

Agenda

City of Middletown Planning Board

August 2, 2023
7:00 PM to 10:00 PM
Common Council Chambers
and via Digital Town Hall

Meeting called by:
Clerk:

Anthony Capozella, Planning Board Chairman
Martina Tu, Clerk

Members:

Nicole Hewson, Dan Higbie, Richard McCormack, Gretchen Witt,
Anthony Capozella, Andy Britto, Dave Madden

Jian Hu
33 Fulton Street
Site plan amendment

Rakesh Nayak
28 North Street
Eating and drinking establishment

Grant Lee
32-34 North Street
Eating and drinking establishment

Fong Food, LLC
26 South Street
Grocery store with a snack/coffee/tea bar and an office and inventory
storage

Jonas Savinon
102 North Street
Furniture store

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 33 Fulton St, Middletown, NY 10940

Section 35 Block 2 Lot 8

Current Zoning District DMU-1

Building Existing X New _____

2. Owner of Property Gran Jing World

Owner's Address 33 Fulton St

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 833-849-0818

Cell: _____

3. Applicant name Jian Hu

If different from Owner

Applicants Address 5 Gillian Ct

City Monroe State NY Zip 10950

Phone numbers: Home: _____

Business: _____

Cell: 917.520.9216

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: _____

Request for overflow parking easement on adjacent lot(35-1-8.2) across Mulberry Street

Existing parking lots of 33 Fulton St: 46 cars. Proposed overflow parking: 47 cars

Uses currently in property: _____

Provide parking for Group B: Office space

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	35-2-8		
Front yard			
Rear yard			
Side yard			
Side yard			
Parking		93 cars	

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.

Existing parking lots of 33 Fulton St: 46 cars.
Proposed overflow parking on adjacent lot: 47 cars

Parking required: 93 cars

Parking provided: 93 cars

Cross - Easement for Parking 47 Cars

7. Sign at the Place Indicated

Signature: _____

Printed Name and Title: _____

Date: _____

Jian Hu
06/07/23

A handwritten signature in black ink, appearing to be 'Jian Hu', written over a horizontal line.

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 7/7/2023

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property ²⁸ ~~28~~ ~~0~~ North Street _____

Section 31 Block 8 Lot 13

Current Zoning District DMU

Building Existing ☒ New _____

2. Owner of Property 28 North Street, Middletown, NY 10940

Owner's Address 7 Hoover Dr. Middletown, NY 10940

City _____ State _____ Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 408-203-8474

3. Applicant name Rakesh Nayak

If different from Owner

Applicants Address 14, Kensington Way, #

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 856-3590992 / 646-420-3142

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 Bakery and Cafe

Description of what you are requesting: Bakery, Coffee, Breakfast, Lunch, Dinner, Specialty Cakes

Hours of operations: 7 days a week - from 5am to 9pm

Uses currently in property: Coffee shop, Coffee Roaster.

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: R. Nayak.

Printed Name and Title: Rakesh Nayak, CEO

Date: 7/7/2023

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Weiwei Zhang being duly sworn, deposes and says that

he/she resides at 7 Hoover Dr, Middletown

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

owner in fee or _____ of the King North LLC
OFFICIAL TITLE

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

he/she has authorized Rakesh Nayak to make the foregoing

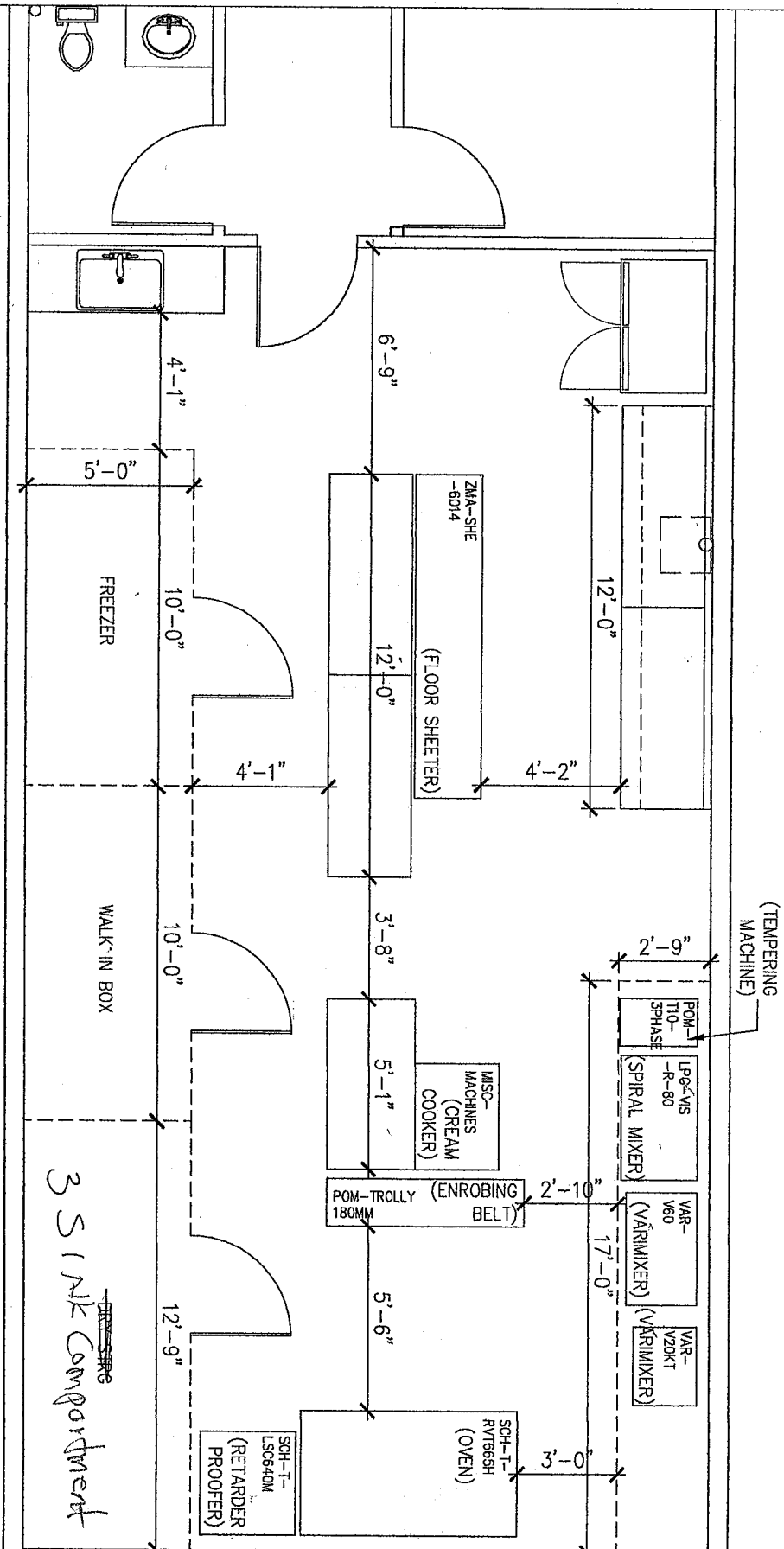
application for approval as described herein.

Sworn before me this 15th day of June 2025

Linda C Vanderbeek
Notary Public

LINDA C. VANDERBECK
Notary Public, State of New York
No. 01VA4953669
Qualified in Ulster County
Commission Expires July 24, 2025

Wei
OWNER'S SIGNATURE



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 32, 34 North St. Middletown, NY 10940

Section 31 Block 8 Lot 11

Current Zoning District _____

Building

Existing _____ New _____

2. Owner of Property SKHT LLC

Owner's Address 23 Rivervale Rd

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 646-287-6569

3. Applicant name Grant Lee

If different from Owner

Applicants Address 28 North Street, 1st Suite

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 845-239-4789

Cell: 845-394-7431

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 CATE

Description of what you are requesting: Coffee Shop & serving coffee
and Bakery

Uses currently in property: Studio

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard		442 sqft	
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage _____
Building height 9' _____
Open Space _____
Playlot _____
Livable floor area 1685 sqft _____
Number of Bedrooms 2 _____

- 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: Grant Lee

Printed Name and Title: Grant Lee, CEO

Date: 07/07/2023

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Sen Wang being duly sworn, deposes and says that

he/she resides at 20 Lewis St

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

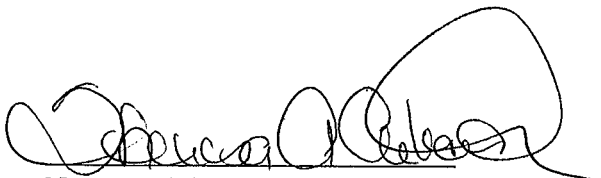
owner in fee or owner of the SKHT LLC
OFFICIAL TITLE

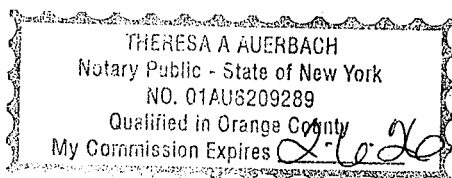
Corporation which is the owner in fee of the premises described in the foregoing application and that

he/she has authorized Grant Lee to make the foregoing

application for approval as described herein.

Sworn before me this 14th day of July 2023


Notary Public



Sen Wang
OWNER'S SIGNATURE

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date July-13-2023

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 26 South Street

Section 35 Block 4 Lot 16 Current Zoning District DMU-1

Building Existing ✓ New _____

2. Owner of Property Luis Segarra

Owner's Address 2 McKenzie Court, Middletown NY

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name Fiong Hood, LLC (Huei-Ju, Hsieh)

If different from Owner

Applicants Address 26 North St, 3B

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: H 8458216717

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 # DMU

Classification of Occupancy requested commercial use

Description of what you are requesting: Open a store which serve snacks from Taiwan and Japan, and a snack-bar serving coffee/tea/homemade cookies. Operating Time: 9:00 AM-6:00 PM, Mon-Sun

Uses currently in property: Vacant

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.

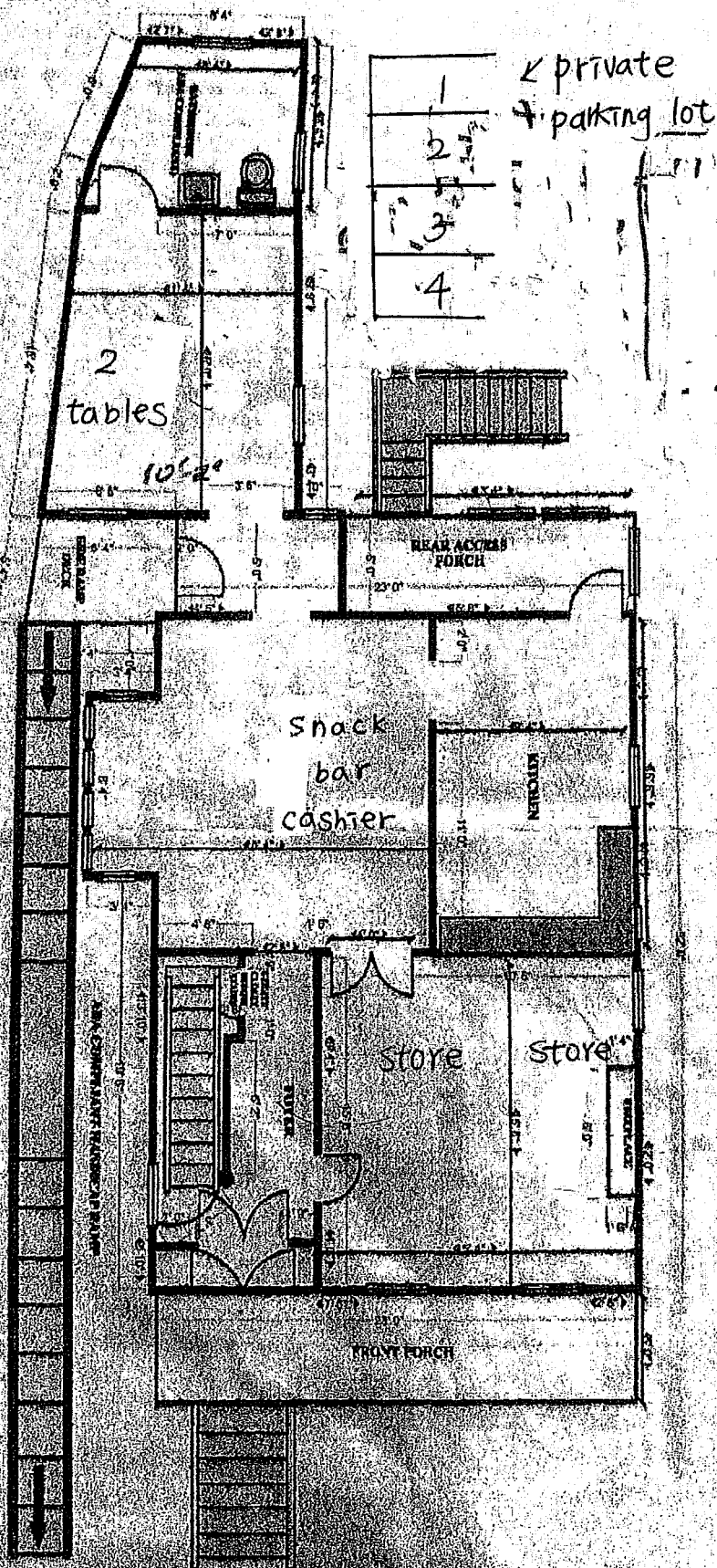
6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

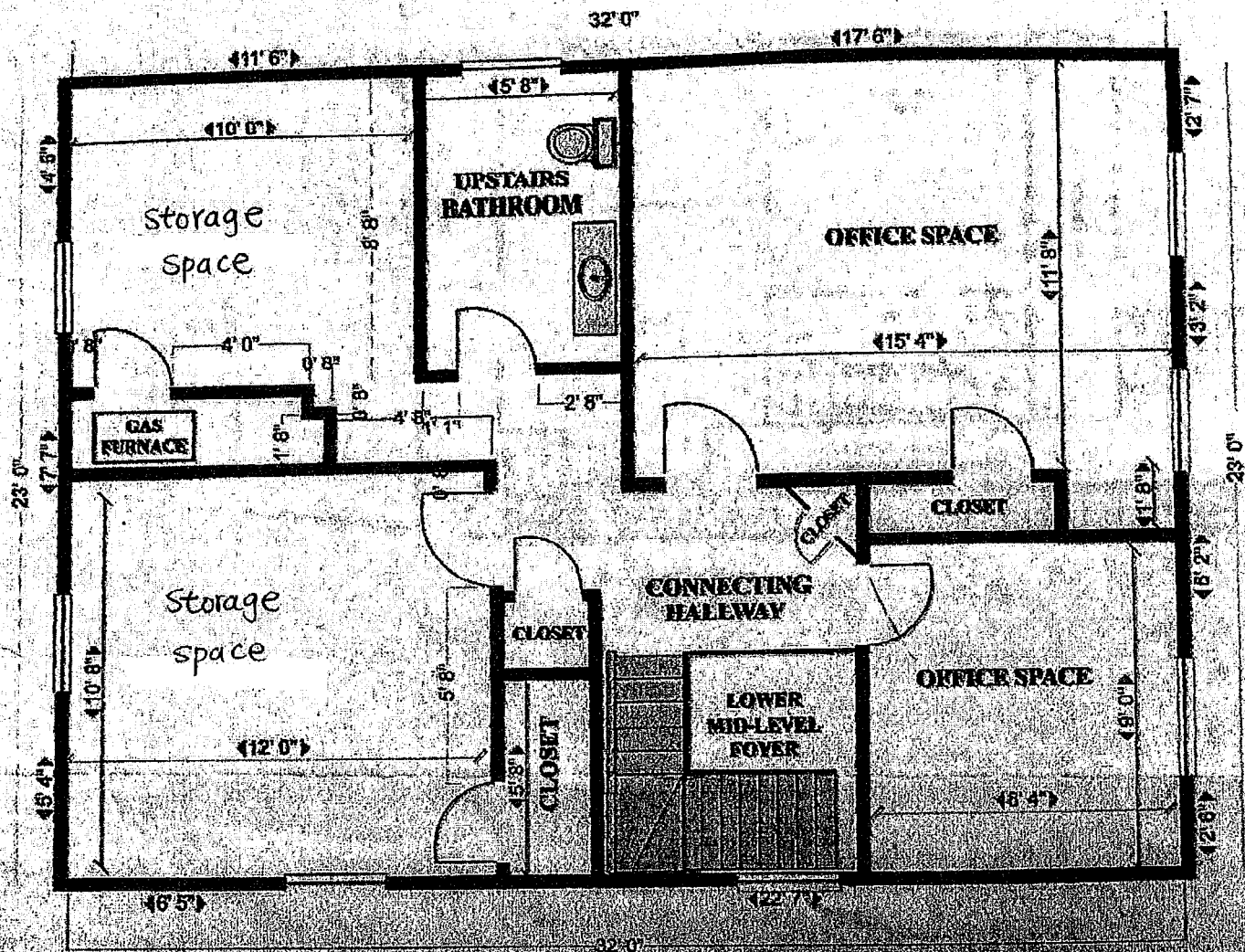
7. Sign at the Place Indicated

Signature: Huei-Ju, Hsieh

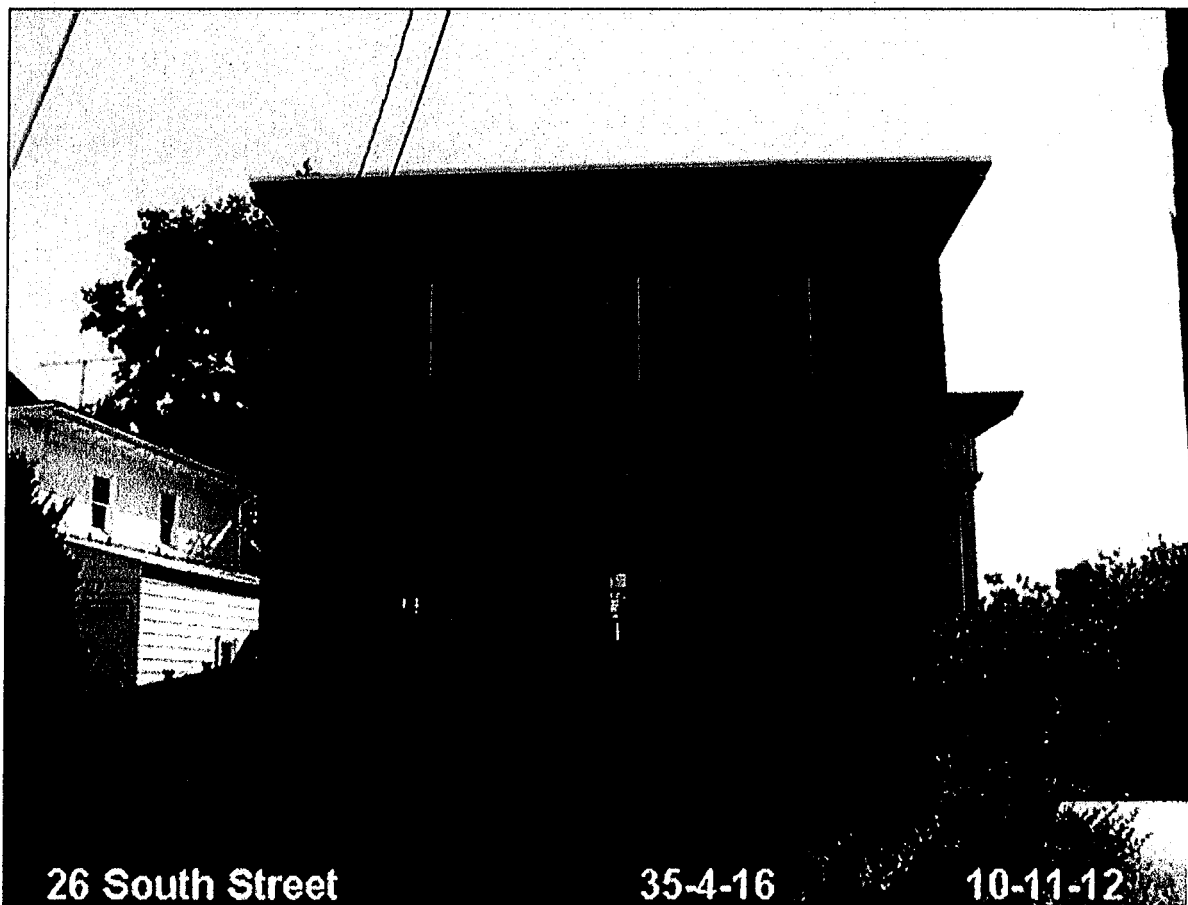
Printed Name and Title: Huei-Ju, Hsteh (Owner of Fong Food, LLC)

Date: July-13-2023





Top
FLOOR PLAN



26 South Street

35-4-16

10-11-12

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 102 North St Middletown NY 10941

Section 25 Block 12 Lot 1

Current Zoning District DMU

Building Existing ☒ New _____

2. Owner of Property Ji Li

Owner's Address 1015 Guymond Tpk

City Oriskany State NY Zip 10963

Phone numbers: Home: _____

Business: _____

Cell: 740-590-2753

3. Applicant name Jonas Savinon

If different from Owner

Applicants Address 134 North St

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 845-775-4691

Cell: 407-450-2087

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 # 25

Classification of Occupancy requested _____

Description of what you are requesting: FURNITURE STORE

10AM- 7PM

Uses currently in property: EMPTY SPACE

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

Answer this section only for multiple dwellings

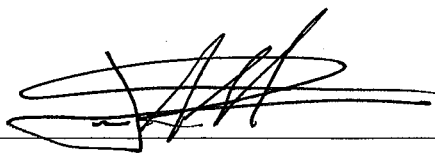
Lot coverage _____
Building height _____
Open Space _____
Playlot _____
Livable floor area _____
Number of Bedrooms _____

- 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: _____

A stylized, handwritten signature in black ink, appearing to read 'James Spurgeon'. The signature is written over a horizontal line.

Printed Name and Title: _____

James Spurgeon

Date: _____

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Ji Li being duly sworn, deposes and says that

he/she resides at 1015 Cayman Road, Oyster Bay

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

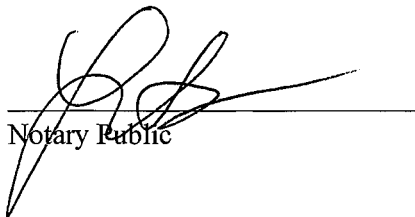
owner in fee or Owner of the 102 N St. STE B, Middletown, NY 10940
OFFICIAL TITLE

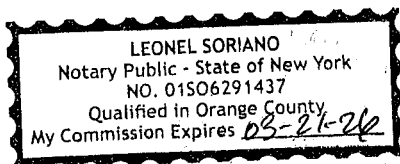
Corporation which is the owner in fee of the premises described in the foregoing application and that

he/she has authorized Jonas Savinon to make the foregoing

application for approval as described herein.

Sworn before me this 19th day of July 2023


Notary Public




OWNER'S SIGNATURE



PROPOSED FIRST FLOOR PLAN

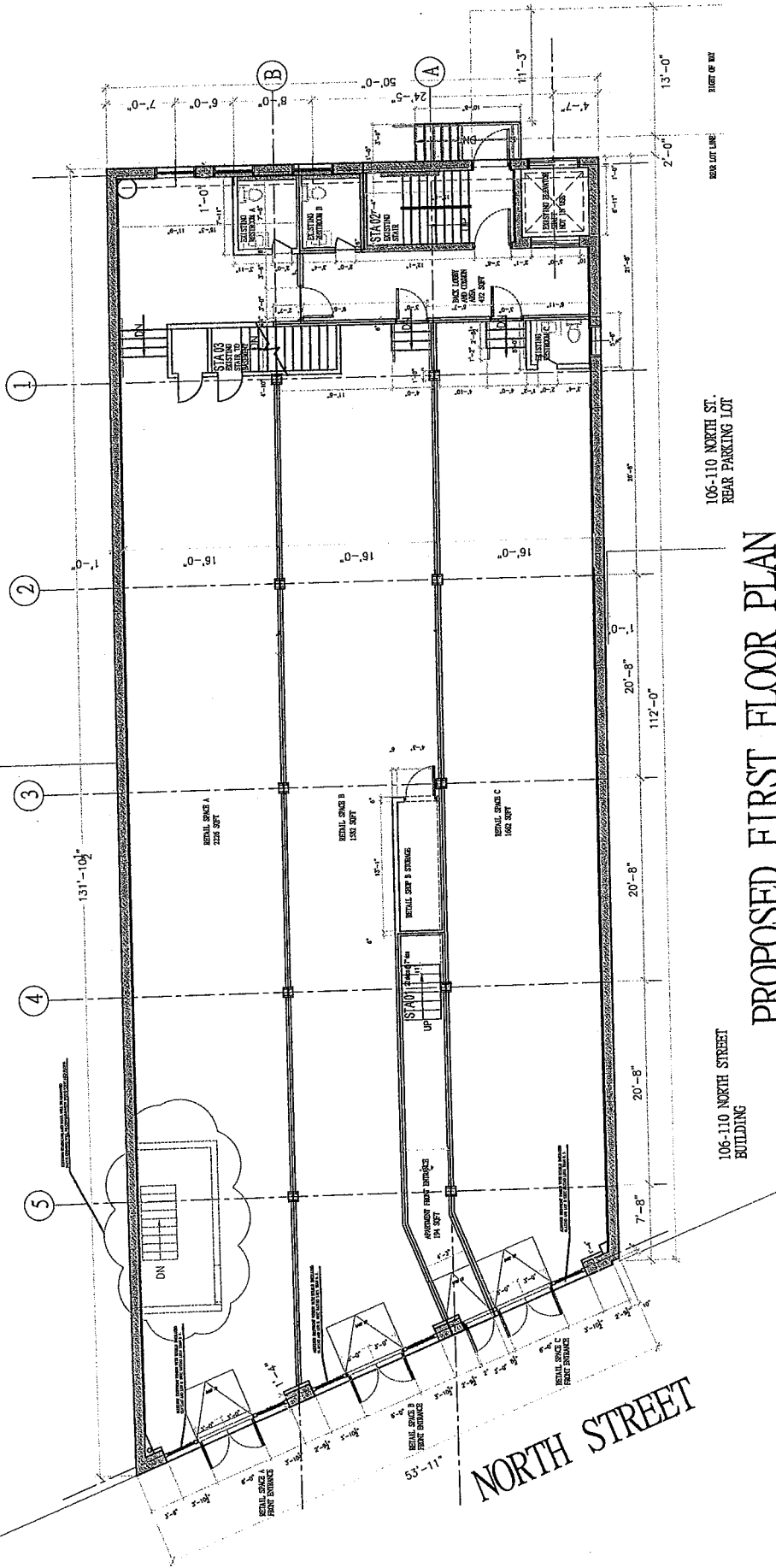
CONSTRUCTION NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH FLOOR LEVELS ARE INDICATED BY ELEVATION.
3. SEE SECTIONS FOR DETAILS.
4. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS.
5. CONSULT ARCHITECT FOR ANY CHANGES.

APARTMENT BUILDING
RENOVATION
102-104 NORTH STREET
MIDTOWN, NY

REVISIONS	DATE	DESCRIPTION
1	10/1/20	ISSUED FOR PERMIT
2	10/15/20	REVISIONS TO MECHANICAL
3	10/20/20	REVISIONS TO ELECTRICAL
4	10/25/20	REVISIONS TO PLUMBING
5	11/5/20	REVISIONS TO FINISHES
6	11/15/20	REVISIONS TO STRUCTURE
7	11/25/20	REVISIONS TO LANDSCAPE
8	12/5/20	REVISIONS TO SITES
9	12/15/20	REVISIONS TO UTILITIES
10	12/25/20	REVISIONS TO FINAL

Sheet
A-02

100 NORTH STREET BUILDING



106-110 NORTH STREET
BUILDING

106-110 NORTH ST.
REAR PARKING LOT

PROPOSED FIRST FLOOR PLAN



TOTAL FIRST FLOOR BUILDING AREA : 6,095 SQFT
FIRST FLOOR NET AREA : 5,594 SQFT
TOTAL BUILDING AREA : 12,190 SQFT

NORTH STREET

