot 2 in the CITY OF MIDDLETOWN as shown on a map
entitled "Subdivision Lands of Jo-Ren Company", dated November
16, 1987, revised November 19, 1987, and filed in the
Orange County Clerk's office on December 4, 1987 as Map No. 8624.

UNDER 2877 PG 32

SCHEDULE B

CHUMARD & McEVILLY
CONSULTING ENGINEERS

November 6, 1987
Revised November 18, 1987

DESCRIPTION

Project No. 8438

JO-REN COMPANY (PIZZA HUT)

ALL that certain lot, piece or parcel of land situate
in the CITY OF MIDDLETOWN, COUNTY OF ORANGE, STATE OF NEW YORK
and being more accurately bounded and described as follows:

BEGINNING at an iron rebar in the northwesterly line of
Dolson Avenue, said point being the easterly corner of lands
now or formerly of MIDDLETOWN OVERLOOK ASSOCIATION and running
thence along the said lands on the following three course and
distances:

- 1) NORTH $32^{\circ}-40'-00''$ WEST 167.21 feet,
- 2) NORTH $36^{\circ}-20'-09''$ WEST 65.00 feet,
- 3) NORTH $44^{\circ}-14'-51''$ EAST 105.08 feet to a point;

thence along the lands now or formerly JO-REN COMPANY, LOT 1,
CITY OF MIDDLETOWN, on the following three courses and distances:

- 1) SOUTH $60^{\circ}-47'-34''$ EAST 33.00 feet,
- 2) SOUTH $42^{\circ}-53'-52''$ EAST 60.00 feet,
- 3) SOUTH $54^{\circ}-05'-54''$ EAST 128.74 feet to a point;

thence along the said line of Dolson Avenue, SOUTH
 $41^{\circ}-43'-52''$ WEST 178.01 feet to the point and place of
beginning.

CONTAINING 30,964 Square Feet of land more or less.

LIBER 2877 PG 33

SCHEDULE B

CHUMARD & McEVILLY
CONSULTING ENGINEERS

November 6, 1987
Revised November 18, 1987

Project No. 8438

DESCRIPTION

JO-REN COMPANY (HESS)

ALL that certain lot, piece or parcel of land situate in the CITY OF MIDDLETOWN, COUNTY OF ORANGE, STATE OF NEW YORK and being more accurately bounded and described as follows:

BEGINNING at a point in the northwesterly line of Dolson Avenue, said point being in the line of other lands now or formerly of JO-REN COMPANY, LOT 1, CITY OF MIDDLETOWN, and running thence along said lands the following three courses and distances:

- 1) NORTH $60^{\circ}-42'-19''$ WEST 124.63 feet,
 - 2) NORTH $39^{\circ}-09'-06''$ EAST 150.00 feet,
 - 3) SOUTH $60^{\circ}-42'-19''$ EAST 124.63 feet to a point;
- thence along the said line of Dolson Avenue, SOUTH $39^{\circ}-09'-06''$ WEST 150.00 feet to the point and place of beginning.

CONTAINING 18,418 Square Feet of land more or less.

LIBER 2877 PG 34

SCHEDULE B

CHUMARD & MCEVILLY
CONSULTING ENGINEERS

November 6, 1987
Revised November 18, 1987

Project No. 8438

DESCRIPTION

JO-REN COMPANY (BURGER KING)

ALL that certain lot, piece or parcel of land situate in the CITY OF MIDDLETOWN, COUNTY OF ORANGE, STATE OF NEW YORK and being more accurately bounded and described as follows:

BEGINNING at a point in the northwesterly line of Dolson Avenue, said point being in the line of lands now or formerly of JO-REN COMPANY, LOT 1, CITY OF MIDDLETOWN, and running thence along the said lands on the following five courses and distances:

- 1) NORTH $40^{\circ}-24'-49''$ WEST 255.58 feet,
- 2) NORTH $49^{\circ}-35'-11''$ EAST 130.27 feet,
- 3) SOUTH $40^{\circ}-24'-49''$ EAST 107.40 feet,
- 4) NORTH $49^{\circ}-35'-12''$ EAST 11.34 feet,
- 5) SOUTH $40^{\circ}-24'-49''$ EAST 125.00 feet to a point;

thence along the said line of Dolson Avenue on the following two courses and distances:

- 1) SOUTH $48^{\circ}-30'-06''$ WEST 17.50 feet,
- 2) SOUTH $39^{\circ}-09'-06''$ WEST 126.20 feet to the point and place of beginning.

CONTAINING 33,154 Square Feet of land more or less.

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SCHEDULE B

CHUMARD & McEVILLY
CONSULTING ENGINEERS

November 19, 1987

Project No. 8438

Page 1 of 2

DESCRIPTION - LOT 1 (portion of)
TOWN OF WALLKILL
JO-REN COMPANY (WALDBAUM)

ALL that certin lot, piece or parcel of land situate in the
TOWN OF WALLKILL, COUNTY OF ORANGE, STATE OF NEW YORK and being
more accurately bounded and described as follows:

BEGINNING at a point in the southerly line of lands now or
formerly of the MIDDLETOWN AND NEW JERSEY RAILROAD, said point
also being the northerly corner of lands now or formerly of PARRELLA
and running thence along lands now or formerly of JO-REN COMPANY,
LOT 2, TOWN OF WALLKILL, SOUTH $67^{\circ}-35'-09''$ EAST 373.37 feet to
a point; thence along the Municipal boundary line between the CITY
OF MIDDLETOWN and the TOWN OF WALLKILL on the following two courses
and distances:

1) Also along lands now or formerly of JO-REN COMPANY, LOT 1,
CITY OF MIDDLETOWN, SOUTH $49^{\circ}-44'-24''$ WEST 485.68 feet,

2) Also along lands now or formerly of MIDDLETOWN OVERLOOK
ASSOCIATION, SOUTH $49^{\circ}-41'-05''$ WEST 92.65 feet to a point;
thence along the lands now of formerly of GARD, NORTH
 $32^{\circ}-51'-02''$ WEST 267.50 feet to a point; thence along the
said land of PARRELLA on the following three courses and distances:

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SCHEDULE B

CHUMARD & McEVILLY
CONSULTING ENGINEERS

DESCRIPTION - LOT 1

PAGE 2 OF 2

JO-REN COMPANY

- 1) NORTH 65° -10'-38" EAST 150.62 feet,
- 2) NORTH 61° -17'-58" EAST 200.00 feet,
- 3) NORTH 28° -12'-46" WEST 150.00 feet to the point and place of beginning.

CONTAINING 116,858 Square Feet of land more or less.

BEING Lot 1 in the TOWN OF WALLKILL, as shown on a map entitled "Subdivision Lands of JO-REN COMPANY" dated November 16, 1987, revised November 19, 1987 and filed in the Orange County Clerk's office. on December 4, 1987 as Map No. 8624.

LIBER 2877 PG 37

SCHEDULE B

CHUMARD & McEVILLY
CONSULTING ENGINEERS

November 19, 1987

Project No. 8438
Page 1 of 2

DESCRIPTION - LOT 2
TOWN OF WALLKILL
JO-REN COMPANY

ALL that certin lot, piece or parcel of land situate in the
TOWN OF WALLKILL, COUNTY OF ORANGE, STATE OF NEW YORK and being
more accurately bounded and described as follows:

BEGINNING at a point in the southerly line of lands now or
formerly of the MIDDLETOWN AND NEW JERSEY RAILROAD, said point
also being the northerly corner of lands now or formerly of PARRELLA
and running thence along the said railroad property on the following
five courses and distances:

- 1) On a curve to the left, said curve having a radius of
1687.02 feet, a distance of 236.30 feet, the chord of which bears,
NORTH $54^{\circ}-41'-12''$ EAST 236.11 feet to a point of reverse
curvature,
- 2) On a curve to the right, said curve having a radius of
1294.07 feet, a distance of 492.63 feet, the chord of which bears
NORTH $57^{\circ}-24'-45''$ EAST 489.66 feet to a point,
- 3) NORTH $22^{\circ}-54'-06''$ WEST 17.00 feet,
- 4) On a curve to the right, said curve having a radius of
1311.07 feet, a distance of 189.64 feet, the chord of which bears,

LIBER 2877 PG

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SCHEDULE B

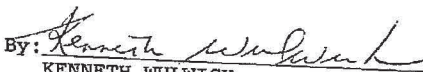
the parties whose title to the property or any portion thereof is acquired by foreclosure or otherwise.

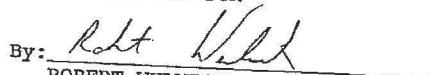
8. That the easements herein shall be deemed to be covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto, their respective legal representatives, distributees and assigns.

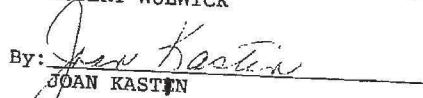
IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.


SAMUEL WULWICK

JO-REN COMPANY

By: 
KENNETH WULWICK

By: 
ROBERT WULWICK

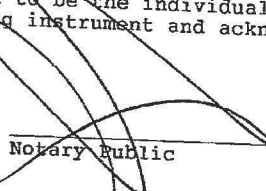
By: 
JOAN KASTEN

STATE OF NEW YORK)

SS:

COUNTY OF ROCKLAND)

On the 19th day of December, 1987, before me personally came SAMUEL WULWICK, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.


Notary Public

NEIL S. SALTZMAN
Notary Public, State of New York
150 N. 2nd St., 4th Fl.
New York, N.Y. 10012
Comm. Expires Sept. 30, 1991

LIBER 2877 PG 39

STATE OF NEW YORK :

COUNTY OF ROCKLAND : SS:

On this ^{JANUARY, 1988} 19th day of December, 1987, before me personally came KENNETH WULWICK, to me known and known to me to be a partner in JO-REN COMPANY, a partnership under the Laws of the State of New York, who by me being duly sworn, acknowledged that he executed the same; that he is one of the partners of JO-REN COMPANY, the partnership described in and which executed the foregoing instrument, and he is duly authorized by said partnership to execute the same on behalf of the said partnership.

Notary Public

STATE OF NEW YORK :

COUNTY OF ROCKLAND : SS:

On this ^{JANUARY, 1988} 19th day of December, 1987, before me personally came ROBERT WULWICK, to me known and known to me to be a partner in JO-REN COMPANY, a partnership under the Laws of the State of New York, who by me being duly sworn, acknowledged that he executed the same; that he is one of the partners of JO-REN COMPANY, the partnership described in and which executed the foregoing instrument, and he is duly authorized by said partnership to execute the same on behalf of the said partnership.

Notary Public

STATE OF NEW YORK :

COUNTY OF ROCKLAND : SS:

On this ^{JANUARY, 1988} 19th day of December, 1987, before me personally came JOAN KASTEN, to me known and known to me to be a partner in JO-REN COMPANY, a partnership under the Laws of the State of New York, who by me being duly sworn, acknowledged that he executed the same; that she is one of the partners of JO-REN COMPANY, the partnership described in and which executed the foregoing instrument, and she is duly authorized by said partnership to execute the same on behalf of the said partnership.

Notary Public

NEIL S. SALTZMAN
Notary Public, State of New York
No. 1-825430
Resides in Rockland County
Commission Expires Sept. 30, 1988

LIBER 2877 PG 40

PET Resin Sheet Extrusion and Thermoforming Process

Closed-loop manufacturing process description, process map, and step-by-step explainer

Process Map

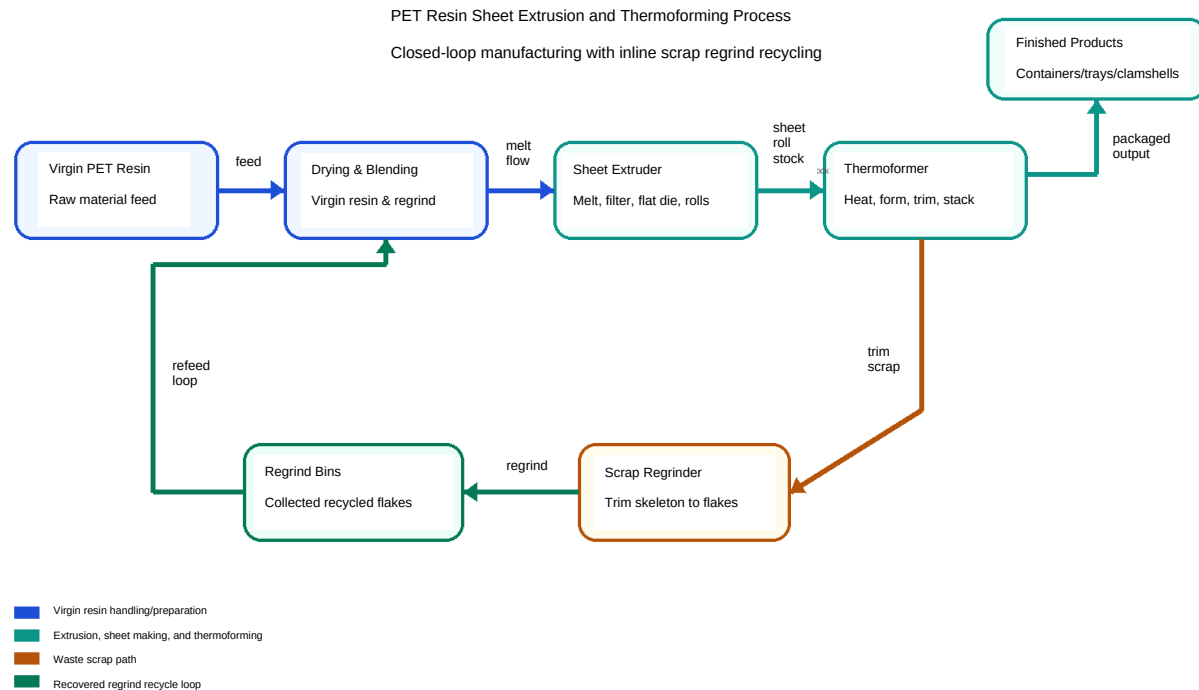


Figure 1. PET resin flow from virgin feed through sheet extrusion, thermoforming, scrap regrind collection, and closed-loop refeed.

Step-by-Step Explainer

1. **Raw PET Resin Feed:** Virgin PET resin pellets are introduced into the material handling system. Because PET readily absorbs moisture, the pellets must be prepared carefully before melting.
2. **Drying and Blending:** Virgin resin and clean internal regrind are blended at a controlled ratio and sent through a dehumidifying drying hopper. This step removes moisture so the PET can be processed without hydrolytic degradation.
3. **Sheet Extrusion:** The dried PET blend flows into the extruder where a rotating screw conveys, compresses, melts, and homogenizes the resin. The molten PET is pushed through a flat die and then across polished chill rolls that set thickness and create continuous PET sheet roll stock.
4. **Roll Stock Feed to Thermoforming:** The finished roll stock is wound or transferred directly into the thermoforming line, where the sheet is unwound and advanced into the forming section.
5. **Thermoforming:** The PET sheet is reheated to a formable temperature and pressed or vacuum-formed over molds to produce trays, clamshells, containers, and other packaging products.
6. **Trimming and Product Separation:** After the parts are formed, the finished packages are trimmed from the surrounding web. The usable packaging products are stacked, inspected, and prepared for packing or shipment.

7. **Scrap Regrind Collection:** The remaining skeletal web and trim scrap are directed into a regrinder. The regrinder reduces the scrap into flake or granulate, which is then collected in bins.
8. **Closed-Loop Refeed:** The collected regrind is metered back into the drying and blending stage and refeed into the extrusion process with virgin PET resin, closing the internal recycling loop and reducing material waste.

Process Description

The production of PET packaging products begins with virgin PET resin pellets entering the material handling system. Since PET is hygroscopic, the resin must be dried before extrusion so that moisture does not damage the polymer during melting. Clean internal regrind from prior production runs can also be blended with the virgin resin at this stage.

After drying, the PET material flows into the extruder. Inside the extruder, the resin is heated and mechanically worked by a rotating screw until it becomes a uniform molten polymer. The melt is then forced through a flat die to form a continuous sheet. This sheet passes over chill or calendar rolls where its gauge is controlled and the molten PET is cooled into stable sheet roll stock.

The PET roll stock is then fed into the thermoforming machine. In the thermoforming section, the sheet is reheated until it becomes soft and formable. The hot sheet is then drawn into or pressed over molds to create packaging products such as trays, clamshells, lids, and other formed containers. Once formed, the packages are trimmed from the surrounding web and conveyed forward as finished products.

The trim skeleton and waste scrap generated during thermoforming are not discarded. Instead, the scrap is conveyed to a regrinder, where it is reduced into reusable flakes or granulate. The regrind is collected in bins and then returned to the front end of the operation, where it is blended with virgin PET resin and refeed into the extrusion process. This creates a closed-loop manufacturing system that improves material efficiency and reduces production waste.

Application Fee:

\$350, plus \$100 for every 1,000 SF of building floor area over 2,000 SF

\$350 + \$10,020 (102,200 SF - 2,000 SF = 100,200 SF / 1,000 SF = 100.2 SF * \$100) = \$10,370

Escrow Fee: \$500

Make checks payable to "City of Middletown"

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____

Date _____

Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 102 Dolson Avenue

Section 48 Block 1 Lot 1.2 Current Zoning District I-1

Building Existing X New _____

2. Owner of Property Dolson Holdings LLC

Owner's Address 1449 37th Street, Suite 414

City Brooklyn State New York Zip 11218

Phone numbers: Home: _____

Business: _____

Cell: 914-906-4575

3. Applicant name API

If different from Owner

Applicants Address 34 Stillo Drive

City Airmont State New York Zip 10952

Phone numbers: Home: _____

Business: 845-557-7411

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 # 475-23.B(8)

Classification of Occupancy requested Manufacturing of plastic and plastic products

Description of what you are requesting: _____

Change of use from retail store and warehouse to manufacturing of plastic products (102,200 SF). The remaining portion of the previously approved warehouse (110,929 SF) is not part of this application.

Uses currently in property: _____

Retail store (46,278 SF) and warehouse (166,851 SF).

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	<u>§475-23D.</u>	<u>15,000 SF</u>	<u>438,416 SF</u>
Front yard	<u>§475-23F.</u>	<u>20 Feet</u>	<u>43.05 Feet</u>
Rear yard	<u>§475-23G.</u>	<u>10 Feet</u>	<u>10.22 Feet</u>
Side yard	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Side yard	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Parking	<u>§475-33(10)</u>	<u>40 Spaces</u>	<u>223 Spaces</u>

Answer this section only for multiple dwellings

Lot coverage _____

Building height _____

Open Space _____

Playlot _____

Livable floor area _____

Number of Bedrooms _____

5. Nonconforming Use. In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

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

7. Sign at the Place Indicated

Signature: N Ungar

Printed Name and Title: Nusyn Ungar

Date: 07/17/2026



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: September 2, 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: September 2, 2026

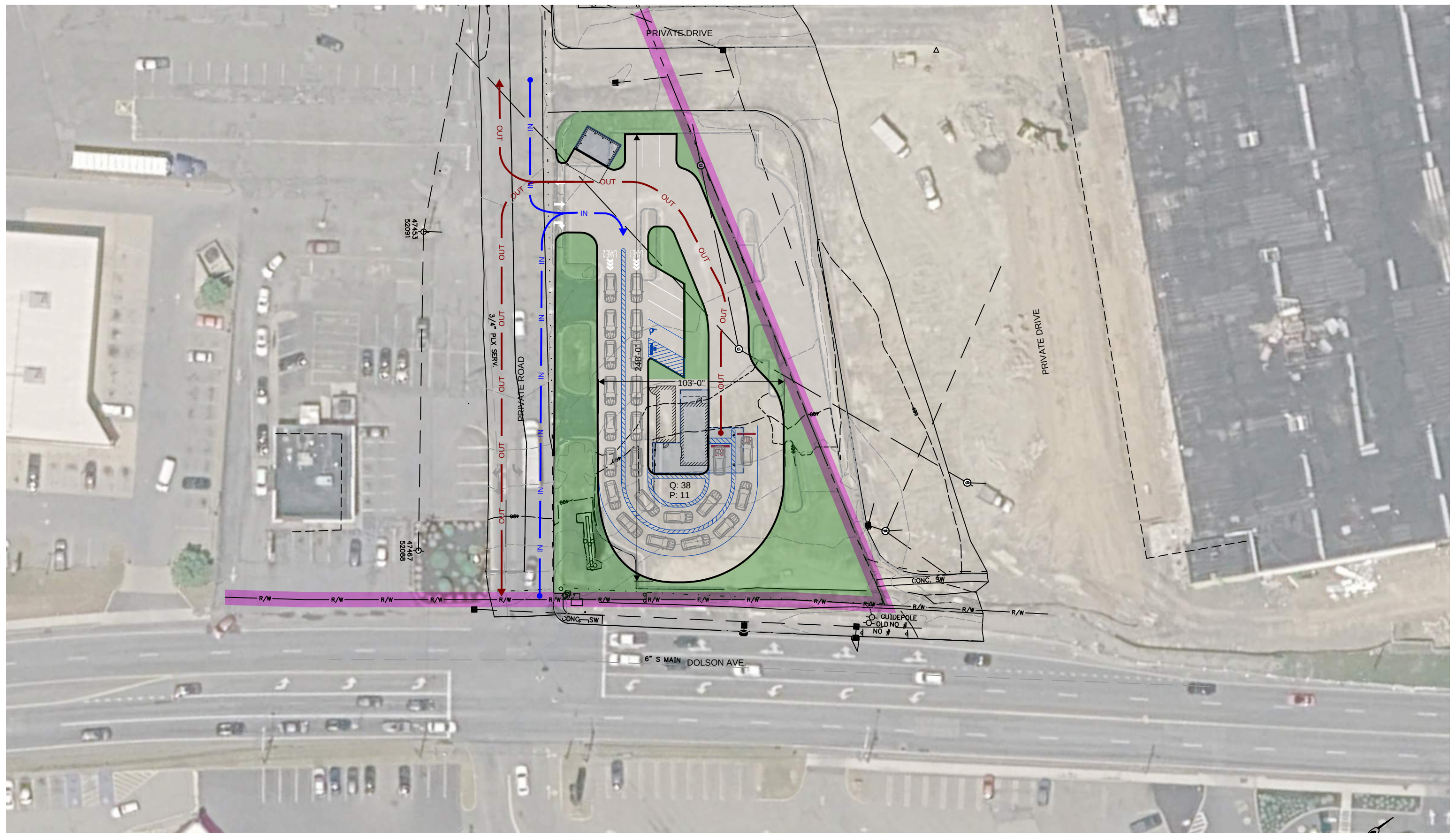
Richard P. McCormack

Presentation of 7Brew for a drive-through coffee establishment

Prepared by:

Attachments:

1.	091.281 - Middletown, NY 01 (Dolson) Preliminary Layout (2)
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SCALE: 1" = 50'

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Toth & Associates, Inc.

CONCEPTUAL SITE LAYOUT

Parcel No.
138 Dolson Avenue
Middletown, NY



1550 E. Republic Rd, Suite A, Springfield MO. 65804

Toth & Associates, Inc.

JOB NUMBER: 091.281
ISSUED DATE: 08.26.2026