

# Agenda

## City of Middletown Planning Board

February 3, 2021  
7:00 PM to 10:00 PM  
Common Council Chambers  
and via Digital Town Hall

**Meeting called by:**  
**Clerk:**

Anthony Capozella, Planning Board Chairman  
Martina Tu, Clerk

**Members:**

John Naumchik, Nicole Hewson, Dan Higbie, Gretchen Witt,  
Anthony Capozella, Andy Britto, Dave Madden

Approval of January 6, 2021 Planning Board minutes

Bryce Goddard (*continuation of January 6, 2021 meeting*)  
57-65 Dolson Avenue  
A gaming store

Gustavo Chan Way  
125 Doston Avenue  
Car dealership and car repair shop

Scott Balfour  
129 Sprague Avenue  
Office

**APPLICATION**  
**PLANNING BOARD**  
**City of Middletown, New York**

Date deemed complete \_\_\_\_\_  
Accepted by \_\_\_\_\_

Date 12-7-20

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

1. Address of Subject Property 125 Dolson ave Middletown NY 10940

Section 48 Block 2 Lot 1.1 Current Zoning District C-3

Building Existing X New \_\_\_\_\_

2. Owner of Property Kale Realty Corp

Owner's Address P.O. Box 200

City Manseny State NY Zip 10952

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

3. Applicant name Custace Chan way

*If different from Owner*

Applicants Address 190 Greenest Drive

City Middletown State NY Zip 10941

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 Shop and Dealer

Description of what you are requesting: We are requesting parking approval for our dealer and shop cars.

Uses currently in property:

We use the front, ~~se~~ parking for customers, front parking for dealer cars and the Rear parking for shop cars.

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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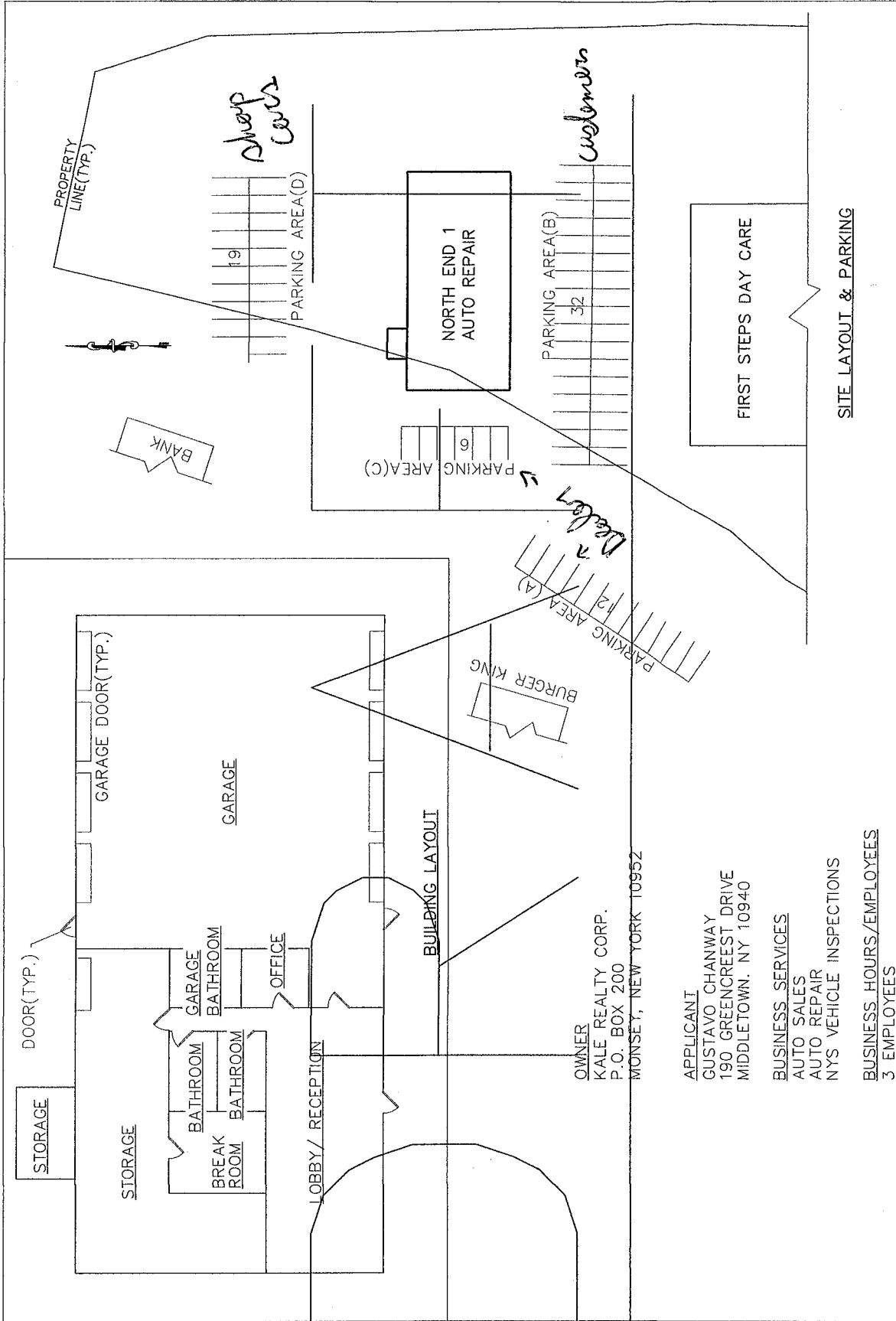
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7. Sign at the Place Indicated

Signature: 

Printed Name and Title: Gustavo Chanway Manager

Date: 12/7/20



NORTH END 1 AUTO REPAIR	
SRI: 48-2-11	
125 DOGSON AVENUE	
CITY OF MIDDLEBURY, GRANDE COUNTY, NEW YORK	
DATE	FILE
11/26/2008	R.L.
JOB# 20-01	
SHEET 1 OF 1	

SITE LAYOUT & PARKING

BUSINESS SERVICES  
 AUTO SALES  
 AUTO REPAIR  
 NYS VEHICLE INSPECTIONS

BUSINESS HOURS/EMPLOYEES  
 3 EMPLOYEES  
 SUNDAY: CLOSED  
 MONDAY-FRIDAY: 9AM-5PM  
 SATURDAY: 9AM-3PM

OWNER  
 KALE REALTY CORP.  
 P.O. BOX 200  
 MONSEY, NEW YORK 10952

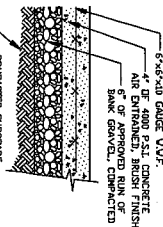
APPLICANT  
 GUSTAVO CHANWAY  
 190 GREENCREST DRIVE  
 MIDDLETOWN, NY 10940

PROPERTY LINE (TYP.)

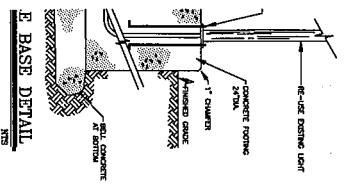
DOOR (TYP.)

GARAGE DOOR (TYP.)

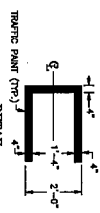
PROPERTY LINE (TYP.)



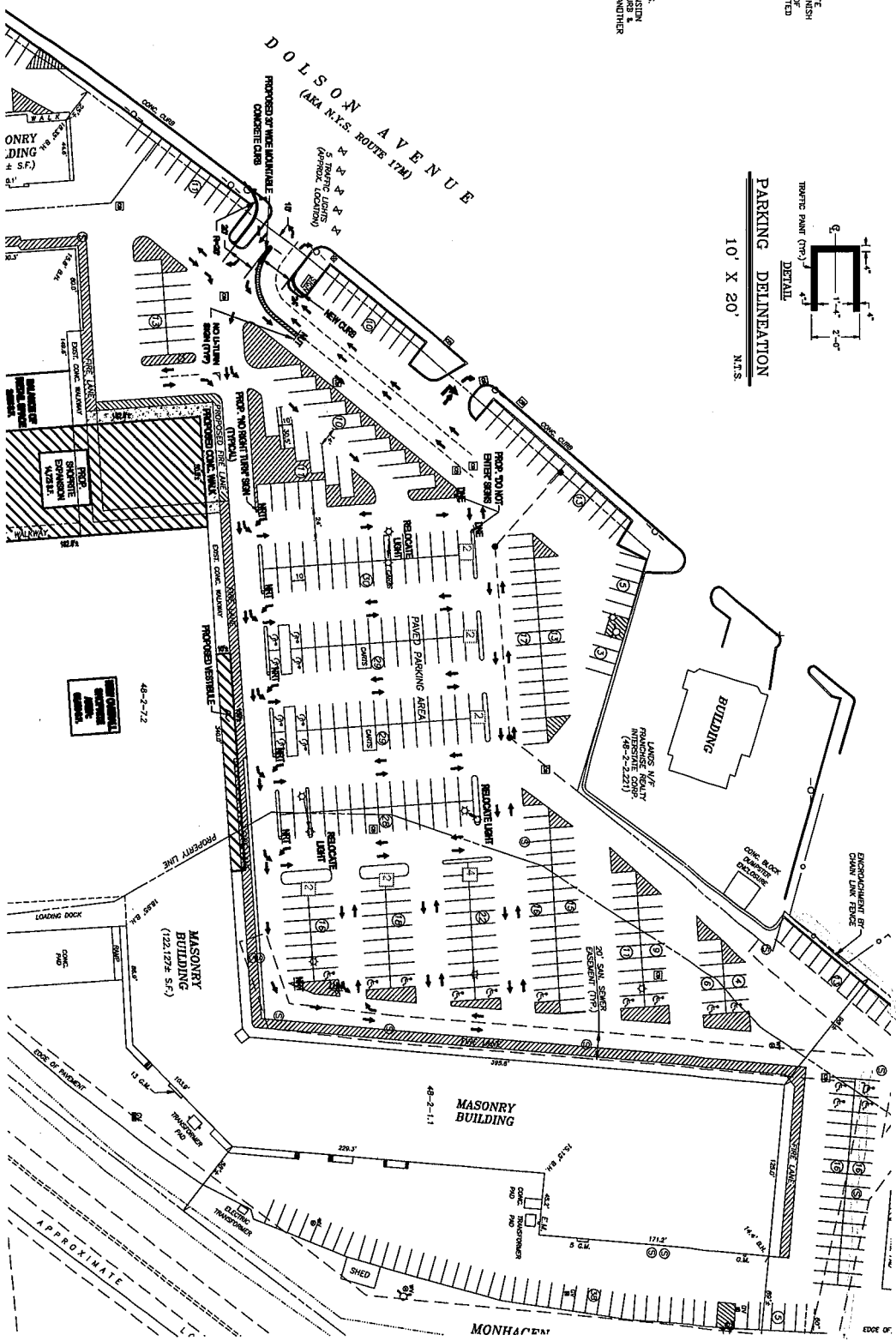
**CRETE WALK**  
 N.T.S.  
 2" PROPOSED, NON-EXPANDING EXPANSION JOINTS TO BE PLACED AT 10' INTERVALS OR WHEREVER THE SIDEWALK MEETS ANOTHER ATTRACTING JOINTS & SO ON.



**E. BASE DETAIL**  
 N.T.S.



**PARKING DELINEATION**  
 10' X 20' N.T.S.

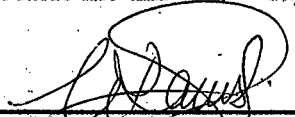


OWNERS ENDORSEMENT

COUNTY OF ORANGE  
STATE OF NEW YORK

Tammy Palmer being duly sworn, deposes and  
says that he/she resides at 125 Nelson Ave Middletown NY 10940  
in the County of Orange and State of New York and that he is the  
owner in fee or manager of the North  
end / auto Repair Inc OFFICIAL TITLE Corporation which is the owner  
in fee of the premises described in the foregoing application and that he has authorized  
Gustavo Chan way to make the foregoing application for  
approval as described herein.

Sworn before me this 7 day of December 2020

  
\_\_\_\_\_  
NOTARY PUBLIC

CARLA S RAMOS MORELLO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01RA6351940  
Qualified In Orange County  
My Commission Expires 12-12-2020

  
\_\_\_\_\_  
OWNERS SIGNATURE



# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete \_\_\_\_\_  
Accepted by \_\_\_\_\_

Date 1/14/21

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

1. Address of Subject Property 126 Sprague Ave

Section 41 Block 2 Lot 22 Current Zoning District C-2

Building Existing 1966 New \_\_\_\_\_

2. Owner of Property 126 Sprague Avenue LLC / Scott Balfour

Owner's Address 3 Rose Lane

City MIDDLETOWN State N.Y. Zip 10940

Phone numbers: Home: [REDACTED]  
Business: [REDACTED]  
Cell: [REDACTED]

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 REAL ESTATE APPRAISER OFFICE

Description of what you are requesting: DAYS/Hrs OF OPERATION (APPT ONLY)

Mon-Fri 8AM-6PM SAT 8AM-12PM Sun Closed

Number of Employees # OWNER OPERATOR

Uses currently in property: VACANT

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	<u>7,772 Sq FT</u>	<u>See Survey</u>	
Front yard	<u>138.55</u>		
Rear yard	<u>129.74</u>		
Side yard	<u>52</u>		
Side yard	<u>32</u>		
Parking	<u>957 Sq FT</u>		<u>29X33</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.

NONE

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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.

NA

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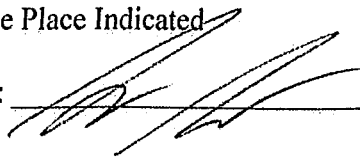
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7. Sign at the Place Indicated

Signature:



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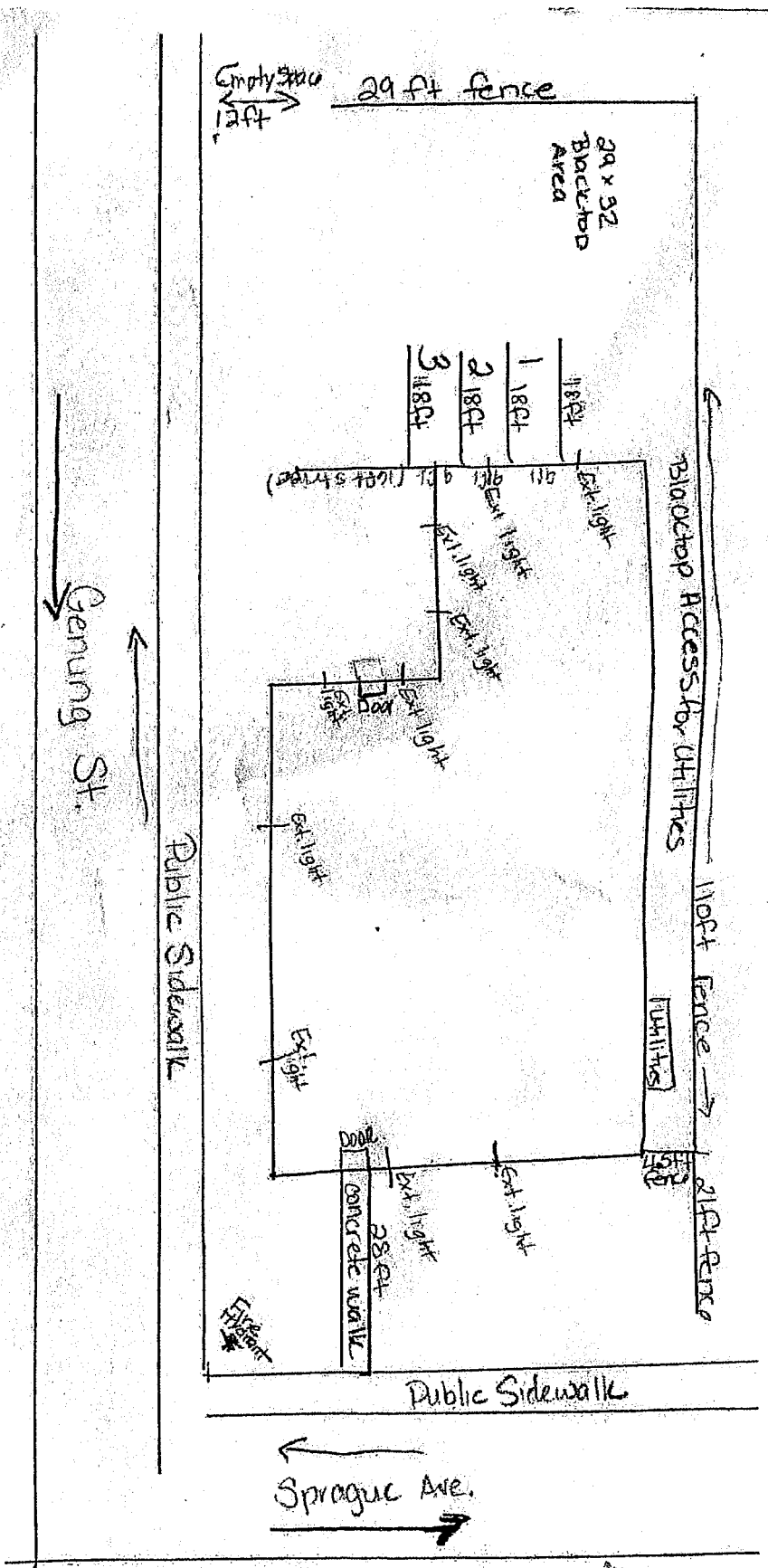
Printed Name and Title:

Scott BACFOUR Owner

Date:

1/13/2021

1 = Exterior lights  
 Dimensions of Parking Spots  
 1 = 9ft x 18ft  
 2 = 9ft x 18ft  
 3 = 9ft x 18ft



Empty space  
 29 ft  
 32 ft

29 ft fence

29 x 32  
Backshop  
Area

118 ft  
 1 18 ft  
 2 18 ft  
 3 18 ft

Backshop Access for Utilities

110 ft fence

32 ft fence

Genuing St.

Public Sidewalk

Public Sidewalk

Sprague Ave.

FLOORPLAN SKETCH

Borrower: 126 Sprague LLC  
 Property Address: 126 Sprague Avenue  
 City: Middletown  
 Lender: N/A

File No.: 1265p  
 Case No.:  
 State: NY  
 Zip: 10940

