



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

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Nothing this evening.
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: Parking Requirements and Children's Play Lots Requirements in the DMU
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
 - 293- Resolution Authorizing a Proposal from Clark Patterson Lee (CPL) for Professional
25 Design to Upgrade the Senior Center Bathrooms
 - 294- Resolution Authorizing a Budget Transfer within the Department of Public Works
25 2025 Budget
 - 295- Resolution Authorizing a Budget Transfer within the 2025 Water Budget
25

296- Resolution Authorizing a Renewal Agreement with ChargePoint
25

297- Resolution Accepting a Donation from the Run 4 Downtown Towards Thrall Park
25 Improvements

298- Resolution Authorizing an Amendment to City Code Section 475-21.1, DMU
25 Downtown Mixed-Use District as it pertains to Parking and Children's Play Lots

13. LOCAL LAWS

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: November 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: Parking Requirements and Children's Play Lots Requirements in the
DMU**

Prepared by:

Attachments:

1.	DMU - Rezoning - DMU Parking and Play Lots
2.	Notice of Public Hearing: Parking Requirements and Children's Play Lots in the DMU

WHEREAS, the City of Middletown Common Council has been presented with a proposal by the Mayor to modify the parking requirements and children's play lots requirements for multiple dwellings and attached dwellings in the DMU Downtown Mixed-Use zoning district, and

WHEREAS, the Mayor's proposal is based upon the actions of other cities in New York and across the country to reduce off-street parking and play-area requirements in their downtown areas to encourage redevelopment, and

WHEREAS, a public hearing was held on this proposed rezoning action on November 3, 2025, and

WHEREAS, the Common Council has issued a Negative Declaration for this proposed action pursuant to the State Environmental Quality Review Act ("SEQRA") regulations.

NOW, THEREFORE, BE IT RESOLVED, AND BE IT ORDAINED, by the Common Council of the City of Middletown, as follows:

Section 1 - The Code of the City of Middletown, N.Y., Chapter 475, Zoning, and in particular Section 475-21.1, DMU Downtown Mixed-Use District, be and is hereby amended by adding Paragraphs (7) and (8) to Subsection C, Design and other standards applicable throughout the DMU district, to read as follows:

(7) Notwithstanding anything to the contrary contained in Subsection F(16) of this Section or in any bulk table referenced therein, for any newly constructed or renovated building which includes a multiple dwelling or attached dwelling usage, and which is within five hundred (500) feet of a public park, no children's play lot or playground shall be required.

(8) Notwithstanding anything to the contrary contained in Subsection F(16) of this Section or in any bulk table referenced therein, for any newly constructed or renovated building which includes a multiple dwelling or attached dwelling usage, the "Off-street parking spaces per DU" line in the bulk table referenced therein shall be modified as follows:

The off-street parking spaces for 1-bedroom multiple and attached dwellings shall be reduced from the current 1.75 spaces to 1.5 spaces.

The off-street parking spaces for 2-bedroom multiple and attached dwellings shall be reduced from the current 2 paces to 1.5 spaces.

The off-street parking spaces for 3-or-more-bedroom multiple and attached dwellings shall be reduced from the current 2.5 spaces to 2.0 spaces.

Section 2 - This ordinance shall take effect immediately.

**CITY OF MIDDLETOWN
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on Monday, November 3, 2025, on or as near to 7:30 p.m. as possible, Common Council Chambers, 2nd floor, 16 James Street, to hear all persons wishing to be heard on the proposed zoning amendment to Chapter 475, Zoning, and in particular Section 475-21.1, DMU Downtown Mixed-Use District.

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed zoning amendment.

The complete proposed zoning amendment is available in the office of the Common Council Clerk, City Hall, 16 James Street, room 12, and on the City Website.

For any person unable to participate at the time of the public hearing, email comments may be submitted in advance to rmccormack@middletownny.gov

By the order of the Common Council.

Richard P. McCormack
Clerk of the Common Council

Publish: 10/29/25 & 10/30/25
City Website



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: November 3, 2025
Index No: 293-25

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 Proposal from Clark Patterson Lee (CPL) for Professional Design to Upgrade the Senior Center Bathrooms

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment authorizes a proposal with Clark Patterson Lee (CPL) the amount of \$25,000 for the professional design services to upgrade the Senior Center bathrooms as specified in the attached proposal.

BE IT FURTHER RESOLVED; that the Board of Estimate and Apportionment authorizes the Mayor to sign the proposal.

The City obtained a grant for this work through Senator Skoufis office in the approximate amount of \$145,000.

Prepared by:

Jacob Tawil

Attachments:

1.	Middletown Senior Center Proposal
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October 2, 2025

Jacob Tawil, P.E.
Commissioner
Department of Public Works
16 James Street
Middletown, NY 10940

Re: Senior Center Renovation

Dear Mr. Tawil,

In accordance with our discussions, we are pleased to submit a proposal for the Senior Center renovation project for the City of Middletown. Our understanding of this project is the City of Middletown plans to replace the light fixtures in the first floor Men's and Women's restrooms, replace plumbing fixtures in the first floor Men's and Women's restrooms (total of 4 lavs, 4 water closets, 3 urinals), replace the door closers on first floor Men's and Women's restrooms (2 openers total) and replace door hardware on second floor 10 ft tall exterior double-doors (2 sets of double-doors). The lavs have auto-flush devices that are recessed in the walls and will require wall patching when removed.

Scope of Services

Our services would include the following tasks:

TASK 1: Design

Professional design services related to developing schematic design documents and advancing them into full construction documents and technical specifications to be used for public bid and construction.

- Participate in all design meetings, including initiating meetings with agencies, as necessary, having approval authority.
- Develop drawing packages to be handed over for Owner review at the following milestones:
 - Develop architectural Schematic Design (30%) documents along with a civil, electrical, plumbing and mechanical narrative.
 - Develop architectural, civil, electrical, plumbing and mechanical Design Development (60%) documents.
 - Develop architectural, civil, electrical, plumbing and mechanical Construction Documents (90%).
 - Prepare bid packages for each contract including definition of scope of work, front-end specifications, technical specifications, drawings, terms and conditions (Bid Set).



TASK 2: Bid

Professional services related to bidding shall include:

- Attend a pre-bid walkthrough at the project site.
- Respond to any contractor questions through addendums.
- Attend the bid opening and assist the Owner with creating a bid tabulation.
- Review all bids to determine the apparent complete low bidder and provide the Owner with a recommendation of award letter.
- Assist the Owner in preparing contracts between the Owner and Contractor.
- Issue a Notice to Proceed.

TASK 3: Construction Administration

CPL will provide Construction Administration for the duration of this project. Project duration is expected to last 2 months, during which CPL will be attending once-a-month (2 hour) on-site progress meetings (2 total).

- Attend an on-site pre-construction conference with the City and Contractor.
- Meetings (2 hour) on site with owner once-a-month for a duration of 2 months (2 total).
- Review all submittals and shop drawings for conformance with the contract documents; review, verify and approve contractor submittals; maintain records of accepted and rejected submittals.
- Respond to contractor requests-for-information (RFIs).
- Review any potential change order requests and make a recommendation to the City.
- Review, verify and approve requests for payment from the contractors, check progress against milestones.
- Prepare a punch list and verify when items are complete.
- Review and approve closeout documents at project completion.

Compensation

Our fee proposal breakdown on a task basis to complete the work described above is as follows:

Task 1: Design	\$ 15,000.00 Lump Sum
Task 2: Bid	\$ 5,000.00 Lump Sum
<u>Task 3: Construction Administration</u>	<u>\$ 5,000.00 Lump Sum</u>
LUMP SUM TOTAL	\$ 25,000.00 Lump Sum



Not included in this proposal:

- *Reimbursable expenses.
- Construction Management
- Any drawings and/or details requested beyond the scope of work listed on this proposal.

*Schedule of Reimbursable Expenses: Article 11.8 Compensation For Reimbursable Expenses of AIA Document B101 is very specific on what is considered a reimbursable expense. These include, but may not be limited to, reproductions, transportation, etc.

We will submit invoices monthly, as the work progresses.

This proposal is based on a lump sum fee. Please provide an authorized signature in the designated space below and return one copy or provide an executed purchase order.

Please contact us if you have any questions or require any additional information. We look forward to this opportunity to be of service to the City of Middletown.

Very truly yours,

CPL

A handwritten signature in black ink, appearing to read "Timothy J. Moot".

Timothy J. Moot, PG
Vice President

A handwritten signature in black ink, appearing to read "Jonathan DiRocco".

Jonathan DiRocco, AIA
Senior Architectural Project Manager

Proposal Accepted By:

Signature: _____ Date: _____
City of Middletown



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: November 3, 2025
Index No: 294-25

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 Budget Transfer within the Department of Public Works 2025 Budget

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer \$50,000 within the 2025 budget lines in the following manner, to cover signs, traffic paint, asphalt and supplies.

FROM	TO	AMOUNT
A.8160.100	A.1620.477	\$15,000
PAYROLL	TRAFFIC PAINT & SIGNS	
A.8160.100	A.5110.450	\$35,000
PAYROLL	MATERIAL & SUPPLIES	

Prepared by:

Attachments:

1.	Transfer of Funds 10-24-25-asphalt, signs, materials
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DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: October 24, 2025
To: Honorable Members of the Board of Estimate
And Apportionment
Cc: Leonora Liz-Treasurer
Richard McCormack- City Clerk
From: Jacob Tawil-Commissioner of Public Works
Re: Transfer of Funds

We respectfully request a transfer within our 2025 budget lines to cover Signs, traffic paint, Asphalt and supplies for the remainder of the year.

	FROM	AMOUNT	TO
1.	A.8160.100 Payroll	\$15,000.00	A.1620.477 Traffic paint & Signs
2.	A.8160.100 Payroll	\$35,000.00	A.5110.450 Material & Supplies

Thank you.

MC



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: November 3, 2025
Index No: 295-25

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 a Budget Transfer within the 2025 Water Budget

WHEREAS, it was recently identified that the Filter Plant Operators' 2024 vacation payouts were inadvertently charged to the 2025 budget instead of the 2024 budget, resulting in a potential shortage in the 2025 personal services appropriation; and

WHEREAS, following discussions with the Finance Department, it was recommended that a transfer be made in the amount of Forty-Four Thousand Three Hundred Ninety-Three Dollars and Sixty-Two Cents (\$44,393.62), as the 2024 budget has already been closed; and

WHEREAS, these funds are required to replenish the Personal Services line to ensure continued salary payments through the remainder of the year;

BE IT RESOLVED, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the Treasurers to transfer \$44,393.62, in the following manner, to cover these costs.

FROM

AMOUNT TO

F.9000.861 – State Health Insurance Retiree \$44,393.62 F.8330.100 – Personal Services

Prepared by:
Jacob Tawil

Attachments:

1.	BOE MEMO- TRANSFER FUNDS TO F.8330.100
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DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: October 28, 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 

Re: Transfer of Funds to Personal Services F.8330.100

We are respectfully requesting a transfer of funds, as outlined below, to address a recently identified potential shortage resulting from the Filter Plant Operators' 2024 vacation payouts being charged to the 2025 budget instead of the 2024 budget.

Following discussions with the Finance Department, it was recommended that we request a transfer in the amount of **\$44,393.62**, as the 2024 budget has already been closed. These funds are needed to replenish our personal services line to ensure continued salary payments through the remainder of the year.

FROM	AMOUNT	TO
Water Fund	\$44,393.62	F.8330.100 Pers. Svcs –Distribution

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: November 3, 2025
Index No: 296-25

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 Renewal Agreement with ChargePoint

WHEREAS, the City of Middletown installed two (2) ChargePoint Electric Vehicle (EV) charging stations with two (2) ports each, for a total of four (4) charging ports; and

WHEREAS, the original installation included one (1) year of software support and a one (1) year warranty for labor and equipment, both of which have since expired; and

WHEREAS, the renewal agreement with ChargePoint, which includes the Commercial Cloud Plan and Assure Maintenance, is now due, as the software agreement expired on October 4, 2025, and the warranty expired in October 2022; and

WHEREAS, the cost to renew the software support is **\$370 per port**, totaling **\$1,480** for four (4) ports, and the Assure Maintenance warranty is **\$1,080 per station**, totaling **\$2,160** for two (2)

stations, for a **combined total annual cost of \$3,640.00**; and

WHEREAS, ChargePoint handles all customer billing and deposits revenue directly into the City's designated account, retaining ten percent (10%) of the total fees collected to cover administrative costs and billing risks; and

WHEREAS, over the past three (3) years, total EV-related expenses have averaged **\$17,124**, with **\$11,334** in Orange & Rockland charges and **\$5,790** in ChargePoint fees and licenses, resulting in an average net cost to the City of approximately **\$2,588 per year**, which will increase to **\$4,748 annually** with the new warranty cost;

BE IT RESOLVED, that the **Common Council of the City of Middletown** concurs with the **Board of Estimate and Apportionment** and hereby authorizes approval of the **ChargePoint Annual Renewal Agreement** for the Commercial Cloud Plan and Assure Maintenance in the total amount of **\$3,640.00**, and authorizes the Mayor to execute any and all documents necessary to effectuate said renewal.

Prepared by:
Jacob Tawil

Attachments:

1.	BOE MEMO- CHARGEPOINT RENEWAL
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Department of Public Works

Memorandum

To: Honorable Mayor Joseph DeStefano, Council President Rodrigues, Members of the Board of Estimate and Apportionment and Treasurer Leonora Liz

Cc: City Clerk Richard McCormack

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



Date: 10/28/2025

RE: Request for Renewal of ChargePoint Service Agreement

Enclosed, please find the ChargePoint annual renewal agreement with commercial cloud plan and assure maintenance for review and approval.

The City installed two (2) EV charging stations with two (2) ports each for a total of four (4) ports. The original installation cost included one-year software support and one-year warranty for labor and equipment.

The cost to renew this agreement which expired on October 4, 2025 and the warranty which expired back in October of 2022 has increased to \$370 per year multiplied by four (4) ports for the software portion for a total of \$1,480 plus \$1,080 per station for the warranty for labor and equipment. The total annual charge will be \$3,640.00 ($\$1,480 + \$1,080 + \$1,080 = \$3,640$). We have previously paid only \$1,480 for the renewal of the annual service agreement not including the software portion.

The company, ChargePoint, handles all services including charging the customers and making direct deposits into the City's designated account for all collected fees. ChargePoint carries all risk for billing customers and any potential default and charges 10% of the total fee collected from the customers.

Just an FYI:

The City's expenses over the last three (3) years, where the EV chargers are concerned, total approximately \$17,124.

- Average cost, for the last three (3) years, for Orange and Rockland= \$11,334
- Total cost for ChargePoint fees and licenses for the last three (3) years= \$5,790
- Net Revenue to City assuming same average usage as per the last three years= \$9,359
- Net to City= -\$7,765 per three (3) years (-\$2,588/yr)

Project cost to City due to new cost of annual warranty: $-\$2,588 - \$2,160 = -\$4,748$

JT/kg



Quotation

ChargePoint, Inc.
Driving a Better Way™
chargepoint.com

Sales Representative: Michelle Faderes
E-Mail: michelle.faderes@ext.chargepoint.com
Telephone:

Quote Number: Q-511271-1
Date: 9/23/2025
Expires On: 10/12/2025

ChargePoint Org Name: City of Middletown, NY
ChargePoint Org: NA022620

Primary Contact: Jacob Tawil

ChargePoint Cloud Plans

Product Name	Product Description	Quantity	End Date	Total Price (USD)
CPCLD-COMMERCIAL-REN	Prepaid coterminous renewal Commercial Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware).	4.0	10/04/2026	1,480.00

ChargePoint Assure Maintenance and Management

Product Name	Product Description	Quantity	End Date	Total Price (USD)
CT4000-ASSURE-REN	Prepaid coterminous renewal of ChargePoint Assure for CT4000 stations. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	2.0	10/04/2026	2,160.00

Total : USD 3,640.00



Quote Acceptance

- + All invoices are: Net 30 days or prepaid.
- + The provision of cloud services described in this agreement is subject to the terms and conditions of the Master Services and Subscription Agreement between the parties.
- + All pricing confidential between Customer and ChargePoint.
- + Prices do not include tax where applicable. This quote is subject to sales tax based on the state or province in which the goods or services will be delivered. Sales tax will be included at time of invoice and is non-negotiable.
- + Purchaser confirms that the shipping and billing information provided in the Quotation is accurate for ChargePoint's shipping and invoicing purposes.
- + Customer to be invoiced at time of shipment
- + Additional purchase terms and conditions can be found at <http://www.chargepoint.com/termsandconditions>
- + Additional terms and conditions for ChargePoint Assure can be found at <http://www.chargepoint.com/legal/assure>

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the terms and conditions set forth above and that this signed quote shall act as a purchase order.

Signature:

Accounts Payable Contact Name:

Name (Print):

Accounts Payable Contact E-Mail:

Title:

Bill To Details:

Date:

Bill to Company Name:

Street:

City:

State:

Postal Code:

Country:



Renewal Details

Cloud Plan Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
MIDDLETOWN NY / JAMES STREET #1	224441104010	12-14 King St Middletown New York 10940	CPCLD-COMMERCIAL-REN	REN1724872542151	10/04/2025	10/04/2026	370.00
MIDDLETOWN NY / JAMES STREET #1	224441104010	12-14 King St Middletown New York 10940	CPCLD-COMMERCIAL-REN	REN1724872542152	10/04/2025	10/04/2026	370.00
MIDDLETOWN NY / JAMES STREET #2	224341102320	12-14 King St Middletown New York 10940	CPCLD-COMMERCIAL-REN	REN1724872542153	10/04/2025	10/04/2026	370.00
MIDDLETOWN NY / JAMES STREET #2	224341102320	12-14 King St Middletown New York 10940	CPCLD-COMMERCIAL-REN	REN1724872542154	10/04/2025	10/04/2026	370.00

Assure Maintenance Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
MIDDLETOWN NY / JAMES STREET #1	224441104010	12-14 King St Middletown New York 10940	CT4000-ASSURE-REN	XSJ1602514846003	10/04/2022	10/04/2026	1,080.00
MIDDLETOWN NY / JAMES STREET #2	224341102320	12-14 King St Middletown New York 10940	CT4000-ASSURE-REN	XSJ1602514846004	10/04/2022	10/04/2026	1,080.00



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: November 3, 2025
Index No: 297-25

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 Accepting a Donation from the Run 4 Downtown Towards Thrall Park Improvements

WHEREAS, the City of Middletown has received a contribution from the **Run 4 Downtown organization** in the amount of **Thirty Thousand Dollars (\$30,000.00)** to support capital improvements at **Thrall Park**; and

WHEREAS, it is necessary to authorize the Treasurer to deposit these funds and to make the corresponding budget adjustment to ensure proper accounting of this contribution;

BE IT RESOLVED, that the **Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment** and hereby authorizes the **Treasurer** to deposit **\$30,000.00** into **Line Item H.2705 – Gifts and Donations**, and to process the following budget adjustment:

Account	Description	Action
H.7110.215 A_2025_Thrall Park Improvements	Thrall Park Improvements	Increase
H.2705	Gifts and Donations	Increase

Prepared by:

Maria Bruni, Director of Economic and Community Development

Attachments:

1.	RUN 4 DOWNTOWN Contribution
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CITY OF MIDDLETOWN
Office of Economic & Community Development

October 29, 2025

City of Middletown
Board of Estimate
16 James Street
Middletown, New York 10940

RE: RUN 4 DOWNTOWN CONTRIBUTION/THRALL PARK IMPROVEMENTS

Dear Members:

I am requesting to authorize the Treasurer to deposit funds in the amount of \$30,000.00 to line item # H.2705 Gift and Donations and process the following budget adjustment:

Increase H.7110.215 A_2025_Thrall Park Improvements

Increase H.2705 Gifts and Donations

This contribution is being made by The RUN 4 DOWNTOWN organization to the City. These funds will be utilized for Thrall Park Improvements.

Thank you for your attention to this matter.

Maria Bruni, Director
Economic & Community Development



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: November 3, 2025
Index No: 298-25

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Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
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Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing an Amendment to City Code Section 475-21.1, DMU Downtown Mixed-Use District as it pertains to Parking and Children's Play Lots

WHEREAS, the City of Middletown Common Council has been presented with a proposal by the Mayor to modify the parking requirements and children's play lots requirements for multiple dwellings and attached dwellings in the DMU Downtown Mixed-Use zoning district, and

WHEREAS, the Mayor's proposal is based upon the actions of other cities in New York and across the country to reduce off-street parking and play-area requirements in their downtown areas to encourage redevelopment, and

WHEREAS, a public hearing was held on this proposed rezoning action on November 3, 2025, and

WHEREAS, the Common Council has issued a Negative Declaration for this proposed

action pursuant to the State Environmental Quality Review Act (“SEQRA”) regulations.

NOW, THEREFORE, BE IT RESOLVED, AND BE IT ORDAINED, by the Common Council of the City of Middletown, as follows:

Section 1 - The Code of the City of Middletown, N.Y., Chapter 475, Zoning, and in particular Section 475-21.1, DMU Downtown Mixed-Use District, be and is hereby amended by adding Paragraphs (7) and (8) to Subsection C, Design and other standards applicable throughout the DMU district, to read as follows:

(7) Notwithstanding anything to the contrary contained in Subsection F(16) of this Section or in any bulk table referenced therein, for any newly constructed or renovated building which includes a multiple dwelling or attached dwelling usage, and which is within five hundred (500) feet of a public park, no children’s play lot or playground shall be required.

(8) Notwithstanding anything to the contrary contained in Subsection F(16) of this Section or in any bulk table referenced therein, for any newly constructed or renovated building which includes a multiple dwelling or attached dwelling usage, the “Off-street parking spaces per DU” line in the bulk table referenced therein shall be modified as follows:

The off-street parking spaces for 1-bedroom multiple and attached dwellings shall be reduced from the current 1.75 spaces to 1.5 spaces.

The off-street parking spaces for 2-bedroom multiple and attached dwellings shall be reduced from the current 2 paces to 1.5 spaces.

The off-street parking spaces for 3-or-more-bedroom multiple and attached dwellings shall be reduced from the current 2.5 spaces to 2.0 spaces.

Section 2 - This ordinance shall take effect immediately.

Prepared by:

Rick McCormack, City Clerk

Attachments:

1.	DMU Changes
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**CITY OF MIDDLETOWN
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on Monday, November 3, 2025, on or as near to 7:30 p.m. as possible, Common Council Chambers, 2nd floor, 16 James Street, to hear all persons wishing to be heard on the proposed zoning amendment to Chapter 475, Zoning, and in particular Section 475-21.1, DMU Downtown Mixed-Use District.

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed zoning amendment.

The complete proposed zoning amendment is available in the office of the Common Council Clerk, City Hall, 16 James Street, room 12, and on the City Website.

For any person unable to participate at the time of the public hearing, email comments may be submitted in advance to rmccormack@middletownny.gov

By the order of the Common Council.

Richard P. McCormack
Clerk of the Common Council

Publish: 10/29/25 & 10/30/25
City Website



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: November 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

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:

Attachments:

None