

Agenda

City of Middletown Planning Board

May 3, 2017
7:00 PM to 10:00 PM
Common Council Chambers

Meeting called by: Laurence Risdal, Chairman

Clerk: Martina Tu, Clerk

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

Approval of April 15 2017 minutes

Walter L. House
4-4 ½ Beattie Avenue
two apartments on the second floor

Victoria and Frank Lombardi
38 Jordan Lane
rear yard deck extension

Complete Auto Recovery Services, Inc.
13-15 School Street
an auto repair shop

Elvis A. Uzuriaga
an eating and drinking establishment
416-422 North Street

Sobo & Sobo Holdings, LLC
1 Dolson Avenue and 3, 5, 7 Byron Avenue
an addition to the existing office building

Johnston Subaru – preliminary hearing only
2-8 James P. Kelly Way
10, 12-14 County Highway 78
Public Garage and Motor Vehicles Sales

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 38 JORDAN LANE, MIDDLETOWN 10940
Section 68 Block 3 Lot 1.-19 Current Zoning District SR3B

Building Existing New _____

2. Owner of Property VICTORIA LOMBARDI

Owner's Address 361 S. 12th STREET

City LINDENHURST State NY Zip 11757

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

3. Applicant name FRANK A. LOMBARDI + VICTORIA LOMBARDI

If different from Owner

Applicants Address 38 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: DECK EXPANSION TO A
SIZE CONSISTENT WITH THE OTHER DECK
EXPANSIONS IN THIS CONDOMINIUM COMPLEX.

Uses currently in property: 210 - 1 FAMILY RES.
8x8 DECK EXPANDING TO
12' x 16'

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.

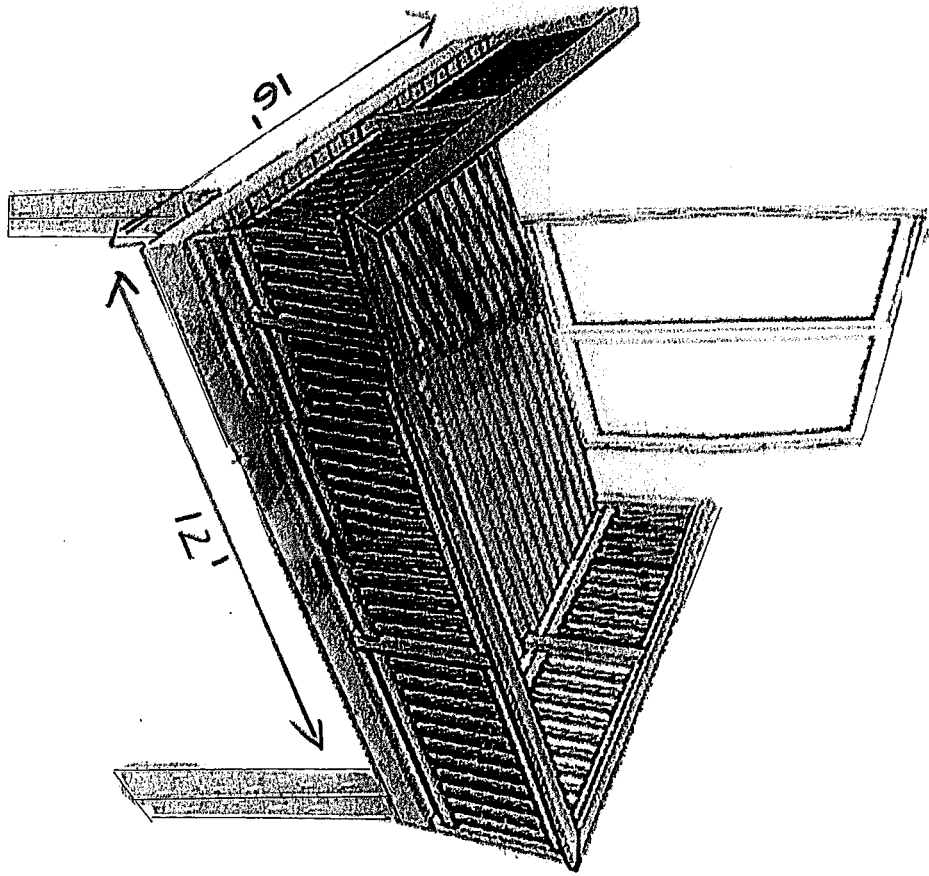
6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature: Frank A. Lombardi Victoria Lombardi

Printed Name and Title: FRANK A. LOMBARDI VICTORIA LOMBARDI

Date: 3/30/17



APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date March 1, 2017

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property One Dolson Avenue

Section 39 Block 6 Lot 40.2;
39 6 2,3,4

Current Zoning District C-2

Building Existing X New _____

2. Owner of Property Sobo & Sobo Holdings, LLC

Owner's Address One Dolson Avenue

City Middletown State New York Zip 10940

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

3. Applicant name Gary M. Sobo for Sobo & Sobo Holdings LLC

If different from Owner

Applicants Address One Dolson Avenue

City Middletown State New York 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 # 475-20, C-2

Classification of Occupancy requested _____

Description of what you are requesting: Addition to existing office building,
24 x 40 and 9.5 x 27

Uses currently in property: office

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			100x102 & 100x138
Front yard	475-20 F(1) (a)	25'	
Rear yard	475-20 F(1) (c)	20'	
Side yard	475-20 F(1) (d)	5'	
Side yard	475-20 F(1) (d)	5'	
Parking	475-20		

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: Gregory M. Sobo, sole member

Date: 3/1/17

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 04/04/17

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 2-8 James P. Kelly Way, Middletown NY
10, 12-14 County highway 78, Middletown NY
Section 64 Block 1 Lot 2.3 Current Zoning District C3
54 1 19&21
Building Existing _____ New X

2. Owner of Property SJAR Realty, LLC (c/o Mr. Steve Jardine, Member)
Owner's Address P. O. Box 460

City New Hampton State NY Zip 10958

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

3. Applicant name Same as owner.
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 # §475-21 B.18

Classification of Occupancy requested Public Garage and Motor Vehicle Sales

Description of what you are requesting: See attached Narrative

Uses currently in property: Undeveloped

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	§475-21 D	7,500 SF	62,735 SF
Front yard	§475-21 F	0 FT	199 FT
Rear yard	§475-21 F	0 FT	136 FT
Side yard	§475-21 F	0 FT	36 FT
Side yard			
Parking	§475-33 A.8	1 SPACE/150 SF (12 SPACES)	12 SPACES

Answer this section only for multiple dwellings

Lot coverage	N/A
Building height	N/A
Open Space	N/A
Playlot	N/A
Livable floor area	N/A
Number of Bedrooms	N/A


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: 

Printed Name and Title: STEVE JARVIS, OWNER

Date: 4/7/2017



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553-4749
T: 845.564.4495
F: 845.567.1025
www.maserconsulting.com

NARRATIVE SUMMARY
APRIL 4, 2017
JOHNSTONS SUBARU SITE PLAN
TOWN OF WAWAYANDA: TAX LOTS 4-1-33.2 & 28.2
CITY OF MIDDLETOWN: TAX LOTS 64-1-2.3, 54-1-19 & 21
MC PROJECT NO. 14000099B

Maser Consulting, P.A. has developed the attached Sketch Site Plan package for the above referenced parcels. The site currently consists of five (5) total tax lots. The existing tax lots in the Town of Wawayanda are approximately 3.32 acres in size and have frontage along NYS Route 17M (Dolson Avenue) to the east. Tax lot 4-1-33.2, in the Town of Wawayanda, is currently a developed property with an abandoned $\pm 50,308$ square foot building (former Wiedy's Furniture store) and tax lot 4-1-28.2 is currently a vacant parcel. The ± 3.32 acres in the Town are located in the TC (Town Commercial) zoning district which has a special permitted use for motor vehicle sales and service. The existing tax lots in the City of Middletown are approximately 2.91 acres in size and have frontage along County Highway 108 (James P. Kelly Way) to the south and County Highway 78 to the north. Tax lots 54-1-19 and 54-1-21 are to the northern portion of the site. These parcels are vacant with the exception of a driveway from County Route 78 to the adjacent Mobil Gas Station (Tax lot 4-1-30.12). Tax lot 64-1-2.3 is at the southern portion of the site and is a vacant lot. The ± 2.91 acres in the City are located in the C3 (General Business) zoning district which has a special permitted use for public garages and motor vehicle storage. The Town lots located within and serviced by the Town of Wawayanda Water and Sewer districts.

The applicant proposes to dissolve the shared property lines between both the City of Middletown (Tax lots 54-1-21 & 19) and Town of Wawayanda (Tax lots 4-1-28.2 & 33.2). This will reduce the number of lots for the development to three (3); leaving two (2) lots in the City, one on each side of the one (1) lot in the Town. The applicant proposes construction of a Subaru Dealership and Service Center. The facilities include an 18,095 square foot showroom, a drive-in service drop-off and a 15,950 square foot service building. These facilities are located on the Town land and are rehabilitating a portion of the existing building on-site. An 1,800 square foot garage is proposed on the northern City lands which will be used for washing, detailing, and cleaning customer cars. The southern portion of the site within the City will be developed with the main site access point from James P. Kelly Way, and display areas for vehicles for sale, and an aesthetic water feature.

In addition to the site entrance to County Route 108 (James P. Kelly Way), the site will also maintain existing access points to the site from NYS Route 17M and County Route 78. Other pertinent site improvements include stormwater management areas which will be provided as required per the 2015 New York State Stormwater Management Design Manual. Additional site improvements include parking spaces for customer, employee and inventory, landscaping and lighting improvements. Based on the City and Town parking requirements the proposed development is required to provide 126 total parking spaces. The total proposed parking for the site is 228 spaces. New water and sewer service connections for the proposed buildings will be provided connecting to the existing mains owned and operated by the Town of Wawayanda.

All uses proposed on each of the lots are permitted in the respective Town and City zoning codes.

At this time the applicant is seeking to present the plans to the City of Middletown and Town of Wawayanda Planning Boards, for further discussion.

JED/jap

R:\Projects\2014\14000099B_Subaru\Correspondence\OUT\170403_Project Narrative.docx