

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; Tzivie 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