



**CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
AUGUST 5, 2026 - 7:00 PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES

3.1. Accept the Minutes of July 8, 2026

4. NEW BUSINESS

Request of Rene Freeman for a special use permit and site plan approval in order to have a motor vehicle body repair shop located at 8-10 Stanton Street

Request of Fresh Finest LLC, for a special use permit and site plan approval in order to have a warehouse located at 11-25 Harding Street

Request of Norman Klein for a special use permit and site plan approval in order to have nine (9) additional short-term rental units located at 52 Cottage Street

Preliminary presentation of Middletown Housing Authority for multifamily housing improvements at 116 Genung Street and 22 Sweezy Avenue

5. ADJOURNMENT

**CITY OF MIDDLETOWN
PLANNING BOARD
MINUTES**

July 8, 2026

A meeting of the Planning Board was held in the Common Council Chambers, City Hall, 16 James Street, Middletown, New York on July 8, 2026 at 7:00 P.M., Mr. Anthony Capozella presiding.

Members Present: Richard McCormack, Andy Britto, David Madden, Dan Higbie, Yasmin Dupre, Gretchen Witt.

Other Attendees: Sixto Martinez, Building Inspector, Andrew Witkowski, Fire Inspector, Richard J. Croughan, Planning Board Attorney.

The Pledge of Allegiance was said.

Appointment of Richard McCormack as temporary chair for Bell Flavors & Fragrances as Anthony Capozella is employed by them.

Motion to accept the June 3, 2026 minutes.

Motion by Mr. Britto, seconded by Mr. Madden.

Motion passed.

Mr. Capozella pointed out that all first-time applicant appearances are considered a preliminary hearing and the Planning Board may or may not chose to act or vote on those applications tonight.

**Bell Flavors and Fragrances
12-18 Sprague Avenue
6-month extension**

Mr. McCormack: Our first piece of business this evening is a request of Bell Flavors and Fragrances for a 6-month extension of the approved site plan, a special use permit, dated 12/3/25, for building expansion and connection located at 12-18 Sprague Avenue.

Do we have any questions? Is there a presentation?

Mr. Croughan: No. They submitted a request.

Mr. McCormack: Bell Flavors and Fragrances is requesting this extension of the approval of the building expansion. The planned development has not been completed, so they are looking for that expansion.

Is this their first request for an extension?

Mr. Croughan: It is.

Mr. McCormack: This is their first extension. Do we have any questions?

All right. Seeing none, we'll take a motion to approve their 6-month extension.

Motion by Mr. Madden, seconded by Mr. Britto.

Roll Call Ayes: David Madden, Richard McCormack, Andy Britto, Gretchen Witt, Yasmin Dupre, Dan Higbie, Anthony Capozella.

Motion passed.

Gao Chun Yan
40-42 East Main Street
Aromatherapy

Mr. Capozella: How are you doing?

Albert: Hi. I'm fine. Thank you.

Mr. Capozella: Please state your name for the record.

Albert: 40 -- the aromatherapy, hypnosis --

Mr. Croughan: No. Your name.

Mr. Capozella: Your name.

Albert: Oh, my name.

Mr. Capozella: Yeah. Your name. What is your name?

Albert: Albert. I just represent Sophie.

Mr. Capozella: Okay. Just so the Board knows, this gentleman is representing the young lady. This is her business, 40-42 East Main Street. She is the one who's applying to the Planning Board for the aromatherapy at 40-42 East Main Street.

He is her interpreter. We have met previously, done preliminaries, so that we can understand what she wants to do in this business; okay? So I don't know if we need to go any further with this gentleman, but that's the basics.

So I have to open the public hearing.

Ms. Tu, do we have the mailings?

Ms. Tu: Yes, we do.

The public hearing was opened.

Mr. Capozella: Anyone from the public wishing to address this application, please step forward.

None coming forward, I'll go the Board for any questions, comments, or concerns.

Mr. Croughan: Just so the Board is aware, the applicant did come in for a preliminary, and what they plan to do is use a diffuser and then put scents in the diffuser for the aromatherapy, and depending upon what the person asks for, there's different smells to the scents, and that's all that they're asking for and calling that aromatherapy.

Mr. Britto: Is ventilation required by the State for this?

Mr. Witkowski: None that we're aware of.

Mr. Capozella: And if it does come up, the fire department has the right to request the need of it.
Yes, Ms. Witt.

Ms. Witt: So I see on their application they requested for a massage therapist and acupuncture. They're not going to be doing that?

Mr. Capozella: No.

Ms. Witt: Okay.

Mr. Capozella: That should've been crossed out.

Ms. Witt: It is crossed out. I just want to make sure that we're all on the same page.

Mr. Capozella: No. We had a lengthy conversation.

Ms. Witt: Okay. Thank you.

Mr. Croughan: Yeah. And the resolution specifically states there will be no massage or use of any other products that are placed, rubbed, rolled, or held by clients. It is strictly for the use of a diffuser with different scents.

Ms. Witt: Okay.

Mr. Capozella: They have the understanding that if they wish to expand, they have to get the proper state licenses to do so.

Any other Board members with any questions, comments, or concerns?

I'll go back to the public. Anyone wishing to address this application, please step forward.

Motion to close the public hearing Mr. Britto, seconded by Ms. Witt.

Motion passed.

The public hearing was closed.

Mr. Capozella: I will go back to the Board though one more time for any comments, questions, or concerns. None being had

Resolution for 40-42 East Main Street, aromatherapy. Motion by Ms. Witt, seconded by Mr. McCormack.

Roll Call Ayes: David Madden, Richard McCormack, Andy Britto, Gretchen Witt, Yasmin Dupre, Dan Higbie, Anthony Capozella.

William Arzillo
138 West Main Street
3-family dwelling in UR-3 zone

Mr. Capozella: Just state your full name for the record, please.

Mr. Arzillo: William J. Arzillo.

Mr. Capozella: And what is your plan tonight, sir? What are you doing?

Mr. Arzillo: Well, I'm representing the owners, it's D&S Realty, and they're in a UR-3 zone, and the main part of the house has been vacant for quite some time, and they've had some difficulty with trying to use it as an apartment. They're looking to convert that into a dwelling unit so they would have a multiple dwelling unit building.

There's two dwelling units there now, so they just wanted to add the one. It's actually the main part of the house.

Mr. Capozella: Okay. Great.

Mr. Arzillo: And the plan, I think you might have it, it kind of --

Mr. Capozella: We actually have to go through a process.

Mr. Arzillo: Yes. I understand that.

Mr. Capozella: The Planning Board, we will be referring you tonight, if everyone votes, to the Zoning Board where all those issues will have to be discussed and approved so they can come back; all right?

Mr. Arzillo: Yes.

Mr. Capozella: Ms. Tu, do we have the mailings?

Ms. Tu: Yes, we do.

Mr. Capozella: We do. Okay. In that case, I'm going open the public hearing. Anyone from the public wishing to address this application, please step forward.

The public hearing was opened.

Mr. Capozella: No one stepping forward, I'll go to the Board for any questions, comments, or concerns. Mr. McCormack.

Mr. McCormack: Thank you, Mr. Capozella. So looking through the City Code, it says that the total lot required for the size of the structure that you want to build or convert the place into is 1 acre. According to your plan, your total area at this point is only .2 acres.

Mr. Arzillo: Yes.

Mr. McCormack: That is a huge concern. That's not a slight area variance. That is a dramatic area variance.

Mr. Arzillo: There's a few for sure that I know are a little bit -- they're not where they need to be. I already know that.

Mr. McCormack: Right. So I think also in the UR-3, Mr. Croughan, isn't there something in there about parcels, like properties such as this? Isn't there a requirement for play spaces for children?

Mr. Croughan: There is.

Mr. McCormack: There is. And I also don't see that in your site plan at this point.

Mr. Arzillo: Yeah, and I don't know if there's a way to develop any kind of an area like that, so, I mean, that's something I guess we could look into, and I actually don't even know how close the nearest playground is. I guess that would probably --

Mr. McCormack: It has to be I think within 500 feet.

Mr. Arzillo: And I'm not even sure if there is. I don't really know. I'd have to look at the map.

Mr. McCormack: I don't believe there is a play space within 500 feet of --

Mr. Croughan: The applicant is going to have to look into that in order to do their presentation to the ZBA, and the variances, part of it is the variance sought substantial, and it's a criterion. It's a balancing test between five factors, and that would be one that they would have to look at as well as the other four with it. Is it self-created? Did the application know about it? So there are a lot of parts that are working against the applicant, but the applicant is just seeking from the Board the right to go to the ZBA to make that application.

Mr. McCormack: And what is the role of the Planning Board in this process? Like why wouldn't he have gone to the Zoning Board first?

Mr. Croughan: Because the application is first handled here, gets referred to the ZBA, because if he can't get the variances, then he can't come back to the Planning Board for approval.

Mr. McCormack: But if the Planning Board doesn't believe that the proposal would fit the nature and character of the neighborhood and fit into that section of our city, we do have the authority and/or the right to reject it; is that correct?

Mr. Croughan: At that time when it comes back to the Planning Board, yes.

Mr. McCormack: Thank you.

Mr. Madden: Then please further clarify our role tonight.

Mr. Croughan: Is just seeking the referral to the ZBA.

Mr. Madden: And if we choose not to?

Mr. Croughan: Then they couldn't go to the ZBA, but the applicant would have the right to go to the ZBA to seek that.

Mr. McCormack: Well, I think my concern arises because, in the past, we've had other applicants who have come before us. They've been referred to the Zoning Board. The Planning Board had expressed our dissatisfaction with their site plans. Went to the Zoning Board, they got it, and then they came back to the Planning Board. So I'm just kind of concerned about the precedent that this type of stuff will set going forward for other houses in that neighborhood.

Mr. Higbie: Especially knowing that there's such big variances, like, I mean, look at the parking plan and look at the size of the acreage. Like why would we refer something to another board that we know that does not fit the criteria?

Mr. Croughan: Well, you would have that choice if you choose not to refer it.

Mr. Higbie: And if we choose not to refer it, then it ends here?

Mr. Croughan: Yes.

Mr. Higbie: Thank you.

Mr. Britto: Are there other properties in that neighborhood in the U-3 zone that are under an acre, more than 500 feet from a playground that have been granted that variance?

Mr. Croughan: No, in my experience, but that's not to say that there's not preexisting ones there.

Mr. Britto: Preexisting --

Mr. Croughan: Meaning that they've already been a three-family.

Mr. Britto: Okay. What would it predate? What would it have predated?

Mr. Croughan: The application of the zoning requirement.

Mr. Britto: So whenever the Zoning made that requirement --

Mr. Croughan: Took effect, yes.

Mr. Britto: We don't know when that was.

Mr. Croughan: Well, I think this one was revised recently.

Mr. Britto: Okay.

Mr. McCormack: How is this property impacted by the amortization plan that went into effect, what, 15, 16 years ago when the City was actively seeking to reduce three-, four-family dwellings?

Mr. Capozella: Remember, it wasn't a three-family. It was a two-family with a business.

Mr. McCormack: Right.

Mr. Capozella: A lawyer's office was there. So what this gentleman wants to do is expand to a three-family.

Mr. McCormack: Which is going in the opposite direction in which the City was attempting to move; correct?

Mr. Higbie: Correct.

Mr. Capozella: So that being said, I don't even think it says UR-3 zone, but he's actually in a C-3 zone, I believe.

Mr. McCormack: No. It's UR-3.

Mr. Capozella: It's UR-3 right from the bat, so in a UR-3 zone, but he doesn't necessarily meet all the criteria. My viewpoint is it's a process. This is what the Code Charter tells us to do, come to the Planning Board. Like it or not, he has the right to apply to us and then move on to the Zoning Board, whether we think it's okay or not, or he'll never get the variances, it's part of the process.

Mr. Britto: In my mind, it's not about me liking it or thinking it's okay, it's about what the fidelity to the city plan to the code that we're supposed to be governed by for our decisions doesn't seem to be in line with what this gentleman, or who he's representing, wants.

Mr. Capozella: That's true.

Mr. Britto: I think that's what Mr. McCormack was getting at.

Mr. Capozella: Right. And, correct me if I'm wrong, but I think this was explained to you or your applicant the process.

Mr. Arzillo: Yeah, you know, not exactly, you know, in every detail. So, you know, I've gone back and I've made suggestions with them about different possibilities, and even with the site plan, it's not completely developed, and obviously if there's nuances, those are something that we could still potentially address. It may wind up that, you know, it just can't happen, but it's something that they're willing to, and I'm willing to help them, you know, at least explore that and see if it is possible.

Mr. Capozella: That's your right.

Mr. Arzillo: And it's also for them, from a financial standpoint, to be able to maintain and, you know, keep the house occupied and maintain it properly. I guess that goes into the equation as well for, you know, they're looking at it.

Ms. Dupre: Is it vacant right now or --

Mr. Arzillo: Yes.

Ms. Dupre: So there isn't any business that's there right now?

Mr. Arzillo: No, and it's actually the main part of the house actually. That's why when they first told me about it, we went and we looked at it, and I wanted to see, you know --

Ms. Dupre: Because there's a sign still there for a business, so you're saying that the person is no longer there.

Mr. Arzillo: I believe that was an attorney that was originally there, and I think it was their business operating --

Ms. Dupre: Right. There's been two attorneys.

Mr. Arzillo: I think they were living there and operating a business there as well. I believe. I'm not 100% sure, but I believe that's what, prior to them owning it, I believe that's what was there.

And that part of the house, I mean, maybe it's good for a business in a sense, but it's actually -- it's got like five rooms, a bathroom, and like five separate rooms. It's actually quite a large area of the house. It's actually the biggest area of the house.

Ms. Dupre: There have been businesses on both sides for the history. If you don't know, I mean, so --

Mr. Arzillo: Well, I don't know the whole history. The only part of the history that I -- and I can't say for sure that I know it accurately, just by what I've heard and what I've, you know, uncovered, is that it was an attorney's office, that it was just a single business there, and I don't know if it was multi-family or if there was more than one family there besides the person who was running the business. I just don't know.

But I know right now the house is separated. It is three separate units in the house. It is separated right now into three separate units. That much is there already, and that's on the plan. I think you can kind of get an idea. I mean, the plans are just for the purpose of the Planning Board here, and it would be much more, you know, going into them, obviously, we'd go through the Building Department with any kind of, you know, changes or upgrades that might have to be done to them, you know, for the dwelling unit to be there. Obviously, there's some considerations that have to be made, but they're good enough for our purposes here to show that there is actually three separate units in the house right now.

Mr. Capozella: Okay. Any other questions? No? I'll go back to the public hearing. Anyone from the public here wishing to address this application, please step forward.

Motion to close the public hearing Mr. Higbie, seconded by Ms. Dupre.

Motion passed.

The public hearing was closed.

Mr. Capozella: I will go back to the Board. Any more thoughts, comments, concerns?

Resolution for 138 West Main Street, 3-family dwelling in UR-3 Zone, referral to the ZBA. Motion by Mr. Britto, seconded by Mr. Higbie.

Roll Call Nos: David Madden, Richard McCormack, Andy Britto, Gretchen Witt, Yasmin Dupre, Dan Higbie.

Roll Call Ayes: Anthony Capozella.

Motion to adjourn by Mr. Britto, seconded by Ms. Witt.

Motion passed.

Adjourned 7:20 p.m.

Respectfully Submitted,

Diane Genender, Transcriber



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 5, 2026
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown
on: August 5, 2026

Richard P. McCormack

Request of Rene Freeman for a special use permit and site plan approval in order to have a motor vehicle body repair shop located at 8-10 Stanton Street

Prepared by:

Attachments:

1.	stanton_20260731104804
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APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 11/11/25

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 8-10 Stanton Street
Section 45 Block 4 Lot 22 Current Zoning District I-2

Building ☒ Existing ☒ New _____

2. Owner of Property Rene A. Freeman

Owner's Address 52 Mill Street

City Middletown State Ny Zip 10940

Phone numbers: Home: 845-281-8839
Business: _____
Cell: _____

3. Applicant name _____

If different from Owner

Applicants Address _____

City _____ State _____ Zip _____

Phone numbers: Home: _____
Business: _____
Cell: _____
Fax: _____

Answer 4, 5 or 6

See letter dated November 11, 2025

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # _____

Classification of Occupancy requested _____

Description of what you are requesting: _____

Confirmation of use as motor vehicle body
repair shop

Uses currently in property: motor vehicle body repair shop.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			800' x 180'
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage _____

Building height _____

Open Space _____

Playlot _____

Livable floor area _____

Number of Bedrooms _____

5. Nonconforming Use. In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

N/A

6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

N/A

7. Sign at the Place Indicated

Signature: _____

Printed Name and Title: Rene A. Freeman, Owner

Date: November 11, 2025



CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 5, 2026
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown
on: August 5, 2026

Richard P. McCormack

**Request of Fresh Finest LLC, for a special use permit and site plan approval in order to
have a warehouse located at 11-25 Harding Street**

Prepared by:

Attachments:

1.	hadng 20260731102648
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APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 6/24/2026

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 11-25 Harding St

Section 30 Block 1 Lot 16.22 Current Zoning District 11

Building Existing _____ New _____

2. Owner of Property Mazel Harding LLC

Owner's Address 1274 49 ST #153

City Brooklyn State NY Zip 11219

Phone numbers: **Home:** _____

Business: 347-986-
8508 _____

Cell: _____

3. Applicant name Fresh Finest llc

If different from Owner

Applicants Address 103 Spring Valley Road

City Montvale State NJ Zip 07645

Phone numbers: **Home:** _____

Business: 845-328-2302

Cell: 845-248-3757

Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # _____

Classification of Occupancy requested Warehousing

Description of what you are requesting: Receive inventory from suppliers and distribute it to Amazon fulfillment centers. Operate with a team of 15 employees, receiving approximately 2 truckloads per week and shipping approximately 2 truckloads per week.

Operating Date & Hours: Mon to Thu 8:30 AM to 5:30 PM, Fri 8:30 AM to 4 PM

Uses currently in property: New Tenant

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage _____
Building height _____
Open Space _____
Playlot _____
Livable floor area _____
Number of Bedrooms _____

- 5. Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

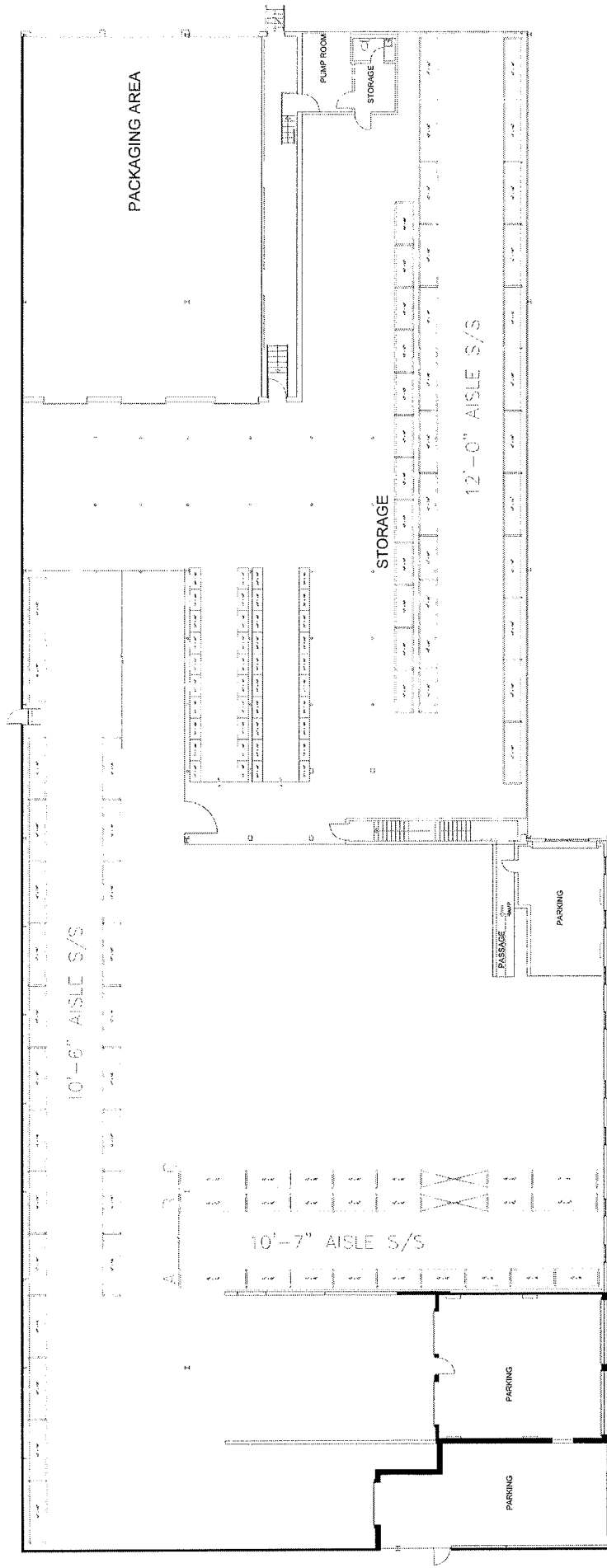
- 6. Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

- 7. Sign at the Place Indicated**

Signature: Eli Weiss

Printed Name and Title: Eli Weiss - CEO

Date: 06/24/2026



PROPOSED PALLET RACKING LAYOUT
 SCALE: 7/8" = 1'-0"

HANDY EQUIP HANDY EQUIP INC. 442 BIG ISLAND RD. COBURN NY 10924 845.435.5003 SALES@HANDYEQUIP.COM	CLIENT: PESH PAST EMAIL:	PROJECT ADDRESS: 111-25 HARPING ST MIDDLETOWN, NY 10940 DRAWING NO: #20-015	THIS DRAWING IS THE PROPERTY OF HANDY-EQUIP. MATERIAL HANDLING AND MAY NOT BE MODIFIED, REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM WITHOUT THE PRIOR WRITTEN CONSENT OF HANDY-EQUIP MATERIAL HANDLING INC.	NET PALLETS: 801 DATE: 5/28/22 DRAWN BY: ARON	REVISION: 5	☐ APPROVED ☐ APPROVED W/NOTES ☐ REUSE
	NAME: _____ DATE: _____ SIGNATURE: _____					

Parking Lot Blueprint.

30 standard parking spaces and 2 accessible parking spaces, for a total of 32 parking spaces.

Each parking space is 110 inches wide.



OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Reuven Gumbu being duly sworn, deposes and says that

he/she resides at 1274 49 st #153 brooklyn ny 11219

in the County of Kings and State of NY and that he/she is the

owner in fee or Managing Member of the McGee Holding LLC
OFFICIAL TITLE

Corporation which is the owner in fee of the premises described in the foregoing application and that

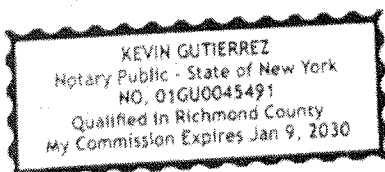
he/she has authorized Eli Weiss to make the foregoing

application for approval as described herein.

Sworn before me this 24th day of June 2026

[Signature]
Notary Public

[Signature]
OWNER'S SIGNATURE





CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 5, 2026
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown
on: August 5, 2026

Richard P. McCormack

**Request of Norman Klein for a special use permit and site plan approval in order to have
nine (9) additional short-term rental units located at 52 Cottage Street**

Prepared by:

Attachments:

1.	cottage 20260731102823
2.	cottage2 20260731103026

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 6/23/26

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 52 Cottage St.

Section 26 Block 15 Lot 11

Current Zoning District I-1

Building Existing x New _____

2. Owner of Property 52 Cottage St. LLC

Owner's Address 115 Wisner Ave

City Middletown State NY Zip 10940

Phone numbers: Home: 845-238-0556

Business: _____

Cell: 845-325-8386

3. Applicant name Norman Klein

If different from Owner

Applicants Address _____

City _____ State _____ Zip _____

Phone numbers: Home: _____

Business: _____

Cell: _____

Fax: _____

Answer 4, 5 or 6

- 4. Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # _____

Classification of Occupancy requested Short-Term Rental Guest Suites

Description of what you are requesting: Special Use Permit and Site Plan Approval to convert three existing residential apartment units into nine additional short-term rental guest suites.

The project will increase the total number of guest suites from 15 to 24.

No expansion of the existing building footprint is proposed.

Uses currently in property: _____

Existing 15 short-term rental guest suites and 3 residential apartment units.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage _____

Building height _____

Open Space _____

Playlot _____

Livable floor area _____

Number of Bedrooms _____

5. Nonconforming Use. In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature: Norm Klein

Printed Name and Title: Norman Klein / Owner

Date: 6/23/26

Proposed Finished Plans For:
52 COTTAGE STREET
Middletown
Orange County, New York





MONROE, N.Y. 10950
(845) 492-1783
Email: office@szdrawings.com

PROJECT:

Proposed Finished Plans For:
52 COTTAGE STREET
Middletown
Orange County, New York

DRAWN BY:	Shlome Glauber
DATE:	7/14/2026

DESCRIPTION:
COVER

SCALE	AS NOTED

PROJECT:

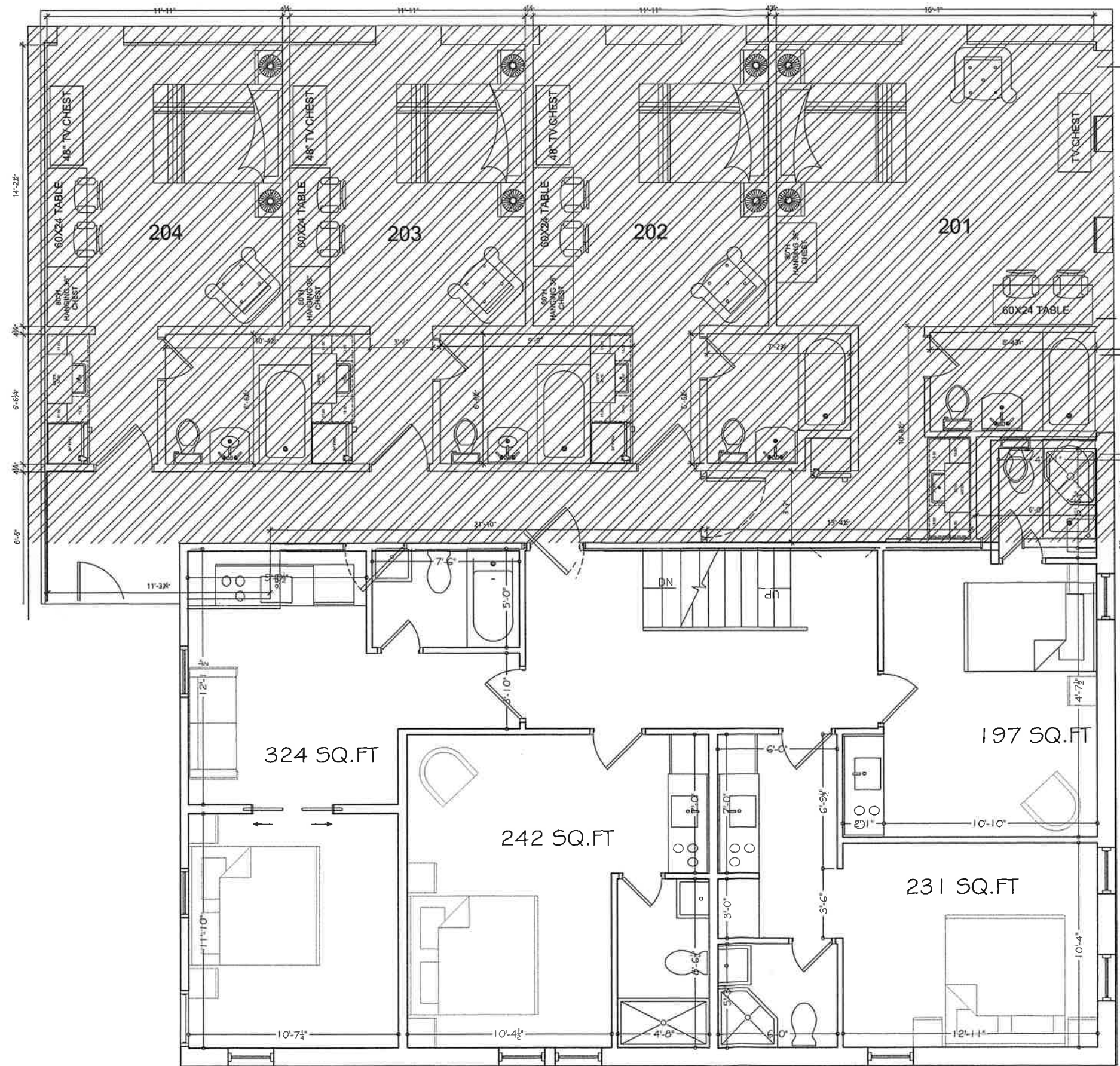
Proposed Finished Plans For:
52 COTTAGE STREET
Middletown
Orange County, New York

DRAWN BY: Shlome Glauber
DATE: 7/14/2026

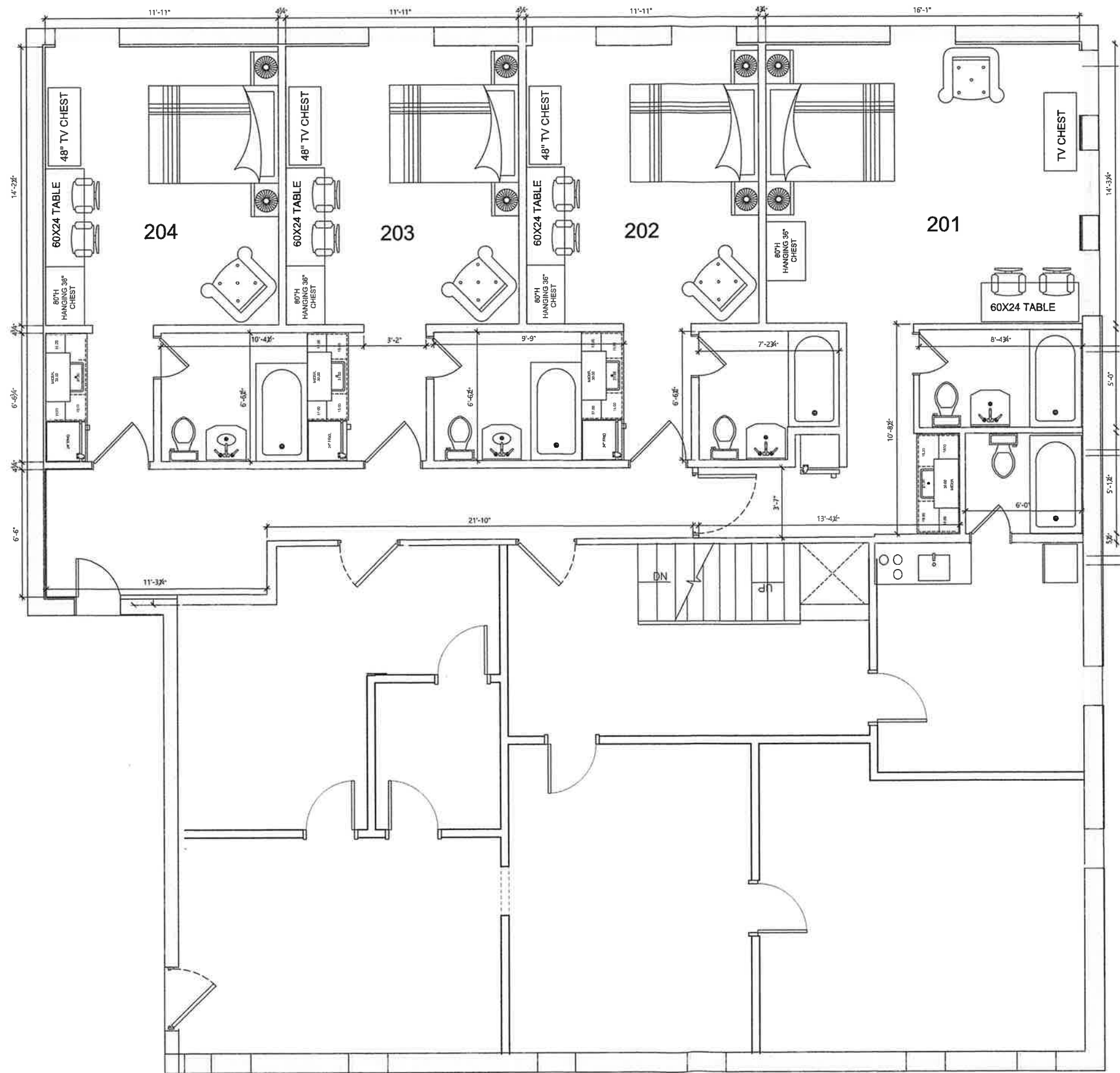
DESCRIPTION:

A-101

SCALE AS NOTED



EXIS



PROJECT:

Proposed Finished Plans For:
52 COTTAGE STREET
Middletown
Orange County, New York

DRAWN BY: Shlome Glauber
DATE: 7/14/2026

DESCRIPTION:

A-102

SCALE AS NOTED

PROJECT:

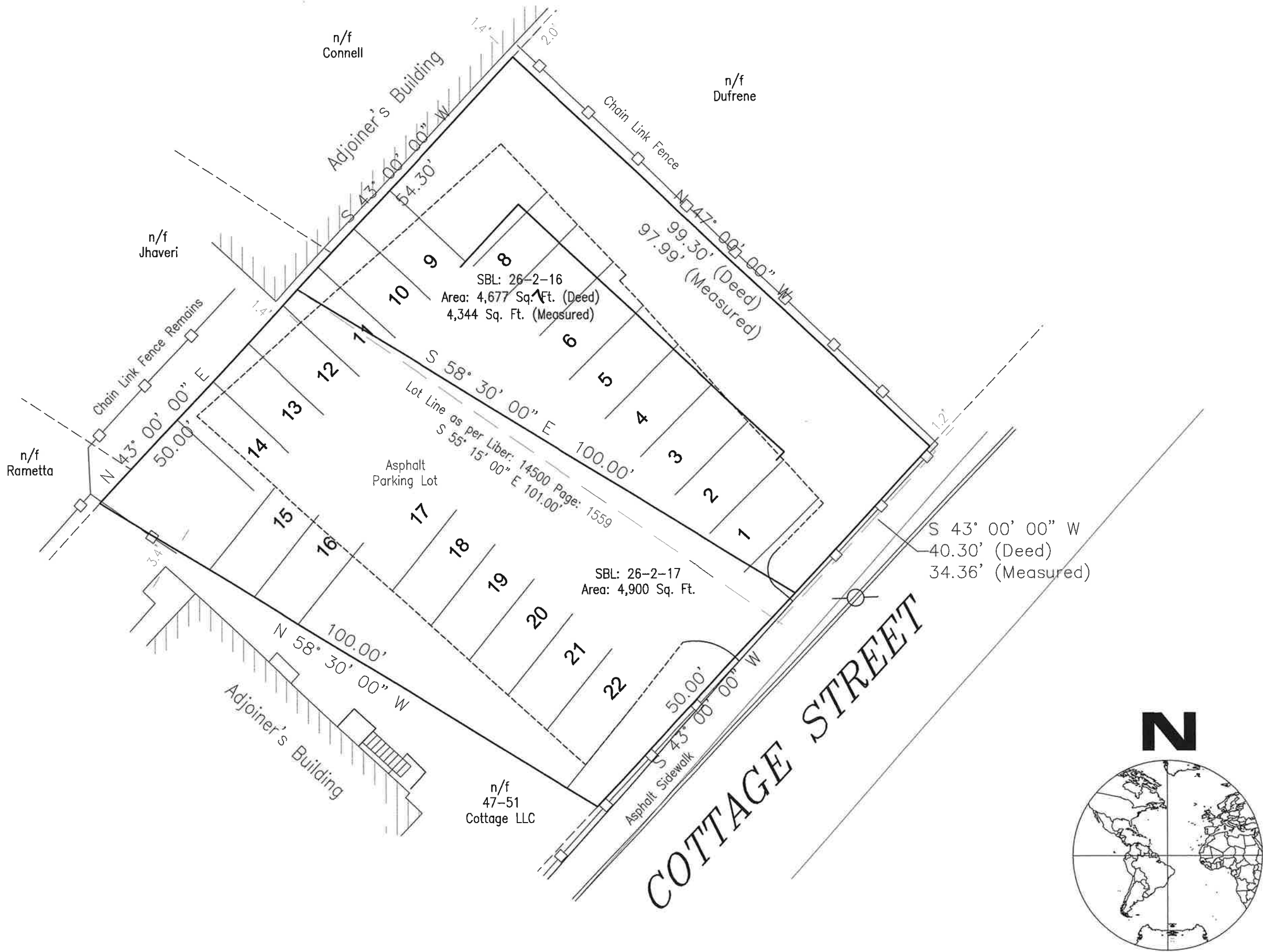
Proposed Finished Plans For:
52 COTTAGE STREET
Middletown
Orange County, New York

DRAWN BY: Shlome Glauber
DATE: 7/14/2026

DESCRIPTION:

PL-01

SCALE AS NOTED



PROJECT:

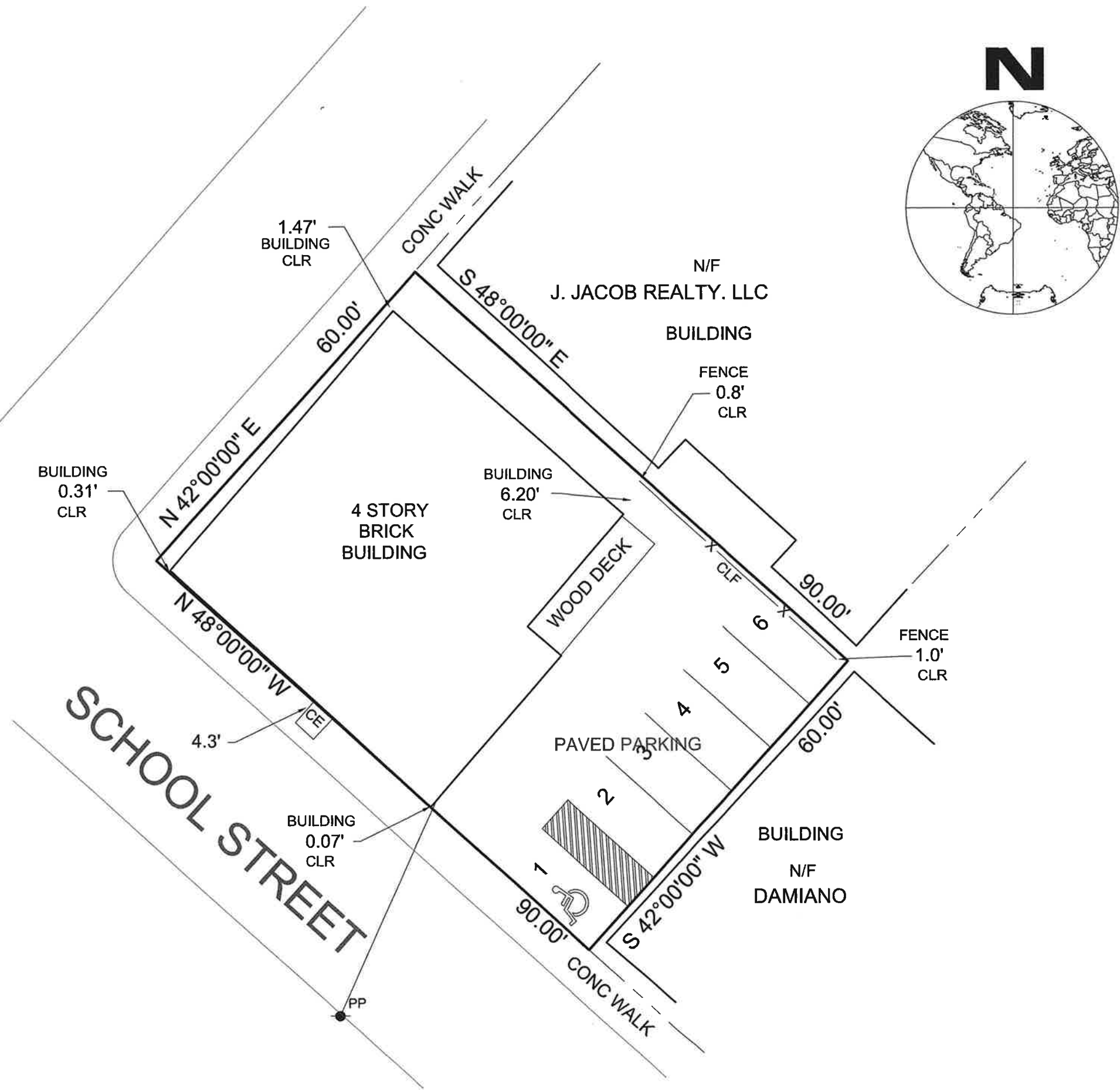
Proposed Finished Plans For:
52 COTTAGE STREET
Middletown
Orange County, New York

DRAWN BY: Shlome Glauber
DATE: 7/14/2026

DESCRIPTION:

SP-01

SCALE AS NOTED





CITY OF MIDDLETOWN, NEW YORK PLANNING BOARD RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 5, 2026
Resolution Number

Names	Ayes	Noes	Abstain	Absent
Mr. Madden				
Mr. McCormack				
Mr. Britto				
Mrs. Witt				
Mrs. Dupre				
Mr. Higbie				
Chairman Cappozella				
Total				

Filed with the Clerk of the City of Middletown
on: August 5, 2026

Richard P. McCormack

**Preliminary presentation of Middletown Housing Authority for multifamily housing
improvements at 116 Genung Street and 22 Sweezy Avenue**

Prepared by:

Attachments:

1.	SF_MHA Planning Board Application
2.	Owners Endorsement signed
3.	MHA Narrative 6-30-26
4.	1842-1844 MHA Planning Board Cover Letter 2026.7.10 SIGNED
5.	1844 Summitfield LEAF_SIGNED

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 7/9/2026

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 22 Sweezy Avenue, Middletown, NY

Section 20 Block 4 Lot 1.2 Current Zoning District SR-3B

Building Existing X New X

2. Owner of Property Middletown Housing Authority

Owner's Address 22 Sweezy Avenue

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 845-343-0810 (Toni Keys, Director)

Cell: _____

3. Applicant name Marathon Engineering

If different from Owner

Applicants Address 840 Hanshaw Road, Suite 6

City Ithaca State NY Zip 14850

Phone numbers: Home: _____

Business: 607-241-2917 (Adam Fishel, Partner, PE)

Cell: _____

Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # § 475-17C(5)

Classification of Occupancy requested Multiple dwellings consisting of a building or buildings containing three or more rental apartment units

Description of what you are requesting: new 4-Story, 51-unit apartment building

Renovation of 17 existing apartment buildings currently providing 100 apartment units

Uses currently in property: Multifamily residential; Multiple residence low-density district with bonus density

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	Please refer to the Zoning Regulations- Code Requirements table on the proposed Site Plan		
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage Please refer to the Zoning Regulations- Code Requirements table on the

Building height proposed Site Plan

Open Space _____

Playlot _____

Livable floor area _____

Number of Bedrooms _____

5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those

that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44.
Additional sheets may be attached if required.

Please see the Area Variance Letter of Intent for detailed discussion. In brief:
Existing setback distance does not meet front/side setback requirements. Proposed
front/side yard setback distance is limited by need for fire lane access.
Proposed building length exceeds 160' to meet new housing unit demand and
accommodate playlot/openspace/coverage requirements.
Proposed building height exceeds 35' to meet new housing unit demand and
accommodate playlot/openspace/coverage requirements.

6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s)
requested for all conditions which are not in conformance with the regulations. Indicated
the requirement(s) and the amount of relief requested. Additional sheets may be attached
if required.

Existing parking is nonconforming in several respects, please refer to the attached
parking study data, and Area Variance Letter of Intent for detailed discussion. In short:
1) Surveyed existing head-on private parking was found to cross the parcel boundary
into right-of-way (see surveyed existing conditions).
2) Existing on-street parallel parking in right-of-way is extensive and occurs in
right-of-way shoulder (see parking study data).
3) Existing and proposed parking counts does not meet zoning requirement count.

7. Sign at the Place Indicated

Signature: _____

Printed Name and Title: Caitlin Eger, PhD, Civil Engineer, MARATHON ENGINEERING

Date: 7/9/2026

OWNERS ENDORSEMENT

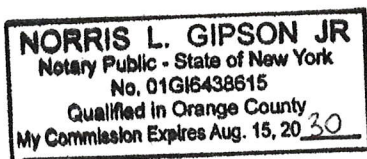
COUNTY OF ORANGE
STATE OF NEW YORK

Toni Keys being duly sworn, deposes and
says that he/she resides at 22 Sweezy Ave, Middletown, NY 10940
in the County of Orange and State of New York and that she is the
owner in fee or Executive Director of the
OFFICIAL TITLE
Middletown Housing Authority Corporation which is the owner
in fee of the premises described in the foregoing application and that she has
authorized Marathon Engineering to make the foregoing application for
approval as described herein.

Sworn before me this 8th day of July 2026

[Signature]

NOTARY PUBLIC



Toni Keys

OWNERS SIGNATURE

**Middletown Housing Authority
Middletown Housing Associates, L.P.**
22 Sweezy Avenue, Middletown, NY 10940

Board Members

Deborah Mills, *Chairman*
Gregory Cortez, *Vice Chairman*
Sheila Dunlop, *Treasurer*
General McLeod
Reginald Steed

Counsel

Jeffrey D. Sherwin, Esq
Executive Director
Toni Keys

June 29, 2026

**RE: Narrative of Need for Proposed Expansion
David Moore Heights and Summitfield Redevelopment Project**

Dear Members of the City of Middletown Planning Board,

The Middletown Housing Authority respectfully submits this narrative in support of our application for the redevelopment and expansion of our David Moore Heights and Summitfield communities.

For more than fifty years, the Middletown Housing Authority has provided safe, affordable housing for families, seniors, and individuals throughout the City of Middletown. During that time, the demand for affordable housing has continued to increase while the supply of available housing has become increasingly limited.

As the agency responsible for managing these communities, the Housing Authority experiences consistently high occupancy, extremely low turnover, and waiting lists that can extend several years before applicants are offered housing. These conditions demonstrate a substantial and continuing need for additional affordable housing within our community.

To address this need, the Housing Authority proposes the rehabilitation of all 199 existing apartments while constructing one new 51-unit apartment building at each of our existing housing campuses, resulting in a total of 102 additional affordable apartments.

Rather than developing new housing on undeveloped land elsewhere in the city, this project utilizes vacant areas located within our existing campuses. These properties have successfully operated affordable housing communities for decades and already benefit from established infrastructure, including public utilities, road access, parking, sidewalks, landscaping, stormwater systems, and on-site property management.

Both David Moore Heights and Summitfield have long been an important part of the City of Middletown's affordable housing network. Their proven history of providing quality affordable

housing, combined with existing infrastructure and on-site management, makes these campuses ideal locations for thoughtful and responsible expansion.

Expanding these established communities provides significant planning advantages by:

- Preserving existing neighborhood character while modernizing aging housing;
- Utilizing existing infrastructure rather than extending municipal services to new locations;
- Minimizing environmental impacts associated with greenfield development;
- Creating additional affordable housing where management, maintenance, and resident services already exist;
- Supporting smart growth principles by reinvesting in existing developed areas.

Because the Housing Authority already owns these properties and they are supported by existing roads, utilities, parking, and community infrastructure, expanding these campuses represents the most efficient and responsible use of public resources. Developing comparable affordable housing on new sites elsewhere in the city would require additional land acquisition, new infrastructure, and substantially greater development costs while creating greater impacts on surrounding neighborhoods.

The proposed redevelopment represents a significant investment of approximately \$200 million into the City of Middletown. In addition to preserving an important affordable housing resource for future generations, the project will provide modern, energy-efficient apartments that meet current accessibility standards while improving the overall appearance and functionality of both housing communities.

While this application requests several area variances, the proposed redevelopment represents a substantial improvement over existing conditions by preserving affordable housing, modernizing aging infrastructure, increasing parking capacity, enhancing accessibility, expanding community amenities, and ensuring these homes remain available to Middletown families for decades to come. The requested variances are necessary to accomplish these public benefits while making the most effective use of property that has served affordable housing for generations.

The additional 102 apartments are essential to addressing the well-documented shortage of affordable housing within the City of Middletown. Without the requested variances, the Housing Authority would lose a rare opportunity to expand affordable housing on property already owned and dedicated to this purpose. Developing comparable housing elsewhere would require additional land acquisition, new infrastructure, substantially greater costs, and would likely result in greater impacts on surrounding neighborhoods.

This redevelopment preserves existing affordable housing while responsibly expanding housing opportunities in a manner consistent with the City's long-term planning objectives. By reinvesting in established neighborhoods, utilizing existing public infrastructure, and creating modern, energy-efficient housing, the project supports the City's goals of sustainable development, neighborhood revitalization, and expanding access to quality affordable housing.

We respectfully request the Planning Board's approval of the requested area variances to allow this redevelopment to proceed. This project represents a once-in-a-generation opportunity to preserve existing affordable housing while expanding housing opportunities for current and future residents of the City of Middletown.

Thank you for your consideration.

Respectfully submitted,



Toni Keys
Executive Director
Middletown Housing Authority



July 10, 2026

City of Middletown Planning Board

Middletown City Hall

16 James Street

Middletown, NY 10940

Attn: Anthony Capozella – Planning Board Chair and Martina Tu – Planning Board Clerk

Re: Middletown Housing Authority

Multi-Family Housing Improvements – Planning Board Review

116 Genung Street (David Moore Heights) and 22 Sweezy Avenue (Summitfield)

Middletown, NY 10940

Dear Mr. Capozella and Ms. Tu,

On behalf of the Middletown Housing Authority (MHA), we are pleased to submit plans and related materials for 102 new and 200 redeveloped units at the two locations referenced above. We respectfully request this application be placed on the agenda for the Planning Board meeting on August 5, 2026 for preliminary review and to be referred to the Zoning Board of Appeals (ZBA) meeting on August 19, 2026 to initiate the ZBA's review of the requested area variances.

MHA is aided by the following project team: Edgemere Development, Inc (real estate developer), RUPCO, Inc (real estate developer), Hamilton Stern Construction, LLC (general contractor), IN/EX Architecture, PC (architect), and Marathon Engineering (civil engineer). We respectfully request the following:

1. Planning Board comments and preliminary feedback on the proposed design for future Site Plan Approval and Special Use Permit (see enclosed Site Plan and Survey),
2. Planning Board referral to the City's Zoning Board of Appeals (see ZBA referral package and parking assessment),
3. Planning Board declaration of lead agent for SEQR initiation (see enclosed LEAF)

At David Moore Heights (116 Genung St), the proposed project entails reconfiguration and renovation of the existing eight apartment buildings, and construction of a new three-story, 51-unit building (33 one-bedroom and 18 two-bedroom). The existing buildings will be reconfigured to increase the unit count from 99 to 100 units while modifying the unit mix from 12 one-bedroom, 49 two-bedroom, and 38 three-or-more-bedroom units to 11 one-bedroom, 53 two-bedroom, and 36 three-or-more-bedroom units. The project proposes 151 total units when completed. Site improvements include traffic-calming measures, improved fire lane access, ADA-compliant sidewalks, expanded dumpster enclosures, additional parking, drainage and utility upgrades, and enhanced recreational amenities. New recreational facilities include five playground and exercise areas, a half-court multi-sport basketball

court, and a relocated community garden. The proposed David Moore Heights redevelopment will increase density on the 8.55-acre site from 11.6 to 17.7 dwelling units per acre, which is permitted at the discretion of the Planning Board under City of Middletown Code § 475-17 D(1) (up to 25 dwelling units per acre) within the SR-3B Multiple-Residence Low-Density with Bonus Density Districts.

At Summitfield (22 Sweezy Ave), the proposed project includes renovation of the existing 17 apartment buildings and construction of a new four-story, 51-unit building containing 24 one-bedroom and 27 two-bedroom units. Renovation of the existing buildings will modernize all 100 existing dwelling units, consisting of 36 one-bedroom, 10 two-bedroom, and 54 three-or-more-bedroom units. Upon completion, the Summitfield site will provide a total of 151 dwelling units. Site improvements include traffic-calming measures, improved fire lane access, ADA-compliant sidewalks, drainage and utility upgrades, expanded dumpster enclosures, parking improvements, renovated indoor community space, an upgraded basketball court, five new playground and exercise areas, a new dog park, a new community garden, and improved pedestrian access to the adjacent Fancher-Davidge Park. The proposed Summitfield redevelopment will increase density on the 8.05-acre site from 12.4 to 18.8 dwelling units per acre, which is also in Zone SR-3B, and permitted up to 25 dwelling units per acre at the discretion of the Planning Board.

Through our review of the City's zoning code and previous discussion with the City, we have identified the need for several Area Variances, including parking count variances, for each site by the City's Zoning Board of Appeals, which are detailed in our attached Area Variance LOI letters for each site. A parking count dataset and assessment is also included as part of each site's ZBA referral package. Additionally, as documented in the accompanying surveys, portions of the existing parking stalls currently extend into the public right-of-way at both sites. The redevelopment plans assume continuation of this existing condition unless the City determines otherwise; it is unclear whether an area variance, zoning waiver or a right-of-way encroachment agreement would be required to continue allowing such a condition. Accordingly, we respectfully request the Planning Board's guidance regarding the appropriate approval process.

During our pre-application meeting, it was discussed that this limited submittal was satisfactory to initiate ZBA referral and begin SEQR review, understanding that more information will be requested as the projects progress toward Site Plan Approval and Special Use Permit. If additional information is required for preliminary review, please do not hesitate to contact our office. Additionally, our understanding is that there will be a third-party engineering review with establishment of an engineering escrow account. If acceptable to the Planning Board, we also request that the third-party engineering review be deferred until after the Zoning Board of Appeals has acted on the requested variances, as the site plans may change substantially depending on that outcome.

The development team acknowledges that fee payment needs to accompany the site plan application. A discussion surrounding a request for fee reduction will be made under separate cover by the project sponsors.

Planning Board Review: Middletown Housing Authority Multi-Family Housing Improvements
116 Genung Street (David Moore Heights) and 22 Sweezy Avenue (Summitfield), City of Middletown, Orange County
07/10/2026

Please find attached electronic copies of the following for each project site, hardcopies are to follow by mail:

Planning Board Application Package:

- This Letter of intent
- Planning Board Application
- Planning Board Application Checklist
- Owner's Endorsement
- Middletown Housing Authority Narrative
- Long Form EAF
- Fee payment submitted under separate cover.

Zoning Board of Appeals Application Referral Package:

- Area Variance Review Letter of Intent
- Zoning Board of Appeals Application
- Site Plan, 24x36
- Site Survey, 24x36
- Parking Count Summary
- Parking Demand Analysis
- New Multi-Building Elevations
- New Multi-Building Floor Plan
- Fee payment to be provided with hard copy submittal

We respectfully request that both projects be placed on the next available Planning Board meeting agenda where we may formally introduce the two projects and initiate SEQR and Area Variance review with the City of Middletown. Thank you.

Sincerely,



Adam Fishel, P.E. – Partner
MARATHON ENGINEERING

cc: Toni Keys – Middletown Housing Authority
Charlie Oster – Edgemere Development, Inc.
Tim Allred – RUPCO, Inc.
Rich Potts – Hamilton Stern Construction, LLC
Vanessa Villeneuve – IN/EX Architecture, PC

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No.” If the answer to the initial question is “Yes,” complete the following sub-questions. If the answer to the initial question is “No,” proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Summitfield Housing Project		
Project Location (describe and attach a general location map): 22 Sweezy Avenue, Middletown, NY (Tax ID: 20-4-1.2 and 20-4-2)		
Brief Description of Proposed Action (include purpose or need): Renovation of 17 existing apartment buildings currently providing 100 apartment units (232 bedrooms) and construction of a new 4-Story, 51-unit apartment building to ultimately provide a total of 151 apartment units (310 bedrooms). In addition, improvements to on-site landscaping, lighting, grading, drainage, water & sanitary sewer utilities as well as recreational areas are also proposed.		
Name of Applicant/Sponsor: Middletown Housing Authority - Toni Keys, Executive Director,	Telephone: 845-343-0810	
	E-Mail: toni@middletownhousing.org	
Address: 22 Sweezy Avenue		
City/PO: Middletown	State: NY	Zip Code: 10940
Project Contact (if not same as sponsor; give name and title/role): Marathon Engineering - Adam Fishel, PE	Telephone: 607-241-2917	
	E-Mail: afishel@marathoneng.com	
Address: 840 Hanshaw Road Suite 6		
City/PO: Ithaca	State: NY	Zip Code: 14850
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Middletown PB (Special Use Permit +Site Plan Approval)	7/10/2026 projected
c. City, Town or ☒ Yes ☐ No Village Zoning Board of Appeals	Middletown ZBA (Zoning Variances)	7/10/2026 projected
d. Other local agencies ☒ Yes ☐ No	Middletown Building Dept. (Building permit)	TBD
e. County agencies ☐ Yes ☒ No	Orange County Planning (239 review)	TBD by City
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYS DEC (SEQR Approval), Housing Finance Agency (Funding), NYSDEC (SPDES) Permit, NYSDEC (Wetlands)	TBD
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☒ Yes ☐ No

If Yes, identify the plan(s):

Orange County Priority Growth Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☒ Yes ☐ No

If Yes, identify the elements of the plan that are relevant to the action:

Sustainability and resilience of housing, onsite capture of stormwater, increased tree canopy, limited development in the floodplain, providing support for low income households/maintaining housing affordability, and HCR funding.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

SR-3B Multiple-Residence Low-Density with Bonus Density

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?

☐ Yes ☒ No

If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Enlarged City School District of Middletown

b. What police or other public protection forces serve the project site?

City of Middletown PD, New York State Police

c. Which fire protection and emergency medical services serve the project site?

City of Middletown FD; Orange County EMS

d. What parks serve the project site?

Fancher-Davidge Park; Middletown Reservoir Trails, Presidential Park, Clemson Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Multi-family residential housing project

b. a. Total acreage of the site of the proposed action? 12.97 acres

b. Total acreage to be physically disturbed? 8.04 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12.97 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 51% expansion Units: housing units

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____																			
f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;"><u>One Family</u></th> <th style="width: 15%; text-align: center;"><u>Two Family</u></th> <th style="width: 15%; text-align: center;"><u>Three Family</u></th> <th style="width: 40%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td>_____</td> <td>_____</td> <td>_____</td> <td style="text-align: center;">100</td> </tr> <tr> <td>At completion of all phases</td> <td>_____</td> <td>_____</td> <td>_____</td> <td style="text-align: center;">151</td> </tr> </tbody> </table>						<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase	_____	_____	_____	100	At completion of all phases	_____	_____	_____	151
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>															
Initial Phase	_____	_____	_____	100															
At completion of all phases	_____	_____	_____	151															
g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No If Yes, i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet																			
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes, i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____																			
D.2. Project Operations																			
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes: i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____																			

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: +/- 8580 gpd increase, see note below _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No

If Yes:

- Name of district or service area: City of Middletown Municipal Water Supply- Unknown district name
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

6" Extension of private main from existing public St Louis Avenue main to supply new building.

- Source(s) of supply for the district: Middletown Reservoir (and others); Monhagen Treatment Facility (and others)

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

Question c. i above: The existing development contains 232 bedrooms and has an estimated water demand of 25,520 gallons per day (gpd). The proposed development will contain 310 bedrooms and is expected to have an estimated water demand of 34,100 gpd. As a result, the proposed action will increase water demand by approximately 8,580 gpd over existing conditions.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: +/-8580 increase, see note above gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: Middletown Wastewater Treatment Plant

• Name of district: Administered under the City of Middletown Department of Public Works

• Does the existing wastewater treatment plant have capacity to serve the project?

☒ Yes ☐ No

• Is the project site in the existing district?

☒ Yes ☐ No

• Is expansion of the district needed?

☐ Yes ☒ No

• Do existing sewer lines serve the project site?

☒ Yes ☐ No

• Will a line extension within an existing district be necessary to serve the project?

☒ Yes ☐ No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

6" Private main will extend to meet existing public main on St Louis Avenue.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☒ No

If Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction?

☒ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or $\frac{1.76}{12.97}$ acres (impervious surface)

_____ Square feet or $\frac{12.97}{12.97}$ acres (parcel size)

ii. Describe types of new point sources. new building, new parking areas

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

Onsite bioretention and subsurface stormwater detention, discharging to city storm sewer.

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties?

☐ Yes ☒ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

☐ Yes ☒ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐ Yes ☐ No If Yes: project is residential only i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No	
l. Hours of operation. Answer all items which apply. i. During Construction: • Monday - Friday: <u>8AM- 5PM As allowed by city</u> • Saturday: <u>As allowed by city</u> • Sunday: <u>As allowed by city</u> • Holidays: <u>As allowed by city</u> ii. During Operations: • Monday - Friday: <u>24hrs/day & 7days/week</u> • Saturday: <u>24hrs/day & 7days/week</u> • Sunday: <u>24hrs/day & 7days/week</u> • Holidays: <u>24hrs/day & 7days/week</u>	
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Elevated noise levels limited to during the construction phase and associated with traditional construction equipment. ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: All proposed lighting to be high efficiency LED and dark sky compliant ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? **project is residential only** ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site															
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☒ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Park ii. If mix of uses, generally describe:															
b. Land uses and cover types on the project site.															
Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)												
• Roads, buildings, and other paved or impervious surfaces (total) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 40%; text-align: left;">Industrial or manufacturing</td> <td style="width: 15%; text-align: center;">0</td> <td style="width: 25%; text-align: center;">0</td> <td style="width: 20%; text-align: center;">0</td> </tr> <tr> <td style="text-align: left;">Commercial</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: left;">Residential</td> <td style="text-align: center;">7.02</td> <td style="text-align: center;">7.82</td> <td style="text-align: center;">+0.8</td> </tr> </table>	Industrial or manufacturing	0	0	0	Commercial	0	0	0	Residential	7.02	7.82	+0.8	7.02	7.82	+0.8
Industrial or manufacturing	0	0	0												
Commercial	0	0	0												
Residential	7.02	7.82	+0.8												
• Forested	0	0	0												
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0												
• Agricultural (includes active orchards, field, greenhouse, etc.)	0	0	0												
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0												
• Wetlands (freshwater or tidal)	0	0	0												
• Non-vegetated (bare rock, earth, or fill)	0	0	0												
• Other, Describe: <u>Maintained lawn/landscaped areas</u>	5.95	5.15	-0.8												

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No <i>i. If Yes: explain:</i> _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No If Yes, <i>i. Identify facilities:</i> _____	
e. Does the project site contain an existing dam? ☐ Yes ☒ No If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No If Yes: <i>i. Has the facility been formally closed?</i> ☐ Yes ☒ No • If Yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes ☒ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> ☐ Yes ☒ No If Yes, provide DEC ID number(s): _____ <i>iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____	

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☒No	
• If Yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐Yes ☐No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____	>6.5 feet
b. Are there bedrock outcroppings on the project site? ☐Yes ☒No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____	100 %
_____	%
_____	%
d. What is the average depth to the water table on the project site? Average: ^{1.4} _____	feet
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site	
☒ Moderately Well Drained: ¹⁰⁰ _____ % of site	
☐ Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: ¹⁰⁰ _____ % of site	
☐ 10-15%: _____ % of site	
☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐Yes ☒No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)?	☐ Yes ☒ No
ii. Do any wetlands or other waterbodies adjoin the project site?	☒ Yes ☐ No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☒ Yes ☐ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name Unidentified Wetland (to north of parcel) _____	Approximate Size ^{0.22} _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☒No	
If Yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐Yes ☒No	
j. Is the project site in the 100-year Floodplain? ☐Yes ☒No	
k. Is the project site in the 500-year Floodplain? ☐Yes ☒No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☒No	
If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: iNaturalist identifies the following: _____	
White-Tailed Deer (other small/large game mammals) _____ Canada Geese, Song sparrows, Vultures (other migratory birds) _____ Squirrels, chipmunks, star-nosed-mole, mice and other rodents _____	possible waterfowl nearby, other pond/wetland species _____ House centipede, honey bee, beetles, grasshopper, other insects _____ various fern and grasses, woody plants and trees _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No

If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSO of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: ~~Oliver Avenue Bridge~~ ~~Eligible Property: BLDG 45/STAFF HOUSE (1891)~~ ~~Eligible property: BLDG 43/STAFF CO. (1890) E. Ave~~

iii. Brief description of attributes on which listing is based:

Oliver Ave bridge demolished. Staff House other buildings are Queen Anne style residences associated with former Middletown Psychiatric Center.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☒ Yes ☐ No

If Yes:

i. Describe possible resource(s): Historic Site-Summitfield

ii. Basis for identification: Summitfield is locally significant under Criterion A in the area of Politics/Government as the second of two government-owned housing developments in the City of Middletown.

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Fancher-Davidge Park, Maple Hill Park, and Monhagen Lake

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): local parks

iii. Distance between project and resource: ¹⁻⁵ _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☒ Yes ☐ No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☐ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☒ Yes ☐ No

i. new noise sources or expansions/modification of existing noise sources;

- noise from operational sources

- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts: Indirect impacts: temporary noise from construction activities during construction phase.

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)

☒ Yes ☐ No

Solid Waste Management Facility

☐ Yes ☒ No

Hazardous Waste Management Facility

☐ Yes ☒ No

Air Pollution Control (Title V or Air State Facility)

☐ Yes ☒ No

Water Withdrawal over 20 MGD for Cooling Water

☐ Yes ☒ No

Waste Transporter

☐ Yes ☒ No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- i. drought? ☐ Yes ☒ No
ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
iii. extreme storms, including high winds? ☐ Yes ☒ No
iv. landslides? ☐ Yes ☒ No
v. coastal erosion? ☐ Yes ☒ No
vi. stormwater flooding? ☐ Yes ☒ No
vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

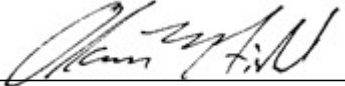
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Adam Fishel, PE Date 7/10/2026

Signature  Title Partner - Marathon Engineering



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Oliver Avenue Bridge, Eligible property:BLDG 45/STAFF HOUSE (1891), Eligible property:BLDG 43/STAFF COTTAGE (1890), Eligible property:Building 121, Staff Garage, Eligible property:Summitfield Apartments
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	Yes
E.5.a [100 Year Floodplain]	No
E.5.b [500 Year Floodplain]	No