Agenda

City of Middletown Planning Board

November 1, 2023
7:00 PM to 10:00 PM
Common Council Chambers and via Digital Town Hall

Meeting called by:	Anthony Capozella, Planning Board Chairman
Clerk:	Martina Tu, Clerk
Members:	Nicole Hewson, Dan Higbie, Richard McCormack, Gretchen Witt, Anthony Capozella, Andy Britto, Dave Madden

Approval of October 4, 2023 minutes

Buttercup Jewelry
119-143 Dolson Avenue
Jewelry store

David Cohen
14-20 Acadey Avenue
Offices, storage, and workshop for construction business

Sandra Sosa
102-104 North Street, Suite B
Hair salon

Janice Liu
22 Orchard Street
Book store with food and drink

Guadalupe Tomax
360 North Street
Deli

Estela Aragon Marin
1-7 Courtland Street
Restaurant

Catherine Yaa Yaa Whaley-Williams
37 North Street
an eating and drinking establishment

91-95 North Street, Inc.
91-95 North Street
4 residential apartments (2nd floor)

Jian Hu
33 Fulton Street
Site plan amendment

Shen Yun Foundation Inc.
29-35 North Street
Rebuilding existing roof deck area to create offices on the 3rd floor

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** 10/10/23
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 119-143 Dolson Ave, Suite 24, Middletown NY

   Section 48 Block 2 Lot 7.2 Current Zoning District C3

   Building Existing ✓ New _____

2. Owner of Property Kale Realty Corp.

   Owner's Address P.O. Box 200

   City Monsey State NY Zip 12590

   Phone numbers: **Home:** Work 845 425-9130
   Business: 845-343-5614 Middletown
   Cell: ~~845~~ 845-381-0208

3. Applicant name Buttercup Jewelry
   If different from Owner

   Applicants Address PO Box 30

   City Wawarsing State NY Zip 12489

   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: RETAIL JEWELRY STORE

7 DAYS A WEEK 10AM TO 6:00 PM

2- EMPLOYEES

Uses currently in property:

(CLOTHING STORE)

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.

N/A

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.

N/A

7. Sign at the Place Indicated

Signature: Douglas J Pomerantz Ruth Pomerantz

Printed Name and Title: Douglas Pomerantz & Ruth Pomerantz

Date: 10/11/23

DESCRIPTION

All that certain lot, piece or parcel of land situate in the City of Middletown, County of Orange, State of New York, lying on the East side of Dolson Avenue, aka as New York State Route 17M and being North of the access road to the City of Middletown Sewage Treatment Plant and more accurately bounded and described as follows:

Beginning at a point in the East bounds of said Dolson Avenue at a corner of lands N/F of the City of Middletown (49-1-8) and runs from thence; 1) along said Dolson Avenue North 33-20-25 East 14.34 feet to an angle point; thence 2) along the same North 30-23-00 East 144.24 feet to a corner; thence leaving said Dolson Avenue and along lands now or formerly of Dolson Free Standing, LLC (48-2-6) the following 3 courses and distances:

3) North 88-23-00 East 178.75 feet to a corner; thence
4) North 03-37-00 West 138.44 feet to a corner; thence
5) North 52-55-20 West 55.00 feet to a corner in the said bounds of Dolson Avenue; thence along said Avenue the following 3 courses and distances:

6) North 37-04-40 East 125.11 feet to an angle point; thence
7) North 39-17-30 East 121.92 feet to an angle point; thence
8) North 41-31-00 East 222.22 feet to a corner of lands now or formerly of McDonalds Real Estate Company of Columbia Maryland (48-2-2.221); thence leaving said Avenue and along said McDonalds the following 3 courses and distances:

9) South 73-04-00 East 183.50 feet to a corner; thence
10) North 38-46-00 East 186.64 feet to a corner; thence
11) North 73-59-00 West 30.00 feet to a corner of lands now or formerly of Alfa East, Inc. (48-2-2.21); thence 12) along said Alfa East, Inc. North 38-46-00 East 200.00 feet to an angle point in the bounds of lands now or formerly of Key Bank of Southeastern NY (48-2-2.1); thence 13) along said Key Bank North 35-38-00 East 200.00 feet to a corner in the bounds of lands now or formerly of Orange and Rockland (48-1-1); thence 14) along said Orange and Rockland South 74-00-00 East 112.26 feet to a corner of lands now or formerly of the City of Middletown, said point being in the relocated center of a 65 foot wide easement for Monhagen Brook; thence along said City and along the center of said easement the following four courses and distances:

15) Southerly on a curve to the right having a radius of 317.50 feet for an arc distance of 119.22 feet to a point of tangency; thence
16) South 05-50-00 West 493.42 feet to an angle point; thence
17) South 37-43-00 West 341.06 feet to an angle point; thence
18) South 53-07-00 West 177.84 feet to a corner in the bounds of another parcel now or formerly of the City of Middletown (49-1-8); thence along said City the following 6 courses and distances:

19) South 84-38-30 West 57.40 feet to an angle point; thence
20) South 69-40-50 West 209.83 feet to an angle point; thence
21) South 60-52-54 West 200.00 feet to an angle point; thence
22) South 49-45-30 West 70.00 feet to an angle point; thence
23) South 12-25-21 West 44.14 feet to a corner; thence
24) North 59-32-30 West 235.27 feet to said point or place of beginning and containing 13.261 acres of land more or less.

SUBJECT TO

Any findings of an up to date title report.

Any Covenants, Conditions, Grants, Easements, Licenses, Restrictions and/or Agreements either written or unwritten.

To any findings, facts, etc. stated in Land Track Title Agency, LLC Title Number LTTA-NY-4849.

Grant in: D.L. 841 P. 213, D.L. 781 P. 575, D.L. 1813 P. 307, D.L. 1369 P. 502, D.L. 1087 P. 179, D.L. 782 P. 247, D.L. 1815 P. 523 & D.L. 1384 P. 50.

Easements in: D.L. 1754 P. 45, D.L. 1754 P. 38, D.L. 1926 P. 382, D.L. 1942 P. 182, D.L. 1938 P. 383.

Terms and conditions in: D.L. 1899 P. 946.

Indemnification Agreement in: D.L. 1754 P. 48.

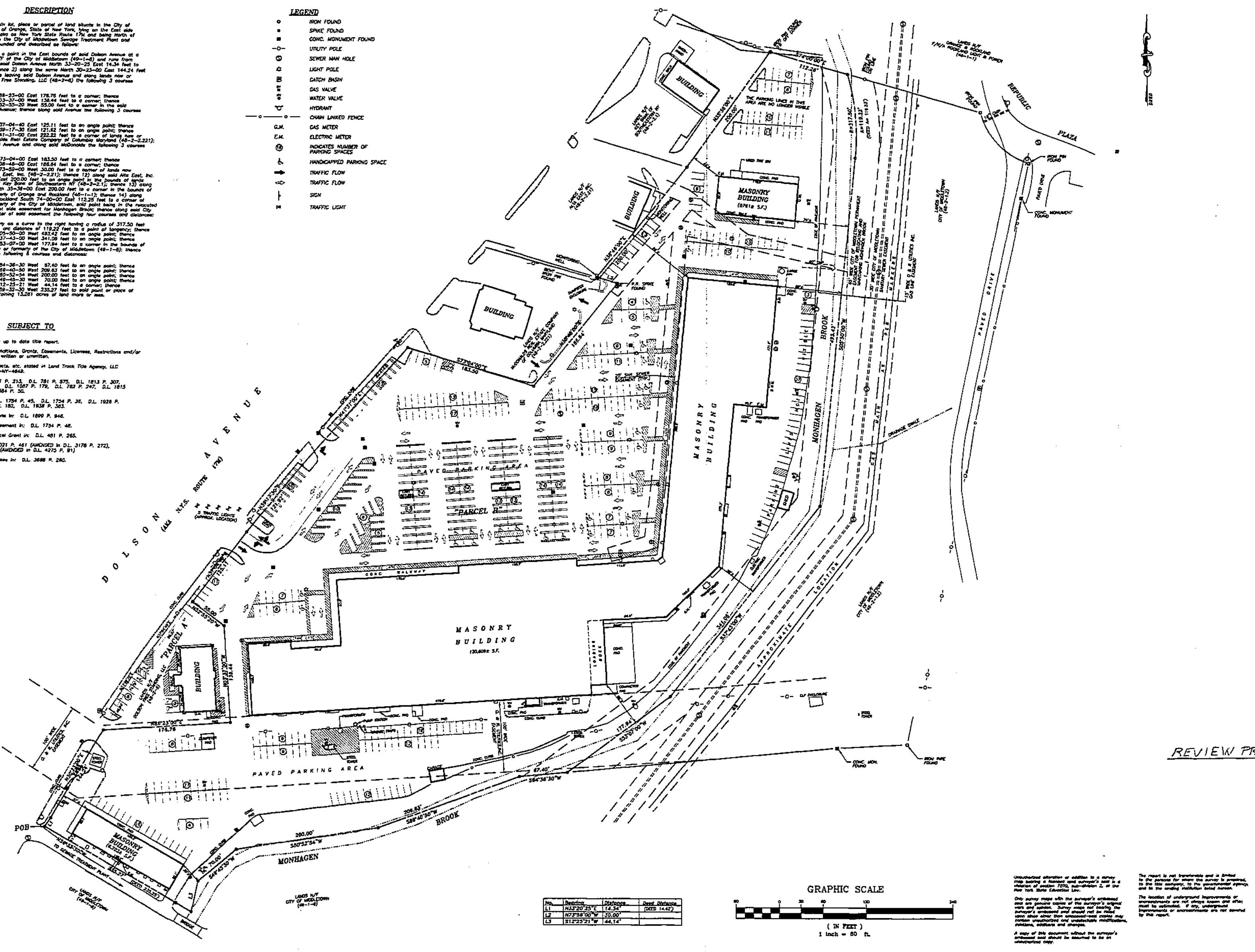
School District Parcel Grant in: D.L. 481 P. 265.

Leases in: D.L. 2021 P. 461 (AMENDED in D.L. 3178 P. 272), D.L. 2024 P. 134 (AMENDED in D.L. 4275 P. 91)

Memorandum of lease in: D.L. 3688 P. 280.

LEGEND

- IRON FOUND
- SPIKE FOUND
- CONC. MONUMENT FOUND
- UTILITY POLE
- SEWER MAN HOLE
- LIGHT POLE
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- HYDRANT
- CHAIN LINKED FENCE
- G.M. GAS METER
- E.M. ELECTRIC METER
- INDICATES NUMBER OF PARKING SPACES
- HANDICAPPED PARKING SPACE
- TRAFFIC FLOW
- TRAFFIC FLOW
- SIGN
- TRAFFIC LIGHT



No.	Bearing	Distance	Deed Distance
L1	N33°20'25"E	14.34'	(DEED 14.42')
L2	N73°59'00"W	30.00'	
L3	S12°25'21"W	44.14'	

LOCATION MAP

BULK REQUIREMENTS

C-3 GENERAL BUSINESS DISTRICT

MINIMUM REQUIRED

LOT AREA	7,500 S.F. MIN.
LOT WIDTH	75 FT. MIN.
FRONT YARD	NONE REQUIRED
SIDE YARD	NONE REQUIRED
REAR YARD	NONE REQUIRED

MAXIMUM PERMITTED

BUILDING HEIGHT	6 STORIES OR 90 FEET

TAX MAP

SECTION 48, BLOCK 2, LOTS 7.2, & 1.1
SECTION 49, BLOCK 1, LOT 2.21

REFERENCE

ORANGE COUNTY FILED MAPS #3248 & #7140
SURVEY BY BAUER-SILVERS, DATED 12/29/97
SURVEY BY FRANK A. BAUER, DATED 8/31/04

FLOOD BOUNDARY NOTE

In accordance with Flood Insurance Rate Map (FIRM), City of Middletown, Orange County, New York, Community Number 360619 Panel 268 of 630, Map Suffix E, Map Number 36071C0268E, Effective Date August 3, 2009 there is an area indicated as ZONE AE, which indicates special flood areas subject to inundation by 1% annual chance flood (100 year flood). Also indicated are areas of Zone X which indicate areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

PARKING NOTE

INCLUDING "PARCEL A" AND THE REGULAR PARKING SPACES SHOWN WHERE THE LINES ARE NOT VISIBLE

REGULAR PARKING	531 SPACES
HANDICAPPED PARKING	32 SPACES
TOTAL PARKING	563 SPACES

NOTES

Offsets or dimensions from the property lines to structures or improvements on the property are shown for the specific purpose of indicating compliance or noncompliance with zoning, and are not intended to monument the property lines or guide in the erection of fences or any other improvements to the property.

REVISIONS

3/1/16 Revised parking spaces, parking lot stripping, building renovation, Zoning, Flood Boundary Note and notes.

8/9/16 Revised report, new bank.

I hereby report to the following parties of interest that this map and the field survey on which it was based was completed in December 1997, revised and updated on 8/31/04 and revised and updated in accordance with Land Track Title Agency, LLC Title Number LTTA-NY-4849 on 3/1/16 and to the best of my knowledge and belief is correct and accurate.

Kale Realty Corp.
Orange Bank & Trust Company, ISAOA
Land Track Title Agency, LLC
Old Republic National Title Insurance Company

REVIEW PRINT

FRANK A. BAUER
N.Y.S.L.S. #049596
DATE

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Only survey maps with the surveyor's embossed seal are genuine copies of the surveyor's original work and opinion. Survey maps not bearing the surveyor's embossed seal should not be relied upon since other than embossed-seal copies may contain unauthorized and undetectable modifications, deletions, additions and changes.

A copy of this document without the surveyor's embossed seal should be assumed to be an unauthorized copy.

The report is not transferable and is limited to the persons for whom the survey is prepared, to the title company, to the governmental agency, and to the lending institution listed hereon.

The location of underground improvements or encroachments are not always known and often must be estimated. If any, underground improvements or encroachments are not covered by this report.

REF. 6997 & 04-156

SURVEY REVISED AND UPDATED AUGUST 9, 2016
SURVEY REVISED AND UPDATED MARCH 1, 2016
ORIGINAL SURVEY REVISED AND UPDATED AUGUST 31, 2004
ORIGINAL SURVEY BY BAUER-SILVERS DATED DECEMBER 1997

SURVEY 13.261± ACRES

CAMPBELL PLAZA

Lands of
KALE REALTY CORP.

City of Middletown County of Orange
State of New York

FRANK A. BAUER
Licensed Land Surveyor
P.O. BOX 618
UNIONVILLE, NEW YORK 10988
Phone (845) 726 0954
Fax (845) 726 3411
e-mail fab1@pioneeris.net

3/1/16	16-267
1" = 60'	8/9/16
C.P.B.	1 of 1
F.A.B.	

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Tammi Palmer being duly sworn, deposes and

says that he/she resides at ~~Cold~~ 125 Dotson Ave, Suite 24

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

~~Property Mgr~~ owner in fee or Property Manager of the _____

OFFICIAL TITLE

Kale Realty Corporation which is the owner

in fee of the premises described in the foregoing application and that he has authorized

Ruth Pomerantz to make the foregoing application for

approval as described herein.

Sworn before me this 18th day of ~~October~~ 2023

NOTARY PUBLIC

THERESA A AUERBACH
Notary Public - State of New York
NO. 01AU6209289
Qualified in Orange County
My Commission Expires 2-6-26

Tammi Palmer
OWNERS SIGNATURE

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** 9/25/23
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 14-20 Academy Ave

   Section 36 Block 15 Lot 1 Current Zoning District C-3

   Building Existing ✓ New _____

2. Owner of Property Mike Matuszewksi

   Owner's Address _____

   City _____ State _____ Zip _____

   Phone numbers: **Home:** 845 342 6967
   Business: _____
   Cell: 845 742 3963

3. Applicant name David Cohen
   If different from Owner
   Applicants Address 24 Rachel Ct

   City Bloomingburg State NY Zip 12721

   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 #_____ ROOFING + EXTERIOR REMODELING

Classification of Occupancy requested Offices / Storage / Workshop

Description of what you are requesting: To use the space as an office with storage of tools + supplies on one side and a workshop on the other side

Uses currently in property: Currently used as an automotive repair + towing center that sells cars.

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	N/A
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: _____

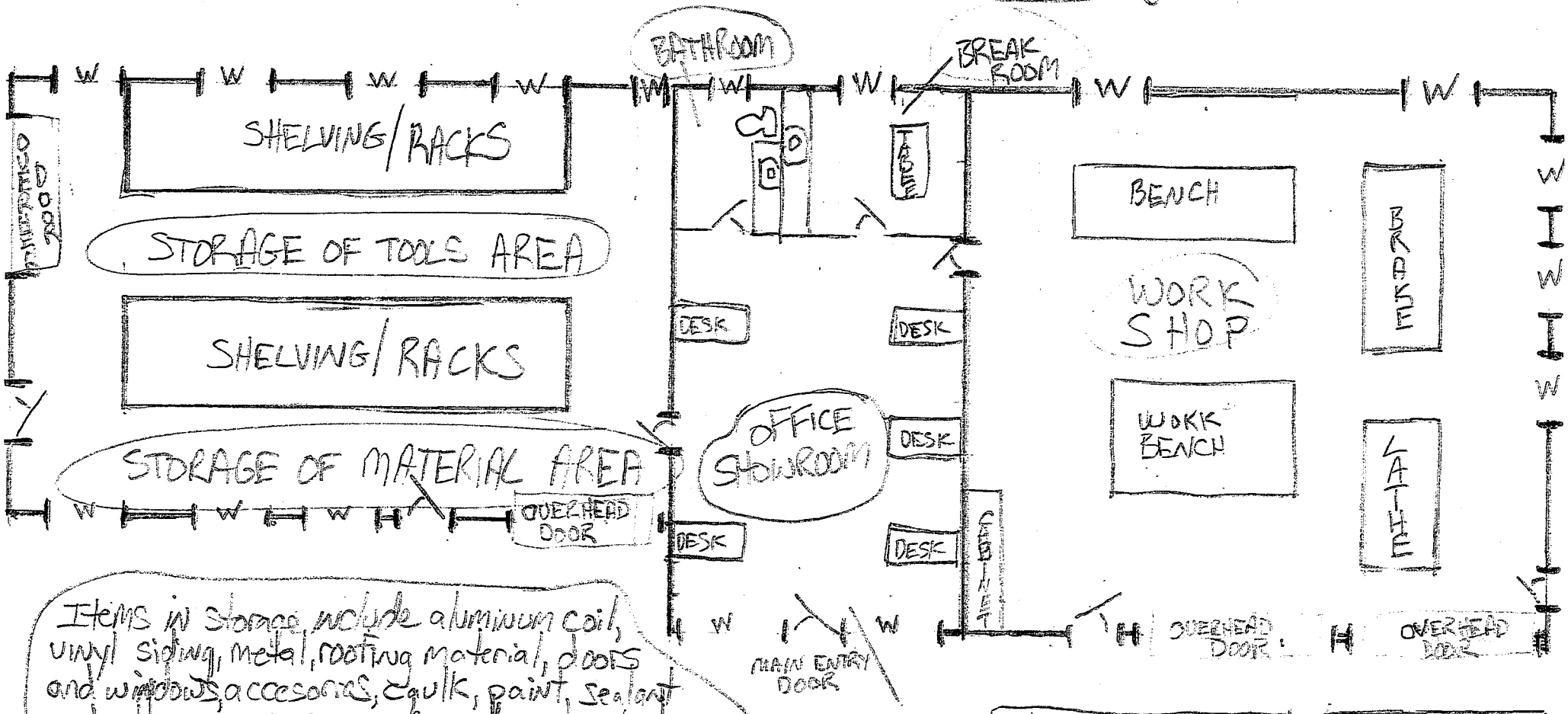
Printed Name and Title: David J. Cohen (President)

Date: 9/26/23

14-20 ACADEMY AVE
MIDDLETOWN NY 10940

3358 sq ft

no changes to interior configuration

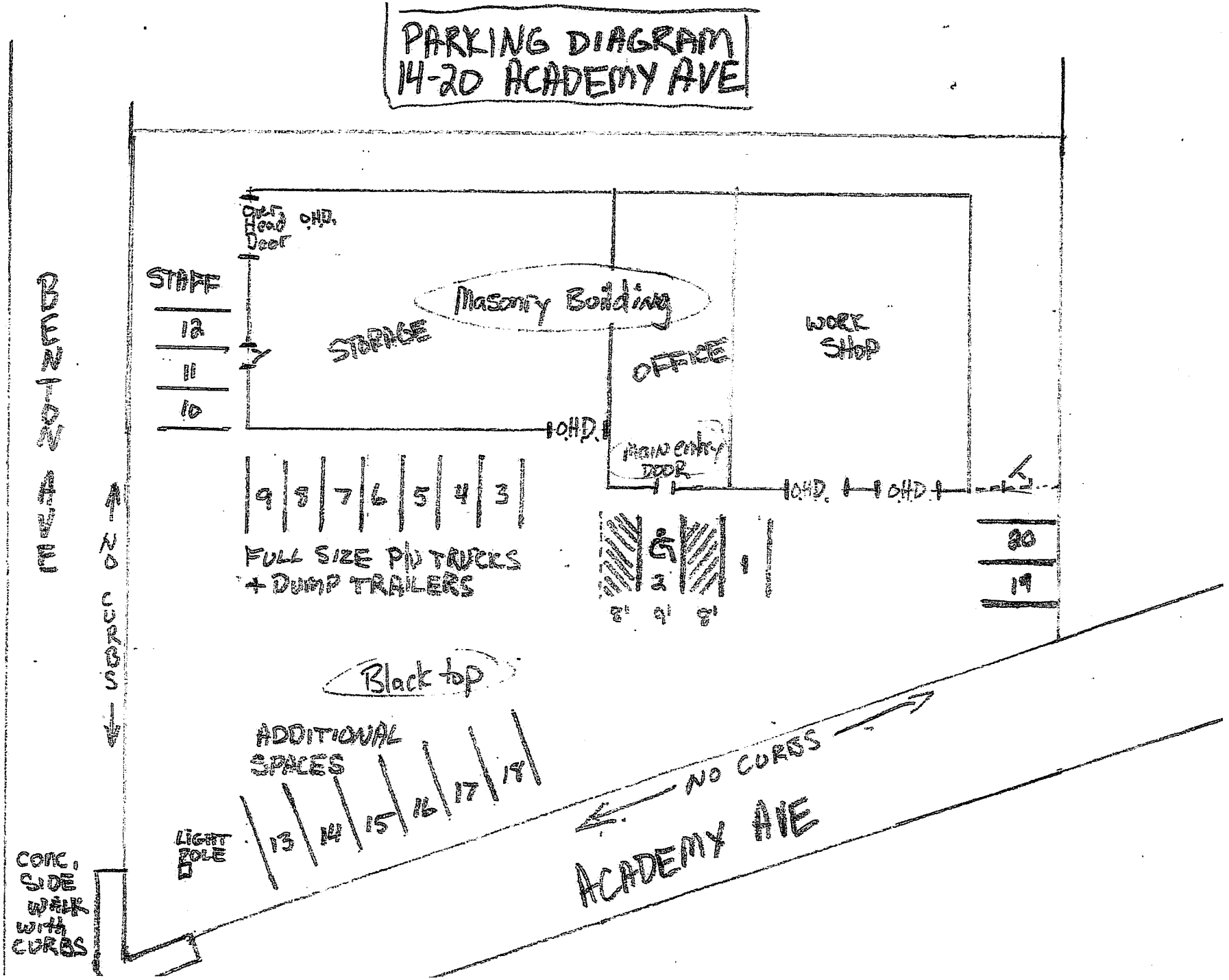


Items in storage include aluminum coil, vinyl siding, metal roofing material, doors and windows, accessories, caulk, paint, sealant and other common non hazardous construction materials for residential + commercial applications

HOURS	
M-F	7:30-5:00
Sa	9-1:00
Su	closed

6 Employees
4 Trucks
4 Trailers

PARKING DIAGRAM
14-20 ACADEMY AVE



APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** _____
Accepted by _____

Items 1, 2 and 3 are required to be completed S.S

1. Address of Subject Property 102 NORTH ST SUITE: B

   Section 25 Block 12 Lot 7 Current Zoning District DMS

   Building Existing ✓ New _____

2. Owner of Property GUAVAPROPERTY LLC

   Owner's Address 1015 GUYMARD TPKE

   City OTISVILLE State NY Zip 10963

   Phone numbers: **Home:** _____
   Business: _____
   Cell: _____

3. Applicant name SANDRA SOSA
   If different from Owner
   Applicants Address 6 ALBERT ST

   City MIDDLETOWN State NY Zip 10940

   Phone numbers: **Home:** _____
   Business: _____
   Cell: 845-800-0825
   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 BEAUTY SALON

Description of what you are requesting: HAIR SALON

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: Sandra Sosa

Printed Name and Title: SANDRA SOSA

Date: 8-3-23

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 22-24 Orchard Steet

   Section 31 Block 7 Lot 3 Current Zoning District DMU

   Building Existing ✓ New _____

2. Owner of Property Fa Yuan, Inc.

   Owner's Address 20 Smith Rd

   City Middletown State NY Zip 10941

   Phone numbers: **Home:** _____
   Business: 248-981-1702
   Cell: 408-495-1553

3. Applicant name Janice Liu
   If different from Owner
   Applicants Address 195 South St

   City Middletown State NY Zip 10940

   Phone numbers: **Home:** _____
   Business: _____
   Cell: _____
   Fax: _____

Answer 4, 5 or 6

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

Section # 31-7-3

Classification of Occupancy requested Group-B

Description of what you are requesting: We are going to renovate and repurpose this building into a book store, including beverage and food retail services, office and storage.

Uses currently in property: Vacant

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	31-7-3	115.1 x 121.9	115.1 x 121.9
Front			
Rear			

this section only for multiple dwellings

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: _____

Printed Name and Title: Zhan Liu CEO of Fa Yuan, Inc.

Date: Sep. 27, 2023

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 360 north St

   Section 11 Block 7 Lot 4 Current Zoning District G1

   Building Existing ✓ New _____

2. Owner of Property Zishe Banad

   Owner's Address 235 N. main St.

   City Spring Valley State NY Zip 10977

   Phone numbers: **Home:** _____
   Business: 845-367-4240
   Cell: _____

3. Applicant name Guadalupe Tomax
   If different from Owner
   Applicants Address 364 north st Apt #10

   City Middletown State NY Zip 10940

   Phone numbers: **Home:** _____
   Business: 845-217-6130
   Cell: 845-313-0880
   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: Deli open monday To Sunday b/o 7:00 am To 8:30 p.m

_____

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_____

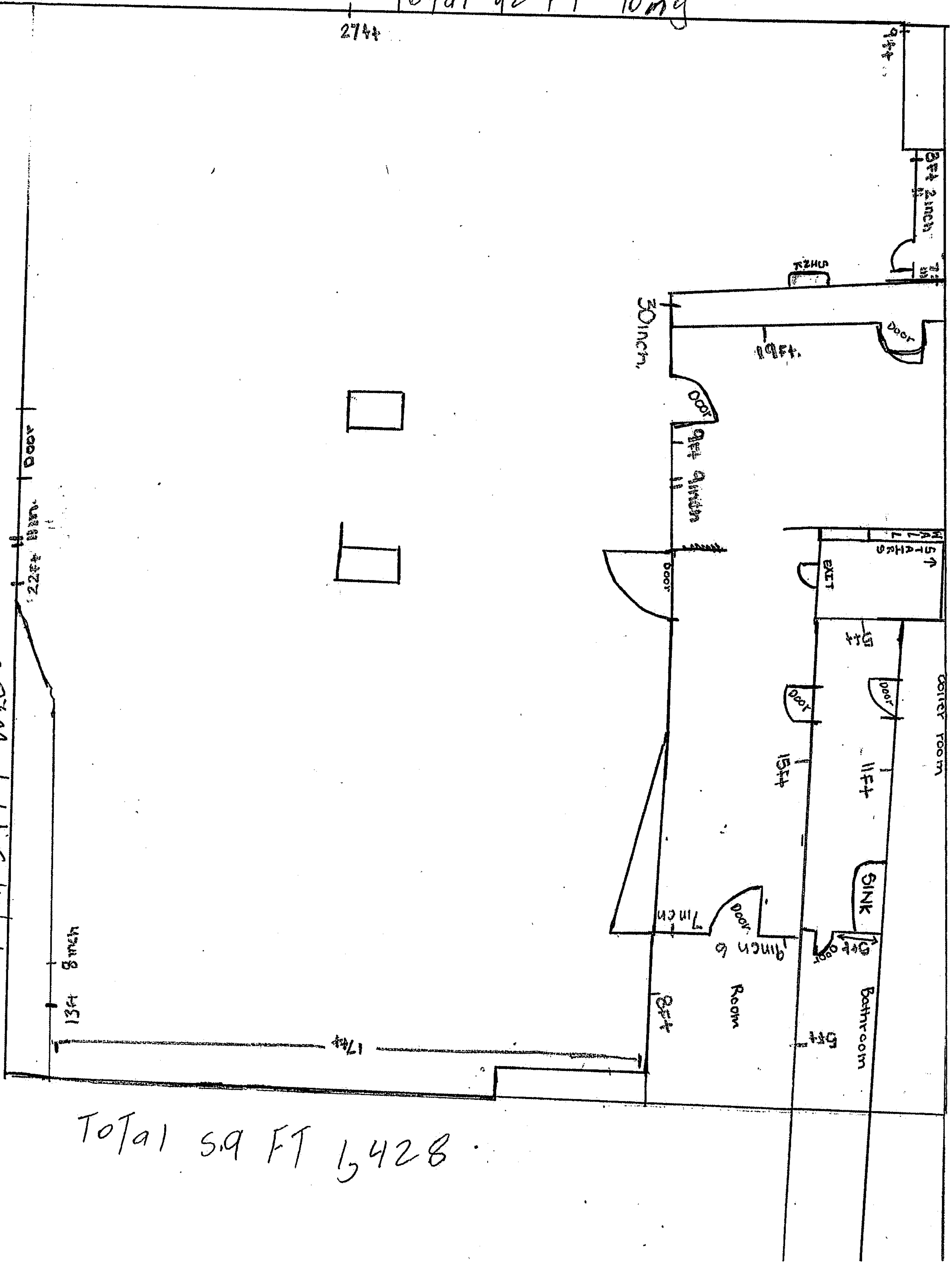
5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those

Printed Name and Title: Zak Bow, Member

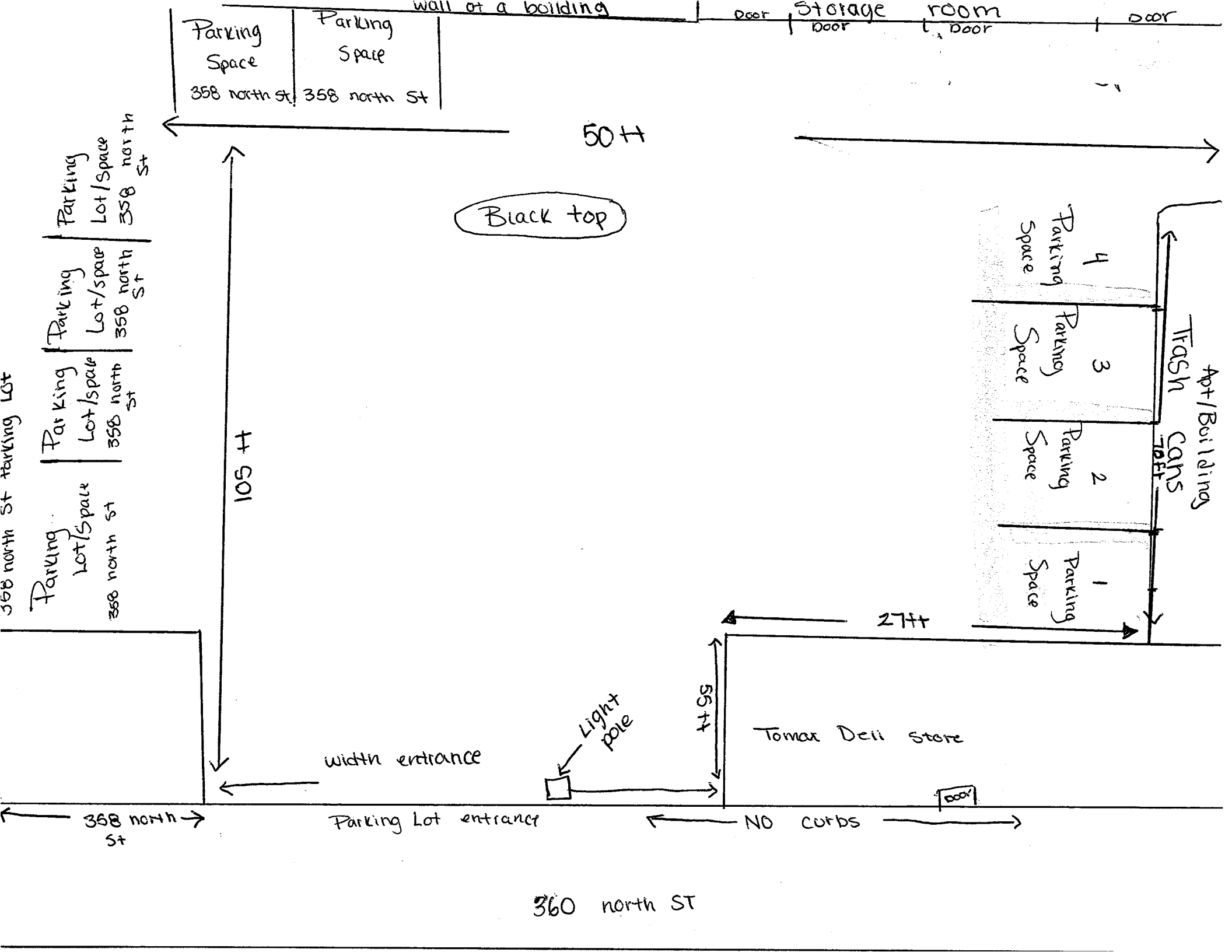
Date: 8/7/23

Total 42 FT long

Total 34 FT Wide



Total sq FT 1,428


wall of a building
door
Storage room
door
door
door
Parking Space
358 north St
Parking Space
358 north St
50 ft
Parking Lot/Space 358 north St
Parking Lot/Space 358 north St
Parking Lot/Space 358 north St
Parking Lot/Space 358 north St
358 north St parking Lot
Black top
105 ft
4
Parking Space
3
Parking Space
2
Parking Space
1
Parking Space
Trash Cans
Apt/Building
27ft
55 ft
Light pole
width entrance
Tomar Deli Store
door
358 north St
Parking Lot entrance
NO curbs
360 north ST

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 1-7 Courtland Street 114 North Street

   Section 25 Block 9 Lot 12 Current Zoning District DMU

   Building Existing ✓ New _____

2. Owner of Property Trustees of Hoffman Lodge

   Owner's Address 9 Courtland St

   City middletown State NY Zip 10940

   Phone numbers: **Home:** 845 294-9557
   Business: 845 294-5400 ex 237
   Cell: 845 598-7864

3. Applicant name Estela Aragon Marín
   If different from Owner
   Applicants Address 12 Grey Beech Dr

   City Bloomingburg State NY Zip 12721

   Phone numbers: **Home:** _____
   Business: _____
   Cell: 845 421-7138 845 321-3704*
   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 ESTELLA'S MEXICAN CUISINE

Description of what you are requesting: Restaurant No liquor license

Monday to Sunday Sunday

(Hours) Monday to Thursday 7am10pm Friday and Sat 7am 11pm7-10

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.

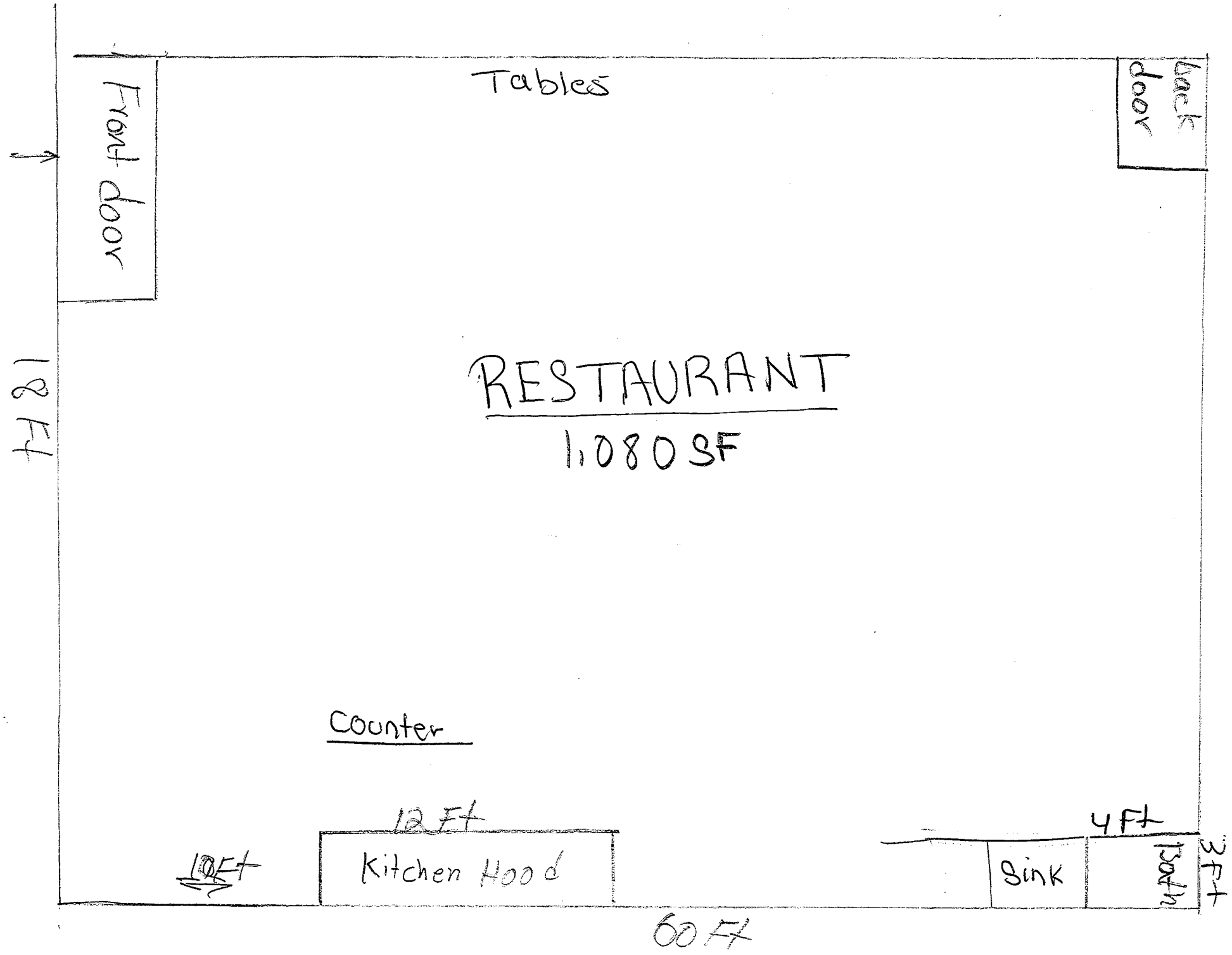
6. **Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

   Signature: _____

Printed Name and Title: Estela Aragon Marin

Date: 09/18/2023


Front door
Tables
back door
RESTAURANT
1,080 SF
Counter
12 Ft
10 Ft
Kitchen Hood
4 Ft
Sink
Bath
3 Ft
60 Ft
18 Ft

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 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 NT 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: _____ Jian Hu

Date: _____ 06/07/23

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 29-35 North St, Middletown, NY 10940

   Section 31 Block 17 Lot 14.1 Current Zoning District DMU-1

   Building Existing x New _____

2. Owner of Property Shen Yun Fundation Inc.

   Owner's Address 29-35 North St

   City Middletown State NY Zip 10940

   Phone numbers: **Home:** _____
   Business: _____
   Cell: 845-393-0903

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 # 31

Classification of Occupancy requested Mixed-use (Group M and Group B)

Description of what you are requesting: _____

Expand the office space on the 3rd floor to enclose the existing roof deck area.
(See attached 3rd floor plan)

Uses currently in property: _____

Basement: Storage
1st Floor: Store
2nd Floor: Store, Internal office, and Studio for product video shooting
3rd Floor: Office use

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	# 31		10,774 sf
Front yard		0	
Rear yard		0	
Side yard		0	
Side yard		0	
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: _____

Printed Name and Title: Jian Hu Architect

Date: 10/16/2023

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** 8/25/23
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 91 North St, Middletown NY 10940

   Section 31 Block 2 Lot 9 Current Zoning District DMU

   Building Existing ✓ New _____

2. Owner of Property 91-95 North St, Inc.

   Owner's Address 55 North St.

   City Middletown State NY Zip 10940

   Phone numbers: **Home:** 1 (917) 972-9717
   Business: _____
   Cell: _____

3. Applicant name Brock DeGraw (Owners Agent)
   If different from Owner
   Applicants Address 55 North St

   City Middletown State NY Zip 10940

   Phone numbers: **Home:** 845-544-6650
   Business: _____
   Cell: _____
   Fax: _____
   bdegraw@degrawanddehaan.com

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 R-2 (APARTMENTS)

Description of what you are requesting: Currently the second floor of the building is office space (5 units). We are proposing creating (4) dwelling units

Uses currently in property:

First Floor - Commercial (3-Seperate tenants)

Second floor - Unoccupied office 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 3,910 Sq. Ft.

Number of Bedrooms (6)

2 - (2) Bedrooms ea

1 - (1) Bedroom

1 - Studio

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.

Existing

1st Floor - (3) Seperate commercial tenants

2nd Floor - (5) Seperate vacant office spaces

Proposed

1st Floor - Existing to Remain

2nd Floor - 2- New two bedroom apartments

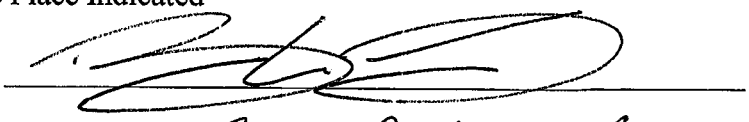
1- New one bedroom apartment

1- New Studio Apartment

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.

The current site has no on site parking but is adjacent to "Erie Way" which provides public parking.

7. Sign at the Place Indicated

Signature: 

Printed Name and Title: Brock DeGraw, Owners Agent

Date: 8/25/23