



**CITY OF MIDDLETOWN
BOARD OF ESTIMATE AND APPORTIONMENT AGENDA
APRIL 30, 2026 - 4:00 PM**

1. ROLL CALL
2. APPROVAL OF MINUTES
 - 2.1. Accept the Minutes of April 17, 2026
3. NEW BUSINESS
 - 3.1. Resolution Authorizing a Memorandum of Understanding with Montgomery Veterinary Hospital

BE IT RESOLVED, that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and hereby authorizes the Mayor to execute the attached Memorandum of Understanding between the City of Middletown and Montgomery Veterinary Hospital.

- 3.2. Authorization to accept a Municipal Tourism Grant from the County of Orange

Requesting authorization to accept a Municipal Tourism Grant from the County of Orange in the amount of \$4,999.00. Additionally, I request authorization for the Mayor to sign any and all documents pertaining to this grant.

Also, requesting authorization for the Treasurer to increase the A.7011.498 expense line by \$4,999.00 and to increase the revenue line A.2802 (County Aid & Grants) by \$4,999.00.

These grant funds will be applied toward promotional efforts for Run 4 Downtown.

- 3.3. Authorization/approval of 122 Dorothea Dix Drive Development Extension

Requesting authorization/approval for Fei Tian College to extend their economic development goals for the renovation and completion of 84 Dorothea Dix Drive as per the attached letter dated February 11, 2026.

Extension to be as follows:

Goal 1: Completion by March 31, 2026

Goal 2: Completion by August 31, 2026

Goal 3: Completion by May 31, 2028

Goal 4: Completion by May 31, 2029

Goal 5: Completion by May 31, 2030

Goal 6: Completion by August 31, 2031

3.4. Authorization to Waive Side Walk Sale Fees for the Cinco De Mayo Celebration

Resolved that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to waive the fees for sidewalk sales in the Downtown Mixed Use District for the weekend of May 1-5, 2026, as part of the Business Improvement District's Cinco de Mayo Celebration.

3.5. Request for transfer within the 2026 Police budget lines

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$20,846.36, in the following manner,

FROM	TO	AMOUNT
A.3120.100 Personal Services	A.3120.200 Other Equipment	\$5,400
	For the purchase of a new police patrol bicycle and necessary equipment	\$6,875
	A.3120.200 Other Equipment	\$4,500
	For the purchase of a metal detector	
	A.3120.200 Other Equipment	\$4,000
	For the purchase of 5 modems for wireless	

connection in patrol cars \$71.36
including installation costs

A.3120.432 Background
Investigation
To cover the cost of the
background process for
upcoming replacement
officers

A.3120.434 Background
Investigation
To cover the cost of
shipping expenses on the
postage line

3.6. Authorization to approve a transfer to the BID District for Fertilizing & weed control and general fund balance transfer

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$28,850.00, in the following manner,

FROM	TO	AMOUNT
General Fund Balance	A.6200.400 Contractual Services	\$28,850.00

To cover the cost to transfer to the BID District for fertilizing and weed services under the Monaco Proposal.

3.7. Authorization to approve the Statagem proposal and transfer funds

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$2,956.51, in the following manner,

FROM	TO	AMOUNT
H.0776.200 Police Camera Surveillance	H.0933.210 IT Equipment	\$2,956.51

Further, request Stratagem proposal to update the security system and authorize the mayor to sign the agreement. The camera surveillance project has been completed, leaving a remaining balance of \$2,956.51. Requesting that this balance be appropriate to fund necessary security upgrades within City Hall.

4. WATER/SEWER/LAWN MAINTENANCE/SNOW REMOVAL ADJUSTMENT
 - 4.1. 5-11 Linden Place - Snow Removal (was previously tabled)
 - 4.2. 77 Dolson Ave - Snow Removal
 - 4.3. 121 North Street/7 Railroad Ave — Snow Removal
5. ADJOURNMENT



**CITY OF MIDDLETOWN
BOARD OF ESTIMATE AND APPORTIONMENT MINUTES
APRIL 17, 2026**

Roll Call

Present: Mayor DeStefano, Council President Rodrigues, Alderman Masi

Absent:

Approval of Minutes

Accept the Minutes of 04/06/2026

Motion by: Alderman Masi **Seconded by:** Council President Rodrigues

AYES: Mayor DeStefano

NAYS: None

ABSTAIN: None

New Business

Bid opening for Street Materials & Patch Material

BID Opening for Street Materials and Patch Material

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Council President Rodrigues

NAYS: None

ABSTAIN: None

Authorization to transfer within Civil Service Budget BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$295, in the following manner,

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>A.1430.490</i>	<i>A.1430.401</i>	<i>\$295</i>
<i>Printing</i>	<i>Travel</i>	

TO COVER THE COST OF 2026 NYSAPSCO CONFERENCE

Motion by: Mayor DeStefano **Seconded by:** Council President Rodrigues

AYES: None

NAYS: None

ABSTAIN: Alderman Joe Masi

Val Bruni Quote and fund transfer for North St Fire House. BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$57,890, in the following manner for the enclosed quote from Val Bruni to replace the existing Air handler, heating & AC that serviced the meeting room and second floor at the North Street Fire house. The existing unit failed.

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>General Fund</i>	<i>A.1620.470</i>	<i>\$57,890.00</i>
	<i>Repairs to Building</i>	

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Council President Rodrigues

NAYS: None

ABSTAIN: None

Authorization to declare the following equipment as surplus and authorizes its sale at auction through Auctions International: BE IT RESOLVED that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment to declare the following equipment as surplus and authorizes its sale at auction through Auctions International:

Requesting that the vehicle listed below be declared surplus and authorize the Commissioner of Public Works to dispose of it in the most advantageous way to the City, based on his opinion, most likely through Auctions International.

- 1. 2012 Ford F250 (VIN#1FT7X2B6XCEB43827). This Ford F250 has major electrical issues and requires major repairs to make it safe to operate. The bed of the truck is rotting off and the rear main seal is leaking fumes back into the inside of the cab. The cost of the necessary repairs would be more than \$12,000 which is more than the vehicle is worth.*

Motion by: Council President Rodrigues **Seconded by:** Alderman Masi

AYES: Mayor DeStefano

NAYS: None

ABSTAIN: None

Accept a donation from the Middletown Lions Club

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts a \$250.00 donation from Middletown Lions Club for the annual fishing derby. Please deposit into acct. A. 2705 Recreation Donations.

Motion by: Council President Rodrigues **Seconded by:** Mayor DeStefano

AYES: Alderman Masi

NAYS: None

ABSTAIN: None

Accept Donation from Orange County Department of Health Intervention Services

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts a donation from Orange County Department of Health Intervention Services. We will receive items we picked out from Lake Shore Learning totaling \$16,300.00.

OCDOH Intervention Services has chosen to partner with the Middletown Recreation and Port Jervis Recreation Department through a grant called Children and Youth with Special Health Care Needs Program for ages 0–21. This one-time grant is specifically called Community Accessibility and Inclusion. These items will be used to enhance recreational programming by integrating inclusive and sensory-supportive materials and enable more children with Special Health Care Needs to participate safely and meaningfully alongside peers.

Motion by: Council President Rodrigues **Seconded by:** Alderman Masi

AYES: Mayor DeStefano

NAYS: None

ABSTAIN: None

Authorization to Host a City-Wide Yard Sale and Waive Associated Fees

BE IT FURTHER RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes hosting the Annual City Wide Yard Sale on June 6th and 7th, 2026, and September 12, 2026, that all associated fees that are customary for yard sales be waived for the duration of the event.

Motion by: Mayor DeStefano **Seconded by:** Council President Rodrigues

AYES: Alderman Masi

NAYS: None

ABSTAIN: None

Approval to accept the Inter- Municipal Agreement for use of the City of Port Jervis Firearms Training Range Facility

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Inter-Municipal Agreement for use of the City of Port Jervis Firearms Training Range Facility

BE IT FURTHER RESOLVED; that the Board of Estimate and Apportionment authorizes the Mayor to sign the agreement.

Motion by: Alderman Masi **Seconded by:** Council President Rodrigues

AYES: Mayor DeStefano

NAYS: None

ABSTAIN: None

Authorization to approve the 2025 Fire Department LOSAP List

Authorization to approve the 2025 Fire Department LOSAP List

Motion by: Mayor DeStefano **Seconded by:** Council President Rodrigues

AYES: Alderman Masi

NAYS: None
ABSTAIN: None

Authorize an Agreement with the County of Orange for Transportation Services for the Senior Center– Additional Funding \$11,316.35

Please see the attached Amendment for the current funding that the Senior Center is receiving for the Transportation Service on the current contract because of their good standing with the County. They are offering additional funding in the amount of \$11,316.35. They need the agreement signed ASAP along with other items related to the contract. I am requesting that the following be added to the BOE scheduled for tomorrow 4/17/26.

Whereas, The County, exercised its option to extend the term of the Agreement for an additional (3) three-month period commencing January 1, 2026 and ending March 31, 2026 (“Short Term Extension”).

Whereas, Orange County shall compensate the City of Middletown for the services performed during the Short Term Extension in an amount not to exceed \$11,316.35.

Be It Further resolved, that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the Mayor and Treasurer to sign any and all necessary 2026 agreements, contracts, and Requests for Funding in relation to Transportation Services for the Elderly on behalf of the City of Middletown.

Motion by: Mayor DeStefano **Seconded by:** Council President Rodrigues
AYES: Alderman Masi
NAYS: None
ABSTAIN: None

Authorize Budget Transfer – CDBG Fund – Section 108 Defeasement (\$14,670.30)

BE IT RESOLVED, that the Board of Estimate and Apportionment and hereby authorizes the transfer of funds within the Community Development Block Grant (CDBG) Fund as follows:

From	To	Amount
CD Fund Balance 8686.702 – Principal on Indebtedness		\$14,000.00
CD Fund Balance 8686.701 – Interest on Indebtedness		\$670.30

BE IT FURTHER RESOLVED, that said transfer is necessary to fund payments associated with a Section 108 Defeasement.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi
AYES: Council President Rodrigues
NAYS: None

ABSTAIN: None

Approval for the Mayor to sign MOU with Montgomery Veterinary Hospital

Resolution request for the Mayor to sign the attached MOU between the City and Montgomery Veterinary Hospital

Water/Sewer/Lawn Maintenance Adjustment

Adjournment

Motion by: Council President Rodrigues **Seconded by:** Alderman Masi

AYES: Mayor DeStefano

NAYS: None

ABSTAIN: None

MEMORANDUM OF AGREEMENT

Between the City of Middletown and Montgomery Veterinary Hospital

This Memorandum of Agreement ("Agreement") is entered into by and between the City of Middletown, located at 16 James Street, Middletown, New York 10940 (hereinafter referred to as the "City"), and Montgomery Veterinary Hospital, located at 718 River Road, Montgomery, New York 12549 (hereinafter referred to as the "Veterinary Hospital"). Collectively, the City and the Veterinary Hospital may be referred to as the "Parties."

1. Purpose

The purpose of this Agreement is to establish the terms under which the Veterinary Hospital will provide limited veterinary services for dogs that are located as strays or seized by the City due to suspected animal cruelty, neglect, or related enforcement actions.

2. Services Provided

The Veterinary Hospital agrees to allow the City of Middletown to transport sick or injured dogs to its facility for the purpose of conducting an initial physical examination. The examination shall be limited to an assessment of the animal's general health and condition. The veterinarian shall document findings and identify any additional treatment, medical care, or follow-up services that may be required.

3. Medical Documentation and Follow-Up

The Veterinary Hospital shall document any recommended medical treatment or follow-up care. This information shall be provided to the animal shelter or facility where the dog will be placed following the initial examination so that appropriate care can be arranged.

4. Humane Euthanasia

In the event a veterinarian determines that a dog is suffering from severe injury, illness, or other condition where humane euthanasia is medically necessary, the veterinarian at Montgomery Veterinary Hospital may perform euthanasia in accordance with accepted veterinary standards and applicable laws.

5. Veterinary Evaluation Form

When an animal is brought to the Veterinary Hospital by the City, the Animal Control Officer or Police Officer transporting the dog shall provide a City of Middletown Veterinarian's

Statement / Animal Evaluation Form. The attending veterinarian shall complete the form at the time of examination and return it to the officer for City records.

6. Fees and Costs

The Parties have mutually agreed upon the costs associated with the initial physical examination and any humane euthanasia performed. A schedule of these agreed-upon fees is listed and incorporated into this Agreement below. In circumstances where, following examination, the Veterinarian determines that treatment of the animal would require significant or extraordinary medical costs, the City shall have the discretion to decline such treatment and may authorize or request that the Veterinarian perform humane euthanasia in lieu of further medical intervention. Any such euthanasia shall be performed only if, in the professional judgment of the Veterinarian and in accordance with applicable veterinary standards and laws, the procedure is medically and ethically appropriate.

Euthanasia <41lbs: \$125

Euthanasia >41lbs: \$140

Bloodwork In-house (senior profile >7yo): \$322.52

Blood work In-house (young profile <7yo): \$278.44

Office Visit: \$85.75

4DX In-house (tickborne test with Heartworm): \$77.87

7. Independent Contractor

The Parties acknowledge and agree that the Veterinary Hospital shall perform services under this Agreement as an independent contractor. Nothing contained in this Agreement shall be interpreted to create an employment, partnership, or agency relationship between the Veterinary Hospital and the City.

8. Indemnification

The Veterinary Hospital agrees to defend, indemnify, and hold harmless the City, its officers, agents, and employees from any and all claims, damages, liabilities, or expenses arising from the negligent acts or omissions of the Veterinary Hospital in the performance of services under this Agreement.

The City agrees to defend, indemnify, and hold harmless Montgomery Veterinary Hospital, its officers, agents, volunteers, and employees from any claims, damages, liabilities, or expenses arising from the City's breach of this Agreement, violation of applicable law, or negligence in connection with the performance of this Agreement.

9. Insurance Requirements

Montgomery Veterinary Hospital shall maintain, at its own expense, appropriate professional liability insurance and general liability insurance covering the services provided under this Agreement. Such insurance shall be maintained for the duration of this Agreement and any renewal periods. Upon reasonable request, Montgomery Veterinary Hospital shall provide proof of such insurance to the City of Middletown. The maintenance of insurance coverage shall not be interpreted as limiting the liability or indemnification obligations set forth in this Agreement.

10. Payment

In consideration for services provided under this Agreement, the City shall remit payment to Montgomery Veterinary Hospital within thirty (30) days after the City Council has audited and approved for payment the Veterinary Hospital's submitted voucher for each incident.

11. Entire Agreement

This Agreement constitutes the entire agreement between the Parties regarding the subject matter described herein and supersedes all prior negotiations, discussions, or agreements. Any modification to this Agreement must be made in writing and signed by authorized representatives of both Parties.

12. Term and Renewal

The term of this Agreement shall be from May 15 2026, through December 31st, 2026 unless terminated by either party in accordance with the provisions of this Agreement.

13. Termination

Either Party may terminate this Agreement by providing written notice to the other Party. Upon termination, the Parties shall cooperate to ensure the orderly conclusion of any services in progress.

14. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any legal action or proceeding arising under or relating to this Agreement shall be brought in a court of competent jurisdiction located within the State of New York.

15. Notice

Any notice required or permitted under this Agreement shall be in writing and delivered personally, sent by certified mail, return receipt requested, or by recognized overnight delivery service to the following addresses:

For the City of Middletown:
16 James Street
Middletown, New York 10940

For Montgomery Veterinary Hospital:
718 River Road
Montgomery, New York 12549

Either Party may update its notice address by providing written notice to the other Party.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Agreement as of the dates below.

For the City of Middletown	For Montgomery Veterinary Hospital
Name: _____ Title: _____ Signature: _____ Date: _____	Name: <u>Melissa Green-Attard</u> Title: <u>Owner</u> Signature: <u>Melissa Green-Attard</u> Date: <u>04/13/2020</u>

CITY OF MIDDLETOWN
Office of Economic & Community Development

April 27, 2026

City of Middletown
Board of Estimate
16 James Street
Middletown, New York 10940

RE: Municipal Tourism Grant Programs

Dear Members:

I am requesting authorization to accept a Municipal Tourism Grant from the County of Orange in the amount of \$4,999.00. Additionally, I request authorization for the Mayor to sign any and all documents pertaining to this grant.

I am also requesting authorization for the Treasurer to increase the A.7011.498 expense line by \$4,999.00 and to increase the revenue line A.2802 (County Aid & Grants) by \$4,999.00.

These grant funds will be applied toward promotional efforts for the Run 4 Downtown.

Thank you for your attention to this matter.

Maria Bruni, Director
Economic & Community Development

**COUNTY OF ORANGE
MUNICIPAL TOURISM GRANT AGREEMENT
PROGRAM YEAR 2026 (“PY-2026”)**

THIS AGREEMENT (“Agreement”) is made as of this 14 day of April 2026, by and between the County of Orange, a municipal corporation and a County of the State of New York, with principal offices at 255-275 Main Street, Goshen, New York 10924 (“County”), by and through its Tourism Office, with an office located at 99 Main Street, Goshen, New York 10924 (“OCT”) and City of Middletown, with its principal place of business located at 16 James Street, Middletown, New York 10940 (“Grantee”).

WHEREAS, OCT, on behalf of the County Executive, administers a County-funded municipal tourism grant (“MTG”) program which supports tourism-related events, marketing initiatives and activities by local governments in Orange County that promote tourism, increase awareness and lead to the attraction of visitors to Orange County; and

WHEREAS, the Grantee submitted to OCT an application for MTG containing a proposal to provide such tourism-related events and/or activities (“Application” and “Activities”); and

WHEREAS, OCT, on behalf of the County Executive, has reviewed the Grantee’s proposal and is willing to provide funding therefore, and the Grantee is willing to perform the activities detailed in the Application on the terms and conditions specified herein.

NOW, THEREFORE, the County and the Grantee agree as follows:

1. Acceptance of Proposal. OCT, on behalf of the County Executive, hereby accepts the Grantee’s Application together with all attachments, additions and supporting or supplemental materials, a copy of which is attached hereto and incorporated herein as **Schedule A**.
2. Grantee Performance of Project Services. The Grantee hereby agrees to perform, or cause to be performed, the activities described in the Application (“Project”). The Project shall commence on or after April 14, 2026 and be completed no later than September 15, 2026 (“Term”). The Term may be modified and/or extended by written consent of both parties.

County Funding: Limitations. The County hereby agrees to fund the Project in an amount not to exceed FOUR THOUSAND NINE HUNDRED NINETY-NINE (\$4,999) DOLLARS payable within ninety (90) to one-hundred and twenty (120) days of full execution of this Agreement. The Grantee acknowledges that the County is providing funding for the Project in reliance on the Application submitted by Grantee, including, but not limited to, the technical and financial information and budgets submitted, as applicable, and based upon such items OCT has determined that the Grantee will be able to satisfactorily perform. If there is a material change in the facts, estimates or projections contained in the Application including, but not limited to, a change in any item of receipts or expenditures, a change in or discontinuance of any operation or program conducted or projected to be conducted by the Grantee, the Grantee shall immediately request approval from OCT of such change. Such requests for approval shall be submitted by the Grantee on the Project Change Request Form attached hereto as **Schedule**

B. If OCT, in its sole and absolute discretion, determines that such change will impede or impair the Grantee's ability to carry out the approved activities, or such activities can no longer meet the goal or purpose of this grant, then the County shall have the right either to terminate this Agreement without further liability, or to limit the scope of the Project and reduce the funding payment to the Grantee in such amount as determined by OCT in its sole discretion. Notwithstanding the dates within which the Project may be completed pursuant to Section 2 above, the grant funding must be fully expended before the end date of PY-2026 which is December 31, 2026. Rollover of grant funds into the following calendar year is not permitted except, in limited circumstances, upon prior written approval of the County. All requests must be submitted to OCT on the Project Change Request Form.

4. Representations. Grantee represents that:
 - a. The Grantee has met all the necessary procedural and substantive requirements and is qualified to receive the grant funds for the purposes set forth in the Application.
 - b. The Project will be performed or executed in Orange County, New York.
 - c. The Grantee made only one (1) application for municipal tourism grant funding in this calendar/program year, a copy of which is attached hereto as **Schedule A**.
 - d. The Grantee will use the verbiage "*This project is made possible, in part, with funds from the County of Orange and Orange County Tourism,*" in all promotion and advertising for the Project.
 - e. The Grantee, at its sole expense, has obtained or will obtain any and all easements, required authorizations and permits to carry out the Project before disbursement of grant funds by the County.
 - f. None of the grant funding shall be expended on costs inconsistent with the Grantee's Application.
 - g. The Grantee will hold the grand funds provided by the County under this Agreement in an appropriate municipal account such as, for example, a publicity fund account, as may be applicable.

5. Independent Contractor. The Grantee acknowledges that it is an independent contractor and not an employee or agent of either OCT or the County of Orange. In accordance with such status as an independent contractor, the Grantee covenants and agrees that neither it nor its employees or agents will hold themselves out as, nor claim to be officers or employees of either OCT or the County, or of any department, agency or unit thereof, and that they will not make any claim, demand or application to or for any right or privilege applicable to an officer or employee of OCT or the County, including, but not limited to, worker's compensation coverage, health coverage, unemployment insurance benefits, social security coverage or employee retirement membership or credit.

6. Reports; Deliverables. The Grantee shall submit such reports and other items as may reasonably be requested by OCT relating to the Project and the performance thereof and the Grantee's ability to fulfill its obligations under this Agreement. A final report shall be submitted to OCT, in the form prescribed in the attached **Schedule C**, no later than thirty (30) days after the date of completion of the Project, together with copies of all marketing materials. Failure to submit this report will render the Grantee ineligible to apply for MTG the following year.

7. Retention of Records. Grantee shall maintain complete, accurate and current records of all income and expenses relating to its operations and the activities performed pursuant to this Agreement. During the Term, and at any time within six (6) years thereafter, the Grantee shall make such records available upon request to OCT. OCT shall have the right, upon reasonable notice and at reasonable times, to inspect the Grantee's books and records, its offices and facilities, for the purpose of verifying information supplied to OCT or any other purpose reasonably related to monitoring the Project.
8. Termination; Default. Without limiting any other rights under this Agreement, the County shall have the right to terminate this Agreement if it determines that the Grantee has misrepresented any fact or supplied any false or misleading information to OCT in its Application or other material or reports, or has diverted any payments made under this Agreement to a purpose other than the performance of the Project, has failed to maintain or provide any records or reports required to be maintained, has failed to abide by any other term, provision or condition of this Agreement, or is unable to satisfactorily perform all or any part of the Project, or any of the Grantee's other obligations hereunder. In the event of termination, OCT may require the Grantee to refund any or all of the grant funding made under this Agreement. In the event of termination pursuant to this Section, the County will have no further liability under this Agreement.
9. Termination; Convenience. Without limiting the provisions of Section 8, if OCT determines that terminating this Agreement, in whole or in part, is in the best interest of the County, then it may terminate this Agreement by giving the Grantee written notice. Said termination shall become effective upon the mailing of such notice. In such event, OCT shall pay the Grantee for its pro rata share of costs incurred pursuant to this Agreement to the date of termination. Such payment together with any payments previously made to the Grantee shall not exceed the lesser of the value of the services performed as of the termination date or the amount set forth in Section 3.
10. Assumption of Risk; Indemnification; Insurance; Taxes. Grantee hereby assumes all responsibility for the risk of operation related to the performance of the Project, and shall indemnify, defend and hold OCT, the County, and their officials, employees, contractors, and agents harmless from and against any and all claims, losses, damages, liabilities, costs, or expenses (including reasonable attorney's fees and costs of litigation and/or settlement) arising out of the Project and the activities and programs performed by the Grantee relating to the Project, excluding claims arising out of the County's own negligence or willful misconduct. The Grantee shall carry all insurance and pay all taxes required by law in connection with the Project.
11. Assignment. This Agreement cannot be assigned without the prior written consent of the County Executive on behalf of the County.
12. Prevention of sexual harassment. Pursuant to the New York State Finance Law §139-1, by execution of this Agreement, the Grantee and the individual signing this Agreement on behalf of the Grantee certifies, under penalty of perjury, that the Grantee has and has implemented a written policy addressing sexual harassment prevention in the workplace and provides

annual sexual harassment prevention training to all of its employees. Such policy shall, at a minimum, meet the requirements of Section 201-g of the New York State Labor Law. A model policy and training has been created by the New York State Department of Labor and can be found on its website at:

<https://www.ny.gov/programs/combating-sexual-harassment-workplace>.

The County's policy against sexual harassment and other unlawful discrimination and harassment in the workplace can be found on the County's website at:

<https://www.orangecountygov.com/1137/Human-Resources>

13. Governing Law; Venue. This Agreement shall be governed by the laws of the State of New York. Any and all disputes involving this Agreement, including the breach or alleged breach thereof, may not be submitted to arbitration unless specifically agreed thereto in writing by the County Executive, but instead must only be heard in the Supreme Court of the State of New York, with venue in Orange County or if appropriate, in the Federal District Court with venue in the Southern District of New York, White Plains division.
15. Signatures. This Agreement may be executed in one or more counterparts and all such counterparts shall be deemed to constitute but one and the same agreement as if all signatures were set forth on the same agreement. A manually signed copy of this Agreement delivered by facsimile, email or other means of electronic transmission will be deemed to have the same legal force and effect as delivery of an original signed copy of this Agreement.
14. Entire Agreement; Inconsistencies. The rights and obligations of the parties, their permitted successor and assigns, shall be subject to and governed by this Agreement, which supersedes any other understandings or writings between or among them. In the event, however, of any conflict between the terms of the Application and Proposal and the terms of this Agreement, the terms of this Agreement shall govern.

COUNTY OF ORANGE

CITY OF MIDDLETOWN

By: _____
Stefan ("Steven") M. Neuhaus
County Executive

By: _____
Joseph M. DeStefano
Mayor

SCHEDULE A

APPLICATION AND PROPOSAL

Orange County & Municipalities Working Together

Municipal Tourism Grant



Municipality Applying:

City of Middletown

Date of application:

3/30/2026

Date you need the funds by:

7/1/2026

In effort to provide resources to municipalities as they plan and execute tourism events in Orange County, the County Executive launched a grant program. The program was approved by the Orange County Legislators and funding has been added to the 2026 Tourism Budget.

■ PLEASE MAIL OR E-MAIL COMPLETED APPLICATION

- E-mail - LSantiago@orangecountygov.com
- Mail - Orange County Tourism, ATTN: Lisa Santiago, 99 Mail Street, Goshen, NY 10924

■ PROGRAM DETAILS AND PROCESS

- Requests for grants will be accepted from municipalities **only**.
- Applications will be sent out to each municipal leader.
- Applications will be accepted from January 1, 2026, until July 31, 2026.
- Completed applications should be sent to the County's Tourism & Film Office and will be reviewed by the Municipal Tourism Grant Committee (MTGC).
- MTGC will meet on a monthly basis or on an *as needed* basis. Committee will not exceed five members.
- MTGC will recommend grant recipients to the County Executive after reviewing the application.
- Once approved, municipality will be required to enter into an agreement with the County of Orange (see sample agreement attached).
- Within 30 days of event or initiative completion, **municipality will be required** to submit final report (see sample agreement attached).

■ PROGRAM GUIDELINES

- Grants will be awarded to municipalities to use the funds towards a tourism event and/or activity that will result in the attraction of visitors to Orange County. You are encouraged to spend 25% of grant funds on promotion and advertising of approved event or approved activity.
 - Examples of awards: (may include, but are not limited to)
 - Funds awarded to a municipality for advertising and promotion expenses associated with XYZ event.
 - Funds awarded to a municipality towards the enhancement of signage for the event/activity.
 - Funds awarded to a municipality for enhancements to their website so that they are more user-friendly to visitors.

■ AMOUNT OF GRANT

- Grant range is \$2,500 - \$4,999 (on "as-needed" basis not to exceed \$4,999)
- Deadline for applications is July 31, 2026
- Grant must be used towards a tourism related event or marketing related initiatives that will ultimately lead to the increased awareness and visitation in the **current calendar year**. The awarded funds must be **fully expended in 2026**. Rollover is not permitted without the County's prior written consent.

Contact Information :

First Name : Caitlin

Last Name : McNamara

Title/Role at Municipality :

OECD Assistant Director

Address : 16 James St.

City :

Middletown

State :

NY

Zip Code :

10940

Phone Number :

8453464170

E-Mail :

cmcnamara@middletownny.gov

Orange County & Municipalities Working Together

Municipal Tourism Grant



Request information

Amount of funds you are requesting :

\$4,999

Date of Event (If Applicable)
or date of completion of
marketing related initiatives :

8/15/2026

Will you be using a portion of these funds
to promote your event or Municipality?



YES



NO

Description of event/promotional material and reason for the request of funds:

Funds will be used to promote the City's Annual Run 4 Downtown weekend (8/13-8/15), which includes free outdoor music. Promotional materials will include mailers.

Purpose of event and Key Outcomes:

Encourage visitors/participants of the race to spend the weekend in Middletown, not just race day. Hotels and restaurants benefit from those who decide to enjoy all the events offered. Event will also promote The Paramount Theatre and future events.

Overview of how funds will be spent: Reminder that a portion of the funds must be used to promote the event or municipality.

Funds will be spent on approximately 22,000 mailers, along with free outdoor music

A portion of grant funds must be used towards **promoting a tourism-related** event or **marketing-related** initiatives that will ultimately lead to **increased awareness** of the event and visitation to the county in the current calendar year. Please provide an explanation of how receiving these funds will lead to **increased awareness of your event and visitation to Orange County and how you will use a portion of these funds to promote your event:**

Funds will be spent on approx. 22,000 mailers. This 3-day event will encourage visitors/participants of the race to spend the weekend in Middletown and surrounding area, and encourage repeat visits. Local businesses will benefit from the increased foot traffic, and the Paramount Theatre will promote future events.

Joseph M. DeStefano

Name Of Applicant: Please Print

Signature Of Applicant

Mayor

Title of Applicant at Municipality

4/1/2026

Date

OFFICE RESPONSE:

Date Application was Received

Date of Committee Meeting

Approved for Funds:

YES

NO

Total of funds approved:

SCHEDULE B

**MUNICIPAL TOURISM GRANT
PROJECT CHANGE REQUEST FORM**

Grantees must complete and submit this form to Orange County Tourism for approval prior to the execution of any changes that materially deviate from the initial proposal outlined in the Application.

_____	_____
<i>Date</i>	<i>Grantee</i>
_____	_____
<i>Contact Name</i>	<i>Phone Number</i>
_____	_____
<i>Mailing Address</i>	
_____	_____
<i>E-Mail</i>	<i>Website</i>
_____	_____
<i>Project Title</i>	<i>Date(s) of Project</i>

1. What parts of the original proposal need to be changed?

2. Describe proposed changes:

3. Why is this change necessary?

4. How will this change affect the project's impact and goals?

Name & Title (print) _____ Signature _____

Approval Status – Orange County Tourism (For Office Use Only) _____

Approved Denied Date: _____

SCHEDULE C

**MUNICIPAL TOURISM GRANT
FINAL REPORT**

<u>Date of Report</u>	<u>Grantee</u>	
<u>Contact Name</u>	<u>Phone Number</u>	
<u>Physical Address, City, State, Zip Code</u>		
<u>Mailing Address, City, State, Zip Code (if different from physical address)</u>		
<u>Email</u>	<u>Website</u>	
<u>Project Title</u>	<u>Date/s of Project</u>	
<u>Location/s of Public Presentation/s of Project</u>		
<u>\$ Requested</u>	<u>\$ Received</u>	<u># of Attendees (if applicable)</u>

Were you able to accomplish the project as it was originally described in the grant application?

Yes No

If the answer above was no, please explain what changes (date, time, venue, artists, budget changes, etc.) were made and why they were necessary.

Did you submit a grant change form to Orange County Tourism for approval of the above changes?

Yes No

List specifically what the grant funding was spent on and how much was allocated to each aspect.

Name all modes of promotion that were used for the project. *Please attach copies of all promotional materials directly related to your funded project. (examples may include, but are not limited to, advertisements, posters, press releases, postcards, social media screenshots/printouts, etc.)*

How did you measure the success of this project?

What was the biggest challenge, if any, to accomplishing the project?

CITY OF MIDDLETOWN
Office of Economic & Community Development

April 27, 2026

City of Middletown
Board of Estimate
16 James Street
Middletown, New York 10940

RE: 122 Dorothea Dix Drive Development Extension

Dear Members:

I am requesting authorization/approval to extend the request of Fei Tian College to extend their economic development goals for the renovation and completion of 84 Dorothea Dix Drive as per the attached letter dated February 11, 2026.

Extension to be as follows:

- Goal 1: Completion by March 31, 2026
- Goal 2: Completion by August 31, 2026
- Goal 3: Completion by May 31, 2028
- Goal 4: Completion by May 31, 2029
- Goal 5: Completion by May 31, 2030
- Goal 6: Completion by August 31, 2031

Thank you for your attention to this matter.

Maria Bruni, Director
Economic & Community Development



NORTHERN
FEI TIAN COLLEGE

February 11, 2026

Maria Bruni, Director
Office of Economic and Community Development
City of Middletown
16 James Street
Middletown, NY 10940

Re: Request for Extension of Development Goals
Property: 122 Dorothea Dix Drive, Middletown, New York (Tuckerman Hall)

Dear Maria,

I am writing to request an extension for the development goal deadlines for the above property.

The previous deadline for Goal 1, obtaining planning board approval for college and educational purposes was November 30, 2025. The application has been submitted, and we are awaiting the approval. We anticipate obtaining this by the end of March 2026.

Given this initial delay, we kindly request the following extension:

- **Goal 1 Deadline:** March 31, 2026 - Planning Board approval for college and educational purposes
- **Goal 2 Deadline:** August 31, 2026 - Building permit for construction/renovations
- **Goal 3 Deadline:** May 31, 2028 - Certificate of Occupancy for Wing A
- **Goal 4 Deadline:** May 31, 2029 - Certificate of Occupancy for Wing C
- **Goal 5 Deadline:** May 31, 2030 - Certificate of Occupancy for Wing B
- **Goal 6 Deadline:** August 31, 2031 - Certificate of Occupancy for Wing D

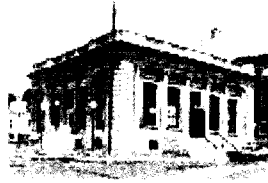
We are grateful for the support of the City of Middletown and remain committed to the redevelopment of the property as part of our campus revitalization plans.

Thank you for your consideration.

Sincerely,

Karen Chang
Director of Advancement
Fei Tian College Middletown (Northern Campus)

JOHN EWANCIW
CHIEF OF POLICE



TELEPHONE
845-343-3151
FAX NUMBER
845-346-4140

CITY OF MIDDLETOWN POLICE DEPARTMENT

2 JAMES STREET
MIDDLETOWN, NEW YORK 10940
ESTABLISHED 1888

April 29, 2026

Honorable Joseph DeStefano Mayor-City of Middletown
And Board of Estimate and Apportionment

Mayor DeStefano and Members of the Board of Estimate,

I am requesting that the City of Middletown Common Council approve the following transfers requests within our 2026 budget lines:

From	Amount	To
A.3120.100 Personal Services For the purchsae of a new police patrol bicycle and necessary equipment	\$5,400	A.3120.200 Equipment
A.3120.100 Personal Services For the purchase of a metal detector	\$6,875	A.3120.200 Equipment
A.3120.100 Personal Services For the purchase of 5 modems for wireless connection in patrol cars and installation costs	\$4,500	A.3120.200 Equipment
A.3120.100 Personal Services To cover the cost of the background process for upcoming replacement officers	\$4,000	A.3120.432 Backgrounds
A.3120.100 Personal Serices To cover the cost of shipping expense in the postage line	\$71.36	A.3120.434 Postage

Very truly yours,

John Ewanciw
Chief of Police

PROPOSAL

TONY MONACO LANDSCAPING, INC.
60 SCOTCHTOWN DRIVE
MIDDLETOWN, NY 10941
TEL: 845-343-9772 FAX:
845-343-9774

Date: 4/8/2026

Proposal To: City of Middletown Business Improvement District

Email: mbruni@middletownny.gov

Phone: 845-346-4170

Address: 16 James Street Middletown, NY

Landscape Maintenance Contract To Include the Following Locations

*City Hall *Police Station

*Erie Way Park (Including parking lot behind Tapped)

*John F. Degnan Square *King Street Park

*Run4 Downtown Park *Jerry's Park

Orchard Street Lot * Rail Trail Commons Lot

*South Street Lot *James Street Lot *Canal Street Lot

Spring Fertilizing & Weed Control – April 1, 2026 through April 30, 2026

- Fertilize all shrubs and trees. 1 time.
- Supply and Install Pre-Emergent weed control in all flower beds. 2 times.

Bi-Weekly Maintenance – May 1, 2026 – October 31, 2026

- Weeding beds and sidewalks, manually and with herbicide.

ADDITIONAL SERVICES FOR THE FOLLOWING.

*John F. Degnan Square *Erie Way Park

*Run4 Downtown Park *Jerry's Park

First application APRIL – Pre-emergent weed control with fertilizer

Second application MAY – Fertilizer, herbicide with post emergent weed control

Third application JUNE - Fertilizer, insect control with post emergent weed control

Fourth application SEPTEMBER - Fertilizer, with post emergent spot weed control

Fifth application OCTOBER - Fertilizer and lime

TOTAL: \$28,950.00

To be paid in 7 monthly payments of \$4,135.71

OTHER TERMS AND CONDITIONS -

Payment is due upon receipt of invoice.

- **A service charge of 2% per month will be charged to all overdue accounts and any legal or collection fees will be the responsibility of the owner.**
- **This proposal may be withdrawn by us if not accepted within 20 days.**
- **All work to be completed in a workmanlike manner according to standard practices.**
- **Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate.**
- **All agreements are contingent upon strikes, accidents or delays beyond our control.**
- **Owner is to carry fire, tornado and other necessary insurance.**

Authorized Signature: *Anthony N Monaco*

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. Tony Monaco Landscaping, Inc. is authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Memo

To: BOARD OF ESTIMATE
From: Marsha Vitulli
Date: March 18, 2025
Re: 5-11 Linden Place
Snow Removal

Mr. John Ruiz, who is the owner of 5-11 Linden Place, has requested that the city of Middletown waive the two (2) Snow Removal fines that he has received in the amount of \$200.00. Mr. Ruiz is a Vietnam Veteran and disabled 911 NYC Firefighter. He has stated that he has shoveled his sidewalk and then the City of Middletown' Plow machine comes along and plow's the street snow onto his sidewalk. He has stated that he has called previously on a similar matter. He is respectfully requesting that these violations be dismissed due to his poor health and disability.

John Ruiz
11 Linden Place
Middletown, NY, 10940
646-623-8083
rappinfireman@gmail.com

March 16, 2025

My name is John Ruiz, and I reside at 5-11 Linden Place, Middletown. I am a Vietnam veteran and a disabled 911 NYC Firefighter. I recently received two notices of violation from the Department of Public Works regarding snow removal on my property sidewalk. I have called previously on a similar matter, requesting that the snow plow machine not plow the snow directly onto my property sidewalk, making it increasingly difficult to re-shovel the snow back off the property sidewalk only to have them plow the snow back. For this, I have been issued a total of \$200 for this violation. I am respectfully requesting that these two violations of \$100 be dismissed in consideration of my poor health and disability. It would be greatly appreciated if the snow plow remover would be a little more considerate when plowing the snow off the streets.

Thank you,



John Ruiz

CITY OF MIDDLETOWN
16 JAMES STREET
MIDDLETOWN, NY 10940
PHONE # (845) 346-4150 FAX # (845) 343-1101

Invoice Number: **2025/20/0000090**
Invoice Date: **02/24/2025**
Invoice Due Date: **03/26/2025**
Page: **1 of 1**

Invoice

Customer Code: P25-11-5

Mail Remittance To:

Bill To:

RUIZ, JOHN
PO BOX 361
NEW YORK, NY 10029

CITY OF MIDDLETOWN
Attn: FINANCE DEPT.
ATTN: MISC BILLING
16 JAMES ST
MIDDLETOWN, NY 10940
(845) 346-4150

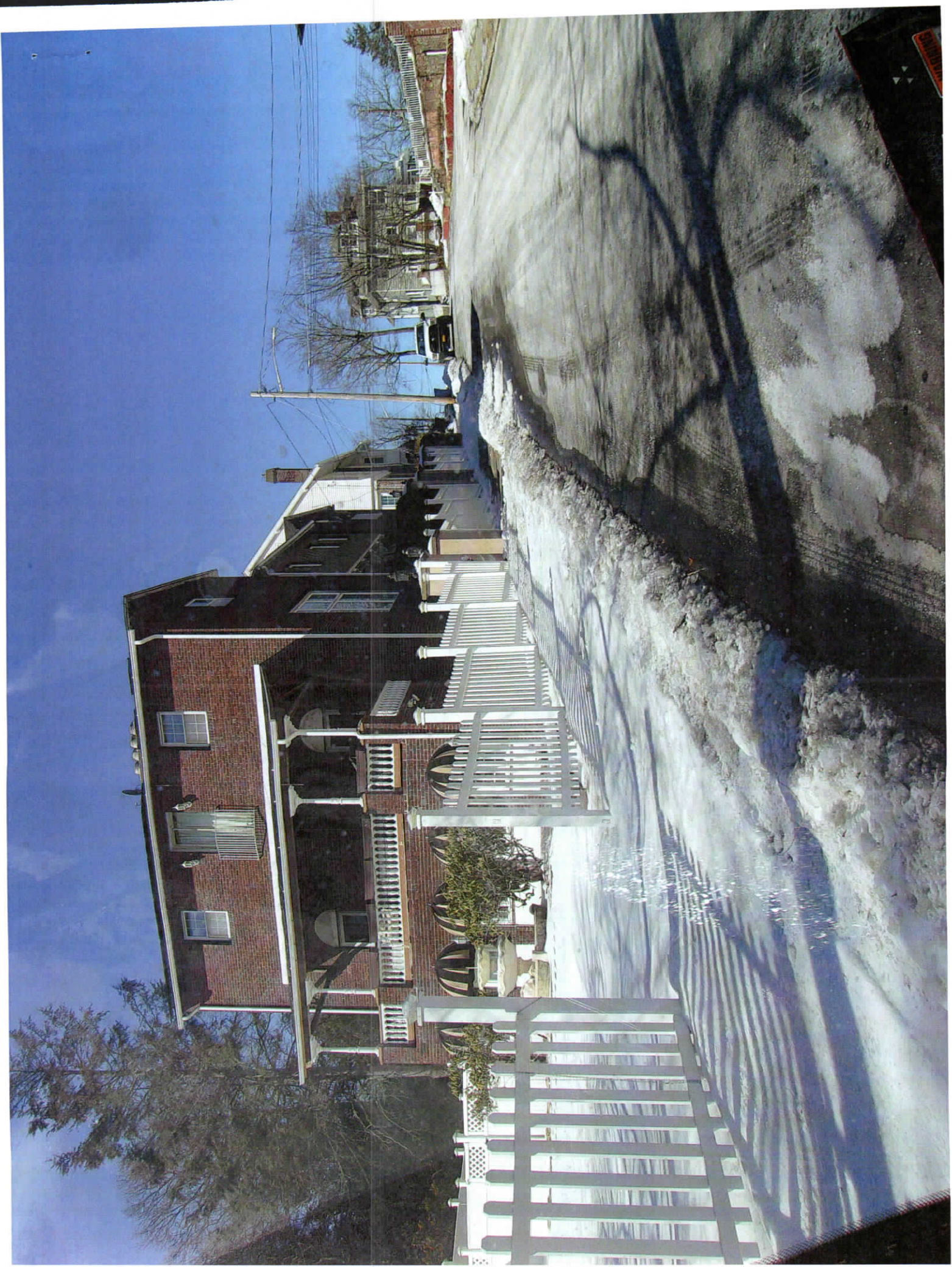
Description: SIDEWALK SHOVELED BY CITY EMPLOYEE ON
FEBRUARY 21, 2025
CITY ORDINANCE 403-12

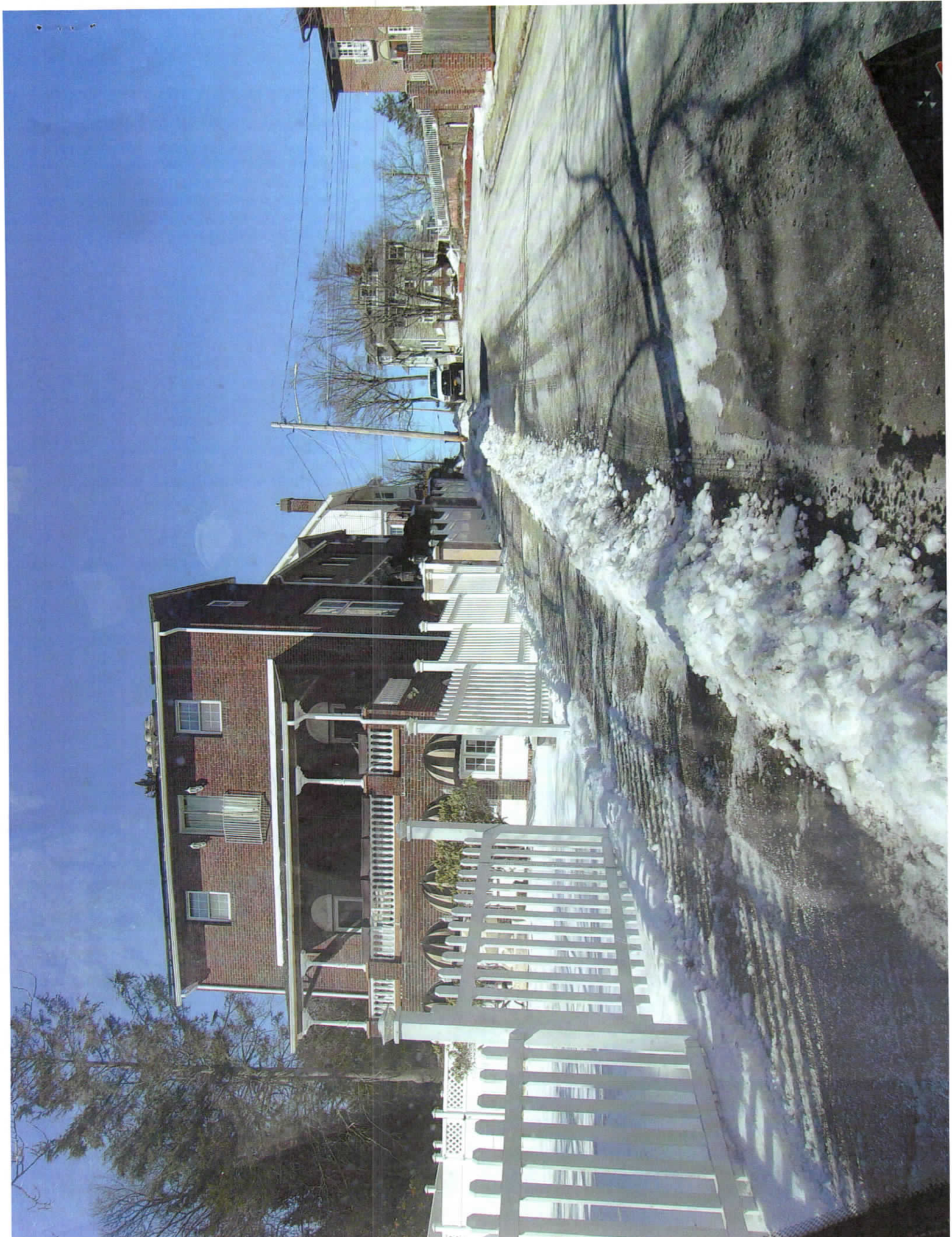
Property Location: 5-11 LINDEN PL
District / Parcel ID: 330900 / 25-11-5

Q Number:

Service	Quantity	Unit	Unit Price	Amount
SNOW REMOVAL	1.0000		100.000000	100.00
			Total Amount Due:	100.00

Please Make Check Payable To: CITY OF MIDDLETOWN





CITY OF MIDDLETOWN
16 JAMES STREET
MIDDLETOWN, NY 10940
PHONE # (845) 346-4150 FAX # (845) 343-1101

Invoice Number: **2025/20/0000063**
Invoice Date: **02/11/2025**
Invoice Due Date: **03/13/2025**
Page: **1 of 1**

Invoice

Customer Code: P25-11-5

Bill To:

RUIZ, JOHN
11 LINDEN PL
MIDDLETOWN, NY 10940

Mail Remittance To:

CITY OF MIDDLETOWN
Attn: FINANCE DEPT.
ATTN: MISC BILLING
16 JAMES ST
MIDDLETOWN, NY 10940
(845) 346-4150

Description: SNOW SHOVELED BY CITY EMPLOYEE ON FEBRUARY
10, 2025
CITY ORDINANCE 403-12

Property Location: 5 -11 LINDEN PL
District / Parcel ID: 330900 / 25-11-5

Account Number:

Service	Quantity	Unit	Unit Price	Amount
SNOW REMOVAL	1.0000		100.000000	100.00
Total Amount Due:				100.00

Please Make Check Payable To: CITY OF MIDDLETOWN





Memo

To: BOARD OF ESTIMATE

From: Marsha Vitulli

Date: April 7, 2026

Re: 77 Dolson Avenue – 2026/20/000038

Snow Removal

Owner would like to dispute this invoice for Snow Removal for 77 Dolson Avenue. He states that he has owned this location for over ten years and has never had a problem with snow removal. He states that he has hired a company to take care of snow removal and has attached detailed records for the work completed. He also wants to note that there was no actual snow fall on the date that the shoveling and salting occurred. He would like to have this invoice deemed irrelevant and that there should be no payment due.

To Whom This May Concern:

April 2nd, 2026

I am writing this letter to dispute the following invoice (2026/20/0000038) I received in reference to 77 Dolson Ave. Middletown NY 10940. The Invoice stated that a city employee had to shovel and salt the sidewalk at the location listed. I have been at this location for 10+ years and have never had an issue. I have a company that has been taking care of this property, and I have enclosed a detailed record for the work completed. I would also like to note that on the day of this invoice February 4th, 2026, there was no actual snow fall that occurred. At this time, I would appreciate that this invoice be deemed irrelevant and that there is no payment due.

Please contact me via email info@ringhomesteadcamp.com

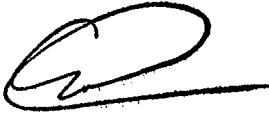
Or

By Mail: PO Box 64

Bullville NY 10915

Sincerely,

Eric Ring

A handwritten signature in black ink, appearing to be 'Eric Ring', with a stylized flourish at the end.

CITY OF MIDDLETOWN

16 JAMES STREET
MIDDLETOWN, NY 10940
PHONE # (845) 346-4150 FAX # (845) 343-1101

Invoice Number: 2026/20/0000038
Invoice Date: 02/06/2026
Invoice Due Date: 03/06/2026
Page: 1 of 1

Invoice

Customer Code: P45-4-12.2

Mail Remittance To:

Bill To:
RING HOMESTEAD CAMP, INC.
PO BOX 64
BULLVILLE, NY 10915

CITY OF MIDDLETOWN
Attn: FINANCE DEPT.
ATTN: MISC BILLING
16 JAMES ST
MIDDLETOWN, NY 10940
(845) 346-4150

Description: SIDEWALK SHOVELED AND SALTED BY CITY EMPLOYEE ON FEBRUARY 4, 2026.
CITY ORDINANCE 403-12, 403-13
Property Location: 77 DOLSON AVE
District / Parcel ID: 330900 / 45-4-12.2

Job Number:

Service	Quantity	Unit	Unit Price	Amount
SNOW REMOVAL	1.0000		500.000000	500.00
			Total Amount Due:	500.00

Please Make Check Payable To: CITY OF MIDDLETOWN

PROPERTY Middletown Auto

Chad Mead

SUGGESTED SNOW REMOVAL RECORD

DATE 1/28/06

NAMES OF EMPLOYEES WORKING	TIME START	TIME STOP
1. <u>Chad</u>		
2. <u>Joe</u>		
3.		
4.		
5.		
6.		

Office: (845) 348-7854
Cell: (845) 628-6588
Email: mead@meadcoating.com

MEAD SEAL COATING

The Blacktop & Seal Coating Specialists
Commercial - Industrial - Residential
www.meadcoating.com

Date: _____

NUMBER OF BAGS OF CALCIUM USED

200 lbs

NUMBER OF BAGS OF SALT USED

EQUIPMENT USED

HOW MANY

SHOVELS
ICE CHOPPERS
SNOW BLOWERS

WEATHER CONDITIONS

PLACE X IN EACH BOX

SNOW
RAIN
HAIL
ICE
SLEET

CONTRACTORS USED

NAME

AMOUNT OF INCHES FALLEN

20" to 24"

SERVICE PROVIDED

PLACE X IN EACH BOX

PLOW
SALT
SAND
SHOVEL
S. BLOW
BASKETS
ROBOT

ADDITIONAL COMMENTS

Plowed

1/27 plow 7:30 AM

Temp Very cold

Very windy

1/25 10:30 AM
1/25 4 PM
1/25 11:30 PM

1/28 SALT

1/28 SALT 6 AM

When we plow sand we plow the asphalt & sidewalk

586833

NAME <i>Middletown Auto</i>		SHIP TO <i>Chad mead</i>	
ADDRESS		ADDRESS <i>Snow Removal</i>	
CITY, STATE, ZIP		CITY, STATE, ZIP	
ORDER NO.		DATE, ZIP <i>845-629-4258</i>	
WHEN SHIP		DATE	
HOW SHIP		SALESPERSON	

Middletown Auto Repair & Service Inc.
 77 Wilson Avenue
 Middletown NY 10940
 Facility #7119561

QUANTITY	DESCRIPTION	PRICE	AMOUNT
125	Plow 10:30 AM		100
125	Plow 4 PM		100
125	Plow 11:30 PM		100
120	SALT 6 AM		100
127	Plow 7:30 AM		100
128	SALT		100
			100
	TOTAL		600
			140.75
			640.75
			100
			540.75



was there snow on feb 4th 2026 in middletown ny



Based on historical weather data for February 4, 2026, there was **no significant snowfall or precipitation** recorded in the Middletown, NY area (specifically Montgomery Orange County Airport) on that date.

While major, historic blizzards occurred later in the month (Feb 22-24, 2026), the weather around February 4th was generally characterized as dry and cool. Wikipedia +1

Key Details for Feb 4, 2026:

- **Precipitation:** 0.0 mm.
- **Snowfall:** None recorded.

February 2026 North American blizzard - ...

From February 22-24, 2026



Hi
Mi

Mi

Ask anything

Q was there snow on feb 4th 2026 in middletown ny



what dates was there snow fall in feb 2026
in middletown ny



+3



A significant snowfall occurred in Middletown, NY, during a major blizzard from **February 22–23, 2026**. The storm brought heavy snow, high winds, and dangerous travel conditions to Orange County, starting Sunday afternoon, February 22, and continuing into Monday, February

23. National Weather S... +2

Key details regarding the February 2026 snow in the area:

- **Storm Dates:** Feb 22, 2026 – Feb 23, 2026.
- **Impact:** A Winter Storm Watch was issued for Orange County due to a rapid coastal storm.
- **Regional Totals:** Nearby areas reported high snowfall totals, including 8.4 inches in Highland Mills and 6.0 inches in Chester by late Feb 22–23.
- **Conditions:** The storm produced snowfall

Ask anything

Q what dates was there snow fall in feb 2026 in middletown :



City of Middletown

Department of Public Works

16 James Street

Middletown, NY 10940

845-343-3169

02/04/2026

Ring Homestead Camp, Inc
PO BOX 64
Bullville, NY 10915

RE: 77 Dolson Ave

Dear Sir or Madam;

The Department of Public Works has received a complaint regarding the snow and ice on the sidewalk at the above address.

Please be advised that it is a requirement of the City of Middletown Code to have the snow and ice removed from the sidewalk within 12 hours after the stopping of every fall of snow or formation of any ice on the sidewalk. You are ordered to clear the entirety of the sidewalk to a minimum of 4 feet wide. Please note that the time between 7:00 p.m. and 7:00 a.m. shall not be included in the above period of 12 hours.

This violation must be corrected. The Department of Public Works may proceed to do the necessary work, under Section 403.13, and you will be billed for all expenses incurred. The MINIMUM charge is ONE HUNDRED DOLLARS (\$100.00) for a single family dwelling and MINIMUM charge of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) for a two-family or multi-family dwelling. The charge for commercial and industrial property is a MINIMUM of FIVE HUNDRED DOLLARS (\$500.00) plus fines.

The unsafe sidewalk remains your liability until corrected.

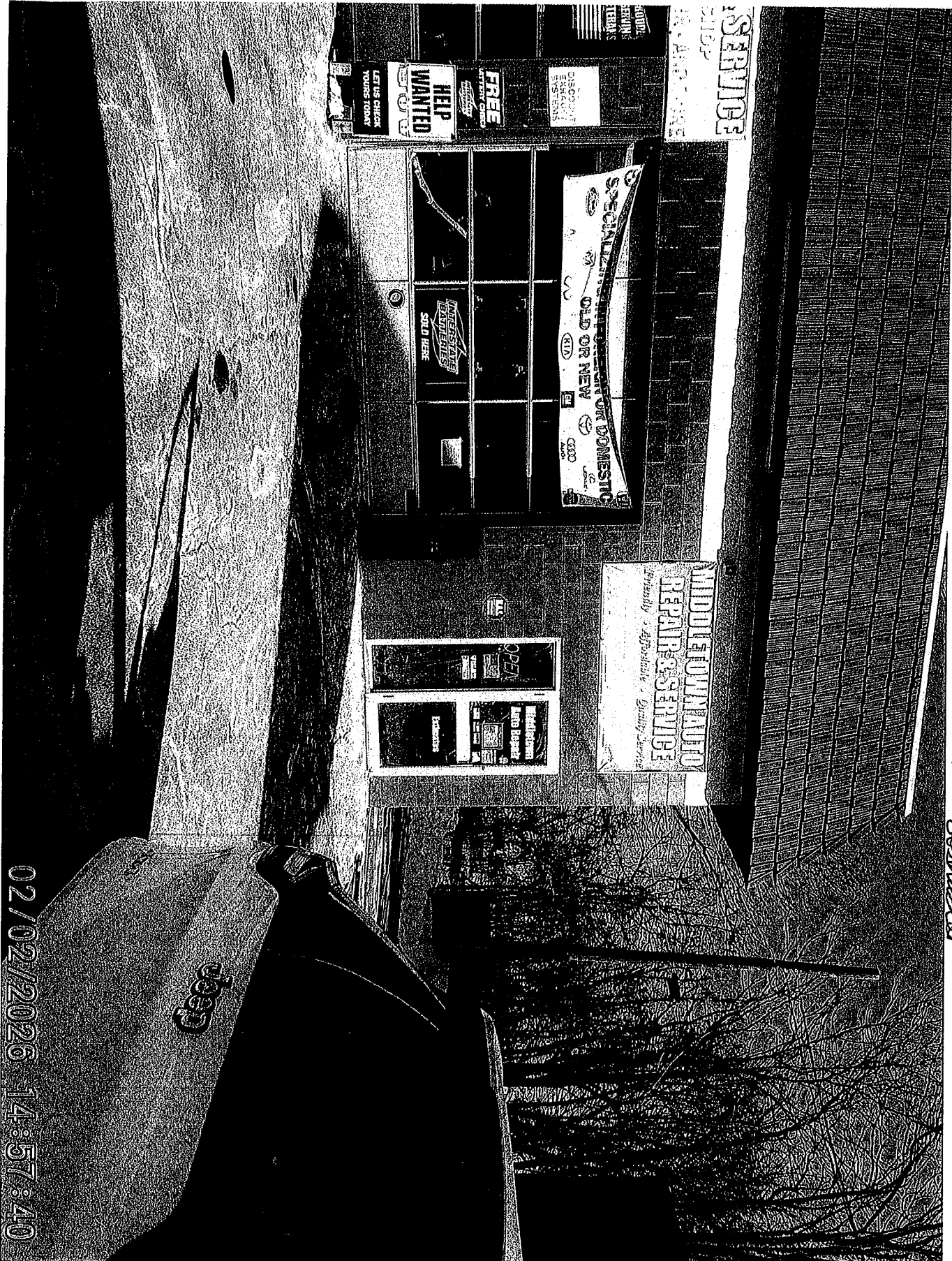
Pursuant to Section 403.14 the penalties for such offenses are as follows:

403.14. Penalties for offenses (amended 2-11-2008 Index No. 32.08)

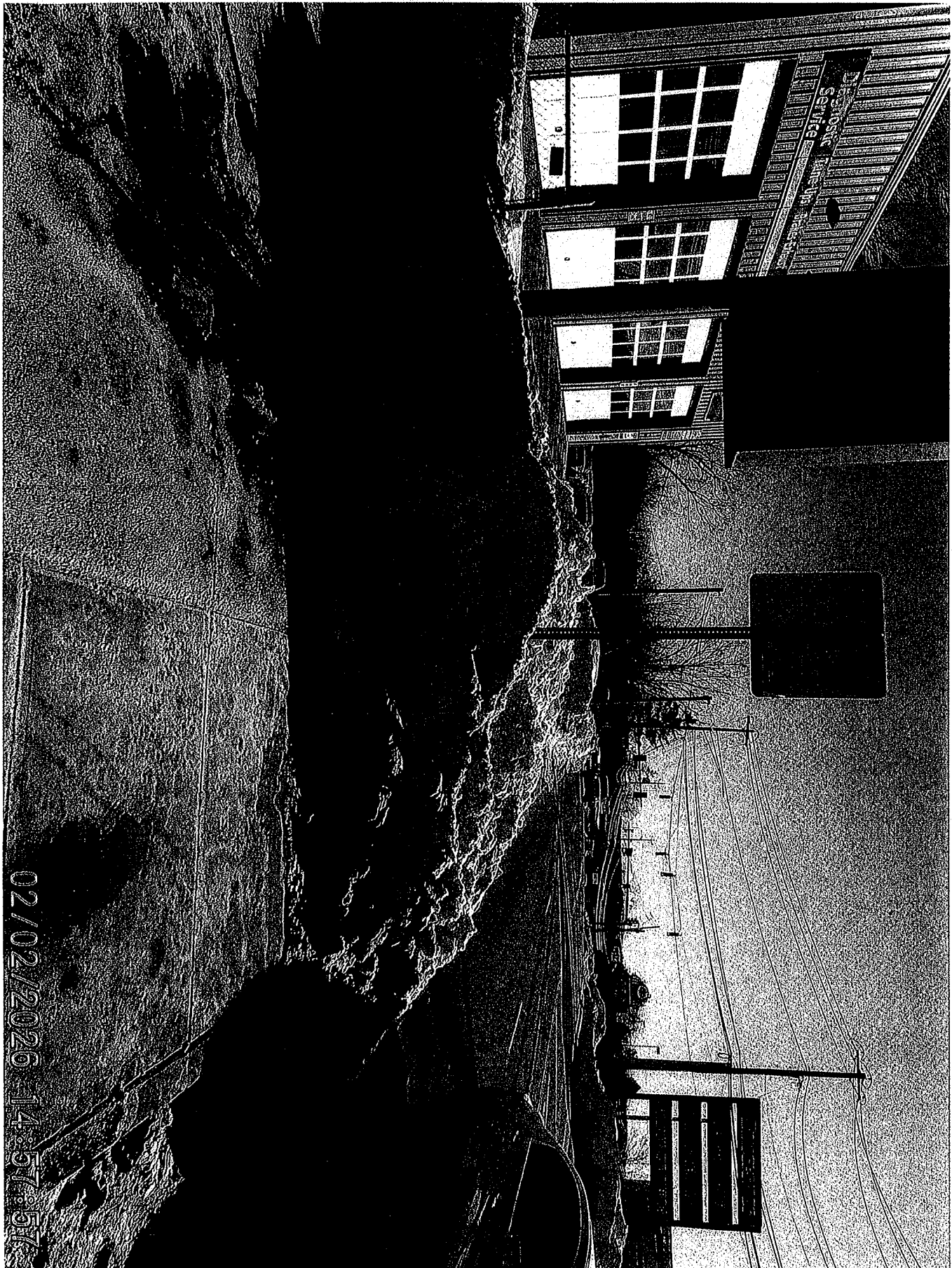
Any person violating any provision of this article shall, upon conviction thereof, be subject to a fine of not less than \$100.00 nor more than \$350.00 for single family residential properties, and a fine of not less than \$250.00 nor more than \$500.00 for two-family and multi-family residential properties and to a fine of not less than \$500.00 nor more than \$1,000 for commercial and industrial properties, and each day on which such violation shall continue shall constitute a separate offense.

By order of:
JACOB S. TAWIL, P.E.
Commissioner of Public Works

Middleton Auto Repair
77 Nelson
Paved snow side walk
obstruction



02/02/2026 14:57:40



02/02/2026 14:57:57



Memo

To: BOARD OF ESTIMATE

From: Marsha Vitulli

Date: April 29, 2026

Re: 121 North Street/7 Railroad Avenue – 2025/20/0000145

Snow Removal

The owner of the property is writing on behalf of the tenant, Restorative Management Corp (RMC), operating at the above referenced property. It is the tenant's responsibility to maintain the property. RMC has proudly operated at this location for many years without prior issues of this nature. They take genuine pride in maintaining a clean and respectful environment, not only for compliance but for the benefit of the surrounding neighborhood community.

Their organization provides outpatient rehabilitation services to individuals and families in Middletown who are working to rebuild their lives.

They are operating in an environment where costs continue to rise significantly. Unexpected charges such as this can create real financial strain. Even though the bill was issued to Lesco Realty LLC, RMC is responsible for payment. Given their long-standing presence, clean record and good faith efforts to maintain the property, they respectfully request that this charge be waived.

Restorative Management Corp (RMC)

3839 Flatlands Ave

Suite 201
Brooklyn NY, 11234
718-436-5151

Date: 04/20/2026

Board of Estimate
City Hall
16 James Street
Middletown, NY 10940

Re: Bill #145 – Property Maintenance (June 2025)

Dear Members of the Board,

I am writing on behalf of Restorative Management Corp (RMC), the tenant operating at the above-referenced property, regarding Bill #145 issued to our landlord, Lesco Realty LLC, for grass maintenance in June 2025.

As the tenant, it is RMC's responsibility to maintain the property, and we take that obligation seriously. We make consistent, good faith efforts to ensure that the premises are properly maintained and in compliance with local standards.

RMC has proudly operated at this location for many years without prior issues of this nature. We take genuine pride in maintaining a clean and respectful environment, not only for compliance, but for the benefit of the surrounding neighborhood and community.

Our organization provides critical outpatient rehabilitation services to individuals and families in Middletown who are working to rebuild their lives. Every day, we see firsthand the impact this work has on the community, and we remain deeply committed to being a responsible and positive presence.

However, we are also operating in an environment where costs continue to rise significantly. Unexpected charges such as this create real financial strain. While the bill was issued to Lesco Realty LLC, it is ultimately RMC that would be responsible for reimbursing this cost, directly impacting our ability to continue delivering these essential services.

Given our long-standing presence, clean record, and good faith efforts to maintain the property, we respectfully but strongly request that this charge be waived. We believe this situation does not reflect our ongoing commitment to compliance and community responsibility.

We are fully committed to maintaining the property going forward and addressing any concerns promptly to ensure this does not occur again.

Additionally, to help avoid any future delays or miscommunication, we respectfully request that any correspondence related to property maintenance or violations be sent directly to Restorative Management Corp (RMC) as the tenant responsible for day-to-day upkeep.


We sincerely appreciate your time, understanding, and consideration—especially in light of the role our organization plays in supporting the health and well-being of the Middletown community.

Thank you, and we would welcome the opportunity to discuss this matter further.

Sincerely,

Restorative Management Corp (RMC)

Charles Scharf

A handwritten signature in black ink, appearing to read "Charles Scharf", written in a cursive style.



CITY OF MIDDLETOWN
 16 James Street
 Middletown NY, 10940
 845/346-4150

COPY

LESCO REALTY LLC
 3839 FLATLANDS AVE STE 200
 BROOKLYN NY 11234

April 1, 2026

330900 26-1-14.1
 Location: 121 NORTH ST/7 RAILROAD AVE

NOTICE OF DELINQUENT TAXES

YEAR	TYPE	BILL NO	PRINCIPAL	FEES	PENALTY	TOTAL
2025	MISC	145	500.00			500.00

*****Amount shown includes interest through 04/30/2026*****

Please contact this office at 845-346-4150 if you have any questions regarding any delinquencies on your property. You can mail your check, money order or bank check to 16 James Street, Middletown, New York 10940 Attn: Finance Department.

Finance Department

PLEASE NOTE: If you have filed for bankruptcy protection and are currently either in a bankruptcy case or have received a discharge in a bankruptcy case, this notice is not an attempt to collect a debt from you as a matter of your personal liability, but is intended instead for informational purposes. You should also be aware that a bankruptcy discharge does not operate to eliminate otherwise valid and enforceable liens. Accordingly, any statutory liens securing debts owed to the City of Middletown remain enforceable as a matter of applicable non-bankruptcy law, subject to any present restrictions that may be imposed on that exercise by the United States Bankruptcy Code.

CITY OF MIDDLETOWN
16 JAMES STREET
MIDDLETOWN, NY 10940
PHONE # (845) 346-4150 FAX # (845) 343-1101

Invoice Number: **2025/20/0000145**
Invoice Date: **06/17/2025**
Invoice Due Date: **07/17/2025**
Page: **1 of 1**

Invoice

Customer Code: P26-1-14.1

Bill To:
LESCO REALTY
3839 FLATLANDS AVEUE
BROOKLYN, NY 11234

Mail Remittance To:
CITY OF MIDDLETOWN
Attn: FINANCE DEPT.
ATTN: MISC BILLING
16 JAMES ST
MIDDLETOWN, NY 10940
(845) 346-4150

Description: LAWN CUT BY CITY EMPLOYEE ON JUNE 11, 2025
CITY ORDINANCE 188-1

Property Location: 121 NORTH ST/7 RAILROAD AVE
District / Parcel ID: 330900 / 26-1-14.1

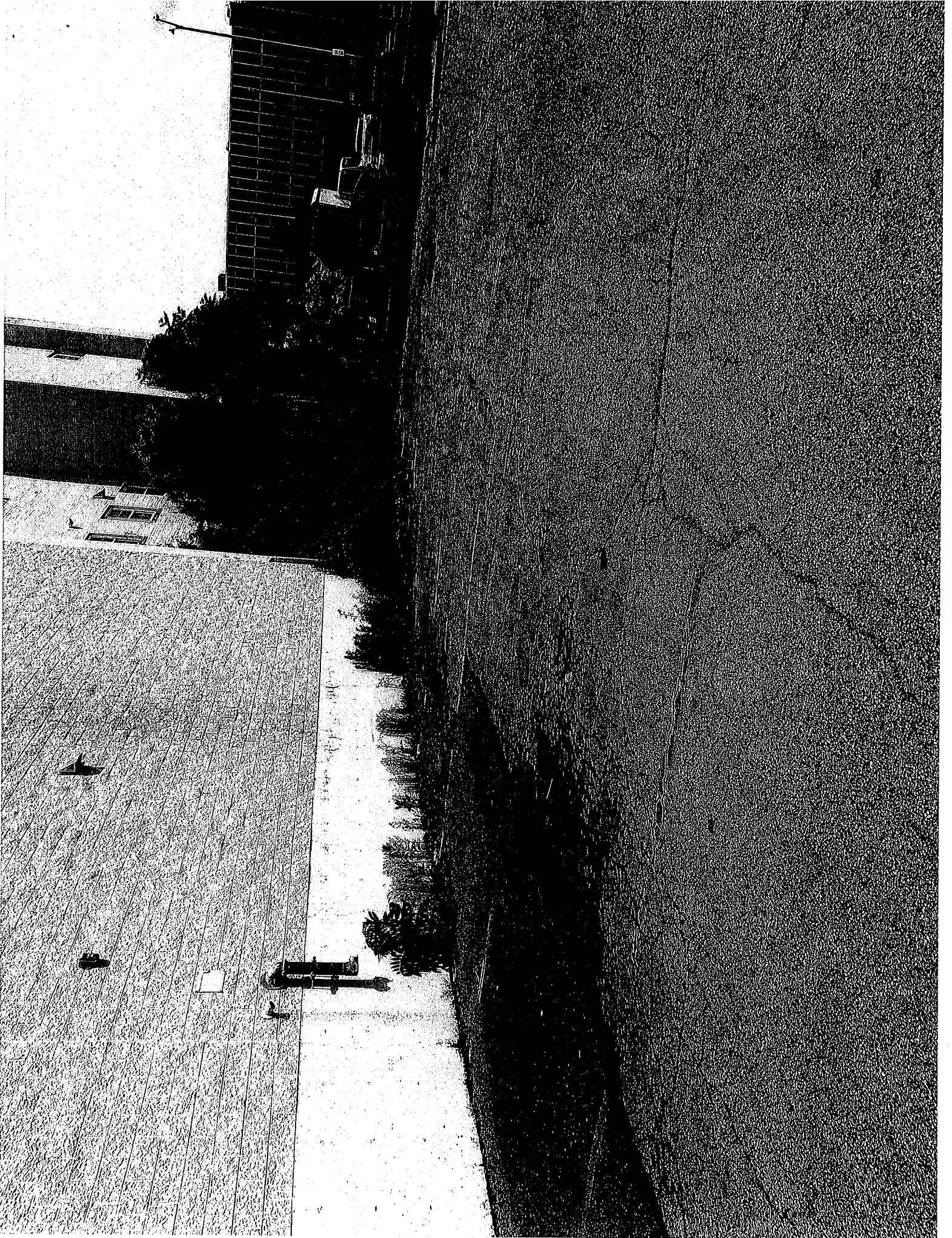
PO Number:

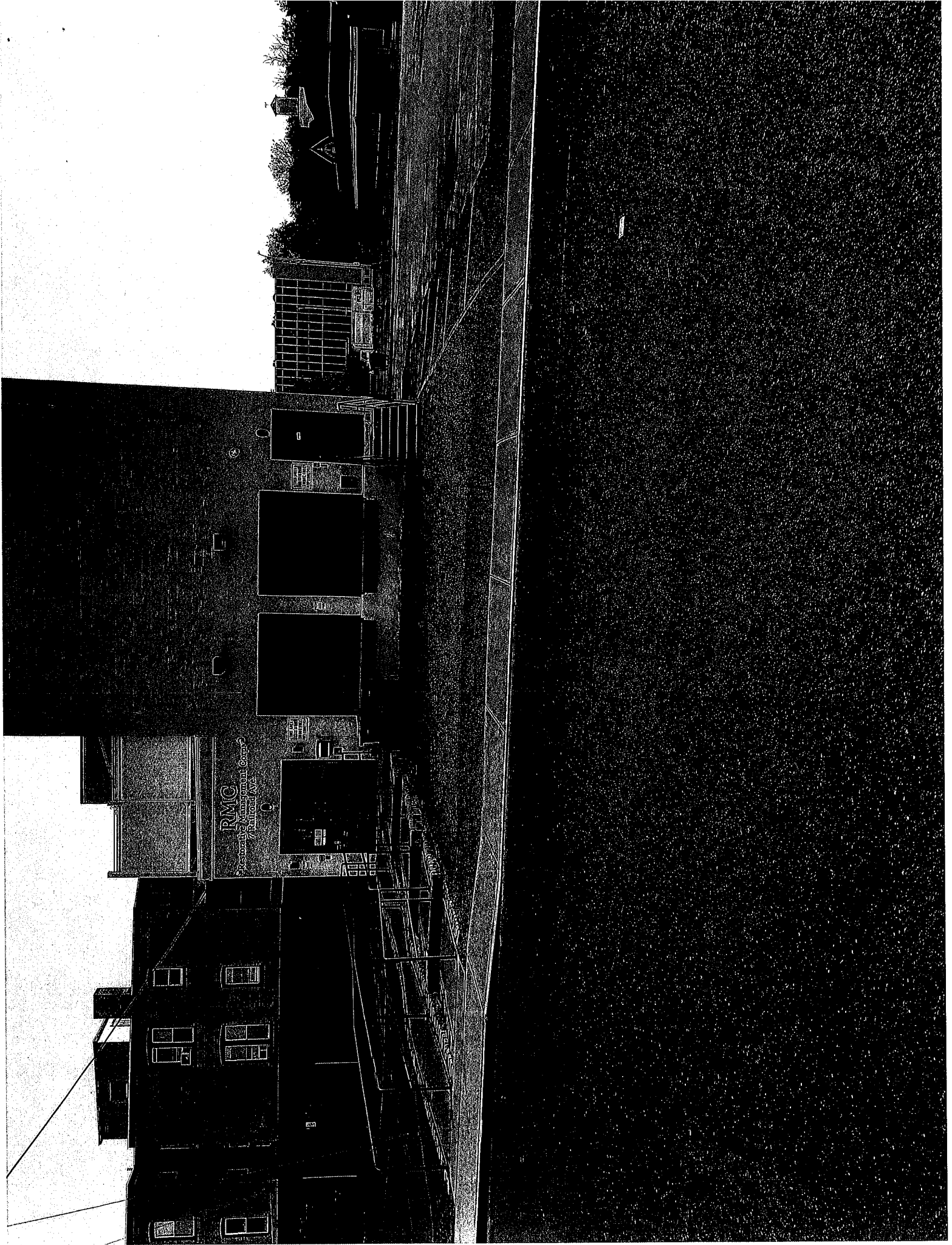
Service	Quantity	Unit	Unit Price	Amount
LAWN MAINTENANCE	1.0000		500.000000	500.00
Total Amount Due:				500.00

Please Make Check Payable To: CITY OF MIDDLETOWN

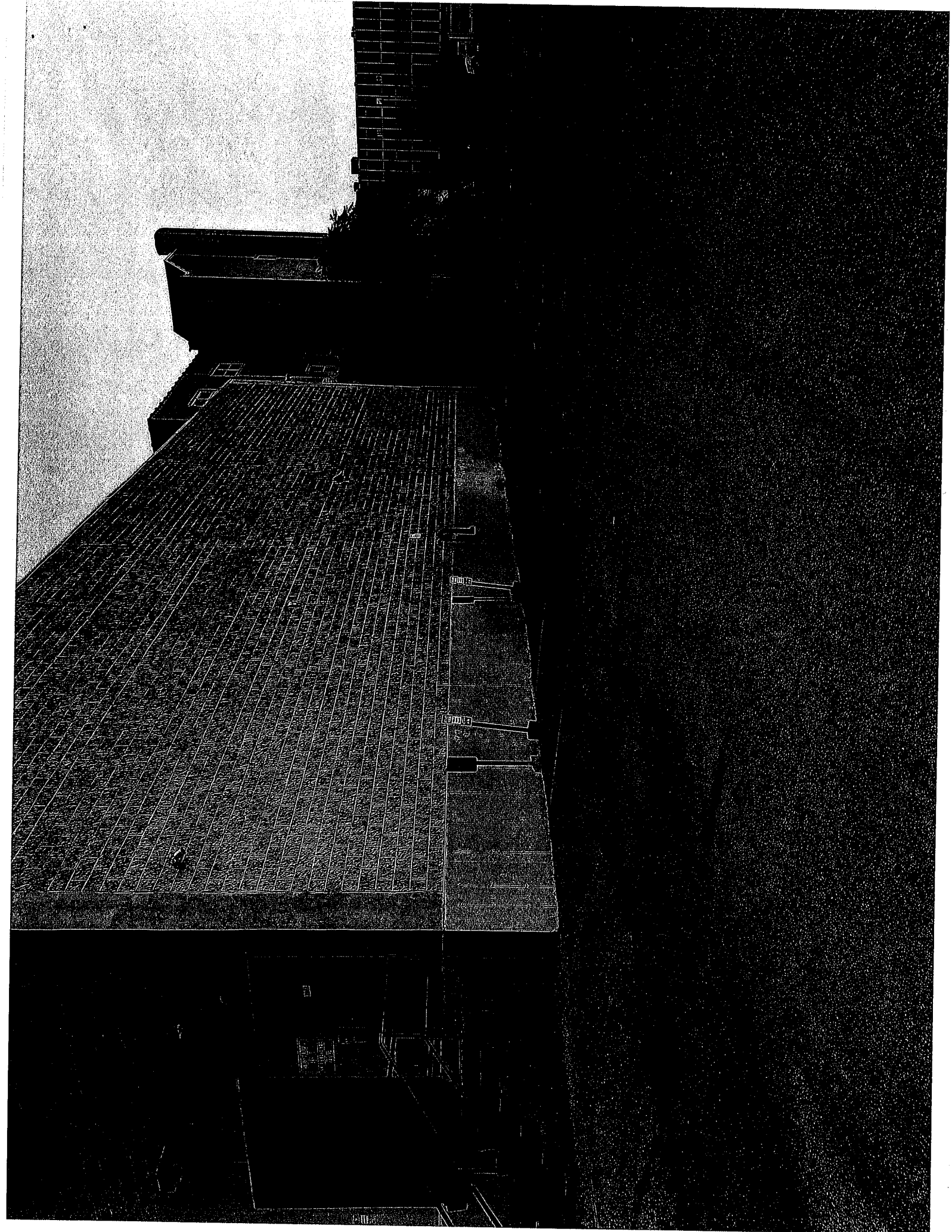








RMC
Professional Management Corp
171 Broad Ave



Miscellaneous Charge

Acct. No. 7 Rail Road ave

Date: 06/11/25

Materials:

Total Materials: _____

Equipment:

Hrs. @	=	\$0.00
	=	\$0.00
Hrs. @	=	\$0.00
Hrs @	=	\$0.00

Total Equipment: \$0.00

Labor:

City employee(s):

Hrs. @	=	\$0.00
Hrs. @	=	\$0.00
Hrs. @	=	\$0.00
Hrs. @	=	\$0.00

Hrs. @	=	\$0.00
Hrs. @	=	\$0.00
Hrs. @	=	\$0.00
Hrs. @	=	\$0.00

Total Labor: \$500.00

Plus 43 % for supervision and insurance (on labor only):

TOTAL CHARGES \$500.00

Description: Lawn mowing & after 5 day notice

Bill to: Lesco Reality
3839 Flatlands ave
Brooklyn, NY 11234