

Agenda

City of Middletown Planning Board

October 6, 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 August 4, 2021 Planning Board minutes

Joel Sofer
34 Cottage Street
Warehouse

Carlos Morales
293-295 Wawayanda Avenue
Restaurant expansion

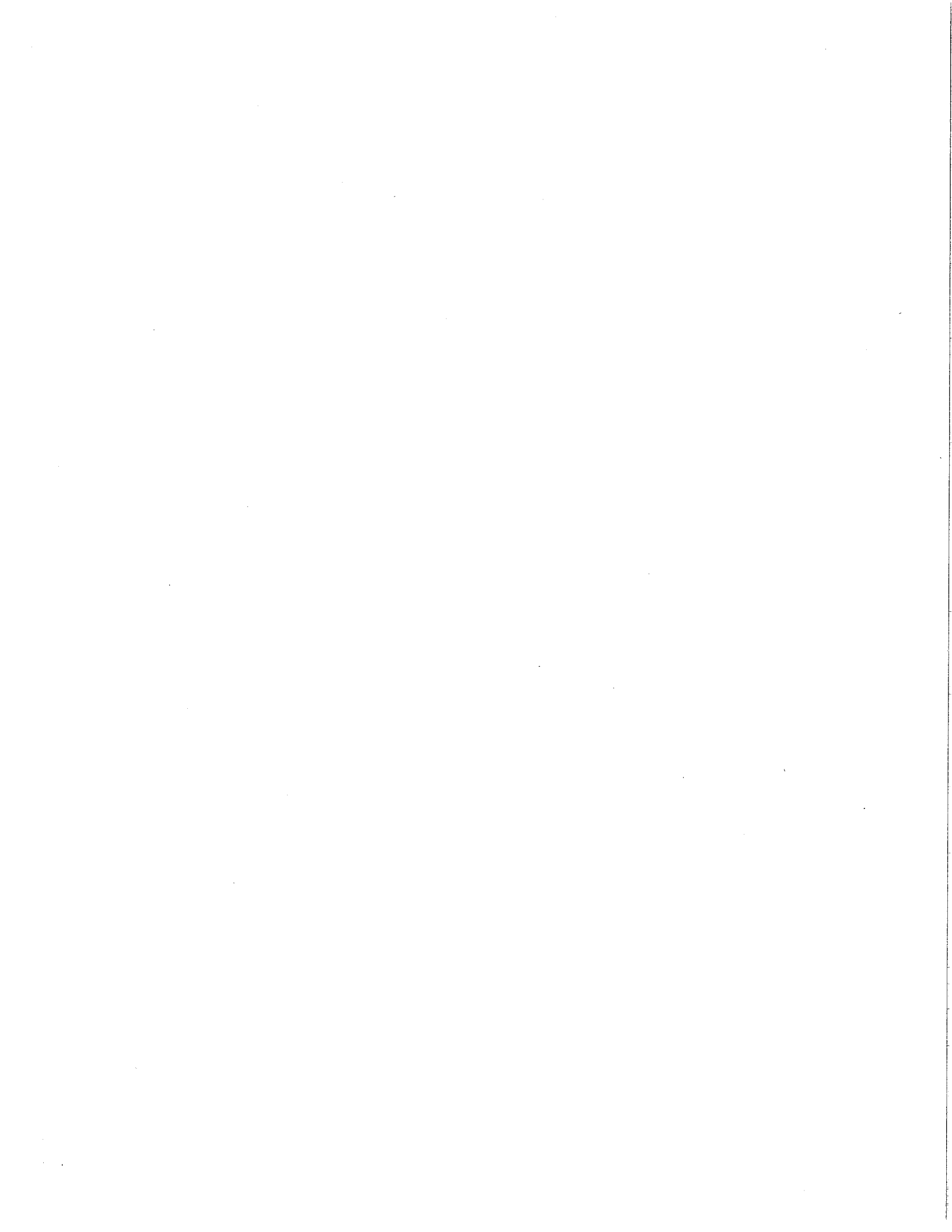
Fei Tian College
84 Dorothea Dix Drive
65-73 Seward Avenue

Ji Li
102-104 North Street
2nd floor residential apartments

Linda DeStefano
5-11 West Main Street
3rd floor residential apartments

PRELIMINARY HEARING ONLY - Not for any action but for future presentation and possible action at a date not yet determined.

Sobo & Sobo
118 Academy Avenue
Office



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 84 Dorothea Dix Dr.

Section 21 Block 2 Lot 10

Current Zoning District C-3A

Building

Existing

New

2. Owner of Property Ferris College -

Owner's Address 14 Jason Place

City Middletown State NY Zip 10940

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: *Modify this existing building as college building, building, including classrooms, students Gym/library, offices, art studio.*

Uses currently in property: _____

| 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.

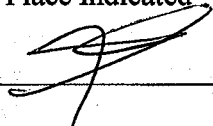
6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature: _____

Printed Name and Title: _____

Date: _____



Ivy Che Facilities Manager

2021/10/11

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 102-104 North Street, Middletown, NY 10940

Section 25 Block 12 Lot 7 Current Zoning District DMU-1

Building Existing New _____

2. Owner of Property Ji Li

Owner's Address 1015 Guymond Tpke.

City Orisville State NY Zip 10963

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

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 # 25

Classification of Occupancy requested _____

Description of what you are requesting: Constructing of 8 apartments.
on the 2nd floor. Split the 1st floor into 2 Retail stores.

Uses currently in property: 2nd Fl. Vacant.

1st Fl: 1 Retail store.

| 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: Ji Li

Printed Name and Title: Ji Li

Date: 08/30/2021.

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 9/7/21

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 5-11 West Main Street

Section 31 Block 10 Lot 12 Current Zoning District DMU

Building Existing X New _____

2. Owner of Property Olde Erie Brewpub & Grille Inc

Owner's Address 5-11 West Main St

City Middletown State NY Zip 10940

Phone numbers: Home: _____
Business: _____ Ph: (____) _____
Cell: _____

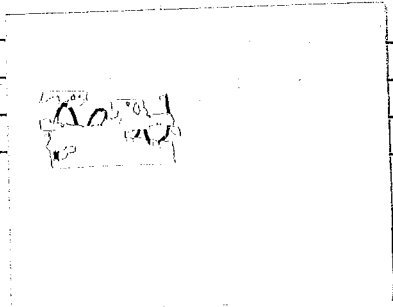
3. Applicant name Linda DeStefano

If different from Owner

Applicants Address 15-17 Highland View Place

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 # § 475-21.1

Classification of Occupancy requested Residential

Description of what you are requesting: Conversion of the 3rd floor from one two (2) bedroom apartment to three (3) one (1) bedroom apartments.

Uses currently in property: The use on the first and second floor is to remain the same.

Restaurant on the first floor, the second floor is also part of the restaurant and used for private parties and additonal seating. We are proposed three (3) one (1) bedroom apartments on the third floor.

| Title | Section Number | Required Dimensions | Actual Dimensions |
|------------|----------------|---------------------|-------------------|
| Lot area | § 475-21.1(H) | 7,500 S.F. | 8,190 S.F. |
| Front yard | § 475-21.1(J) | 0 Ft. | 0 Ft. |
| Rear yard | § 475-21.1(J) | 0 Ft. | 12 Ft. |
| Side yard | § 475-21.1(J) | 0 Ft. | 0 Ft. |
| Side yard | § 475-21.1(J) | 0 Ft. | 0 Ft. |
| Parking | § 475-33 | 0 | 0 |

Answer this section only for multiple dwellings

Lot coverage _____

Building height _____

Open Space _____

Playlot _____

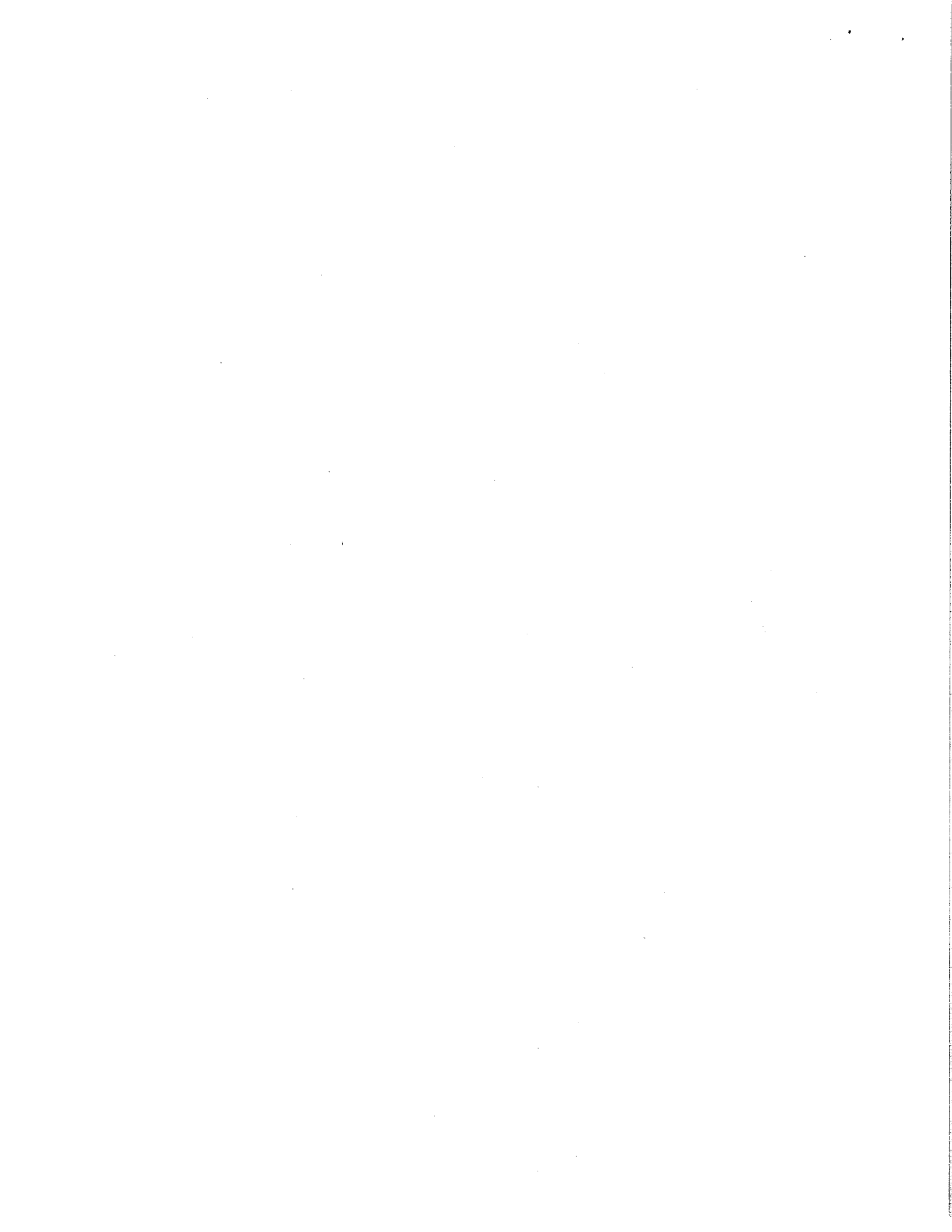
Livable floor area _____

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: Linda DeStefano

Printed Name and Title: Linda DeStefano Ingr. member

Date: September 7th, 2021

