

**ARCHITECTURAL BOARD OF REVIEW
CITY OF MIDDLETOWN
AGENDA
March 5, 2025**

1. Roll Call

Gef Chumard
Kathleen Rifkin
Maria Bruni
Anna Madden
Alvaro Garcia

a. Approval of Minutes: February 5, 2026

2. New Business:

- a. 71 East Main Street
- b. 60-78 Fulton Street

3. Old Business:

- a. 23-27 West Main Street
- b. 86-90 North Street.

4. Preliminary

- a. 29-33 Center Street

5. Next Meeting: April 2, 2026

6. Adjournment

The agenda items may be updated, eliminated or added at any time.

**Meeting will be held in the Community Development Office, 3rd floor in
City Hall
16 James Street – Middletown, NY 10940**

**City of Middletown
Architectural Board of Review
Application**

ARB # _____ Date submitted 2-18-26

Meeting Date March 5-26 Section 31 Block 6 Lot 19 address 71 East Main St

INSTRUCTIONS

This application must be completely filled in and submitted to the BID Office or the Office of Economic & Community Development. If the applicant is not the owner, the owner of the building must give permission (see the bottom of this page).

A drawing must be submitted showing the location of the lot and buildings on premises, and the relationship to adjoining premises or public streets or areas. Description of layout of property must be on the diagram, which is part of this application, or be drawn as a separate item and submitted with this application.

This application must describe the nature and scope of the work to be performed, the materials and equipment to be used and the details of structural installations.

Upon approval of this application, the applicant will receive a certificate of appropriateness and then the Building Inspector will issue a building permit to the applicant together with an approved set of plans and specifications (if needed). Such permit, plans and specifications shall be kept on the premises available for inspection throughout the progress of the work.

LOCATION OF PROPERTY: 71 E Main Street
(Give street number and name or name and distance from nearest cross street.)

PLEASE ATTACH A CURRENT PHOTO

APPLICANT'S NAME: Jacky Lee

APPLICANT'S ADDRESS: 36 Walkkill Ave, Middletown, NY, 10940

APPLICANT'S PHONE: _____ EMAIL: _____

_____ This section to be completed by building owner _____

BUILDING OWNER'S NAME: Mia Zhou

ADDRESS: 1 Highrose Ridge Way

PHONE: _____ EMAIL: _____

I give permission for said tenant to proceed with the work described in this application.

Building owner's signature: Mia Zhou

City of Middletown Architectural Board of Review

1 Nature of work to be performed (check all that apply).

Painting: <input type="checkbox"/>	Demolition: <input type="checkbox"/>	Sign: <input checked="" type="checkbox"/>	Decks: <input type="checkbox"/>
Addition: <input type="checkbox"/>	other: <input type="checkbox"/>	Soffits: <input type="checkbox"/>	Pointing: <input type="checkbox"/>
Alteration: <input type="checkbox"/>	Roof: <input type="checkbox"/>	Cornices: <input type="checkbox"/>	Spindles: <input type="checkbox"/>
Repair: <input type="checkbox"/>	Window: <input type="checkbox"/>	Fences: <input type="checkbox"/>	Railings: <input type="checkbox"/>
			Steps: <input type="checkbox"/>

2a. Does your project require Planning Board approval? yes no

2b. Does your project require to Zoning Board? yes no

2c. Does your project require a building permit? yes no

If "yes" to any of the above, attach approval documentation

3. Total square footage of proposed building: 2,900

4. Size of lot: _____

5. Name of Engineer or Architect: _____

Address: _____

Phone: _____

6. Name of contractor and/or sign company: D+M SIGNS, INC

Address: 35 DOUGLASS AVE SUITE 1 MIDDLTOWN NY 10940

Phone: _____

Project Start Date: _____ Project Finish Date: _____

Provide a brief description of each of the following: Description of work to be done; materials being used; dimensions of work; color of paint, etc. Provide samples of paint colors; color renderings of signs, indicating dimensions and a color picture of the building indicating location of colors, signs or work to be done and product literature as appropriate. Some projects may require architectural renderings ie façade renovations or new construction.

See ATTACHED

Insert extra pages as needed.

City of Middletown Architectural Board of Review

I acknowledge that I have received Architectural Review Guidelines.

I understand and agree that no work on this request shall commence until written approval has been given by the Architectural Board of Review and the City of Middletown Building Inspector.

Print name Jacky Lee Signature [Signature]

Date Feb 18, 2026

FOR COMMISSION USE ONLY

RECOMMENDATIONS: Special Use Permit: _____

Variance: _____

Both: _____

Explain what variance or Special use permit is for: _____

For questions or guidance please contact Maria Bruni 845-346-4170.

Payment may be made by check or money order only, payable to City of Middletown.

Submit application to:

The Office of Economic & Community Development
City Hall
16 James Street
Middletown, NY 10940

City of Middletown Architectural Board of Review

~10A-7. Penalties for Offenses.

Failure to comply with this ordinance is a misdemeanor, with fines of up to one hundred dollars (\$100.00) for each day of violation, plus the Corporation Counsel of the City of Middletown is authorized to seek an injunction halting any work done in violation of this ordinance, and a violator will pay reasonable attorney's fees for such legal action if the city is successful.

~10A-7.1. Fee Schedule. (Added 10/15/1991)

THE FEE SCHEDULE SHALL BE AS FOLLOWS:

Job Estimate	FEE
\$10,000 or under	\$10.00 <i>pc</i>
\$10,001 to \$100,000	\$25.00
\$100,001 to \$500,000	\$50.00
\$500,001 to \$1,000,000	\$75.00
\$1,000,001 or higher	\$100.00

~10A-8. When effective.


This ordinance shall take effect immediately.



10" Tall Formed Plastic Letters with stand offs \$750

ACUPUNCTURE & BEAUTY
 Kaiyuan Acupuncture PC Green Eastern Int'l LLC
 drhuangtcm.com 845-381-1106

72 x 18 aluminum composite sign \$180



D&M Signs, Inc.
 35 Dolson Ave, Suite A
 Middletown, NY 10940
 Tel: 845-343-9727
 thesignguy@frontiernet.net

CLIENT: Accupn Dr. Jacky
 PROJECT: wall mount
 DRAWN BY: DJF
 DATE: 2/16/26
 FILE drjacky.cdr

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED. I APPROVE THIS PROJECT TO BEGIN:

CLIENT'S SIGNATURE _____

THIS DRAWING IS THE PROPERTY OF D&M SIGNS, INC. ANY ALTERATIONS OR REPRODUCTIONS IN WHOLE OR IN PART ARE PROHIBITED WITHOUT WRITTEN CONSENT OF D&M SIGNS, INC.

PUBLIC HEARING NOTICE
City of Middletown
Architectural Board of Review

PLEASE TAKE NOTICE, that the Architectural Board of Review of the City of Middletown will hold public hearing at the regular meeting on Thursday, March 5, 2026, in the Office of Community Development, 3rd floor, City Hall, 16 James Street, Middletown, NY, commencing at 10:00 A.M. on the request of SML Group Enterprises, LLC, seeking an approval for exterior alterations and addition to the building at 60-78 Fulton Street, Middletown, NY, Section 60, Block 6, Lot 1.

For any person unable to participate at the time of the public hearing you may view the proposed project details via our website <https://www.middletownny.gov/223/Architectural-Review-Board>.

All comments may be submitted in advance to ComDev@Middletown-NY.com

BY ORDER OF THE ARCHITECTURAL BOARD OF REVIEW,
CITY OF MIDDLETOWN, NEW YORK
Maria Bruni, Chairperson

City of Middletown
Architectural Board of Review
Application

RECEIVED
FEB 19 2026

ARB # _____ Date submitted _____ BY: _____

Meeting Date March 5-26 Section 60 Block 6 Lot 1 address 60-78 Fulton St.

INSTRUCTIONS

This application must be completely filled in and submitted to the BID Office or the Office of Economic & Community Development. If the applicant is not the owner, the owner of the building must give permission (see the bottom of this page).

A drawing must be submitted showing the location of the lot and buildings on premises, and the relationship to adjoining premises or public streets or areas. Description of layout of property must be on the diagram, which is part of this application, or be drawn as a separate item and submitted with this application.

This application must describe the nature and scope of the work to be performed, the materials and equipment to be used and the details of structural installations.

Upon approval of this application, the applicant will receive a certificate of appropriateness and then the Building Inspector will issue a building permit to the applicant together with an approved set of plans and specifications (if needed). Such permit, plans and specifications shall be kept on the premises available for inspection throughout the progress of the work.

LOCATION OF PROPERTY: 60-78 Fulton Street
(Give street number and name or name and distance from nearest cross street.)

PLEASE ATTACH A CURRENT PHOTO

APPLICANT'S NAME: SML group Enterprises LLC

APPLICANT'S ADDRESS: 60-78 Fulton Street Middletown NY 10940

APPLICANT'S PHONE _____ EMAIL: _____

This section to be completed by building owner

BUILDING OWNER'S NAME: SML group Enterprises LLC

ADDRESS: 60-78 Fulton Street Middletown NY 10940

PHONE: _____ EMAIL: _____

I give permission for said tenant to proceed with the work described in this application.

Building owner's signature: _____

City of Middletown Architectural Board of Review

1 Nature of work to be performed (check all that apply).

Painting: <input type="checkbox"/>	Demolition: <input type="checkbox"/>	Sign: <input type="checkbox"/>	Decks: <input type="checkbox"/>
Addition: <input checked="" type="checkbox"/>	other: <input type="checkbox"/>	Soffits: <input type="checkbox"/>	Pointing: <input type="checkbox"/>
Alteration: <input type="checkbox"/>	Roof: <input type="checkbox"/>	Cornices: <input type="checkbox"/>	Spindles: <input type="checkbox"/>
Repair: <input type="checkbox"/>	Window: <input type="checkbox"/>	Fences: <input type="checkbox"/>	Railings: <input type="checkbox"/>
			Steps: <input type="checkbox"/>

2a. Does your project require Planning Board approval? yes no

2b. Does your project require to Zoning Board? yes no

2c. Does your project require a building permit? yes no

If "yes" to any of the above, attach approval documentation

3. Total square footage of proposed building: 11,041 sf

4. Size of lot: 204,701 sq. ft

5. Name of Engineer or Architect: BILD Architecture

Address: 300 Tice BLVD suite 279 Woodcliff Lakes NJ 07677

Phone:

6. Name of contractor and/or sign company:

Address:

Phone:

Project Start Date: tbd Project Finish Date:

Provide a brief description of each of the following: Description of work to be done; materials being used; dimensions of work; color of paint, etc. Provide samples of paint colors; color renderings of signs, indicating dimensions and a color picture of the building indicating location of colors, signs or work to be done and product literature as appropriate. Some projects may require architectural renderings ie façade renovations or new construction.

Promenade Assisted Living at 70 Fulton Street proposes a two story addition at the north side with 8 new resident rooms per floor as well as a one story addition on the south side with new activity spaces. The proposed additions will deliver enhanced care tot he existing residents as well as new memory care services for the local sênior community.

Insert extra pages as needed.

City of Middletown Architectural Board of Review

I acknowledge that I have received Architectural Review Guidelines.

I understand and agree that no work on this request shall commence until written approval has been given by the Architectural Board of Review and the City of Middletown Building Inspector.

Print name Robert Bernstein, RA Signature 

Date 2/19/2026

FOR COMMISSION USE ONLY

RECOMMENDATIONS: Special Use Permit: _____

Variance: _____

Both: _____

Explain what variance or Special use permit is for: _____

For questions or guidance please contact Maria Bruni 845-346-4170.

Payment may be made by check or money order only, payable to City of Middletown.

Submit application to:

The Office of Economic & Community Development
City Hall
16 James Street
Middletown, NY 10940

City of Middletown Architectural Board of Review

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THE FEE SCHEDULE SHALL BE AS FOLLOWS:

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\$10,001 to \$100,000	\$25.00
\$100,001 to \$500,000	\$50.00
\$500,001 to \$1,000,000	\$75.00
\$1,000,0001 or higher	\$100.00 ✓ Paid

~10A-8. When effective.

This ordinance shall take effect immediately.

A B C D E F G H I J K L M N O P



**MEMORY CARE ADDITION
70 FULTON ST, MIDDLETOWN NY, 10940**

24017
2/18/2025

**BILD
ARCHITECTURE**

BILD ARCHITECTURE
300 TICE BLVD
SUITE #279
WOODCLIFF LAKE, NJ 07677
TEL: 212.391.0670
INFO@BILDNY.COM

CONSULTING ENGINEERS
STRUCTURAL ENGINEER
SEVERID ASSOCIATES
CONSULTING ENGINEERS, PC
489 SEVENTH AVENUE, SUITE 900
NEW YORK, NY 10018
TEL: 212-986-3700

MECHANICAL ENGINEER
RJM
83 EAST 33RD STREET
SUITE 808
NEW YORK, NY 10016
TEL: 646-394-1157

CONSULTING ARCHITECTS
DESIGNER
DESIGN IMPLEMENTATION GROUP
10 COUNTY CENTER COOLIDGE, SUITE 315
WHITE PLAINS, NY 10607
TEL: 718-952-0225

Revisions	Description	Date

Scale & Signature

CLIENT
PROMINENCE SENIOR LIVING
PROJECT NAME
MEMORY CARE ADDITION
PROJECT LOCATION
70 FULTON ST, MIDDLETOWN NY, 10940

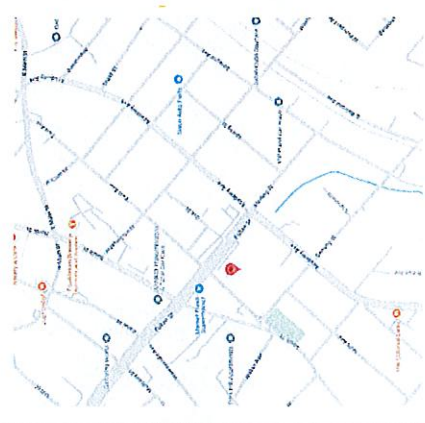
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24017
DRAWN BY
TZ
REVIEWED BY
NB
DATE
2/18/2025
DRAWING TITLE
COVER

Scale
T-100

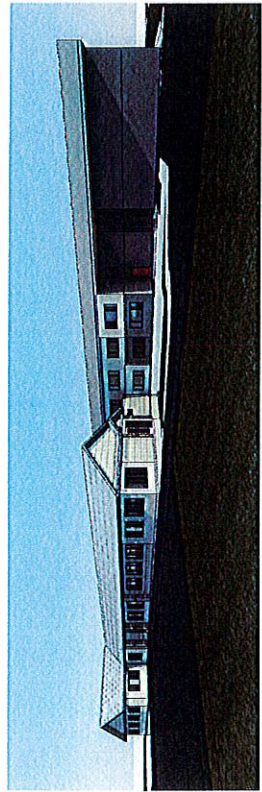
© 2025 BILD NY ARCHITECTURE



SITE MAP



LOCATION MAP



SOUTH EAST

SCOPE OF WORK

SOUTH SIDE ADDITION OF DINING AND ACTIVITY ROOMS TO EXISTING MEMORY CARE UNIT
NORTH SIDE TWO STORY ADDITION OF ADDITIONAL RESIDENT ROOMS

DESIGN

BILD ARCHITECTURE

BILD NY ARCHITECTURE

501 Chestnut Ridge RD
Suite 201
Chestnut Ridge, NY 10977
info@bildny.com
United States

CONSULTING ENGINEERS

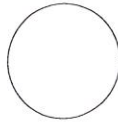
ENGINEER

123 Address
Suite 101
City, ST 00001

DESIGNER

123 Address
Suite 101
City, ST 00001

Review	Description	Date



CLIENT

PRONGRASS SENIOR LIVING

PROJECT NAME

MEMORY CARE ADDITION

PROJECT LOCATION

70 PALM ST, MOHAWK NY, 13448

PROJECT NUMBER

24017

DRAWN BY

Author

REVIEWED BY

Checker

DATE

02/1/25

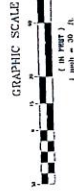
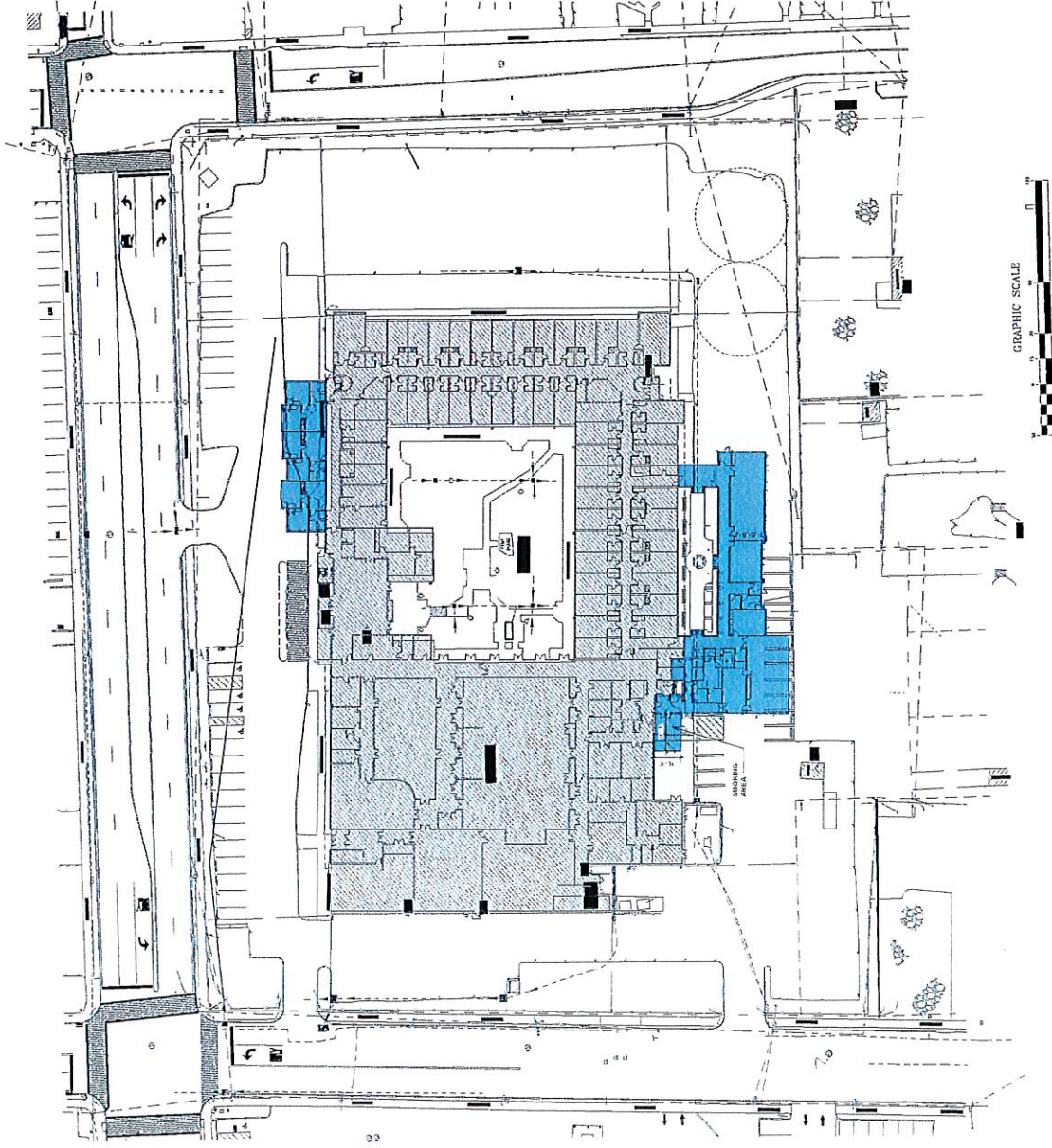
DRAWING TITLE

ARCHITECTURAL SITE PLAN

A-100

Scale
1/32" = 1'-0"

© 2025 BILD NY ARCHITECTURE



1 0_ARCH SITE PLAN
10/7 1:07

A B C D E F G H I J K L M N O P



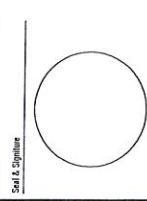
BILD ARCHITECTURE
 300 TICE BLVD
 SUITE #279
 WOODCLIFF LAKE, NJ 07877
 TEL: 212.391.0670
 INFO@BILDNY.COM

CONSULTING ENGINEERS
STRUCTURAL ENGINEER
SEVERID ASSOCIATES
 CONSULTING ENGINEERS, PC
 469 SEVENTH AVENUE, SUITE 900
 NEW YORK, NY 10018
 TEL: 212-686-3700

MECHANICAL ENGINEER
RJM
 33 EAST 33RD STREET
 SUITE 908
 NEW YORK, NY 10016
 TEL: 646-584-1157

CONSULTING ENGINEERS
DESIGNER
DESIGN INFORMATION GROUP
 10 COUNTY CENTER ROAD, SUITE 315
 WHITE PLAINS, NY 10607
 TEL: 718-552-0225

Revisions	Description	Date

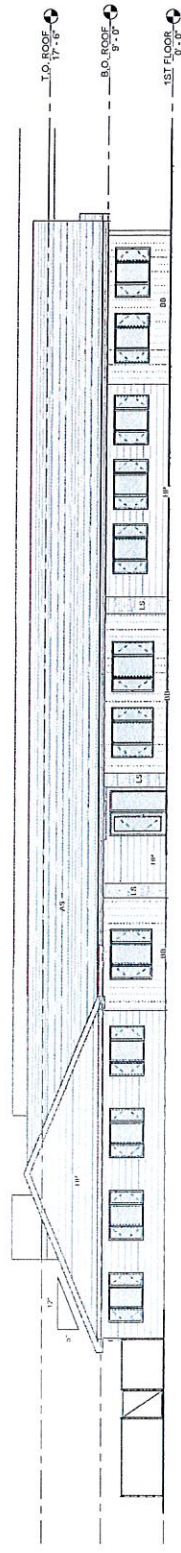


CLIENT
 PROMENGE SENIOR LIVING
PROJECT NAME
 MEMORY CARE ADDITION
PROJECT LOCATION
 75 FLETON ST. NEWTOWN H. 10949

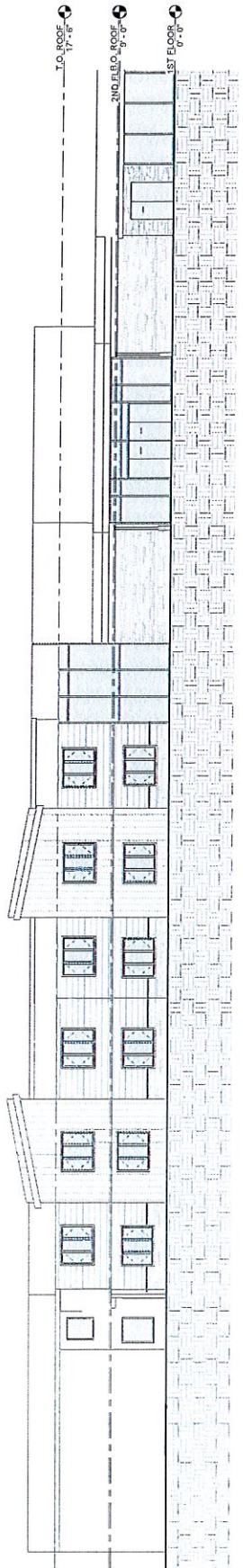
PROJECT NUMBER
 24017
DRAWN BY
 ADMIN
REVIEWED BY
 CASHIN
DATE:
 2/16/2025

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

A-200 Scale 1/8" = 1'-0"
 © 2025 BILD NY ARCHITECTURE



1 SOUTH ELEVATION
 1/8" = 1'-0"



2 NORTH
 1/8" = 1'-0"

DESIGN

BILD
ARCHITECTURE

BILD ARCHITECTURE

300 TICE BLVD
WOODCLIFF LAKE, NJ 07877
TEL: 212.261.0670
INFO@BILDNY.COM

CONSULTING ENGINEERS

STRUCTURAL ENGINEER

SCHEIDT ASSOCIATES, P.C.
449 SEVENTH AVENUE, SUITE 900
NEW YORK, NY 10018
TEL: 212-366-3700

MECHANICAL ENGINEER

RJM
33 EAST 33RD STREET
SUITE 808
NEW YORK, NY 10016
TEL: 646-564-1157

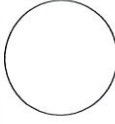
CONSULTING ENGINEERS

DESIGNER

DESIGN IMPLEMENTATION GROUP
100 WEST 10TH STREET, SUITE 315
WHITE PLAINS, NY 10607
TEL: 718-929-0225

Revision	Description	Date

Scale & Signature



CLIENT
PROMENADE SENIOR LIVING
PROJECT NAME
HEMLOCK CARE ADDITION
PROJECT LOCATION
70 HILTON ST. MIDDLETOWN, NY 10940

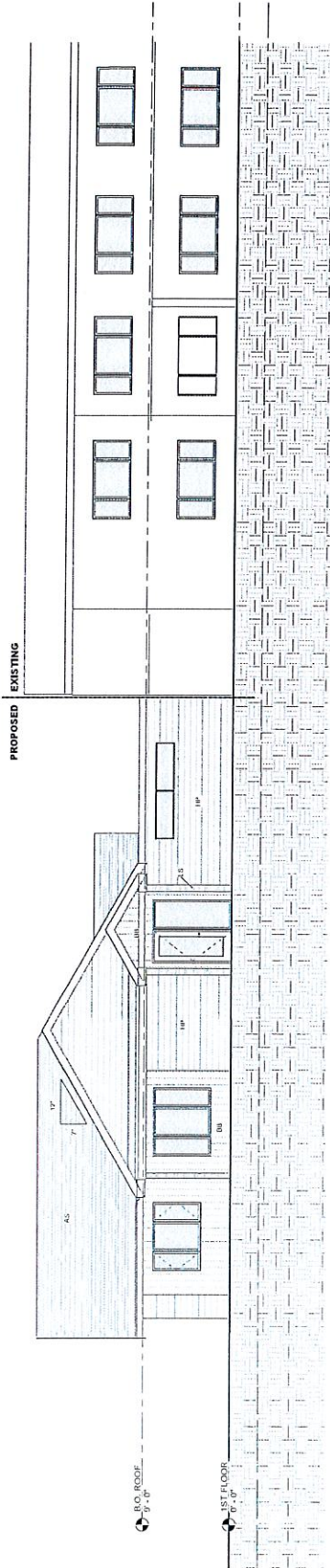
PROJECT NUMBER
23017
DRAWN BY
AMER
CHECKED
DATE
2/14/2025

DRAWING TITLE
**EAST & WEST
ELEVATIONS**

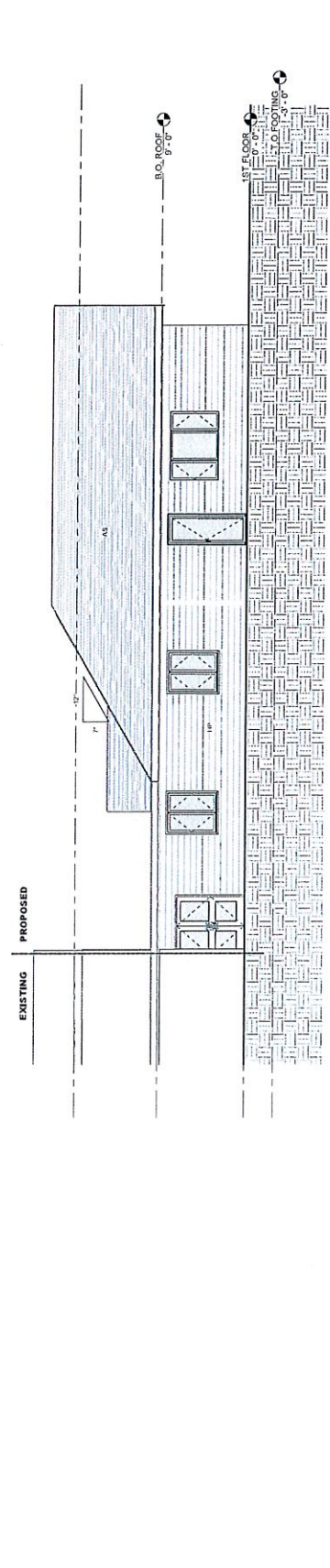
A-201
Scale
3/16" = 1'-0"

© 2025 BILD NY ARCHITECTURE

A B C D E F G H I J K L M N O P



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

A B C D E F G H I J K L M N O P



1 SOUTH EAST PERSPECTIVE VIEW



2 SOUTH WEST PERSPECTIVE VIEW



HP - HARDIE PLANK CEDARMILL SIDING
COLOR "MONTEREY TAUPE"



LS - ROYAL VERSETTA STONE
COLOR "OLEN CANYON"



AS - TIMBERLINE ASPHALT ROOF SHINGLES
COLOR "CHARCOAL"



BB - EVERLAST BOARD & BATTEN
COLOR "SAND DUNE"

GENERAL NOTE: ALL MATERIALS TO ARE AS SHOWN OR AS APPROVED EQUAL

ELEVATION MATERIALS
1/4" = 1'-0"

BILD
ARCHITECTURE

BILD ARCHITECTURE

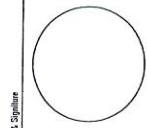
300 TICE BLVD
SUITE #279
WOODCLIFF LAKE, NJ 07677
TEL: 212.381.0570
INFO@BILDNY.COM

CONSULTING ENGINEER
STRUCTURAL ENGINEER
SENERUD ASSOCIATES
CONSULTING ENGINEERS, PC
489 SEVENTH AVENUE, SUITE 900
NEW YORK, NY 10018
TEL: 212-984-3700

MECHANICAL ENGINEER
RJM
33 EAST 33RD STREET
SUITE 900
NEW YORK, NY 10016
TEL: 646-564-1157
CONSULTING DESIGNERS

DESIGNER
DESIGN IMPLEMENTATION GROUP
10 COUNTY CENTER ROAD, SUITE 315
WHITE PLAINS, NY 10607
TEL: 718-252-0225

Reference	Description	Date



CLIENT
PRINCIPAL ENGINEERING
PROJECT NAME
MEMORY CARE ADDITION
PROJECT LOCATION
70 FRUTKIN ST. MIDDLEBURY NY 12942

PROJECT NUMBER
24617
DRAWN BY
REVIEWED BY
DATE
2/18/2025

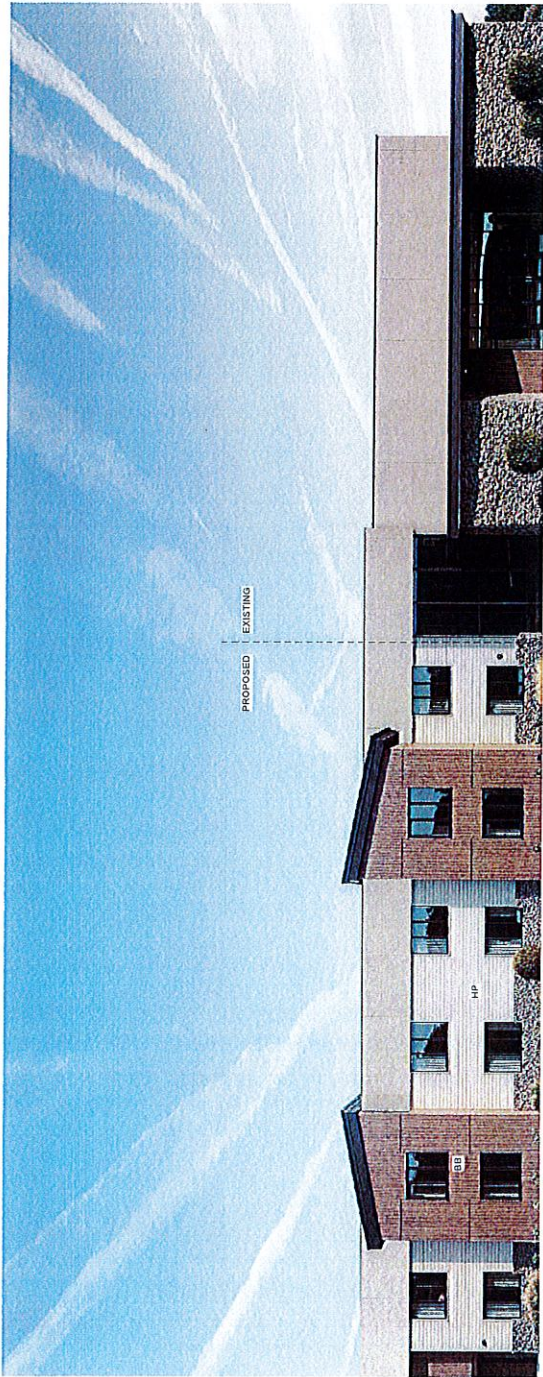
DRAWING TITLE
RENDERED ELEVATIONS

A-202
Scale
1/4" = 1'-0"





© 2025 BILD NY ARCHITECTURE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

A B C D E F G H I J K L M N O P



1 NORTH VIEW

-  HP - HARDIE PLANK CEDARHILL SIDING
COLOR "MONTEREY TAUPE"
-  LS - ROYAL VERSETTA STONE
COLOR "OLEN CANYON"
-  AS - TIMBERLINE ASPHALT ROOF SHINGLES
GENERAL NOTE: ALL MATERIALS TO BE
AS SHOWN OR AS APPROVED EQUAL
-  BB - EVERLAST BOARD & BATTEN
COLOR "SAND DUNE"

ELEVATION MATERIALS
1/4" = 1'-0"



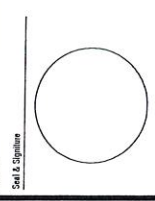
BILD ARCHITECTURE
300 TICE BLVD
SUITE #279
WOODCLIFF LAKE, NJ 07677
TEL: 212.381.0670
INFO@BILDNY.COM

CONSULTING ENGINEERS
STRUCTURAL ENGINEER
SPERDIO ASSOCIATES
CONSULTING ENGINEERS, PC
469 SEVENTH AVENUE, SUITE 900
NEW YORK, NY 10018
TEL: 212-368-3700

MECHANICAL ENGINEER
RJM
33 EAST 83RD STREET
SUITE 908
NEW YORK, NY 10016
TEL: 646-584-1157

CONSULTING DESIGNERS
DESIGNER
DESIGN REPRESENTATION GROUP
10 COUNTY CENTER, SUITE 315
WHITE PLAINS, NY 10607
TEL: 718-252-0225

Revision	Description	Date



CLIENT
PROSPECTIVE SENIOR LIVING
MEMORY CARE ADDITION
70 TILDEN ST. HICKLETOWN, NY 10640

PROJECT NUMBER
24017

DRAWN BY
TZ

REVIEWED BY
RB

DATE:
2/18/2025

DRAWING TITLE
RENDERED ELEVATIONS

A-203
Scale:
1/4" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

BILD
ARCHITECTURE

BILD ARCHITECTURE
300 TICE BLVD
SUITE #279
WOODCLIFF LAKE, NJ 07677
TEL: 212.381.0670
INFO@BILDNY.COM

CONSULTING ENGINEERS
STRUCTURAL ENGINEER
SEVERID ASSOCIATES
CONSULTING ENGINEERS, PC
469 SEVENTH AVENUE, SUITE 600
NEW YORK, NY 10018
TEL: 212-968-3700

MECHANICAL ENGINEER
RJM
33 EAST 33RD STREET
SUITE 908
NEW YORK, NY 10016
TEL: 946-564-1157
CONSULTING DESIGNERS

DESIGNER
DESIGN IMPLEMENTATION GROUP
10 COUNTY CENTER ROAD, SUITE 315
WHITE PLAINS, NY 10607
TEL: 718-252-0225

Revision	Description	Date

Seal & Signature

CLIENT
PROSPERANCE SENIOR LIVING
PROJECT NAME
HENRY CARE ADDITION
PROJECT LOCATION
70 FULTON ST. MIDDLETOWN NY 10940

PROJECT NUMBER
2407
DRAWN BY
Asha
REVIEWED BY
Chester
DATE:
2/16/2025

EXISTING PHOTOS

A-204
Scale

© 2025 BILD NY ARCHITECTURE



View of building from Fulton St.



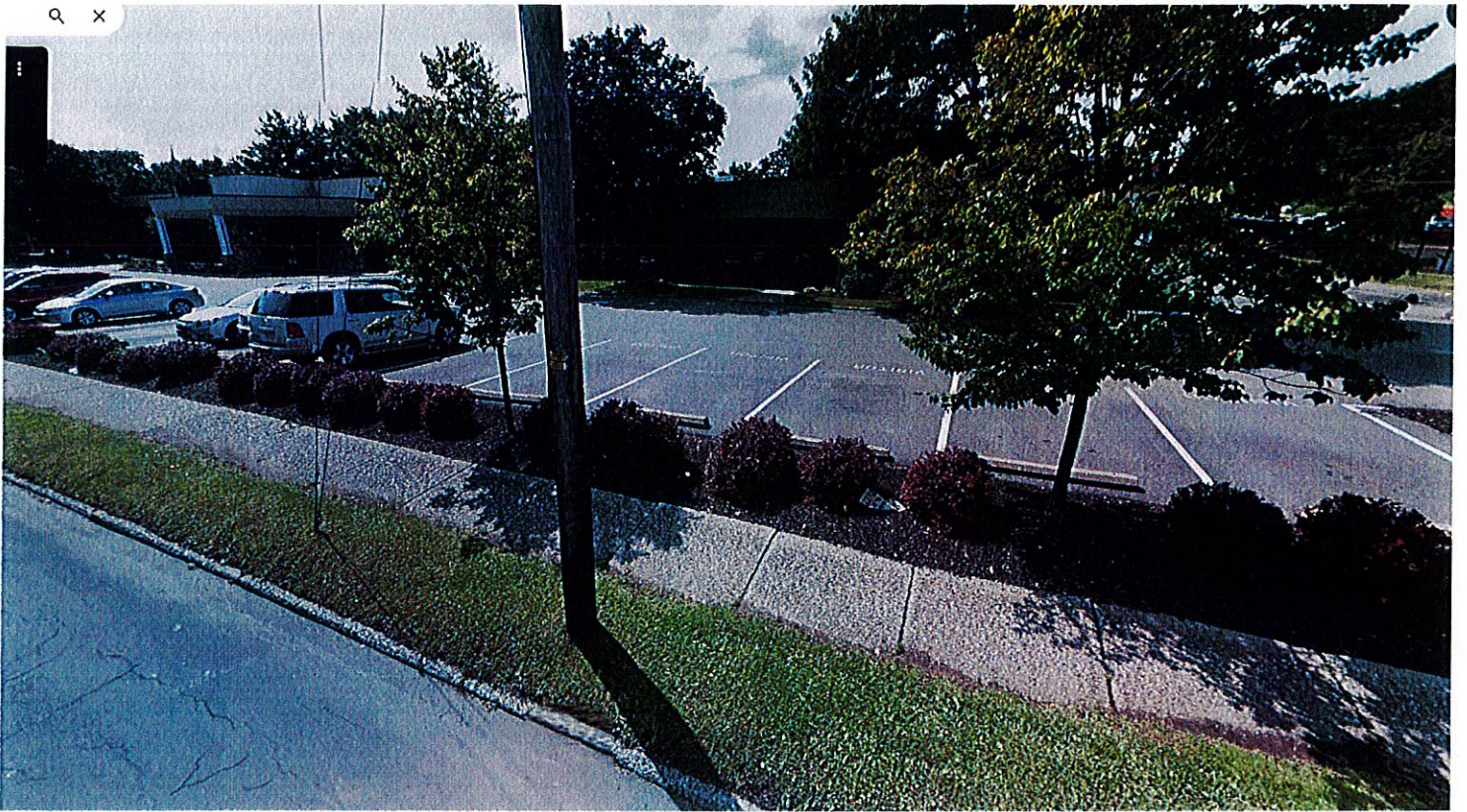
VIEW FROM EAST AVE



View of rear of existing building where the building addition is to be added from Academy St.



VIEW FROM THE CORNER OF FULTON & EAST AVE



View of building from Fulton St.



View of rear of existing building where the building addition is to be added from Academy St.

RECEIVED
SEP 12 2025

City of Middletown
Architectural Board of Review
Application

BY:

ARB # _____ Date submitted Sept. 12, 2025

Meeting Date _____ Section _____ Block _____ Lot _____ address 86-90 North St
Middletown, NY 10940

INSTRUCTIONS

This application must be completely filled in and submitted to the BID Office or the Office of Economic & Community Development. If the applicant is not the owner, the owner of the building must give permission (see the bottom of this page).

A drawing must be submitted showing the location of the lot and buildings on premises, and the relationship to adjoining premises or public streets or areas. Description of layout of property must be on the diagram, which is part of this application, or be drawn as a separate item and submitted with this application.

This application must describe the nature and scope of the work to be performed, the materials and equipment to be used and the details of structural installations.

Upon approval of this application, the applicant will receive a certificate of appropriateness and then the Building Inspector will issue a building permit to the applicant together with an approved set of plans and specifications (if needed). Such permit, plans and specifications shall be kept on the premises available for inspection throughout the progress of the work.

LOCATION OF PROPERTY: 86-90 North St. Middletown, NY 10940
(Give street number and name or name and distance from nearest cross street.)

PLEASE ATTACH A CURRENT PHOTO

APPLICANT'S NAME: Hope of Middletown Gardens, LLC, Zhongling Jia

APPLICANT'S ADDRESS: 90 North St, #110, Middletown, NY 10940

APPLICANT'S PHONE: _____ EMAIL: _____

This section to be completed by building owner

BUILDING OWNER'S NAME: Hope of Middletown Gardens, LLC, Zhongling Jia

ADDRESS: 86-90 North St. Middletown, NY 10940

PHONE: _____ EMAIL: _____

I give permission for said tenant to proceed with the work described in this application.

Building owner's signature: [Signature]

City of Middletown Architectural Board of Review

1 Nature of work to be performed (check all that apply).

Painting: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Sign: <input type="checkbox"/>	Decks: <input type="checkbox"/>
Addition: <input checked="" type="checkbox"/>	other: <input type="checkbox"/>	Soffits: <input type="checkbox"/>	Pointing: <input type="checkbox"/>
Alteration: <input type="checkbox"/>	Roof: <input type="checkbox"/>	Cornices: <input type="checkbox"/>	Spindles: <input type="checkbox"/>
Repair: <input type="checkbox"/>	Window: <input type="checkbox"/>	Fences: <input type="checkbox"/>	Railings: <input type="checkbox"/>
			Steps: <input type="checkbox"/>

- 2a. Does your project require Planning Board approval? yes no
- 2b. Does your project require to Zoning Board? yes no
- 2c. Does your project require a building permit? yes no

If "yes" to any of the above, attach approval documentation

3. Total square footage of proposed building: 10,000 sqft

4. Size of lot: 10,000 sqft

5. Name of Engineer or Architect: N/A

Address: _____

Phone: _____

6. Name of contractor and/or sign company: Awning Masters

Address: 421 5th Ave, Paterson, NY 07514

Phone: _____

Project Start Date: Oct, 1, 2025 Project Finish Date: Oct, 5, 2025

Provide a brief description of each of the following: Description of work to be done; materials being used; dimensions of work; color of paint, etc. Provide samples of paint colors; color renderings of signs, indicating dimensions and a color picture of the building indicating location of colors, signs or work to be done and product literature as appropriate. Some projects may require architectural renderings ie façade renovations or new construction.

① North st facing wall of ~~new~~ 90 North St Building will be painted at the bottom six feet with Mango Yellow or some color like brick;

② North st facing wall of 90 North St Building will be added with 90 to 100 ft Awning to cover the three restaurants/BARS. the Awning

Insert extra pages as needed.

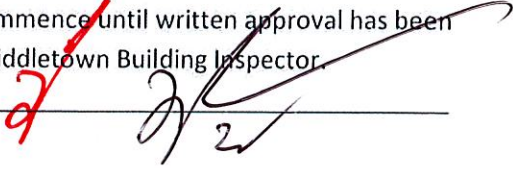
Addition will be similar with the New Middletown Store in color and constructions.

City of Middletown Architectural Board of Review

I acknowledge that I have received Architectural Review Guidelines.

I understand and agree that no work on this request shall commence until written approval has been given by the Architectural Board of Review and the City of Middletown Building Inspector.

Print name Zhong ling Jia

Signature 

Date Sept. 12, 2025

FOR COMMISSION USE ONLY

RECOMMENDATIONS: Special Use Permit: _____

Variance: _____

Both: _____

Explain what variance or Special use permit is for: 90 North St Building Bottom Six feet painting \$ 90-100 feet awning addition By Awning Masters

For questions or guidance please contact Maria Bruni 845-346-4170.

Payment may be made by check or money order only, payable to City of Middletown.

Submit application to:

The Office of Economic & Community Development
City Hall
16 James Street
Middletown, NY 10940

City of Middletown Architectural Board of Review

~10A-7. Penalties for Offenses.

Failure to comply with this ordinance is a misdemeanor, with fines of up to one hundred dollars (\$100.00) for each day of violation, plus the Corporation Counsel of the City of Middletown is authorized to seek an injunction halting any work done in violation of this ordinance, and a violator will pay reasonable attorney's fees for such legal action if the city is successful.

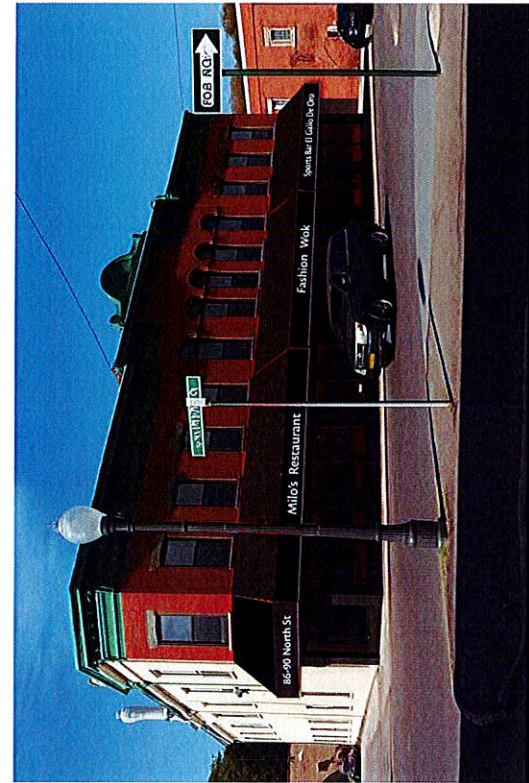
~10A-7.1. Fee Schedule. (Added 10/15/1991)

THE FEE SCHEDULE SHALL BE AS FOLLOWS:

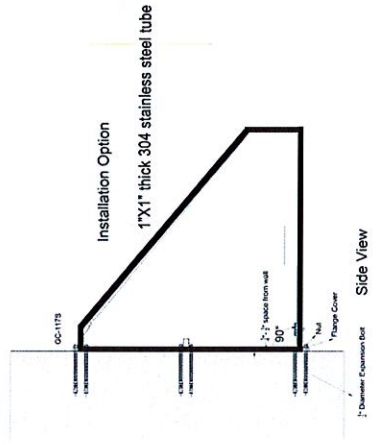
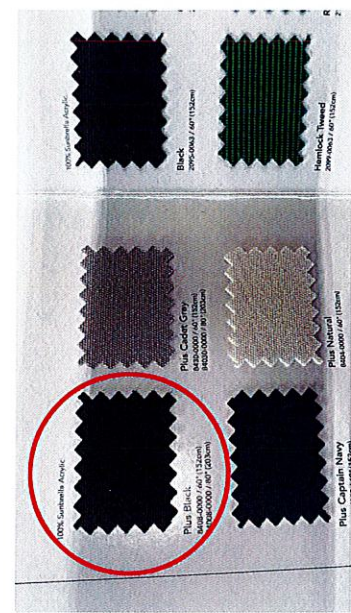
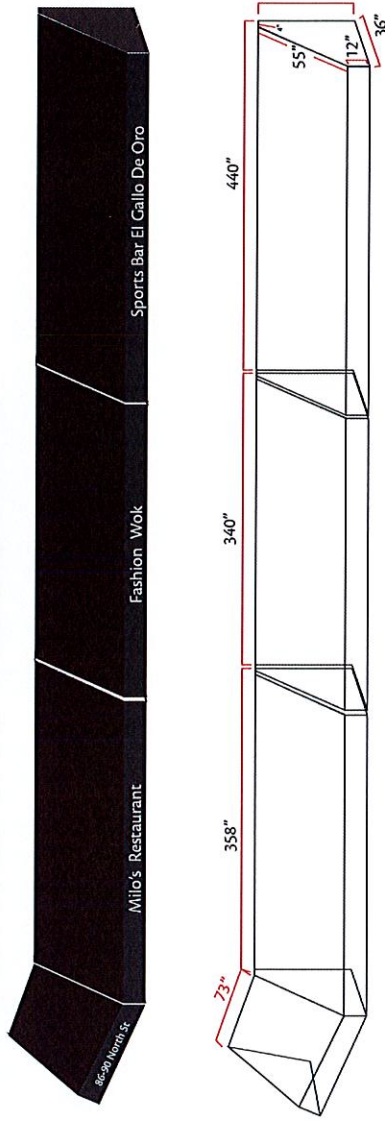
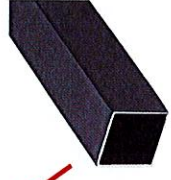
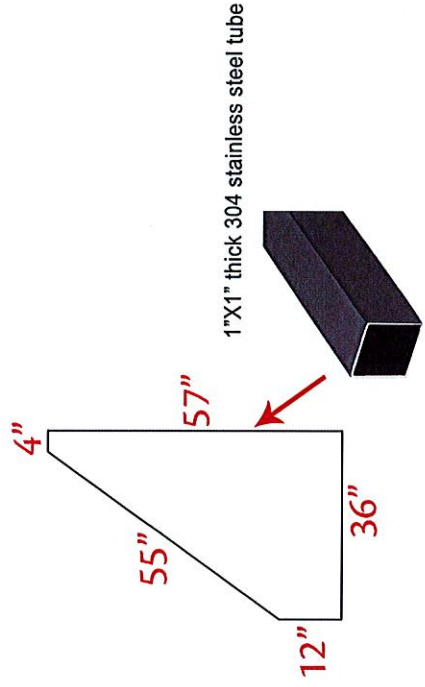
Job Estimate	FEE
\$10,000 or under	\$10.00
\$10,001 to \$100,000	\$25.00
\$100,001 to \$500,000	\$50.00
\$500,001 to \$1,000,000	\$75.00
\$1,000,001 or higher	\$100.00

~10A-8. When effective.

This ordinance shall take effect immediately.



YOUR SIGNATURE REPRESENTS FINAL APPROVAL. PLEASE LOOK OVER CAREFULLY. CHECK ALL SPELLING AND GRAMMAR. SIGN VISION CAN NOT BE RESPONSIBLE FOR ANY ERRORS AFTER FINAL APPROVAL



Electrical Detail:
RED & WHITE LED
1). 20 amp 120V Circuit Req.
2). 100w Transformer (LPV-100-12) @ 0.60 amps each
Total Amps: 1.20

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code
1). Grounded and bonded per NEC 600.7/NEC250
2). Existing branch circuit in compliance with NEC600.5, not to exceed 20 amps
3). Sign is to be UL listed per NEC 600.3
4). UL disconnect switch per NEC 600.6 required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section



no subject)

message

ob x <bobxt2012@gmail.com>
o: Bob xian <bobxt2012@gmail.com>

Wed, Sep 10, 2025 at 7:51 PM



① Orange

② Mango

① Color of the added: Yellow
Awning

② Awning will be 90-100 feet long & 5'+ to 6' high and to be performed or installed by Awning Masters of NJ.

③ The bottom six feet of North S+ facing wall to be painted brick color

④ Color of the awning to be orange (similar to New Middletown Store's awning.)



Current color

86-

90-

