

CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
APRIL 3, 2024 7:00 PM
COMMON COUNCIL CHAMBERS
AND VIA DIGITAL TOWN HALL

Meeting Called By: Anthony Capozella, Planning Board Commissioner
Clerk: Martina Tu, Clerk

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

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1. Accept the Minutes of March 6, 2024

4. NEW BUSINESS

6-month extension request for the approved site plan and special use permit dated 10/04/23 for a deli/grocery with beer at 132 Wickham Avenue

Special use permit and site plan approval for an eating and drinking establishment and place of assembly at 243 West Main Street

Special use permit and site plan approval for kitchen cabinet manufacturing at 67-73 Hanford Street

Special use permit and site plan approval for an eating and drinking establishment on the 1st and 2nd floors and an event room on the 3rd floor of the premises at 8-10 East Main Street

Special use permit and site plan approval for a Phase I-Hotel at 9-29 Canal Street

Special use permit and site plan approval for a beauty salon with accessory retail at 36-36 1/2 Wallkill Avenue

Special use permit and site plan approval for a cigar shop at 23 West Main Street

Special use permit and site plan approval for an international express courtier office at 128 Wickham Avenue

Special use permit and site plan approval for a flower trailer located at 76-86 Dolson Avenue

5. ADJOURNMENT

**CITY OF MIDDLETOWN
PLANNING BOARD
MINUTES**

March 6, 2024

A meeting of the Planning Board was held in the Common Council Chambers, City Hall, 16 James Street, Middletown, New York on March 6, 2024 at 7:00 P.M., Mr. Anthony Capozella presiding.

Members Present: Anthony Capozella, Richard McCormack, Gretchen Witt, Nicole Hewson, Dan Higbie, Dave Madden, Andy Britto.

Other Attendees: Richard J. Croughan, Planning Board Attorney; Walter Welch, Building Inspector; Theron Adkins, Fire Inspector.

The Pledge of Allegiance was said.

Motion to approve the February 7, 2024 minutes by Mr. Madden, seconded by Mr. Britto.

Motion passed. Minutes approved.

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.

**Approval of Expanded Liquor License
9 King Street**

Mr. Capozella: Good evening, sir.

Mr. Naula: Hi, sir.

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

Mr. Naula: Marco Naula.

Mr. Capozella: And what do you plan on doing?

Mr. Naula: I'm planning to get a full liquor license. Right now I have only the wine and beer license.

Mr. Capozella: Correct. Yes. The gentleman is here this evening to expand his liquor license. He has beer and wine, and he wants to move on to a full liquor license.

Ms. Tu, do we have the mailings?

Ms. Tu: Yes, we do.

Mr. Capozella: I'm going to open the public hearing. Anyone present wishing to speak on this application, please step forward.

The public hearing was opened.

Mr. Capozella: Ms. Tu, do we have anything in writing?

Ms. Tu: Nothing in writing.

Mr. Capozella: Anyone on the phone?

Ms. Tu: No one.

Mr. Capozella: Okay. I'll go the Board for any questions, comments, or concerns.
Back to the public for any comments. I'm going to close the public hearing.
I need a motion to close the public hearing.

Motion to close the public hearing by Mr. Britto, seconded by Mr. McCormack.

Motion passed.

The public hearing was closed.

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

Motion to approve expanded liquor license for 9 King Street by Mr. McCormack, seconded by Mr. Britto.

Roll Call Ayes: David Madden, Richard McCormack, Andy Britto, Nicole Hewson, Dan Higbie, Anthony Capozella.

**Beauty Salon
130 Wickham Avenue
Special Use Permit and Site Plan**

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

Ms. Mosqueda: Rosa Mosqueda.

Mr. Capozella: And what do you plan on doing?

Ms. Mosqueda: Well, I already have a beauty bar on 30 North Street, so I'm just relocating to make another beauty bar.

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

Ms. Tu: Yes, we do.

Mr. Capozella: I'd like to open the public hearing. Anyone present wishing to speak on this application, please step forward.

The public hearing was opened.

Mr. Capozella: I'll move to the Board for any questions, comments, or concerns.
Nothing. Okay. I'll go back to the public hearing. Anyone? Mr. Adkins.

Mr. Adkins: The location at 30 North is closing?

Ms. Mosqueda: Yes.

Mr. Adkins: And you're relocating.

Ms. Mosqueda: Yes.

Mr. Adkins: All right.

Mr. Capozella: Okay. The public hearing is still open. Anyone wishing to speak on the application?

Okay. I need a motion to close the public hearing.

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

Motion passed.

The public hearing was closed.

Mr. Capozella: The public has been closed. I move to the Board one more time for any questions, comments, or concerns.

Mr. Croughan: Theron, any concerns?

Mr. Adkins: No concerns.

Mr. Croughan: Walter, any concerns?

Mr. Welch: No, sir.

Motion to approve resolution for special use permit and site plan for a beauty salon at 130 Wickham Avenue by Mr. Higbie, seconded by Ms. Hewson.

Roll Call Ayes: David Madden, Richard McCormack, Andy Britto, Gretchen Witt, Nicole Hewson, Dan Higbie, Anthony Capozella.

**Spa
11 Center Street
Special Use Permit and Site Plan Approval**

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

Ms. Huertas: Jenny Huertas.

Mr. Capozella: And what do you plan on doing?

Ms. Huertas: I plan on relocating from 90 North Street to 11 Center Street, and nothing changes, just my locale by half a block, but necessary evil; right?

Mr. Capozella: Good to see you sticking around. Okay. I'm going to open the public hearing.

The public hearing was opened.

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

Ms. Tu: Yes, we do.

Mr. Capozella: Do we have anyone on the telephone?

Ms. Tu: No one.

Mr. Capozella: Anything in writing?

Ms. Tu: Nothing in writing.

Mr. Capozella: All right. I'm going to go to the Board for any questions, comments, or concerns.

Okay. I'll go back to the public hearing. Anyone wishing to speak on this application, please step forward. None.

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

Motion passed.

The public hearing was closed.

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

Mr. Croughan: Mr. Adkins, any concerns?

Mr. Adkins: I have no concerns.

Mr. Croughan: Mr. Welch?

Mr. Welch: No concerns.

Mr. Croughan: Thank you.

Motion to approve resolution for approval of a special use permit and site plan for a spa at 11 Center Street by Mr. Britto, seconded by Mr. Higbie.

Roll Call Ayes: David Madden, Richard McCormack, Andy Britto, Gretchen Witt, Nicole Hewson, Dan Higbie, Anthony Capozella.

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

O'Reilly Auto Parts
183 Dolson Avenue
Special Use Permit and Site Plan

Motion to adjourn by Mr. Britto, seconded by Mr. Madden.

Roll Call Ayes: David Madden, Richard McCormack, Andy Britto, Gretchen Witt, Nicole Hewson, Dan Higbie, Anthony Capozella.

Adjourned 7:30 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: April 3, 2024
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Hewson				
Mr. Higbie				
Chairman Cappozella				
Total				

**6-month extension request for the approved site plan and special use permit dated 10/04/23
for a deli/grocery with beer at 132 Wickham Avenue**

WHEREAS, Mohammed Alshoja, requested a six-month extension of the approved site plan and special use permit dated 10/04/23 in order to have a deli/grocery with beer, located at 132 Wickham Avenue, Middletown, Section 26, Block 2, Lot 1. This is the project's first extension request, and

**WHEREAS, a public hearing was held by the
Planning Board on April 3, 2024, at 7:00 p.m.
in the Common Council Chambers, City
Hall, Middletown, New York, and**

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

WHEREAS, all testimony has been carefully considered.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the City of Middletown hereby grants the request of Bell Flavors and Fragrances for a six-month extension of the approved site plan and special use permit, as permitted by Code, for a deli/grocery store with beer located at 132 Wickham Avenue, Middletown. This is the project's first extension request granted.

Filed with the Clerk of the City of Middletown

on: 04/03/2024

Richard P. McCormack
City Clerk

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: April 3, 2024
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Hewson				
Mr. Higbie				
Chairman Cappozella				
Total				

Special use permit and site plan approval for an eating and drinking establishment and place of assembly at 243 West Main Street

WHEREAS, Grant Lee, filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval for an eating and drinking establishment, place of assembly and coffee roasting facility located at 243 West Main Street, Middletown, Section 28, Block 1, Lot 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 April 3, 2024 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, 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 Grant Lee, for a special use permit and site plan approval for an eating and drinking establishment, place of assembly and coffee roasting facility located at 243 West Main Street, Middletown, no alcohol to be served.

Hours of operation are 8:00 a.m. to 8:00 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.

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.

Filed with the Clerk of the City of Middletown
on: 04/05/2024

Richard P. McCormack
City Clerk

Prepared by:

Attachments:

1.	243 west main
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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 243 West Main Street, Middletown NY 10940
Section 28 Block 1 Lot 2 Current Zoning District C3a
Building Existing X New _____

2. Owner of Property Universal Communications Network INC.
Owner's Address 229 W 28th Street, Floor 7,
City New York State NY Zip 10001
Phone numbers: Home: _____
Business: _____
Cell: _____

3. Applicant name Grant Lee
If different from Owner
Applicants Address 1394 US-209
City Cuddebackville State NY Zip 12729
Phone numbers: Home: _____
Busine: _____
Cell: _____
Fax: _____ 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 eating & drinking, Place of assembly ^{for 2nd floor}

Description of what you are requesting: Serving Specialty coffee drink & Roasting coffee

open daily 8:00 am - 8:00 pm

Uses currently in property: Vacant

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

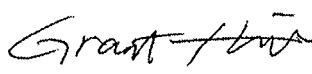
Answer this section only for multiple dwellings

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

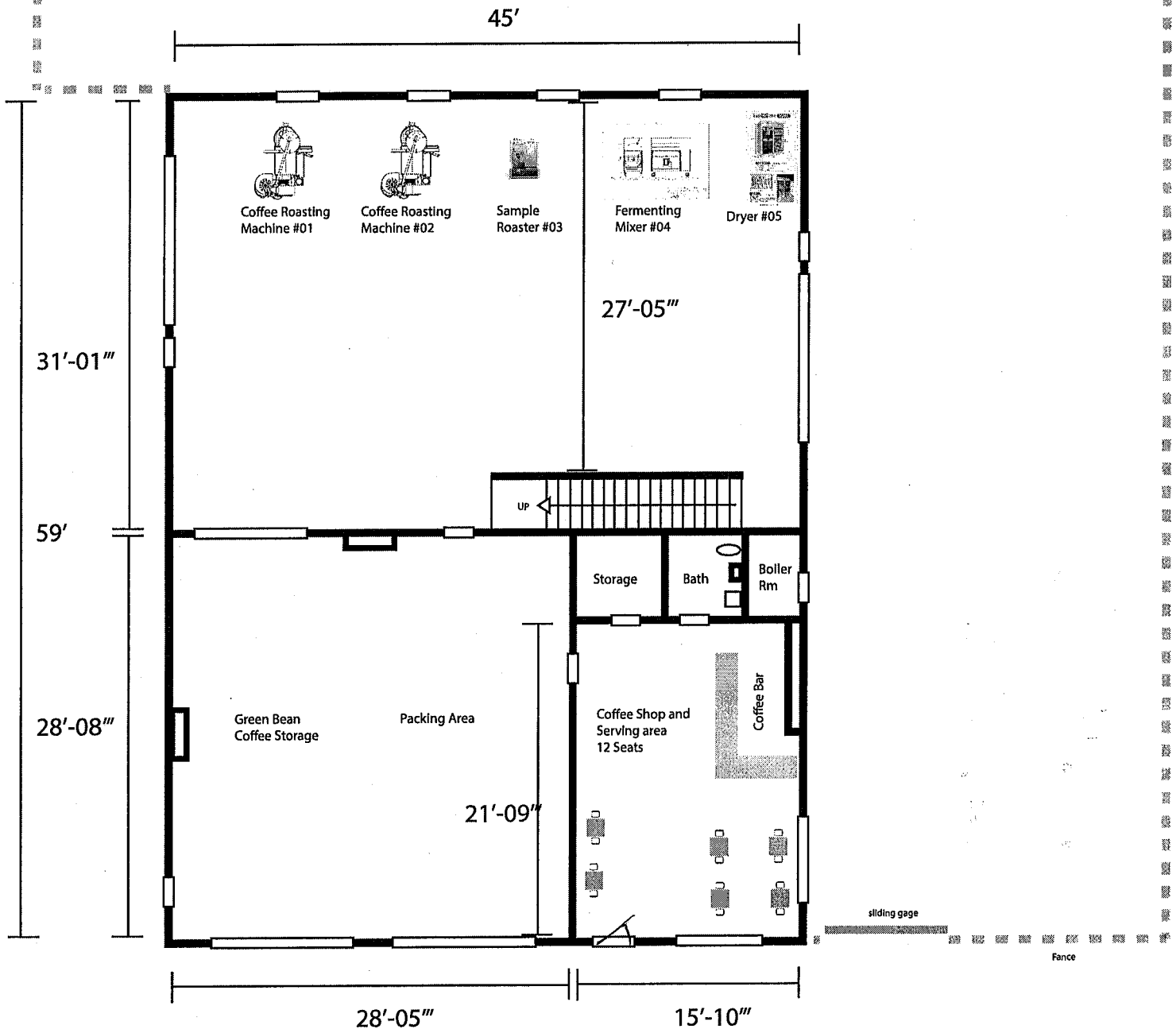
Signature: 

Printed Name and Title: GRANT LEE

Date: 02/27/2024

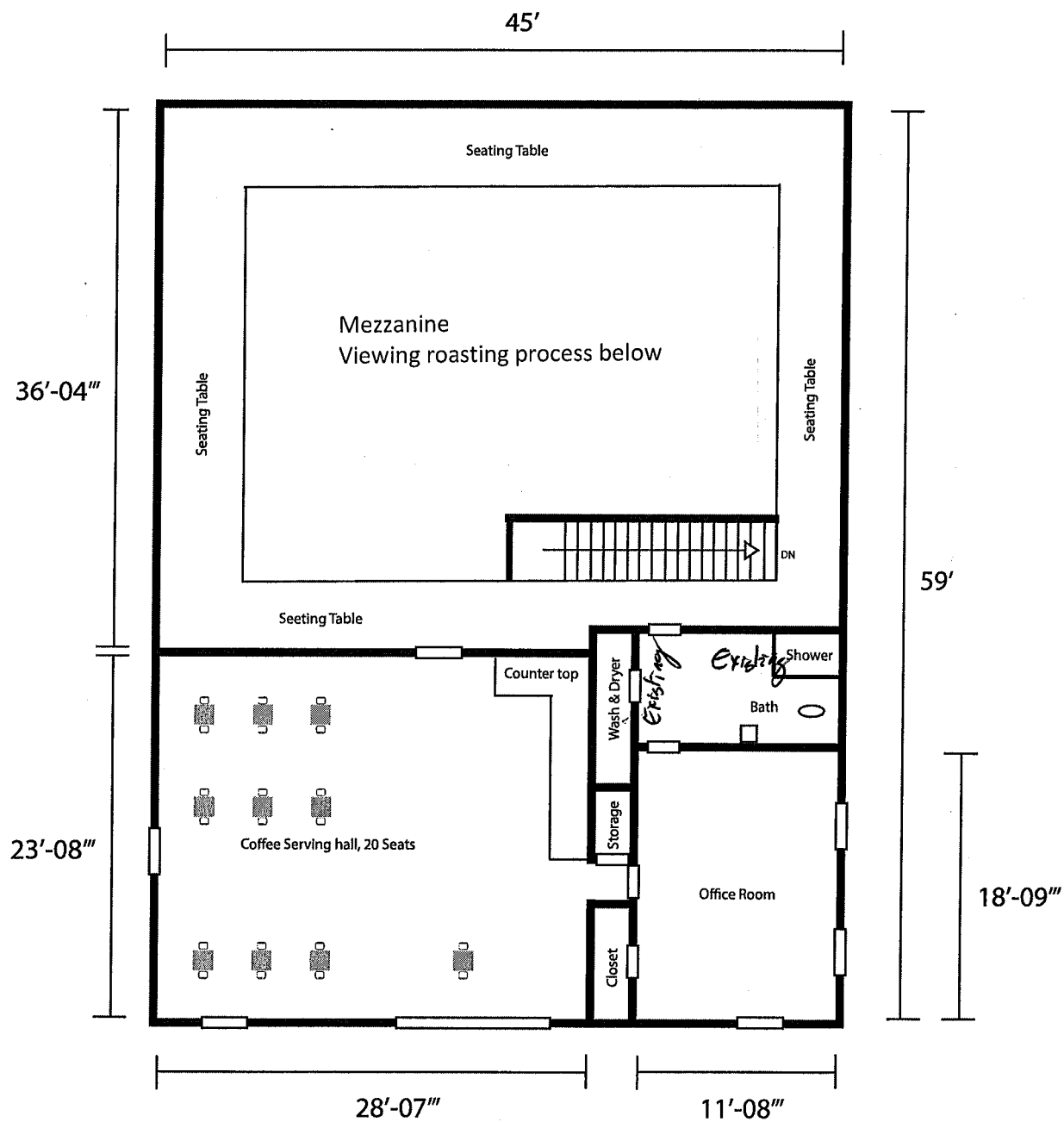
Total 4204 Sqft (1st and 2nd floor)

1st Floor = 2976 sqft



DAYES COFFEE ROASTING Facility
243-245 West Main Street, Middletown, NY 10940

2nd Floor = 1228 Sqft



DAYES COFFEE ROASTING Facility
243-245 West Main Street, Middletown, NY 10940

BUISNESS PLAN For 243 West Main Street Building In Middletown, NY

Feb. 01, 2024 by Grant G. Lee

dayescoffee.com

1. BACKGROUND

Days Coffee Roasters opened a coffee shop with roasting department on the 28 North Street two years ago in February 2022. We received a lot of reviews and good feedback from more than one hundred of customers, and we attended the New York Up State Coffee Crawl event in the summer of 2023, where we received the highest score as the best coffee taste shop and were recognized as the tastiest coffee house in Middletown, NY.

Our customers all expressed their appreciation for the presence of such good coffee shop in Middletown and were asked to continue to provide more and more premium coffee to suit their taste.

As a result, with two years of experience, a change in Middletown, a good response from the Middletown citizens, and the most importantly, it's very difficult to make a large space roasting-oriented store on the North Street that we want. Also, we got many limitation for shipping and delivery, and storage of green bean coffee.

Therefore, we purchased the building on January 23, 2024, planning to acquire auto repair shop located on 243 West Main Street, just off the center, and make it a building that specializes in coffee roasting place and can serve specialty coffee.

2. PLAN OF COFFEE SERVING & ROASTING

(1) Reach large capacity production:

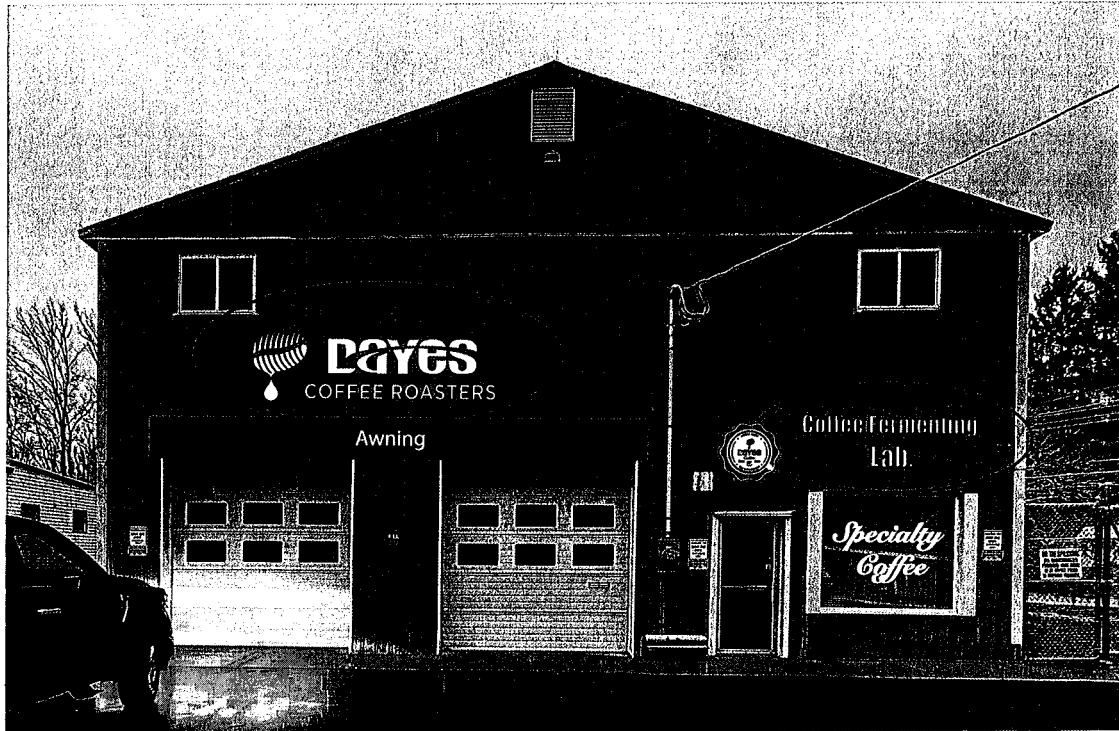
We will install two roasting machines, one is Loring smart roasting machine and another brand of Giessen roasting machine, which will be able to produce 14 tons of roasted coffee per month, if it runs at full capacity for eight hours a day and will form a supply chain throughout Middletown and other surrounding cities such as Goshen, Monroe, and Montgomery.

(2) Serving Specialty Premium Coffee serving:

We do coffee roasting, and a lot of Coffee roasters and barista came to tasting and competition for our coffee. They want to serving specialty coffee and can able taste high-end premium coffee such as Panama Geisha coffee and hand drip specialty coffee for customers.

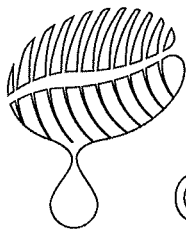
3. PLAN OF INTERIOR

Please see attached interior plan.



49' width building

로고 텍스트 컬러는 흰색



DAYES
COFFEE ROASTERS

*Specialty
Coffee*



**Coffee
Fermenting
Lab.**

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 67-73 Hanford St., Middletown, NY 10940
Section 29 Block 9 Lot 8 Current Zoning District Light Industry (I-1)
Building Existing ☒ New _____
2. Owner of Property Tony's Enterprises, Inc.
Owner's Address 117-33 122nd Pl
City South Ozone Park State NY Zip 11420
Phone numbers: Home: _____
Business: _____
Cell: 917-470-8110
3. Applicant name Dori Shlomo
If different from Owner
Applicants Address 166 Parkway Drive
City Plainview State NY Zip 11803
Phone numbers: Home: _____
Business: _____
Cell: 917-571-0755
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: ~~wood~~ ~~ca~~ hr opening 8:00-5:00
Kitchen cabinets shop, cut and build 5 days
Monday to Friday
No showroom No office, no people coming in.

Uses currently in property: storage

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.

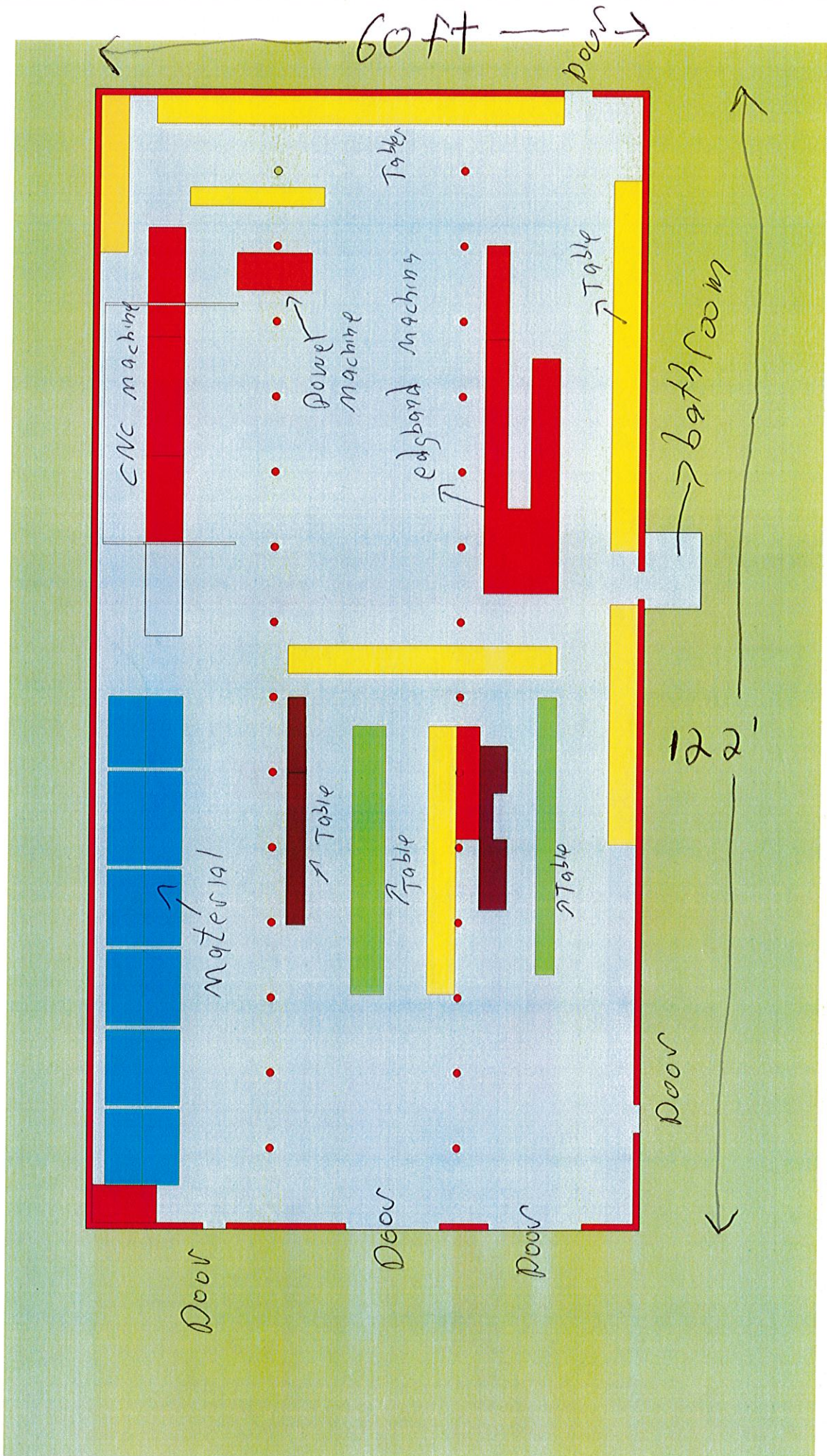
- 7. Sign at the Place Indicated**

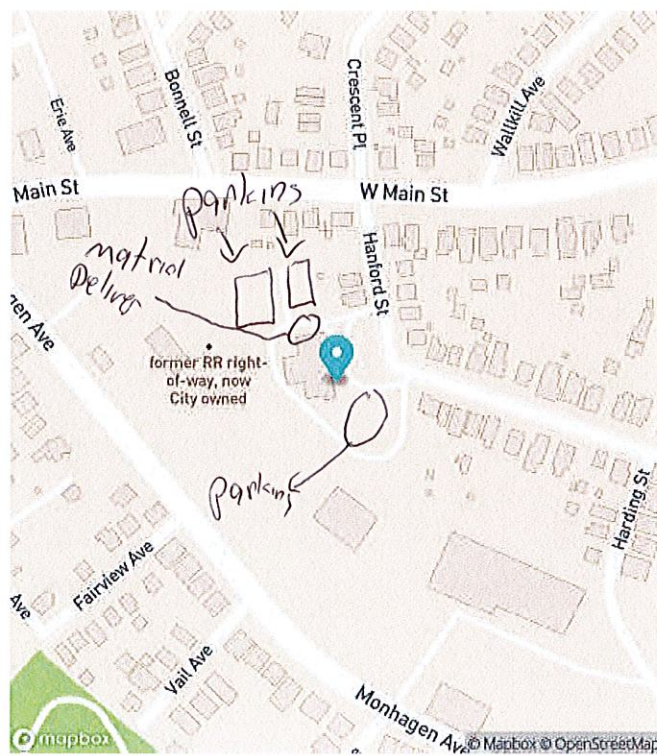
Signature: Per SHW

Printed Name and Title: Paul Stone owner

Date: 021 10/24

7320 SF







parking



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: April 3, 2024
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Hewson				
Mr. Higbie				
Chairman Cappozella				
Total				

Special use permit and site plan approval for an eating and drinking establishment on the 1st and 2nd floors and an event room on the 3rd floor of the premises at 8-10 East Main Street

WHEREAS, Xiaowen Jiang, filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval for an eating and drinking establishment on the 1st and 2nd floor and an event space on the 3rd floor of the premises located at 8-10 East Main Street, Middletown, Section 35, Block 5, Lot 3, located in the DMU Zone which is a permitted use.

WHEREAS, after due notice public hearing was held by the Planning Board on April 3, 2024 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, 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 Xiaowen Jiang, for a special use permit and site plan approval for an eating and drinking establishment, on the 1st and 2nd floor and an event space on the 3rd floor of the premises located at 8-10 East Main St, Middletown, and no alcohol will be served.

Hours of operation are 10:00 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.

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.

Filed with the Clerk of the City of Middletown
on: 04/05/2024

Richard P. McCormack
City Clerk

Prepared by:

Attachments:

1.	8-10 east main N
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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 8-10 E Main Street

Section 35 Block 5 Lot 3

Current Zoning District DMU-1

Building Existing X New _____

2. Owner of Property Xiaowen Jiang

Owner's Address 61 Brewster Dr

City Middletown State NY Zip 10950

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name _____

If different from Owner

Applicants Address 5 Gillian Ct

City Monroe State NY Zip 10950

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

Classification of Occupancy requested Business Group A-2

Description of what you are requesting: _____

_____ 1st floor: partial of the 1st floor will be converted to a seafood restaurant.

_____ 2nd floor: It will be converted to a Mongolia restaurant.

_____ 3rd floor: It will be converted to event spaces.

Uses currently in property: Operation hours: 10am - 10pm (7days per week)

Supermarket Liquor license is not a consideration for this time, (Maybe later)

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

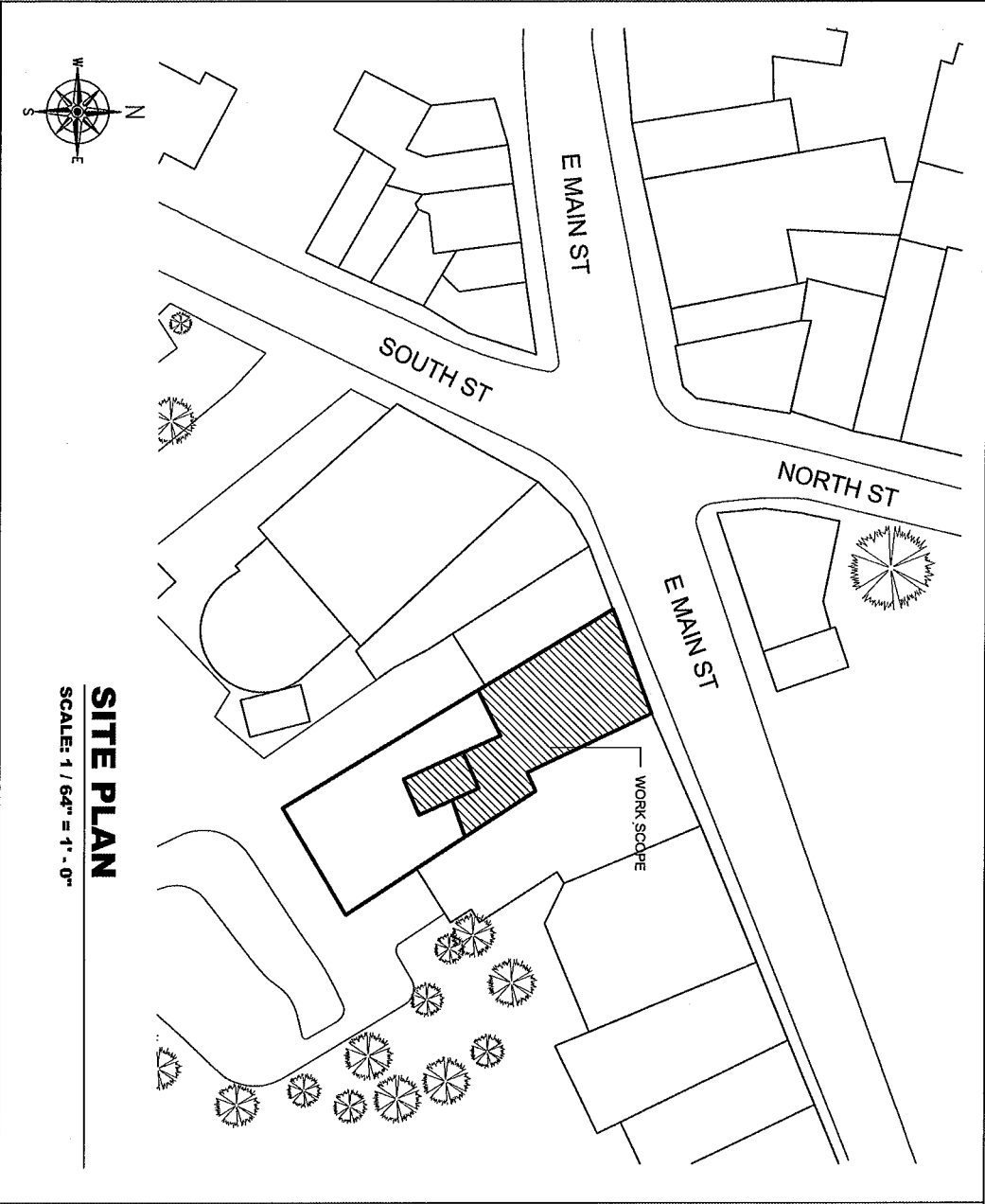
Signature: _____

Printed Name and Title: Jian Hu Architect

Date: 02/15/24

8-10 E MAIN STREET | SEAFOOD & MONGOLIA RESTAURANT

(LEVEL III ALTERATIONS)



SITE PLAN

SCALE: 1 / 64" = 1' - 0"

PROJECT INFORMATION:

LOCATION: 10 E MAIN STREET,
MIDDLETOWN, NY 10940

PROPOSED FIRST FLOOR USE:
SEAFOOD RESTAURANT(4,218 SF),
FLOWER SHOP AND SUPERMARKET

PROPOSED SECOND FLOOR USE:
HOT POT RESTAURANT(5,296 SF)

PROPOSED THIRD FLOOR USE:
EVENT ROOM (4,458 SF)

TOTAL RENOVATION WORK AREA:
13,972 SF

SPRINKLER SYSTEM: THROUGHOUT THE
BUILDING

ZONING: DMU-1

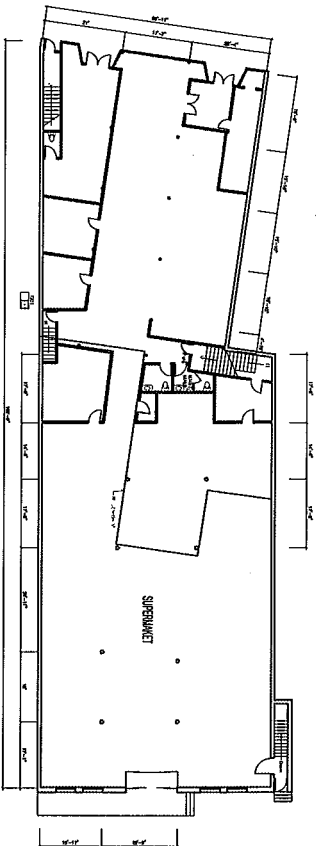
LOT SIZE: 58,187 SF

SECTION 35, BLOCK 5, LOT 3

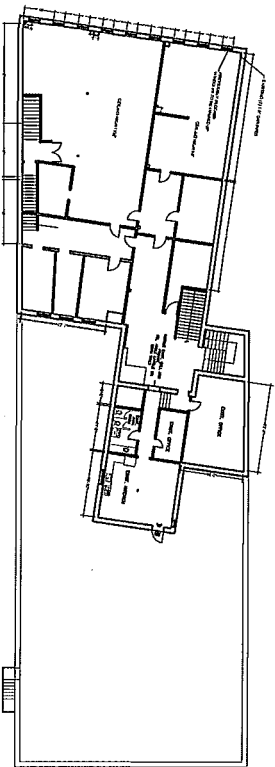
REV: DESCRIPTION:		REV	DATE
SHEET			



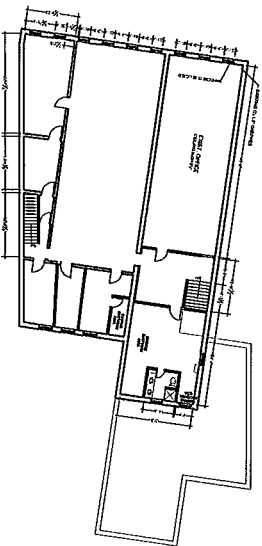
Notes:



1 EXISTING 1ST FLOOR PLAN
SCALE: 1/32"=1'-0"

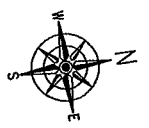


2 EXISTING 2ND FLOOR PLAN
SCALE: 1/16"=1'-0"

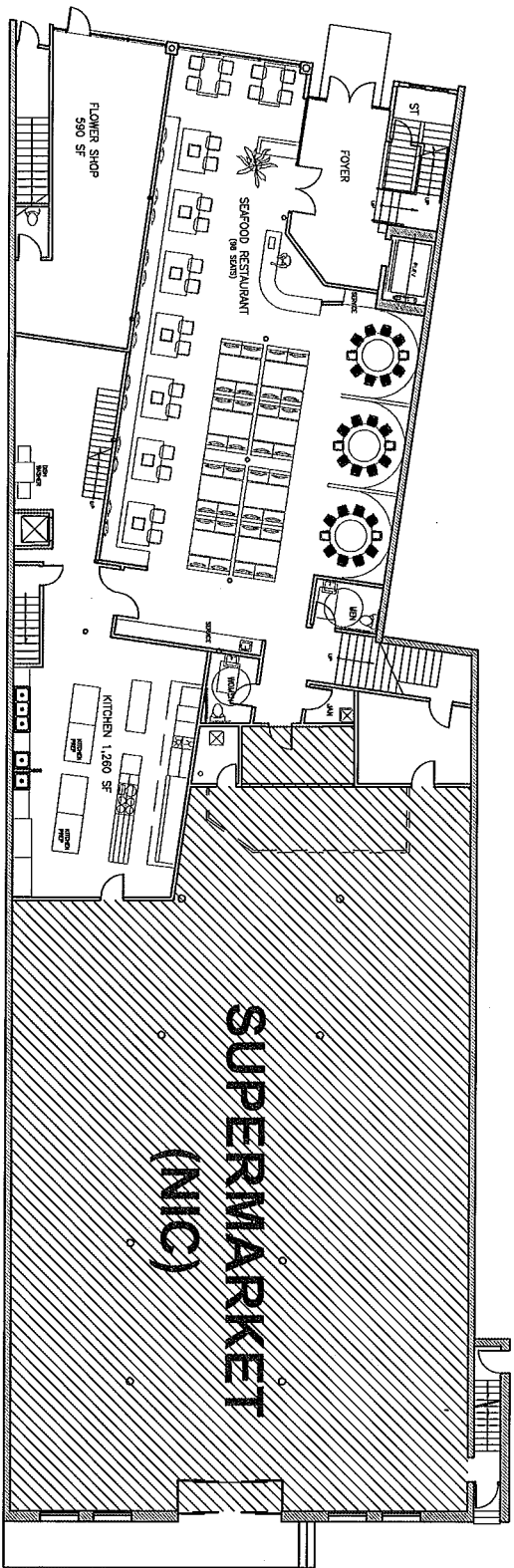


3 EXISTING 3RD FLOOR PLAN
SCALE: 1/16"=1'-0"

REV.	DESCRIPTION	REV.	DATE



Notes:

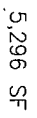


RESTAURANT: 4,218 SF
TOTAL: 11,116 SF

1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/16"=1'-0"

PROJECT		8-10 E MAIN STREET MIDDLETOWN, NY	
TITLE		PROPOSED 1ST FLOOR	
SCALE	DATE	DRAWN	CHECKED
1/16" = 1'-0"	03/12/2024	JH	
PROJECT NAME	DRAWING NO.		

NO.	DESCRIPTION	REV.	DATE
001			

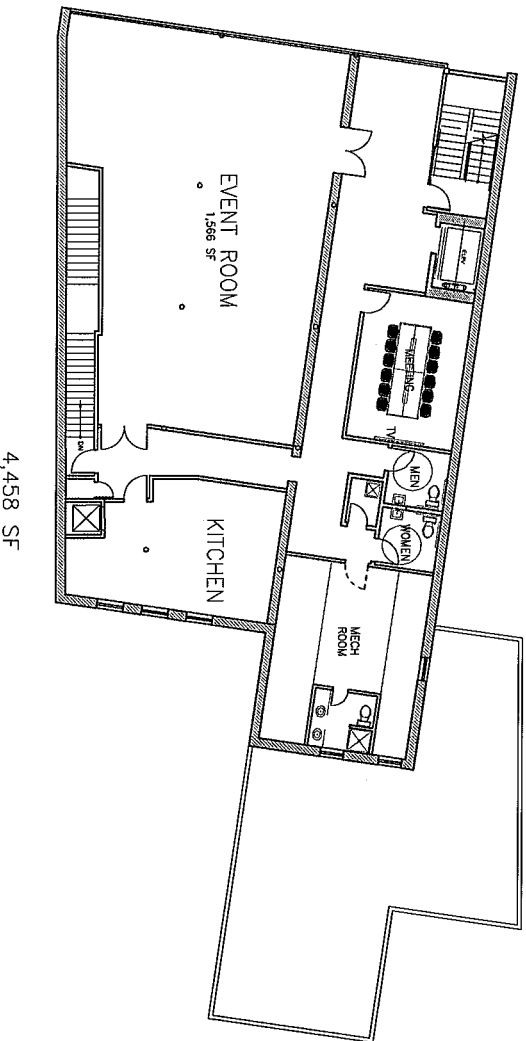


1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/16"=1'-0"

NO.	ISSUED FOR	NO.	DATE
10000			
SHEET			
1			
TITLE			
8-10 E MAIN STREET MIDDLETOWN, NY			
SHEET			
1			
PROJECT NO.			
10000			
DRAWING NO.			
10000			
SHEET NO.			
10000			



Notes:



4,458 SF

1 PROPOSED 3RD FLOOR PLAN

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

SHEET			
8-10 E MAIN STREET			
MIDDLETOWN, NY			
TITLE			
PROPOSED 3RD FLOOR			
SCALE	DATE	DESIGNED BY	CHECKED BY
1/16" = 1'-0"	03/10/2024	JH	
PROJECT NO.	DRAWING NO.	REVISION	

DATE	DESCRIPTION	BY	DATE

CLIENT
ARCHITECT



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: April 3, 2024
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Hewson				
Mr. Higbie				
Chairman Cappozella				
Total				

Special use permit and site plan approval for a Phase I-Hotel at 9-29 Canal Street

WHEREAS, Falun Dafa Gan Jing World Foundation, Inc., filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval for Phase 1-Hotel, including a banquet hall and restaurant with no alcohol, on a portion of the 1st, 2nd and 3rd floor of the premises located at 9-29 Canal Street, Middletown, Section 35, Block 3, Lot 24.1, located in the DMU Zone which is a permitted use.

WHEREAS, after due notice, a public hearing was held by the Planning Board on April 3, 2024 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, 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 Falun Dafa Gan Jing World Foundation, Inc., for a special use permit and site plan approval for the Phase 1-Hotel, including a banquet hall and restaurant with no alcohol, on a portion of the 1st, 2nd and 3rd floor of the premises located at 9-29 Canal Street, Middletown.

Hours of operation – Hotel-24 hours/365 days. The Banquet Hall and Restaurant will follow the

hours of operation as designated per the DMU zone but room service food can be delivered to a hotel room at any time.

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 as Phase 1-Hotel in the application, plans and resolution. Any other changes to the building structure and/or use, applicant will need to seek PB approval, if applicable.

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.

The applicant has previously provided, through a prior approval dated 12/06/2023, sufficient parking through the use of duly recorded cross-easements on property owned by the Applicant located at 11-31 Fulton Street, the old ACME garage.

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.

Filed with the Clerk of the City of Middletown
on: 04/05/2024

Richard P. McCormack

City Clerk

Prepared by:

Attachments:

1.	9-29 canal
----	------------

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 9-29 Canal Street, Middletown, NY 10940

Section 35 Block 3 Lot 24.100

Current Zoning District DMU

Building Existing X New _____

2. Owner of Property Falun Dafa Gan Jing World Foundation, INC

Owner's Address 33 Fulton St

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

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: _____

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 # 35

Classification of Occupancy requested Mixed-use / R-1 / B / A-2

Description of what you are requesting: _____

Level III alternations for a hotel / commercial building. 1st floor: Hotel lobby, amenity, guest rooms, and restaurant. 2nd floor: Hotel guest rooms and commercial meeting spaces . 3rd floor: Hotel guest rooms.

Uses currently in property: _____

Mixed-use / S-1 / M

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	1.40 acres		
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

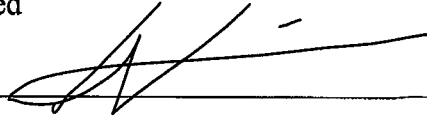
Lot coverage _____
Building height _____
Open Space _____
Playlot _____
Livable floor area _____
Number of Bedrooms _____

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, consisting of a large, sweeping 'A' shape followed by a horizontal line and a small dash.

Printed Name and Title: _____

Jian Hu Architect

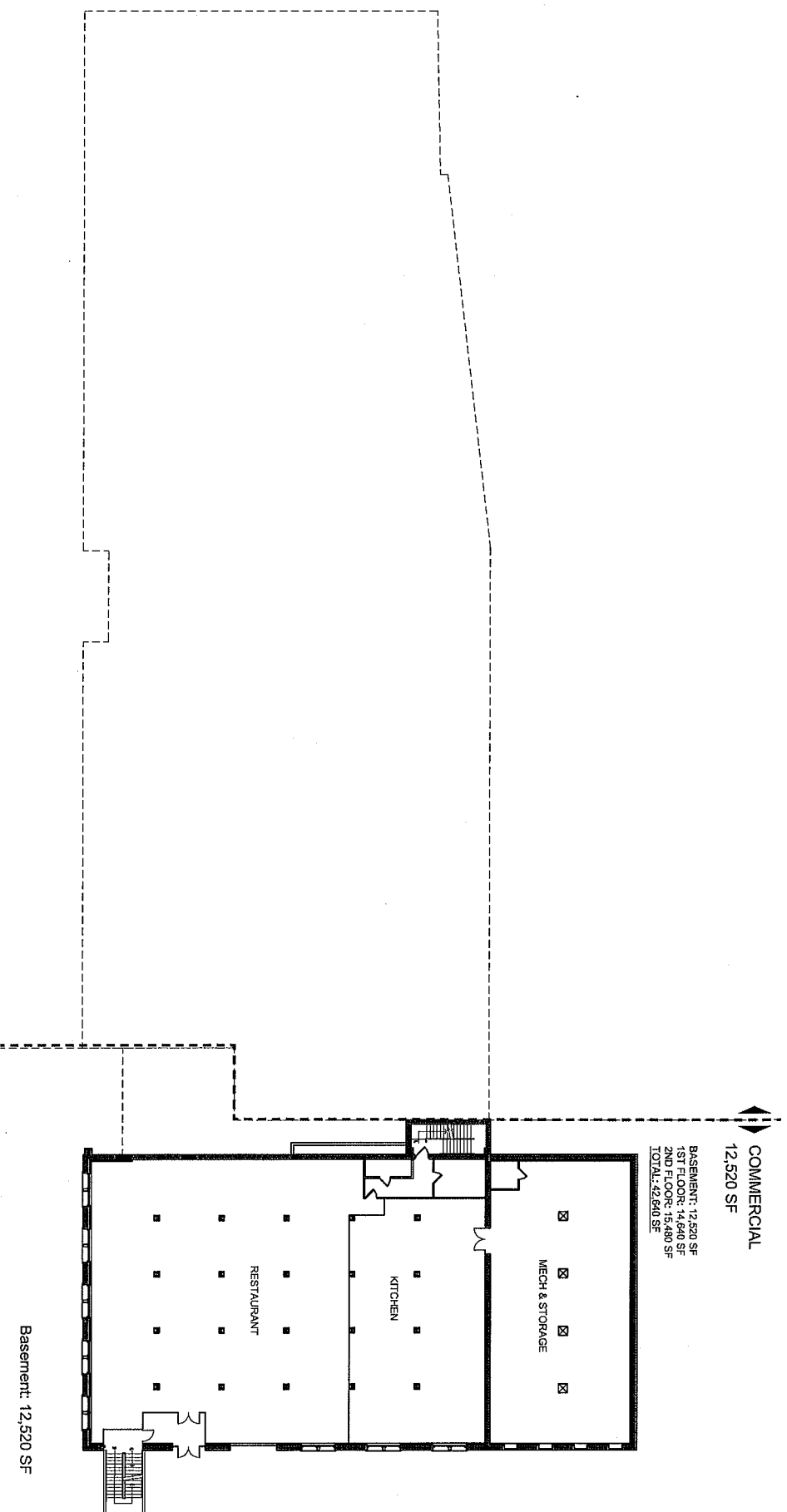
Date: Jian Hu 07 / 15 / 2023

CANAL STREET BOUTIQUE HOTEL

Hotel: 95 Guestrooms 500 sf/room

COMMERCIAL
12,520 SF

Basement: 12,520 SF
1st Floor: 14,690 SF
2nd Floor: 15,460 SF
TOTAL: 42,670 SF



BASEMENT FLOOR PLAN

CANAL STREET BOUTIQUE HOTEL

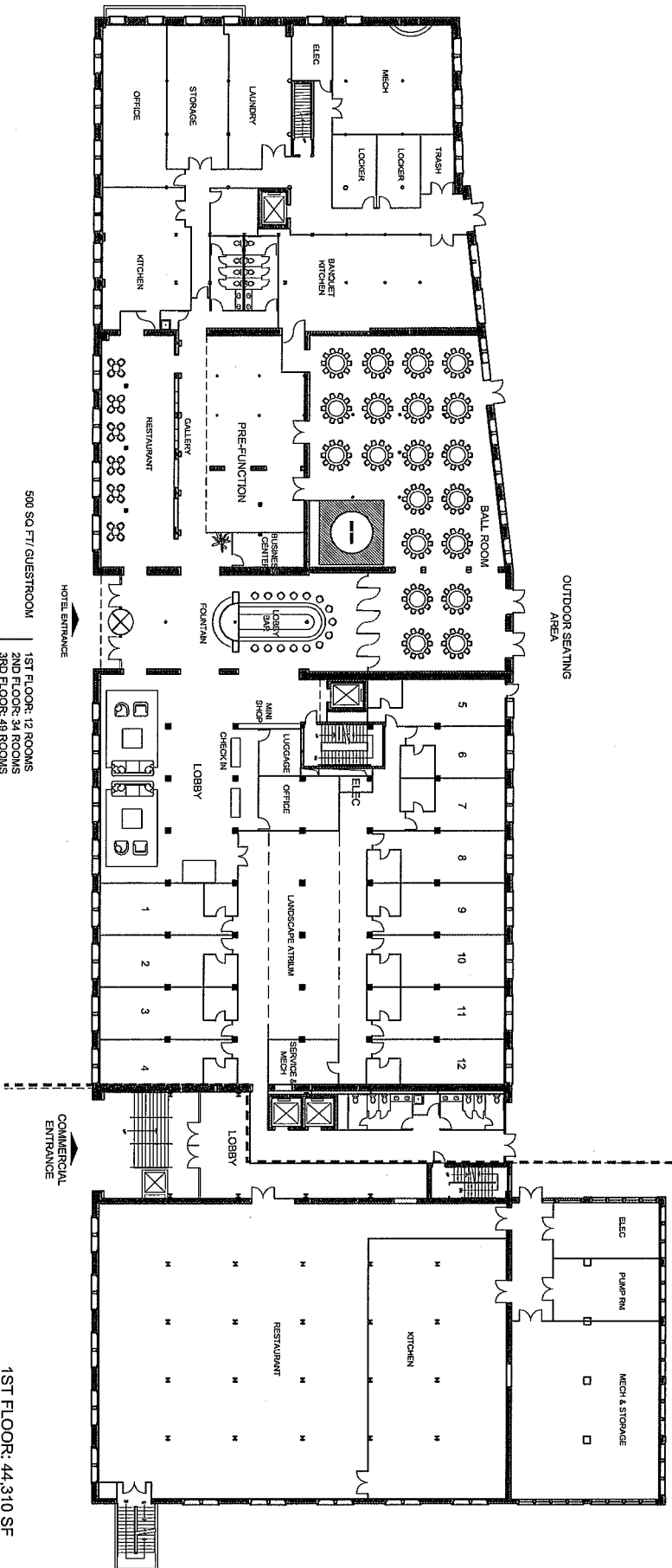
Hotel: 95 Guestrooms 500 sf/room

HOTEL
29,670 SF

COMMERCIAL
14,640 SF

BASEMENT: 12,520 SF
1ST FLOOR: 14,640 SF
2ND FLOOR: 15,480 SF
TOTAL: 42,640 SF

1ST FLOOR: 29,670 SF
2ND FLOOR: 24,110 SF
3RD FLOOR: 38,220 SF
TOTAL: 92,250 SF



FIRST FLOOR PLAN

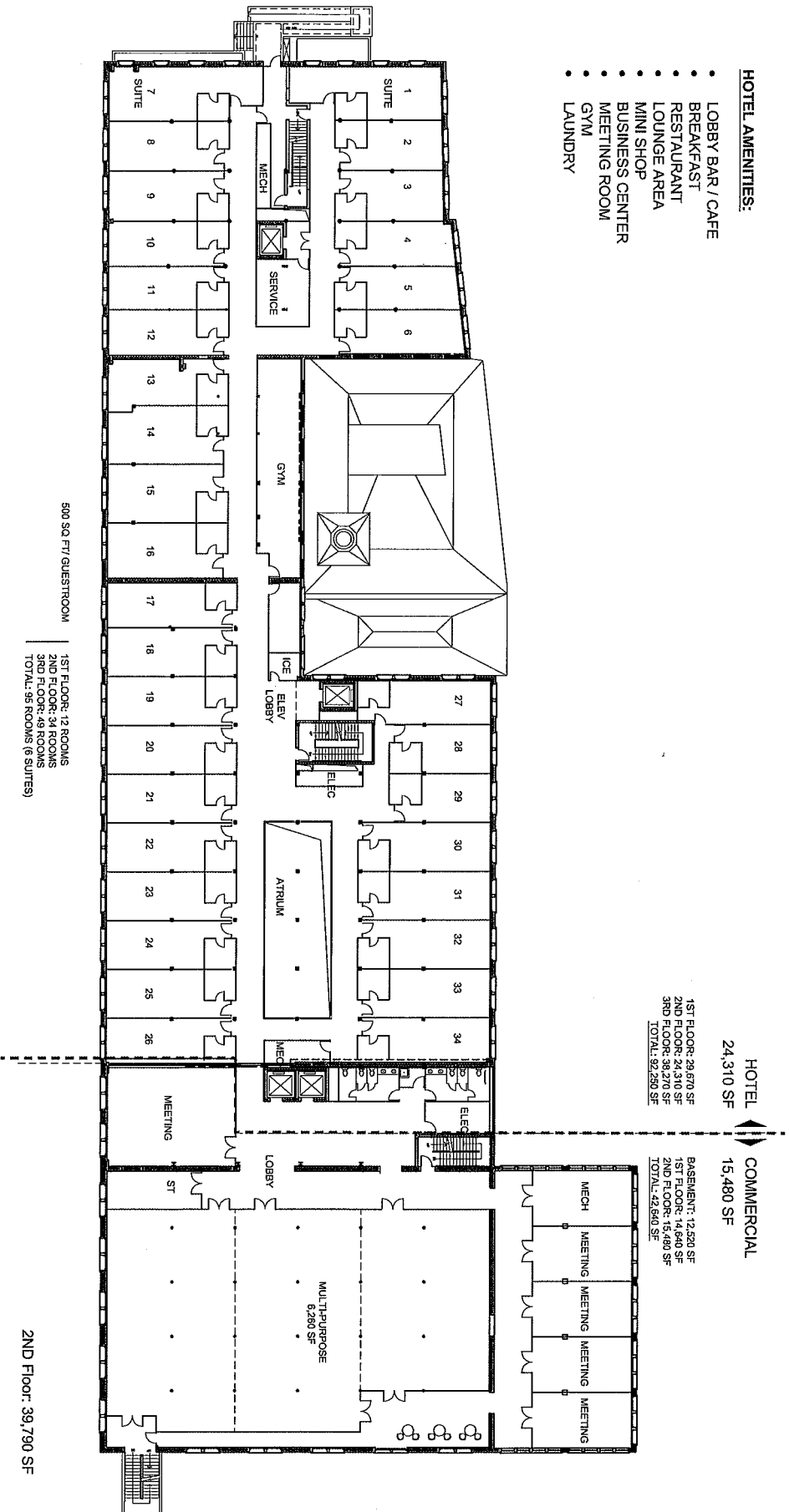
1ST FLOOR: 44,310 SF

CANAL STREET BOUTIQUE HOTEL

Hotel: 95 Guestrooms 500 sf./room

HOTEL AMENITIES:

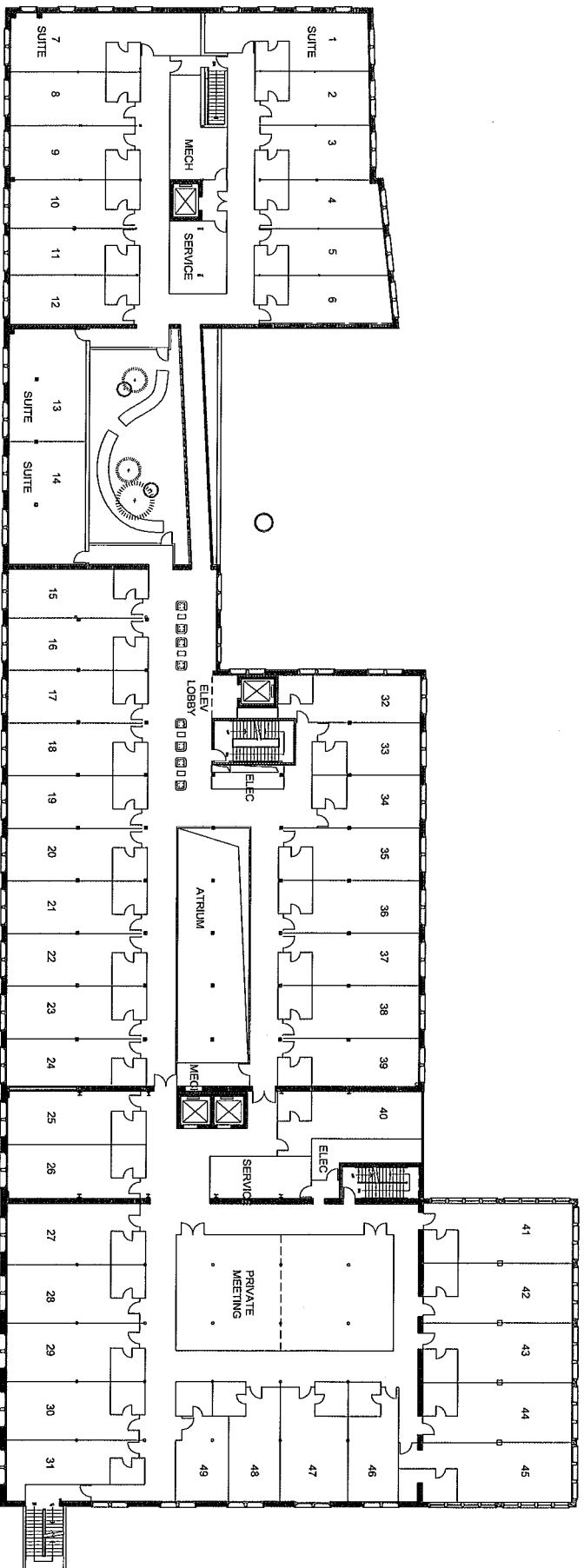
- LOBBY BAR / CAFE
- BREAKFAST
- RESTAURANT
- LOUNGE AREA
- MINI SHOP
- BUSINESS CENTER
- MEETING ROOM
- GYM
- LAUNDRY



SECOND FLOOR PLAN

CANAL STREET BOUTIQUE HOTEL

Hotel: 95 Guestrooms 500 sf/room



500 SQ FT/ GUESTROOM
1ST FLOOR: 12 ROOMS
2ND FLOOR: 34 ROOMS
3RD FLOOR: 49 ROOMS
TOTAL: 95 ROOMS (6 SUITES)

3RD Floor: 38,270 SF

THIRD FLOOR PLAN



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: April 3, 2024
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Hewson				
Mr. Higbie				
Chairman Cappozella				
Total				

Special use permit and site plan approval for a beauty salon with accessory retail at 36-36 1/2 Wallkill Avenue

WHEREAS, Green Eastern USA Inc., filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval for a beauty salon and accessory retail [associated with beauty salon only] located on the first floor of the premises at 36-36 ½ Wallkill Avenue, Middletown, Section 25, Block 19, Lot 31, located in the R-1 Zone which is a preexisting nonconforming use.

WHEREAS, after due notice, a public hearing was held by the Planning Board on April 3, 2024 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, 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 Green Eastern USA Inc., for a special use permit and site plan approval for a beauty salon and accessory retail [associated with beauty salon only] located at 36-36 ½ Wallkill Avenue, Middletown.

Hours of operation are Monday through Friday 8:00 a.m. to 9:00 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 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.

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.

Filed with the Clerk of the City of Middletown
on: 04/05/2024

Richard P. McCormack
City Clerk

Prepared by:

Attachments:

1.	36 wallkill
----	-------------

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 36-36 ½ WALLKILL AVE, FL 1, MIDDLETOWN, NY 10940

Section 25 Block 19 Lot 31 Current Zoning District R-1

Building Existing _____ New _____

2. Owner of Property WING YAN WINNIE TSE

Owner's Address 36-36 ½ WALLKILL AVE, FL 2, APT 2

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: (646) 867-9240

3. Applicant name GREEN EASTERN USA INC.

If different from Owner

Applicants Address 36-36 ½ WALLKILL AVE, FL 1

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: _____

Business: (845) 869-5523

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: _____

Uses currently in property: _____

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

Answer this section only for multiple dwellings

Lot coverage _____

Building height _____

Open Space _____

Playlot _____

Livable floor area _____

Number of Bedrooms _____

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

Existing: Floor 1: Vacant

Proposed: Floor 1: Beauty Salon with accessory products to sell

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

- 7. Sign at the Place Indicated**

Signature: _____

Printed Name and Title: _____

Date: MAR 13, 2024

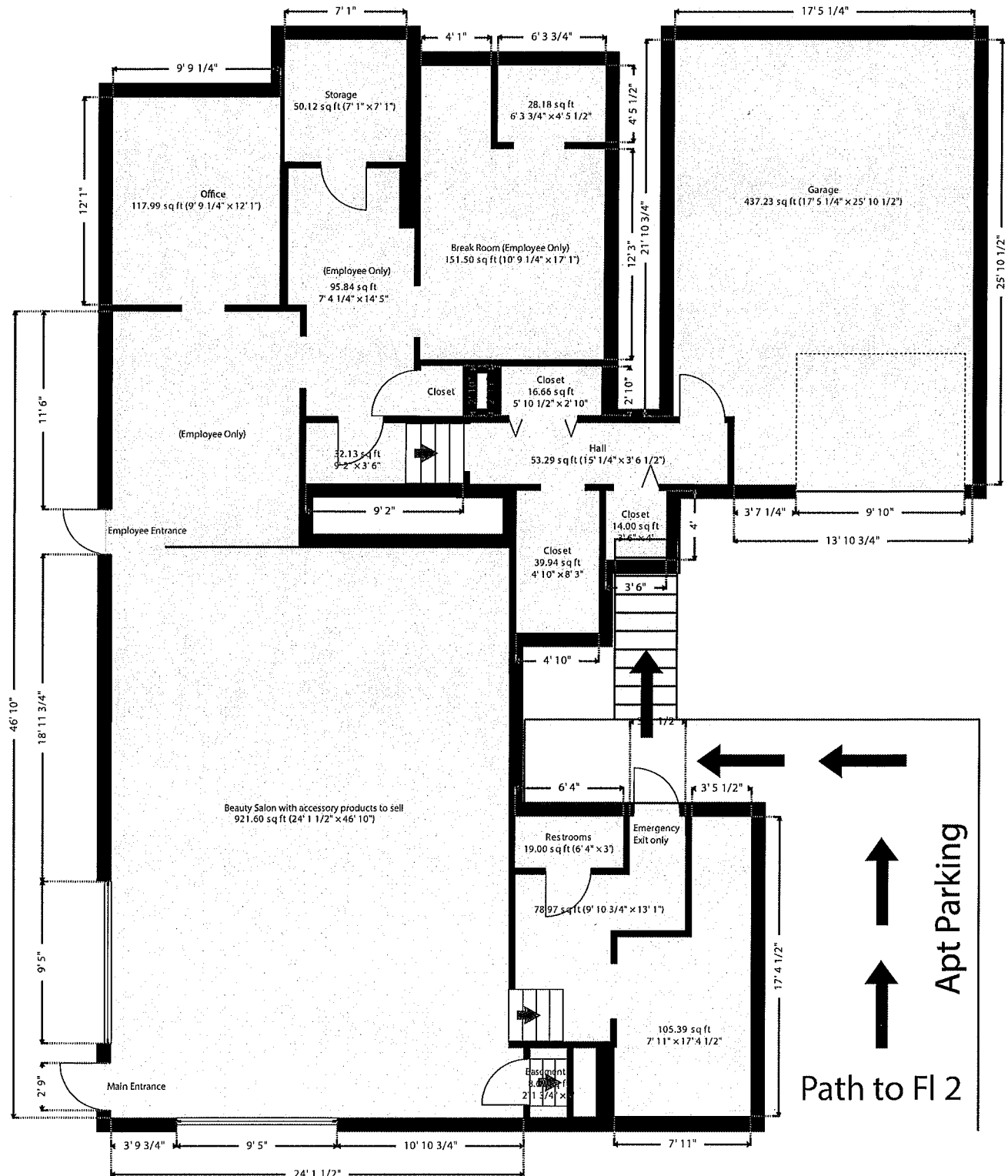
Project 1

TOTAL AREA: 2541.64 sq ft • LIVING AREA: 2038.18 sq ft • FLOORS: 1 • ROOMS: 18



▼ Ground Floor

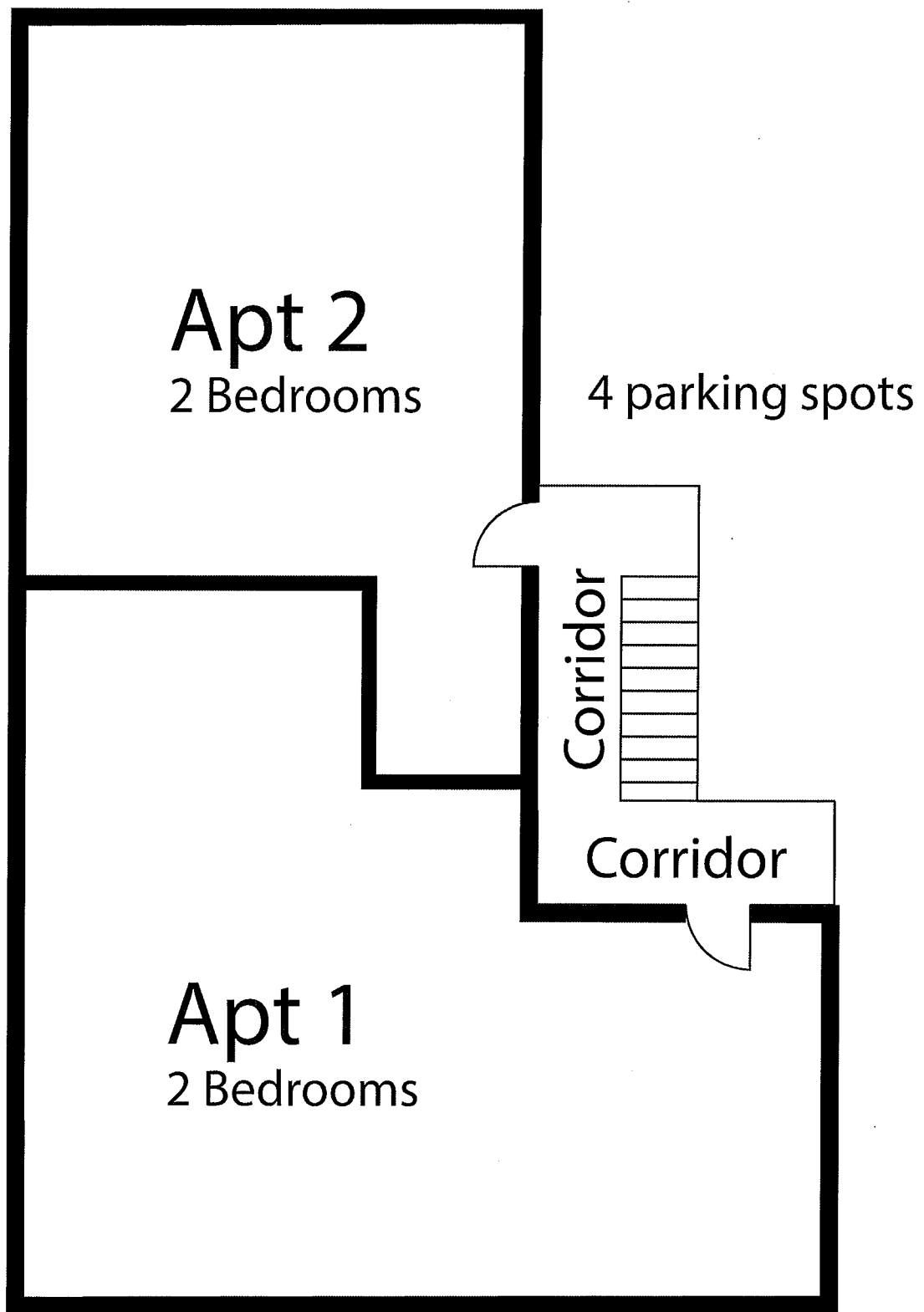
TOTAL AREA: 2541.64 sq ft • LIVING AREA: 2038.18 sq ft • ROOMS: 18



0' 4' 8' 12' 16'

1:99

▼ 2nd Floor (multifamily home)





CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: April 3, 2024
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Hewson				
Mr. Higbie				
Chairman Cappozella				
Total				

Special use permit and site plan approval for a cigar shop at 23 West Main Street

WHEREAS, Stephen Van Ostrand, filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval for a cigar shop (no sampling of product inside site) located at 23 West Main Street, Middletown, Section 31, Block 10, Lot 15, located in the DMU Zone which is a permitted use.

WHEREAS, after due notice public hearing was held by the Planning Board on April 3, 2024 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, 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 Stephen Van Ostrand, for a special use permit and site plan approval for a cigar shop (no sampling of product inside site). The sale of marijuana (THC and related products), gummies, e-cigs, and similar products are expressly prohibited within the jurisdictional limits of City of Middletown as per the City of Middletown code Section 475 28.2 Cannabis Sales.

Hours of operation are Monday-Saturday - 11:00 am - 8:00 pm, Sunday - 11:00am - 5:00pm.

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, plans and resolution. Any changes in building structure and/or use, applicant will need to seek PB approval, if applicable.

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.

Filed with the Clerk of the City of Middletown
on: 04/05/2024

Richard P. McCormack
City Clerk

Prepared by:

Attachments:

1.	23 west main-001
----	------------------

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 3/4/2024

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 23 W. Main Street

Section 31 Block 10 Lot 15 Current Zoning District DMU

Building Existing ☒ New ☐

2. Owner of Property KB Developers

Owner's Address 6 Forest Ave Suite 205

City Paramus Zip 07652

Phone numbers: **Hon**
Busine
Cel

3. Applicant name Stc

If different from Owner

Applicants Address 18 Walnut Hill Rd

City Poughkeepsie State NY Zip 12603

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 # 475-21.1 F(19) Retail

Classification of Occupancy requested Retail

Description of what you are requesting: New Retail Use Tenant -- 1st Floor
(Cigar Shop- No Consumption)

Uses currently in property:

Ground Floor: Vacant (Former Restaurant)

Second Floor: Upper Story Dwelling Units

Third Floor: Upper Story Dwelling Units

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			4,700+/-
Front yard			0
Rear yard			0
Side yard			0
Side yard			0
Parking			0

Answer this section only for multiple dwellings

Lot coverage 100% (NO CHANGE)

Building height Existing 40'+/- Three Story To Remain (No Change) <90' Maximum

Open Space None Available- Zero Lot Line Building

Playlot None

Livable floor area N/A- Commercial Tenant Application

Number of Bedrooms N/A- Commercial Tenant Application

- 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.

Based on chapter 475 of the Code of the City of Middletown, Zoning, Article V, Section 475.44

In order to keep the upstanding walkability and decor we will not sell lottery tickets

nor will we allow smoking inside or outside of our establishment. All in the process of adding a upstanding establishment. We have a back entrance that will allow our deliveries out of sight of the West Main eyes.

- 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.

We are lucky that Parking lot A is directly across the street and easy in and ourt access for our patrons to utilize. We have a back entrance that will allow for dleiveries and no double parking.

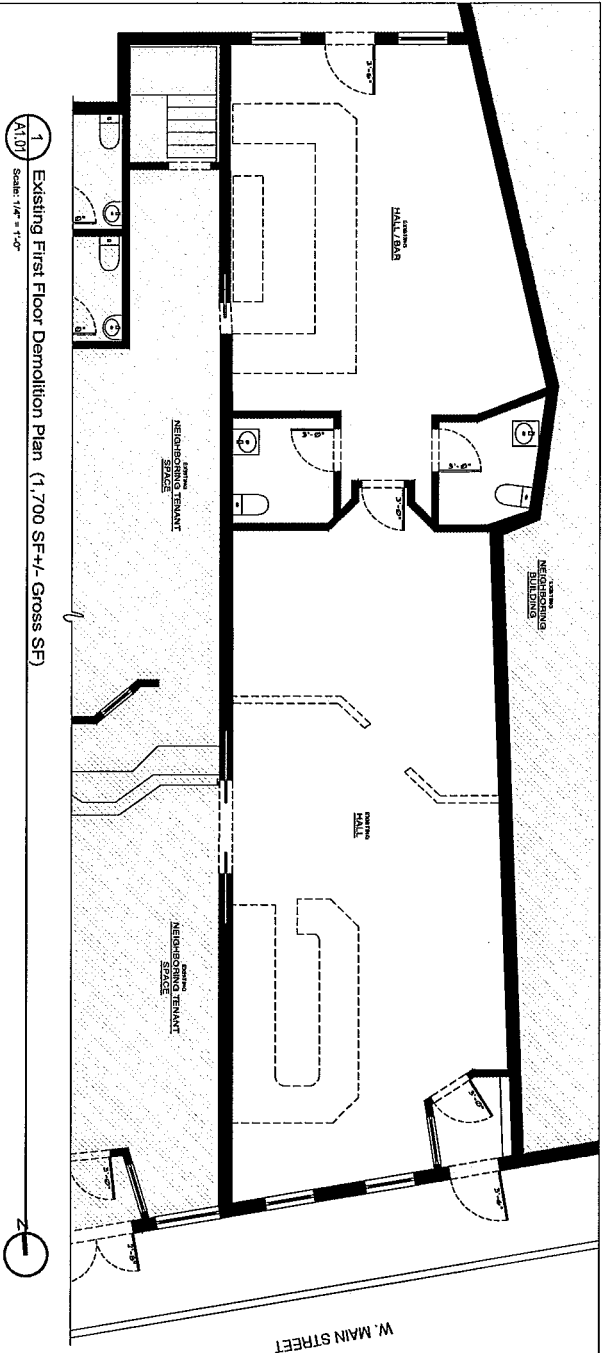
7. Sign at the Place Indicated

Signature: Stephen Van Ostrand

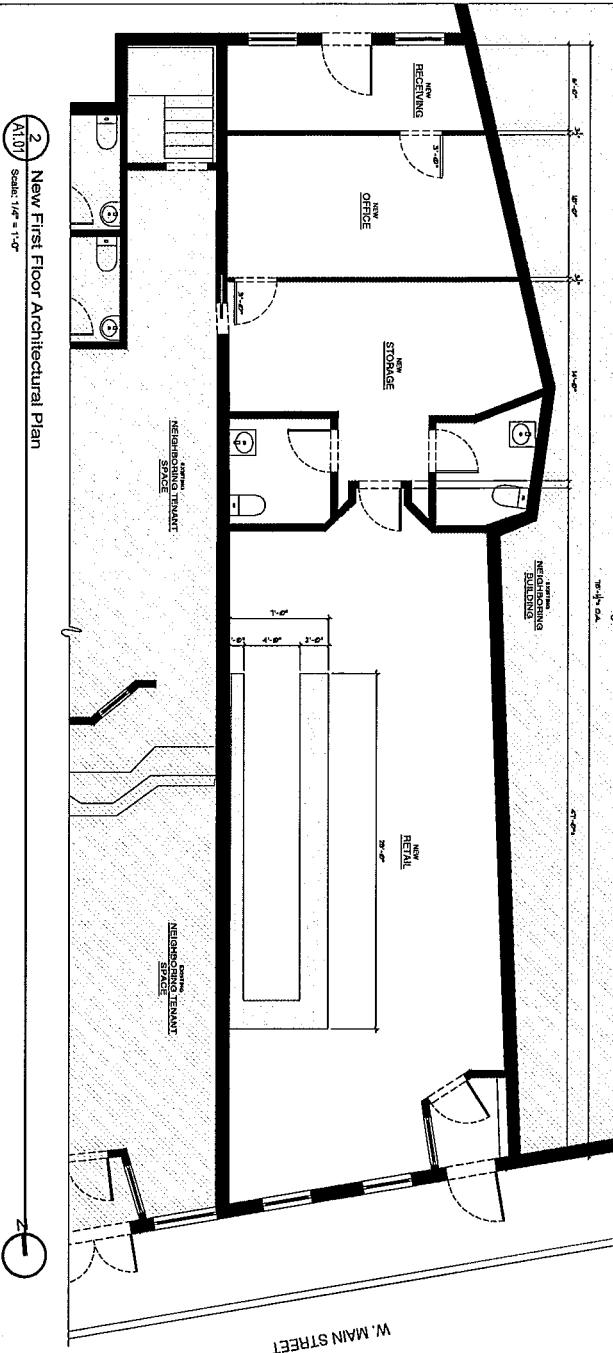
Printed Name and Title: Stephen T. Van Ostrand

Date: 3/4/2024

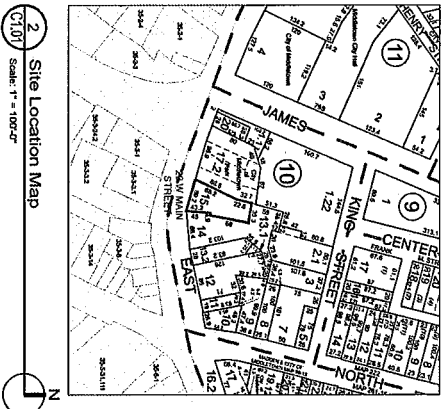
1 Existing First Floor Demolition Plan (1,700 SF+/- Gross SF)
 A1.01 Scale: 1/4" = 1'-0"



2 New First Floor Architectural Plan
 A1.01 Scale: 1/4" = 1'-0"



2 Site Location Map
 A1.01 Scale: 1" = 100'-0"



OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

KB Developers _____ being duly sworn, deposes and
says that he/she resides at _____ 23 W. Main Street Middletown NY
in the County of _____ Orange _____ and State of _____ New York _____ and that he is the
owner in fee or _____ Owner _____ of the _____
OFFICIAL TITLE
KB Developers _____ Corporation which is the owner
in fee of the premises described in the foregoing application and that he has authorized
Stephen Van Ostrand _____ to make the foregoing application for
approval as described herein.

Sworn before me this 6th day of March 2024

NOTARY PUBLIC



OWNERS SIGNATURE



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: April 3, 2024
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Hewson				
Mr. Higbie				
Chairman Cappozella				
Total				

Special use permit and site plan approval for an international express courier office at 128 Wickham Avenue

WHEREAS, Zully L. Chintun Ramos, filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval for an international express courier office located at 128 Wickham Avenue, Middletown, Section 26, Block 2, Lot 4, located in the C2 Zone which is a permitted use.

WHEREAS, after due notice, a public hearing was held by the Planning Board on April 3, 2024 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, 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 Zully L. Chintun Ramos, for a special use permit and site plan approval for an international express courier office located at 128 Wickham Avenue, Middletown.

Hours of operation are Tuesday through Sunday 10:00 a.m. to 6:00 p.m. Closed Mondays.

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, and the Federal Government 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.

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.

Filed with the Clerk of the City of Middletown
on: 04/05/2024

Richard P. McCormack
City Clerk

Prepared by:

Attachments:

1.	128 wickham-001
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APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 2-29-24

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 128 Wickham Ave

Section 26 Block 2 Lot 4 Current Zoning District C2

Building Existing ☒ New ☐

2. Owner of Property ~~Zixix~~ Yan Fang Lin ~~Middletown NY 10940~~

Owner's Address 13 Howard Drive

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name Zully L. Chintun Ramos

If different from Owner

Applicants Address 16 Bannock Ct.

City SUFFERN State NY Zip 10901

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 Catocha Express Int. Courier

Description of what you are requesting: Shipping packages. From and to Guatemala city.

Monday closed Tuesday to Sunday 10:00 AM to 6:00 PM

Uses currently in property: vacant

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

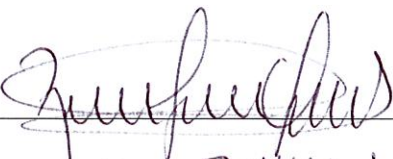
Answer this section only for multiple dwellings

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: Zully L. Chintun Ramos

Date: 2-28-24

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

YanFang Lin being duly sworn, deposes and says that

he/she resides at 13 Howard Drive, Middletown, NY 10940

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

owner in fee or Owner of the Yao & Guo LLC
OFFICIAL TITLE

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

he/she has authorized Zully L. Chintun Ramos/owner of Catocha Express Int. Courier to make the foregoing

application for approval as described herein.

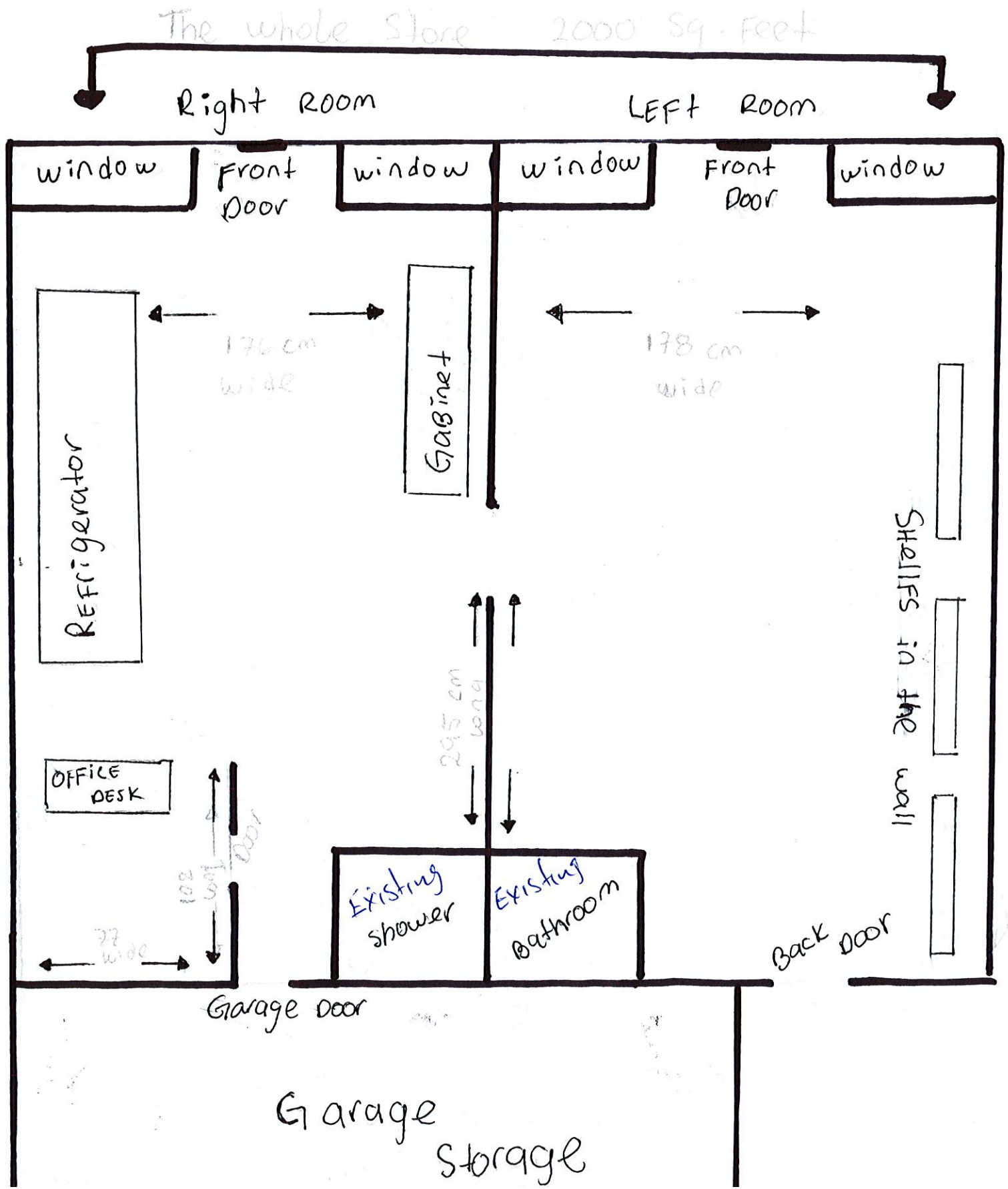
Sworn before me this 1st day of March 2024

Dominique Gale
Notary Public

DOMINIQUE M GALE
NOTARY PUBLIC STATE OF NEW YORK
ORANGE COUNTY
LIC. #01GA6398879
COMM. EXP. 10/07/2027

[Signature]
OWNER'S SIGNATURE

128 Wickham Ave
Middletown NY 10940







CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: April 3, 2024
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Hewson				
Mr. Higbie				
Chairman Cappozella				
Total				

Special use permit and site plan approval for a flower trailer located at 76-86 Dolson Avenue

WHEREAS, Torrissi Produce Co., Inc., filed an application with the Planning Board of the City of Middletown seeking a special use permit and site plan approval for a flower trailer to be located at 76-86 Dolson Avenue, Middletown, Section 45, Block 4, Lot 1, located in the C2 Zone which is a permitted use at the discretion of the Planning Board.

WHEREAS, after due notice, a public hearing was held by the Planning Board on April 3, 2024 at 7:00 p.m. in the Common Council Chambers, City Hall, Middletown, New York, 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 Torrissi Produce Co., Inc., for a special use permit and site plan approval for a flower trailer to be located at 76-86 Dolson Avenue, Middletown.

The trailer is to be moved to the back of the parking lot when not being used during the approved hours of operation. The applicant has to make sure that all patrons have a safe path to and from the trailer and traffic is not obstructed. The trailer shall not create an eyesore or distraction to vehicles passing by.

Hours of operation are Saturday and Sunday 8:00 a.m. to 5:00 p.m.

This permit is valid until 04/03/2025.

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.

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.

Filed with the Clerk of the City of Middletown
on: 04/05/2024

Richard P. McCormack
City Clerk

Prepared by:

Attachments:

1.	76-86 dolson
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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 76-86 Dolson Ave
Section 45 Block 4 Lot 1 Current Zoning District Comm (C2)
Building Existing ☒ New _____
2. Owner of Property Donald Chase
Owner's Address 76 Dolson Ave
City Middletown Zip 10940
Phone numbers: Home: _____
Business: _____
Cell: _____
3. Applicant name Tennis, Ashley / Ashley Tennis, Bodison
If different from Owner
Applicants Address P.O. box 239
City Hart Hill State NY Zip 10973
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: to sell flowers via trailer
on weekends only 85

Uses currently in property: Tire Center

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:

Don W Chase

Printed Name and Title:

Owner

Date:

3/8/24

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Douglas Chase / FIRE DISCOUNT CENTER being duly sworn, deposes and says that

he/she resides at 76⁸⁶ Dolson Ave Middletown

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

owner in fee or Owner of the 76 Dolson Ave / FIRE DISCOUNT CENTER
OFFICIAL TITLE

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

he/she has authorized Tennis Produce Co Inc / Ashley Tennis Rodisch to make the foregoing

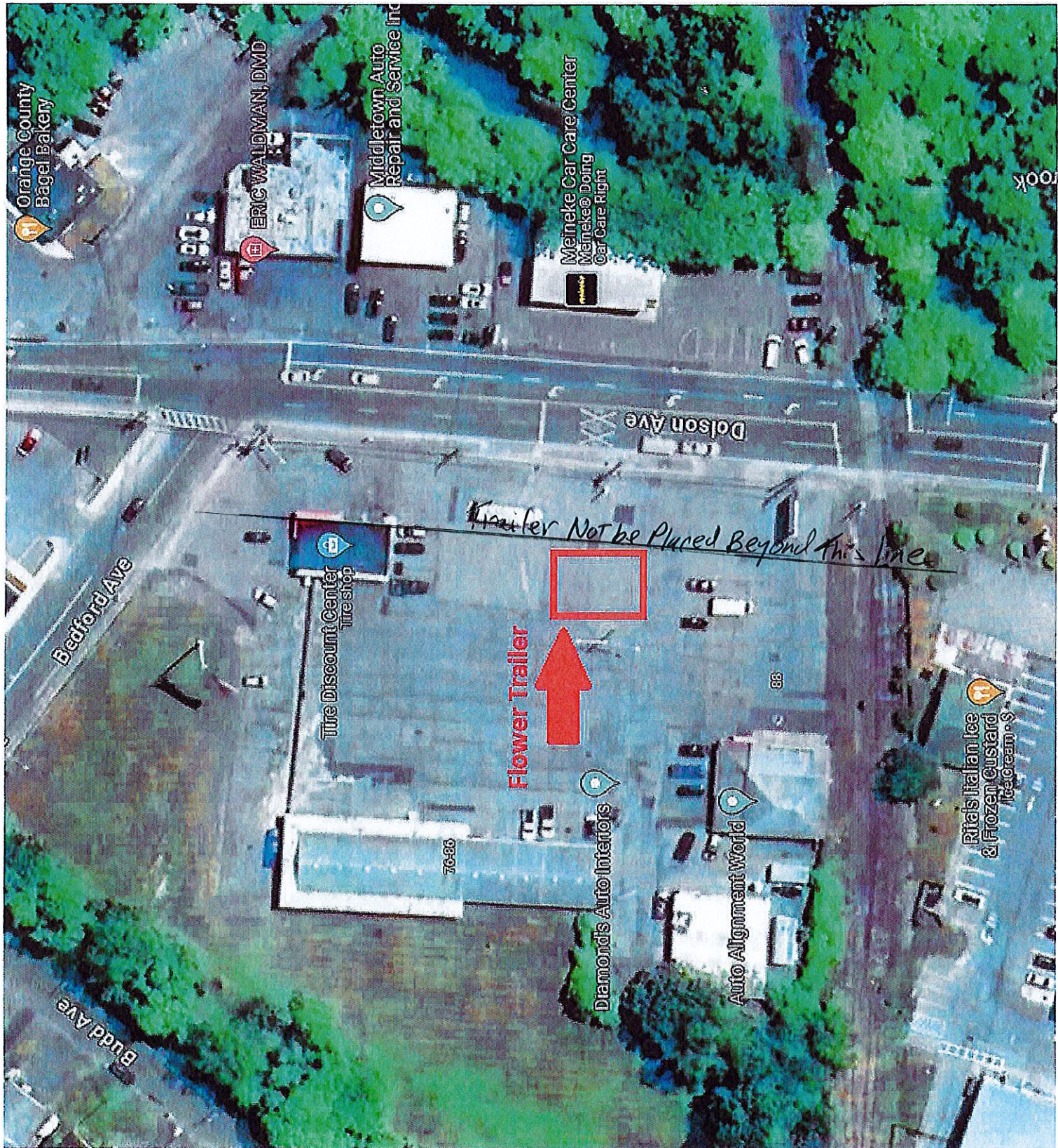
application for approval as described herein.

Sworn before me this 8th day of March 2024

Susan Cummings
Notary Public

SUSAN CUMMINGS
Notary Public - State of New York
No. 01CU6225383
Qualified in Orange County
My Commission Expires July 19, 2026

Douglas Chase
OWNER'S SIGNATURE



Orange County Bagel Bakery

ERIC WALDMAN, DMD

Middletown Auto Repair and Service Inc

Meineke Car Care Center
Meineke® Doing Car Care Right

Bedford Ave

Tire Discount Center
Tire shop

Flower Trailer

Trailer Not be Placed Beyond This Line

Diamond's Auto Interiors

Auto Alignment World

Rita's Italian Ice & Frozen Custard
Ice Cream • \$

Budd Ave

76-86

88

