

Agenda

City of Middletown Planning Board

February 15, 2018
7:00 PM to 10:00 PM
Common Council Chambers

Meeting called by: Anthony Capozella, Temporary Chairman

Clerk: Martina Tu, Clerk

Members: John Naumchik, Nicole Hewson, Dan Higbie, Vanessa Cid,
Anthony Capozella, Paul Thorn, Steven Sisco

Approval of January 3, 2018 minutes

Genevieve K. Cohen
140 Highland Avenue
conversion of 9 residential condo units to an apartment building with 9
apartments

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete 1-31-18
Accepted by ANC

Date 10/17/2017

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 140 HIGHLAND AVENUE
Section 60 Block 1 Lot 1.1 thru 1.9 Current Zoning District SR-3B
Building Existing New

2. Owner of Property GENEVIEVE K. COHEN
Owner's Address 140 HIGHLAND AVENUE #3
City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: 8 
Business: _____
Cell: 8 _____

3. Applicant name _____
If different from Owner
Applicants Address _____
City _____ State _____ Zip _____

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 APARTMENT BUILDING

Description of what you are requesting: CONVERT FROM 9 RESIDENTIAL CONDO UNITS IN 1 BUILDING TO 1 APARTMENT BUILDING WITH 9 APARTMENTS. ALL UNITS OWNED BY APPLICANTS. NEW YORK ATTORNEY GENERAL HAS APPROVED OF TERMINATING THE CONDO.

Uses currently in property: _____

APPLICANTS LIVE IN 1 UNIT AND THE OTHER 8 UNITS ARE RENTALS. 6 OF THE UNITS THAT NEVER SOLD HAVE BEEN RENTALS FOR 27 YEARS. REMAINING TWO HAVE BEEN RENTED FOR 17 YEARS AND 4 YEARS. NO CHANGE TO BUILDING OR GROUNDS.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			87,167 sq ft
Front yard			21,840 sq ft
Rear yard			45,557 sq ft
Side yard			10,630 sq ft
Side yard			2,090 sq ft
Parking			3 car garage + 19 parking spaces

Answer this section only for multiple dwellings

Lot coverage	8%	7050 sq ft
Building height		38 Feet
Open Space		60,000 sq ft
Playlot <u>Patio, Swing, Gazebo</u>		880 sq ft
Livable floor area		13,000 sq ft
Number of Bedrooms		12

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

N/A

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

N/A

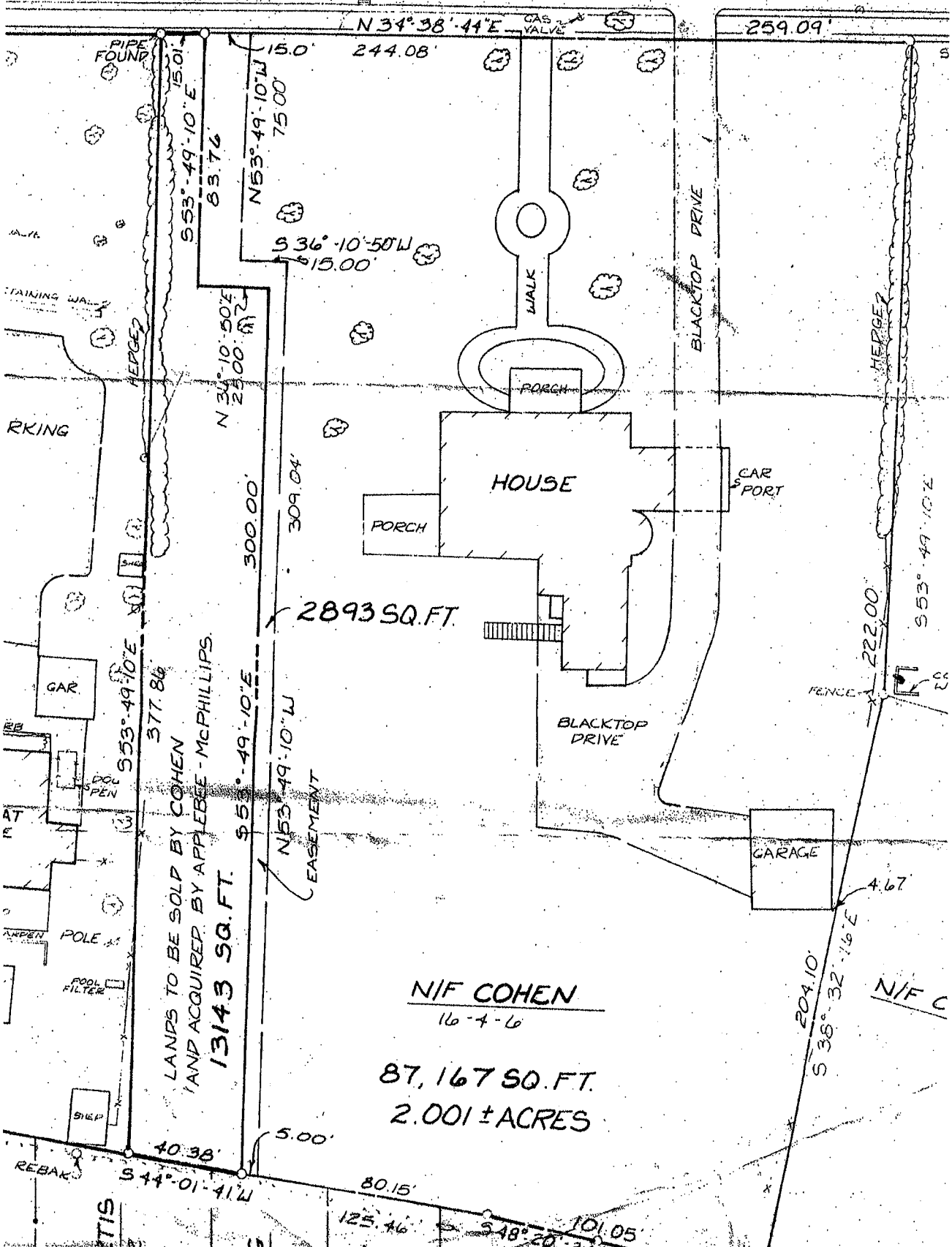
7. Sign at the Place Indicated

Signature: Genevieve K Cohen

Printed Name and Title: GENEVIEVE K. COHEN, OWNER

Date: OCTOBER 17, 2017

LAND AVENUE



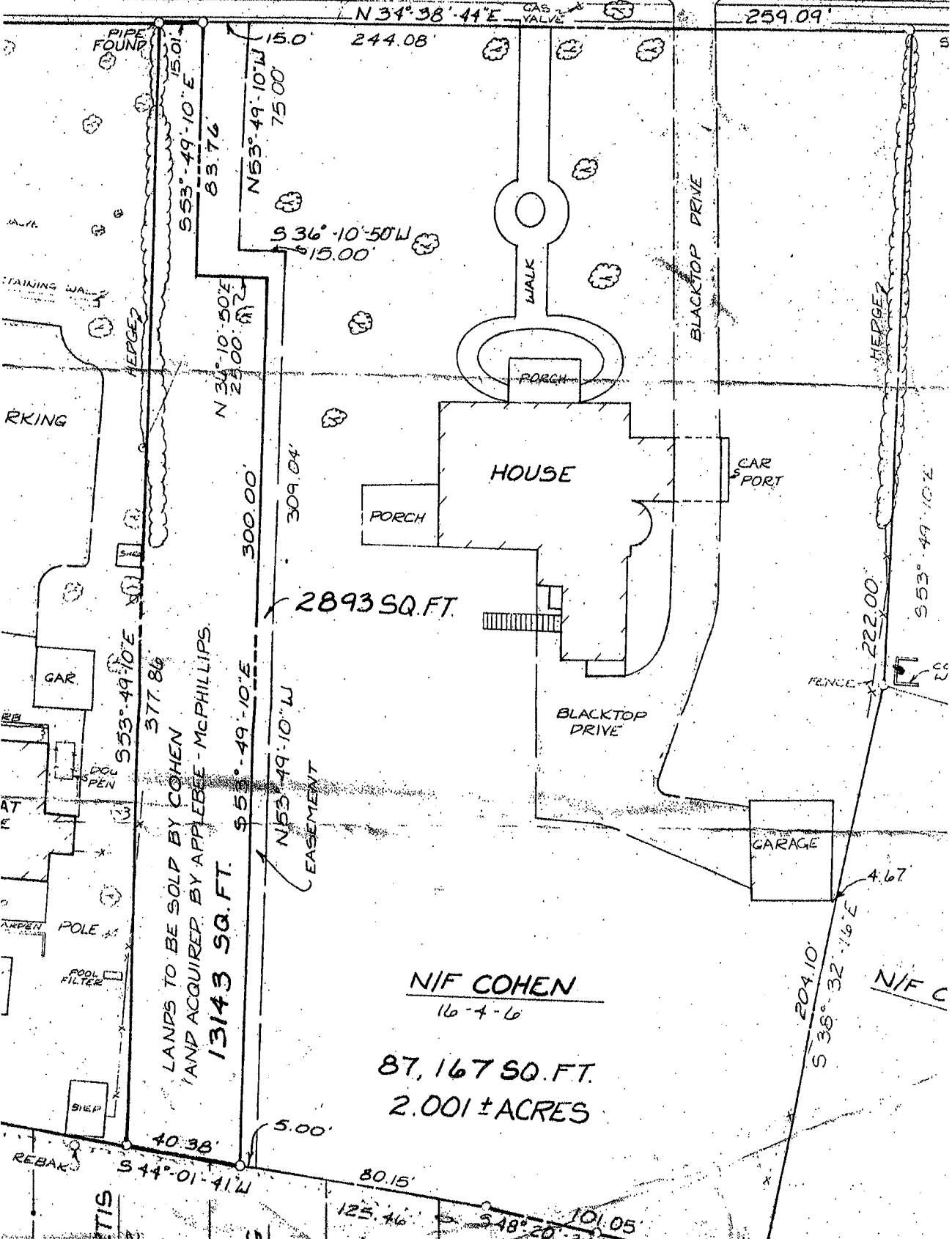
LANDS TO BE SOLD BY COHEN
 AND ACQUIRED BY APPELBERG-McPHILLIPS.
 13143 SQ. FT.

2893 SQ. FT.

NIF COHEN
 16-4-6

87,167 SQ. FT.
 2.001 ± ACRES

NIF C



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