



**CITY OF MIDDLETOWN
ARCHITECTURAL BOARD OF REVIEW AGENDA
APRIL 2, 2026 - 10:00 AM**

1. ROLL CALL
2. APPROVAL OF MINUTES
 - 2.1. Accept the Minutes of March 5, 2026
3. NEW BUSINESS
 - 3 West Main Street signage approval
 - 101 North Street approval of walk-in cooler addition
4. OLD BUSINESS
5. NEXT MEETING
 - 5.1. May 7, 2026
6. ADJOURNMENT



**CITY OF MIDDLETOWN, NEW YORK
ARCHITECTURAL REVIEW BOARD (ARB)
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
 Seconded by: None
 Date of Adoption: April 2, 2026
 Index No:

I hereby certify that the attached is a true copy of a Resolution adopted by the City of Middletown Architectural Review Board (ARB).

 Gina Pratti
 Secretary, Architectural Review Board (ARB)

Names	Ayes	Noes	Abstain	Absent
Alvaro Garcia				
Kathleen Rifkin				
Anna Madden				
Gef Chumard				
Maria Bruni				
Total				

I hereby approve the attached Resolution.

 Maria Bruni, Chairwoman

 Date

Accept the Minutes of March 5, 2026

Accept the Minutes of March 5, 2026

Prepared by:

Attachments:

1.	draft min for 03052026
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ARCHITECTURAL BOARD OF REVIEW
CITY OF MIDDLETOWN
Minutes
March 5, 2026

1. ROLL CALL

Maria Bruni
Gef Chumard
Anna Madden
Kathleen Rifkin
Alvaro Garcia
Also present: Joseph Thompson, Architect; Sixto Martinez, Code enforcer

2. APPROVAL OF MINUTES:
February 5, 2026

Motion to approved made by Chumard; seconded by Madden
Motion carried 5-0

3. New Business:

- a. 71 East Main Street – Jacky Lee representing ***Dr. Huang Acupuncture & beauty*** requesting to add a 10” tall formed plastic letters with stand and 72x18 aluminum composite sign to the right of the front door.

Motion to approved made by Madden; seconded by Rifkin
Motion carried 5-0

- b. 60-78 Fulton Street – Public Hearing – Paul Belitsis, Promenade Rob Bernstein, Senior Architect; Tzivia Zidell, Architect representing ***Promenade Assisting Living*** - requesting to add 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.

Ms. Bruni opened the public hearing and asked if anyone from the public was present. Ms. Bruni also asked if there or any emails sent regarding 60-78 Fulton Street. No one from the public was present and no emails were taking.

Discussion: The board reviewed plans for a residential facility addition, discussing the proposed modern yet residential architectural style and materials, including Hardy Plank instead of stucco. The board approved the architectural review application contingent on planning board approval, and agreed to allow a stone color mock-up to be reviewed before installation. The public hearing was closed as no comments were received.

Motion to approved made by Alvaro; seconded by Madden
Motion carried 5-0

4. Old Business

- a. 23-27 West Main Street – Sarah Baurechs representing ***Sunrise Bowls*** – applicant sent in updated pictures to have the board approve window decals.

Discussion: The team discussed window signage measurements and regulations, confirming that window signs are not regulated and can cover up to half the glass.

Motion to approved made by Alvaro; seconded by Madden
Motion carried 5-0

- b. 86-90 North Street – Lily Jia, Qun Wei representing Hope of Middletown Gardens, LLC – requesting to paint the North Street facing bottom six feet with mango yellow and add a 90 to 100-foot awning to cover the three restaurant's/bars.

Discussion: The meeting focused on finalizing awning designs for a building. Board discussed the dimensions, gaps, and mounting details of the awnings. They agreed on the overall design but requested a revised drawing showing the two-foot gaps between awnings. The board approved the design with the condition that a revised drawing be provided.

Motion to approved made by Rifkin; seconded by Madden
Motion carried 5-0

5. Preliminary

- a. 29-33 Center Street – Junhwan Chang representing **29-33 Center Street** – requesting to repaint outside of building replace lighting.

Discussion: The meeting focused on a preliminary discussion of a proposal for a historic building renovation project. Applicant presented plans to clean and restore the building's exterior, including removing paint, power washing brick, and adding classic moldings. The board expressed concerns about the stucco surface and the need to determine what lies beneath it. Board stated that brick is not to be painted. Applicant understands and agreed to create detailed drawings, including elevations and trim profiles, to further develop the proposal. The conversation ended with a reminder that no approvals could proceed until outstanding building department issues were resolved.

Motion to table
Motion carried 5-0

6. Next Meeting April 2, 2026

7. Adjournment

Motion to approved made by Madden; seconded by Chumard
Motion carried 5-0



**CITY OF MIDDLETOWN, NEW YORK
ARCHITECTURAL REVIEW BOARD (ARB)
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
 Seconded by: None
 Date of Adoption: April 2, 2026
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 Secretary, Architectural Review Board (ARB)

Names	Ayes	Noes	Abstain	Absent
Alvaro Garcia				
Kathleen Rifkin				
Anna Madden				
Gef Chumard				
Maria Bruni				
Total				

I hereby approve the attached Resolution.

 Maria Bruni, Chairwoman

 Date

3 West Main Street signage approval

Be it resolved that the Architectural Review Board (ARB) of the City of Middletown hereby approves the signage for 3 West Main Street.

Prepared by:

Attachments:

1.	3 WEST MAIN
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PC

RECEIVED
MAR 17 2026

City of Middletown
Architectural Board of Review
Application

BY:

ARB # _____ Date submitted 3/17/26
Meeting Date 4-2-26 Section 3 Block 10 Lot 11 address 3 West Main

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: 3 West Main Street
(Give street number and name or name and distance from nearest cross street.)

PLEASE ATTACH A CURRENT PHOTO

APPLICANT'S NAME: Kadence Wine fo / Dave Madder
APPLICANT'S ADDRESS: _____
APPLICANT'S PHONE: _____ EMAIL: _____

This section to be completed by building owner

BUILDING OWNER'S NAME: Maria Bouni
ADDRESS: 3 West Main Street
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 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: _____

4. Size of lot: _____

5. Name of Engineer or Architect: _____

Address: _____

Phone: _____

6. Name of contractor and/or sign company: Quality Signs

Address: 48 Mill St.

Phone: 845 343-3025

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.

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 DAVID Madder Signature 

Date 3/17/26

FOR COMMISSION USE ONLY

RECOMMENDATIONS: Special Use Permit: _____

Variance: _____

Both: _____

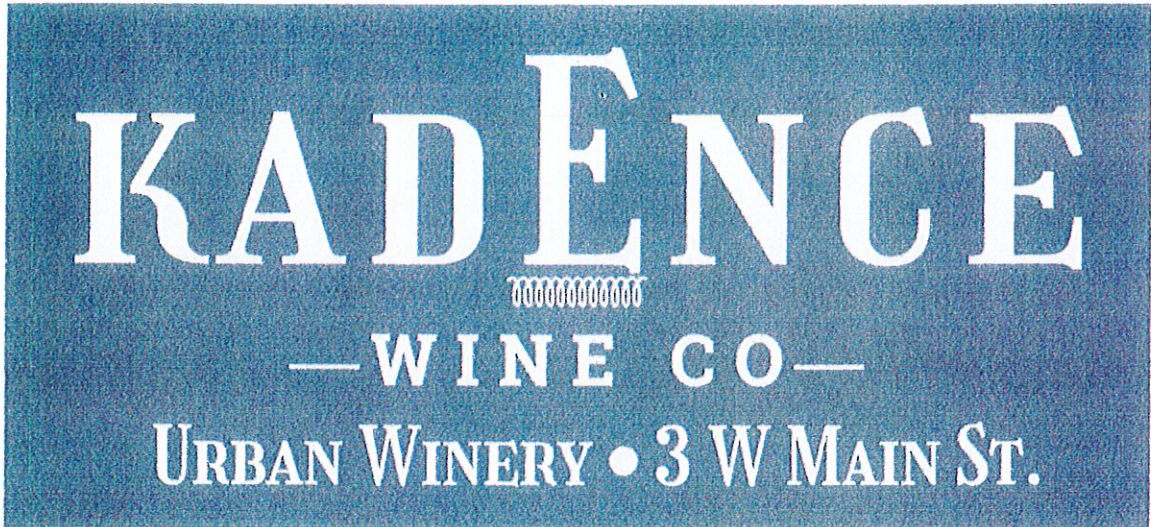
Explain what variance or Special use permit is for: _____

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

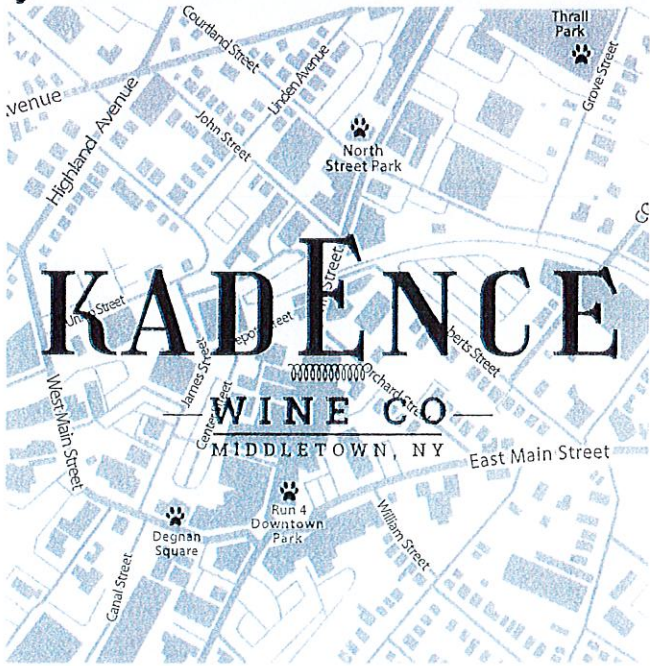
Payment may be made by check or money order only, payable to City of Middletown.

Submit application to:

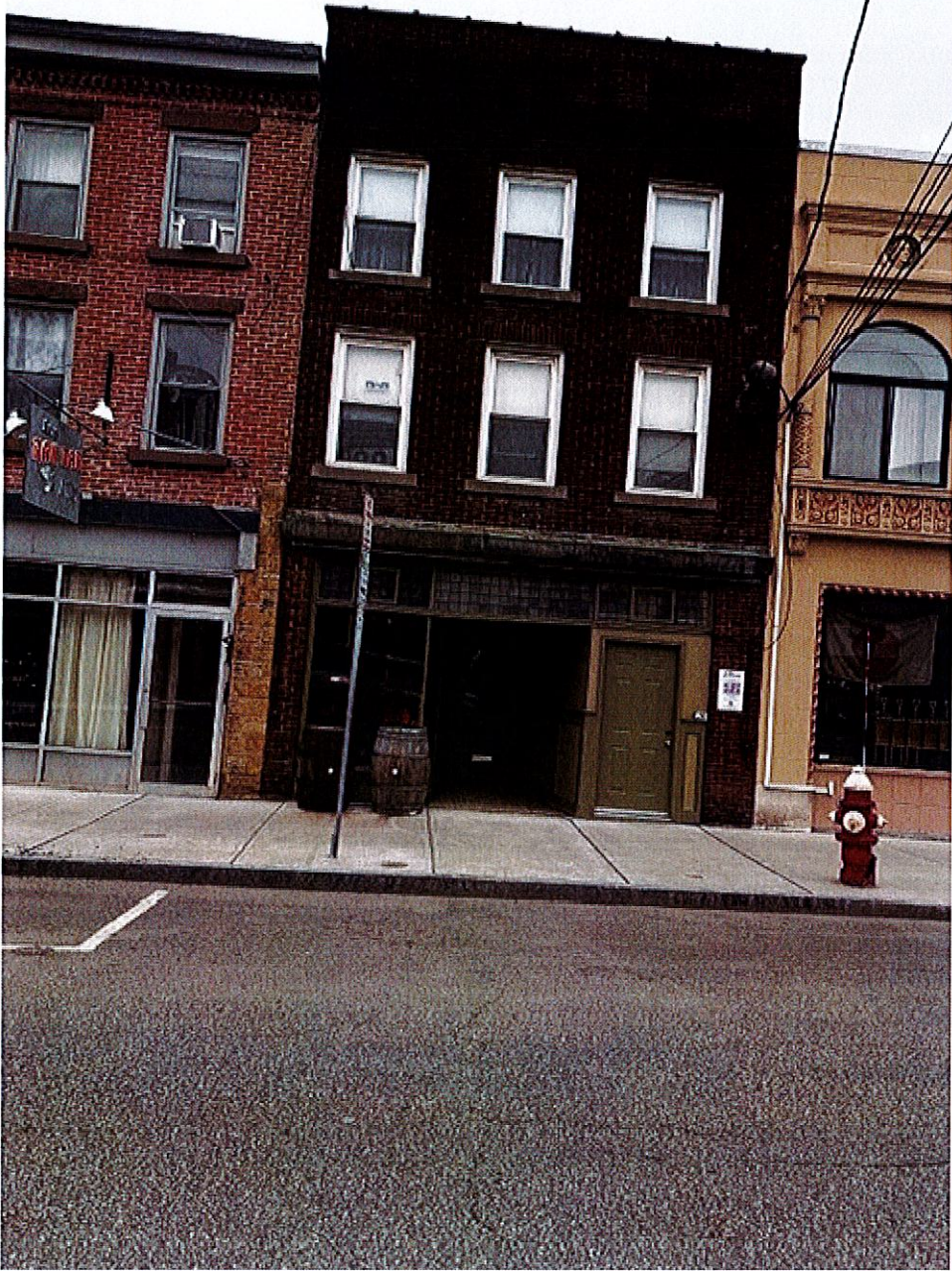
The Office of Economic & Community Development
City Hall
16 James Street
Middletown, NY 10940



Window vinyl 36" wide, the window is 52" wide.
The grey box is there to show the white vinyl



Logo and craft winery is 23" lwide. Your door is 27" wide.



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 hearings at it's regular meeting on Thursday, April 2, 2026, in the Office of Economic & Community Development, City Hall, 16 James Street, Middletown, NY, commencing at 10:00 A.M., on the request of Dave Madden / Kadence Wine Co., seeking an approval for signage to 3 West Main Street, Middletown, NY, Section 31, Block 10, Lot 11.

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

BY ORDER OF THE ARCHITECTURAL BOARD OF REVIEW,
CITY OF MIDDLETOWN, NEW YORK
Maria Bruni, Chairperson
March 20, 2026



**CITY OF MIDDLETOWN, NEW YORK
ARCHITECTURAL REVIEW BOARD (ARB)
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
 Seconded by: None
 Date of Adoption: April 2, 2026
 Index No:

I hereby certify that the attached is a true copy of a Resolution adopted by the City of Middletown Architectural Review Board (ARB).

 Gina Pratti
 Secretary, Architectural Review Board (ARB)

Names	Ayes	Noes	Abstain	Absent
Alvaro Garcia				
Kathleen Rifkin				
Anna Madden				
Gef Chumard				
Maria Bruni				
Total				

I hereby approve the attached Resolution.

 Maria Bruni, Chairwoman

 Date

101 North Street approval of walk-in cooler addition

Be it resolved that the Architectural Review Board (ARB) hereby approves the application for the addition of a walk-in cooler to 101 North Street.

Prepared by:
 Maria Bruni, Director of Economic and Community Development

Attachments:

1.	101 NORTH ST-001
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1000 pd

City of Middletown
Architectural Board of Review
Application

RECEIVED
MAR 10 2026

ARB # _____ Date submitted _____ BY: _____

Meeting Date 4-2-26 Section 31 Block 2 Lot 13 address 101 N Street middletown

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: 101 N Street city of middletown
(Give street number and name or name and distance from nearest cross street.)

PLEASE ATTACH A CURRENT PHOTO

APPLICANT'S NAME: B&K masonry and construction corp.

APPLICANT'S ADDRESS: _____

APPLICANT'S PHONE: _____ EMAIL: _____ mail.com

This section to be completed by building owner

BUILDING OWNER'S NAME: Jorge E. Quesada

ADDRESS: 35 E. Summit middletown NJ 07432

PHONE: _____ MAIL: _____

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

Building owner's signature: Jorge E. Quesada

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 checked="" 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: _____

4. Size of lot: _____

5. Name of Engineer or Architect: Robert Murphy

Address: 1341 Hamburg turnpike, suite 2-6 wayne, NY 07470

Phone: _____

6. Name of contractor and/or sign company: BOLC masonry and construction corp.

Address: 17 Remsen Ave Monsey NY 10952

Phone: 1 _____

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.

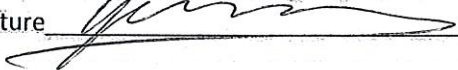
We requesting to add a cooler on the back of the building for the new restaurant.

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 Benedicto Gomez Signature 
Date 3/10/26

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
\$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.

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 hearings at it's regular meeting on Thursday, April 2, 2026, in the Office of Economic & Community Development, City Hall, 16 James Street, Middletown, NY, commencing at 10:00 A.M., on the request of BDK Masonry and Construction Corp, seeking an approval for addition and alteration at 101 North Street, Middletown, NY, Section 31, Block 2, Lot 13.

For any person unable to participate at the time of the public meeting, email comments may be submitted in advance to ARB@Middletownny.gov.

BY ORDER OF THE ARCHITECTURAL BOARD OF REVIEW,
CITY OF MIDDLETOWN, NEW YORK
Maria Bruni, Chairperson
March 20, 2026