

ARCHITECTURAL BOARD OF REVIEW
CITY OF MIDDLETOWN
Minutes
April 2, 2026

1. ROLL CALL

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

2. APPROVAL OF MINUTES:
March 5, 2026

Motion to approved made by Rifkin; seconded by Madden
Motion carried 3-0

3. New Business:

- a. 101 North Street – Public Hearing - Benedicto Esquivel ***BDK Masonry and Construction Corp*** requesting to add a walk-in cooler to the back of the building at 101 North Street.

Maria Bruni opened the public hearing for 101 North Street.

Motion to open the public hearing made by Madden; seconded by Rifkin
Motion carried 3-0

Maria Bruni stated for the record that no members of the public were present or submitted comments via email. Maria asked to close the public hearing.

Motion to close the public hearing made by Madden; seconded by Rifkin
Motion carried 3-0

Discussion: The team discussed the application for 101 North Street, focusing on the proposed walk-in cooler installation and associated painting requirements. They confirmed that the cooler would be permanent and painted in the approved Van Cortland Blue HC-145 color, matching the existing facade work. The discussion included details about the cooler's placement in front of one of the building's doors on a concrete bed, with mechanical units positioned behind it, and addressed concerns about extending the building's facade to accommodate the addition. Maria discussed plans to improve the walk-in cooler and paint it to match the building, emphasizing that no other changes would be made to the property. Maria made mentioned that plans showed a fence, but clarified that any fence installation would require permits and Architectural Board approval. Maria confirmed that the only approved changes would be the walk-in cooler improvement and painting, with no other modifications to the property at this time.

Motion to approved made by Madden; seconded by Rifkin
Motion carried 3-0

Maria Bruni stated for the record that Alvaro Garcia is now present. At this time, Kathleen Rifkin will be acting chair as Anna Madden and Maria Bruni will recuse from the following application.

- b. 3 West Main Street – Dave Madden – Public Hearing - representing *Kadence Wine Co.* requesting to add vinyl lettering to front window 36” wide by 15 ½ length. Logo to front door 23” wide by 29” length.**

Kathleen Rifkin opened the public hearing for 3 West Main Street.

Motion to open the public hearing made by Rifkin; seconded by Garcia
Motion carried 2-0

Kathleen Rifkin stated for the record that there were no members of the public were present or submitted comments via email. After confirming there were not public inputs the group voted to close the public hearing.

Motion to close the public hearing made by Rifkin; seconded by Garcia
Motion carried 2-0

Discussion: The board discussed the lettering and the placement of the vinyl lettering to the front window and on the front of the door way. The board approved the layout and design of their logo.

Motion to approve made by Garcia; seconded by Rifkin; Gef Chumard approved the application prior to meeting as he was unable to be present at time of meeting.
Motion carried 3-0

4. Old Business

None

5. Next Meeting May 7, 2026

6. Adjournment

Motion to approved made by Madden; seconded by Garcia
Motion carried 4-0