

Agenda

City of Middletown Planning Board

June 1, 2022
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 May 4, 2022 minutes

108 Luquer Street
9-29 Canal Street
6-month extension request

All Season Self Storage, Inc.
391-403 Highland Avenue
Self-storage building (modification of previously approved site plan)

Stacey Frierson
30 East Main Street
Deli

YaaYaa Catherine Whaley-Williams
37 North Street
Eating and drinking establishment

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 391-403 Highland Avenue

Section 1 Block 1 Lot 1.212 Current Zoning District I-2

Building Existing _____ New X

2. Owner of Property All Season Self Storage Inc

Owner's Address 391-403 Highland Ave

City Middletown State NY Zip 10940

Phone numbers: Home: (845) 728-1365

Business: _____

Cell: _____

3. Applicant name All Season Self Storage Inc

If different from Owner

Applicants Address 391-403 Highland Ave

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: (845) 728-1365

Cell: _____

Fax: _____

kullbeans@frontier.net.net

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 # 475-25(B)(7)

Classification of Occupancy requested Storage Building

Description of what you are requesting: Modioficaiton of approved site plan. The applicant is requesting to modify a previosuly approved site plan for a storage unit building. The applicant

would like to move the building location by 30' in order to allow for room to maneuver around the building and enter into the building from the door which will be located on the easterly side of the building.
Uses currently in property: _____

Stoage unit buildings

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	475-25(E)	15,000 S.F.	208,042 S.F.
Front yard			
Rear yard	475-25 (H)	10 Feet	50 Feet
Side yard Width	475-25(G)	20 Feet	32 Feet
Side yard			
Parking	475-25(F)	100 Feet	969 Feet

Answer this section only for multiple dwellings

Lot coverage _____

Building height _____

Open Space _____

Playlot _____

Livable floor area _____

Number of Bedrooms _____

7. Sign at the Place Indicated

Signature: _____

Printed Name and Title: _____

Date: _____

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 5/5/2022

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 30 East Main Street

Section 35 Block 5 Lot 72 Current Zoning District DMU

Building Existing _____ New _____

2. Owner of Property Benjamin Franczoz

Owner's Address 51 Forest Road

City MONROE State N.Y. Zip 10950

Phone numbers: Home: _____

Business: _____

Cell: (347) 300-0530

3. Applicant name Stacey Frierson

If different from Owner

Applicants Address 30 East Main Street

City Middletown State N.Y. Zip 10940

Phone numbers: Home: _____

Business: (845) 381-1137

Cell: (347) 447-8704

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: *-> Requesting to ^{operate} ~~add~~ deli to existing convenience store. we will be preparing sandwiches (hot and cold). Hot sandwiches will be prepared on table top electric grill.*

Uses currently in property: *Hours of operation 10am-10pm.*

Currently be occupied as a convenience 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

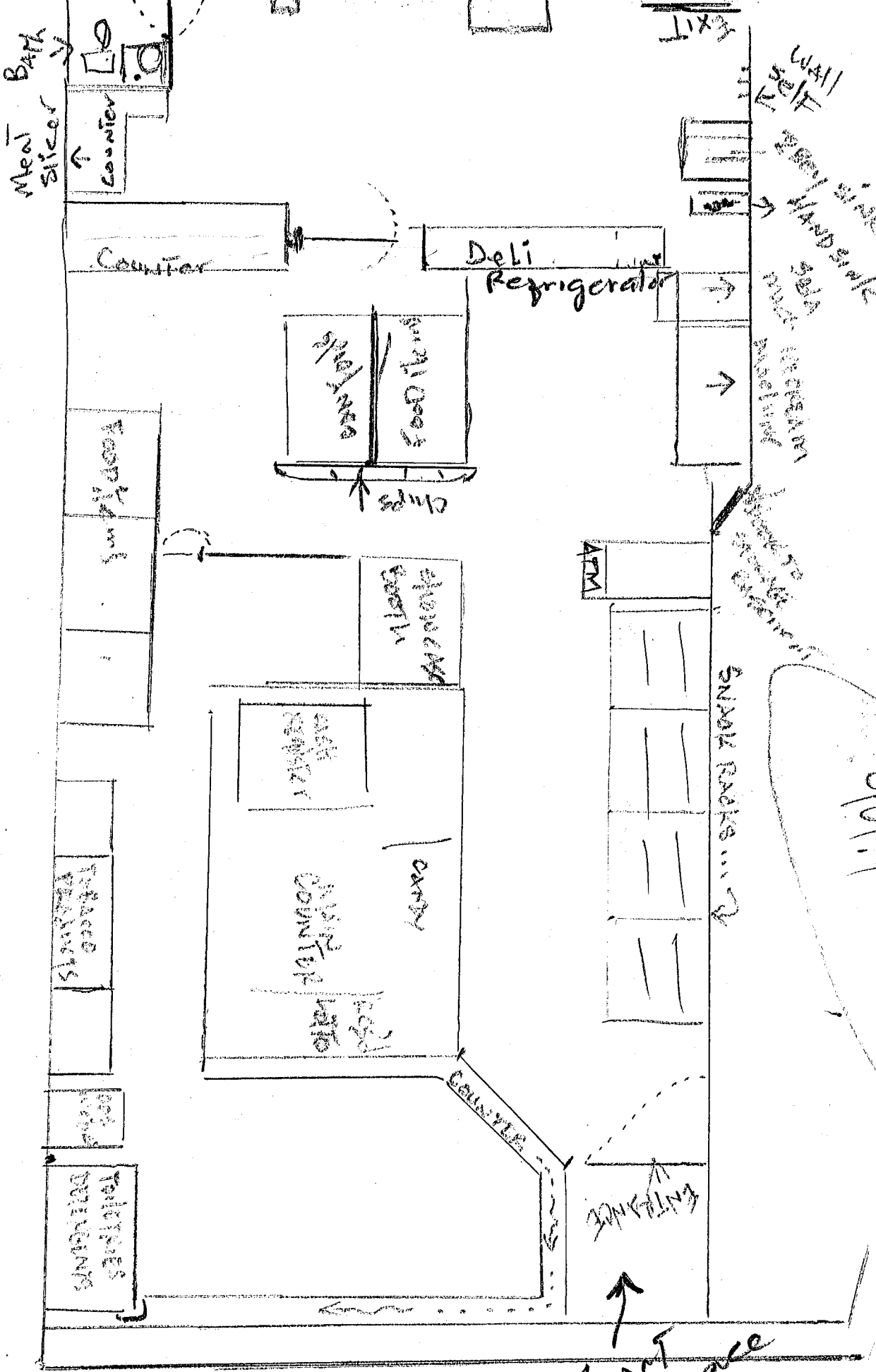
Lot coverage	
Building height	
Open Space	
Playlot	
Livable floor area	
Number of Bedrooms	

Signature: Stacey Sumner

Printed Name and Title: owner

Date: 5/5/2022

D&S CONVENIENCE STORE
 30 EAST MAIN ST
 Middletown, NY, 14110



901.7 sq ft
 63.5' length
 14.1' width

EAST MAIN ST.

Front Entrance

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 04.14.22

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 37 North Street, Middletown, NY

Section 31 Block 7 Lot 25.1

Current Zoning District DMU

Building Existing New _____

2. Owner of Property Jun Hwan Chang

Owner's Address 55 North Street suite 101

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 917 992 9917

3. Applicant name YaaYaa Catherine Whaley-Williams

If different from Owner

Applicants Address 7 Eagle Ct

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: 646.991.5696

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 n/a

Description of what you are requesting: a bookstore / place of assembly for book signing, open mic performances & a community resource for because it matters programming!

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.

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: 

Printed Name and Title: Junhwan Chang, Landlord

Date: 4/14/2022