

CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
SEPTEMBER 4, 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 08/07/2024
4. NEW BUSINESS

Approval of the request of Frantz Bien Aime and Smarva Fleurimond for a special use permit and site plan approval to have an eating and drinking establishment and a money transfer office located at 107 Academy Avenue, Middletown

5. ADJOURNMENT

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 107 Academy Ave

Section 40 Block 7 Lot 4

Current Zoning District C2

Building

Existing ☒

New ☐

2. Owner of Property Muhammad Khan

Owner's Address 38 Lafayette Ave

City Suffern State NY Zip 10901

Phone numbers: Home: _____

Business: _____

Cell: (201) 726-4777

3. Applicant name Frantz Bien Aime & Smarua Fleurimond
If different from Owner

Applicants Address 147 Coutant Rd

City Circleville State NY Zip 10919

Phone numbers: Home: _____

Business: (732) 485-0846

Cell: (845) 596-2703

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: ~~EAT~~^{EN} & drinking establishment
with full liquor license, hours of operation 8am through
~~11:00 PM~~ daily. Also car Transfer: 8:00 AM - 4:00 PM daily.

Uses currently in property: vacant

Friday and Saturday 8 - 1 AM.

Sunday - Thursday 8 AM - 11 PM.

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.

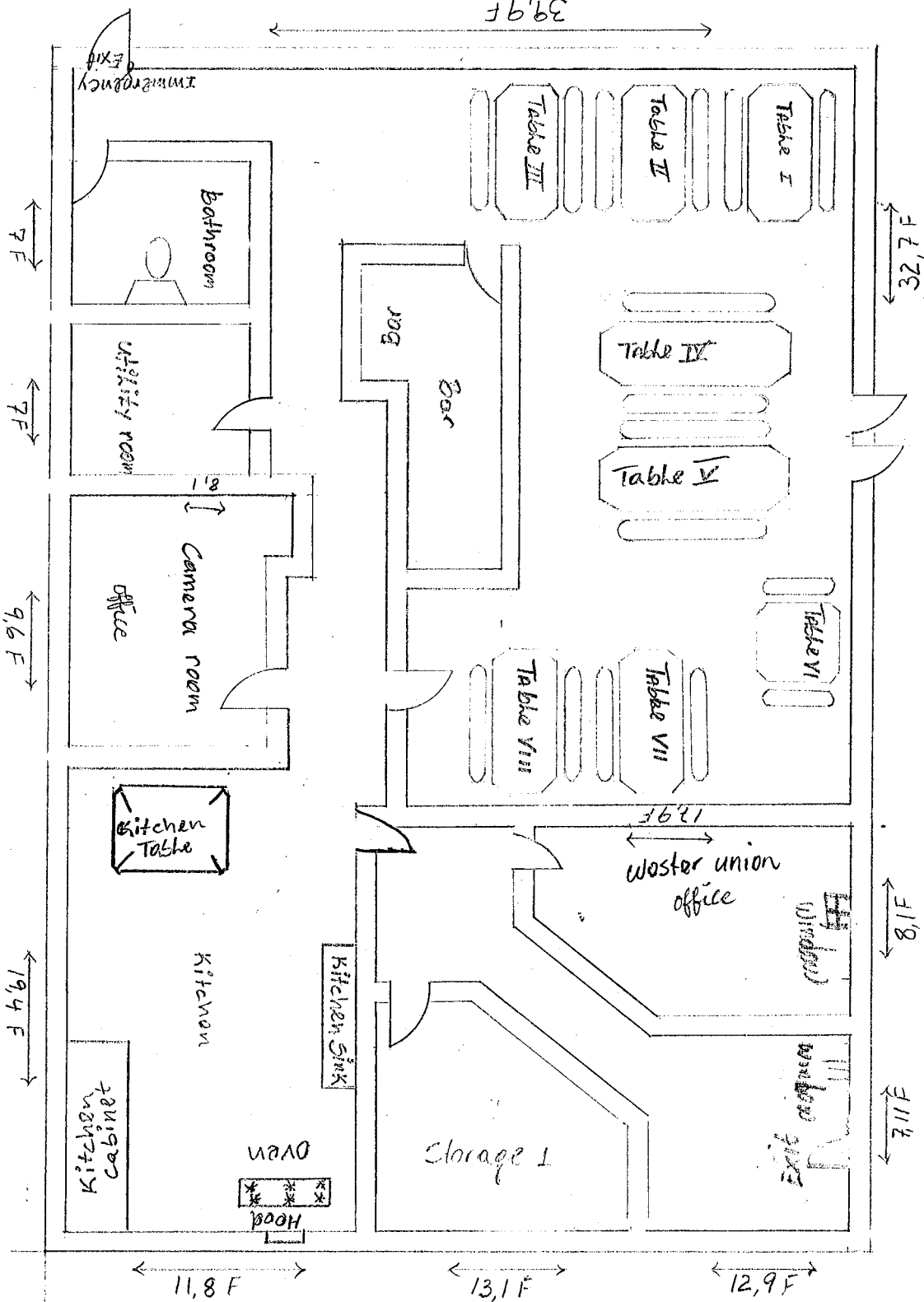
7. Sign at the Place Indicated

Signature: Franklin - [Signature]

Printed Name and Title: _____

Date: 8/5/2024

39,95



1550 Squ...

EAST

107 Academy Ave

ACADEMY AVE

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

MUHAMMAD KHAN being duly sworn, deposes and
says that he/she resides at 38 LAFAYETTE AVE Suffern NY
in the County of Rockland and State of NY and that he is the
owner in fee or President of the BARLAS LLC
OFFICIAL TITLE

Corporation which is the owner
in fee of the premises described in the foregoing application and that he has authorized
_____ to make the foregoing application for
approval as described herein.

Sworn before me this 8 day of June 20 22

Ann Frances Glick
NOTARY PUBLIC

ANN FRANCES GLICK
Notary Public, State of New York
No. 01GL6073709
Qualified in Rockland County
Commission Expires April 29, 20 26

[Signature]
OWNERS SIGNATURE

