

**CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
JANUARY 8, 2025 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 December 4, 2024

4. NEW BUSINESS

Request of Francesly Pena for a special use permit and site plan approval for a hair and nail salon located at 183 West Main Street, Middletown

Request of G-Lock Sports LLC for a special use permit and site plan approval for a retail shop located at 72 Wisner Avenue, Middletown

5. ADJOURNMENT

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete 12/5/24
Accepted by _____

Date _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 183 W. Main St.

Section 29 Block 1 Lot 10 Current Zoning District C2

Building Existing X New _____

2. Owner of Property 101 Manhagen Ave LLC

Owner's Address 16 Wells Ave

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 607-279-4323

3. Applicant name Francesly Penh

If different from Owner

Applicants Address 1508 EVERGREEN CT

City Highland Mills State NY Zip 10930

Phone numbers: Home: _____

Business: _____

Cell: 845 248 9608 - 917 549 4820

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 Nail & Hair Salon

Description of what you are requesting: Small Nail Salon and hair business with (1) Manicure station and Pedicure, and (1) Station for hair. Tuesday - Sunday from 10:00 AM - 7:00 PM

Uses currently in property: Vacant

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

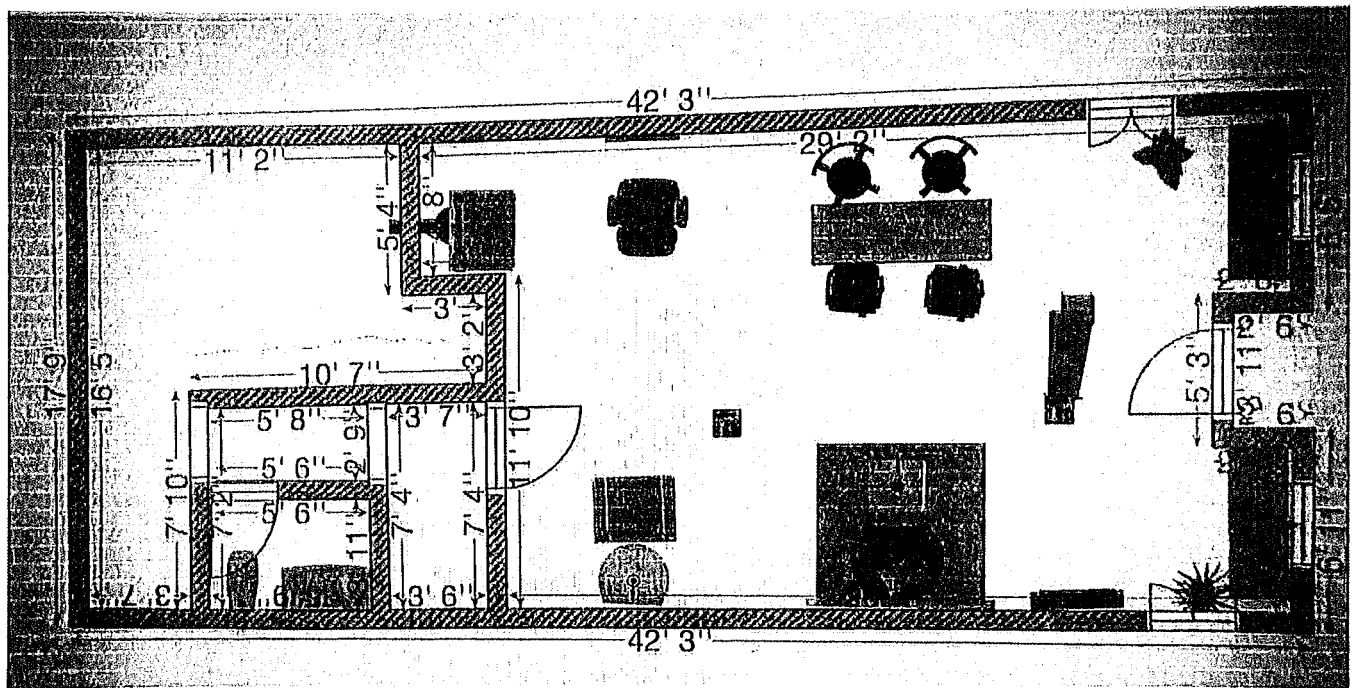
Answer this section only for multiple dwellings

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

Signature: Frederick J. Perry

Printed Name and Title: Frederick J. Perry

Date: 12/5/24



OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Sangjin Park being duly sworn, deposes and says that

he/she resides at 16 Wells Ave, Middletown, NY

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

owner in fee or President of the 101 Monhagen Ave LLC
OFFICIAL TITLE

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

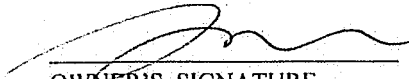
he/she has authorized Francesly Pena to make the foregoing

application for approval as described herein.

Sworn before me this 5th day of December 2024.


Notary Public

CHRISTOPHER J SMITH
Notary Public, State of New York
No.02SM6302226
Qualified in Orange County
Commission Expires May 05, 2026


OWNER'S SIGNATURE

UNIQUE ID NUMBER

AENS-21-01462

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control No. 1375851



ARTICLE 27 OF THE GENERAL BUSINESS LAW

Pursuant to the provisions of

PENA FRANCESLY

EFFECTIVE DATE
MO. DAY YR.
03 02 2021

EXPIRATION DATE
MO. DAY YR.
03 02 2025

HAS BEEN DULY LICENSED TO PRACTICE
NAIL SPECIALTY

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

DOS-069 (Rev. 4/03)

ROSSANA ROSADO
SECRETARY OF STATE

IDENTIFICATION NUMBER

State of New York

ALBANY

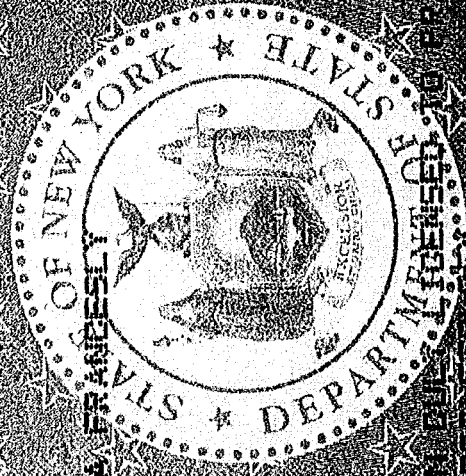
Department of State

DIVISION OF LICENSING SERVICES

Pursuant to the provisions of

ARTICLE 27 OF THE GENERAL BUSINESS LAW

ATTACH
PHOTO
HERE



PENA FRANCESCA

HABE BEEN FULLY LICENSED TO PRACTICE

Francesly Pena (Nail & Hair) is allowed to use the parking area of 101
Monhagen Ave, 183 West Main St., and 185 West Main St. Middletown NY.

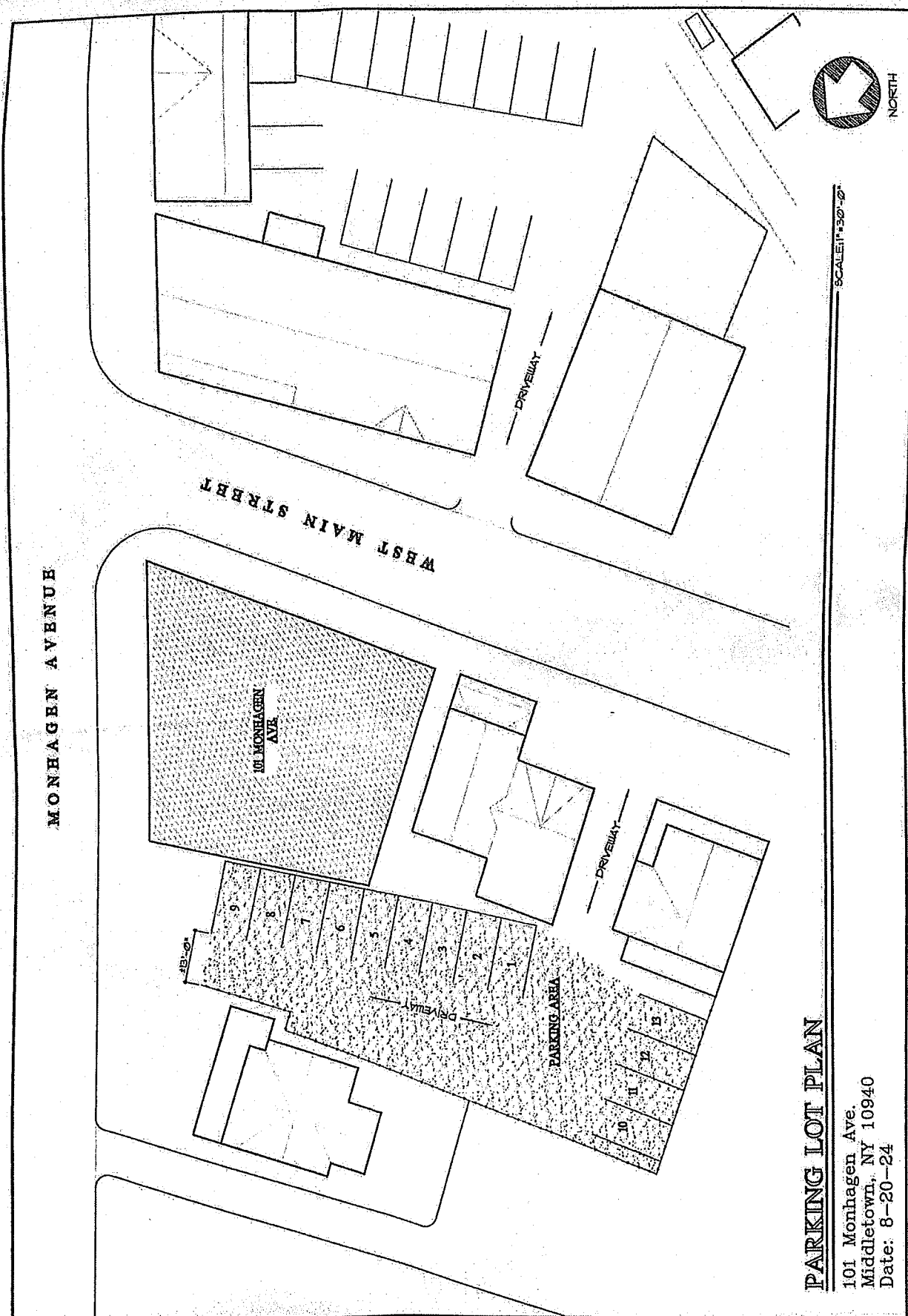
Owner of above properties.

Sangjin Park



Hyunji Lee





MONHAGEN AVENUE

WEST MAIN STREET

101 MONHAGEN AVE

PARKING AREA

DRIVEWAY

DRIVEWAY

DRIVEWAY

PARKING LOT PLAN

101 Monhagen Ave.
Middletown, NY 10940
Date: 8-20-24



SCALE: 1" = 30'-0"

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 72 Wisner Ave 1st floor.

Section 11 Block 8 Lot 6

Current Zoning District I 1

Building Existing X New _____

2. Owner of Property Hachoro LLC

Owner's Address 16 Wells Ave

City Middle-town State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 607-279-4323

3. Applicant name G-LOC SPORTS LLC

If different from Owner

Applicants Address 19 Barton St

City Newburgh State NY Zip 12550

Phone numbers: Home: _____

Business: _____

Cell: (845) 505-8388

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 SPorting Goods Retail

Description of what you are requesting: Set a Sporting good Retail Store.

Sell sports equipment and accessories like sports balls, uniforms, apparel,

Protective equipment such as mouth guards, shin guards, helmets. Custome
equipment and uniforms. Also have a recreational machine for athletes and public to use for striking
Uses currently in property: Hours of operation 8a Ppm feedback.

Daily

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: Yoar Rivero Fernandez (president)

Date: 12/05/24

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Sangjin Park being duly sworn, deposes and says that

he/she resides at 16 Wells Ave, Middletown, NY

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

owner in fee or President of the Hachoro LLC
OFFICIAL TITLE

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

he/she has authorized Yoav Rivero Fernandez to make the foregoing

application for approval as described herein.

Sworn before me this 5th day of December 2024

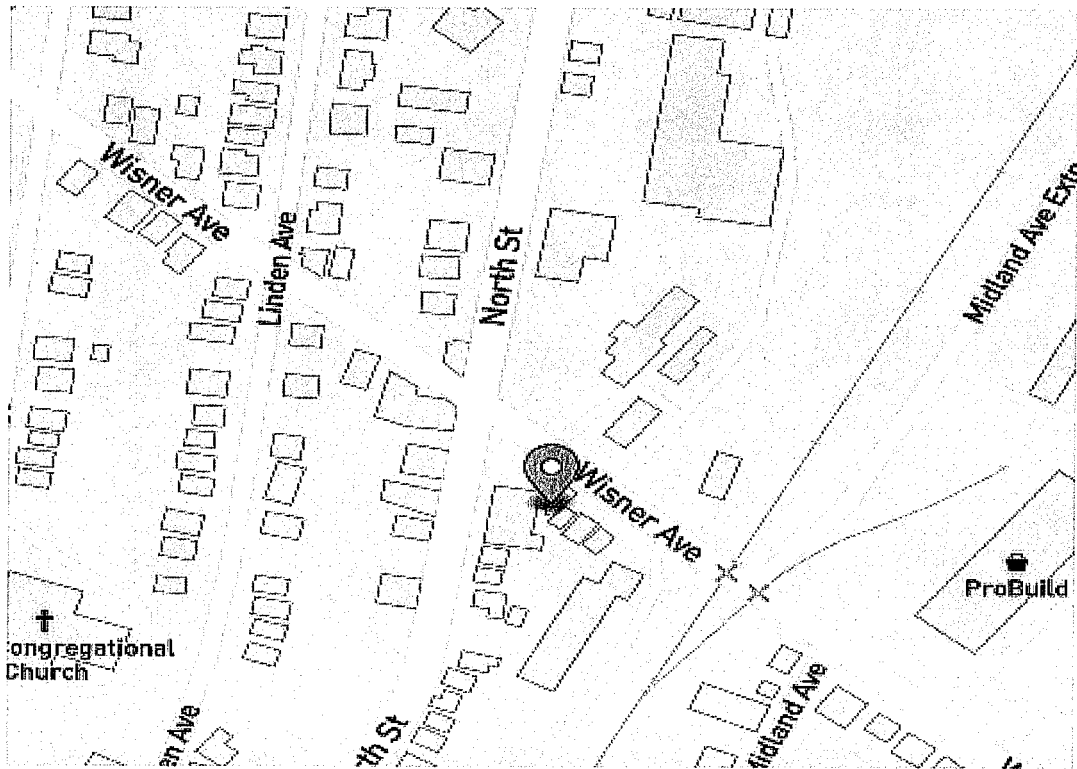
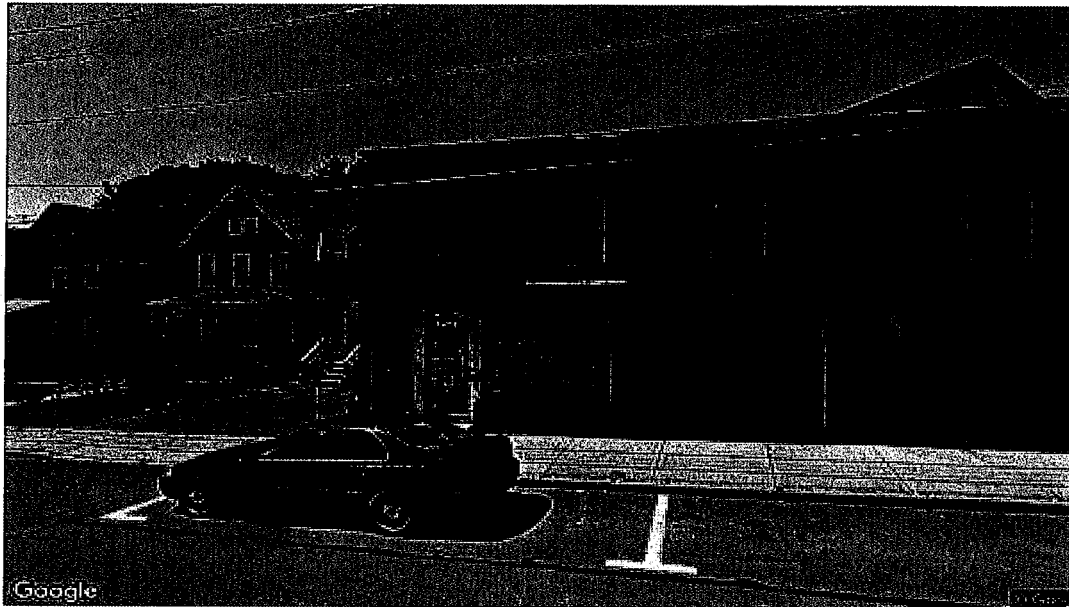


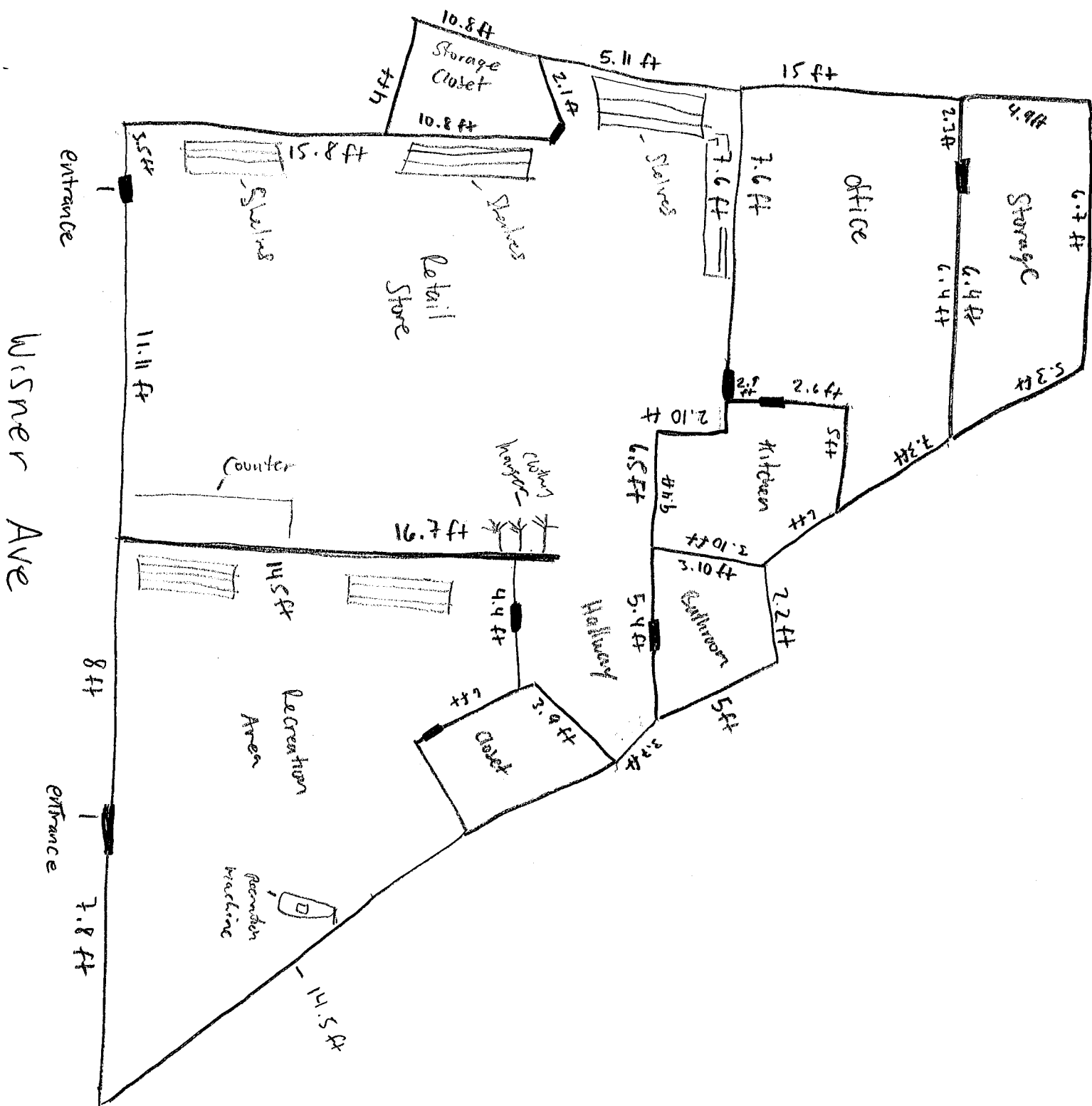
Notary Public

CHRISTOPHER J SMITH
Notary Public, State of New York
No. 02SM6302226
Qualified in Orange County 26
Commission Expires May 05, 2026


OWNER'S SIGNATURE

72 Wisner Avenue





Wisner Ave

Orange Auto
& Truck Inc



Wisner Ave

72 Wisner Ave

74

76

78

Dental Electric