

Agenda

City of Middletown Planning Board

August 4, 2021
7:00 PM to 10:00 PM
Common Council Chambers
and via Digital Town Hall

Meeting called by: Anthony Capozella, Planning Board Chairman
Clerk: Martina Tu, Clerk

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

Approval of July 7, 2021 Planning Board minutes

Middletown Enterprises, LLC
105-119 Sprague Avenue
Light manufacturing, office and storage

David Michael Brock
15 James P.Kelly Way
Barber Shop

Christine Vega and Travis Jefferson
12 Washington Street
Martial arts, kickboxing and nutrition services

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____

Date 06/21/2021

Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property ⁻¹¹⁹ 105 SPRING AVE MIDDLETOWN NY 10940

Section 4 Block 3 Lot 10

Current Zoning District I2 I2

Building Existing New

2. Owner of Property MIDDLETOWN ENTERPRISES LLC

Owner's Address 31 NARDGURD

City ROMONA State NY Zip 10970

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name YORL SATTEN

If different from Owner

Applicants Address _____

City _____ State _____ Zip _____

Phone numbers: Home: _____

Business: _____

Cell: _____

Fax: _____

Cell

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: PICTURE FRAMES and MIRRORS MANUFACTURING and STORAGE, OFFICE. NO IN PERSON RETAIL SALES, ONLY ONLINE.

4-7 EMPLOYEES. MONDAY TO FRIDAY 8AM - 5 PM

MANUFACTURING OF THE PICTURE FRAMES, WOULD BE ASSEMBLING EXISTING MATERIALS.

Uses currently in property:

VACANT

Title	Section Number	Required Dimensions	Actual Dimensions
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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.

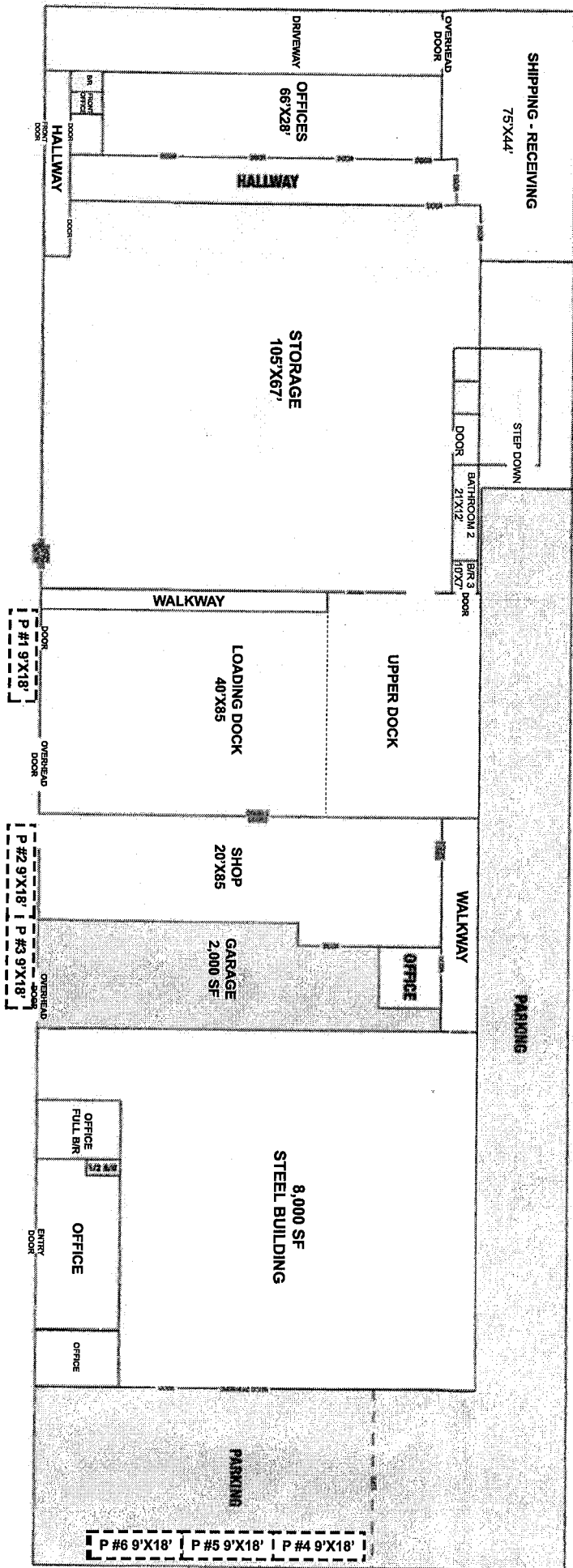
6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature:  _____

Printed Name and Title: YOEL SETTON

Date: 06/21/2021



105 SPRAGUE AVENUE, MIDDLETOWN, NY 10940

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 6-17-2021

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 15B James P. Kelly Way, Middletown, NY

Section 64 Block 1 Lot 1,212 Current Zoning District C-3

Building Existing X New _____

2. Owner of Property Sterling Parc Middletown LLC, Park 1 LLC, Park 2 LLC, Park 3 LLC, Park 4 LLC and Park 5 LLC

Owner's Address 92 River Road

City Summit State New Jersey Zip 07901

Phone numbers: Home: _____
Business: _____
Cell: _____
Ph: (8 _____
www _____

3. Applicant name David Michael Brock

If different from Owner

Applicants Address: 12 Gross Street

City: Pine Bush State: New York Zip: 12566

Phone numbers: Home: _____
Business: _____
Cell: _____
Fax: _____
k: (845) 294-9 _____
racters. _____

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 Barbershop

Description of what you are requesting: A 3-5 Station Barbershop with 1-5 Barbers. Shop will open with 3 stations and one Barber. Will expand up to 5 Stations if demand warrants the expansion. Hours of operation will be from 8:30am – 8:30pm but can be adjusted as needed. Compliance with work operation hours will be adhered to. The Yellow Box room is 1000 square feet in overall size. Included in the 1000 square foot area is a restroom, utility room, slop sink area, break room and small closet. Parking lot has designated parking with handicap access and parking. There will be no special conditions required. Existing lighting, electrical and plumbing services will be utilized. There will be a waiting area for customers to the left of the entrance door and barber stations will be to the right of the room. Barber stations will consist of a barber chair, barber console and mirror.

Tue - SAT.

Uses currently in property: Vacant Storefront in retail section of Sterling Parc Shoppes, Middletown, NY 10940.

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.

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 _____

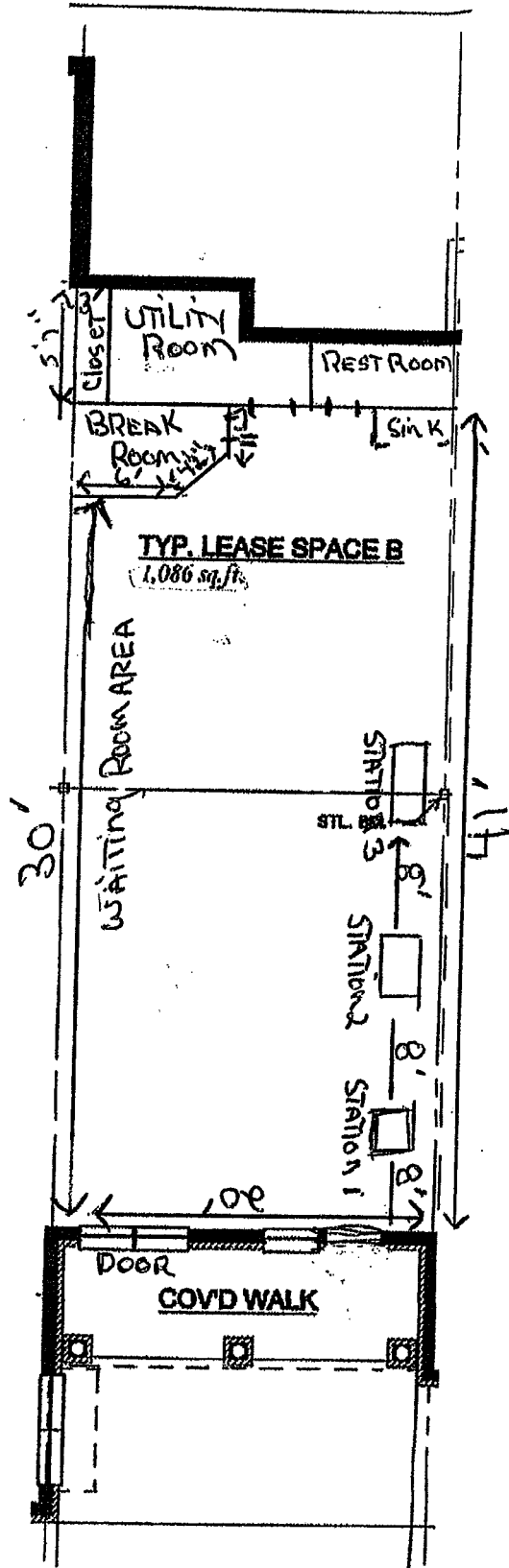
7. Sign at the Place Indicated

Signature: David Brock

Printed Name and Title: David Brock Owner

Date: 6/18/21

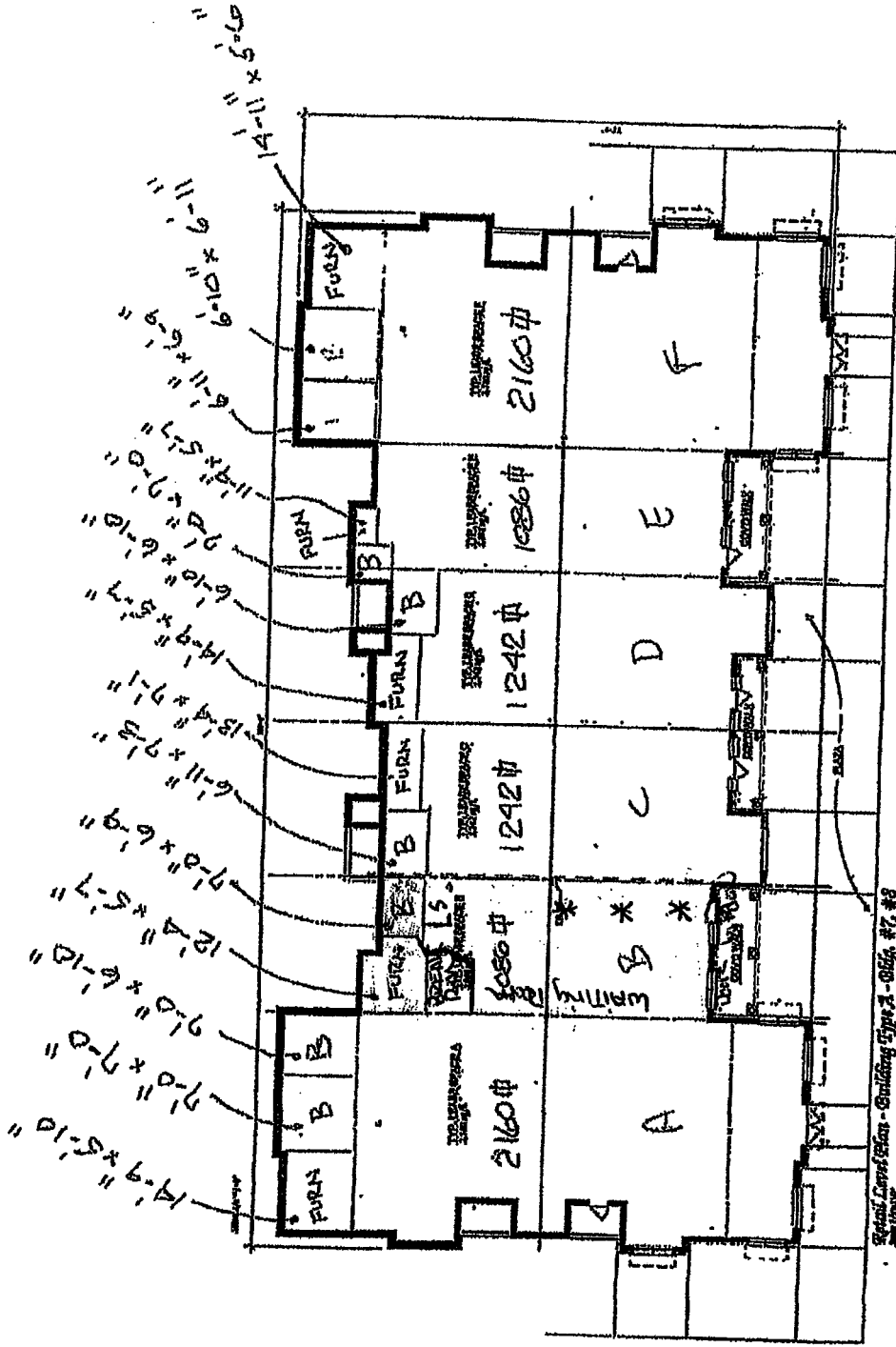
STERLING PARC 15B



15 JAMES P KELLY WAY

BLDG 7

STERLING PARC



NOTE: ALL DOORS TO BATHROOMS & MECH. CLOSETS: 3' x 6'-8"

DRAWING NOT TO SCALE

* - BARBER STATION

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 12 Washington St Unit #2 2nd floor
330900.035.000-0004-004.000/0000
Section 35 Block 4 Lot 4 Current Zoning District DMU
Building Existing New _____

2. Owner of Property Neversink River LLC Xiaoyang (Jasmine) Gao
Owner's Address 3 Wynridge Place
City Ottawa Ont State Canada Zip K2M 2S9

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name Christine Vega / Travis Jefferson Rise Above Martial Arts Inc
If different from Owner

Applicants Address 19 Tower Hill Dr

City washingtonville State NY Zip 10992

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: To provide Martial Arts Instruction, Fitness kick boxing, Nutrition Services / Health Seminars.
It will operate 7 days a week 7am-10pm with 3-5 employees.

Uses currently in property: Rental second floor is 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 NA

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.

Plan to use the second floor space which is approximately 2900 SF. The space would be used for Martial Arts training

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.

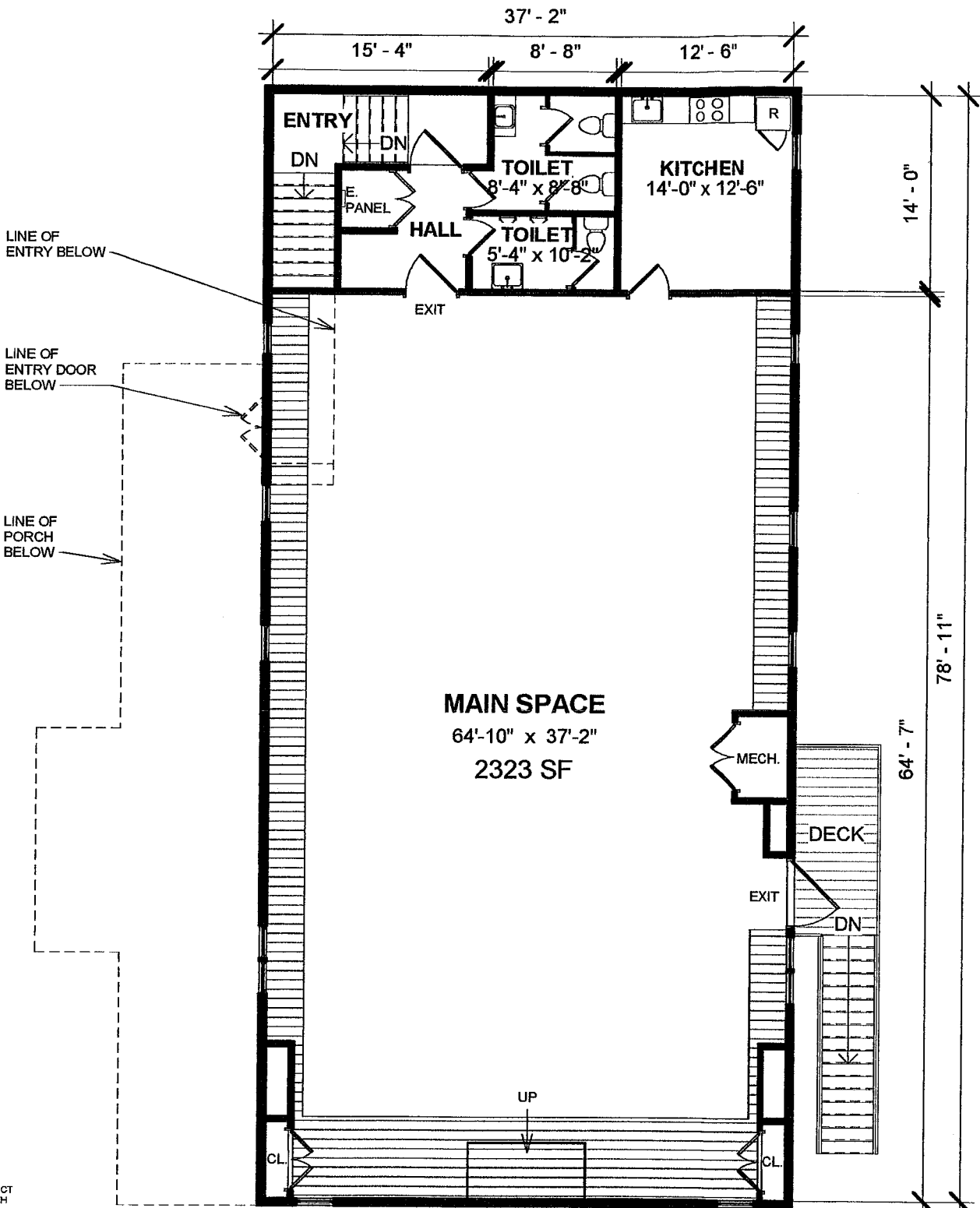
NA

7. Sign at the Place Indicated

Signature:  RA CAN

Printed Name and Title: President Christine Vega

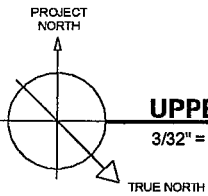
Date: 06/15/2021



UPPER LEVEL FLOOR PLAN

3/32" = 1'-0"

*DRAWING BASED ON FIELD MEASUREMENTS ONLY



← WASHINGTON STREET →

**TRAVIS
JEFFERSON**

FLOOR PLAN

Project number #001

Date 06/10/21

Drawn by M.W.

Checked by

A1

Scale 3/32" = 1'-0"

