



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
JULY 21, 2026 - 7:30 PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Accept the Minutes of _____
4. CORRESPONDENCE, COMMUNICATION AND REPORTS
5. FOR THE GOOD OF THE CITY
6. REMARKS OF THE MAYOR
7. REMARKS OF THE DEPARTMENT HEADS
8. PUBLIC HEARINGS AND GRIEVANCES
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
 - 179- Resolution Authorizing an Amended Agreement with Permittum for the Licensing
26 Director Portal to Begin Online Dog Registrations and Renewals
 - 180- Resolution Accepting a \$10,000 Grant from the Office of New York State Senator
26 James Skoufis to support the 2027 National Night Out Against Crime Event
 - 181- Resolution Accepting \$9,000 for the Second Stop DWI Enforcement Period Award
26
 - 182- Resolution Authorizing the Application for Grant funds through Consolidated
26 Funding Application (CFA) for Paramount Theatre Roof Replacement

183- Resolution Authorizing an Agreement with Harry F. Rotolo & Son's for Fire Alarm
26 Monitoring Services at the New Court House

184- Resolution Authorizing a Public Hearing on a Proposed Two-Lot Subdivision at
26 10–22 Railroad Avenue

185- Resolution Authorizing a Public Hearing on a Proposed Four-Lot Subdivision on
26 Orange Terrace

186- Resolution Declaring Lead Agency Status Under SEQRA for the Proposed Zoning
26 Amendment to Allow Outdoor Vehicle Storage in I-2, Heavy Industry Zoning
District

187- Resolution Issuing a Negative Declaration Pursuant to SEQRA for the Proposed
26 Zoning Amendment to Allow Outdoor Vehicle Storage in the I-2 Heavy Industry
Zoning District

188- Resolution Authorizing an Amendment to City Code Section 475-25, I-2 Heavy
26 Industry Districts to Allow Outdoor Vehicle Storage Facilities

13. LOCAL LAWS

14. AUDIT OF CLAIMS AND ACCOUNTS

14.1. Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the
Treasurer be Authorized to Issue Warrants for their Payment

15. ADJOURNMENT



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 21, 2026
Index No: 179-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing an Amended Agreement with Permitium for the Licensing Director Portal to Begin Online Dog Registrations and Renewals

WHEREAS, the City of Middletown has successfully utilized Permitium's services for the issuance of vital records since 2022 and has been extremely satisfied with the quality of its products and customer service; and

WHEREAS, Permitium has developed the License Director platform, which will modernize the City's dog licensing program by providing residents with the ability to apply for and renew dog licenses online, receive automated license renewal and rabies vaccination reminders, improve compliance with licensing requirements, reduce paper and postage costs, and provide unlimited staff users without additional licensing fees; and

WHEREAS, there is no cost to the City of Middletown to implement or utilize the License

Director platform, and residents who choose to complete transactions online will pay a technology convenience fee directly to Permitium.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council concurs with the Board of Estimate and Apportionment and authorizes the Mayor to execute an amended agreement with Permitium for the implementation and use of its License Director platform for dog licensing and renewals.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	License Director Amendment Request
2.	Middletown City Clerk - LicenseDirector EAP Amendment

MEMORANDUM

To: Mayor Joseph M. DeStefano, Council President J, Miguel Rodrigues, and Finance Chairman Alderman Joseph G. Masi

CC: Leonora Liz, City Treasurer and Members of the Common Council

From: Richard P. McCormack, City Clerk

Date: July 8, 2026

Re: Authorization to Execute an Amended Agreement with Permitium for Dog Licensing Services

I respectfully request authorization to enter into an amended agreement with Permitium to add its **License Director** module for the processing of dog licenses and renewals.

The City Clerk's Office has utilized Permitium for vital records processing since 2022, and we have been extremely pleased with both the platform and the level of customer service provided. Based on our experience, I am confident that expanding our partnership with Permitium will significantly improve the City's dog licensing program and the services we provide to residents.

Our current dog licensing platform through BAS is outdated, cumbersome to use, and offers limited online functionality. While residents can renew licenses online, the system generally only accommodates renewals when rabies vaccination information is already current. As a result, many residents are still required to visit City Hall in person to complete new registrations or resolve licensing issues.

The Permitium License Director platform will modernize this process by allowing residents to apply for dog licenses online for the first time, eliminating the need for many to take time away from work to visit City Hall. This enhanced convenience will improve customer service while reducing administrative burdens on staff.

The new platform will also provide several operational improvements, including:

- Electronic renewal reminders delivered by email and text, reducing paper, printing, and postage costs.
- Automated reminders requesting updated rabies vaccination documentation throughout the licensing cycle, rather than relying on residents to submit records only when licenses are due for renewal.
- Follow-up notifications for overdue licenses, giving the Clerk's Office a practical tool to improve compliance and maintain more accurate licensing and vaccination records.

- Unlimited user licenses, allowing additional Clerk's Office staff to process applications and renewals without additional licensing costs. Under our current BAS agreement, we are limited to three user licenses and must pay additional fees for each added user.

There is **no cost to the City** to implement or utilize the License Director platform. Residents who choose to conduct transactions online will pay a technology convenience fee charged directly by Permitium, generally ranging from approximately **\$3.00 to \$4.00 per transaction**, depending on the type and amount of the transaction. Residents who prefer not to pay the convenience fee may continue to conduct their licensing transactions in person at City Hall.

Overall, this upgrade will provide a more convenient experience for residents while improving efficiency, increasing compliance with state licensing requirements, maintaining more current rabies vaccination records, and reducing ongoing administrative costs—all without additional expense to the City.

For these reasons, I respectfully request authorization to execute the amended agreement with Permitium to implement the License Director platform for the City of Middletown's dog licensing program.



AMENDMENT #1 TO AGREEMENT BY AND BETWEEN Middletown City Clerk AND PERMITIUM, LLC

Customer Information:

Agency Name ("Customer"):	Middletown City Clerk
Customer Address:	16 James Street, Middletown, NY 10940
Primary Contact Name:	Rick McCormack
Primary Contact Email Address:	rmccormack@middletownny.gov
Primary Contact Phone:	(845) 346-4168

Order Form Information:

Prepared By:	Patrick Walker
Order Form Creation Date:	July 1, 2026
Order Form Expiration Date:	July 31, 2026

THIS AMENDMENT is made to the Agreement for the provision of software for permit and license applications by and between Permitium, LLC ("Permitium"), and the Middletown City Clerk (the "CLIENT").

WHEREAS, CLIENT and Permitium originally entered into this AGREEMENT to provide software services to the City Clerk's office for automated vital records ordering and payment processing

WHEREAS, CLIENT and Permitium wish to amend the AGREEMENT to update the following items:

Add LicenseDirector – Early Adopter Program (EAP) Overview - Exhibit 1

Add LicenseDirector – Statement of Work (SOW) – Exhibit 2

NOW THEREFORE, the CLIENT and Permitium hereby agree to amend the AGREEMENT in the following manner:

Add to Transaction Service's section of Agreement the following:



Cost of Service

Cost for **LicenseDirector** software, implementation services or support – Permitium will charge:

Transaction Services:

Name of Service	Term Start Date	Term End Date	Technology Fee per Transaction ⁽¹⁾
LicenseDirector - EAP	10/01/2026	08/31/2027	See Table Below

Authorization Fee ⁽²⁾	\$0-\$20	\$20-\$60	\$60-\$100	\$100-\$200	\$200-\$400	\$400+
Permitium Technology Fee ⁽³⁾	\$3	\$4	\$5	5%	4%	3%

1. Technology Fee is charged to the consumer (record requester or applicant); there is no charge to the Customer (agency) with the exception of applications or orders where the Customer elects not to pass the Technology Fee on to the consumer and instead covers the Technology Fee cost. Credit card company fees are passed through to the applicant by Permitium based on our contract rate. The current rate is \$0.30 per transaction plus 3.3% of the total transaction.
2. The Authorization Fee is how much the agency charges an applicant for a given Authorization
3. Based upon the Authorization Fee, the Permitium Technology Fee is charged to the consumer at a fixed dollar (\$) amount up to \$100. For Authorization Fees in excess of \$100, the consumer will be charged a set percentage(%) of the Authorization Fee (See table above)

Additional details relating to the scope of Professional Services have been included in the Statement of Work attached as Exhibit 1.

By signing this Amendment, I represent and warrant that the information provided is true and accurate, and I am authorized to sign on behalf of Customer and bind Customer to the terms and conditions of this Amendment, including the Amendment Terms and any documents attached to the Amendment or otherwise incorporated by reference. This Order Form is effective as of the earlier of the date of signature below or the first service term start date above (the "Effective Date").

Customer

Signature:

Printed Name:

Title:

Date:

Permitium

Signature:

Printed Name: Patrick Walker

Title: Sales Manager

Date: July 1, 2026

Exhibit 1 - Early Adopter Program (EAP) Overview

Welcome to the LicenseDirector Early Adoption Program. As an early adopter, you are more than a customer; you are a key collaborator in our development process. This program is designed to stress-test our systems, refine our collaborative workflows, and ensure that our final release meets the highest standards of efficiency and reliability. Your insights will directly shape the future of LicenseDirector.

Goals:

- Identify and resolve bugs, glitches, and technical issues.
- Gather user feedback to enhance usability, functionality, and feature set.
- Evaluate server load and performance under real-world conditions.
- Determine the overall user satisfaction and willingness to use the product.
- Verify the effectiveness of the collaborative features in real-world scenarios with live authorization submission and processing.

Feedback Collection:

To collect feedback effectively, we will employ various methods including:

- Defined use cases
- Regular surveys to gauge user satisfaction and identify areas of improvement
- Regular virtual meetings to check-in, provide additional training and review new features or fixes
- Occasional virtual focus groups and interviews throughout the process to gather in-depth feedback

Customer Commitments:

- Attend the regularly scheduled meetings virtually
- Provide detailed qualitative data, with examples when possible, of the user experience and suggested enhancements
- When reporting issues, provide information on the task being performed, record reference if applicable, screenshots, steps to reproduce and clear indications of the actual outcome vs the expected outcome
- Optional: provide a testimonial during or after the EAP, highlighting improvements to your processes or other exciting outcomes

Exhibit 2 – Statement of Work

SUMMARY

This Statement of Work sets forth a description of the Transaction Services and the scope of Professional Services to be provided by Permitium to Customer, identified in the Amendment, in connection with Customer's access and usage of Permitium's Transaction Services. We have provided an approach that is designed to achieve Customer's strategic goals and ensure a smooth organizational transition. Our approach offers innovation and agility while managing costs predictably.

SCOPE

SaaS:

Permitium will provide the Customer with the following SaaS solutions as identified in a fully executed Order Form between Customer and Permitium:

- LicenseDirector, a secure, cloud-based SaaS solution for processing permit and license applications

Permitium provides SaaS solutions inclusive of the following services:

- Standard technical support

Remittance of Customer Funds:

Permitium will collect payments and deliver to the Customer by the 25th of the following month a monthly statement which will be itemized for every transaction submitted the previous month, and remit funds collected on behalf of the Customer monthly via ACH for the total amount collected less applicable transaction fees.

Professional Services:

- Standard Implementation and Onboarding: Permitium will provide standard onboarding and implementation services including:
 - Standard configuration
 - Standard testing
 - Standard one-time training
- The Professional Services listed on this Statement of Work ("SOW") will be provided remotely by Permitium and there is no reference of travel by Permitium to Customer here within. If Customer requests that Permitium be onsite at Customer, then any reasonable travel expenses incurred by Permitium will be paid for by Customer.

Permitium's Project Commitment

- Implement Permitium SaaS solution(s), configured based on standard options and with input received from customer team for the implementation
- Up to three virtual recorded training sessions
- Create QR Code Flyers, if applicable
- Go-live support
- Provide ongoing service hosting and support

Customer's Project Commitment

- Customer agrees to work expeditiously with Permitium to provide all necessary information, graphics and other resources as needed in order to go live with the Permitium solution by the mutually agreed upon go-live target date (typically the term start date for the subscription or transaction services).



- Complete user training for customer staff, with each trained user thereby both contributing to the User Acceptance Testing ("UAT") process as well as demonstrating personal proficiency with the SaaS solution's final configuration. Each trained user will be expected to process at least 5 'test' orders by transaction type prior to the Permitium SaaS solution go-live
- Customer to place live Permitium site links throughout their agency website, with clear instructions directing public usage of the Permitium service(s) as the sole method for submitting applications or record requests
- Replace and redirect any and all PDF application forms from customer website within 7 days of Permitium SaaS solution go-live

CHAIR
INVESTIGATIONS AND GOVERNMENT OPERATIONS

COMMITTEES
CORPORATIONS, AUTHORITIES AND COMMISSIONS
FINANCE
INSURANCE
JUDICIARY
LABOR
LOCAL GOVERNMENT



SENATOR
JAMES SKOUFIS
12TH SENATORIAL DISTRICT
STATE OF NEW YORK
DEPUTY MAJORITY LEADER FOR
STATE FEDERAL RELATIONS

ALBANY OFFICE:
612 LEGISLATIVE OFFICE BUILDING
ALBANY, NY 12247
OFFICE: 518-455-3290

DISTRICT OFFICE:
15 QUAKER AVE., STE. 202
CORNWALL, NY 12518
OFFICE: 845-567-1270

E-MAIL:
SKOUFIS@NYSenate.GOV

June 25, 2026

John Ewanciw
Chief of Police
City of Middletown Police Department
16 James Street
Middletown, NY 10940

Dear Chief Ewanciw:

It is my pleasure to award the City of Middletown Police Department a grant in the amount of \$10,000 for National Night Out. This funding has been secured via Senate budget resolution as a legislative initiative, and will be administered by the Division of Criminal Justice Services.

This funding can take some time to move forward. Funds are paid out on a reimbursement-basis, with expenses made after April 1, 2026, considered eligible. After processing all legislative initiative funding, Senate Finance will send award notices to the relevant agencies by the fall of 2026. Once the agency has received this, it can take up to six months before outreach occurs to the awardee. At the earliest, you would hear back from the administering agency at the beginning of 2027.

If you ever need any status updates, have any questions or need any assistance throughout the grant process, please do not hesitate to contact William Alexander, my Director of Operations, at (845) 567-1270. Thank you for your cooperation and patience as well as your partnership on behalf of those we serve.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Skoufis', written over a horizontal line.

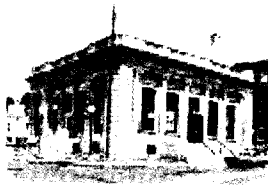
James Skoufis
Senator, 42nd District

CC: City of Middletown Mayor Joseph DeStefano

A handwritten note in black ink that reads 'Congrats!' and 'Thank you!' with a long horizontal line underneath.

Congrats!
Thank you!

JOHN EWANCIW
CHIEF OF POLICE



TELEPHONE
845-343-3151
FAX NUMBER
845-343-2660

CITY OF MIDDLETOWN POLICE DEPARTMENT
2 JAMES STREET
MIDDLETOWN, NEW YORK 10940
ESTABLISHED 1888

July 9, 2026

Honorable Joseph DeStefano
Mayor - City of Middletown
Board of Estimate and Apportionment
City Hall
16 James Street
Middletown, New York 10940

Dear Mayor DeStefano and members of the BOE,

The City of Middletown Police Department has been awarded \$10,000 sponsored by Senator Skoufis' office. The funding will be used for operating expenses for our National Night Out Against Crime event for 2027.

I am requesting to have a resolution prepared allowing us to accept this funding, DCJS/Skoufis expense grant line for use in 2027.

If you have any questions, please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "John Ewanciw". The signature is stylized with a large, looped initial "J" and a cursive "Ewanciw".

John Ewanciw
Chief of Police

JE:ccd



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 21, 2026
Index No: 181-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Accepting \$9,000 for the Second Stop DWI Enforcement Period Award

WHEREAS, the City of Middletown entered into an Intermunicipal Agreement with the County of Orange for Stop DWI funding, which was approved by the Common Council in March 2026; and

WHEREAS, the City has been awarded **\$9,000** for the second Stop DWI enforcement period.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council concurs with the Board of Estimate and Apportionment and accepts the **\$9,000** Stop DWI award from the County of Orange, authorizes the funds to be deposited into revenue account **A.3333**, appropriated to expenditure account **A.3141.103** for eligible Stop DWI overtime expenses, and authorizes the Mayor to execute any documents necessary to accept the award.

Prepared by:
John Ewanciw, Chief of Police

Attachments:

1.	image65894
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ORANGE COUNTY, NEW YORK



Steven M. Neuhaus
County Executive

Coordinator
Robert Doss
Deputy Commissioner
Emergency Services

Administrator
John Jones

STOP-DWI / Traffic Safety Programs
22 Wells Farm Road
Goshen, New York 10924
845-615-0575



To: CITY OF MIDDLETOWN Police Department

From: Robert Doss, Deputy Commissioner/Police Liaison Services

Date: June 25, 2026

Reference is made to that certain Inter-Municipal Agreement, entered into March 11, 2026 by and between the County of Orange ("County") and the CITY OF MIDDLETOWN ("Municipality") pursuant to which the Municipality agreed to participate in a component of the County's STOP DWI Program that provides reimbursement for certain man hours expended in operating enforcement patrols in its jurisdiction ("Agreement").

In accordance with the Agreement, based on data submitted by the Municipality for the "first" enforcement period, Municipality is hereby awarded the following for the "second" enforcement period of July 1, 2026, thru September 8, 2026, which includes the Independence Day and Labor Day holiday weekend enforcement campaigns:

**Not to Exceed
\$9000**

In accordance with the terms of the Agreement, this Award Letter shall be appended to the Agreement and made a part thereof.

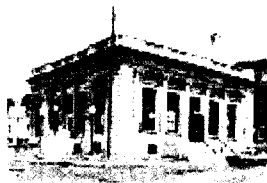
Attached to this Award Letter are the following to be completed at the end of the "second" enforcement period for the "second" enforcement period award:

- A Patrol Summary Sheet summarizing all data regarding your department's patrols for the enforcement campaign.
- A Final Reimbursement Claim spreadsheet that must be fully completed with the participating officers' names, hours, and salary/overtime costs per patrol shift.

NOTE: The maximum reimbursement will be time-and-one-half based on the participating officers' hourly rate, and no hourly rate higher than your department's highest-paid Sergeant will be approved.

Thank you for your commitment to deterring intoxicated driving on our county's roadways. If you have any questions, please do not hesitate to contact our office.

JOHN EWANCIW
CHIEF OF POLICE



TELEPHONE
845-343-3151
FAX NUMBER
845-343-2660

CITY OF MIDDLETOWN POLICE DEPARTMENT

2 JAMES STREET
MIDDLETOWN, NEW YORK 10940
ESTABLISHED 1888

July 9, 2026

Mayor Joseph DeStefano
Members of the Common Council
And Board of Estimate
City of Middletown
16 James Street
Middletown, New York 10940

Dear Mayor DeStefano and Members,

The City entered into an Inter-Municipal Agreement with the County of Orange and approved by the Common Council in March 2026, for STOP DWI funding.

We were notified that the second enforcement period funding has been awarded in the amount of \$9000, therefore I request to accept the funds to be deposited into revenue line A.3333. These funds will be expensed from A.3141.103 through Stop DWI overtime entries.

Thank you.
Very truly yours,

A handwritten signature in black ink, appearing to read "John Ewanciw". The signature is stylized with a large, looping initial "J" and a cursive "Ewanciw".

John Ewanciw
Chief of Police

JE: ccd



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 21, 2026
Index No: 182-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
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Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing the Application for Grant funds through Consolidated Funding Application (CFA) for Paramount Theatre Roof Replacement

WHEREAS, the City of Middletown desires to apply for financial assistance through the **2026 Consolidated Funding Application (CFA)** under the Environmental Protection Fund: Parks, Preservation and Heritage Grants and the Homes and Community Renewal Main Street Program; and

WHEREAS, the City intends to seek funding for the replacement of the auditorium/stage roof and the backstage metal roof at the Paramount Theatre; and

WHEREAS, the grant application requires approval and endorsement by the governing body of the municipality.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the submission of the 2026 Consolidated Funding Application for funding for the Paramount Theatre roof replacement project and authorizes the Mayor to execute, as the City's sole signatory, any and all applications, certifications, agreements, and other documents necessary to submit the application and administer any grant awarded.

Prepared by:

Maria Bruni, Director of Economic and Community Development

Attachments:

1.	PARAMOUNT CFA Application
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**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

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Seconded by: None
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Date

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WHEREAS, the City intends to seek funding for the replacement of the auditorium/stage roof and the backstage metal roof at the Paramount Theatre; and

WHEREAS, the grant application requires approval and endorsement by the governing body of the municipality.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the submission of the 2026 Consolidated Funding Application for funding for the Paramount Theatre roof replacement project and authorizes the Mayor to execute, as the City's sole signatory, any and all applications, certifications, agreements, and other documents necessary to submit the application and administer any grant awarded.

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

Attachments:

1.	PARAMOUNT CFA Application
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CITY OF MIDDLETOWN
Office of Economic & Community Development

July 13, 2026

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

RE: PARAMOUNT THEATRE – CFA APPLICATION

The City of Middletown desires to apply for financial assistance through the 2026 Consolidated Funding Application (CFA) under the Environmental Protection Fund: Parks, Preservation and Heritage Grants; and the Homes and Community Renewal Main Street Program.

The City will be requesting funding to replace two roofs at the Paramount Theatre: The large roof over the auditorium/stage and the metal roof over the backstage area.

The grant application requires that the applicant obtain the approval and endorsement of the governing body of the municipality that is applying for funding.

We are seeking authorization for the Mayor to sign as the sole signatory, any and all necessary documents required pertaining to the Consolidated Funding Application and for approval of the submission for grant.

Thank you for your attention to this matter.

Maria Bruni, Director
Economic & Community Development



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

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By: None
Seconded by: None
Date of Adoption: July 21, 2026
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Clerk to the Common Council

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Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing an Agreement with Harry F. Rotolo & Son's for Fire Alarm Monitoring Services at the New Court House

BE IT RESOLVED, that the Common Council concurs with the Board of Estimate and Apportionment and authorizes an agreement with **Harry F. Rotolo & Son's** to provide monthly fire alarm monitoring and service for the Courthouse located at **25 South Street**, at a cost of **\$39.00 per month**, with an annual increase of **4%**; and

BE IT FURTHER RESOLVED, that the Common Council concurs with the Board of Estimate and Apportionment and authorizes the Mayor to execute the agreement on behalf of the City.

Prepared by:

Jacob Tawil

Attachments:

1.	MEMO- BOE Rotolo Courthouse Fire Alarms-2026
2.	rotolo alarm

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: June 1, 2026
To: Honorable Mayor DeStefano, Members of the Board of Estimate
and Apportionment, Members of the Common Council
Cc: Leonora Liz, Treasurer and Richard McCormack, City Clerk
From: Jacob Tawil, Commissioner of Public Works
Re: Approval of Agreement from Harry F Rotolo & Son's for Fire Alarm
Services at Courthouse on 25 South St.

We are hereby requesting your consideration and approval of the enclosed agreement from Harry F. Rotolo & Son's, dated June 3, 2026, requesting approval of the new contract for monthly Fire Alarm Services at the Courthouse on 25 South Street.

The fee for Fire Alarm Service is \$39.00 a month with a 4% increase every year.

Thank you.

JT/mc

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: June 1, 2026

To: Honorable Mayor DeStefano, Members of the Board of Estimate
and Apportionment, Members of the Common Council

Cc: Leonora Liz, Treasurer and Richard McCormack, City Clerk

From: Jacob Tawil, Commissioner of Public Works 

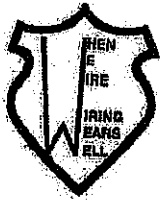
Re: Approval of Agreement from Harry F Rotolo & Son's for Fire Alarm
Services at Courthouse on 25 South St.

We are hereby requesting your consideration and approval of the enclosed agreement from Harry F. Rotolo & Son's, dated June 3, 2026, requesting approval of the new contract for monthly Fire Alarm Services at the Courthouse on 25 South Street.

The fee for Fire Alarm Service is \$39.00 a month with a 4% increase every year.

Thank you.

JT/mc



HARRY F. ROTOLO & SON, INC.

- Electrical Contractors -

390 East Main Street • Middletown, New York 10940
Phone 845-343-8160 • Fax 845-343-8610

1

1. City of Middletown-Courthouse being owner/occupant (lessee) of hereby premises at 25 South Street, Middletown, NY 10940, hereby rent, from Harry F. Rotolo & Son, Inc., a monitoring system to be delivered and installed at the above premises. This agreement shall commence on June 3, 2026 and last for one year from the commencement date. The above owner/occupant (lessee) shall pay in the sum of \$39.00 per month for maintenance plus taxes.
2. Harry F. Rotolo & Son, Inc., in return for such consideration, agree to keep and maintain said monitoring system in good, serviceable condition and inspect it whenever duly notified.
3. It is further agreed that this contract shall automatically renew itself for the period of one year, and from one year thereafter. If any of the above-mentioned subscribers wants to terminate this contract, then written notice must be provided at least 30 days prior to expiration date. There will be a 4% increase on the monthly maintenance fee after the first year and every year following this contract.
4. In the event of a "breach of contract" to this agreement such as failure of installment payment by owner/occupant (lessee), Harry F. Rotolo, Inc. shall have the right to declare the entire balance due. Harry F. Rotolo & Son, Inc. shall also have the right to enter the premises for the purpose of removing the system and attempt to collect any charges that

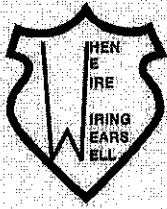
have accrued or were accrued, hereunder. Harry F. Rotolo & Son, Inc will not be held liable for any damages to the premises during the time of removal of system.

5. The owner/occupant (lessee) shall not disturb, injure, or remove the monitoring system or and/or permit anyone at anytime to do so. The owner/occupant (lessee) shall indemnify Harry F. Rotolo & Son, Inc. from any losses.
6. Harry F. Rotolo & Son, Inc. is not an insurer and does not undertake to guarantee any loss or damage to the owner/occupant (lessee) by reason of burglary, theft, fire, or any other cause. Harry F. Rotolo & Son, Inc. shall not be liable of any negligence or oversight on the part of its employees.
7. Neither party shall change the terms of this contract except by mutual consent in writing.

Signature _____

Date _____

Please sign and return original document



HARRY F.ROTOLO & SON, INC.

- Electrical Contractors -

390 East Main Street • Middletown, New York 10940

Phone 845-343-8160 • Fax 845-343-8610

May 27, 2026

City of Middletown
16 James Street
Middletown, NY 10940

Re: Fire Alarm Monitoring- Account# NGDL9631 (25 South Street, Middletown, NY 10940)

To Whom It May Concern:

We are in the process of updating our records for our alarm accounts. We would appreciate you filling out the information below and returning it to us no later than May 29, 2026. If we do not receive this information from you, then your account will remain the same.

Please list the names and numbers in order that you would like your emergency calls for your Fire Alarm System. Please keep in mind that number one is the first to be contact call.

	<u>Name</u>	<u>Phone Number(s)</u>
1)	Central Fire House	845-343-4169
2)	Middletown Police Dept	845-343-3169
3)	Ross Mastria	845-741-6199
4)	Brian Smith	845-806-7476
5)	Jacob Tawil	845-321-4344
6)		
7)		

Sincerely,

Harry F. Rotolo, III
President
Harry F. Rotolo & Son, Inc



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 21, 2026
Index No: 184-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing a Public Hearing on a Proposed Two-Lot Subdivision at 10-22 Railroad Avenue

WHEREAS, an application has been submitted for the subdivision of property located at **10-22 Railroad Avenue**, identified as **Section 31, Block 2, Lot 18.2**, into **two (2) lots**; and

WHEREAS, the Common Council has determined that a public hearing should be held to receive comments from the public regarding the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby schedules a public hearing on the proposed two-lot subdivision of property located at **10-22 Railroad Avenue (SBL 31-2-18.2)** for **Monday, August 3, 2026, at 7:30 p.m., or as soon thereafter as the matter may be heard**, in the Common Council Chambers, City Hall, Middletown, New

York

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	10-22 Railroad Ave Proposed Sub Division Drawing
----	--



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 21, 2026
Index No: 185-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

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Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

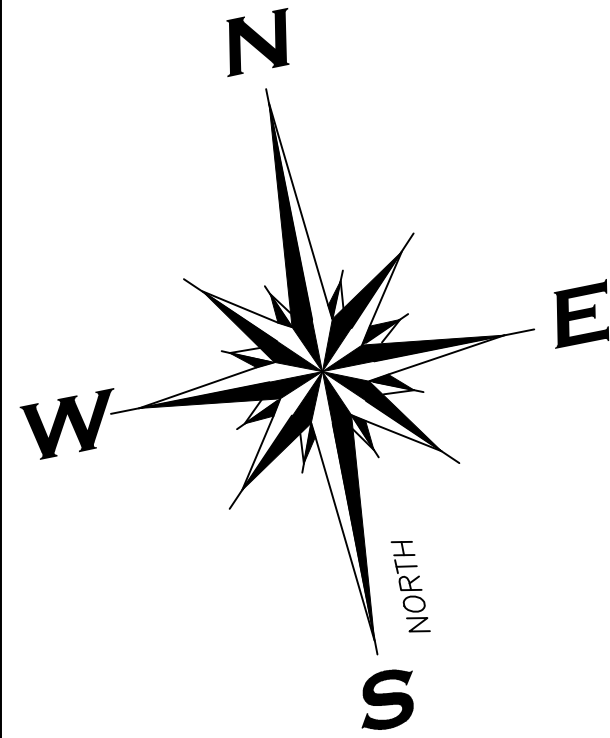
Date

Resolution Authorizing a Public Hearing on a Proposed Four-Lot Subdivision on Orange Terrace

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	Orange Terrace Plan
2.	Orange Terrace Letter



LEGEND

- HYDRANT
- WATER VALVE
- GAS VALVE
- ELECTRIC BOX
- SANITARY MANHOLE
- UTILITY POLE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- APPROXIMATE LOCATION OF EXISTING 8" CLASS 52 DIP WATER MAIN
- EXISTING CONTOUR LINE MAJOR
- EXISTING CONTOUR LINE MINOR
- EXISTING BLACKTOP ROAD
- EXISTING GRAVEL PATH
- PROPOSED BLACKTOP ROAD EXTENSION & DRIVEWAYS
- PROPOSED 2" FORCE MAIN SEWER
- PROPOSED CONTOUR LINE MAJOR
- PROPOSED CONTOUR LINE MINOR
- PROPOSED 4" PVC 1/8" PER FOOT SLOPE ROOF & FOOTING DRAIN OUTLET
- PROPOSED WATER SHUTOFF VALVE
- LIMITS OF DISTURBANCE
- PROPOSED RETAINING WALL

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 6 OF 6.

JMH	4/6/26	REDUCED RETAINING WALL TO 4'.
JMH	10/14/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	10/10/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	6/27/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	3/6/24	REVISED AS PER CPL COMMENTS DATED 3/5/24
JMH	11/8/23	REVISED AS PER CPL COMMENTS DATED 10/6/23
JMH	9/22/22	REVISED SUBDIVISION
JMH	12/21/21	REVISED TURNAROUND
JMH	11/1/21	REVISED WATER SERVICE TO 1"
JMH	7/21/21	LOTS 2 & 3 ADDED TO PLAN

SYMB	DATE	ISSUED FOR
------	------	------------

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP IS COPYRIGHTED BY FUSCO ENGINEERING & LAND SURVEYING, P.C., AND MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, TRACED, ENLARGED, REDUCED, OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF FUSCO ENGINEERING & LAND SURVEYING, P.C.. ONLY COPIES OF THIS MAP BEARING THE ORIGINAL SEAL OF NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR ARE VALID. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS
233 EAST MAIN ST.
MIDDLETOWN, NY 10940
PHONE: (845) 344-5863
FAX: (845) 956-5865

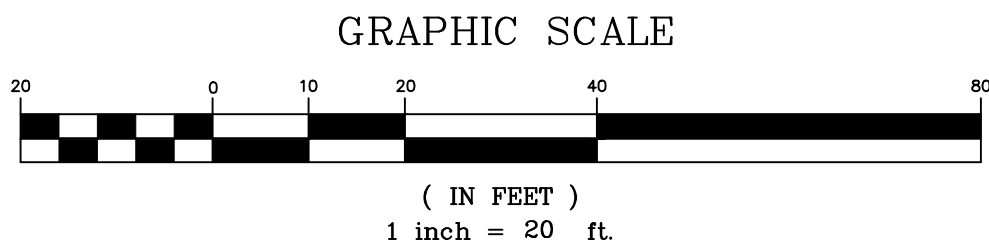
PROJECT TITLE: PLAN PREPARED FOR ORANGE TERRACE PROPERTIES LLC		SUBDIVISION PLAN		STATE OF NEW YORK COUNTY OF ORANGE	
DRAWING TITLE:		CITY OF MIDDLETOWN		APPROVED BY: EJ	SCALE: 1"=20'
PREPARED FOR:	ORANGE TERRACE PROPERTIES LLC	DESIGNED BY: EJ	REVISION DATE: 4/6/26	SHEET NUMBER: 21-054	
		DRAWN BY: JMH	DATE: 8/17/17		

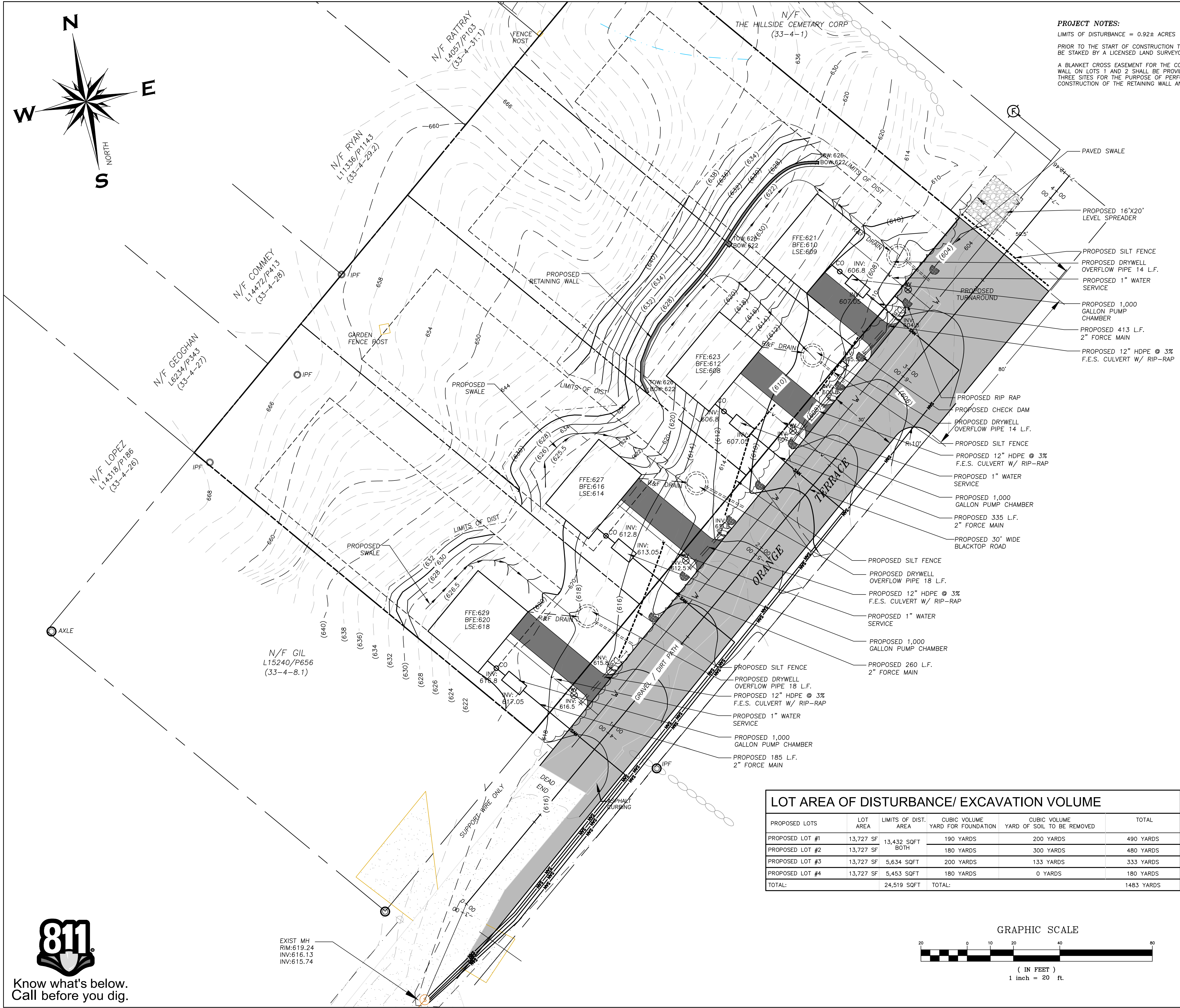
I HEREBY CERTIFY TO:
ORANGE TERRACE PROPERTIES LLC;
THIS IS AN ACTUAL SURVEY THAT WAS COMPLETED
IN THE FIELD ON OCTOBER 14, 2024.

ERNEST JOHNSON, P.L.S.
NEW YORK LICENSE, NO. 50041



Know what's below.
Call before you dig.





PROJECT NOTES:
LIMITS OF DISTURBANCE = 0.92± ACRES
PRIOR TO THE START OF CONSTRUCTION THE LIMIT OF DISTURBANCE SHALL BE STAKED BY A LICENSED LAND SURVEYOR
A BLANKET CROSS EASEMENT FOR THE CONSTRUCTION OF THE RETAINING WALL ON LOTS 1 AND 2 SHALL BE PROVIDED ALLOWING FOR ACCESS TO ALL THREE SITES FOR THE PURPOSE OF PERFORMING THE GRADING AND CONSTRUCTION OF THE RETAINING WALL AND FOR FUTURE MAINTENANCE.

R1 ZONING DISTRICT							
TABLE OF ZONING REQUIREMENTS							
MINIMUM REQUIREMENTS	LOT AREA	FRONT YARD	SIDE YARD	BOTH SIDE YARDS	REAR YARD	LOT WIDTH	MAXIMUM BUILDING HEIGHT
REQUIRED	7,500 SF	30' FT.	5 FT.	**	30 FT.	75 FT.	35 FT.
PROPOSED LOT 1	13,727 SF	30 FT.	5 FT.	31.3 FT.	136 FT.	72.3 FT.	34 FT.
PROPOSED LOT 2	13,727 SF	30 FT.	11.08 FT.	36.3 FT.	136 FT.	72.3 FT.	34 FT.
PROPOSED LOT 3	13,727 SF	30 FT.	7.7 FT.	36.3 FT.	131 FT.	72.3 FT.	34 FT.
PROPOSED LOT 4	13,727 SF	30 FT.	5 FT.	38.3 FT.	127 FT.	72.3 FT.	34 FT.

**EXISTING TAX LOT 3 BOTH SIDE YARDS = 30% LOT WIDTH 72.3' = 21.69'

PROPOSED DRYWELLS:
PROPOSED DRYWELL LOT 4
OVERFLOW OUTLET INV: 616.3'
DAYLIGHT: 614.8'
PROPOSED DRYWELL LOT 3
OVERFLOW OUTLET INV: 611.6'
DAYLIGHT: 610.3'
PROPOSED DRYWELL LOT 2
OVERFLOW OUTLET INV: 608.1'
DAYLIGHT: 607.8'
PROPOSED DRYWELL LOT 1
OVERFLOW OUTLET INV: 604.6'
DAYLIGHT: 603.9'

- LEGEND**
- HYDRANT
 - WATER VALVE
 - GAS VALVE
 - ELECTRIC BOX
 - SANITARY MANHOLE
 - UTILITY POLE
 - PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - APPROXIMATE LOCATION OF EXISTING 8" CLASS 52 DIP WATER MAIN
 - EXISTING CONTOUR LINE MAJOR
 - EXISTING CONTOUR LINE MINOR
 - EXISTING BLACKTOP ROAD
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 - LIMITS OF DISTURBANCE
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THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 6 OF 6.

JMH	4/6/26	REDUCED RETAINING WALL TO 4'.
JMH	12/2/24	REVISED AS PER COMMON COUNCIL COMMENTS
JMH	10/14/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	10/10/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	6/27/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	3/6/24	REVISED AS PER CPL COMMENTS DATED 3/5/24
TLM	1/17/24	REVISED AS PER CPL COMMENTS DATED 1/15/24
JMH	11/8/23	REVISED AS PER CPL COMMENTS DATED 10/6/23
JMH	9/22/22	REVISED SUBDIVISION
JMH	12/21/21	REVISED TURNAROUND
JMH	11/1/21	REVISED WATER SERVICE TO 1"
JMH	7/21/21	LOTS 2 & 3 ADDED TO PLAN
SYMB	DATE	ISSUED FOR

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CONSULTING ENGINEERS

233 EAST MAIN ST.
MIDDLETOWN, NY 10940

PHONE: (845) 344-5863
FAX: (845) 956-5865

PROJECT TITLE: PLAN PREPARED FOR ORANGE TERRACE PROPERTIES LLC

DRAWING TITLE: SITE PLAN

CITY OF MIDDLETOWN

PREPARED FOR: ORANGE TERRACE PROPERTIES LLC

APPROVED BY: AAF

DESIGNED BY: AAF

DRAWN BY: JMH

SCALE: 1"=20'

REVISION DATE: 4/6/26

DATE: 8/17/17

STATE OF NEW YORK COUNTY OF ORANGE

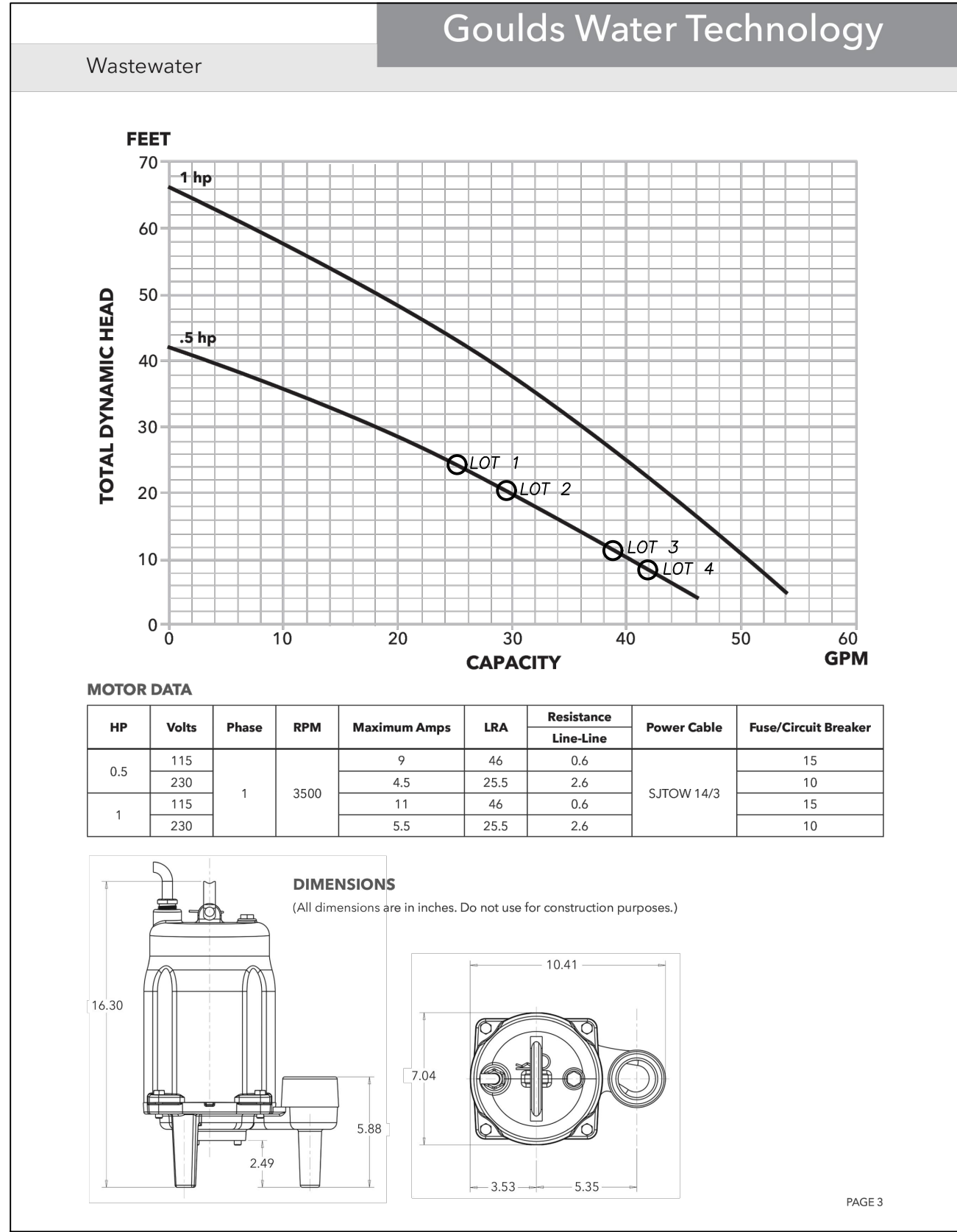
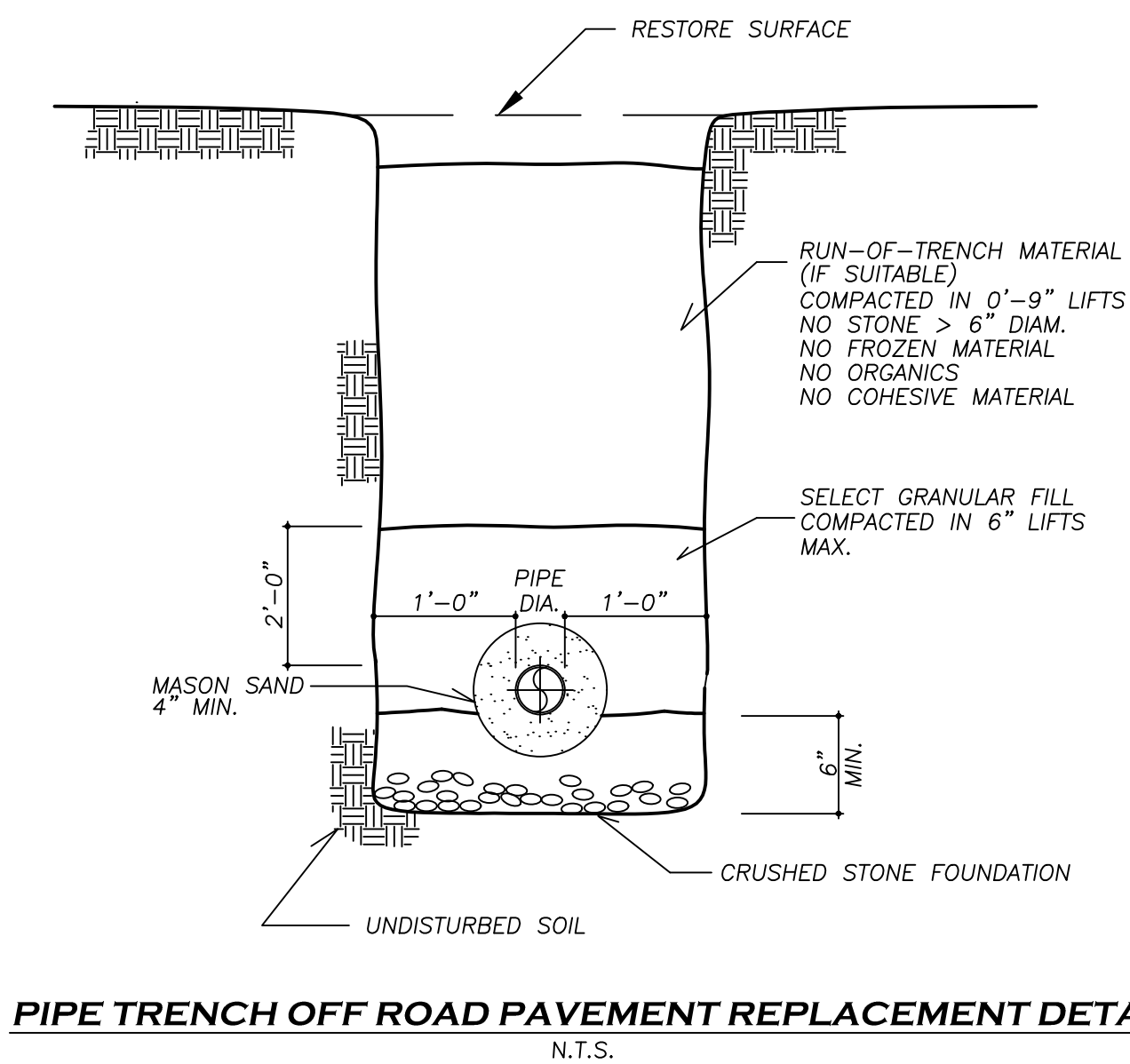
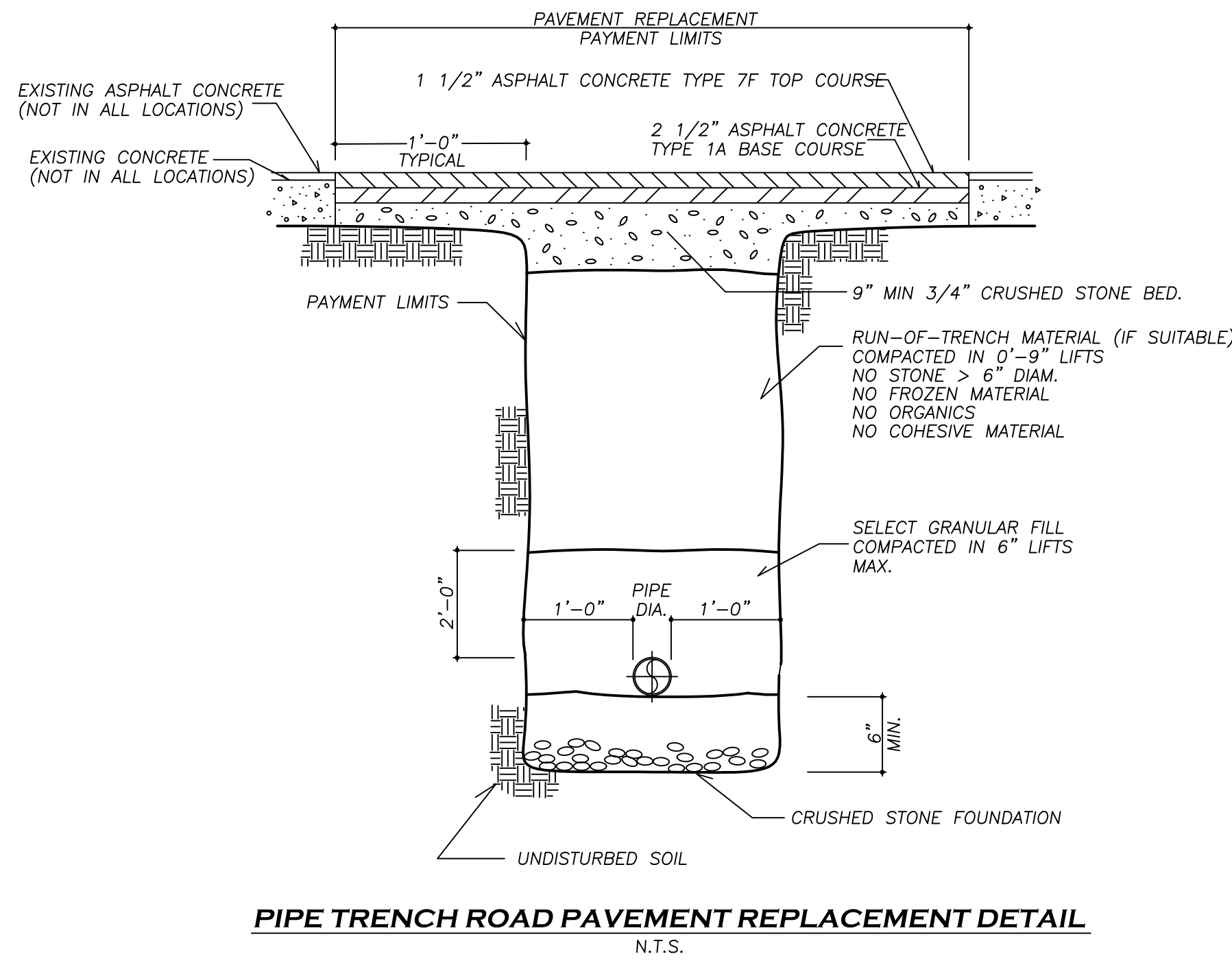
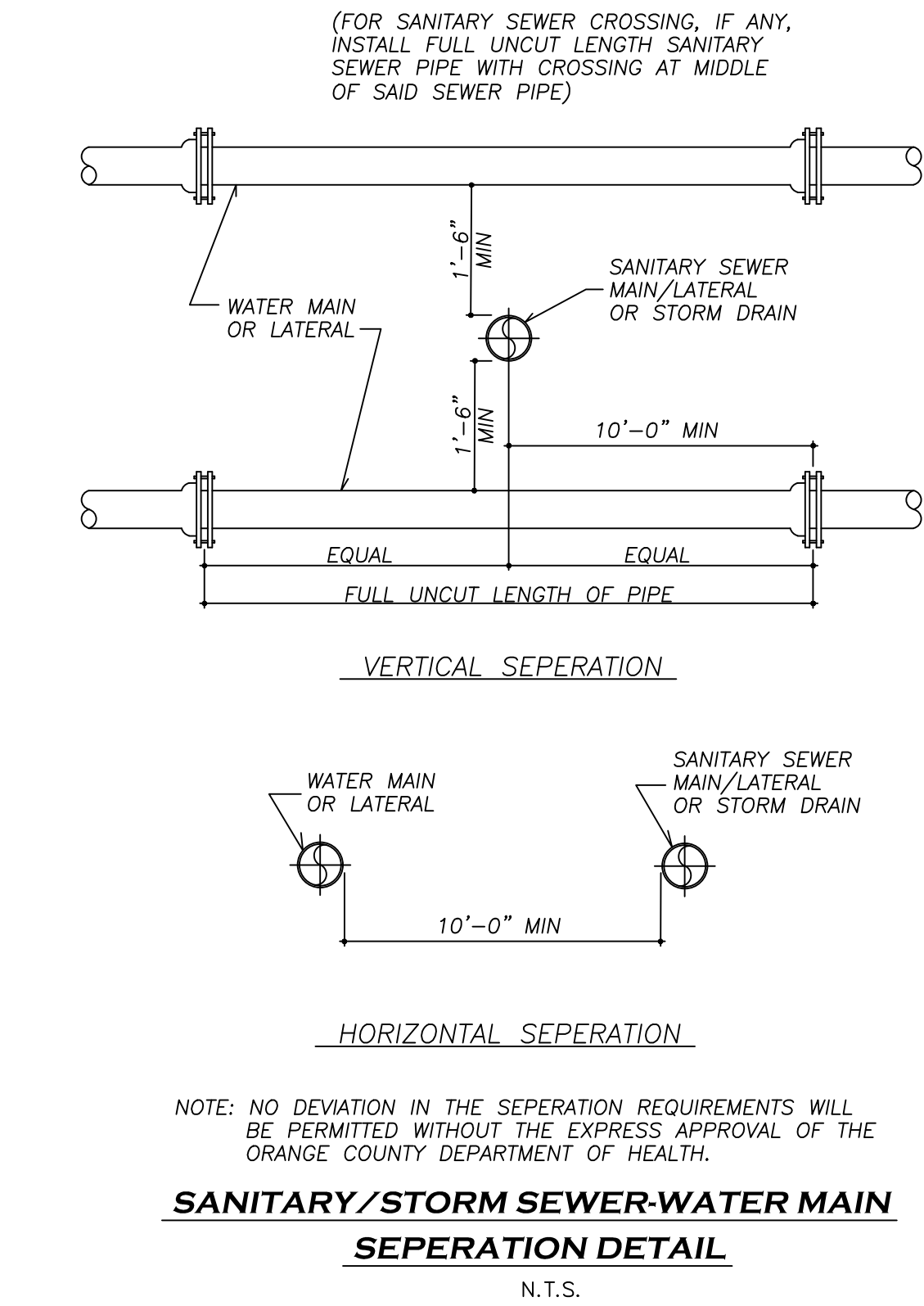
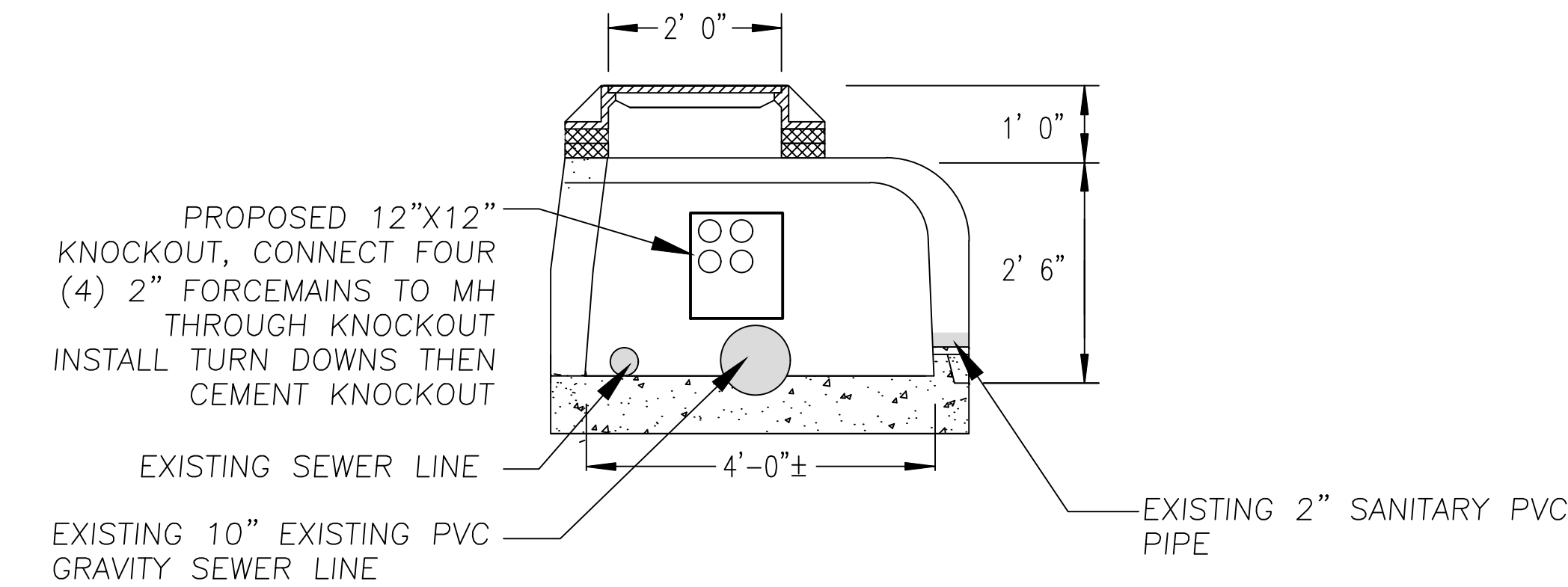
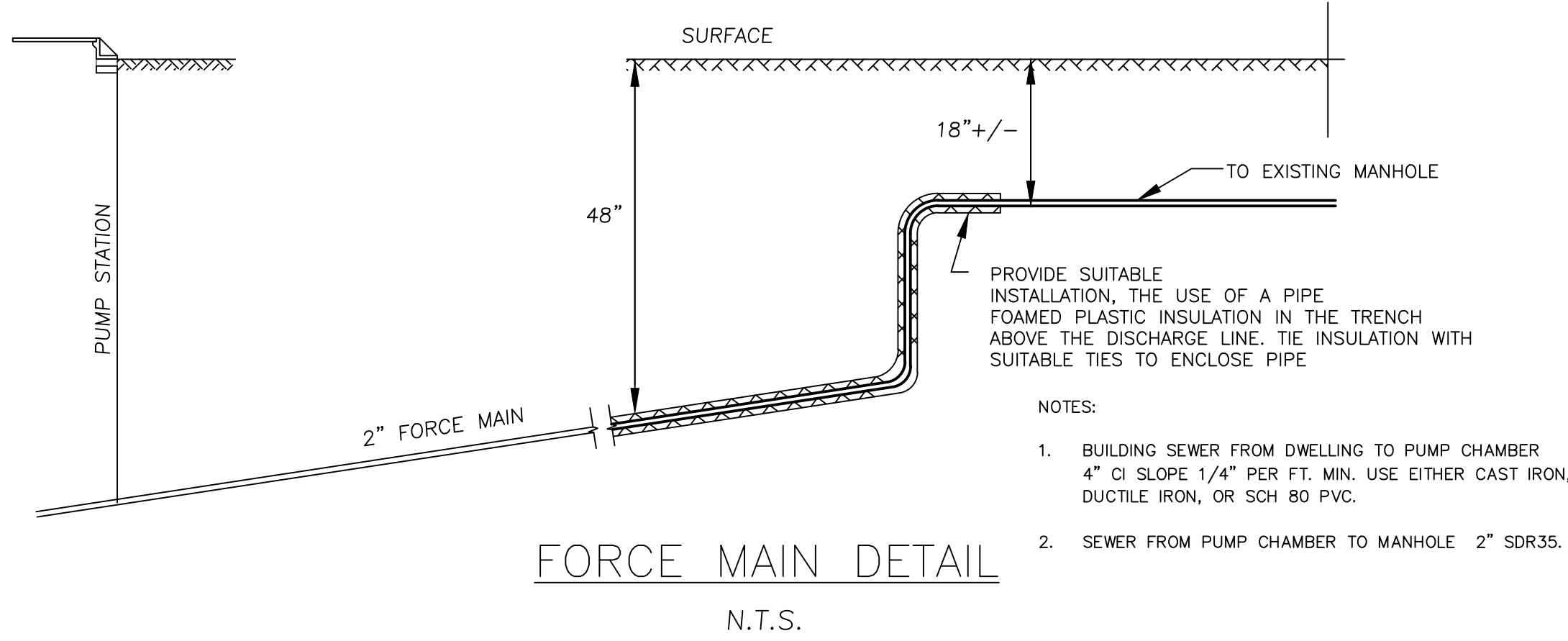
REFERENCE NUMBER: 21-054

SHEET NUMBER: 3

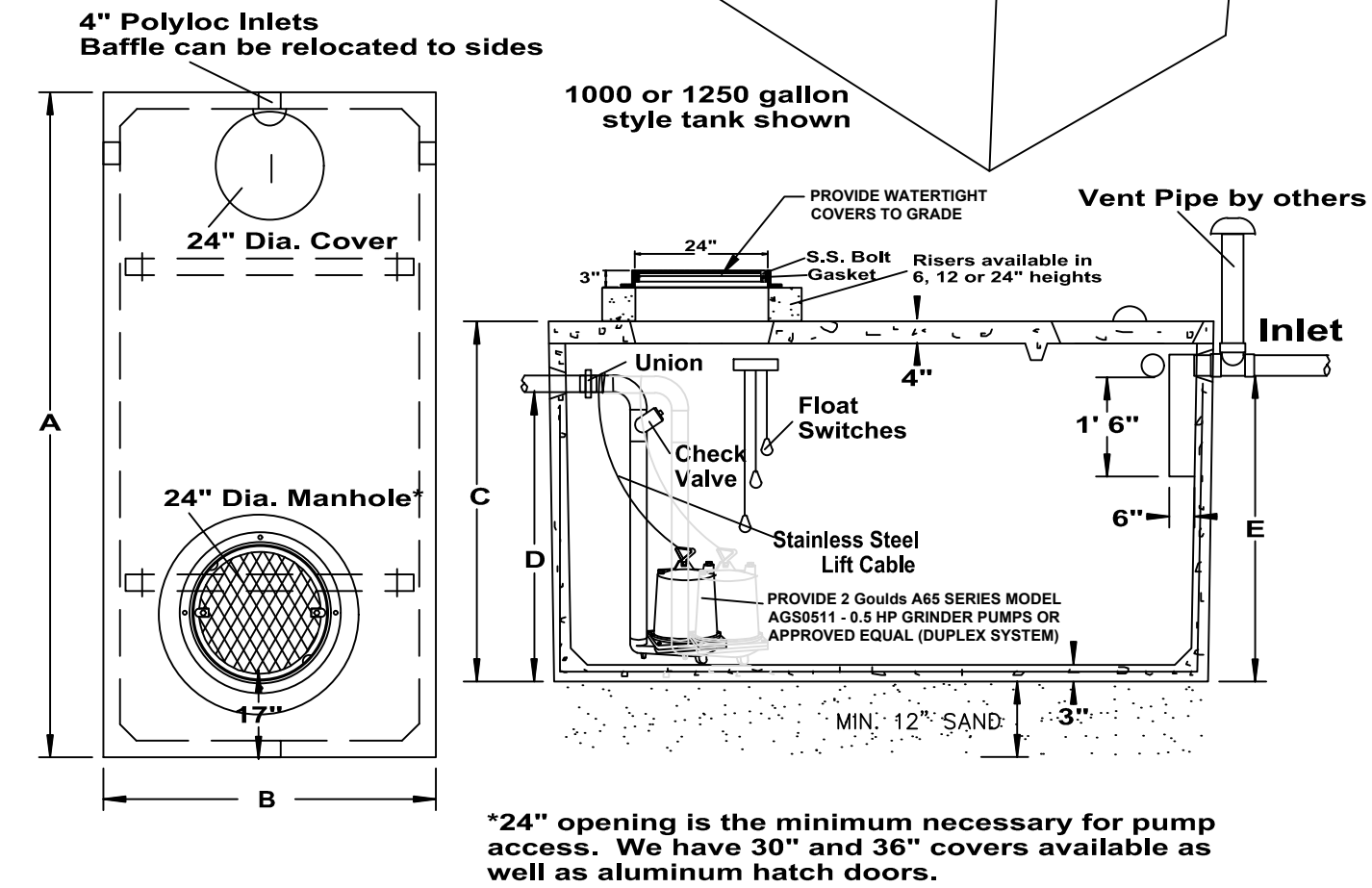
PAGE 3 OF 6



Know what's below.
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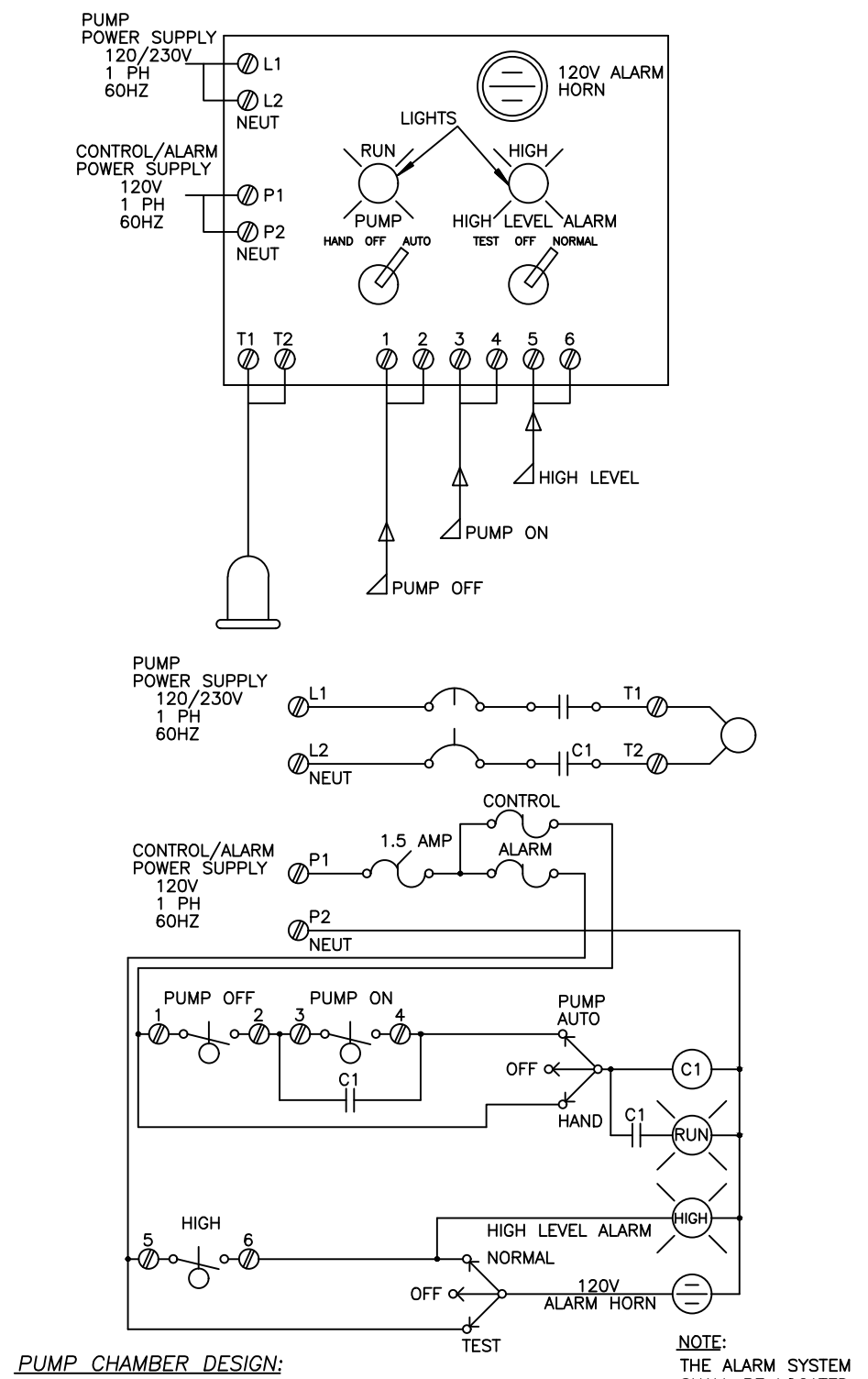
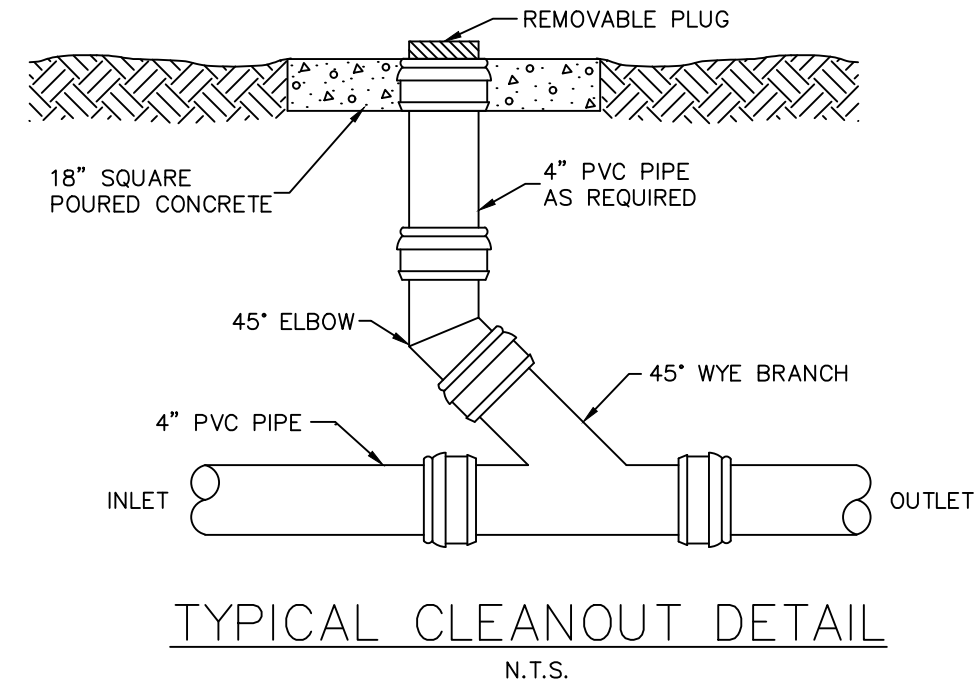


Model	A	B	C	D	E
GT-750	8'	4'	65"	52"	55"
GT-1000	8'-6"	4'-10"	65"	52"	55"
GT-1250	10'	5'	65"	52"	55"
GT-1500	10'-6"	5'-8"	65"	52"	55"
GT-2000	12'	6'-6"	67"	53"	56"
GT-2500	12'	6'-6"	82"	68"	71"
GT-3000	12'	6'-6"	93"	79"	82"



SPECIFICATIONS	PRECAST PUMP CHAMBER TANKS 750 TO 3,000 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar, 6x6x10/10 WWM Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Weight = varies Load Rating: 300 psf	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 5C 7/11/03

www.woodardsconcrete.com



PUMP CHAMBER DESIGN:
4 BEDROOM DWELLING = 520 GPD
SET PUMP ON/OFF TO ACTIVATE 4 CYCLES PER DAY = 130 GALLONS PER CYCLE

130 GALLONS / 7.48 GAL/SF = 17.38 FT³

17.38 FT³ / 34.6 FT³ = 0.51 FT (USE 6 INCHES) BETWEEN PUMP ON AND OFF

PROVIDE 24 HOURS OF EMERGENCY STORAGE CAPACITY

52" BOTTOM TANK TO INLET = 9" FROM BOTTOM OF TANK TO ON FLOAT = 43" (3.6 FEET)

3.6 FEET X 8 FEET X 4.33 = 124.7 X 7.48 GAL = 932 GALLONS

932 GALLONS/520 GALLONS PER DAY = 1.8 DAYS OF STORAGE PROVIDED

LOT 1 = 387 L.F. 2" CI FORCE MAIN = 15.57' FRICTION LOSS
PUMP CHAMBER INVERT OUT: 607.05
EXISTING SEWER MANHOLE INV: 616.13
9.08 FT
FRICTION LOSS: 15.57 FT
TDH: 24.65 FT

LOT 2 = 335 L.F. 2" CI FORCE MAIN = 13.48' FRICTION LOSS
PUMP CHAMBER INVERT OUT: 609.05
EXISTING SEWER MANHOLE INV: 616.13
7.08 FT
FRICTION LOSS: 13.48 FT
TDH: 20.56 FT

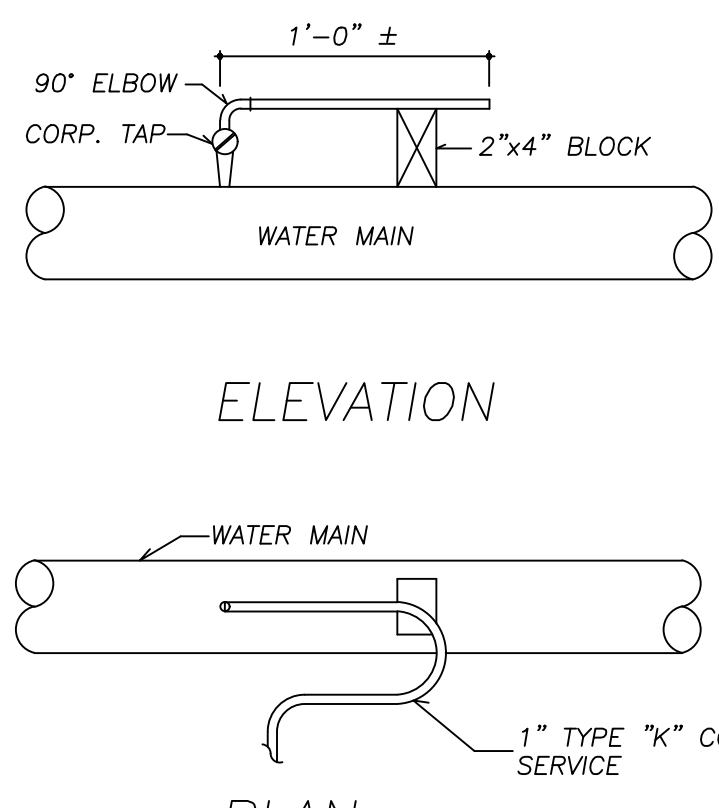
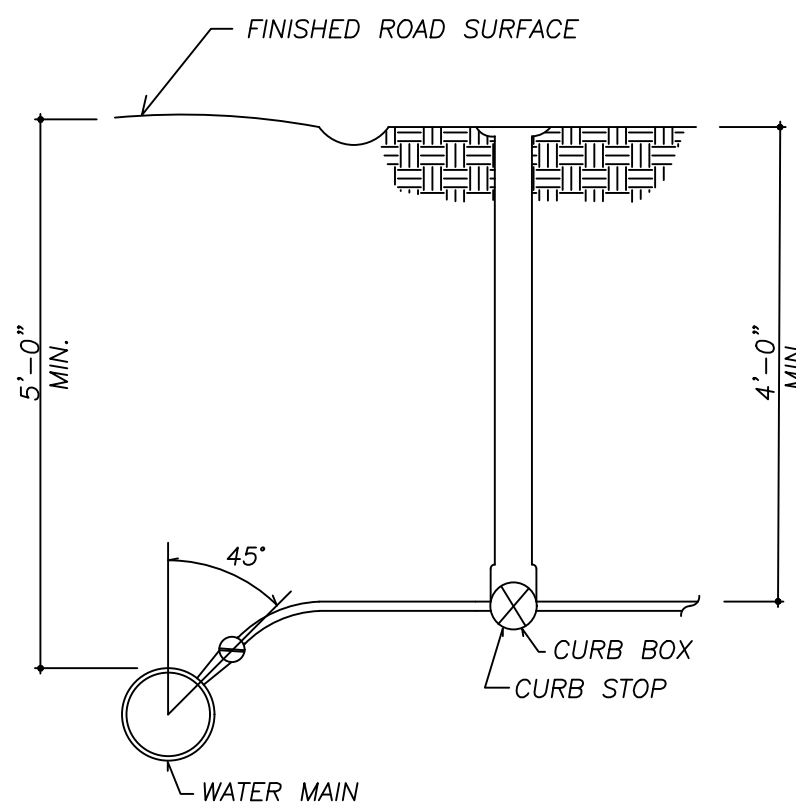
LOT 3 = 260 L.F. 2" CI FORCE MAIN = 10.46' FRICTION LOSS
PUMP CHAMBER INVERT OUT: 615.05
EXISTING SEWER MANHOLE INV: 616.13
1.08 FT
FRICTION LOSS: 10.46 FT
TDH: 11.54 FT

LOT 4 = 185 L.F. 2" CI FORCE MAIN = 7.44' FRICTION LOSS
PUMP CHAMBER INVERT OUT: 617.05
EXISTING SEWER MANHOLE INV: 616.13
0.92 FT
FRICTION LOSS: 7.44 FT
TDH: 8.36 FT

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 6 OF 6.

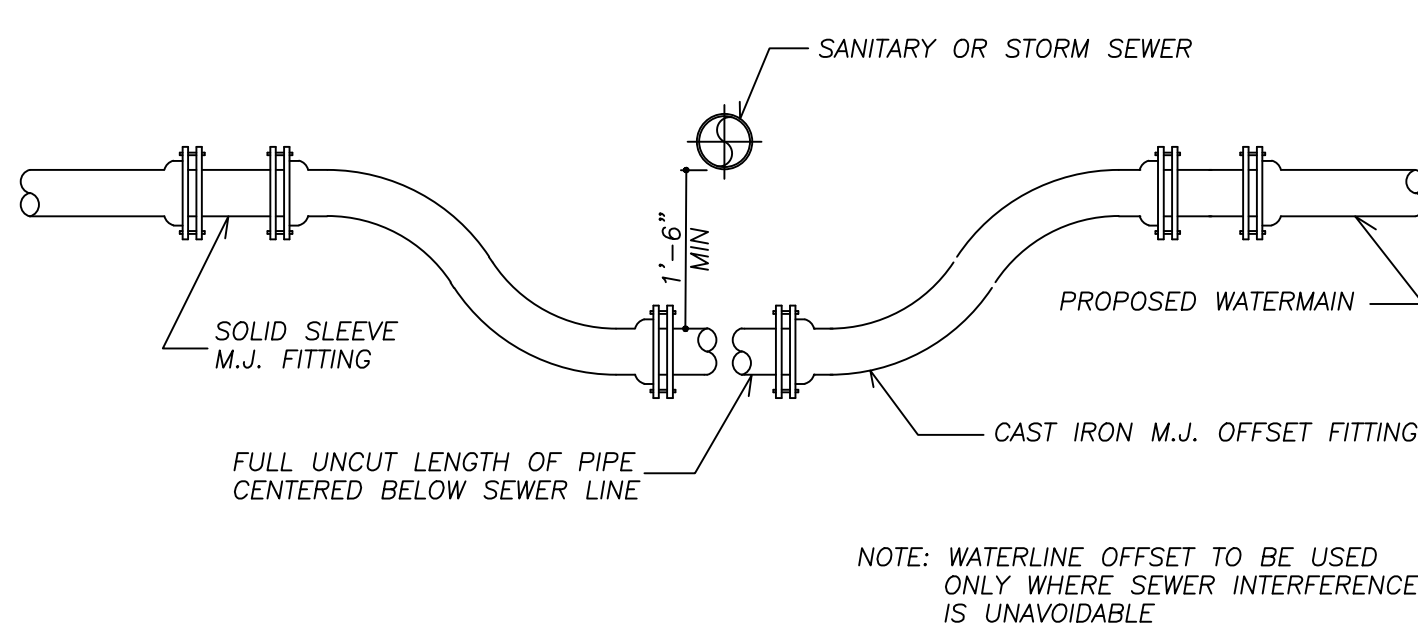
JMH	4/6/26	REDUCED RETAINING WALL TO 4'.
JMH	10/14/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	10/10/24	REVISED AS PER PLANNING BOARD COMMENTS
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JMH	3/6/24	REVISED AS PER CPL COMMENTS DATED 3/5/24
TLM	1/17/24	REVISED AS PER CPL COMMENTS DATED 1/15/24
JMH	11/8/23	REVISED AS PER CPL COMMENTS DATED 10/6/23
JMH	6/15/21	REVISED PUMP AND CALCULATION AS PER CITY OF MIDDLETOWN DPW COMMENTS
SYMB	DATE	ISSUED FOR
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP IS COPYRIGHTED BY FUSCO ENGINEERING & LAND SURVEYING, P.C., AND MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, TRACED, ENLARGED, REDUCED, OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF FUSCO ENGINEERING & LAND SURVEYING, P.C., ONLY COPIES OF THIS MAP BEARING THE ORIGINAL SEAL OF NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR ARE VALID. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.		
FUSCO ENGINEERING & LAND SURVEYING, P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-5883 FAX: (845) 956-5865		
PROJECT TITLE:	PLAN PREPARED FOR ORANGE TERRACE PROPERTIES LLC	
DRAWING TITLE:	DETAILS	
CITY OF MIDDLETOWN	APPROVED BY: AAF	SCALE: N.T.S.
PREPARED FOR: ORANGE TERRACE PROPERTIES LLC	DESIGNED BY: AAF	REVISION DATE: 4/6/26
	DRAWN BY: JMH	DATE: 8/17/17
		REFERENCE NUMBER: 21-054
		SHEET NUMBER: 4
		PAGE 4 OF 6





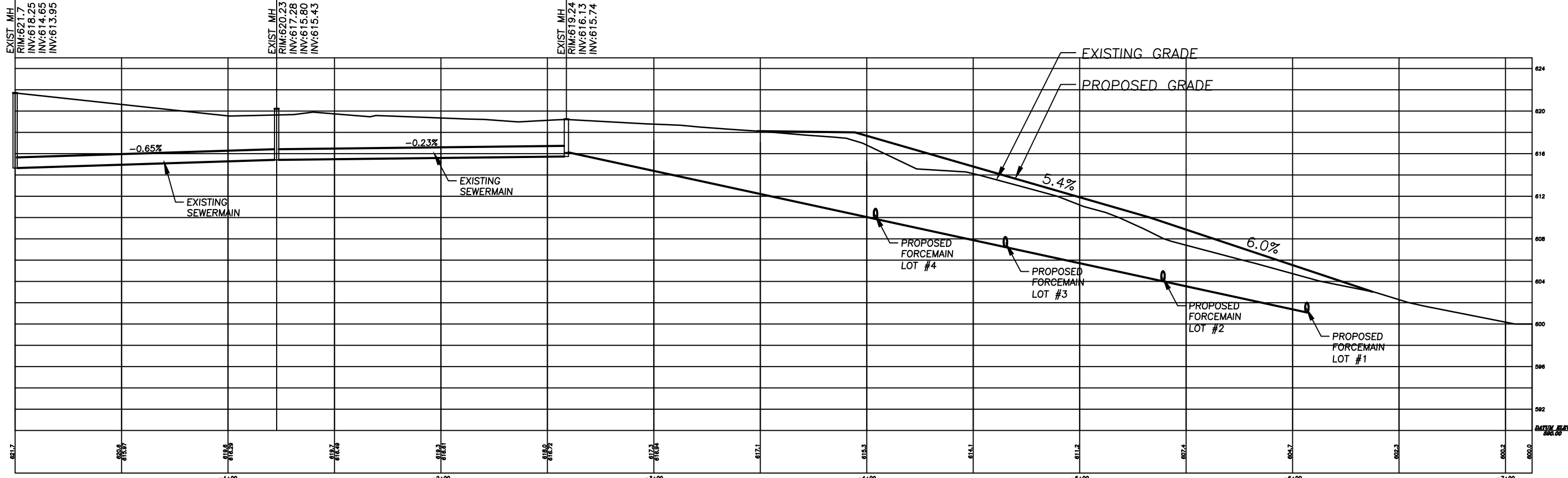
TYPICAL WATER SERVICE DETAIL

N.T.S.

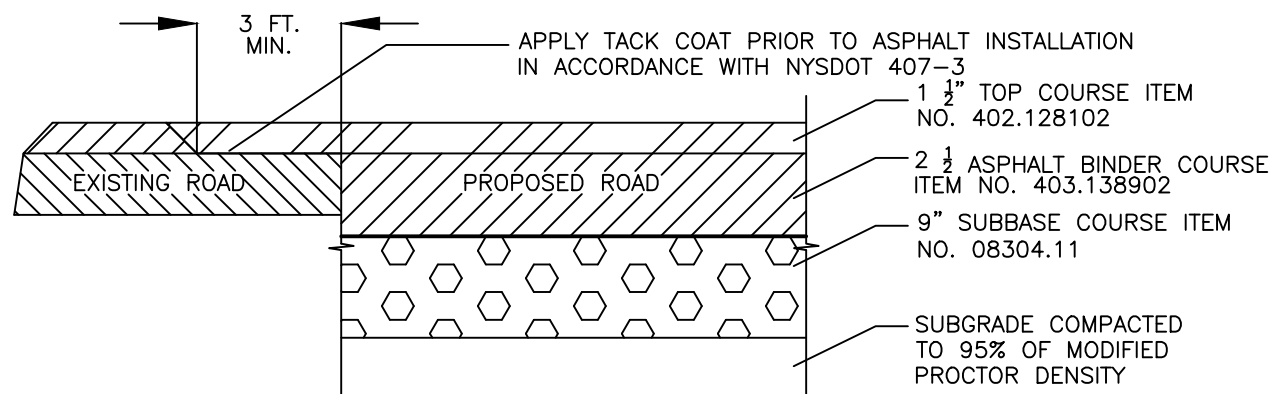


WATERLINE OFFSET DETAIL

N.T.S.

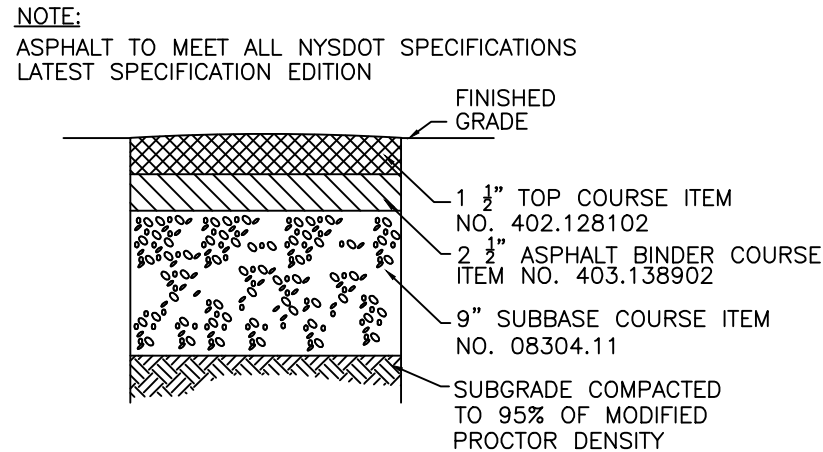


ROAD/SEWER PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE 1"=10'



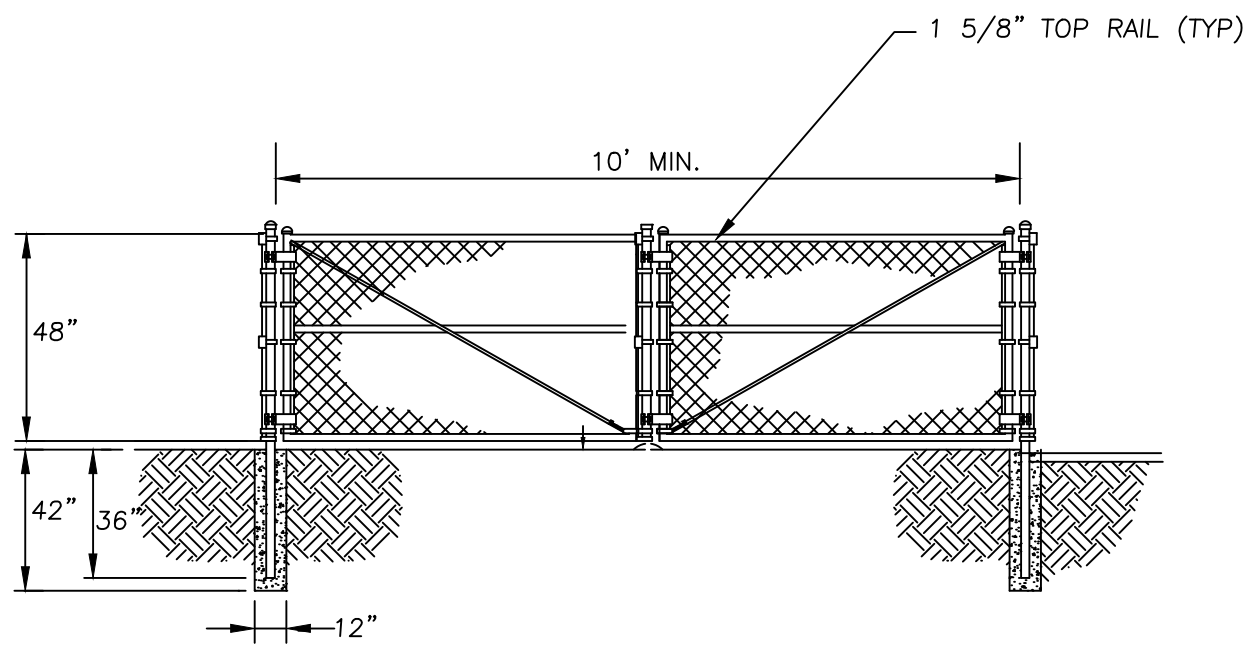
PAVEMENT CONNECTION DETAIL

N.T.S.



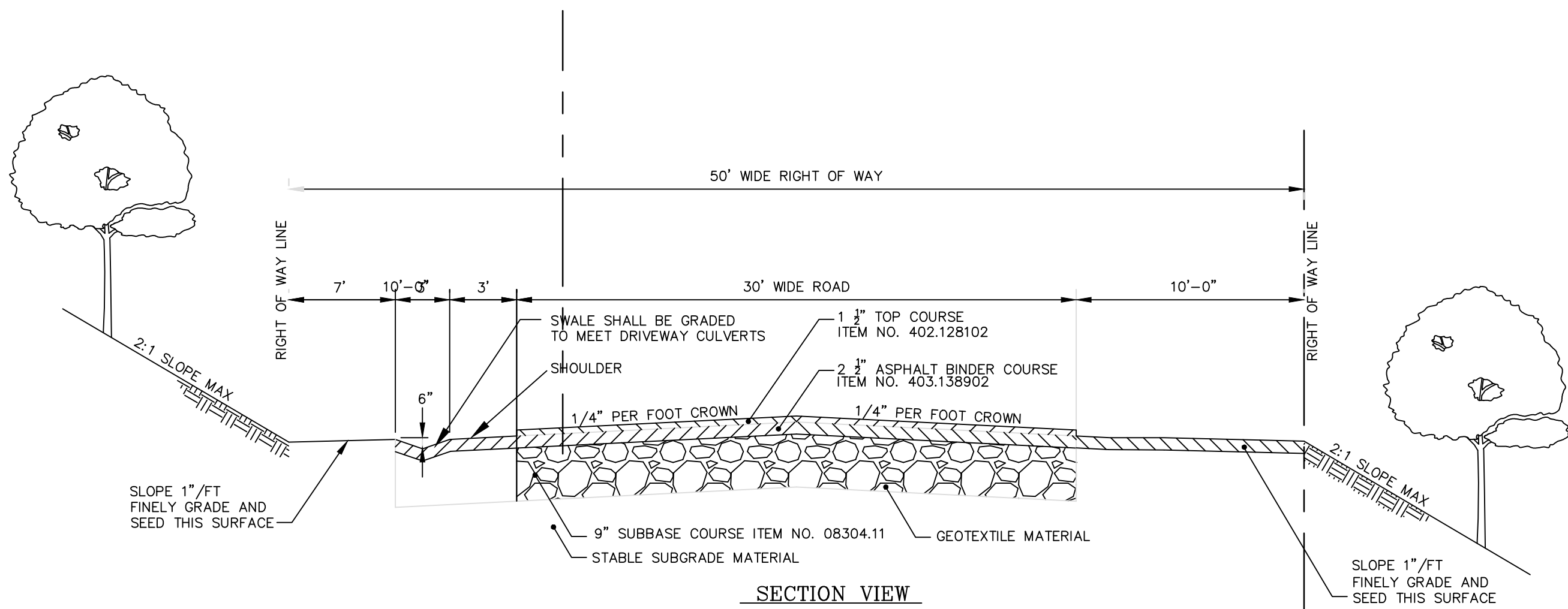
ROAD PAVEMENT DETAIL

N.T.S.



CHAIN LINK FENCE/GATE DETAIL

N.T.S.



SECTION VIEW

RURAL STREET DETAIL

(NOT TO SCALE)

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 6 OF 6.

JMH	4/6/26	REDUCED RETAINING WALL TO 4'.
JMH	10/14/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	10/10/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	6/27/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	3/6/24	REVISED AS PER CPL COMMENTS DATED 3/5/24
TLM	1/17/24	REVISED AS PER CPL COMMENTS DATED 1/15/24
JMH	11/8/23	REVISED AS PER CPL COMMENTS DATED 10/6/23
SYMB	DATE	ISSUED FOR

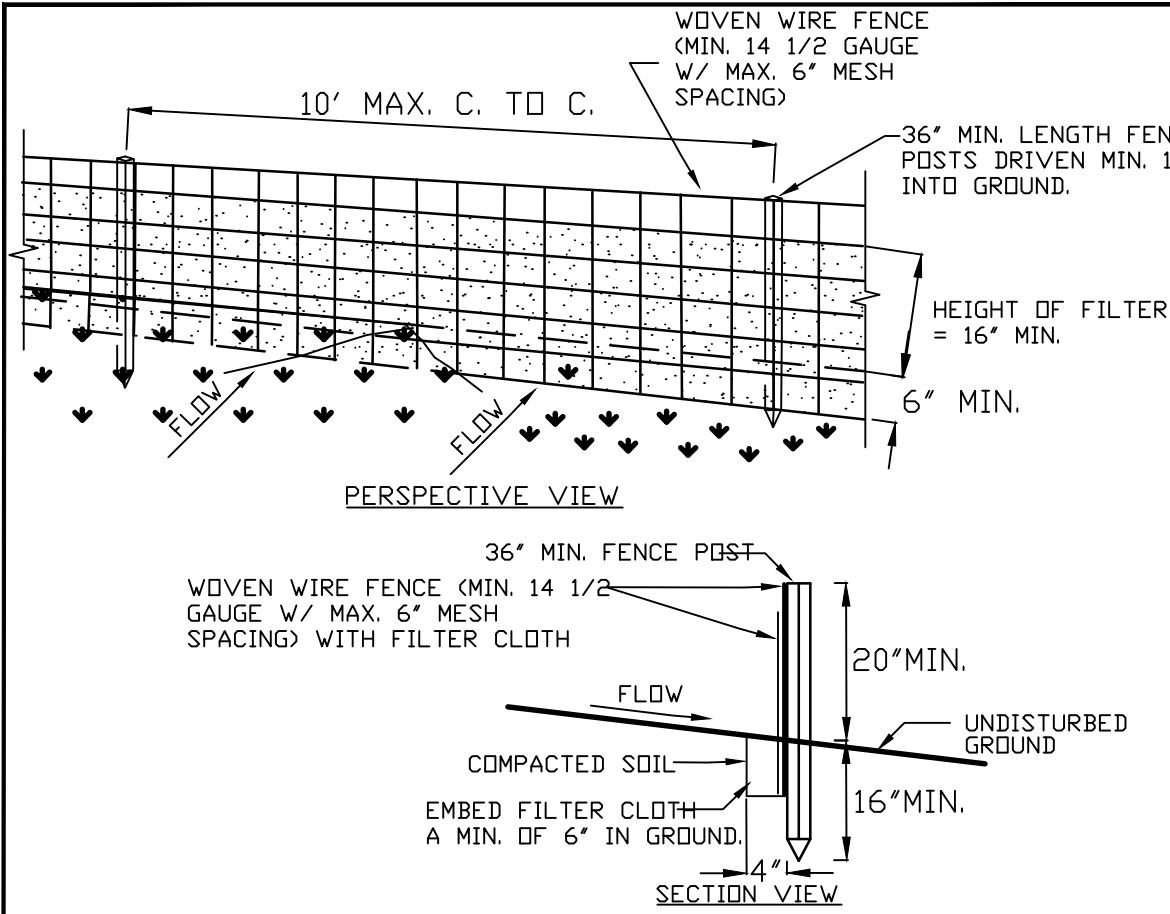
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FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS
233 EAST MAIN ST.
MIDDLETOWN, NY 10940
PHONE: (845) 344-5863
FAX: (845) 956-5865

PROJECT TITLE: PLAN PREPARED FOR ORANGE TERRACE PROPERTIES LLC	
DRAWING TITLE: DETAILS	
CITY OF MIDDLETOWN	STATE OF NEW YORK
PREPARED FOR: ORANGE TERRACE PROPERTIES LLC	APPROVED BY: AAF
DESIGNED BY: AAF	SCALE: N.T.S.
DRAWN BY: JMH	REVISION DATE: 4/6/26
DATE: 8/17/17	REFERENCE NUMBER: 21-054
SHEET NUMBER: 5	
PAGE 5 OF 6	

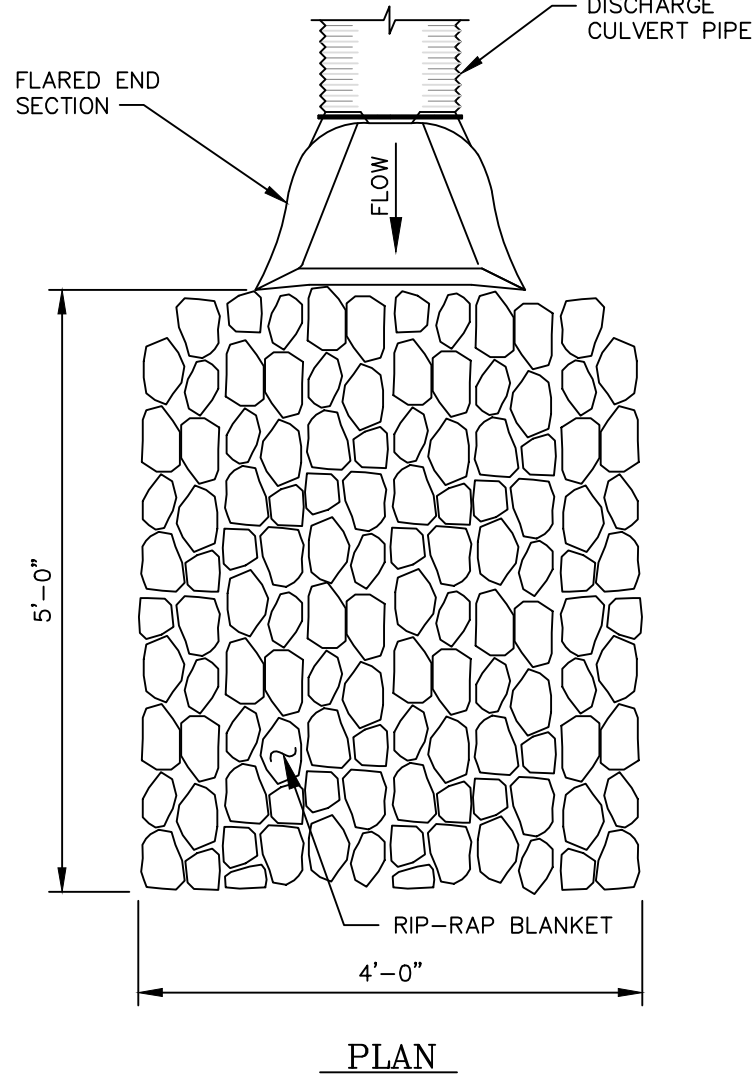
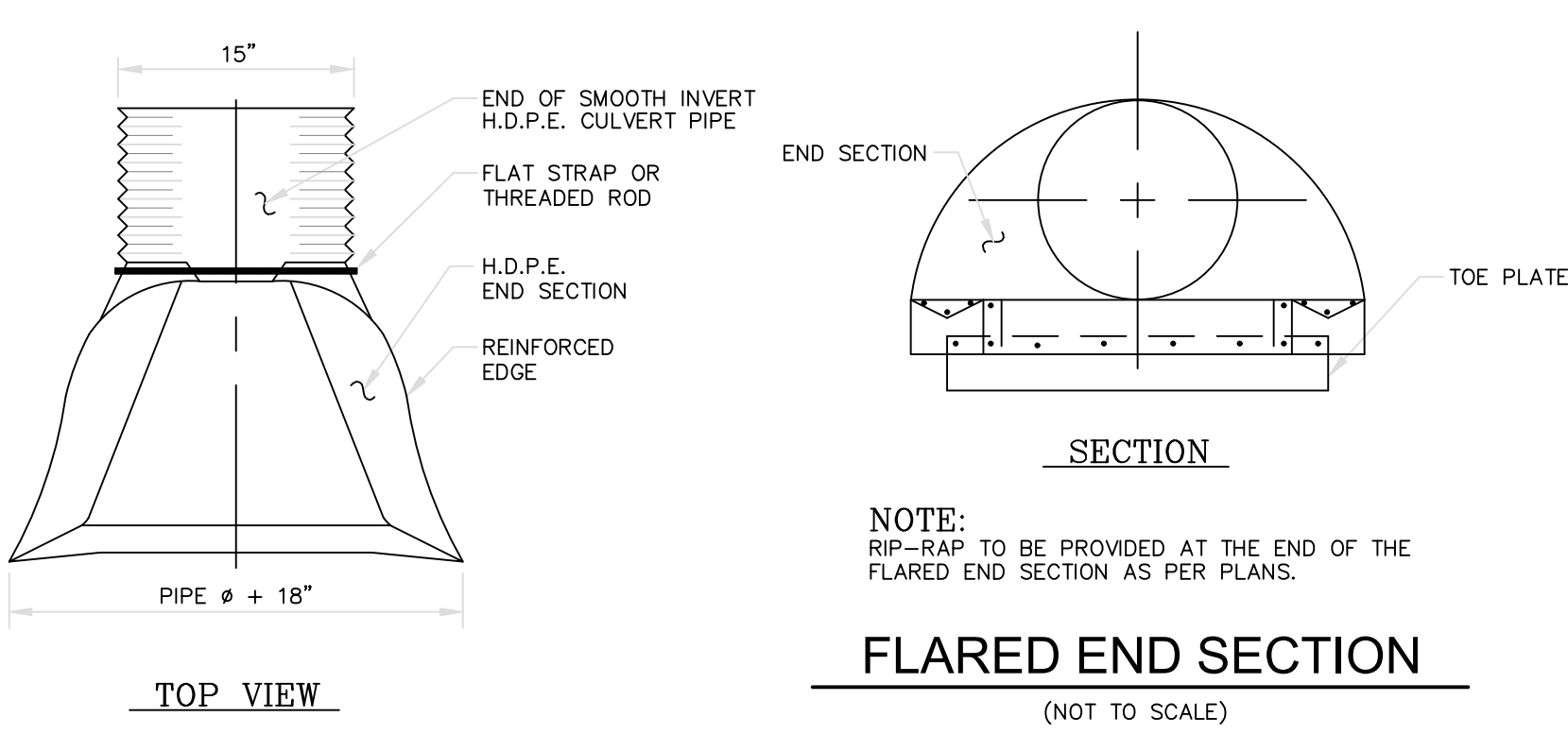




- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

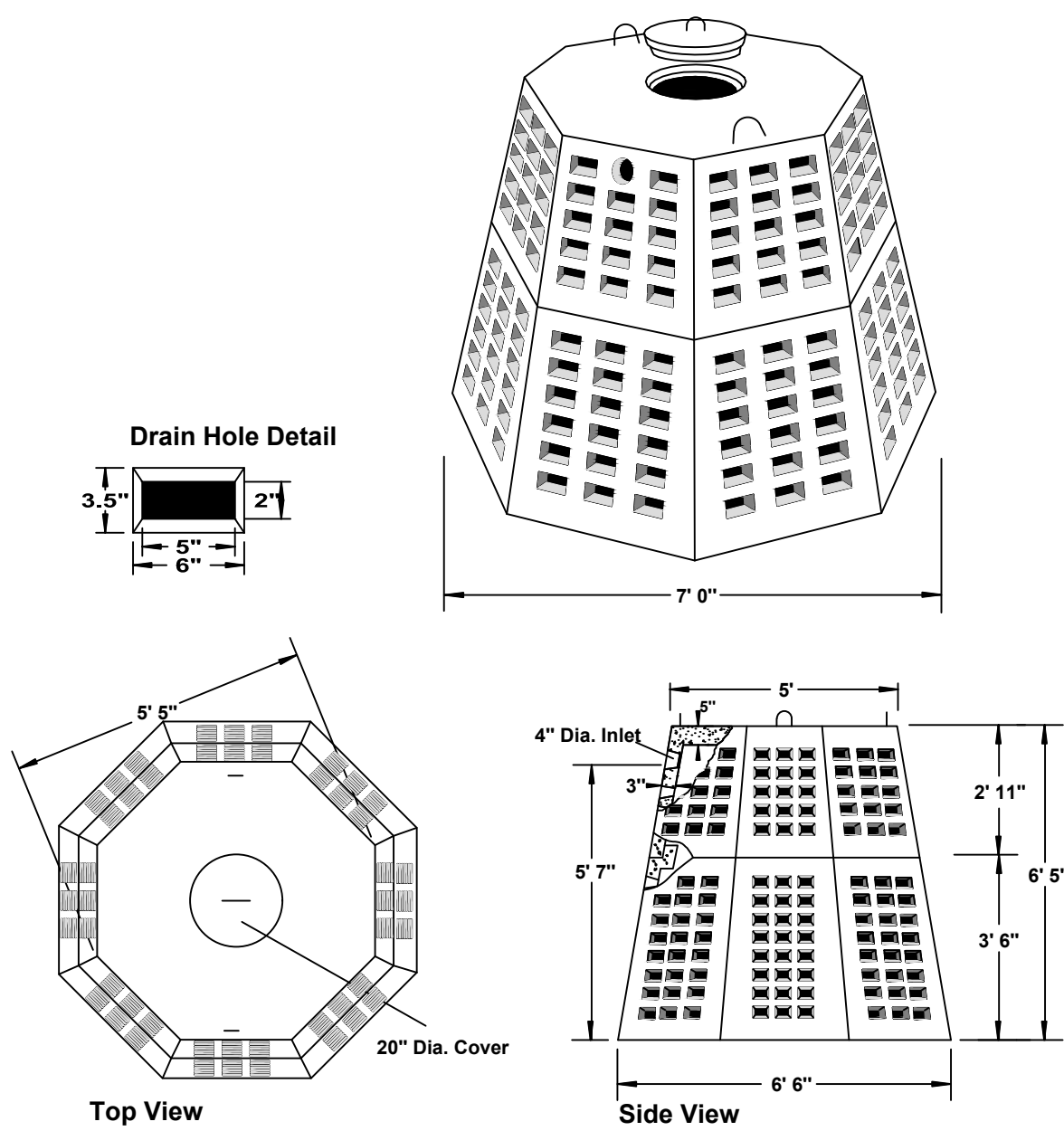
ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



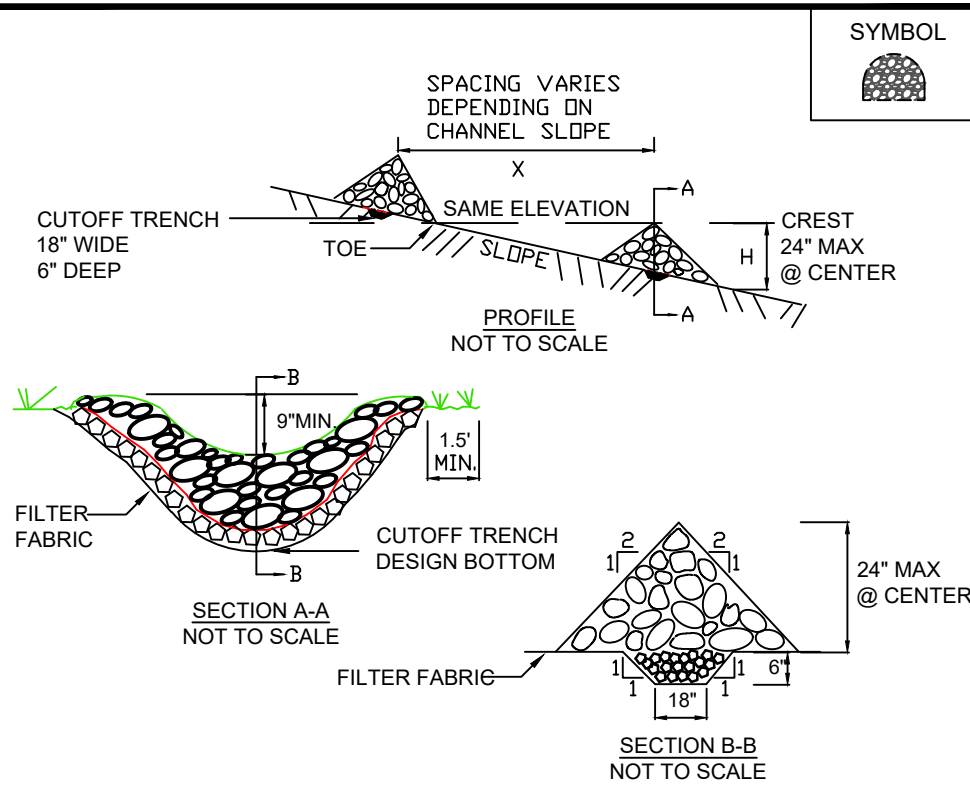
- NOTES:**
- A RIP-RAP DISSIPATER APRON SHALL BE PLACED AT PIPE DISCHARGE AREAS TO PROTECT AGAINST EROSION.
 - ROCK RIP-RAP SHALL BE A MINIMUM OF 9" THICK, WELL GRADED WITH 50% BY WEIGHT LARGER THAN 4" (6" MAXIMUM) IN SIZE.

RIP-RAP DISSIPATER DETAIL
(NOT TO SCALE)



SPECIFICATIONS	PRECAST DRY WELLS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar / ASTM A615 Air Entrainment: 5% Capacity = 1,000 gallons Weight = 4,900 lbs Sidewall Area = 104 square feet Load Rating: 300 psf (H20 available)	MODEL DW-6.5 (A+B)/ 1000 GALLONS Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 4D 5/21/02

www.woodardsconcrete.com



- CONSTRUCTION SPECIFICATIONS**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 15 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL
CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION
COMMITTEE

CHECK DAM

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN
THE ENGINEER'S SIGNATURE AND SEAL WHERE APPROPRIATE AND
SHEETS 1 THROUGH 6 OF 6.

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CONSULTING ENGINEERS

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MIDDLETOWN, NY 10940

PHONE: (845) 344-5883
FAX: (845) 956-5865

PROJECT TITLE: PLAN PREPARED FOR ORANGE TERRACE PROPERTIES LLC

DRAWING TITLE: DETAILS

CITY OF MIDDLETOWN

STATE OF NEW YORK

PREPARED FOR: ORANGE TERRACE PROPERTIES LLC

APPROVED BY: AAF

SCALE: N.T.S.

DESIGNED BY: AAF

REVISION DATE: 4/6/26

DRAWN BY: JMH

DATE: 8/17/17

SHEET NUMBER: 21-054

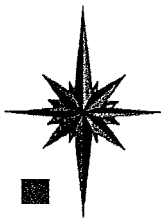
SHEET NUMBER: 6

PAGE 6 OF 6



FUSCO

ENGINEERING &
LAND SURVEYING, D.P.C.



233 East Main Street
Middletown, NY 10940

Phone: (845)344-5863
Fax: (845)956-5865

Consulting Engineers

Alfred A. Fusco, Jr.
P.E. Principal

Alfred A. Fusco, III
General Manager

March 30, 2026

City of Middletown
16 James Street
Middletown, NY 10940

RE: 2-7 Orange Terrace
Section 33, Block 4, Lots 2-7
City of Middletown
Our File #21-054E

This narrative is submitted in support of the application by Orange Terrace Properties, LLC for approval of a minor subdivision involving properties identified as SBL 33-4-2 through 33-4-7, located on Orange Terrace in the City of Middletown.

The applicant proposes a subdivision/lot line reconfiguration of approximately 39,204± square feet, converting six (6) existing residential lots into four (4) conforming residential lots within the R-1 zoning district. Each proposed lot is intended to be developed with a single-family residence, consistent with the permitted uses and character of the surrounding neighborhood.

This application follows prior submissions reviewed by the City, including earlier configurations of six (6), and four (4) lots. The current proposal reflects a continued effort to reduce density and respond to agency and community feedback while maintaining reasonable use of the property.

The project has previously received area variance approval from the Zoning Board of Appeals for minor lot width relief (75 feet required vs. 72.3 feet proposed), subject to compliance with engineering and Department of Public Works requirements. The applicant has incorporated those conditions into the current design and has worked to address prior engineering comments.

A key concern identified in the Common Council's denial dated December 3, 2024, was the presence of a retaining wall—particularly an approximately 11-foot-high wall located near the boundary between Lots 2 and 3, which was viewed as having potential adverse aesthetic and neighborhood impacts.

In response, the current subdivision layout and site design have been revised to address these concerns. As reflected in the updated site plan, grading and lot configuration have been adjusted to reduce the need for significant retaining wall structures and to minimize height and visual impact wherever feasible. Where retaining walls remain necessary due to existing topography, they are designed to be lower in height, appropriately set back, and integrated into the site with consideration for adjacent properties and neighborhood character. These modifications are intended to eliminate or substantially mitigate the concerns previously raised by the Council.

Additionally, the revised plan avoids unnecessary cross-easements between lots and improves the overall layout to provide more balanced grading transitions, enhanced constructability, and compatibility with surrounding development patterns.

The proposed subdivision remains consistent with the intent of the City's zoning regulations, as it:

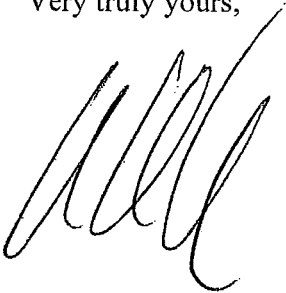
- Maintains single-family residential use in an R-1 district
- Reduces overall development intensity compared to earlier proposals
- Provides appropriately sized lots with compliant setbacks
- Responds directly to prior engineering, planning, and legislative concerns

In summary, this application represents a good-faith effort to work collaboratively with the City of Middletown to achieve a compliant and context-sensitive residential subdivision. The revised design addresses the specific issues cited in the prior denial while preserving reasonable development rights and contributing to the orderly development of the neighborhood.

The applicant respectfully requests that the Planning Board and Common Council reconsider the application in light of these revisions and grant approval of the proposed 4-lot subdivision.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
Fusco Engineering &
Land Surveying, D.P.C.



**City of Middletown
Middletown, New York
APPLICATION FOR Subdivision
APPLICATION FEE: \$250.00
ESCROW FEE: \$100.00**

Number of Lots of the Subdivision 4 Current Zone R-1

Section 33 Block 4 Lot 2-7

Address of Subject Property 3, 5, 7, 9, 11, 13 Orange Terrace

Owner of Property Orange Terrace Properties LLC

Owner Address 199 Lee Avenue - Suite 663

City Brooklyn State NY Zip 11205

Telephone: Home _____ Cell: 917-416-4548

Email moses11205@gmail.com

Applicant Name Same

If different from Owner

Applicant Address _____

City _____ State _____ Zip _____

Telephone: Home _____ Cell: _____

Email _____

Minor (2-3 lots) _____	\$250.00	Paid _____
Plus Escrow _____	\$100.00	Paid _____
Major (over 3 lots) <u>X</u>	\$500.00	Paid <u>\$500.00</u>

Plus \$100 per lot for each lot over 10 lots, and \$1000.00 escrow to be replenished if required

NOTE: Over 4 lot subdivision will go to Planning Board for recommendation before going to Common Council.

Proposed uses; List the number of proposed lots and uses, which are to be created by this subdivision if approved. Additional sheets may be attached if more space is required.

The subdivision/lot line change consists of six existing lots that will be re-configured into 4 separate lots. Each lot will consist of one single family residential dwelling.

Zoning; In the space provided list all lots or areas which would require a re-zoning of any zoning district. List all factors dealing with the requested re-zoning. Additional sheets may be attached if more space is required.

N/A

Non Compliance of Zoning; In the space provided list all lots, which are not in compliance with the zoning regulations of the City of Middletown. Provide all information from the zoning ordinance in which the lot is non-compliant and the reasons therefore. Additional sheets may be attached if more space is required.

The existing six lots do not meet the current zoning regulations for lot width. The six lots will be re-configured into four lots. Each lot will still not meet the required lot width and therefore a variance for lot width has been obtained for all four lots. The lot width variance was granted on March 20, 2024.

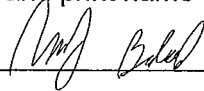
NOTE; if any of the new lots are non-compliant to the City of Middletown zoning code you may be required to apply to the ZBA for a variance.

A notarized letter from the property owner granting permission to seek the zone change or addition, if the applicant is not the owner, is required for all applications.

NOTE: As per SEQRA law a short form EAF will be required with all applications

Sign at the place indicated and print name

Signature of applicant



Print Name and title

Moses Babad

Date

3/30/26

TO BE FILLED OUT BY THE CITY CLERK'S OFFICE

A fee of \$250.00 was collected on

Escrow Amount \$100.00 on

Signature of Clerk or Designee

Date

Short Environmental Assessment Form

Part 1 - Project Information

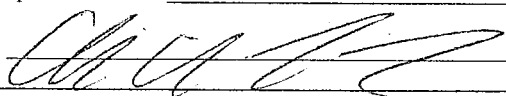
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

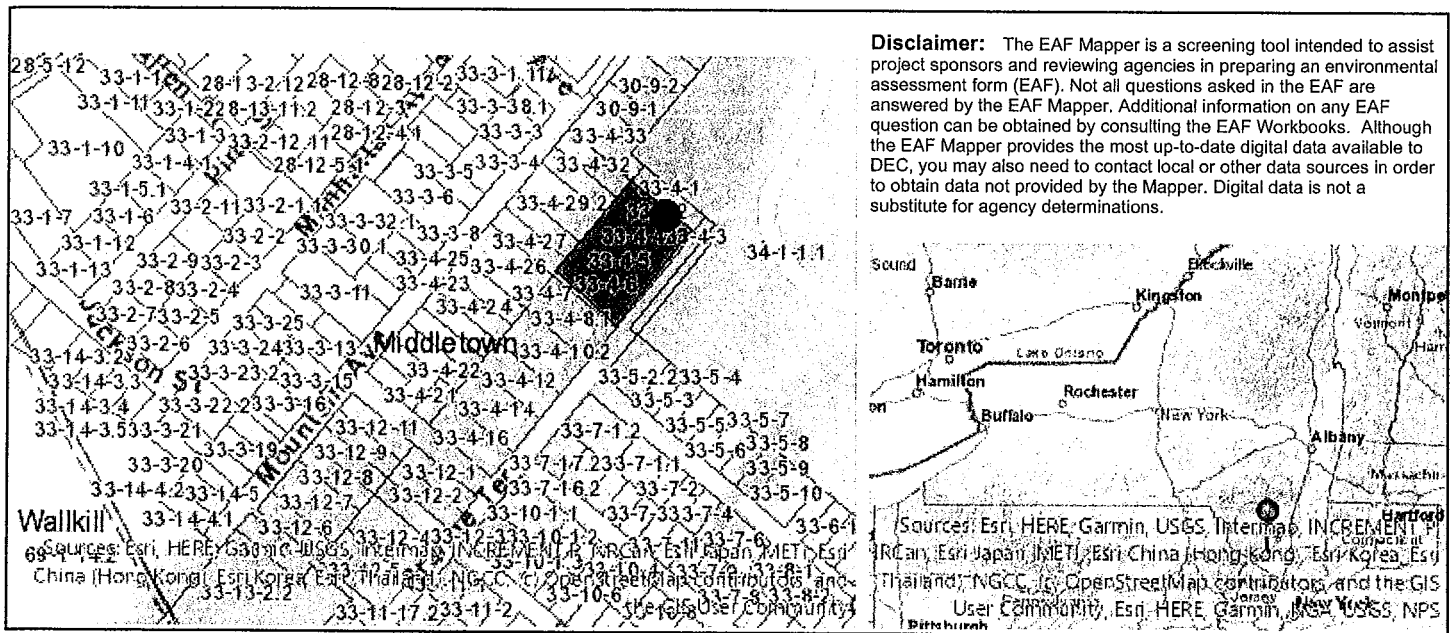
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Orange Terrace Properties Subdivision			
Name of Action or Project: Subdivision - lot line change			
Project Location (describe, and attach a location map): 3, 5, 7, 9, 11, 13 Orange Terrace			
Brief Description of Proposed Action: Subdivision - lot line change - reconfiguring the existing 6 residential lots into 4 residential lots			
Name of Applicant or Sponsor: Orange Terrace Properties, LLC		Telephone: 917-416-4548 E-Mail:	
Address: 199 Lee Avenue, Suite 663			
City/PO: Brooklyn		State: New York	Zip Code: 11205
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Permits required for water and sewer connections and road extension from the City of Middletown Department of Public Works			YES ☒
3. a. Total acreage of the site of the proposed action? _____ 1.26 acres b. Total acreage to be physically disturbed? _____ 0.9 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.26 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☒
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Bi-retention swales and rain gardens _____	NO ☐	YES ☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Fusco Engineering D.P.C.</u> Date: _____ Signature: <u></u> Title: <u>ENGINEER.</u>		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 21, 2026
Index No: 186-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Declaring Lead Agency Status Under SEQRA for the Proposed Zoning Amendment to Allow Outdoor Vehicle Storage in I-2, Heavy Industry Zoning District

WHEREAS, the Common Council has been presented with a proposal to allow outdoor vehicle storage in I-2 Heavy Industry Zoning Districts, and

WHEREAS, the proposed zoning amendment constitutes an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") regulations, and

WHEREAS, the Common Council is the only involved agency under SEQRA for this rezoning request, and therefore would be the Lead Agency for the SEQRA review of this action.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby declares itself Lead Agency with respect to this rezoning request pursuant to 6 NYCRR § 617.6(b)(1).

Prepared by:
Rick McCormack, City Clerk

Attachments:

None



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 21, 2026
Index No: 187-26

**I hereby certify that the attached is a true
copy of a Resolution and/or Local Law
adopted by the City of Middletown Common
Council.**

Richard P. McCormack
Clerk to the Common Council

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

**Resolution Issuing a Negative Declaration Pursuant to SEQRA for the Proposed Zoning
Amendment to Allow Outdoor Vehicle Storage in the I-2 Heavy Industry Zoning District**

WHEREAS, the Common Council has been presented with a proposal to allow outdoor vehicle storage in I-2 Heavy Industry Zoning Districts, and

WHEREAS, the I-2 Heavy Industry Zoning District presently does not allow outdoor vehicle storage; and

WHEREAS, the proposed zoning change constitutes an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") regulations, and

WHEREAS, the Common Council has declared itself Lead Agency with respect to this rezoning request pursuant to 6 NYCRR § 617.6(b)(1), and

WHEREAS, the Common Council held a public hearing on this application on July 7, 2026, and

WHEREAS, the City of Middletown Common Council has thoroughly reviewed and considered this request and the accompanying Short Environmental Assessment Form

("EAF"), and

WHEREAS, the City of Middletown Common Council has identified the relevant areas of environmental concern and thoroughly considered the criteria for determining significance set forth at 6NYCRR Part 617.7 (c); and

WHEREAS, the Common Council is the only involved agency under SEQRA for this request.

NOW, THEREFORE, BE IT RESOLVED that the City of Middletown Common Council hereby declares that the proposed action will not result in a significant adverse impact on the environment, and an environmental impact statement will not be prepared, and be it

FURTHER RESOLVED that this Negative Declaration is made pursuant to Article 8 of the Environmental Conservation Law (SEQRA).

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Accepted Date: July 21, 2026

I hereby certify that the attached is a true copy of the minutes of City of Middletown Common Council meeting.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

Resolution Authorizing an Amendment to City Code Section 475-25, I-2 Heavy Industry Districts to Allow Outdoor Vehicle Storage Facilities

WHEREAS, the Mayor is recommending that the I-2 Heavy Industry zoning district be amended to allow for outdoor vehicle storage facilities.

NOW, THEREFORE, BE IT RESOLVED, AND BE IT ORDAINED, by the Common Council of the City of Middletown, as follows:

Section 1. The Code of the City of Middletown, N.Y., Chapter 123, Zoning, as adopted March 27, 1967 and amended, be and is hereby further amended by adding a new Paragraph (30) to Subsection B, Uses requiring issuance of both a special use permit and site plan approval by the Planning Board, of Section 475-25, I-2 Heavy Industry Districts, to read as follows:

(30) Outdoor vehicle storage facility, provided that such facility:

(a) Is operated and utilized for the sole purpose of storage of repossessed vehicles until

the vehicle owner redeems the vehicle or until the vehicle is picked up by the subject lender and taken to an auction to be sold;

(b) Does not engage in any repair work or dismantling of any kind;

(c) Stores only operable vehicles;

(d) Does not allow any vehicles to be stored for more than thirty (30) days;

(e) Complies with all applicable fire, safety, and health requirements as mandated by New York State and local codes; and

(f) Complies with any additional reasonable conditions and safeguards imposed by the Planning Board as necessary or appropriate to ensure cleanliness, security, and safety.

Section 2. This Ordinance shall take effect immediately.

Prepared by:

Rick McCormack, City Clerk

Attachments:

1.	PH Notice Outdoor Vehicle Storage Facility I 2
2.	Proposed Zoning Amendment - Outdoor Vehicle Storage Facilities - I-2
3.	I-2 Zoning Amendment Affidavit

**CITY OF MIDDLETOWN
COMMON COUNCIL
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Common Council of the City of Middletown will hold a Public Hearing on July 7, 2026, at 7:30 p.m. in the Common Council Chambers, City Hall, 16 James Street, Middletown, New York, to consider a proposed amendment to Section 475-25(B) of the City Code to permit Outdoor Vehicle Storage Facilities, subject to Special Use Permit and Site Plan Approval requirements, within the I-2 Heavy Industry Zoning District.

The full text of the proposed amendment is available on the City website and may also be inspected in the Office of the City Clerk during regular business hours.

All interested persons will be given an opportunity to be heard.

By Order of the Common Council

Richard P. McCormack
City Clerk

**CITY OF MIDDLETOWN COMMON COUNCIL
RESOLUTION**

WHEREAS, the Mayor is recommending that the I-2 Heavy Industry zoning district be amended to allow for outdoor vehicle storage facilities.

NOW, THEREFORE, BE IT RESOLVED, AND BE IT ORDAINED, by the Common Council of the City of Middletown, as follows:

Section 1. The Code of the City of Middletown, N.Y., Chapter 123, Zoning, as adopted March 27, 1967 and amended, be and is hereby further amended by adding a new Paragraph (30) to Subsection B, Uses requiring issuance of both a special use permit and site plan approval by the Planning Board, of Section 475-25, I-2 Heavy Industry Districts, to read as follows:

- (30) Outdoor vehicle storage facility, provided that such facility:
 - (a) Is operated and utilized for the sole purpose of storage of repossessed vehicles until the vehicle owner redeems the vehicle or until the vehicle is picked up by the subject lender and taken to an auction to be sold;
 - (b) Does not engage in any repair work or dismantling of any kind;
 - (c) Stores only operable vehicles;
 - (d) Does not allow any vehicles to be stored for more than thirty
- (30) days;
- (e) Complies with all applicable fire, safety, and health requirements as mandated by New York State and local codes; and
- (f) Complies with any additional reasonable conditions and safeguards imposed by the Planning Board as necessary or appropriate to ensure cleanliness, security, and safety.

Section 2. This Ordinance shall take effect immediately.

USA TODAY CO.



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AFFIDAVIT OF PUBLICATION

Richard P. McCormack
City of Middletown
16 James ST
Middletown NY 10940-5724

STATE OF NEW YORK, COUNTY OF ORANGE

The Times Herald-Record, a daily newspaper distributed in the Orange, Ulster, Pike, PA and Sullivan Counties, published in the English language in the City of Middletown, County of Orange, State of New York printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

07/02/2026, 07/03/2026

and that the fees charged are legal.
Sworn to and subscribed before on 07/03/2026

Legal Clerk

Notary, State of WI, County of Brown

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By Order of the Common Council

Richard P. McCormack
City Clerk



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 21, 2026
Index No:

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment

Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment

Prepared by:
Leonora Liz, Treasurer

Attachments:

None