

# Agenda

# City of Middletown Planning Board

November 1, 2017  
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  
Anthony Capozella, Paul Thorn, Steven Sisco

Approval of October 4, 2017 minutes

Richard Quinn  
200 East Main Street  
parking lot

Jaime Gonzalez  
14-20 Cottage Street  
Welding Shop

Tommy Yang  
125 Wickham Avenue  
an office space on the first floor and residential apartments on the  
second and third floor

Hu, Long  
20 Roberts Street  
an assembly facility

A.Z. North Holding LLC.  
416-422 North Street  
1<sup>st</sup> floor residential

# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete 9-19-2017  
Accepted by WCW

Date 9/18/2017

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 125 Wickham Ave, Middletown, NY 10940

Section 16 Block 11 Lot 31

Current Zoning District C-2

Building Existing  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:

3. Applicant name Che

*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 \_\_\_\_\_

Description of what you are requesting: Convert second and third floor of the building from commercial space to residential space, make a one-bedroom apartment and a two-bedroom apartment on 2nd and 3rd floor.

Uses currently in property: the second floor is an insurance agent's office. First and third floor are empty.

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.

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**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.

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7. Sign at the Place Indicated

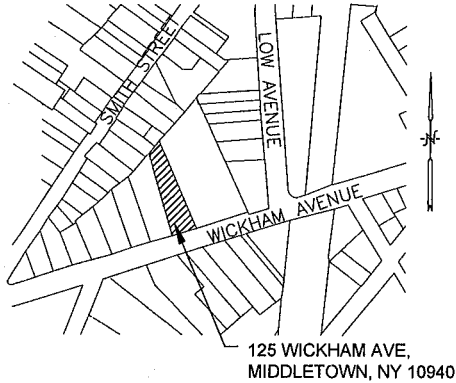
Signature: Chenglong Yang

Printed Name and Title: CHENGLONG YANG, Owner

Date: 9/18/2017

**ALTERATIONS & RENOVATIONS AT  
EXISTING BUILDING FOR OFFICE  
& APARTMENT  
AT 125 WICKHAM AVE,  
MIDDLETOWN, NY 10940**

JULY 17, 2017



SITE LOCATION PLAN

**SCHEDULE OF DRAWINGS**

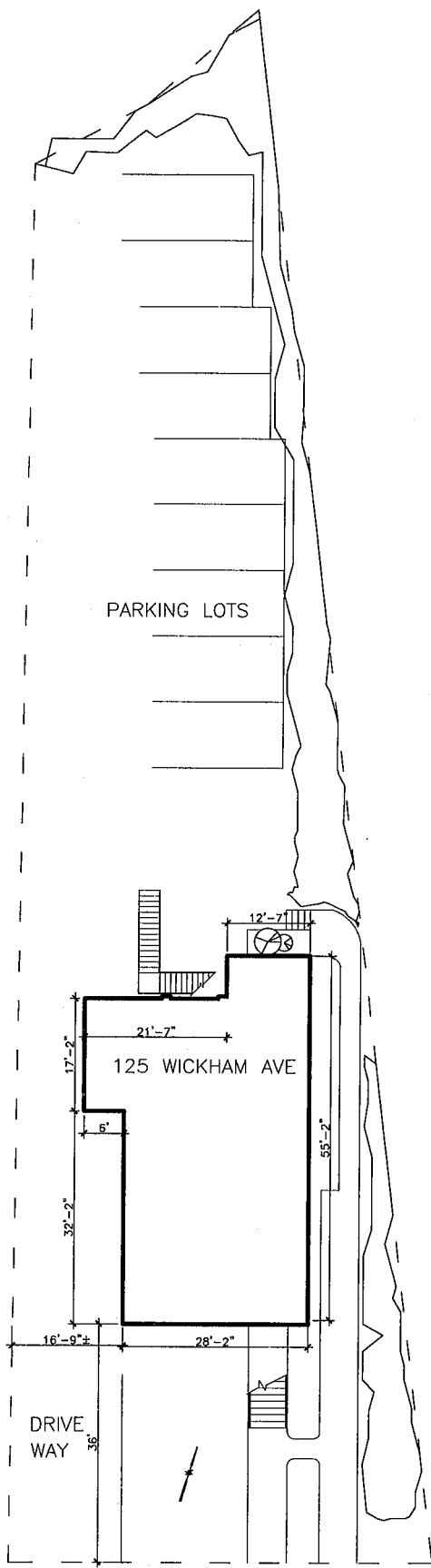
- T-1: .....COVER SHEET
- T-2: .....PICTURE OF FRONT VIEW
- C-1: .....SITE PLAN
- D-1: .....2nd FLOOR DEMOLITION PLAN
- D-2: .....3rd FLOOR DEMOLITION PLAN
- A-1: .....1st FLOOR PLAN
- A-2: .....2nd FLOOR PLAN
- A-3: .....3rd FLOOR PLAN

**CODE DATA**

SECTION No.: 16	BLOCK No.: 11	LOT No.: 31
BUILDING USE GROUP:		B, R-2
TENANT USE GROUP:		B, R-2
CONSTRUCTION CLASSIFICATION:		V-B
REQUIRED FIRE RESISTANCE RATING:		
EXITS:		NA
EXIT ACCESS CORRIDOR:		0 HR
TENANT SEPARATIONS:		0 HR
COLUMNS, BEARING WALLS:		0 HR
FLOOR CONSTRUCTION:		0 HR
NUMBER OF EXIT ACCESS DOORS REQUIRED		02
NUMBER OF EXIT ACCESS DOORS PROVIDED		05
MAXIMUM ALLOWABLE DISTANCE TO EXIT ACCESS		200'
ACTUAL DISTANCE TO EXIT ACCESS		LESS THAN 200'
MAXIMUM LENGTH OF COMMON		75'
ACTUAL LENGTH OF COMMON		LESS THAN 75'
TOTAL PROJECT AREA		2,920 square ft.
OCCUPANCY LOAD		16
CATEGORY OF WORK		RECONSTRUCTION
APPLICABLE CODES		
INTERNATIONAL MECHANICAL CODE / 2015, (IMC 2015)		
INTERNATIONAL FUEL GAS CODE / 2015, (IFGC 2015)		
NATIONAL ELECTRIC CODE / 2014, (NEC 2014)		
NATIONAL STANDARD PLUMBING CODE / 2015, (NSPC 2015)		
INTERNATIONAL BUILDING CODE (IBC 2015)		
INTERNATIONAL EXISTING BUILDING CODE (IEBC 2015)		

125 WICKHAM AVE. MIDDLETOWN NY 10940	Revisions			Date: 07/17/2017	Sheet  <b>T-1</b>
	REV#	DATE	BY	Scale: NTS	
				Drawn By: LDK	
				Checked By: JY	
				Job No.:	





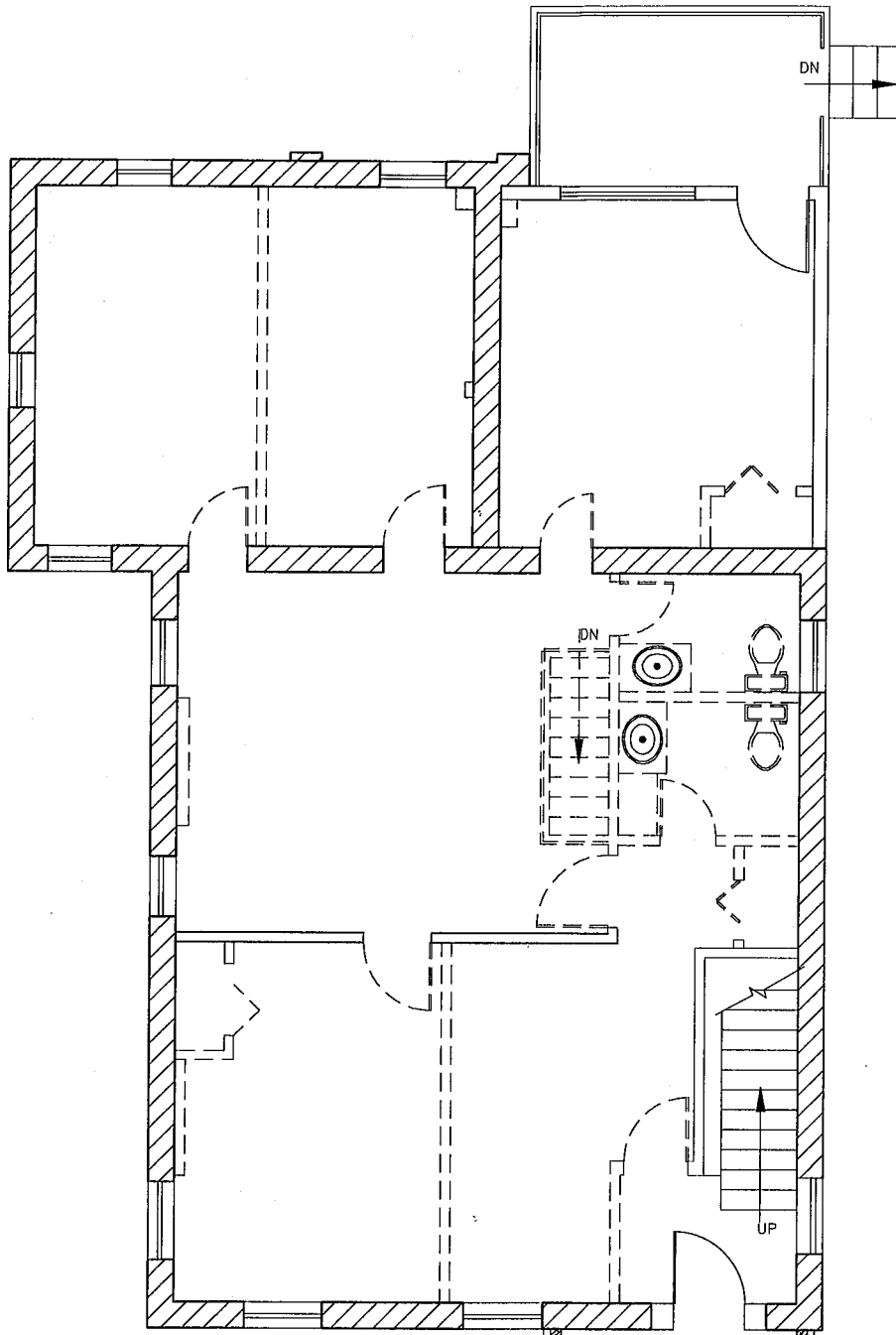
UNIT NUMBER	UNIT TYPE	NUMBER OF BEDROOM	GROSS AREA IN S.F.
1st FLOOR	OFFICE		891
2A	APARTMENT	1	574
2B	APARTMENT	2	834
3A	APARTMENT	1	615
3B	APARTMENT	2	756

WICKHAM AVE

Revisions				Job No. 125 WICKHAM AVE
REV#	DATE	BY	REASON	SCALE
				AS SHOWN
				Drawn By: LDC
				Checked By: LY
				Job No.:







Sheet  
C-1

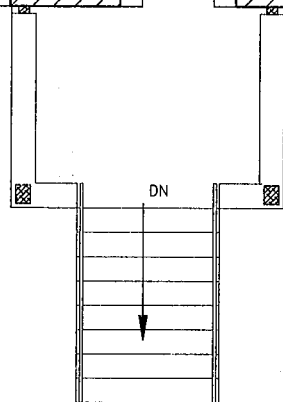




2nd FLOOR DEMOLITION PLAN







DEMOLITION LEGEND:

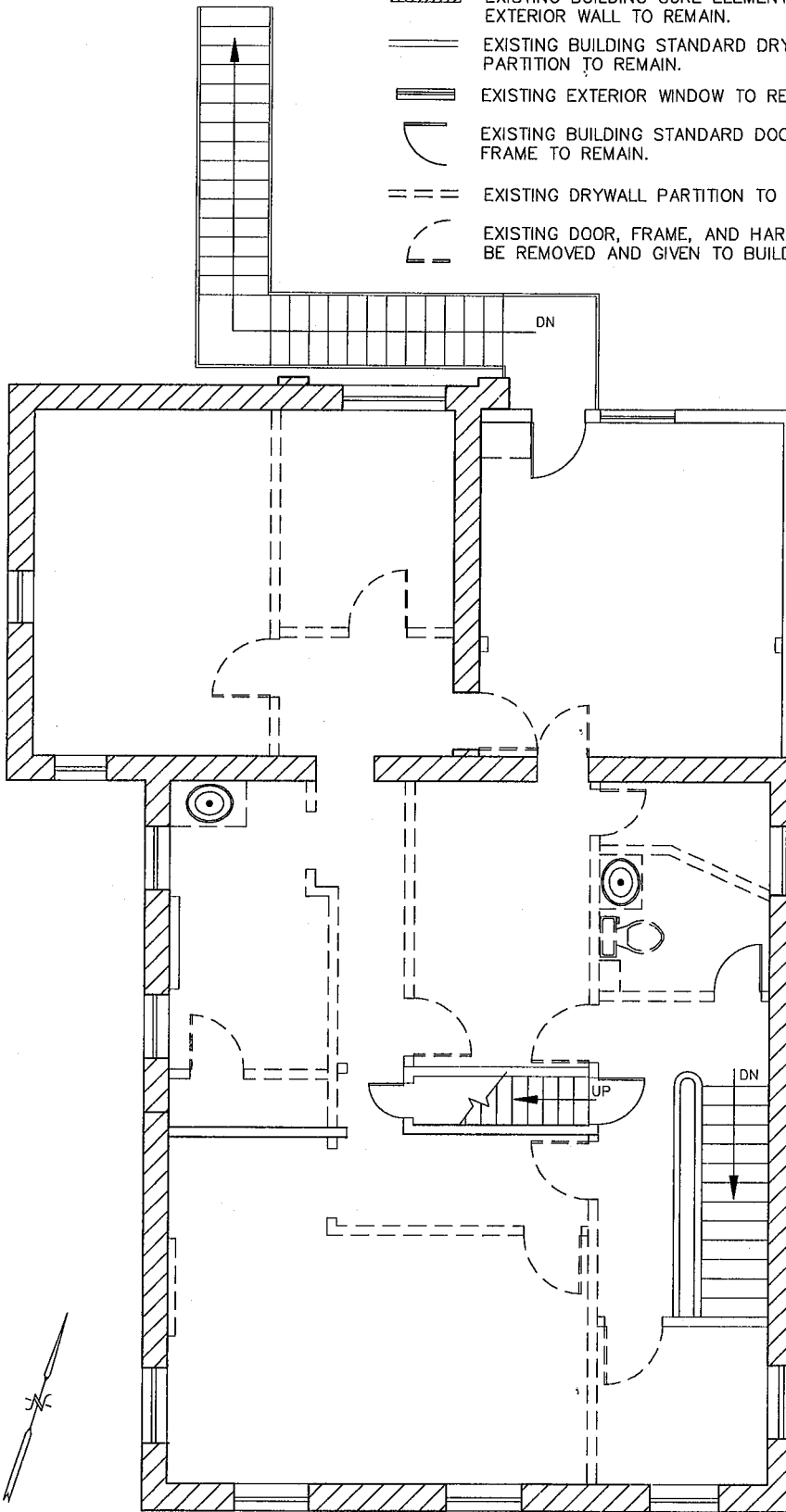
-  EXISTING BUILDING CORE ELEMENTS & EXTERIOR WALL TO REMAIN.
-  EXISTING BUILDING STANDARD DRYWALL PARTITION TO REMAIN.
-  EXISTING EXTERIOR WINDOW TO REMAIN.
-  EXISTING BUILDING STANDARD DOOR AND FRAME TO REMAIN.
-  EXISTING DRYWALL PARTITION TO BE REMOVED.
-  EXISTING DOOR, FRAME, AND HARDWARE TO BE REMOVED AND GIVEN TO BUILDING OWNER.



125 WICKHAM AVE. MIDDLETOWN NY 10940				Revisions		Date: 07/17/2017	Sheet <i>D-1</i>
REV #	DATE	BY	REASON	Scale	NIS		
				Drawn By:	LPC		
				Checked By:	TY		
							Job No.:

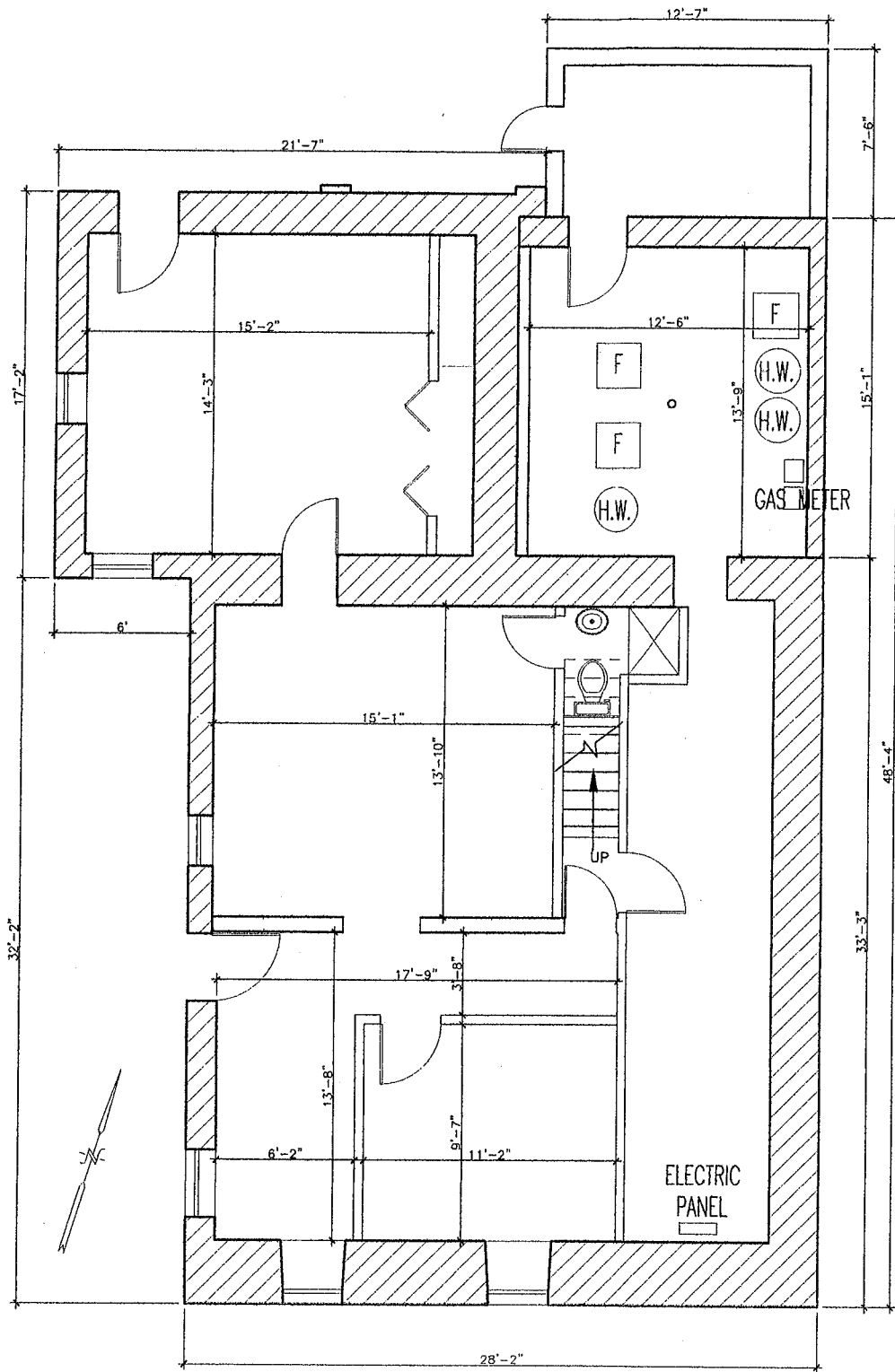
DEMOLITION LEGEND:

-  EXISTING BUILDING CORE ELEMENTS & EXTERIOR WALL TO REMAIN.
-  EXISTING BUILDING STANDARD DRYWALL PARTITION TO REMAIN.
-  EXISTING EXTERIOR WINDOW TO REMAIN.
-  EXISTING BUILDING STANDARD DOOR AND FRAME TO REMAIN.
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-  EXISTING DOOR, FRAME, AND HARDWARE TO BE REMOVED AND GIVEN TO BUILDING OWNER.



3rd FLOOR DEMOLITION PLAN

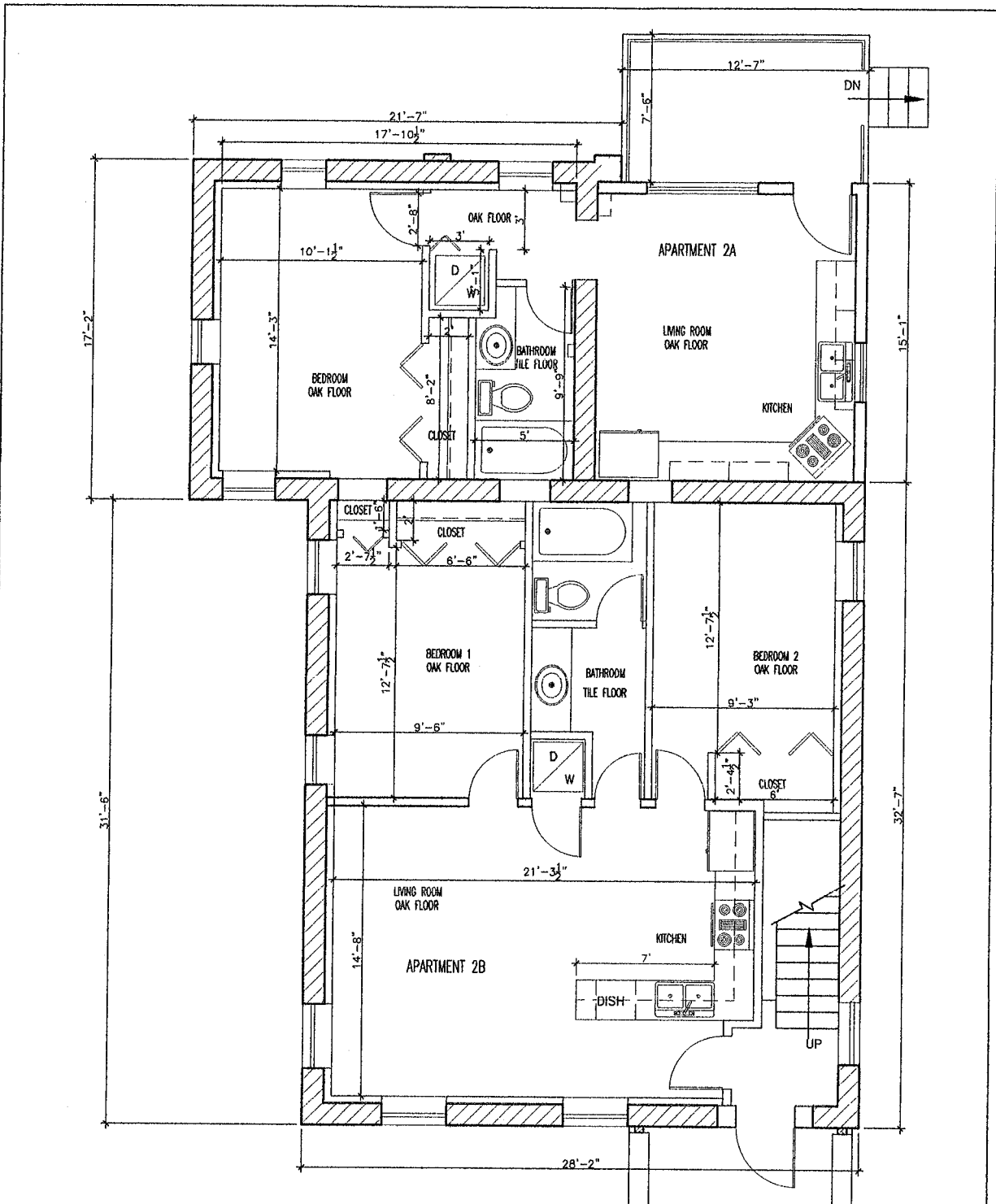
125 WICKHAM AVE. MIDDLETOWN NY 10940				Revisions			Date: 07/13/2017	Sheet D-2
REV#	DATE	BY	REASON	Scale: NTS	Drawn By: LDC			
					Checked By: TY			
					Job No.:			



**1st FLOOR PLAN**





NOTE:  
 MINOR REPAIR REQUIRED FOR SOME ELEMENTS. THE NEW 1st FLOOR PLAN IS SAME AS  
 THE EXISTING FLOOR PLAN.

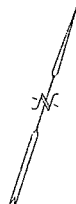
125 WICKHAM AVE. MIDDLETOWN NY 10940				Revisions REV#   DATE   BY   REASON		Date: 01/17/97 Scale: NTS Drawn By: LCC Checked By: TY Job No.:	Sheet <b>A-1</b>



2nd FLOOR PLAN





LEGEND:

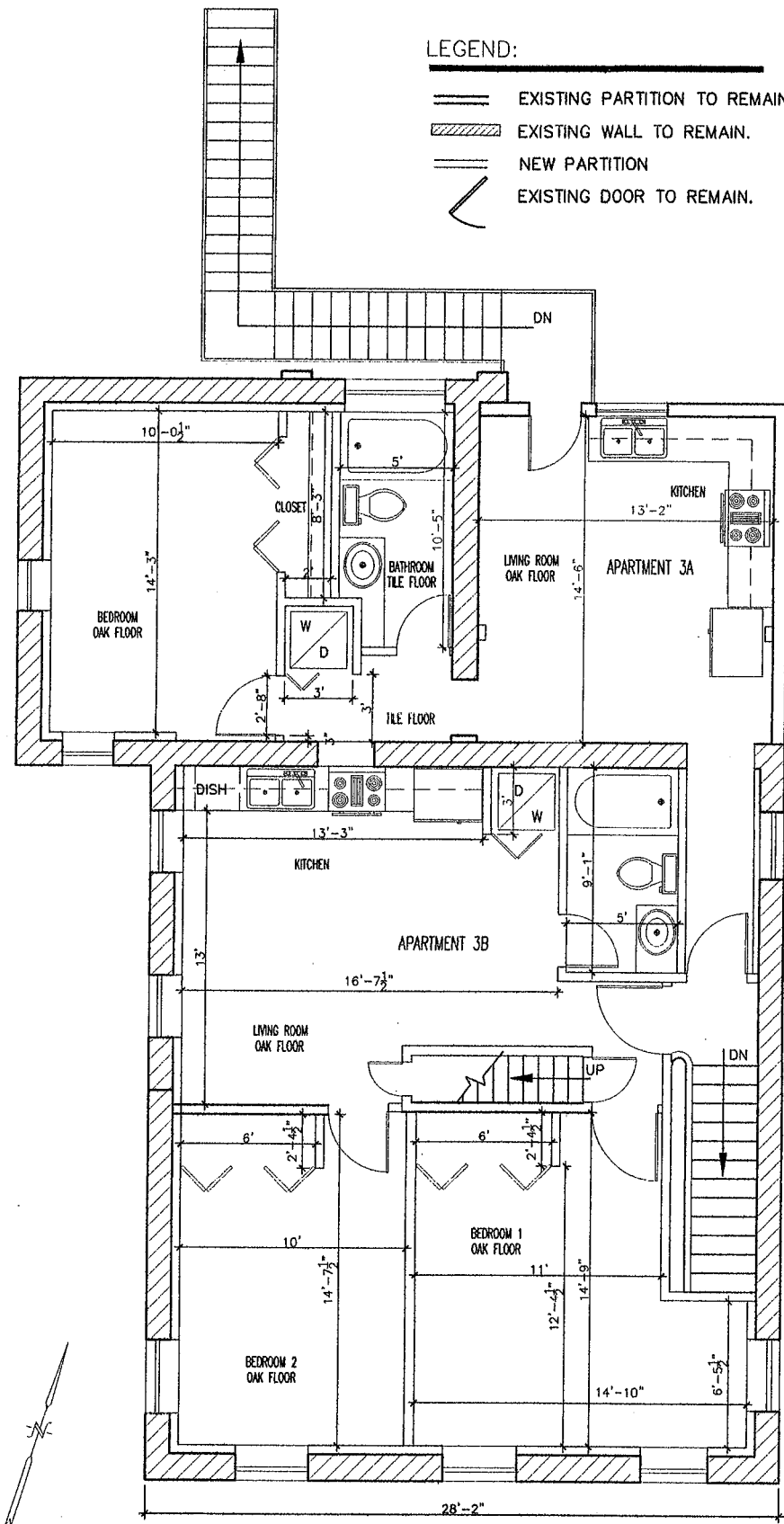
-  EXISTING PARTITION TO REMAIN.
-  EXISTING WALL TO REMAIN.
-  NEW PARTITION
-  EXISTING DOOR TO REMAIN.



125 WICKHAM AVE. MIDDLETOWN NY 10940			Revisions		Plan: 07.17.2013	Sheet A-2
REV#	DATE	BY	REASON	Scale: NTS	Drawn By: LDC	
					Checked By: TY	
					SB No.:	

LEGEND:

-  EXISTING PARTITION TO REMAIN.
-  EXISTING WALL TO REMAIN.
-  NEW PARTITION
-  EXISTING DOOR TO REMAIN.



3rd FLOOR PLAN

125 WICKHAM AVE. MIDDLETOWN NY 10940				Revisions		Plan: 07.11.2017	Sheet <b>A-3</b>	
REV#	DATE	BY	REASON	Scale: NTS	Drawn By: LDC	Checked By: TY		
Job No.:								

# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete 10-6-17  
Accepted by WCL

Date 10-6-17

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 20 Roberts St.

Section 31 Block 6 Lot 12 Current Zoning District DMU

Building Existing  New

2. Owner of Property Hong, Xiaocai

Owner's Address 20 Roberts St, 3rd FL

City Middletown State NY Zip 10940

Phone numbers: Home: \_\_\_\_\_  
Business: \_\_\_\_\_  
Cell: \_\_\_\_\_

3. Applicant name Hu, Long

*If different from Owner*

Applicants Address 35 Shore Dr

City Cuddebackville State NY Zip 12729

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.

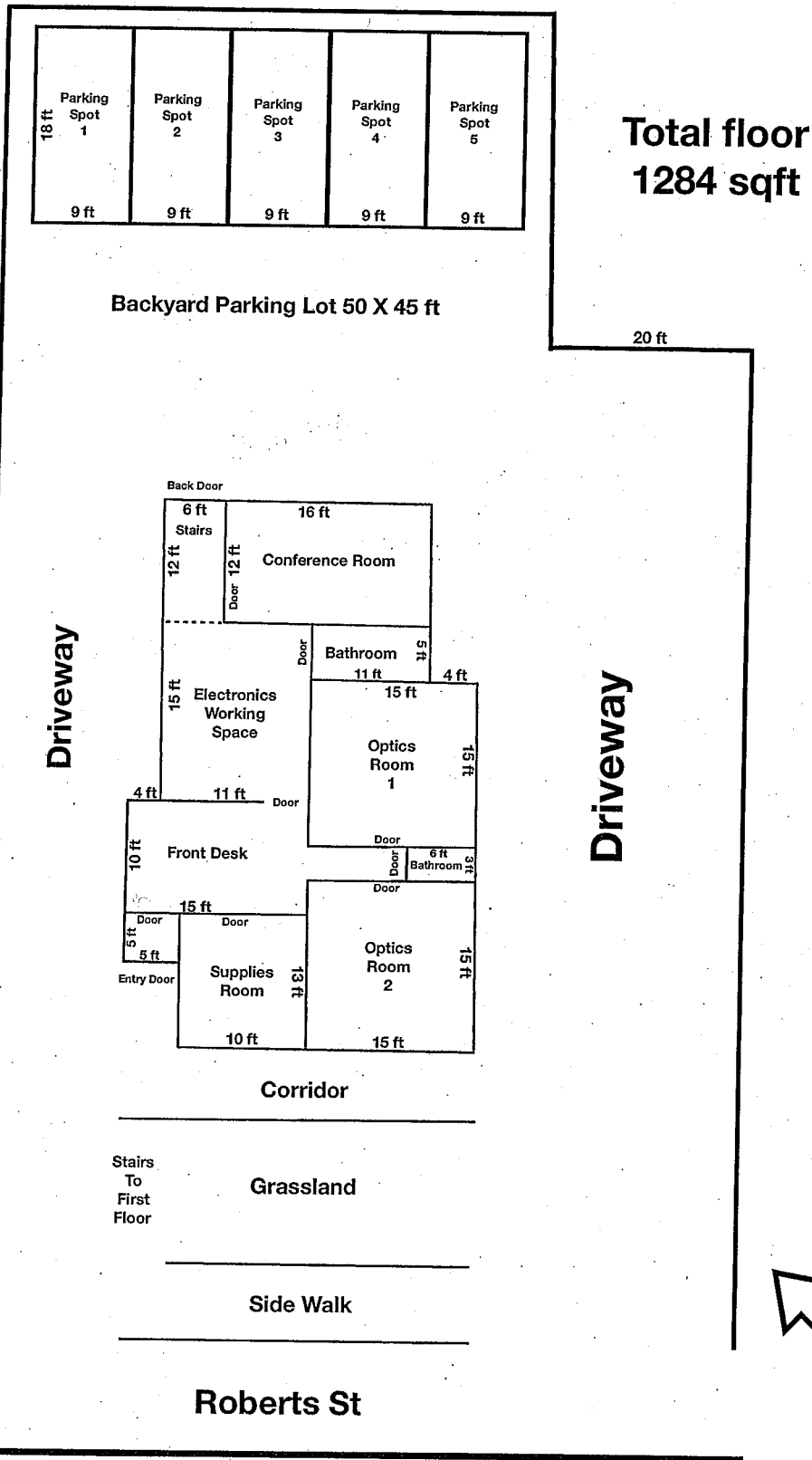
N/A

**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

# Site Plan & Floor Plan

20 Roberts St, 1st Floor





# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete 9-20-17  
Accepted by NCW

Date 9-1-2017

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 418 North St.

Section 8 Block 7 Lot 11 Current Zoning District C-1

Building Existing  New

2. Owner of Property A.Z. North Holding LLC / Zisha Azrilawitz

Owner's Address P.O. Box 347 - nonsey N.Y. 10952

City nonsey State N.Y. Zip 10952

Phone numbers: Home: \_\_\_\_\_  
Business: \_\_\_\_\_  
Cell: \_\_\_\_\_

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 \_\_\_\_\_

Description of what you are requesting: 2 Family - 1 Bedroom 2 Studio

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 \_\_\_\_\_

**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.

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**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.

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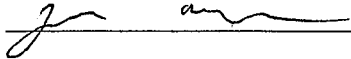
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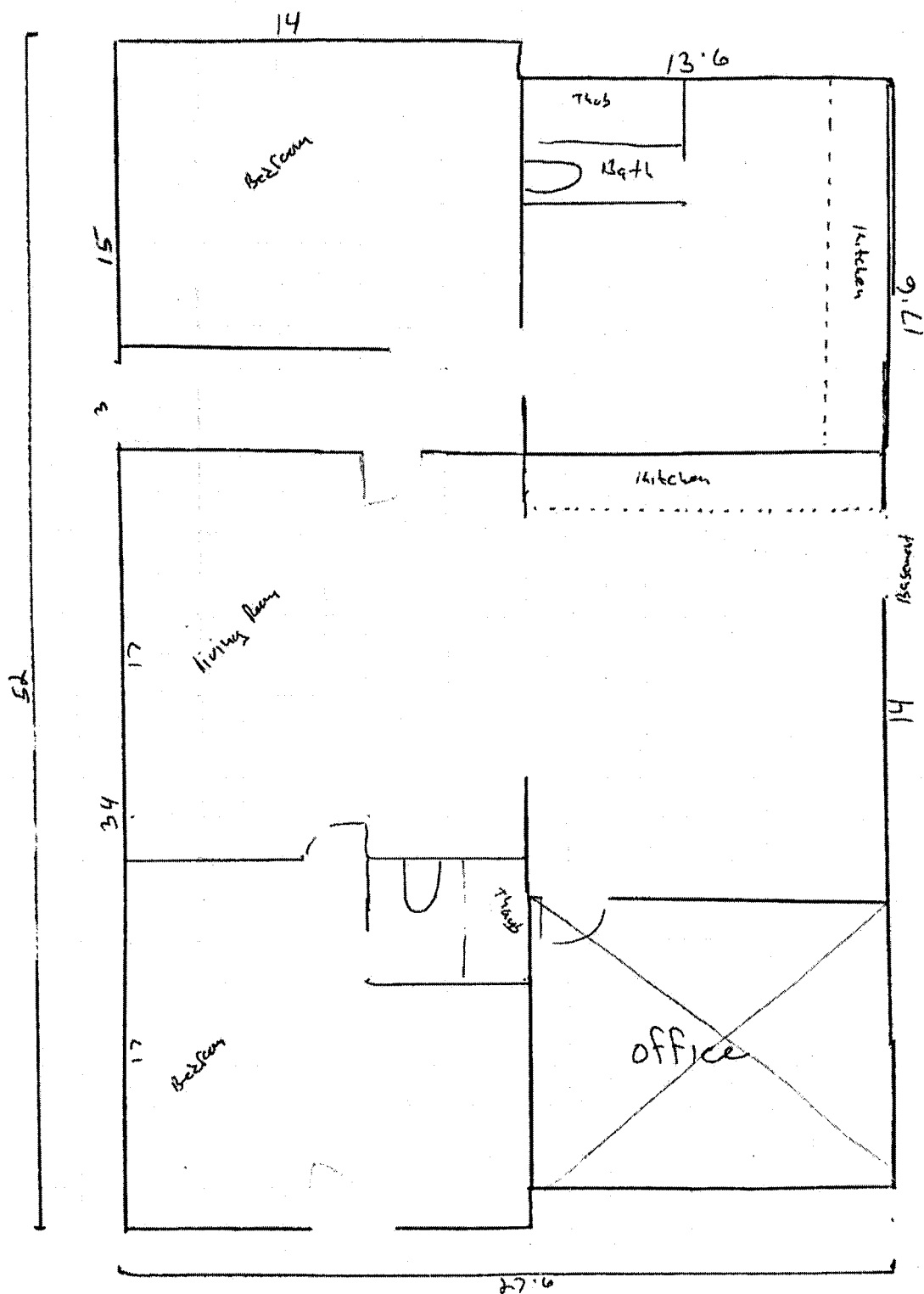
**7. Sign at the Place Indicated**

Signature: 

Printed Name and Title: Zisha Azrilawitz

Date: 9-1-2017

418 North St Benjamin  
First Floor 347-300-6530



418 North St.

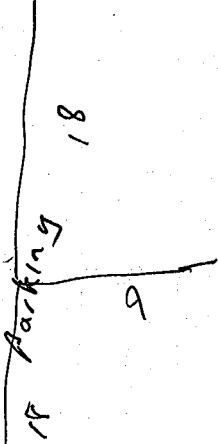
Linden

27

22

14

32



52

44

24'

23

North St.