

CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
JUNE 5, 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 _____

4. NEW BUSINESS

Approval of a 6-month extension request of the previously approved site plan and special use permit for Sound of Hope Radio Network located at 45-51 Academy Avenue

Approval of the request of Flores Milo Mendia for a special use permit and site plan approval in order to serve wine, beer, and cider at an existing restaurant, located at 86-90 North Street, Middletown

Approval of the request of Lady Quintero, for a special use permit in order to serve wine, beer, cider and liquor at an existing eating and drinking establishment, located at 240 Wickham Avenue, Middletown

Approval of a request filed by Luz Chauca for a special use permit and site plan approval for a clothing boutique located at 7 North Street, Middletown

Approval of the request filed by Green Eastern USA, Inc., for a special use permit and site plan approval for an eating and drinking establishment where liquor, beer, wine and/or any alcoholic beverage will not be served, located at 19 North Street, Middletown

Approval of the Madstank Enterprises, LLC request for a special use permit and site plan approval for wine production, bottling, drinking establishment, and sales located at 3 West Main Street, Middletown.

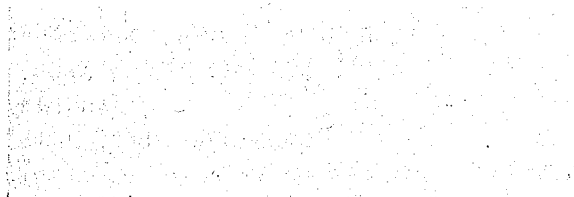
Approval of the request of Munish Khanna for a special use permit and site plan approval for a grocery and eating and drinking establishment located at 21 Center Street, Middletown

Approval of the request of Susan Mayte Quizhpe Guaman for a special use permit and site plan approval for a beauty salon located at 203 Wickham Avenue, Middletown

5. ADJOURNMENT

Martina Tu

From:
Sent:
To:
Cc:
Subject:



Academy Ave

Dear Martina, I would like to request an extension to our planned renovation which was approved last December by the Planning Board. We still have several factors that haven't come together.

Please let me know if you have any questions or concerns.

Regards,

Allen Zeng
President
Sound of Hope Radio Network
47 Academy Ave
Middletown, NY 10940
415-539-6068

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 3/19/2024

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 86-90 North St., Middletown, NY 10940
- units A+B
Section 31 Block 2 Lot 8 Current Zoning District DMU
Building Existing ☒ New _____

2. Owner of Property Hope of Middletown Gardens LLC
Owner's Address 86-90 North St
City Middletown State NY Zip 10940

Phone numbers: Home: _____
Business: _____
Cell: 513-940-6759

3. Applicant name Florencio Mendia
If different from Owner
Applicants Address 6 Genung St
City Middletown State NY Zip 10940

Phone numbers: Home: _____
Business: _____
Cell: 203-770-7893
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 Same as existing

Description of what you are requesting: Seeking to Apply for a liquor license
allowing the restaurant to add beer, wine and cider to the
Menu

Uses currently in property: full service - restaurant (hours and general operation
to remain the same) - hours 8^{am} to 12 am

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: _____

~~Florencio R. Raman~~

Printed Name and Title: Florencio Mendia Rimon by Trevor R. Martin, esq

Date: 3/19/24

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 5/13/24

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 240 Wickham AV Middletown NY 10940

Section 18 Block 1 Lot 1

Current Zoning District C-2

Building Existing ☒ New ☐

2. Owner of Property Three B's LLC.

Owner's Address 13 Bedford AV

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 845 342 4400

Cell: 845 - 341 7676

3. Applicant name Lady Quintero

If different from Owner

Applicants Address 40 hillside Dr

City Sussex State NJ Zip 07461

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: upgrade My actual licor license
(cider / wine / beer) to full Licor license

Uses currently in property: Restaurant

opening hours: M - w (10am - 8pm) Sat (9am - 9pm)
Th - Friday (10am - 9pm) Sund (9am - 8pm)

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: Lady Quintero

Printed Name and Title: Lady A. Quintero V.

Date: 3/13/24

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Michael Berlin _____ being duly sworn, deposes and

says that he/she resides at 461 Ingrassia Road Middletown, NY _____

in the County of Orange _____ and State of NY _____ and that he is the

owner in fee or Partner _____ of the _____

Three B's LLC
OFFICIAL TITLE

Corporation which is the owner

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

Lady Quintero (Bambuco A Taste of Colombia) _____ to make the foregoing application for

approval as described herein.

Sworn before me this 10th day of May 20124

Nancy Wright
NOTARY PUBLIC

NANCY WRIGHT
Notary Public, State of New York
No. 4904627
Qualified in Orange County
Commission Expires 10/5/25

Michael Berlin
OWNERS SIGNATURE

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 05-14-2024

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 7 NORTH STREET MIDDLETOWN N.Y. 10940

Section 31 Block 7 Lot 17 Current Zoning District DMU

Building Existing ☒ New ☐

2. Owner of Property ROSSI AND ROSSI LLC

Owner's Address 245 CONNORS ROAD

City MIDDLETOWN State N.Y. Zip 10941

Phone numbers: Home: _____

Business: _____

Cell: 914 850-1968

3. Applicant name Luz Chauca

If different from Owner

Applicants Address 71 Jordan lane

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 # _____

Classification of Occupancy requested _____

Description of what you are requesting: Boutique (Retail store) clothing + Accessories
7 North Street Middlebarn, NY 10940.

Mon - Sat 9AM - 7PM

Uses currently in property: Vacant

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			
<i>Answer this section only for multiple dwellings</i>			
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: Luz Chaca

Printed Name and Title: Luz Chaca (Member)

Date: 5/15/24

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

FRANCO ROSSI JR being duly sworn, deposes and says that

he/she resides at 245 CONNORS ROAD MIDDLETOWN

in the County of ORANGE and State of NEW YORK and that he/she is the

owner in fee or PRESIDENT of the ROSSI AND ROSSI LLC
OFFICIAL TITLE

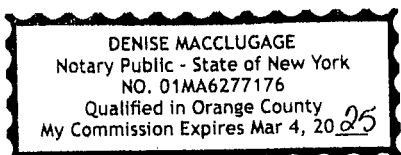
Corporation which is the owner in fee of the premises described in the foregoing application and that

he/she has authorized LUZ CHAVCA to make the foregoing

application for approval as described herein.

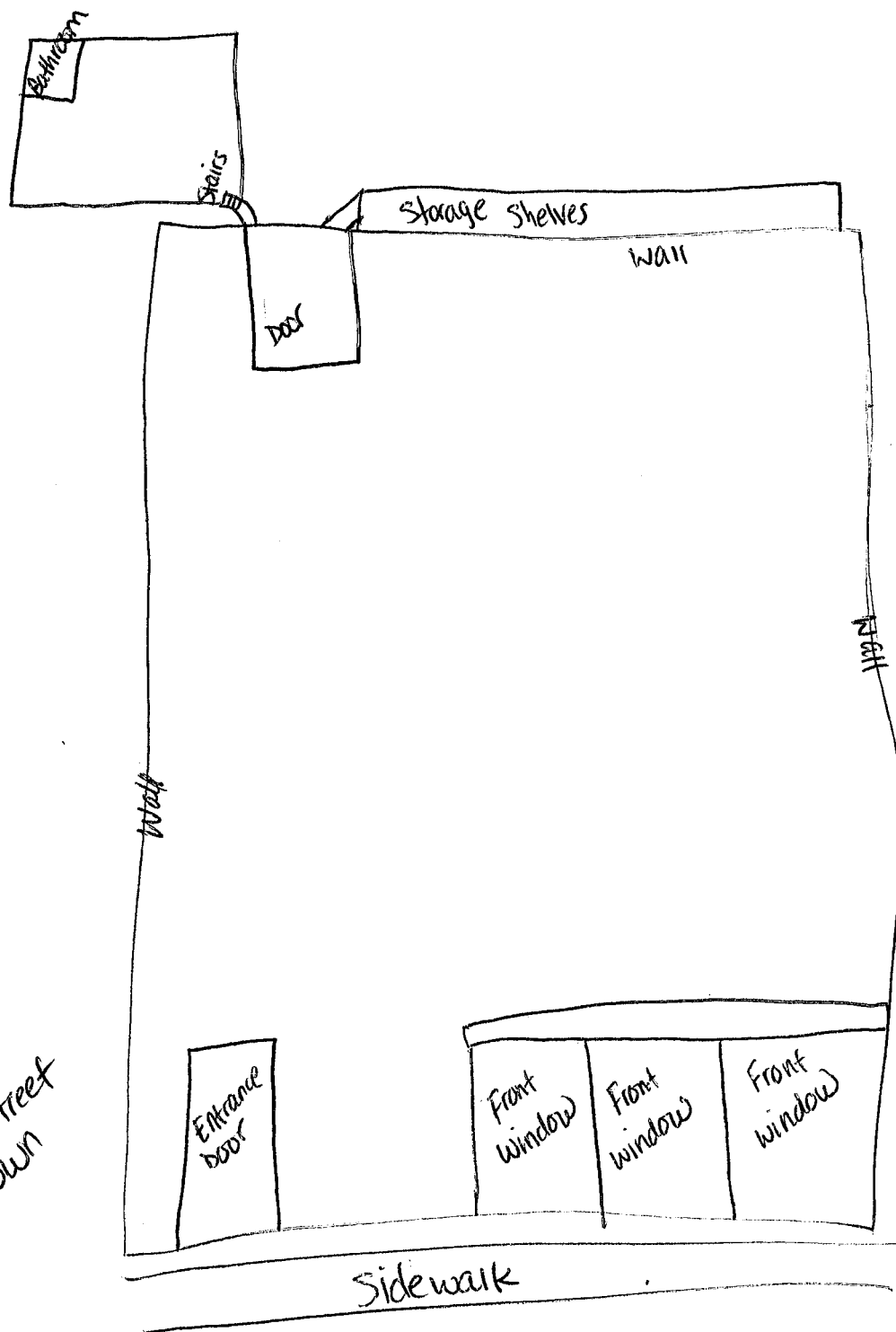
Sworn before me this 14th day of May 2021

[Signature]
Notary Public



[Signature]
OWNER'S SIGNATURE

7 North Street
Middletown



Second Floor 3,039 SF

75.9'

74.5'

39.7'

Drug Shop
820 SF

101.8'

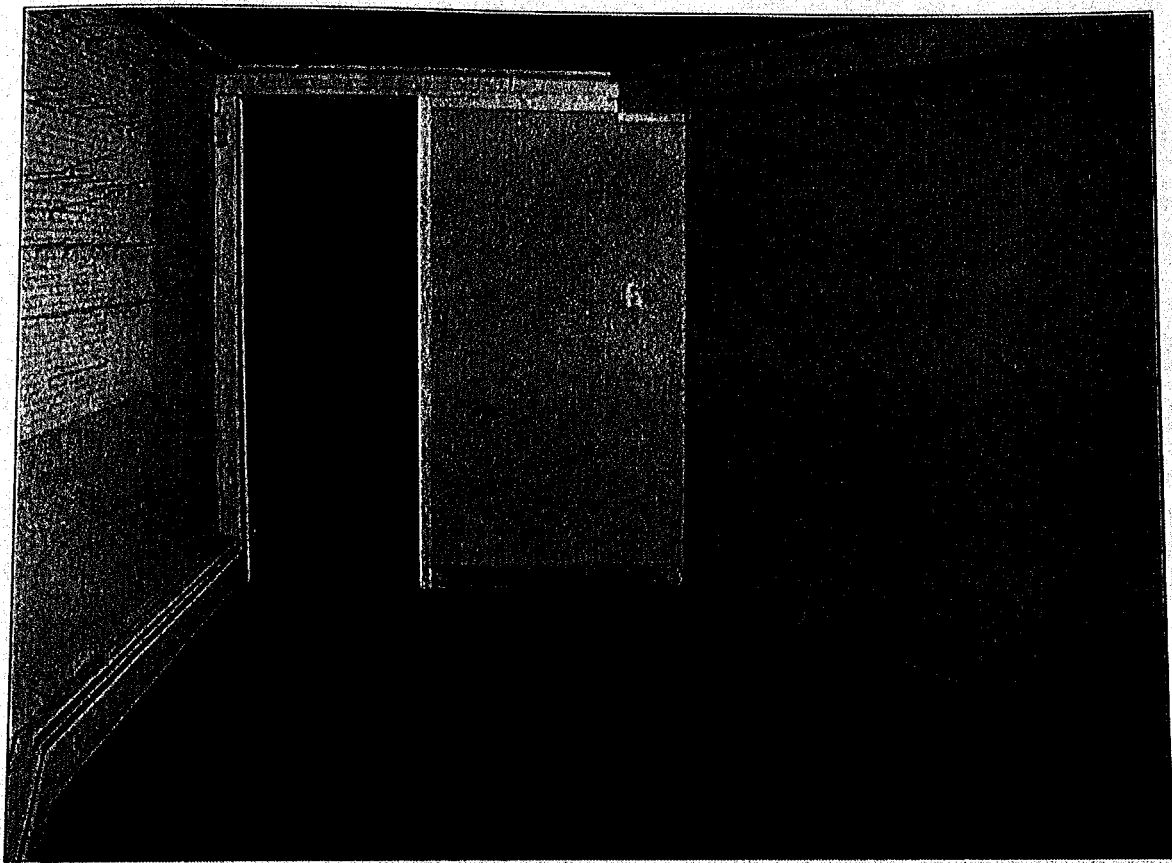
Exterior Approx 2,500 SF

32.2'

Main Floor 2,993 SF

65.0'

BUILDING SKETCH



Small Storefront

VALUATION CONSULTANT

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 3-19-2024

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 19 North St 1st floor

Section 31 Block 7 Lot 21

Current Zoning District DMU

Building Existing X New _____

2. Owner of Property LONGHOPE ENTERPRISE LLC

Owner's Address 86 MAIN ST

City OTISVILLE State NY Zip 10963

Phone numbers: Home: _____

Business: _____

Cell: (646) 705 5756

3. Applicant name Green Eastern USA Inc.

If different from Owner

Applicants Address 36 WALLKILL AVE

City MIDDLETOWN State NEW YORK Zip 10940.

Phone numbers: Home: _____

Business: _____

Cell: _____

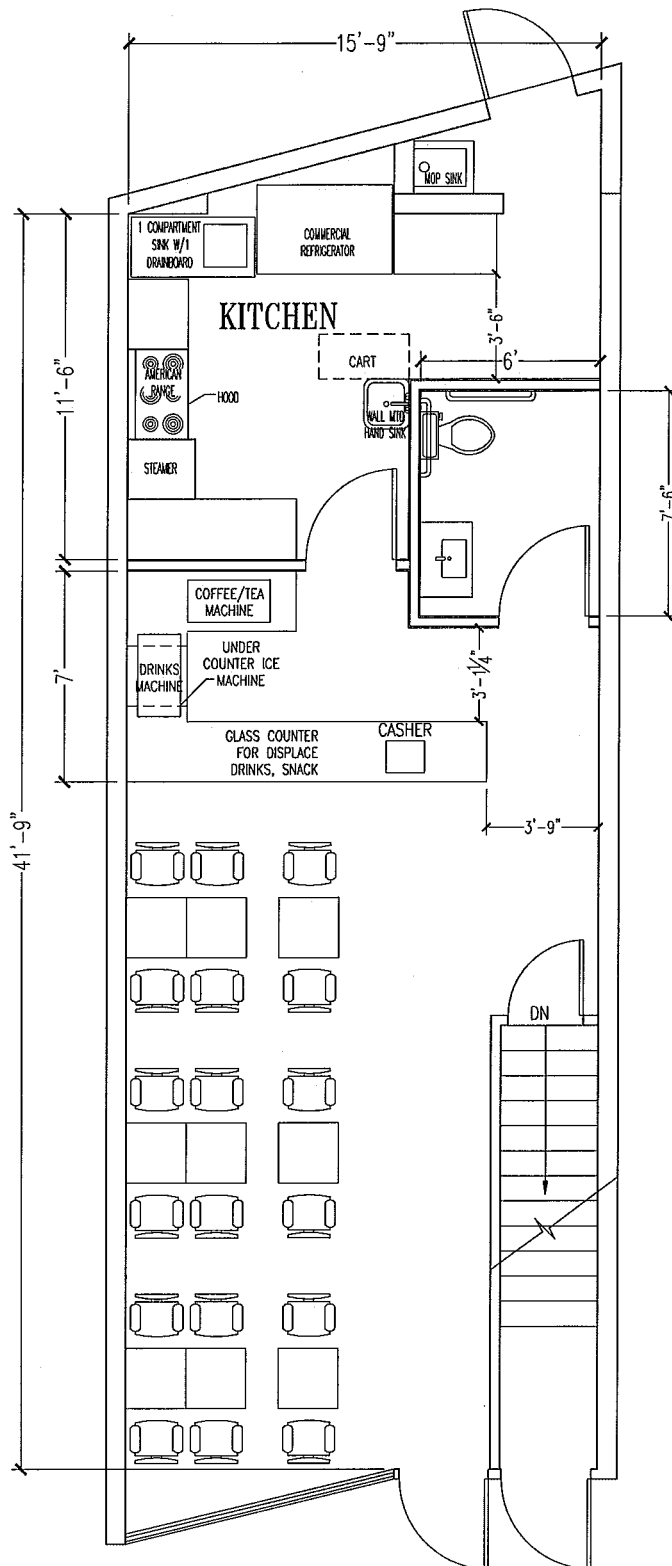
Fax: _____

- 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.

Open a back door for emergency exit so we apply to open a door on the brick wall

- 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.

Sheet
T-1



GENERAL NOTES:

1. PATCH AND REPAIR EXISTING WALLS, FLOORS AND MAKE READY FOR NEW FINISHES.
2. CEILING HIGH 9'3 1/2"

1st FLOOR PLAN

1/4"=1'-0"

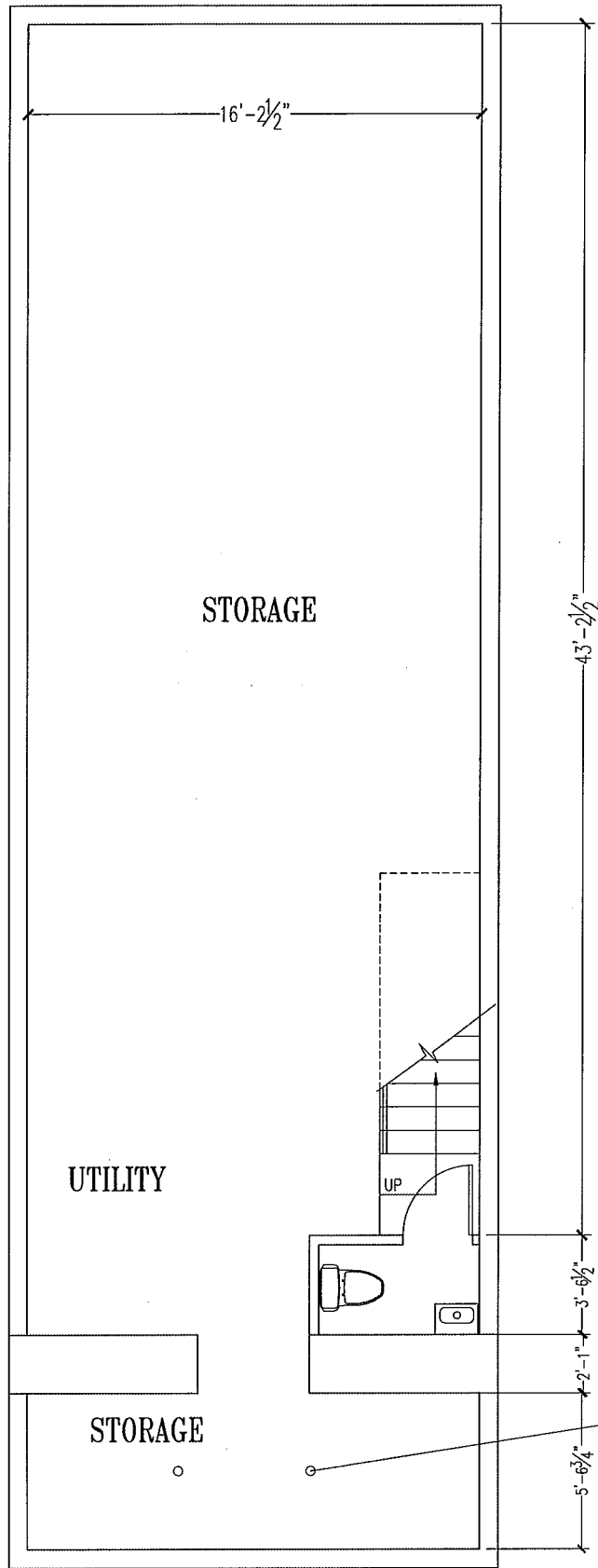
HONG KONG 19
19 NORTH STREET,
S-B-L: 31-7-21
MIDDLETOWN, NY 10940

1st FLOOR PLAN

Revisions				Date: 05/09/2024
REV	DATE	BY	REASON	Scale: NTS
				Drawn By: J DC
				Checked By: W.S. TJ
				Job No.:

Sheet

S-1



NOTES:

- 1. STAFF ONLY.
- 2. CEILING HIGH 7'.

BASEMENT PLAN
1/4"=1'-0"

HONG KONG 19
19 NORTH STREET,
S-B-L: 31-7-21
MIDDLETOWN, NY 10940

**BASEMENT
PLAN**

Revisions				Date: 05-09-2024
REV #	DATE	BY	REASON	Scale: NTS
				Drawn By: LDC
				Checked By: Ws, Ty
				Job No. 1

Sheet
S-2

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Chenglong Yang being duly sworn, deposes and
says that he/she resides at 86 Main St, Otisville
in the County of Orange and State of New York and that he is the
owner in fee or Member of the
Longhope Enterprise LLC OFFICIAL TITLE Corporation which is the owner
in fee of the premises described in the foregoing application and that he has authorized
Green Eastern USA INC to make the foregoing application for
approval as described herein.

Sworn before me this 25th day of March 20 24

Christine M DiPaolo
NOTARY PUBLIC



Chenglong Yang
OWNERS SIGNATURE

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 5/14/24

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 3 West Main St.

Section 31 Block 10 Lot 11

Current Zoning District DMU

Building Existing ☒ New ☐

2. Owner of Property Maria Bruni

Owner's Address 10 Rowan St.

City Middletown State NY Zip 10940

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

3. Applicant name MadsTank Enterprises, LLC

If different from Owner

Applicants Address 44 Jackson Ave

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 # _____

Classification of Occupancy requested DMU 475-21.1 Section 20

Description of what you are requesting: Wine production, bottling,
tasting and sales. Sales begin after we obtain our
license from NYSLA. At that time our hours will be 10^{AM} - 10^{PM},

Uses currently in property: Ground floor office - upper floors residential 7 days.

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

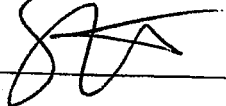
Lot coverage _____
Building height _____
Open Space _____
Playlot _____
Livable floor area _____
Number of Bedrooms _____

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: _____

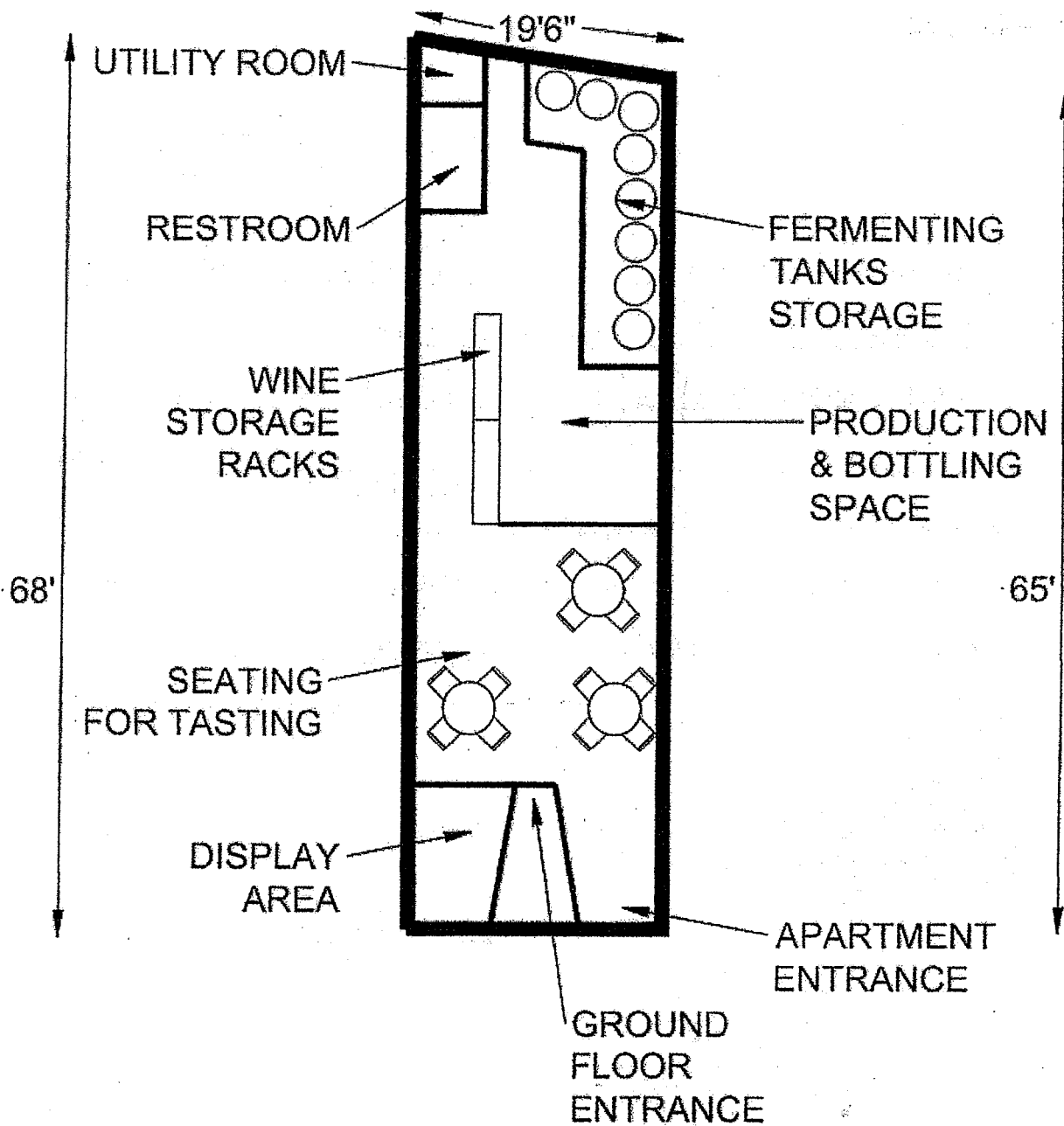


Printed Name and Title: EVAN STANKUNAS, MEMBER

Date: 5/14/24

MadStank Enterprises LLC

Site Plan for 3 West Main Street



West Main Street

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 05/07/2024

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 21 Center St Middletown NY 10940

Section 31 Block 8 Lot 21

Current Zoning District DMU

Building Existing ☒ New ☐

2. Owner of Property Tony Tian

Owner's Address 21 Center St

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

(Primary #)

3. Applicant name Munish Khanna / Neha Khanna

If different from Owner

Applicants Address 25 Adams Ave

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 # _____

Classification of Occupancy requested _____

Description of what you are requesting: Indian Grocery, Catering and to go food, Snacks & non alcoholic Drinks. (ie fresh juice, Smoothies, Coffee, Tea) + Cooking on Premises
Uses currently in property: 7 days from 7:00 AM to 8:00 PM
Grocery Store & Halal Meat

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

Answer this section only for multiple dwellings

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

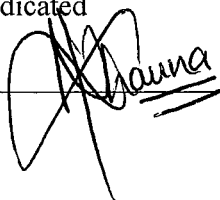
5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those

that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44.
Additional sheets may be attached if required.

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

- 7. Sign at the Place Indicated**

Signature: _____

A handwritten signature in black ink, appearing to read "Dawna", is written over the signature line.

Printed Name and Title: Neha Khanna

Date: 05/07/2024

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 203 Wickham Ave, Ste 105

Section 17 Block 5 Lot 7.1

Current Zoning District C-3

Building Existing ☒ New ☐

2. Owner of Property Fidanza Realty LLC / 203-213 Wickham Ave LLC

Owner's Address 205 Route 211 E Ste 111

City Middletown State NY Zip 10940

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

3. Applicant name Susan Mayte Quizhpe Guaman

If different from Owner

Applicants Address 57 Beattie Ave, Apt 4

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 #

Classification of Occupancy requested_____

Description of what you are requesting: The business plan you requested is to run a nail

and pedicure business and include Esthetics (Facials and skin treatments), eyelash

extensions and waxing. Opening hours are from 8 am to 9 pm. 7 days
2 rooms suitable for skin treatments where each room will include their respective hand sinks.

Uses currently in property: 3 pedicure tubs suitable for clients and 3 manicure tables will be included. There will also be a reception area and a rest area.

↳ On the property there is already a bathroom and also a room that will be made for a supply of materials for the business. There is also parking for the client.

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

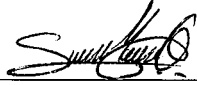
Livable floor area

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: Susan Mayte Quizhpe Guaman

Date: 05/23/2024

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Franco Fidanze being duly sworn, deposes and says that

he/she resides at 265 Route 211 E Ste 111 Middletown NY 10940

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

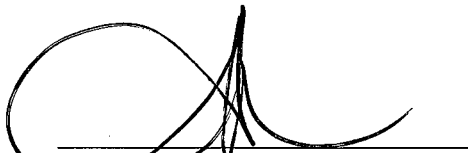
owner in fee or member of the Fidanze Realty LLC
OFFICIAL TITLE 203-213 Wickham Ave LLC

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

he/she has authorized Susan Quizipe / Ocean to make the foregoing
Aesthetic

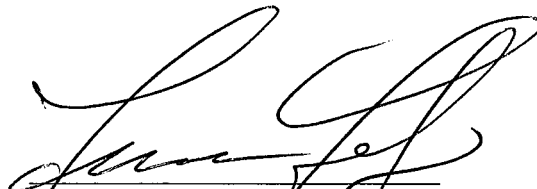
application for approval as described herein.

Sworn before me this 8 day of May 2024



Notary Public

SARAH JANE STORMS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ST6361214
Qualified in Dutchess County
My Commission Expires 07-03-2025



OWNER'S SIGNATURE

