



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
JUNE 3, 2025**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
4. CORRESPONDENCE, COMMUNICATION AND REPORTS
5. FOR THE GOOD OF THE CITY
6. REMARKS OF THE MAYOR
7. REMARKS OF THE DEPARTMENT HEADS
8. PUBLIC HEARINGS AND GRIEVANCES
 - 8.1. Public Hearing: Good Cause Eviction
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
 - 155- A Resolution Authorizing the City of Middletown Police Department To Accept
25 Grant Funding For The Statewide Targeted Reduction In Intimate Partner Violence
Initiatives (STRIVE) And To Establish A New Budget Expense Line
 - 156- Resolution Authorizing a Budget Transfer within Goldeanrea Transportation Line
25 for a New Bus
 - 157- Authorization to Hold a Block Party on Lenox Avenue and Cantrell Avenue on
25 June 15, 2025
 - 158- Resolution Confirming the Mayor's Re-Appointment of Richard P. McCormack as
25 City Clerk

159- Resolution Authorizing a \$40,000 Budget Transfer within the DPW Budget for
25 Overtime Expenses

160- Resolution to Award Bids for Surplus Vehicles Through Auctions International
25

161- Resolution Authorizing Temporary Borrowing for Senior Center Renovation and
25 Camera Installation Projects Under the CREST Grant

162- Resolution Authorizing Approval of Orange & Rockland Proposal for Power Line
25 Relocation Related to the City Parking Garage Project

13. LOCAL LAWS

LL2- Introduction of Local Law #2 of 2025: Good Cause Eviction
25

14. AUDIT OF CLAIMS AND ACCOUNTS

14.1. Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the
Treasurer be Authorized to Issue Warrants for their Payment

15. ADJOURNMENT



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No:

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Public Hearing: Good Cause Eviction

Prepared by:

Attachments:

1.	Local Law 2 - 2025 - Good Cause Eviction
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LOCAL LAW #2 OF 2025

A LOCAL LAW ADOPTING THE GOOD CAUSE EVICTION PROVISIONS OF ARTICLE 6-A OF THE NEW YORK REAL PROPERTY LAW IN THE CITY OF MIDDLETOWN

**BE IT ENACTED BY THE COMMON COUNCIL OF THE CITY OF
MIDDLETOWN AS FOLLOWS:**

Section 1. Purpose of this Enactment. The purpose of this enactment is adopt the provisions of Article 6-a of the New York Real Property Law in the City of Middletown

Section 2. Pursuant to Section 213(1) of the Real Property Law, the City of Middletown hereby adopts all of the applicable good cause eviction provisions of Article 6-A of the Real Property Law in the City of Middletown.

Section 3. Pursuant to Section 213 (2)(b) of the Real Property Law, this Local Law shall define for the City of Middletown that a “small landlord” is a landlord with no more than one unit anywhere in the State of New York. Such “small landlord” shall be exempt from the provisions of this Local Law.

Section 4. Severability.

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Local Law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law.

Section 5. Effective Date.

This Local Law shall be effective upon filing with the office of the Secretary of State.

Section 6. Automatic Sunset.

This Local Law shall automatically expire and be deemed repealed on June 15, 2034.



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No: 155-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

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Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

A Resolution Authorizing the City of Middletown Police Department To Accept Grant Funding For The Statewide Targeted Reduction In Intimate Partner Violence Initiatives (STRIVE) And To Establish A New Budget Expense Line

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the City of Middletown Police Department to accept the \$112,000 in STRIVE grant funding for the period of March 1, 2025 through March 31, 2026; and

BE IT FURTHER RESOLVED that a new budget expense line shall be established and designated as "**2025 STRIVE Grant**" for the purpose of administering and tracking expenditures related to this funding.

Prepared by:
John Ewanciw, Chief of Police

Attachments:

1.	2025 STRIVE GRANT
2.	STRIVE DCJS award letter

JOHN EWANCIW
CHIEF OF POLICE



TELEPHONE
845-343-3151
FAX NUMBER
845-343-2660

CITY OF MIDDLETOWN POLICE DEPARTMENT

2 JAMES STREET
MIDDLETOWN, NEW YORK 10940
ESTABLISHED 1888

May 21, 2025

Mayor Joseph DeStefano
Members of the Common Council
And Board of Estimate
City of Middletown
16 James Street
Middletown, New York 10940

RE: C485183
DCJS 2025 Statewide Targeted Reduction in Intimate Partner Violence
Initiative STRIVE

Dear Mayor DeStefano and Members,

The City of Middletown Police Department has been awarded \$112,000 for the period of 3/1/2025-3/31/2026 to participate in the Statewide Targeted Reduction in Intimate Partner Violence Initiatives (STRIVE).

Upon approval to accept this funding, I am asking that this funding be added to a *new established* budget expense line named 2025 STRIVE grant.

Thank you.

Very truly yours,

John Ewanciw
Chief of Police

JE:ccd



Division of Criminal Justice Services

KATHY HOCHUL
Governor

ROSSANA ROSADO
Commissioner

CILLIAN FLAVIN
Deputy Commissioner

Grant Award Notice

Grantee/Contractor: Middletown City Police Department	Date: 5/19/2025
Program Name: STRIVE (Year I)	Award Amount: \$112,000
Signatory Name and Title: John Ewanciw Chief of Police	Term Dates: 3/1/2025 – 3/31/2026
Email: jewanciw@middletownpolice.com	Contract Number: C485183
Program Description: Statewide Targeted Reductions in Intimate Partner Violence (STRIVE) Initiative	
I am pleased to inform you that your organization will receive funding under the Statewide Targeted Reductions in Intimate Partner Violence (STRIVE) grant program from State Fiscal Year 2025. This grant program was secured by Governor Kathy Hochul and the New York State Legislature to improve the public safety response to intimate partner abuse and domestic violence. Please note that this funding is made available to your organization pursuant to the county plan submitted to, and approved by, the Division of Criminal Justice Services (DCJS). Funding shall be used for the prevention of – and intervention (e.g., enforcement, prosecution) in – incidences of intimate partner violence through evidence-based, survivor-centered, trauma-informed, and culturally responsive strategies. If you have any programmatic questions, please contact the DCJS Office of Public Safety (OPS) at STRIVE@dcjs.ny.gov. Your DCJS Office of Program Development and Funding (OPDF) Public Safety Grants Representative will be reaching out shortly with the next steps.	

We look forward to working with you in our shared efforts to help keep New Yorkers safe and ensure a justice system that works for all. Thank you for your continued partnership.



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No: 156-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

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Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing a Budget Transfer within Goldeanrea Transportation Line for a New Bus

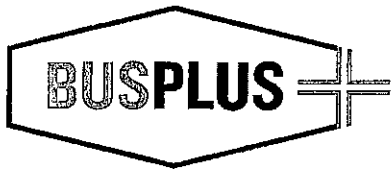
BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer \$3,500 in the following manner, towards the purchase of the new senior center bus.

FROM	TO	AMOUNT
GA.5680.417- GAS & OIL	GA.5680.201- VEHICLES	\$3,500.00

Prepared by:
Julisa Sierra, Senior Center Dir

Attachments:

1.	C01-0
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7765 Lakeport Road
Chittenango, NY 13037
(315) 687-3969 | 1-800-962-5768
Dealer Facility ID #, 7095409

Invoice #	C01-0
Date	4/28/2025
Time	2:51 PM

PO #:	.
Document #:	C01-12353
Due Date:	5/28/2025

Salesman:	Scott Davis
Ship Via:	DELIVER IN BUS
Terms:	Net 30

CITY OF MIDDLETOWN - MULBERRY HOUSE SENI (7417)		
62-70 WEST MAIN STREET		
MIDDLETOWN	NY	10940
Contact:	(845) 346-4075	

Wholegood Estimate

Ship To:		
70 WEST MAIN ST		
MIDDLETOWN	NY	10940

Item Number Description	Qty	Price	Amount	Disc	Subtotal	Sales Tax	Extended Amount	Back Order	Drop Ship
(23452) 24-24331 NEW BUS (SN:1FDFE4FNORDD07899)	1.00	\$123,450.00	\$123,450.00		\$123,450.00		\$123,450.00		

Cash	Check/Check#	CC/CC Type	On Acct.	Mfg Credit	CIF	Deposit	Other
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Summary of Charges	
\$0.00	Taxable
\$123,450.00	Non-Taxable
\$123,450.00	Subtotal
\$0.00	Sales Tax
\$123,450.00	Total
\$0.00	Amount Tendered
\$0.00	Change Due

Thank You for partnering with New York Bus Sales for your school transportation needs.

We strive to meet your expectations, you will be receiving a phone call to take a survey on the delivery of this vehicle to ensure we have succeeded in meeting your expectations and we ask that you give feedback and any suggestions on how we might improve.

We Appreciate Your Business!

Visit us online at www.newyorkbussales.com

Exempt Tax Cert #:	LOF
Expiration Date:	

Customer Signature	Date
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Julia Alderia

5/21/25

Printed: 4/28/2025 3:00 PM

Page 1 of 1 Pages



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No: 157-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

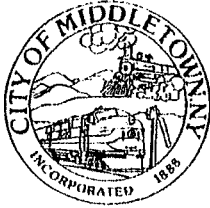
Authorization to Hold a Block Party on Lenox Avenue and Cantrell Avenue on June 15, 2025

BE IT RESOLVED that the Common Council of the City of Middletown, NY, authorizes a block party on Lenox Avenue and Cantrell Avenue between 12 PM and 6:30 PM on Sunday, June 15, 2025.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	Lenox/Cantrell Block Party 2025
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**CITY OF MIDDLETOWN, NEW YORK
APPLICATION FOR
BLOCK PARTY**

properties
27

20 home
owners

I, the undersigned, do hereby make application for a Block Party in the City of Middletown, New York

Name of Applicant Vanessa Diaz Negron

Address of Applicant

32 Lenox Pl, Middletown NY 10940

Phone Number of Applicant 845)321-6125

Day and date the Block Party will be held June 15th, 2025

Hours Block Party will start and end 12 noon to 6³⁰ pm

Name of Streets to be blocked Cantrell Ave & Lenox
& Courtland & Lenox

BLOCK PARTY APPLICATION REQUIREMENTS:

On a separate sheet of paper, please indicate the following information:

Name, addresses and signatures of no less 75% of homeowners on the closed street area for permission to have Block Party.

A description of any equipment to be used, including whether music is to be played and what devices are needed for the provision of such music, when applicable.

Description of any vendors within the closed street area.

By signing this application, the applicant agrees to all the provisions of the Middletown City Code pertaining to Chapter 332 Noise and Chapter 319 Litter.

Signed: Vanessa Diaz Negron

Date: 5/27/25

For Office Use Only:

Resolution Number and Date _____

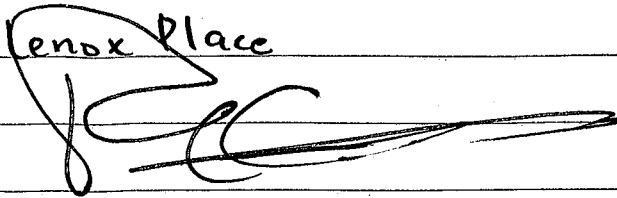
38 Lenox Place

Suzanne Lelin

25 Lenox Place

Kodryn Smith/Larry Glass

36 Lenox Place



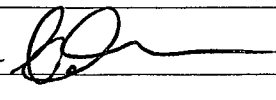
34 Lenox Place

Rosemary Kearns

30 Lenox Place

House is Empty

27 Lenox Place

Kelly Fairweather - 

We will like to host a Father's Day BBQ,
Block party as we did last year. We have
a portable speaker where we will play respectful
music.



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No: 158-25

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Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Confirming the Mayor's Re-Appointment of Richard P. McCormack as City Clerk

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Richard P. McCormack as City Clerk for a three-year term, through May 31, 2028.

Prepared by:
Joseph DeStefano, Mayor

Attachments:

None



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No: 159-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing a \$40,000 Budget Transfer within the DPW Budget for Overtime Expenses

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the City Treasurer to transfer \$40,000 in the following manner, to address the current overdraft and anticipated overtime expenses.

FROM	TO	AMOUNT
A.1620.100-	A.5110.103	\$40,000.00
Pers. Svcs. – Maintenance Dept.	Overtime – Street Department	

Prepared by:

Jacob Tawil

Attachments:

1.	BOE MEMO- TRANSFER FUNDS- STREET OT
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DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: May 29, 2025

To: Honorable Mayor DeStefano, Council President Rodrigues,
Members of the Board of Estimate and Apportionment, Members of the
Common Council

Cc: Leonora Liz, Treasurer and Richard McCormack, City Clerk

From: Jacob S. Tawil, P.E.- Commissioner of Public Works J.S.

Re: Transfer of Funds- Street Department Overtime

We are respectfully requesting a transfer of funds from the Maintenance Department Personal Service line, A.1620.100, into the Public Works Street Department Overtime account, A.5110.103, to cover recent overdraft and anticipated overtime for the remainder of the year.

FROM	AMOUNT	TO
A.1620.100 Pers. Svcs. – Maintenance Dept.	\$40,000.00	A.5110.103 Overtime – Street Department

Thank you.

JT/kg



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No: 160-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution to Award Bids for Surplus Vehicles Through Auctions International

BE IT RESOLVED that the Common Council of the City concurs with the Board of Estimate and Apportionment to and hereby awards the bids for the sale of the following surplus vehicles auctioned through Auctions International:

- A 2008 Chevrolet Silverado 1500 Pickup Truck, VIN #2GCEK19C481221426, in the amount of **\$860.00**;
- A 2008 Chevrolet Tahoe, VIN #1GNFK03098R264302, in the amount of **\$730.00**;
- A 2006 Ford Expedition SUV, VIN #1FMPU16556LA32666, in the amount of **\$610.00**;

for a total sale amount of **Two Thousand Two Hundred Dollars (\$2,200.00)**; and

BE IT FURTHER RESOLVED that the appropriate City officials are hereby authorized to take all necessary actions to complete the transactions and transfer ownership of the vehicles to the successful bidders.

Prepared by:
Jacob Tawil

Attachments:

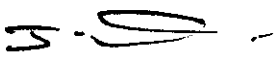
1.	BOE MEMO- AUCTION INTERNATIONAL
----	---------------------------------

Department of Public Works

Memorandum

To: Honorable Mayor DeStefano, Honorable Members of the Board of Estimate and Apportionment, Members of the Common Council

CC: Richard McCormack-City Clerk and Leonora Liz- Treasurer

From: Jacob Tawil, P.E. Commissioner of Public Works 

Date: May 29, 2025

Re: Resolution needed to award bids for surplus vehicles auctioned off through Auctions International

I respectfully request a resolution to award the following bids for surplus vehicles auctioned off through Auctions International:

2008 Chevy Silverado 1500 Pickup Truck (VIN #2GCEK19C481221426) - \$860.00

2008 Chevy Tahoe (VIN #1GNFK03098R264302) - \$730.00

2006 Ford Expedition SUV (VIN #1FMPU16556LA32666) - \$610.00

Total= \$2,200.00



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No: 161-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing Temporary Borrowing for Senior Center Renovation and Camera Installation Projects Under the CREST Grant

BE IT RESOLVED, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the establishment of a temporary borrowing to cover the upfront costs associated with the Senior Center bathroom renovation and the installation of various camera projects, as funded under the \$275,000 CREST Grant awarded through the Office of Senator Skoufis; and

BE IT FURTHER RESOLVED, that said temporary borrowing shall be repaid in full upon receipt of the grant reimbursement.

FROM TO
GENERAL FUND BALANCE H.6772.201

AMOUNT
\$275,000

A_2025_SENIOR CENTER
BATHROOM RENO AND
OTHER

Prepared by:
Leonora Liz, Treasurer

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No: 162-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Names	Ayes	Noes	Abstain	Absent
Mayor DeStefano				
President Rodrigues				
Ald. Masi				
Total				

Richard P. McCormack
Clerk to the Common Council

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing Approval of Orange & Rockland Proposal for Power Line Relocation Related to the City Parking Garage Project

BE IT RESOLVED, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes acceptance of the proposal submitted by Orange & Rockland Utilities in the amount of **\$126,567.00** for the relocation of power lines required for the construction of the new City Parking Garage; and

BE IT FURTHER RESOLVED, that the total project cost for the City Parking Garage is approximately **\$5 million**, with **\$2.5 million** in grant funding secured through the Office of Senator Skoufis and the balance to be funded through City resources; and

BE IT FURTHER RESOLVED, that the Board of Estimate and Apportionment is hereby authorized to take the necessary actions to proceed with the execution of the O&R proposal and the advancement of the project.

Prepared by:

Jacob Tawil

Attachments:

1.	Project 20240130160 Cost Letter
----	---------------------------------



Orange and Rockland Utilities, Inc.
71 Dolson Avenue
Middletown NY 10940-6501
www.oru.com

May 30, 2025

Mr Jacob Tawil
16 James St
Middletown, NY 10940

Re: 9 Washington St
Middletown NY

NUCON Project No.:20240130160

Dear Mr. Tawil:

Thank you for your project application. Please find the cost(s) to provide electric and/or gas facilities to the above referenced location.

Electric Facilities	\$126,567.00
---------------------	--------------

Attached is the invoice for the work at the above-mentioned service address location.

Please open the attached Invoice and follow the instructions to make the payment.

Payments cannot be made in person. Orange and Rockland Utilities does not have an intake facility for these payments, and they will not be accepted during field visits.

Payments can be made electronically using your bank account, credit, or debit card via the iReceivables

Portal: https://supplierprd.coned.com/OA_HTML/IrecVisitor.jsp To avoid delays in processing payments, the Invoice Number, Project Number and Service Address must be included on Check Payment.

The Invoice is only valid for six months from the date of this letter, and a new estimate will need to be generated if not paid within six months. Any required Orange and Rockland Utilities engineering planning or construction work will not begin until all customer costs are satisfied.

If you have any questions, please contact customer service at 1-877-434-4100 or go to www.oru.com.

Sincerely,

Anthony Villano
Manager
646-739-1589



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

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Ald. Masi				
Pres. Rodrigues				
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I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Introduction of Local Law #2 of 2025: Good Cause Eviction

Prepared by:

Attachments:

1.	Local Law 2 - 2025 - Good Cause Eviction
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LOCAL LAW #2 OF 2025

A LOCAL LAW ADOPTING THE GOOD CAUSE EVICTION PROVISIONS OF ARTICLE 6-A OF THE NEW YORK REAL PROPERTY LAW IN THE CITY OF MIDDLETOWN

**BE IT ENACTED BY THE COMMON COUNCIL OF THE CITY OF
MIDDLETOWN AS FOLLOWS:**

Section 1. Purpose of this Enactment. The purpose of this enactment is adopt the provisions of Article 6-a of the New York Real Property Law in the City of Middletown

Section 2. Pursuant to Section 213(1) of the Real Property Law, the City of Middletown hereby adopts all of the applicable good cause eviction provisions of Article 6-A of the Real Property Law in the City of Middletown.

Section 3. Pursuant to Section 213 (2)(b) of the Real Property Law, this Local Law shall define for the City of Middletown that a “small landlord” is a landlord with no more than one unit anywhere in the State of New York. Such “small landlord” shall be exempt from the provisions of this Local Law.

Section 4. Severability.

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Local Law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law.

Section 5. Effective Date.

This Local Law shall be effective upon filing with the office of the Secretary of State.

Section 6. Automatic Sunset.

This Local Law shall automatically expire and be deemed repealed on June 15, 2034.



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 3, 2025
Index No: 163-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment

Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment

Prepared by:
Leonora Liz, Treasurer

Attachments:
None