

Agenda

City of Middletown Planning Board

July 5, 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 June 7, 2023 minutes

Yenkel Leitner
48-54 North Street
6-month extension

Eric Suen
18-24 East Main Street
Packing/shipping store

Christina Crump
278 North Street
Convenience store

Fei Tian College
65 Seward Avenue
Classrooms, an auditorium and a bakery

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

Middletown Commons
203-231 Dolson Avenue
Mixed use commercial/residential

Comfort Inn
22-52 James P. Kelly Way
Hotel

135 North Street, Inc.
135 North Street
Mixed use commercial/residential

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 5/26/2023

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 22 EAST MAIN ST, MIDDLETOWN, NY 10940

Section 35 Block 5 Lot 5 Current Zoning District DMU

Building Existing New _____

2. Owner of Property HING MIDDLETOWN LLC

Owner's Address 18-24 EAST MAIN

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: _____

Business: _____

Cell: _____

3. Applicant name ERIC SUEN

If different from Owner

Applicants Address 18-07 149TH ST

City WHITESTONE State NY Zip 11357

Phone numbers: Home: _____

Business: _____

Cell: 918PP15202098

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 # DMU-1

Classification of Occupancy requested _____

Description of what you are requesting: TO OPEN A SHIPPING & PACKING STORE OFFERING FEDEX, DHL, and

other parcel shipping services from Mon-Sat 9:30AM to 6 PM

Uses currently in property: None - currently empty

| Title | Section Number | Required Dimensions | Actual Dimensions |
|------------|----------------|---------------------|-----------------------|
| Lot area | | | 1,140 ft ² |
| 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.

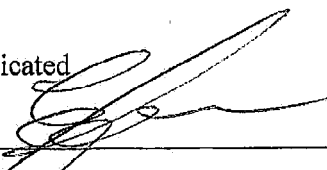
N/A

7. Sign at the Place Indicated

Signature: _____

Printed Name and Title: _____

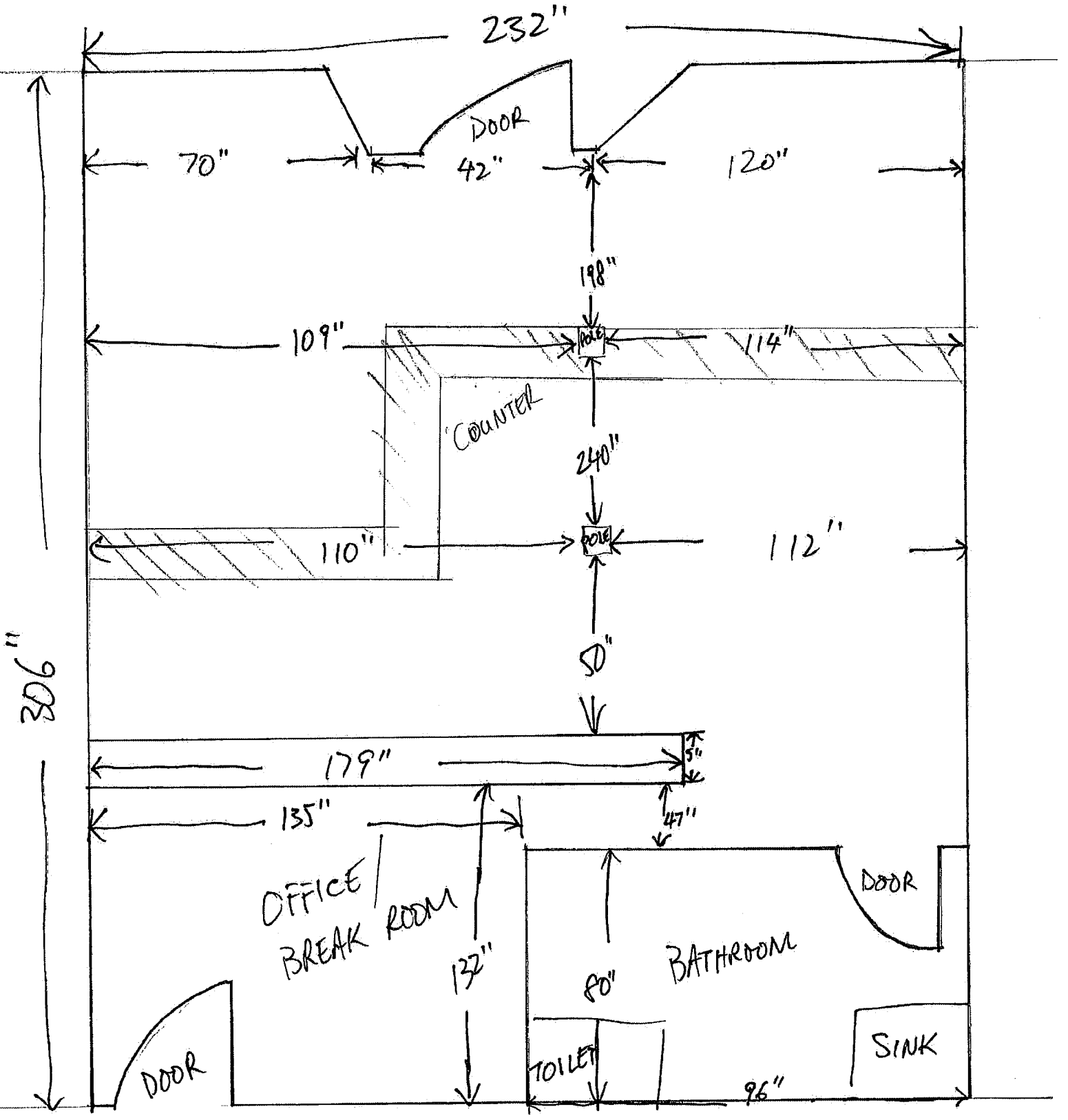
Date: _____



ERIC SUEN, VP

5/26/2023

FRONT



BACK

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 5-30-23

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 278 North Street Middletown NY 10940
Section 16 Block 7 Lot 22 Current Zoning District C2

Building Existing New _____

2. Owner of Property Raymond Miceli

Owner's Address 29 Conklin Rd

City Warwick State NY Zip 10990

Phone numbers: Home: _____

Business: _____

Cell: 845-486-0203

3. Applicant name Christina Crump

If different from Owner

Applicants Address 33 Euclid Ave Apt #5

City Middletown State NY Zip 10946

Phone numbers: Home: _____

Business: _____

Cell: 96

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 Brocerie store

Description of what you are requesting: I am requesting permission to open a ~~Convenience~~ Convenience store that sells personal items, as well as food, Lottery, Beer, Cigaretts, every day house hold products

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

Printed Name and Title: Christina Crump

Date: 5-30-23

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Raymond M. Lee being duly sworn, deposes and says that

he/she resides at 28 Conklin RD Warwick NY 10980

in the County of Orange and State of N.Y. and that he/she is the

owner in fee or Pres of the Miel Prop LLC
OFFICIAL TITLE

Corporation which is the owner in fee of the premises described in the foregoing application and that

he/she has authorized Christina Corp to make the foregoing

application for approval as described herein.

Sworn before me this 8 day of May 2023

Richard P. McCormack
Notary Public

[Signature]
OWNER'S SIGNATURE

Richard P. McCormack
Notary Public- State of New York
NO. 01MC6302099
Qualified in Orange County
Commission Expires April 28, 2026

C 3H Convenience Store LLC

278 North St Middletown

44,107 sq

Floor Plan

Total Sq. Ft

5383 sq. ft

Store Hours

6am-11pm

Ceiling to ground

9 ft 11 inch Bath room

Front room

Ceiling to ground

7 ft 9 inch

Short Street

outlets →

outlets

COOLER

COOLER

ATM

4 1/2 inch

41 sq ft

Bathroom

8 1/2 inch

Shelves

EXIT

LEWIS AVENUE

Bath room

Shelves

15 inch

217 sq ft

Racks

Racks

Racks

14 inch

15 inch

14 inch

BEAM

BEAM

20 sq ft

Front Room

Compt

Compt

Coffee

14 inch

?

Lotto

CASH REG.

CASHIER

10 inch

Shelves

Shelves

HASBROUGH STREET

North Street

Front door

Zone C 2

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 65 Seward Ave, Middletown NY 10940

Section 21 Block 2 Lot 18

Current Zoning District C__3A

Building Existing X New _____

2. Owner of Property Fei Tian College

Owner's Address 14 Jason Pl

City Middletown State NY Zip 10940

Phone numbers: Home: N/A

Business: [Redacted]

Cell: [Redacted]

3. Applicant name SAME - FEI TIAN COLLEGE

If different from Owner

Applicants Address 14 JASON 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 # _____

Classification of Occupancy requested A-1

Description of what you are requesting: _____

Renovate the existing vacant building in phases to include spaces for classrooms, a bakery, and an auditorium.

Uses currently in property: Vacant

| Title | Section Number | Required Dimensions | Actual Dimensions |
|------------|----------------|---------------------|-------------------|
| Lot area | 21-2-18 | 28,542 Sqft | 28,542 Sqft |
| 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 _____

7. Sign at the Place Indicated

Signature: Anna Chan

Printed Name and Title: Anna Chan, Executive Assistant

Date: 5/5/2023