



**CITY OF MIDDLETOWN
ARCHITECTURAL BOARD OF REVIEW AGENDA
MAY 7, 2026 - 10:00 AM**

1. ROLL CALL
2. APPROVAL OF MINUTES
 - 2.1. Accept the Minutes of April 2, 2026
3. NEW BUSINESS
 - Resolution authorizing signage at 46-56 East Main Street; Section 35, Block 6, Lot 4.2
 - Resolution authorizing facade addition/alterations to 44 James Street; Section 31, Block 12, Lot 10.22
 - Resolution authorizing facade addition/alterations to 11-31 Fulton Street, Middletown; Section 35, Block 1, Lot 8.2
4. PRELIMINARY HEARINGS
 - Preliminary for facade addition/alterations to 97 East Main Street; Section 31, Block 3, Lot 8 - no resolution
 - Preliminary for facade addition/alterations 9-29 Canal Street; Section 35, Block 3, Lot 24.1 - no resolution
5. OLD BUSINESS
 - 5.1. none
6. NEXT MEETING
 - 6.1. June 4, 2026
7. 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: May 7, 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

Resolution authorizing signage at 46-56 East Main Street; Section 35, Block 6, Lot 4.2

WHEREAS, the applicant has submitted a request for approval of signage at 46–56 East Main Street; and

WHEREAS, the Architectural Board of Review has reviewed the submitted plans and finds the proposed signage to be consistent with applicable zoning and design guidelines;

NOW, THEREFORE, BE IT RESOLVED, that the Architectural Board of Review hereby approves the proposed signage for 46–56 East Main Street as presented in the application materials, subject to the condition that all signage shall be installed in accordance with the approved plans and any applicable local regulations.

Prepared by:

Attachments:

1.	46-56 east main street
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**City of Middletown
Architectural Board of Review**

Application

RECEIVED
MAR 25 2026

ARB # _____ Date submitted _____

Meeting Date 5-7-26 Section 35 Block 6 Lot 4.2 address 50-56 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: 50-56 East Main 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: _____
APPLICANT'S ADDRESS: _____ Ext. Middletown, NY 10940
APPLICANT'S PHONE: _____ EMAIL: _____

_____ This section to be completed by building owner _____
BUILDING OWNER'S NAME: IGLESIA PENTECOSTA EBENEZER
ADDRESS: 50-56 EAST MAIN
PHONE: _____ EMAIL: MARCIA @ EK 50.ORG

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: _	Demolition: <u>Sign: LED</u>	Decks: _
Addition: _	other: _	Pointing: _
Alteration: _	Roof: _	Spindles: _
Repair: _	Window: _	Railings: _
	Soffits: _	Steps: _
	Cornices: _	
	Fences: _	

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

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

3. Total square footage of proposed building: N/A

4. Size of lot: N/A

5. Name of Engineer or Architect: N/A

Address: _____

Phone: _____

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

Address: 2201 Cantu Ct. Suite 215, Sarasota FL 34232

Phone: 800-237-3928 They will ship the LED Panels

Project Start Date: 5/11/26 Project Finish Date: 5/13/26

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.

Will be replacing monochrome panels from our current church sign and replacing them with color led panels. None of the current structure of the sign needs to be removed. The reason for the replacement is that the monochrome panels are no longer operational,

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 Jose [REDACTED] Signature [Handwritten Signature]

Date 3/24/2026

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)

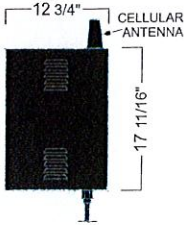
THE FEE SCHEDULE SHALL BE AS FOLLOWS:

Job Estimate	FEE
\$10,000 or under	\$10.00
\$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

~10A-8. When effective.

This ordinance shall take effect immediately.

Remote control box
 with ethernet cable



Stewart Signs
 ONE SIGN, ONE COMPANY

1-800-237-3928 stewartsigns.com

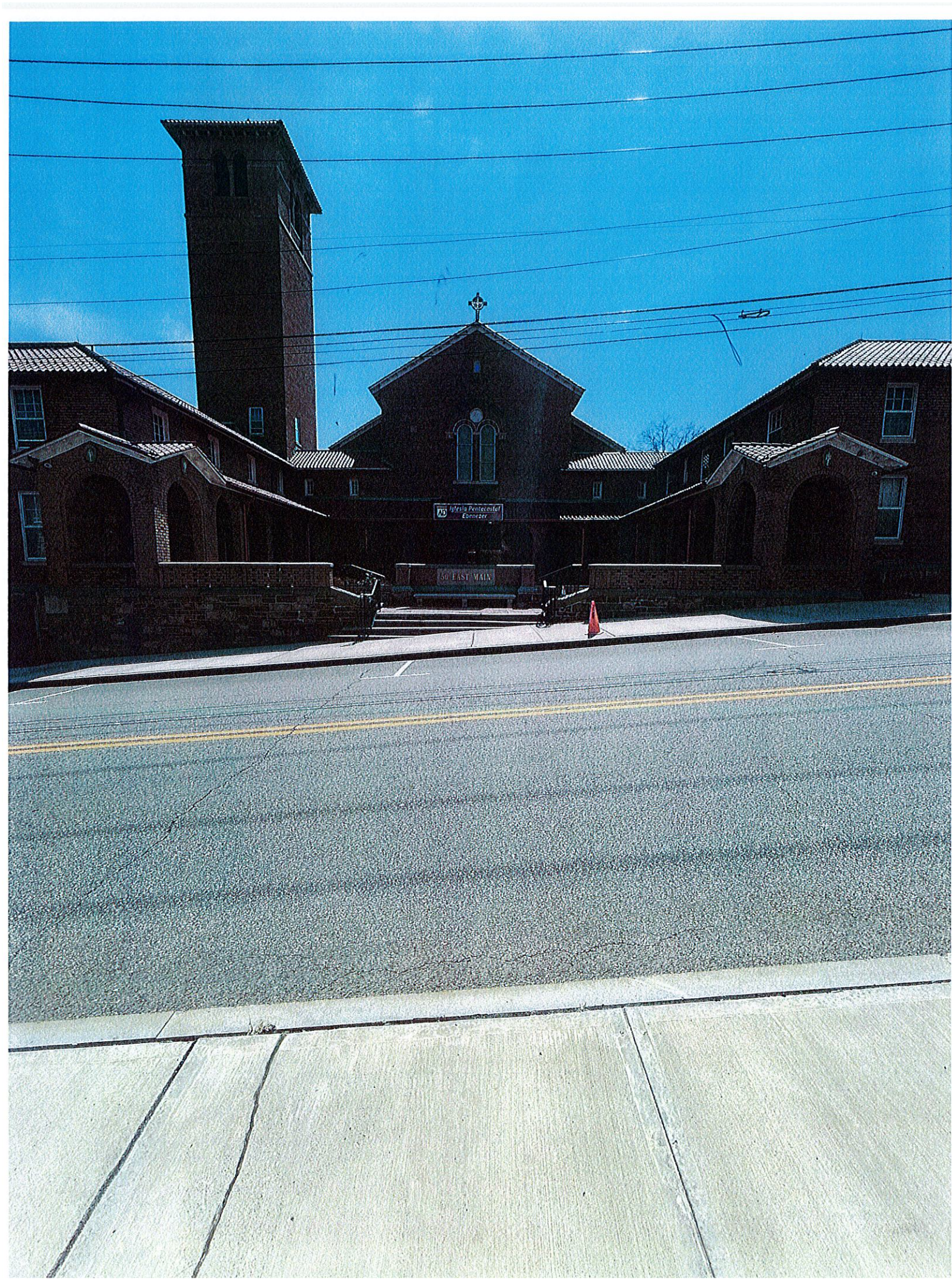
Atlas 6.67mm 144x336
 AR-1004293 Cust 1175616
 3/18/2026 F/wWeber PROPOSAL
 Scale: 1/2"=1'

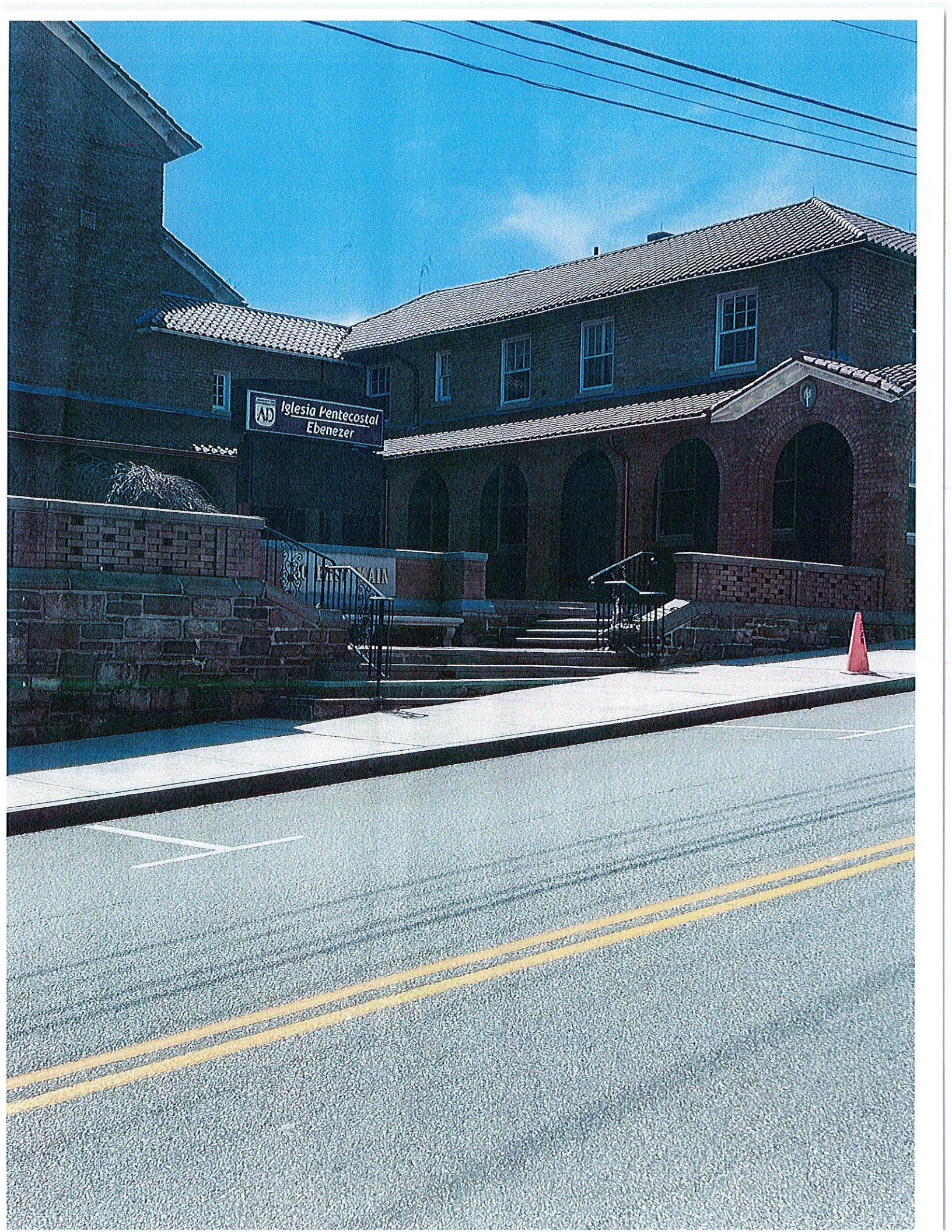
Signature _____

Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.







 Iglesia Pentecostal
Ebenezer



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

THE FOLLOWING WAS PRESENTED

By: None
 Seconded by: None
 Date of Adoption: May 7, 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

Resolution authorizing facade addition/alterations to 44 James Street; Section 31, Block 12, Lot 10.22

WHEREAS, the applicant has submitted a request for approval of facade addition/alterations at 44 James Street, Middletown, NY, Section 31, Block 12, Lot 10.22

WHEREAS, the Architectural Board of Review has reviewed the submitted plans and finds the proposed facade addition/alterations to be consistent with applicable zoning and design guidelines;

NOW, THEREFORE, BE IT RESOLVED, that the Architectural Board of Review hereby approves the proposed facade addition/alterations for 44 James Street, Middletown, NY Section 31, Block 12, Lot 10.22 as presented in the application materials, subject to the condition that all signage shall be installed in accordance with the approved plans and any applicable local regulations.

Prepared by:

Attachments:

1.	44 JAMES ST
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**City of Middletown
Architectural Board of Review
Application**

RECEIVED
MAR 30 2026

ARB # _____ Date submitted 3/25/26 BY: _____
Meeting Date May 7th 2026 Section 31 Block 12 Lot 10.22 address 44 JAMES ST. LLC

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: 44 JAMES STREET MIDDLETOWN, N.Y. 10940
(Give street number and name or name and distance from nearest cross street.)

PLEASE ATTACH A CURRENT PHOTO

APPLICANT'S NAME: _____
APPLICANT'S ADDRESS: _____ GOSHEN N.Y. 10924
APPLICANT'S PHONE: _____ EMAIL: _____

This section to be completed by building owner

BUILDING OWNER'S NAME: _____
ADDRESS: _____ GOSHEN N.Y. 10924
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 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 checked="" 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: N/A
 Address: _____
 Phone: _____

6. Name of contractor and/or sign company: Jerry Winner Finest Custom Carpentry
 Address: Ingrassia Road Middletown, NY
 Phone: [REDACTED]

Project Start Date: June 1, 2026 Project Finish Date: June 5, 2026

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.

REPLACE THE TWO WOOD FRONT DOORS WITH NEW
DOORS ON THE BOUND TAWANT SPACE AND THE RETAIL
SPACE. DOORS ARE THE SAME DESIGN AS EXISTING
SEE ATTACHED SPECIFICATION SHEET - PAINT TO SAME EXISTING COLORS

Insert extra pages as needed.



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

THE FOLLOWING WAS PRESENTED

By: None
 Seconded by: None
 Date of Adoption: May 7, 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

**Resolution authorizing facade addition/alterations to 11-31 Fulton Street, Middletown;
Section 35, Block 1, Lot 8.2**

WHEREAS, the applicant has submitted a request for approval of facade addition/alterations at 11-31 Fulton Street, Middletown, NY, Section 35, Block 1, Lot 8.2

WHEREAS, the Architectural Board of Review has reviewed the submitted plans and finds the proposed facade addition/alterations to be consistent with applicable zoning and design guidelines;

NOW, THEREFORE, BE IT RESOLVED, that the Architectural Board of Review hereby approves the proposed facade addition/alterations for 44 James Street, Middletown, NY Section 35, Block 1, Lot 8.2 as presented in the application materials, subject to the condition that all signage shall be installed in accordance with the approved plans and any applicable local regulations.

Prepared by:

Attachments:

1.	11-31 FULTON ST
----	-----------------

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

RECEIVED
APR 06 2026

ARB # _____ Date submitted 03/30/26

Meeting Date _____ Section 35 Block 1 Lot 8.2 address 11-31 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: 11 Fulton St & Mulberry St
(Give street number and name or name and distance from nearest cross street.)

PLEASE ATTACH A CURRENT PHOTO

APPLICANT'S NAME: _____
APPLICANT'S ADDRESS: 33 Fulton St, Middletown, NY 10940
APPLICANT'S PHONE: _____ EMAIL: _____

This section to be completed by building owner

BUILDING OWNER'S NAME: FD-GJW Foundation Inc.
ADDRESS: 11-31 Fulton St, Middletown
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: _

Demolition: _

Sign: _

Decks: _

Addition: _

other: HVAC

Soffits: _

Pointing: _

Alteration: _

Roof: _

Cornices: _

Spindles: _

Repair: _

Window: _

Fences: _

Railings: _

Steps: _

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 sq ft

4. Size of lot: _____

5. Name of Engineer or Architect: Jian Hu

Address: 33 Fulton St

Phone: _____

6. Name of contractor and/or sign company: _____

Address: _____

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.

HVAC units for film studio air conditioning.

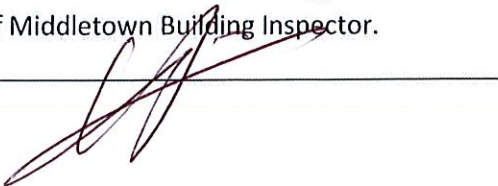
See drawing set for details.

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 Tian Hu Signature 

Date 04/06/26

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:

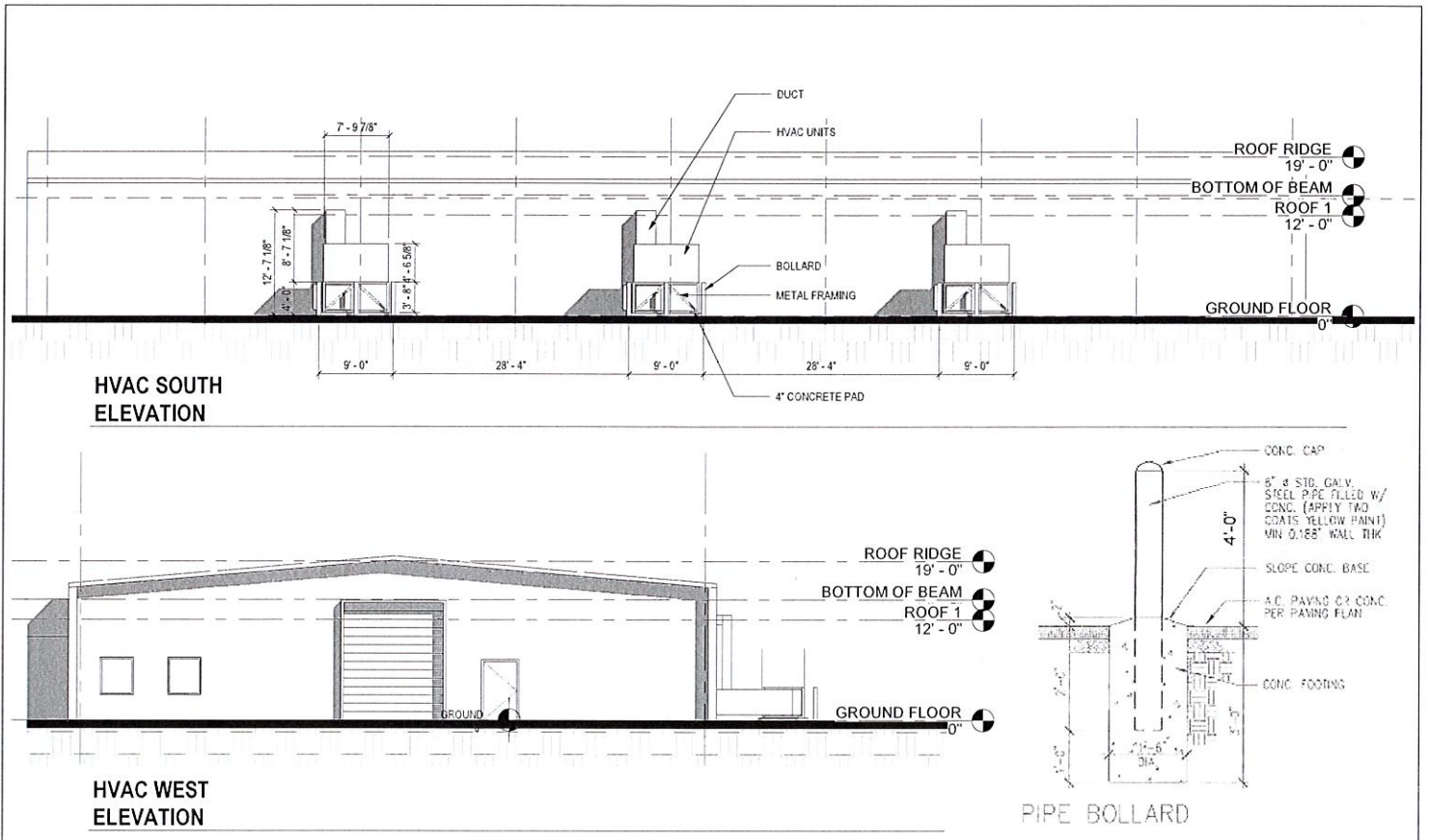
Job Estimate	FEE
\$10,000 or under	\$10.00
\$10,001 to \$100,000	\$25.00
\$100,001 to \$500,000	\$50.00
\$500,001 to \$1,000,000	\$75.00
\$1,000,001 or higher	\$100.00

~10A-8. When effective.

This ordinance shall take effect immediately.







HVAC SOUTH ELEVATION

HVAC WEST ELEVATION

PIPE BOLLARD

©2009 JH ARCHITECTURE PLLC

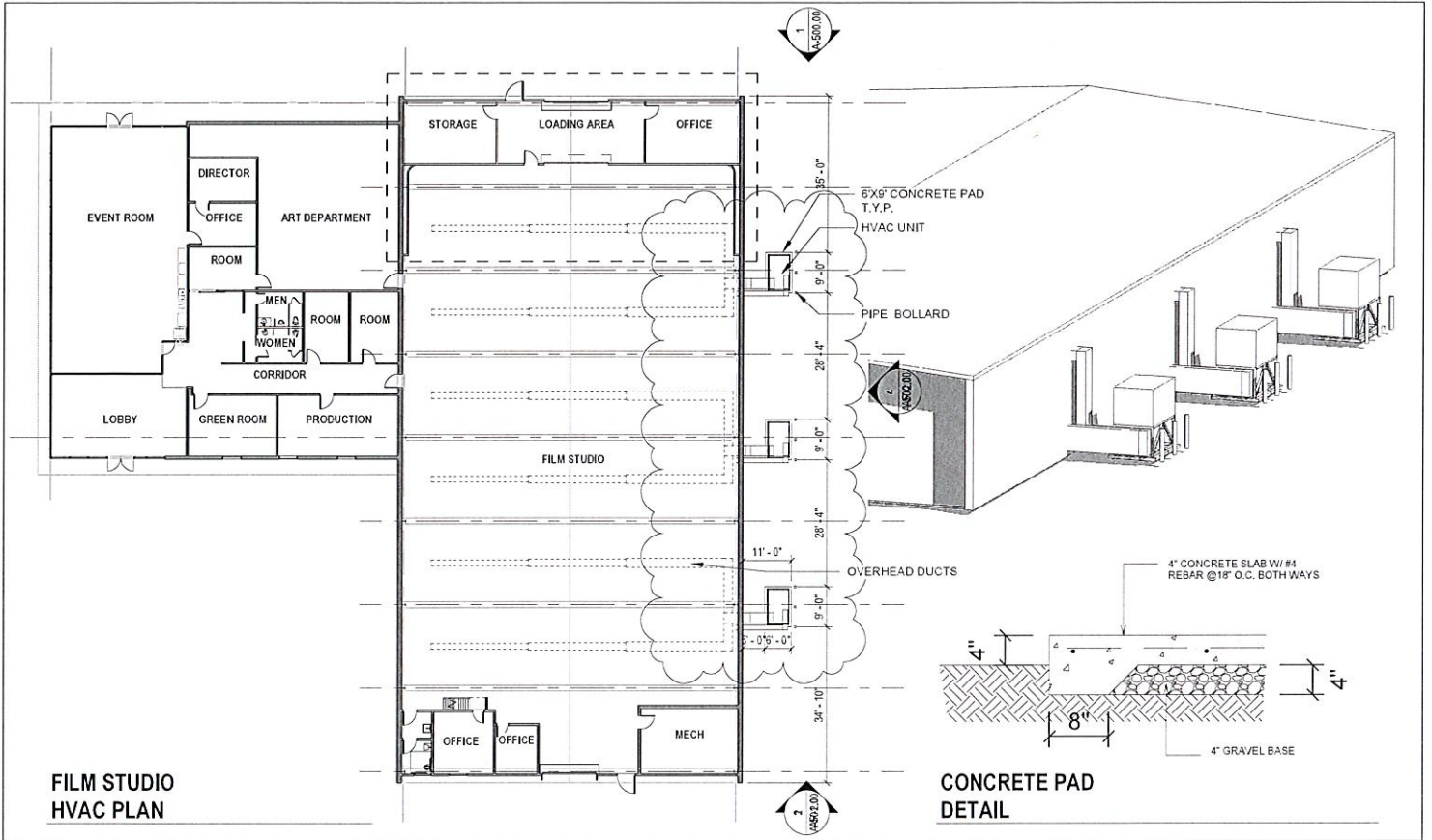
FILM STUDIO
11-31 FULTON STREET, MIDDLETOWN, NY
10940

ELEVATIONS

JH ARCHITECTURE PLLC
22 E MAIN ST, MIDDLETOWN, NY 10940
TEL 845.576.0149

PROJ.	SYT202401002
SCALE	3/32" = 1'-0"
DATE	04/09/25

AR-2.0



© 2004 JH ARCHITECTURE, P.C.

FILM STUDIO
11-31 FULTON STREET, MIDDLETOWN, NY
10942

HVAC PLAN

JH ARCHITECTURE PLLC
22 E MAIN ST MIDDLETOWN, NY 10940
TEL 845.576.0149

PROJ: SYT202401002
SCALE: As indicated
DATE: 04/05/25

AR-1.0

RECEIVED
APR 22 2026

City of Middletown
Architectural Board of Review
Application

BY:

ARB # _____ Date submitted April 22, 2026

Meeting Date _____ Section 31 Block 3 Lot 8 address 97 E Main Street, 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: 97 E Main Street, Middletown, NY 10940

(Give street number and name or name and distance from nearest cross street.)

PLEASE ATTACH A CURRENT PHOTO

APPLICANT'S NAME: ABC Eternity LLC

APPLICANT'S ADDRESS: _____

APPLICANT'S PHONE: _____ EMAIL: _____

This section to be completed by building owner

BUILDING OWNER'S NAME: Same as above

ADDRESS: _____

PHONE: _____ EMAIL: _____

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

Building owner's signature: _____

Athena Bu

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 type="checkbox"/>	other: <u>Siding</u>	Soffits: <input type="checkbox"/>	Pointing: <input type="checkbox"/>
Alteration: <input type="checkbox"/>	Roof: <input checked="" type="checkbox"/>	Cornices: <input type="checkbox"/>	Spindles: <input type="checkbox"/>
Repair: <input checked="" 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

Building Permit #202518313

3. Total square footage of proposed building: 1287 + 982 (No Change)

4. Size of lot: 54 X 119

5. Name of Engineer or Architect: Jian Hu

Address: [REDACTED] 0

Phone: [REDACTED]

6. Name of contractor and/or sign company: Homeowner Self-Renovation

Address: [REDACTED] Orchard Street, Middletown, NY 10940

Phone: [REDACTED]

Project Start Date: March 2026 Project Finish Date: June 2026

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.

Repair/Replace roof as needed (color changed from blue to Benjamin Moore Historic Color (New London

Burgundy HC-61); Repair/Replace siding as needed (color changed from white to Benjamin Moore Historic

Color (Windham Cream HC-6); repair/replace the exterior as needed (previous owners have failed to properly
insert extra pages as needed.

maintain the property for years).

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 ABC Eternity LLC Signature *[Handwritten Signature]*
Date 4/20/2020

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.

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

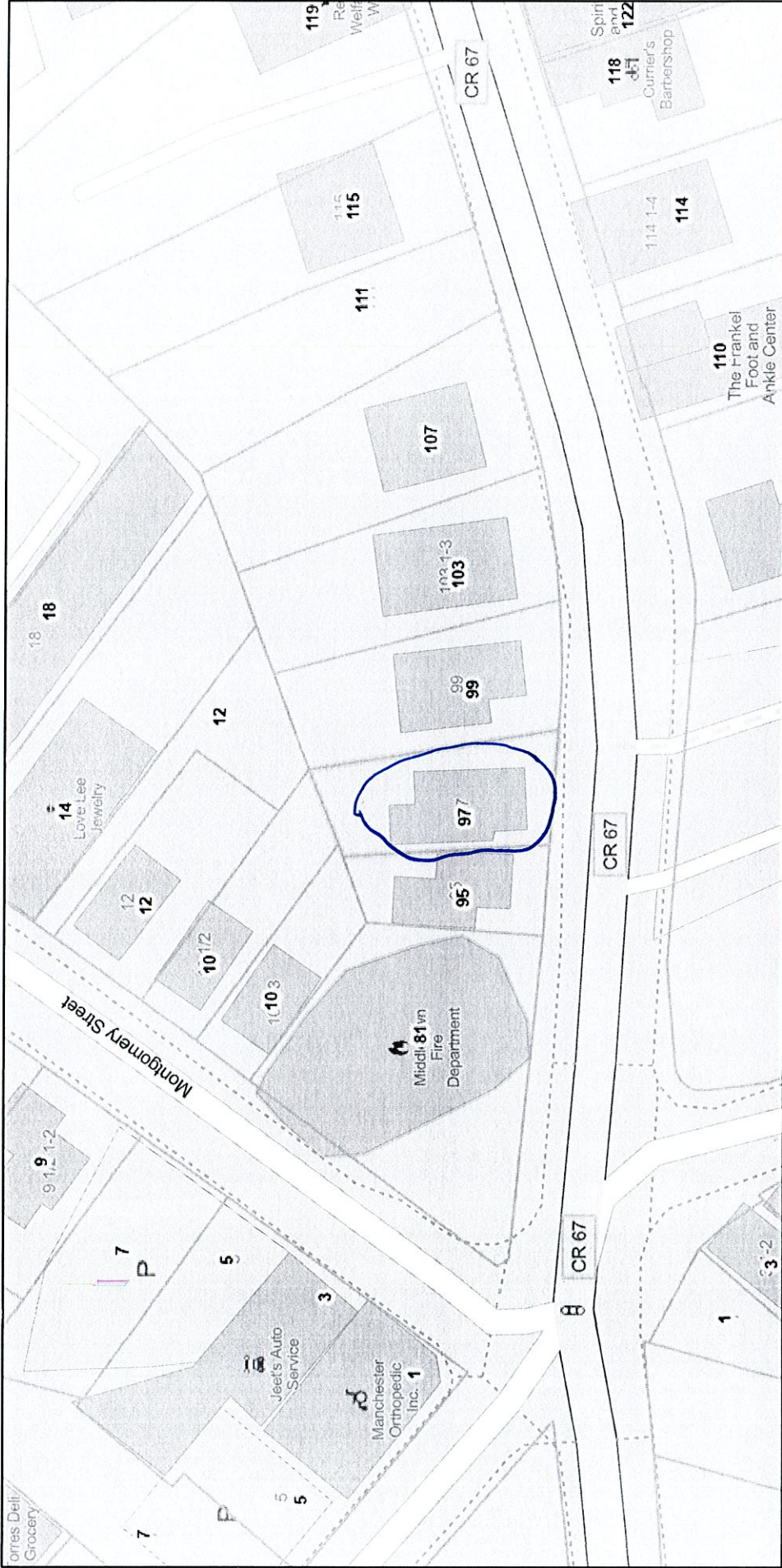
THE FEE SCHEDULE SHALL BE AS FOLLOWS:

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
\$1,000,0001 or higher	\$100.00

~10A-8. When effective.

This ordinance shall take effect immediately.

Layout



April 20, 2026

Address Points

▭ Municipal Boundaries

▭ Parcel Boundaries



1:1,128



CREDITS: Orange County, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Orange County, NY, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc,

DISCLAIMER: This map is a product of Orange County GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. Orange County expressly disclaim responsibility for damages or liability that may arise from the use of this map.





City of Middletown
Architectural Board of Review
Application

RECEIVED
APR 13 2026

ARB # _____ Date submitted _____

Meeting Date _____ Section 35 Block 3 Lot 24.1 address BY: 9-29 Canal 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: 9-29 Canal Street
(Give street number and name or name and distance from nearest cross street.)

PLEASE ATTACH A CURRENT PHOTO

APPLICANT'S NAME: Jian [REDACTED]

APPLICANT'S ADDRESS: [REDACTED]

APPLICANT'S PHONE: [REDACTED] EMAIL: [REDACTED]

This section to be completed by building owner

BUILDING OWNER'S NAME: 988 Canal Street LLC.

ADDRESS: 33 Fulton St, Middletown, NY 10940

PHONE: [REDACTED] 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

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 Jian T Signature 

Date 04/06/26

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

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

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

2a. Does your project require Planning Board approval? yes no **Completed**
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: 144,000 sqft

4. Size of lot: 59,580 sqft

5. Name of Engineer or Architect: Jian Hu

Address: 33 Fulton St, Middletown, NY 10940

Phone: [REDACTED]

6. Name of contractor and/or sign company: _____

Address: _____

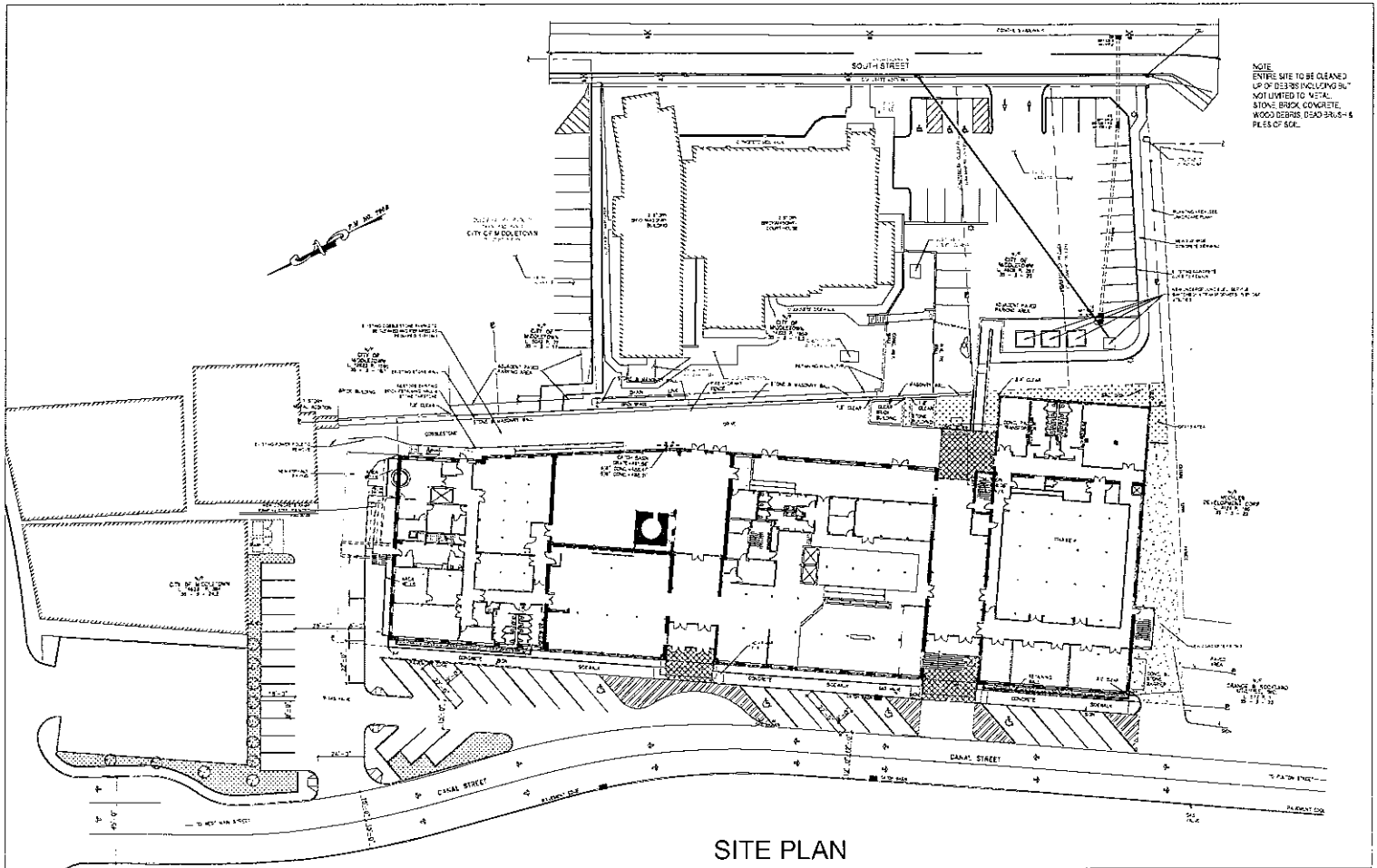
Phone: _____

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.

Adaptive reuse : Renovate 3-story masonry building to 97 guestroom boutique hotel. Remain the existing historic feature, restoration & repair when necessary

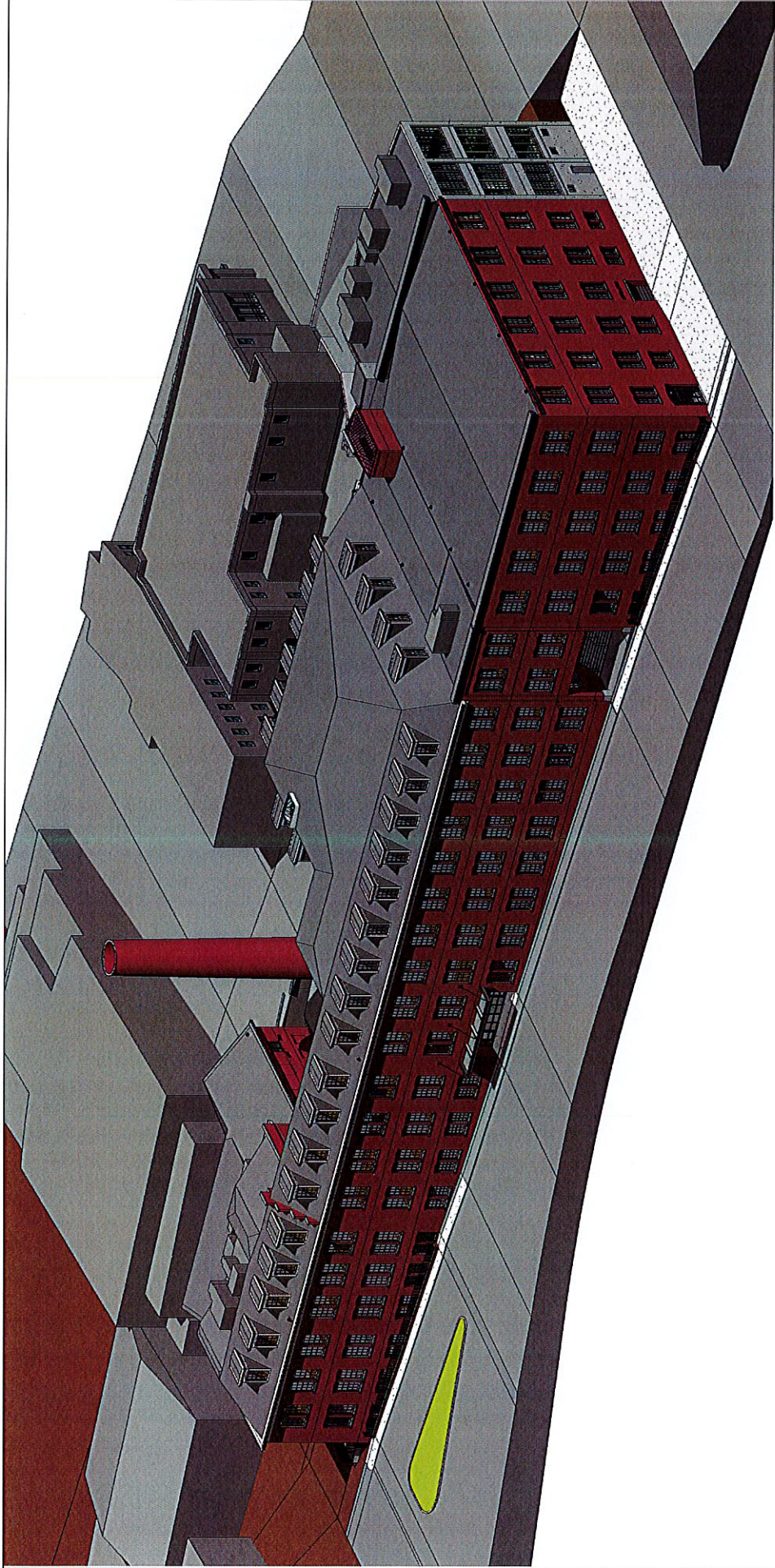
Insert extra pages as needed.



NOTE:
 ENTIRE SITE TO BE CLEANED
 UP OF DEBRIS INCLUDING BUT
 NOT LIMITED TO METAL,
 STONE, BRICK, CONCRETE,
 WOOD DEBRIS, DEBRIS-5
 FEET OR DEEP.

SITE PLAN





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SY HOTEL
9-29 CANAL STREET, MIDDLETOWN, NY 10940

COVER SHEET

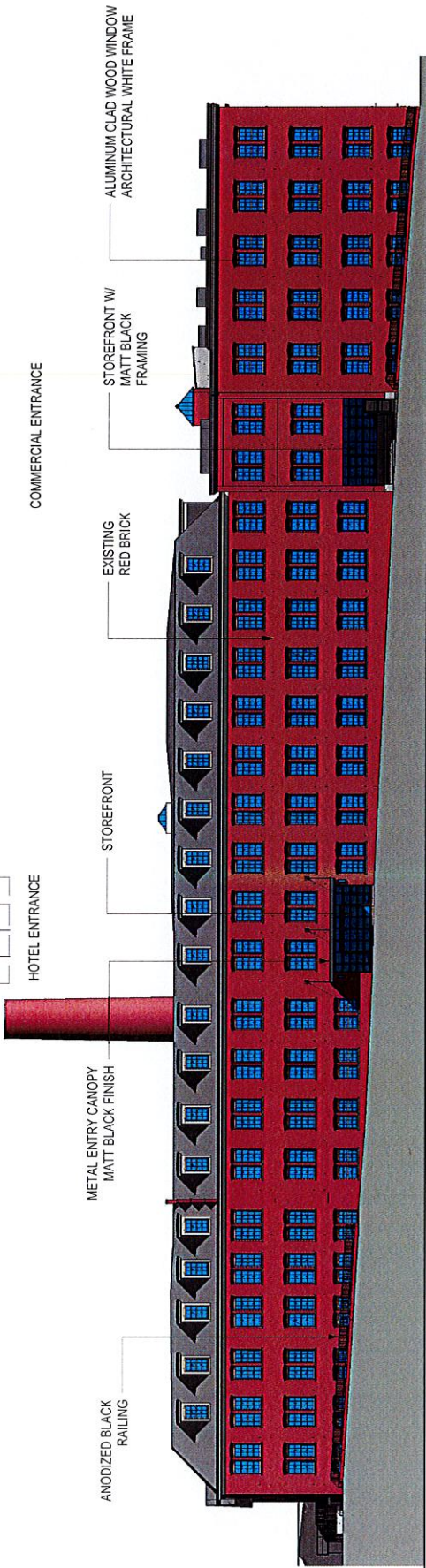
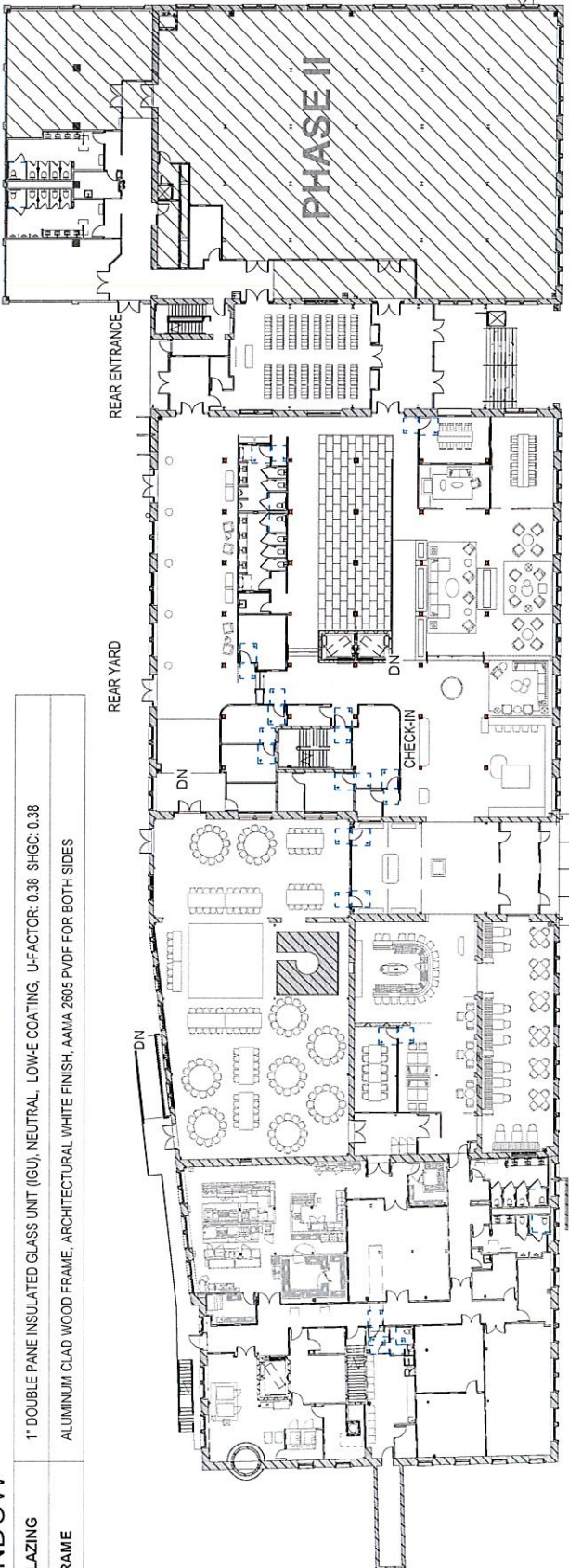
 **JH ARCHITECTURE PLLC**
22 E MAIN ST, MIDDLETOWN, NY 10940
TEL 845.576.0149

PROJ: SY202410
SCALE:
DATE: 04/06/26

A-0.00

WINDOW

GLAZING	1" DOUBLE PANE INSULATED GLASS UNIT (IGU), NEUTRAL, LOW-E COATING, U-FACTOR: 0.38 SHGC: 0.38
FRAME	ALUMINUM CLAD WOOD FRAME, ARCHITECTURAL WHITE FINISH, AAMA 2805 PVDF FOR BOTH SIDES



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SY HOTEL
9-29 CANAL STREET, MIDDLETOWN, NY 10940

FIRST FLOOR PLAN & CANAL STREET ELEVATION

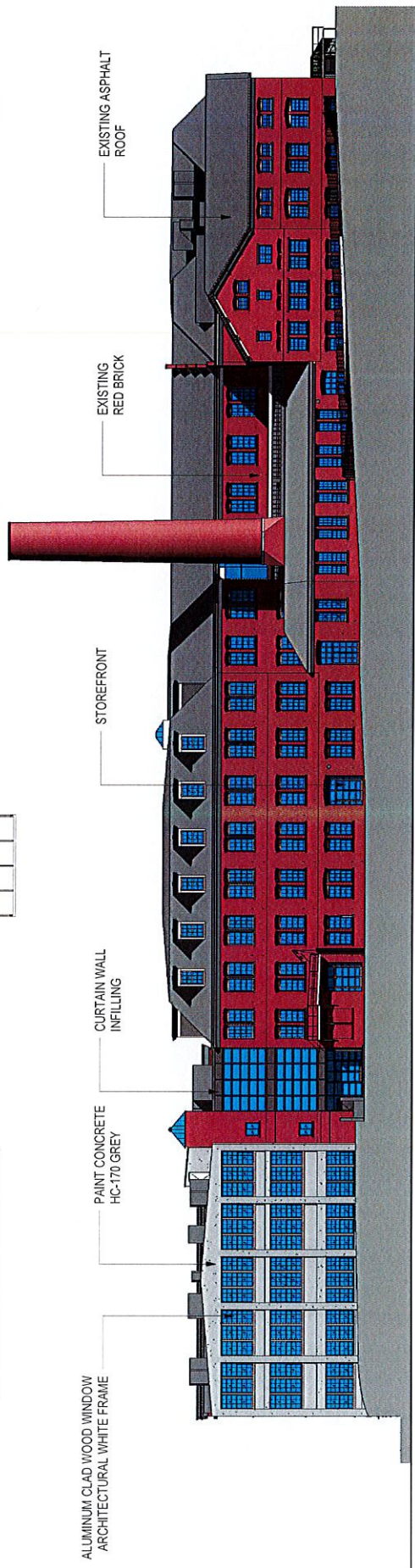
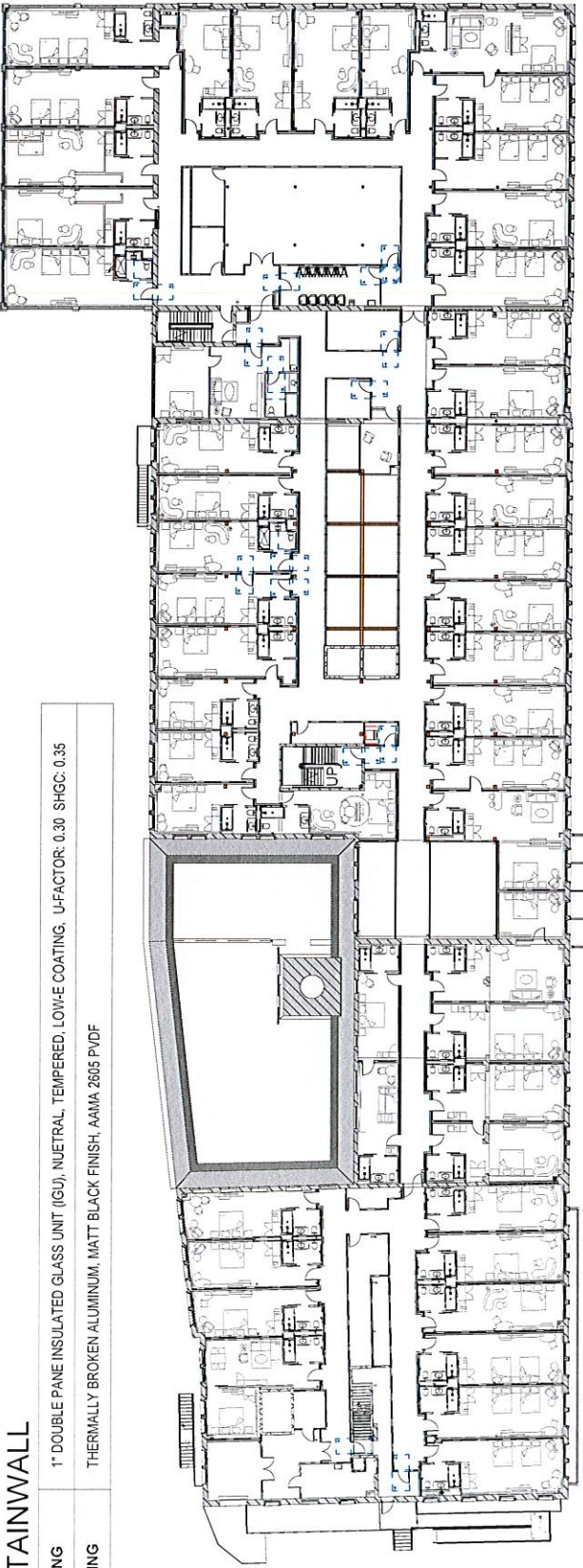
JH ARCHITECTURE PLLC
22 E MAIN ST. MIDDLETOWN, NY 10940
TEL 845.576.0149

PROJ: SY202410
SCALE: As indicated
DATE: 04/06/26

A-0.10

CURTAINWALL

GLAZING	1" DOUBLE PANE INSULATED GLASS UNIT (IGU), NEUTRAL, TEMPERED, LOW-E COATING, U-FACTOR: 0.30 SHGC: 0.35
FRAMING	THERMALLY BROKEN ALUMINIUM, MATT BLACK FINISH, AAMA 2605 PVDF



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SY HOTEL
9-29 CANAL STREET, MIDDLETOWN, NY 10940

SECOND FLOOR PLAN & EAST ELEVATION

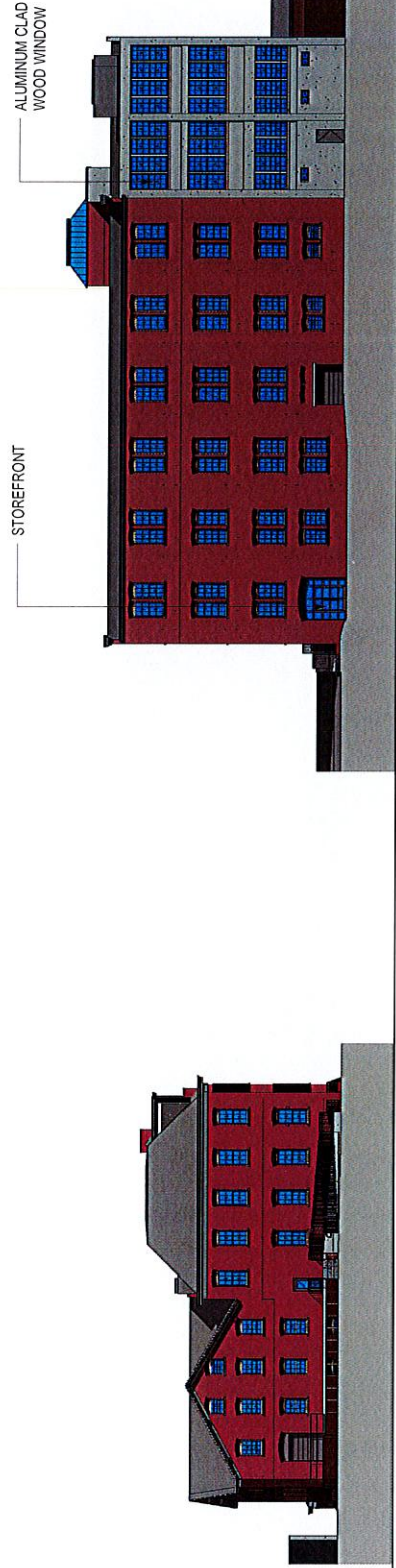
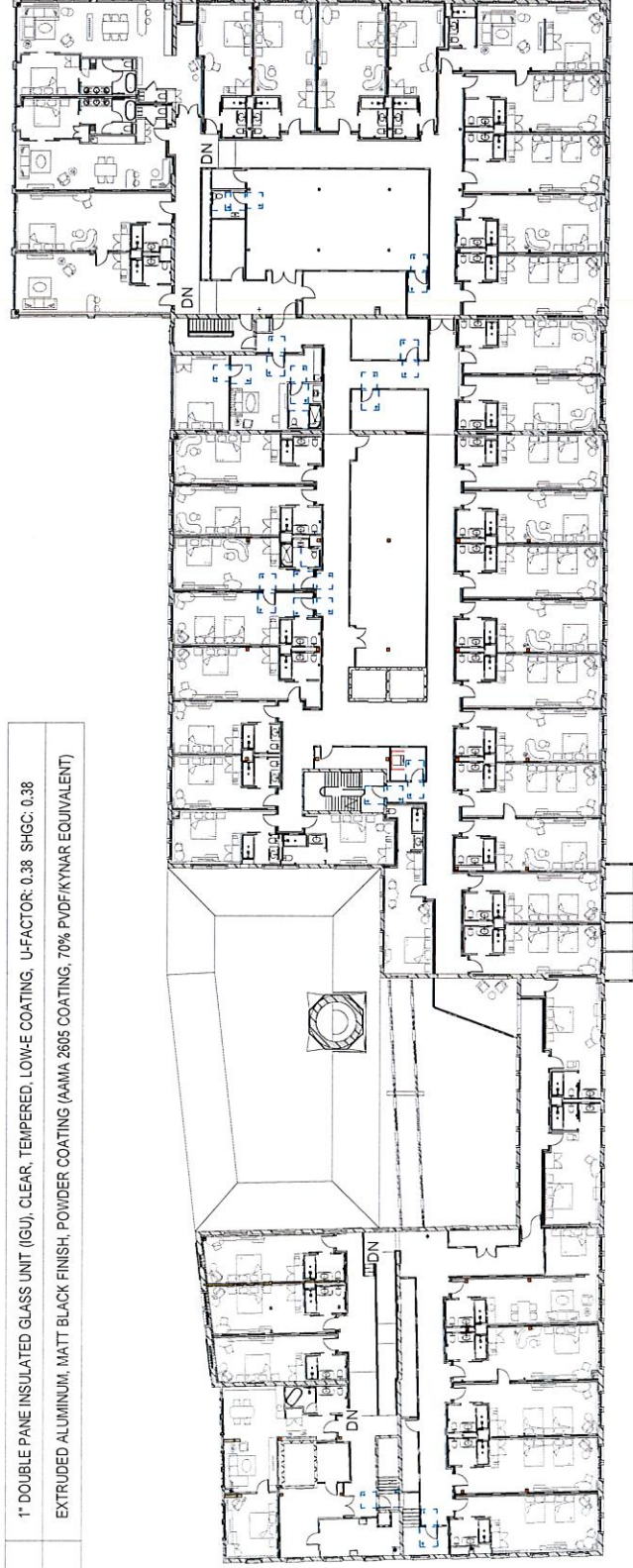
JH ARCHITECTURE PLLC
22 E MAIN ST, MIDDLETOWN, NY 10940
TEL 845.576.0149

PROJ: SY202410
SCALE: As indicated
DATE: 04/06/26

A-0.20

STOREFRONT

GLAZING	1" DOUBLE PANE INSULATED GLASS UNIT (IGU), CLEAR, TEMPERED, LOW-E COATING, U-FACTOR: 0.38 SHGC: 0.38
FRAMING	EXTRUDED ALUMINUM, MATT BLACK FINISH, POWDER COATING (AAMA 2605 COATING, 70% PVDF/KYNAR EQUIVALENT)



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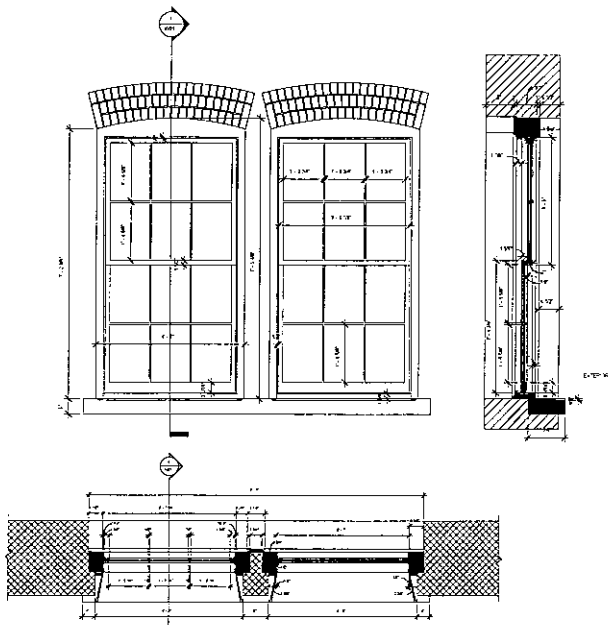
SY HOTEL
9-29 CANAL STREET, MIDDLETOWN, NY 10940

THIRD FLOOR PLAN & SIDE ELEVATIONS

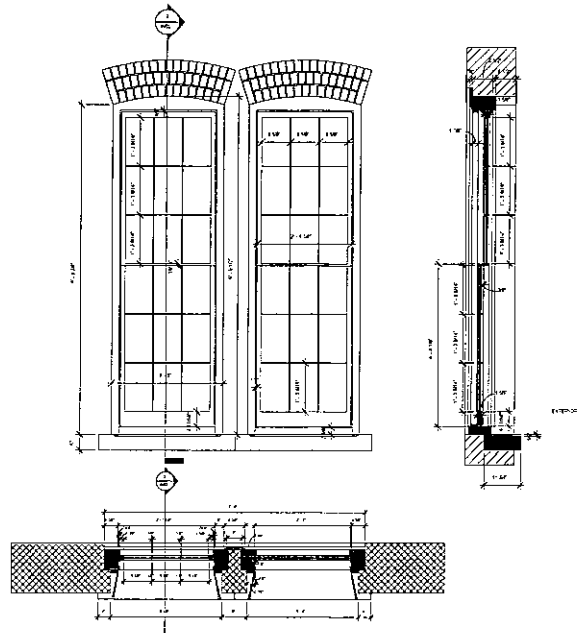
JH ARCHITECTURE PLLC
22 E MAIN ST, MIDDLETOWN, NY 10940
TEL 845.576.0149

PROJ: SY202410
SCALE: As indicated
DATE: 04/06/26

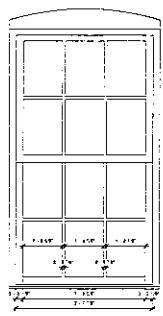
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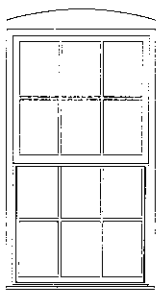
EXISTING WINDOW DETAIL DRAWING
WINDOW STYLE: A-3



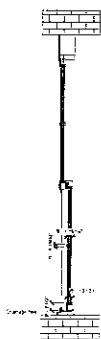
EXISTING WINDOW DETAIL DRAWING
WINDOW STYLE: A-5



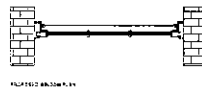
EXISTING WINDOW DETAIL DRAWING
WINDOW STYLE: A-3



EXISTING WINDOW DETAIL DRAWING
WINDOW STYLE: A-5



EXISTING WINDOW DETAIL DRAWING
WINDOW STYLE: A-3



EXISTING WINDOW DETAIL DRAWING
WINDOW STYLE: A-5

WINDOW	
1. WINDOW	2. WINDOW
3. WINDOW	4. WINDOW

PROPOSED WINDOW DETAIL DRAWING

A-000012