

Agenda

City of Middletown Planning Board

June 7, 2023
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: Nicole Hewson, Dan Higbie, Richard McCormack, Gretchen Witt,
Anthony Capozella, Andy Britto, Dave Madden

Approval of May 3, 2023 minutes

9-29 Canal Street
6-month extension request

Tortilleria Parvinci, Inc.
40 North Street
an eating and drinking establishment and offices

Hyun Jin Kim
8-10 E Main
Flower art shop

Zachary Jacob Fuller
20-26 West Main Street
Apparel retail/tailoring/alteration space

AMP Rentals Inc.
74-82 Irwin Avenue
Childcare facility

Maher Jamal
18 Dolson Avenue
Deli/Convenience store including tobacco sale

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete 8/3/22
Accepted by _____

Date 3/23/23

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 40 North Street

Section 31 Block 8 Lot 9 Current Zoning District DW

Building Existing New _____

2. Owner of Property Tortilleria Parvina, Inc (Juan M. Avalos ^{CEO} President
Owner's Address 40 North Street 36 Dewitt Street
Middletown, NY 10940

City Middletown State NY Zip 10940

Phone numbers: Home: _____
Business: 845.343.7171
Cell: 845.381.3433

3. Applicant name Juan M. Avalos

If different from Owner

Applicants Address 36 Dewitt Street

City Middletown State NY Zip 10940

Phone numbers: Home: _____
Business: 845.343.7171
Cell: 845.381.3433
Fax: 845.360.2461

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 Commercial (Restaurant)

Description of what you are requesting: Restaurant use of the second

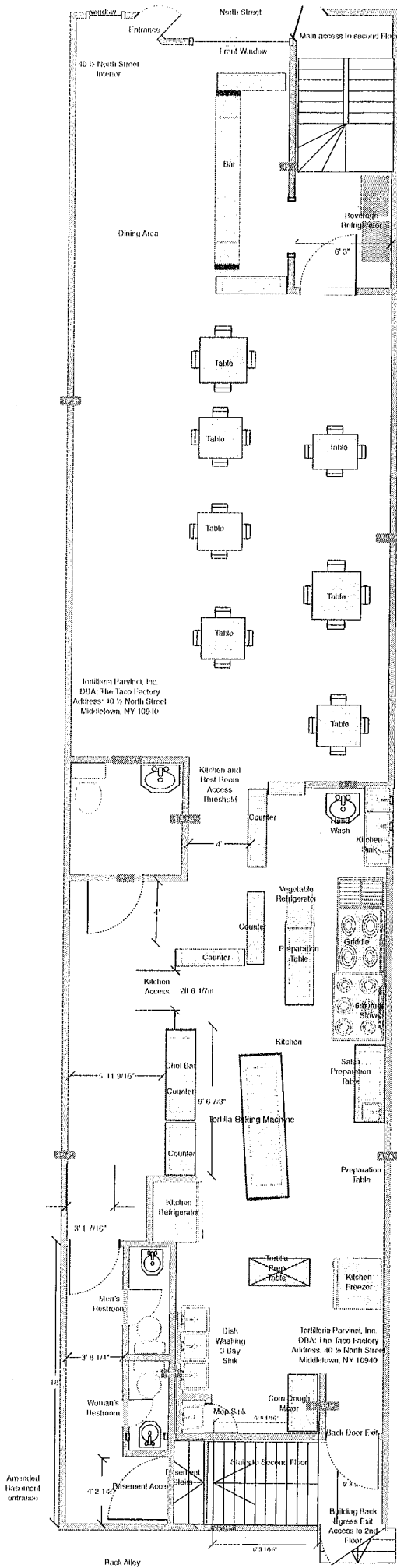
Floor as a catering/gathering room with a bar. (illustrated in ^{blue} print)
Hours of Operation 10am-9:00 PM Daily

Uses currently in property: First Floor Restaurant (in business for
16 years) [New owner of the building]

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

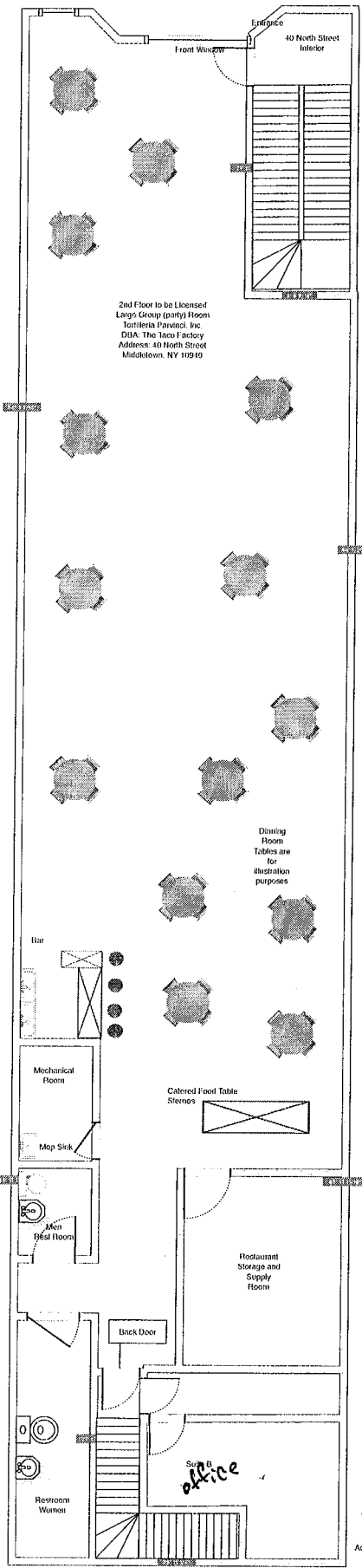
Lot coverage	
Building height	
Open Space	
Playlot	
Livable floor area	
Number of Bedrooms	



Existing

1st fl.

Tortilleria Parvenc, Inc.
DBA: The Taco Factory
Address: 40 1/2 North Street
Middletown, NY 10940



2nd Floor to be Licensed
 Large Group (party) Room
 Tortilleria Provincial, Inc.
 DDA: The Taco Factory
 Address: 40 North Street
 Middletown, NY 10940

Dining Room
 Tables are
 for
 illustration
 purposes

2nd Floor Large Group
 Dining Room
 Tortilleria Provincial, Inc.
 DDA: The Taco Factory
 Address: 40 1/2 North Street
 Middletown, NY 10940

*2nd Floor
 Eat + Drink Substant
 Full upon Appoin
 Current Beer + wine*

ABC 123

Building Floor
 Egress

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 8-10 East Main St.

Section 35 Block 5 Lot 3 Current Zoning District DMU

Building Existing New _____

2. Owner of Property 8-10 East Main LLC

Owner's Address 8-10 East Main St

City Middletown State NY Zip 10940

Phone numbers: Home: (917) - 558 - 4716

Business: _____

Cell: _____

3. Applicant name HYUN JIN KIM

If different from Owner

Applicants Address 39 BERWYNN RD

City HARRIMAN State NY Zip 10926

Phone numbers: Home: Ø

Business: 845 - 239 - 4482

Cell: 201 - 741 - 7158

Fax: Ø

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 FLOWER ART SHOP

Description of what you are requesting: _____

GIFT, VASES, PLANTS, 7 days, 9am - 8pm

Uses currently in property: VACANT SPACE

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

Printed Name and Title: HYUNJIN KIM

Date: MAY. 1. 2023

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 5/3/2023

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

1. Address of Subject Property 26 WEST MAIN STREET

Section 35 Block 3 Lot 3.1 Current Zoning District DMU

Building Existing _____ New _____

*2. Owner of Property KAREN JO COVER

Owner's Address 20 WEST MAIN ST

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 845 343 1895

Cell: 845 220 8727

3. Applicant name ZACHARY JACOB FULLER

If different from Owner

Applicants Address 11 WILKIN AVENUE

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: _____

Business: (845) 799-0451

Cell: (845) 649-6570

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 RETAIL

Description of what you are requesting: MENSWEAR ? WOMENSWEAR
APPAREL STUDIO / RETAIL SPACE. TAILORING ? ALTERATIONS

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.

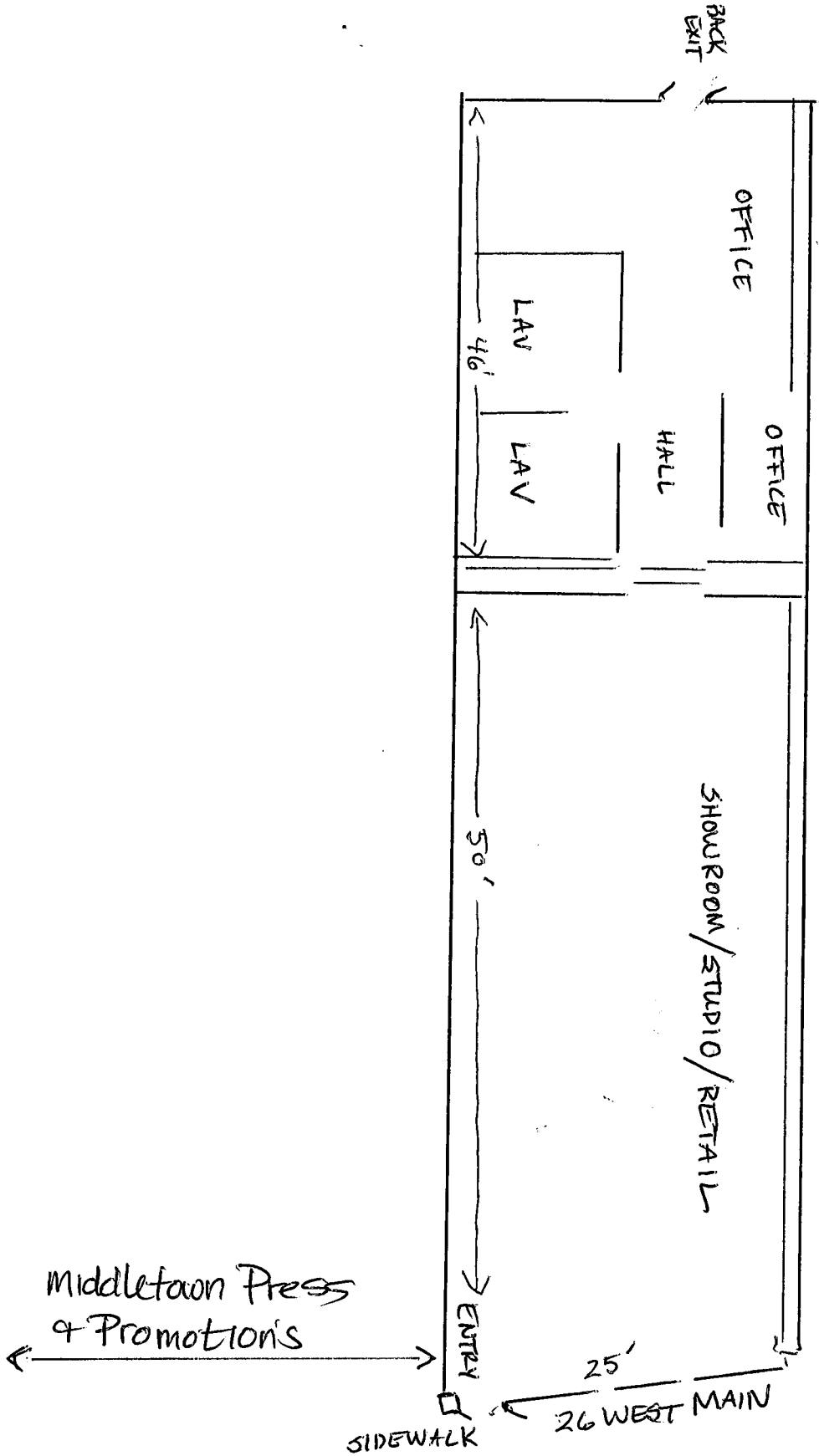
RETAIL / COMMERCIAL SPACE FOR CLOTHING / SALES /
DESIGN & TAILORING

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

PARAMOUNT THEATRE

26 WEST MAIN ST. MIDDLETOWN, NY 10940



Exclusive Right to Park

DEEDED TO 20.00.00.00.00.

Municipal Parking Lot #4

WEST MAIN STREET

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date MAY 18-2023

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 174-82 IRWIN AVENUE

Section 27 Block 9 Lot 1B

Current Zoning District UR3

Building Existing New _____

2. Owner of Property AMP RENTAL INC.

Owner's Address 727 CALIFORNIA AVENUE

City MIDDLETOWN State N.Y. Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name NICOLE PARROTTA

If different from Owner

Applicants Address 727 CALIFORNIA AVENUE

City MIDDLETOWN State N.Y. Zip 10940

Phone numbers: Home: _____

Business: 845-800 9513

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: FIRST FLOOR OF THE BUILDING TO
BE USED AS A CHILD CARE FACILITY

Uses currently in property: FIRST FLOOR IS VACANT
SECOND FLOOR DANCE STUDIO

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: Nicole Parrotta

Printed Name and Title: Nicole Parrotta /owner

Date: 5/18/23

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 04/27/2023

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 18 Dolson A

Section 3A Block 5 Lot 8

Current Zoning District C-2

Building Existing New _____

2. Owner of Property Sean Corona Fernandez

Owner's Address 18B Dolson Ave

City Middle town State NY Zip 10940

Phone numbers: Home: 845 800 0903

Business: _____

Cell: _____

3. Applicant name Maher Jamal

If different from Owner

Applicants Address 600 stratford Ln # 137

City Middle town State NY Zip 10940

Phone numbers: Home: _____

Business: 845 800 0944

Cell: 845 616 9045

Fax: x

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: Smoke Shop Convenience store
drinks + snacks

Uses currently in property: Deli Grocery Convenience
Convenience

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	<u>8</u>		
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage 900 sq Feet
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.

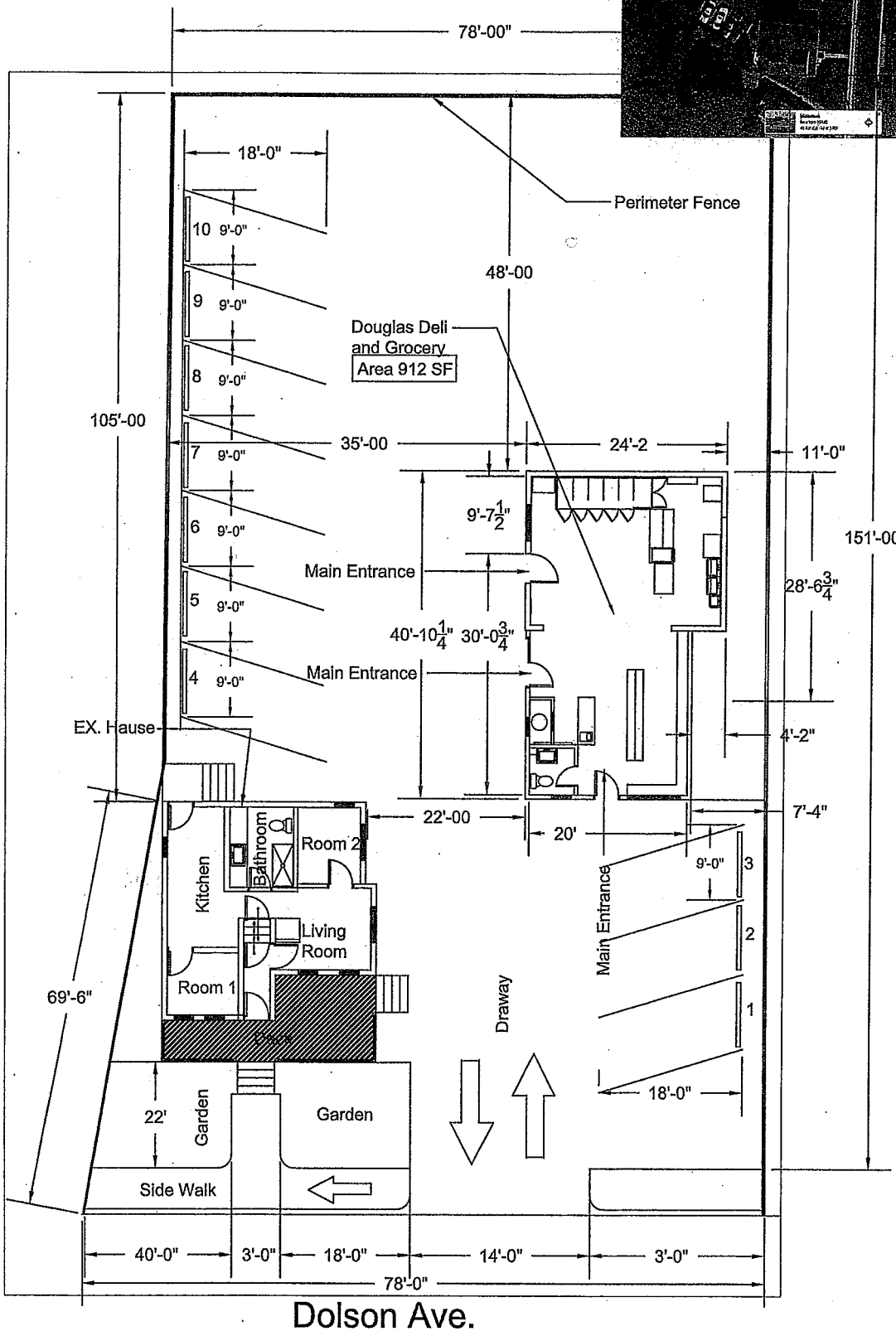
6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated



PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION



Dolson Ave.

PERSONNEL	DATE	NO. OF	SCALE
DRAWN BY: 8/6/2022	DESIGNED BY: Sean Y	DATE	SCALE: N/A
ARCHITECT: N/A			
ENGINEER: N/A			
GENERAL CONTRACTOR: N/A			
Plan view and location new Deli store			
Location Plan View			
18 Dolson Ave, Middletown NY 10940			