



**CITY OF MIDDLETOWN
COMMITTEE MEETING AGENDA
NOVEMBER 18, 2025**

[IGNORE_INDENT]

1. ROLL CALL
2. NEW BUSINESS

Request for a Zoning Change: 137 Linden Avenue

3. ADJOURNMENT

**CITY OF MIDDLETOWN COMMON COUNCIL
PROPOSED RESOLUTION**

WHEREAS, the Common Council has been presented with a proposal to rezone the single lot at 137 Linden Avenue from an OR-2, Two-Family Owner-Occupied district to an UR-3 Multiple Residence district, and

WHEREAS, the lot is described on the City of Middletown Tax Map as Section 17, Block 1, Lot 10, and

WHEREAS, this lot contains more than Ten Thousand (10,000) square feet of rentable area (excluding the basement), and the proposed development plan calls for eight (8) residential apartment units; and

WHEREAS, the City Mayor and Owner of the subject property have signed a Renovation and Easement Agreement for 137 Linden Avenue and Contract of Sale for 135 Linden Avenue (“Agreement”) , and

WHEREAS, the Agreement, which is annexed hereto, provides:

1. The City shall support the Owner’s request that 137 Linden Avenue be rezoned to allow the building to have eight (8) apartment units;
2. The Owner’s renovation of 137 Linden Avenue shall be in substantial compliance with a City-approved proposal, which was attached to the Agreement;
3. The Owner shall grant the City a permanent easement on a portion of 137 Linden Avenue to provide public parking for the users of the adjacent Chappel Park and for neighborhood residents;
4. The City will convey the lot located at 135 Linden Avenue to the Owner with restrictions that the dilapidated building must be demolished within six (6) months, and that the premises must remain undeveloped; and
5. The Agreement is contingent upon approval of this re-zoning by the Common Council and upon approval of the apartment units by the Planning Board.

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, by the Common Council of the City of Middletown, as follows:

1. The Council finds that:

A. The subject Agreement will provide needed parking for Chappel Park users and neighborhood residents, while still maintaining adequate parking for the proposed development of 137 Linden Avenue.

B. The restriction on basement use of the building at 137 Linden Avenue, together with the requirement that the renovation of the building conform to a City-approved proposal will serve to protect the historic character of the early 1900’s brick structure which has no otherwise feasible use except residential development.

C. The conveyance of 135 Linden Avenue with the required demolition and development restrictions will eliminate blight and save the City in excess of One Hundred Thousand Dollars (\$100,000.00).

D. The Agreement will additionally add much-needed housing stock, advance the City's economic goals, will be consistent with the City's Comprehensive Plan, and will contribute to the overall public interest.

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 123, Zoning, as adopted March 27, 1967 and amended, and in particular Section 475-6, Zoning Map, be and is hereby further amended by rezoning the following parcel located at 37 Linden Avenue from Two-Family Owner-Occupied district to the UR-3 Multiple Residence district, to be governed henceforth by the provisions of Section 475-12, with the exception of Section 475-12(C)(8)(d), and to be further governed by the provisions of the attached Agreement.

Tax Map

17-1-10

Section 2. This Ordinance shall take effect immediately.

Shan-Hua (Charlie) Jiang
Splendid Estate Corp.
137 Linden Ave.
Middletown, NY 10940
Tel. 212-470-1103
Oct. 1, 2025

City of Middletown
Common Council
16 James St.
Middletown, NY 10940

Dear Members of the City Council,

We respectfully request that City of Middletown Common Council approve a zoning change from OR-2 to UR-3 for our property located at 137 Linden Ave Middletown NY. This project will preserve the property, benefit the community, and address current zoning restrictions in a manner consistent with the board's standards for granting variances. The redesign of the conversion will preserve the historical façade and conditions of existing historic building while modernizing the interior to provide much-needed housing of the community. It will also preserve a historic structure, maintain the aesthetic and culture value of the neighborhood.

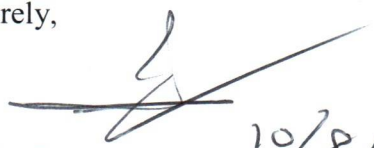
The proposed zoning change aligns with the city's goals of promoting economic development, increasing housing availability, and enhancing community services such as creating parks with walking trails and picnic areas. The property's location at 137 Linden Ave can not only increase the housing capacity but also provide off-street parking which will improve the convenience and safety for park visitors.

I believe this change will benefit the neighborhoods and support the overall growth and development of the City of Middletown. Additionally, I am committed to working with the city to ensure the project complies with all applicable regulations and enhances the surrounding area.

I kindly request that the city council review this proposal and schedule a public hearing to discuss the zoning change. I am happy to provide additional information, including a detailed site plan, environmental impact assessments, or other documentation as required. Please feel free to contact me at 212-470-1103 to discuss this matter further.

Thank you for your time and consideration. I look forward to the opportunity to collaborate with the city to ensure this project serves the best interests of our community.

Sincerely,


Charlie Jiang
Property Owner

10/8/2025