

Agenda

City of Middletown Planning Board

December 6, 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 November 1, 2017 minutes

Abjo Realty Corp.
17-39 Midland Avenue Extension, Bldg. #11
a distribution and warehousing facility

Rave Auto Body
17-39 Midland Avenue Extension, Bldg. #2
auto repair shop

Edmundo and Maria Ramirez
17-39 Midland Avenue Extension, Bldg. #3
an auto repair, tire repair and car sale business

Yan & Guo, LLC.
130 Wickham Avenue
retail store

Joseph J. Mesnica, Jr.
39 West Main Street
tapas style restaurant and full service bar

W

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 10/24/2017

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 17-39 Midland Ave Ext Building #11

Section 9 Block 1 Lot 3.1

Current Zoning District I2

Building Existing New _____

2. Owner of Property Abjo Realty Corp. / Isreal Eisdorfer

Owner's Address 23 Schunnemunk rd #101

City Monroe State NY Zip 10950

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

3. Applicant name Same as above
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 Warehousing, light manufacturing, packaging...

Description of what you are requesting: _____

Uses currently in property: Warehousing

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard		2400 Square feet	
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

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Signature: Isreal Eisdorfer

Printed Name and Title: Isreal Eisdorfer - Owner

Date: 10/24/17

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 10/17/17

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 17-39 Midland AVE EXT Bldg 3

Section 9 Block 1 Lot 3.1

Current Zoning District I-2

Building Existing _____ New _____

2. Owner of Property Israel Eisdorfer

Owner's Address 23 Schunemunk Rd

City Monroe State NV Zip 10960

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

3. Applicant name Edmundo and Maria Ramirez

If different from Owner

Applicants Address 28 Fitzgerald Drive APT 1A5

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: Permit to use Building for
Auto repair, Tires and Sell Cars.

STORE Cars (25) and Store 4 Box trailer, 1 Box truck
Behind Building 12 & 11

Uses currently in property: _____

Auto Repair and Tires.

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: 

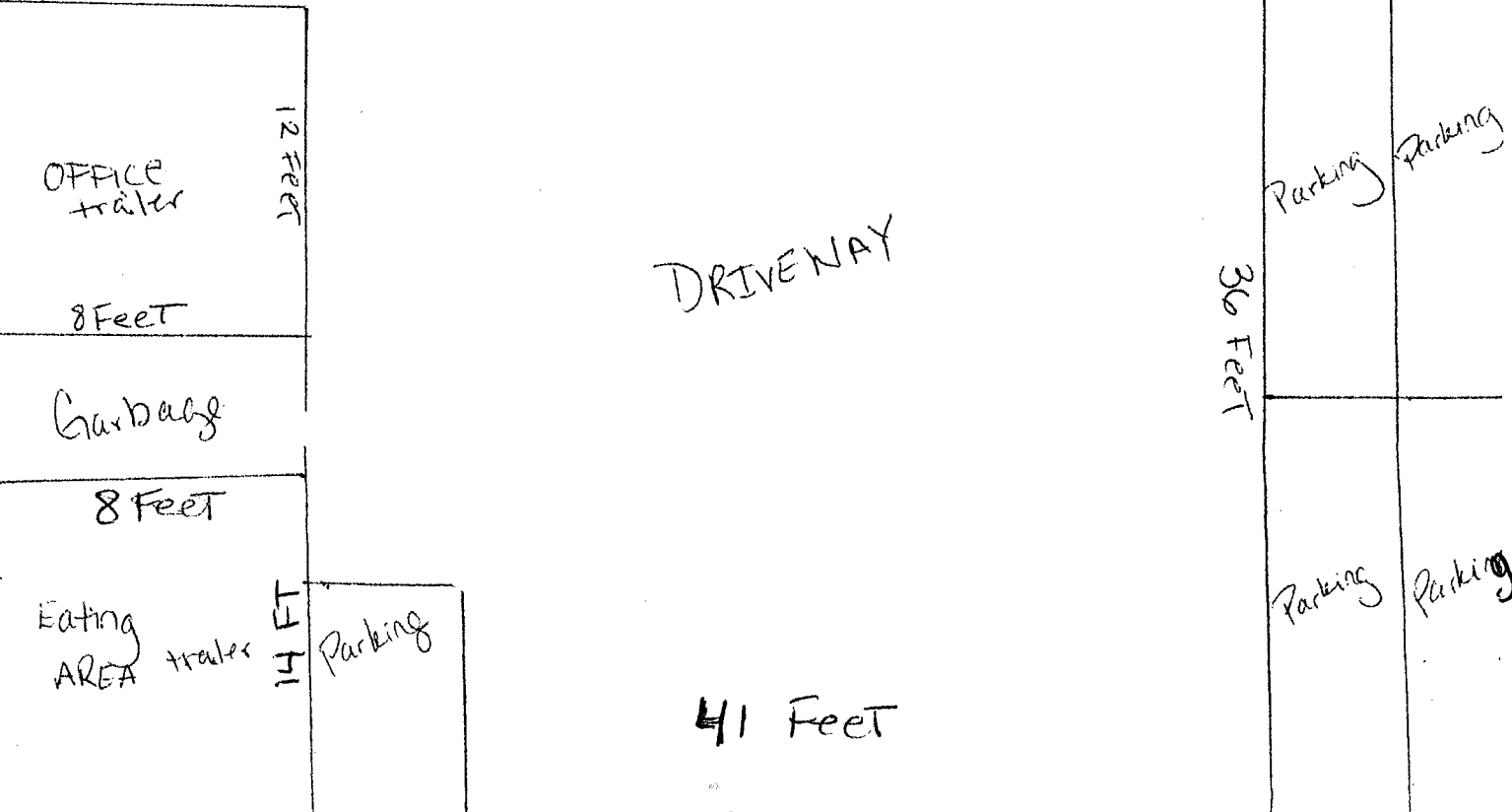
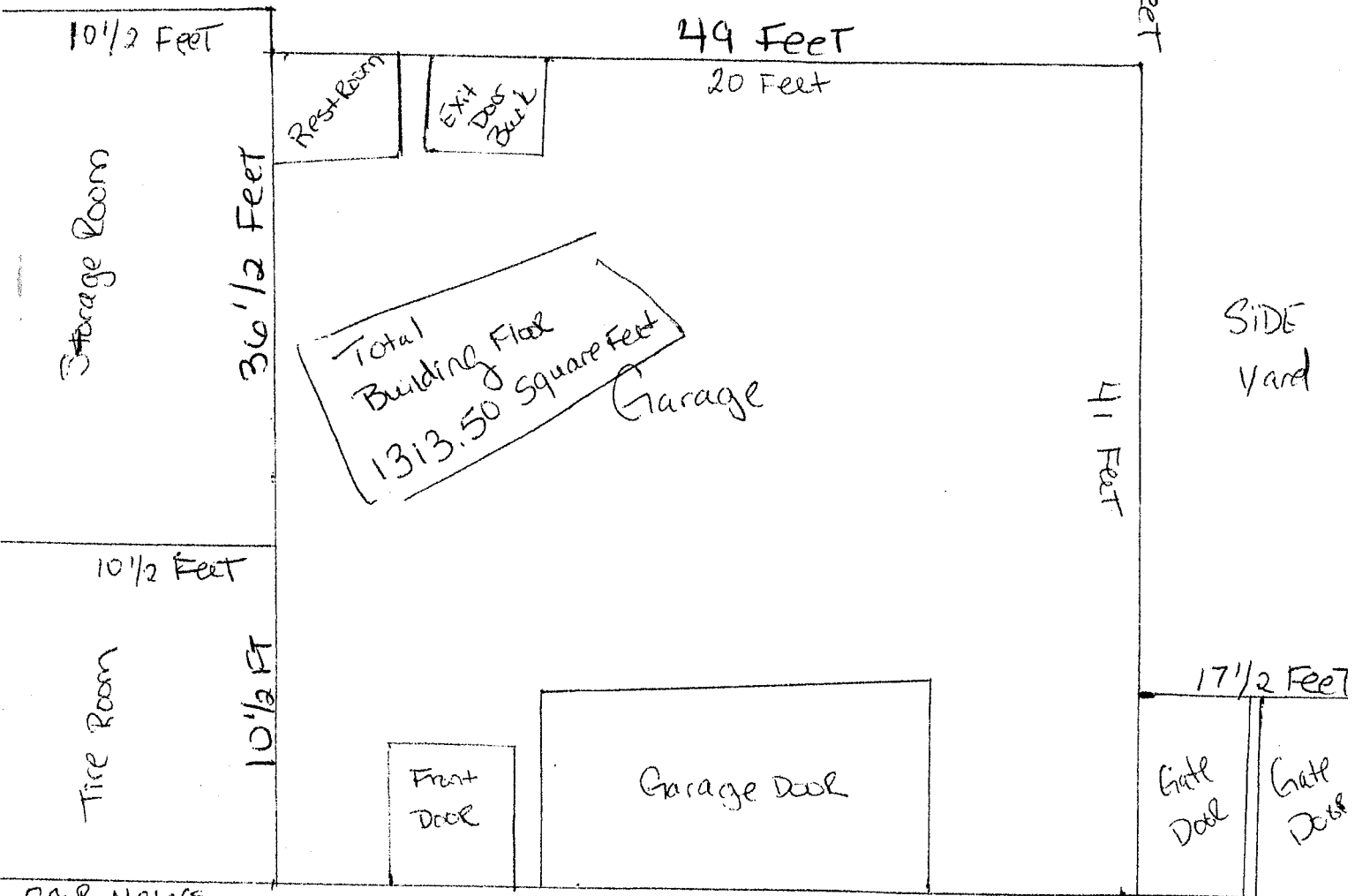
Printed Name and Title: Maria Ramirez And Edmundo Ramirez
owners

Date: 10/17/17

Exit Door

Back yard

23 Feet

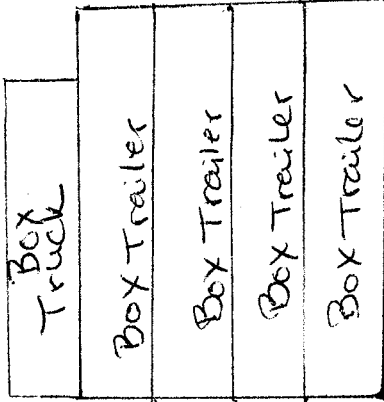


Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

159 FT

Entrance

Back



110 FT

Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car	Car
19	20	21	22	23	24	Trailer	Trailer	Trailer	Trailer	Trailer	Trailer	Trailer	Trailer	Trailer	Trailer	Trailer	Trailer

Bldg 12

Bldg 11

FRONT

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____

Date _____

Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 17-39 Midland Ave Ext.

Section 9 Block 1 Lot 3.1 Current Zoning District I-2

Building Existing New

2. Owner of Property Abjo Realty

Owner's Address 1624 Webster Ave

City Bronx State NY Zip _____

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

3. Applicant name Robert Varnay / KAVE Auto Body

If different from Owner

Applicants Address _____

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 Auto Repair

Description of what you are requesting: REPAIR CARS

9 CARS

Hours of operation 8 AM - 5 PM Mon - Fri, Sat

Uses currently in property: REPAIR CARS

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			50 x 30
Rear yard			0
Side yard			12 x 72
Side yard			25 x 66
Parking			50 x 30

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 123-31 (F) and (I). 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

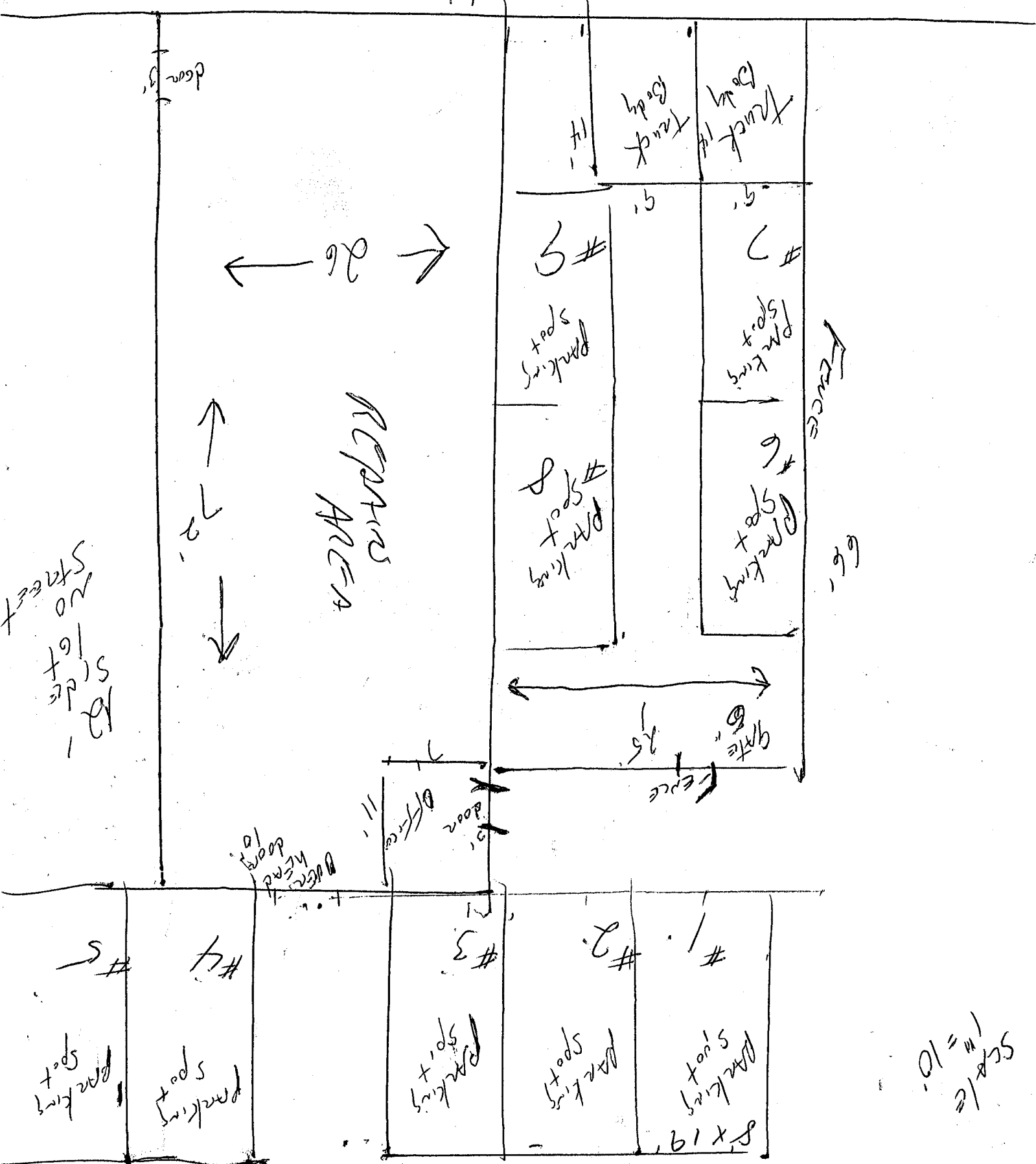
Signature: _____

Printed Name and Title: _____

Date: _____

Robert A. Vanecko
Robert A. Vanecko owner
10-18-17

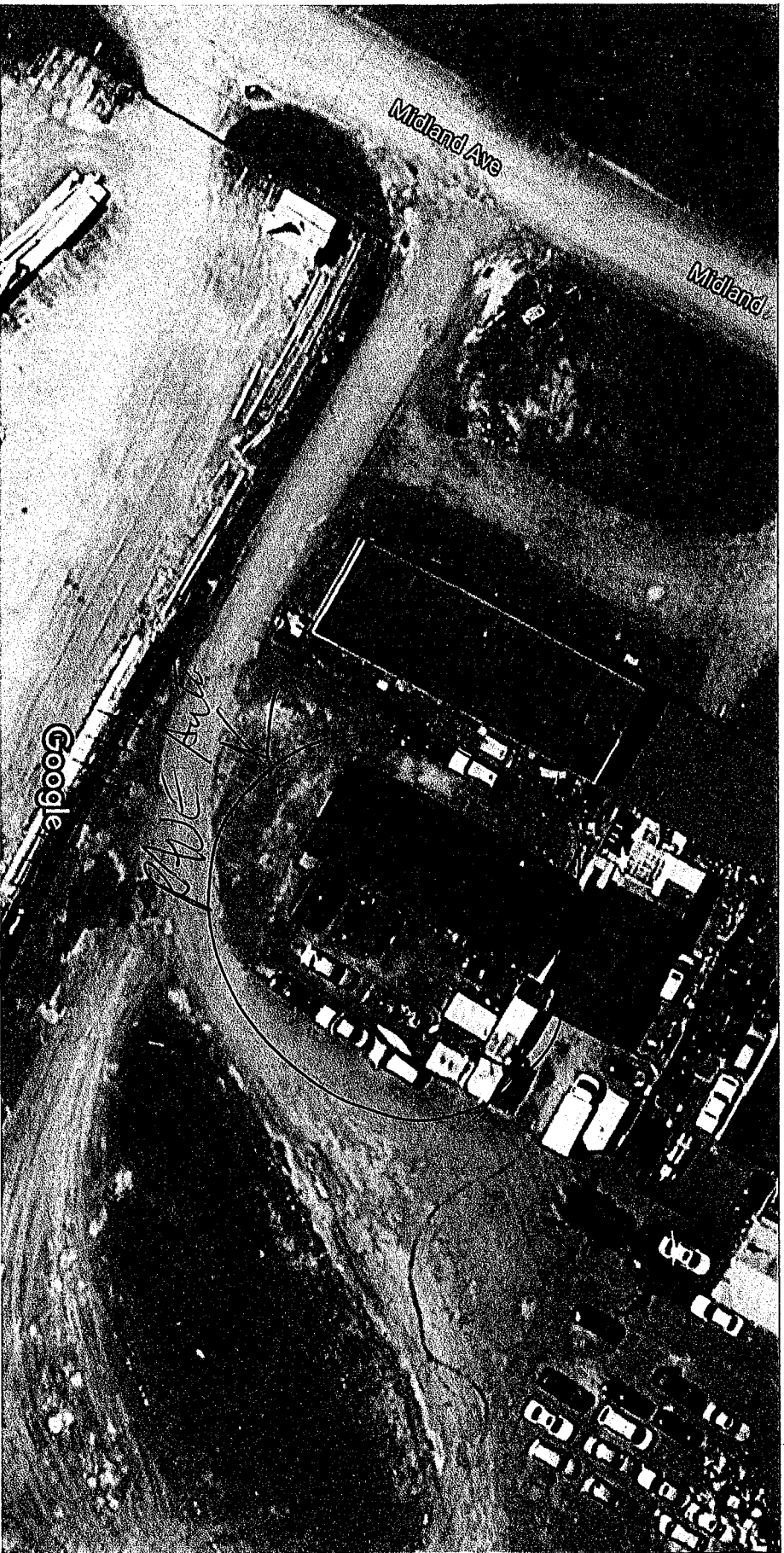
Another Building



SCALE
1" = 10'

12' side
16' side
NO SPACE

LOG 13





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 130 WICKHAM AVENUE

Section 26 Block 2 Lot 3

Current Zoning District C2

Building Existing X New _____

2. Owner of Property YAN & GUO, LLC

Owner's Address 13 HOWARD DR.

City MIDDLETOWN State NY Zip 10940

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 # 475-20, B. (3)

Classification of Occupancy requested Retail Store

Description of what you are requesting: _____

Conversion of existing storage/office space on first floor of building to retail store. *

Uses currently in property: Storage, office (vacant), apartment is on the second floor.

* Hours of operation = 9⁰⁰ AM to 9⁰⁰ PM; 7 Days/week

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	<u>475-20, D.</u>	<u>7,500 sf</u>	<u>7,121 sf</u>
Front yard	<u>475-20, F(1)(a)</u>	<u>25 ft</u>	<u>0 ft</u>
Rear yard	<u>475-20, F(1)(c)</u>	<u>20 ft</u>	<u>6.7 ft</u>
Side yard	<u>475-20, F(1)(b)</u>	<u>5 ft</u>	<u>0.5 ft</u>
Side yard	<u>475-20, F(1)(b)</u>	<u>5 ft</u>	<u>2.50 ft</u>
Parking	<u>475-33, A(8)</u>	<u>1/150 sf</u>	<u>None</u>

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.

The proposed use is a retail store which is a special use and requires site plan approval by the Planning Board.

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.

475-33 A(8) OFF STREET PARKING ($1/150 \text{ st} = 968/150 = 7 \text{ spaces}$)

All parking is provided on the street. Relief of 7 spaces is requested.

475-20 Lot Area and Yard Setbacks

Lot and Building are existing. Relief of 25 ft front yard, 13.3 ft Rear yard, 4.5 ft side yard and 379 sq ft lot area requested.

7. Sign at the Place Indicated

Signature: Gao Ya Lin

Printed Name and Title: _____

Date: 10/25/17

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 11/17/17

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 39 West Main St.
Section 31 Block 10 Lot 20 Current Zoning District ~~ES~~ DMU
Building Existing New _____

2. Owner of Property 39 West Main St. Holdings
Owner's Address 120 Estate Dr.
City Jericho State NY Zip 11753

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

3. Applicant name Joseph J. Mesnica Jr.
If different from Owner
Applicants Address 12 State St.
City Middletown State N.Y 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.

X Section # _____
X Classification of Occupancy requested _____

Description of what you are requesting: Requesting approval to
open a Tapas style restaurant and full
service bar. Target market will be customers in

Uses currently in property: their mid-30's and older.

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 _____

Hours of operation will be 7 days per week
from 11AM - 1AM. Keyboard player or duo
playing light music on weekends.
of employees will be ~ 12-14.

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: Joseph J. Mesnica Jr
Printed Name and Title: Joseph J. Mesnica Jr
Date: 11/16/17