



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
AUGUST 3, 2026 - 7:30 PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Accept the Minutes of July 21, 2026
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
 - 8.1. Public Hearing: 2 Lot Subdivision (Lot Line Change): 161 & 159 Wawayanda Ave
 - 8.2. Public Hearing: 2 Lot Subdivision 10-22 Railroad Avenue
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
 - 186- Resolution Authorizing an Increase in the Pay Rate for Two Permanent Part-Time
26 Employees
 - 187- Resolution Authorizing a \$10,448 Budget Transfer Within the 2026 Fire
26 Department Operating Budget
 - 188- Resolution Amending Section 460-11(B) of the Code of the City of Middletown to

26 Establish a Stop Street on State Street at Its Intersection with Waverly Avenue

189- Resolution Amending Section 460-11(B) of the Code of the City of Middletown to

26 Establish a Stop Street on Eisenhower Drive for Southbound Traffic

190- Resolution Amending Chapter 460 of the Code of the City of Middletown to

26 Establish Additional Regulations and Enforcement Provisions for Electric Scooters and Bicycles with Electric Assist

191- Resolution and Notice of Determination of Non-Significance Pursuant To 6

26 NYCRR 617.10 for a 2-Lot Subdivision at 10–22 Railroad Avenue (SBL 31-2-18.2)

192- Approval of a 2 Lot Sub Division at 10-22 Railroad Avenue (SBL 31-2-18.2)

26

191- Resolution and Notice of Determination of Non-Significance Pursuant To 6

26 NYCRR 617.10 for a 2-Lot Subdivision at 161 Wawayanda Avenue (SBL 44-2-18.2) and 159 Wawayanda Avenue (SBL 31-2-18.2)

192- Approval of a 2 Lot Sub Division at 161 Wawayanda Avenue (SBL 44-2-18.2) and

26 159 Wawayanda Avenue (SBL 31-2-18.2)

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
Accepted Date: August 3, 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				

Accept the Minutes of July 21, 2026

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Prepared by:

Attachments:

1.	07.21.26 CC Minutes
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COMMON COUNCIL MEETING
CITY OF MIDDLETOWN

July 21, 2026 Minutes
City Hall
16 James Street
Middletown, New York 10940

J. Miguel Rodrigues, President
Ald. Jude Jean-Francois
Ald. Andrew Green
Ald. Paul Johnson
Ald. Kevin Gomez
Ald. Alex Rodriguez
Ald. Kevin Witt
Ald. Kate Wray
Ald. Joseph Masi

ALSO PRESENT:
Richard McCormack, City Clerk
Joseph M. DeStefano, Mayor

PRESIDENT J. MIGUEL RODRIGUES: Please stand for the pledge.

ALL: Pledge allegiance to the Flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

PRESIDENT J. MIGUEL RODRIGUES: Roll.

CLERK RICHARD MCCORMACK: Alderman Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Here.

CLERK RICHARD MCCORMACK: Alderman Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Here.

CLERK RICHARD MCCORMACK: Alderman Johnson?

ALDERMAN PAUL JOHNSON: Here.

CLERK RICHARD MCCORMACK: Alderwoman Wray?

ALDERWOMAN KATE WRAY: Here.

CLERK RICHARD MCCORMACK: Alderman Gomez?

ALDERMAN KEVIN GOMEZ: Here.

CLERK RICHARD MCCORMACK: Alderman Green?

ALDERMAN ANDREW GREEN: Here.

CLERK RICHARD MCCORMACK: Alderman
Witt?

ALDERMAN KEVIN WITT: Here.

CLERK RICHARD MCCORMACK: Alderman
Masi?

ALDERMAN JOSEPH MASI: Here.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Here.

CLERK RICHARD MCCORMACK: Quorum is
present.

PRESIDENT J. MIGUEL RODRIGUES:
Minutes?

CLERK RICHARD MCCORMACK: July 7, 2026,
please.

ALDERMAN JOSEPH MASI: So moved.

ALDERMAN ANDREW GREEN: Second.

PRESIDENT J. MIGUEL RODRIGUES: Motion
by Alderman Masi, second by Alderman Green. All
in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES:
Correspondence?

CLERK RICHARD MCCORMACK: Nothing this
evening.

PRESIDENT J. MIGUEL RODRIGUES: For the good of the city.

CLERK RICHARD MCCORMACK: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: Remarks to the mayor.

MAYOR JOSEPH DESTEFANO: Good evening. Many of you may have seen online today that ICE paid a visit into our city this morning very early. The police department was not notified prior to ICE coming in. ICE started to get phone calls, and I believe the PD may have gotten a few phone calls from people who live in that area. There is a video circulating online of a young man. This is on his way to summer school, or it's been represented running down the street in fear because ICE pulled up on -- I think it was three vehicles pulled up on Cottage Street.

So we all have our own various opinions on probably on how the ICE works. But, you know, it's starting to hit home here too. And Newburgh has asked for support from myself for their position on the detention facility. I signed on to a letter today. I know I'm not big on council resolutions of support on non-city issues, but I

think this is a city issue. We have a large Latino population. The way ICE has been operating with citizens now getting shot, what would have happened if that kid was shot running away?

You can see it online. It's -- I'll probably try to share it tomorrow on the city Facebook, and all you see is fear in his face.

UNIDENTIFIED SPEAKER 1: How old was he?

MAYOR JOSEPH DESTEFANO: Reportedly on his way to summer school, so young. You can see he's young in the picture.

ALDERWOMAN KATE WRAY: Oh, my God.

MAYOR JOSEPH DESTEFANO: But, you know, I think we have to speak out for the people who live in our community. Not that we haven't. We continue to do so. But to be a little bit more vocal, you know, we joined in with the Chester Opposition to the ICE facility, and I joined in on the Newburgh. Hopefully you will also. But the fact of the matter is that when you see it, when you know the visual of that kid running towards the camera, it's scary. Could be my kid. It could be one of your kids --

ALDERWOMAN KATE WRAY: Oh, my God.

MAYOR JOSEPH DESTEFANO: -- out of fear seeing three unmarked cars circle a street, and then all of a sudden people running, sirens, people running out of their houses, just total chaos. And the Middletown Police did respond after. ICE did pull up and pulled away very quickly, but I just don't see that that's the proper way for them to act, and I know it's a big national debate.

Keep in mind that if there is a criminal warrant, we will enforce criminal warrants. But my hope would be that if there was a criminal warrant, especially a serious criminal warrant, that ICE would contact the Middletown Police Department so that, if people call, they can at least reassure them that this is a police activity of some sort or whatever way they would decide to respond to it.

But my guess is it was not a criminal warrant because there was no notification, and I don't believe there was anyone taken away from the scene. But do yourself a favor, go online and we will post it tomorrow and watch it and see if that's appropriate.

I also wanted to give you a few updates on activities and projects that have taken place since our last meeting. I did attend the award meeting by Alderman Green and Alderman Gomez. I want to thank you for putting it together. We were able to talk about a lot of different topics. As you discussed during the committee meeting, the traffic congestion parking associated with events held in the neighborhood are also issues that need to be addressed. And I mentioned at the committee meeting that I will be meeting with primarily the two leagues, the Soccer League and the Little League to discuss some opportunities for addressing those concerns.

When I mentioned it at the meeting of the neighbors, I understand there were only maybe 20 there, but they seem to be very favorable to the idea, to the concept. But we just want to make sure that it doesn't interfere with the activities, the youth activities. But I can assure you that will make it a more peaceful neighborhood because people are parking all over the place. The place is packed.

People are parking wherever they can find parking, and -- whether it's legal or

illegal. And again, that would be an enforcement issue, but there's only so much enforcement we can do. We also attended an opening on the community campus of Pho 65, which is a Vietnamese restaurant on the community campus. I had some people that sent me messages, oh, another tax exempt. No, it's not. It's a tax-paying entity.

The owners of Pho and the college notified the assessor's office that this will be a for-profit part of the operation, and the assessor will make the appropriate changes on the roll to reflect the square footage of that building or the restaurant portion on the tax roll for next year.

But if you had the opportunity to attend it, you know the food was fantastic. I know Alderman Gomez was there. Alderman -- were you there Mr. Masi? Mr. Masi rode with me, I think if I remember right. Maybe not. Maria Bruni, our economic development.

ALDERMAN JOSEPH MASI: You are getting old and senile.

MAYOR JOSEPH DESTEFANO: I am getting senile.

PRESIDENT J. MIGUEL RODRIGUES: And now

(indiscernible) --

MAYOR JOSEPH DESTEFANO: Paul Johnson and the -- Miguel Rodrigues, the council president. We had -- we were there for a couple of hours. It was a great time, and I encourage people to give it a try, especially if you're into that kind of food.

Now, what it does is it provides another opportunity for residents and visitors to experience that campus. And we have a program called the BOA, which is the Brownfield Opportunity Area. Mr. Johnson sits on it for the Third Ward representative. We, myself, Maria Bruni, and it's about maybe about 15, 20 people that are on the committee, we meet monthly. And what it does, it will produce a report on how to develop that campus, make recommendations to the state.

The state will eventually adopt the report. And what it will do is it will do two things. One, if there is a Brownfield issue within a building or on the campus, that will make them eligible for grants. And number two, it will make any grant application raise their score on the grant application. So it's worked

very well in other communities, and we're excited to have this opportunity to present that to the campus.

They've done a lot of public output -- input meetings. We've had meetings on campus. We've toured buildings. We've had, as I said, meetings on about an average of once a month. School superintendent sits on the committee. Cornell Cooperative sits on the committee. So it's a -- we had representatives from the neighborhood, from Monhagen Avenue, from Pilgrim's Estates, and we're going to come up with a nice, good development plan for the campus.

Today we also joined Assemblymember Paula Kay, our city team, Mr. Tawil, police chief was there, Leonora Liz, Maria Bruni, myself, and we toured the RECAP facility where the meeting began, and that was with a meeting with the Speaker of the Assembly Carl Heastie. After that, we then toured the O&W project. As you know, this is a \$44 million city project. We have a prime tenant will be -- the only tenant will be RECAP's Head Start Program.

And it's funded through historic tax

credits, new market tax credits, numerous federal and state grants, and all with the support of former Assemblymember Aileen Gunther and now our current Assemblymember Paula Kay. They have both done a fantastic job for us. Senator Skoufis, Governor Hochul, all of them have been part of this project. Keep in mind that 10 million of the project is RECAP's responsibility.

Our goal with RECAP was to work with them in order to reduce that \$10 million obligation. We've received probably all we're going to get as a city as -- on grants on the project. So Assemblymember Kay and the senator today was Assemblymember Kay, they were able to bring in the speaker, outline the project, take him on a tour of the project.

He met with some of the kids in the Head Start Program, and he -- we explained to him clearly that this is not a grant for the city of Middletown. The contract requires RECAP to come up with \$10 million and -- or finance the balance, and I believe that the assembly member is asking for a significant amount of money and hopefully we're going to hear some news very shortly.

He was very much appreciative of the project, the location of the project, the gateway to downtown the fact that this was part of our DRI plan for many, many years ago so you see the connectivity of all the state programs and how the DRI started in 2016, and now we are here 10 years later looking at some of the recommendations that were made outside of the downtown but on the gateway or the entrance to our city that will also be transformative.

If anyone on the council and maybe a couple weeks down the line would like to take a walk through we can arrange it. It's a huge project, and we want to make sure that you're up to date on what you spent the money on. So I appreciate the support on it. And again, thank Assemblymember Kay for her being so ambitious in trying to get some more direct money to reduce RECAP's portion of the project, which in essence will reduce our borrowing of the \$10 million.

Let me see. I think one other item is we're starting to get calls about landlords with increasing people's rent at an exorbitant amount. We do have -- if you have any constituents that are calling you, good-cause eviction is in place

in Middletown. They cannot raise your rent 10, 15, 20 percent unless there were some capital improvements that were done. And they have to justify it. But if you are receiving a rent increase over -- I think the number is five percent, we have a tenant's rate hotline. I don't know, Rick. Is it posted on our website.

CLERK RICHARD MCCORMACK: It was. It should still be there. I'll double check in the morning.

MAYOR JOSEPH DESTEFANO: Maybe Spectrum took it down.

CLERK RICHARD MCCORMACK: I like that.

MAYOR JOSEPH DESTEFANO: But I think all of you should have the same number, too, for contact or referral to your -- to the tenants if you're hearing the same thing that my office is hearing. So we will post it on our website. I don't have it with me. But it's free. It's a free service. It's a regional network that has attorneys and will address complaints in a very effective manner, especially if someone's rate -- the call we had yesterday was a 25 percent rent increase. So that's unconscionable.

It's actually why we ended up doing

good cause because of landlords like that. So -- but information is key, and we have to get that word out a little bit more to our residents. That's all I have, if you have any questions.

PRESIDENT J. MIGUEL RODRIGUES: Any question for the mayor? Thank you, Mayor.

MAYOR JOSEPH DESTEFANO: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Remarks of department heads. Economic development?

DIRECTOR MARIA BRUNI: Good evening, everyone. We'll be having our CDA meeting next month. This month we didn't have much business, so next month we'll be coming back. And our house, just an update on Genung Street, is about complete. A couple more weeks, I believe, at work. So that's going to be -- it's in the pipeline right now for -- hopefully for a homeowner. So I'll keep you updated on that.

This weekend we have, in conjunction with the Interfaith Council of Greater Middletown and the God's Heart for the Women's Ministry, the Love Our City event. This is, I believe, our third year. It's held at Thrall Park. Love Our City is a national movement that connects business, religious organizations, nonprofit

organizations, community members to serve their local community. So there's going to be face painting, live music, activities for kids, fun and games.

Involved is the Greater Middletown Interfaith Council, the Recreation Department, the BID, and us, the city also. So Saturday from 11 a.m. to 2 p.m. at Thrall Park.

And a lot of talk about ribbon cuttings. We've got two more this week. It's amazing how many people have been just contacting our office for ribbon cuttings, openings, and also looking to come to our city and to expand their businesses. So on Thursday, we have the former Dunkin Donuts on Dolson Avenue, 140 Dolson, the new Kentucky Fried Chicken. So that is at 11 a.m. There was a change of time. So it's 11 a.m. we'll be holding the ribbon cutting this Thursday.

Friday, we have Love at First Sight, which is a 3D, 4D ultrasound imaging. It's not a medical imaging. This is a peek inside for new parents, and they create pictures to give out to, like, grandparents and relatives. It's pretty cool. So that's at -- this Friday at noon is the

ribbon cutting. It's at 157 Dolson. And we have the Odyssey playing at the Paramount. It's been doing very well, the new movie. And yeah, everything else, concerts and all that good stuff. So that's all I have.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for Maria? Thank you, Maria.

DIRECTOR MARIA BRUNI: Yep.

PRESIDENT J. MIGUEL RODRIGUES: DPW Commissioner?

COMMISSIONER JACOB TAWIL: Good evening, all. We'll start with Alderman Masi, the reservoirs report. We are at 97.8 percent, say 98 percent full right now. Maybe this little bit of rain, hopefully we'll get -- I don't think we're going to get any more, but we could have used some more rain today, but we're in good shape.

We had some issues with the reservoirs and the manganese in the water, which does cause discoloration. That was about three weeks ago it started, so we worked expeditiously in order to change reservoirs and where we take the water and we've done some testing and all that stuff. We brought it under control immediately, so

hopefully it's not going to come out -- come up again and cause discoloration of water in our system. But we were able to move fast and address the situation.

We have -- as I told you before, we have water chestnuts, which is a plant growing in our reservoir. And it is an invasive species plant, which means it will spread wide in a very short time. And to combat that, we have purchased -- we applied for a grant for about -- from the New York State DEC, and we got it \$88,000 towards the purchase of a boat, a specialty boat that will go in there and physically remove the plant and load it on a boat and take it to the shore.

So we're expecting to take delivery of this boat next week, and shortly after that will be the training, official training from the manufacturer. And our operators will be operating it. One person only will be trained on it. Another one is on standby. So they will take care of the boat.

And so we're very excited about that because this water chestnut, it's similar if you're driving on Wawayanda Avenue, similar to

St. Albert's Pond's in there. You can see it on the right-hand side if you're going out of town towards Amchir. It's a very nasty plant, and it's just -- and if that doesn't work, hopefully it will work. We're going to resort to using chemicals, which we don't want to, but we can use chemicals to control it as well.

The parking garage is moving along very well right now. I know there has been some delays. We're looking at the middle of September for completion. But if you drive by, you can see the deck. The upper deck is about 30 percent complete. And hopefully, weather permitting, they will finish it this week or early next week replacing.

And then after that, they're going to be doing work, the site work outside, and the drainage and all that. But the main precast concrete will be done hopefully by the end of this week or early next week. Paving has started early. We were planning to start next Monday, but all things lined up. The contractor was available. So we started yesterday with the paving, and we've done Dolson Avenue.

The guys worked very long hours

yesterday in order to complete it because that's a main route, Dolson Avenue. And they did it very well. I don't think there was too much of a problem with the traffic. I was out there. I was monitoring it. Everybody was -- you know, there was a little bit of a delay, obviously. But we maintained two-way traffic and, you know, it was -- went very well. But long hours for the guys, which I really appreciate that.

Alderman Kevin Gomez asked me about the schedule, how we're going to be proceeding. Obviously, every day we send out a text message. So I encourage everybody to check our social media for the city of Middletown, our website, or register for city alert or civic alerts, right, Rick? Civic alert?

CLERK RICHARD MCCORMACK: Civic Alert, yes.

COMMISSIONER JACOB TAWIL: Civic Alert, that's the name of it. It's on our city website. Just go there, register, and we will be sending text messages every -- the day before what streets are going to be paved following. But here is a tentative schedule, as was requested. Of course, like weather permitting, like today,

we had rain. We did not do any paving, obviously.

So it's all weather permitting, and it depends on many things. So, for tomorrow, we're going to be doing Webb Road and Prospect Avenue. Thursday, we're going to be doing Dewitt and Broad. You don't have to write it down. We'll be sending out text messages.

Friday, we're going to be doing Industrial Place. And then Monday, we're going to be doing the Fourth Ward, which is Prospect Avenue and the Fourth Ward, Benedict, Phillips, and so on and so forth.

About Commonwealth, we're going to be starting it the Monday after, the coming Monday. So it's not going to be this coming Monday. It's a week from Monday, from next Monday. We will be starting on the Second Ward. And the reason is the Second Ward is the last one, that's where the concrete contractor is working right now and he's not -- he's trying to catch up. All the other wards are ready for paving.

So that's that. If you have any questions at the end of my report, I'll be happy to address them. Today we had a phone call with

EPA about the grant, a million-dollar grant that Congressman Pat Ryan has secured for us. And unfortunately, it was pushed back. It's about basically how to utilize the \$1 million, whether it is phase 2 of the raw water lines or phase 1B, which is a section of the raw water line and so on and so forth. And so that did not happen, but it's going to happen very soon.

But I just want to mention Congressman Pat Ryan. He's always a great supporter of our infrastructure projects. Almost every year he brings us a million dollar and -- for our raw water lines. And those are extremely important projects that are out of mind, out of sight, somewhere else in the woods.

Nobody knows about them, but he is -- he has the foresight, him and his team, to understand how crucial it is for us to get raw water from Kench all the way to Shawangunk, all the way to Monhagen, all the way to our water treatment plant to be able to treat it, then send it through our finished water lines. So there's a great network in there that's taking place, and this congressman and his team, they have the foresight.

So I just want to thank him again,
Congressman Pat Ryan. The reason why I'm
mentioning him today is because of the EPA phone
call that we were going to have, but we did not
have. And with that, I will conclude. The mayor
will talk about the court and the grand opening
later when we have better date for it. And with
that, I will conclude my report. Any questions?

PRESIDENT J. MIGUEL RODRIGUES:

Questions for Jacob? He says no. Thank you.

COMMISSIONER JACOB TAWIL: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Oh, you
have a question? Alderman Jean-Francois.

ALDERMAN JUDE JEAN-FRANCOIS: Yes.

Commissioner, you had mentioned that we purchased
the boat for the algae, but it might not work/

COMMISSIONER JACOB TAWIL: No, no, no.

ALDERMAN JUDE JEAN-FRANCOIS: What --
okay.

COMMISSIONER JACOB TAWIL: No, no, it
should work.

ALDERMAN JUDE JEAN-FRANCOIS: Okay.

COMMISSIONER JACOB TAWIL: To
physically remove the plant, yeah, but there's no
guarantee it's going to work, yes.

ALDERMAN JUDE JEAN-FRANCOIS: Okay.

All right.

PRESIDENT J. MIGUEL RODRIGUES: How much does it cost?

COMMISSIONER JACOB TAWIL: \$120,000, 88 of which is grant from DEC.

ALDERMAN JUDE JEAN-FRANCOIS: Okay. All right. Because I got a message from one of my constituents saying you mentioned that, you know, you're going to the boat, but if it doesn't work, then we're going to use (indiscernible). So why are we purchasing it --

COMMISSIONER JACOB TAWIL: Because that's the better method --

ALDERMAN JUDE JEAN-FRANCOIS: -- (indiscernible)?

COMMISSIONER JACOB TAWIL: That's a better method to remove it.

ALDERMAN JUDE JEAN-FRANCOIS: Would you be able to rent it instead?

COMMISSIONER JACOB TAWIL: No, there's no rental. No.

ALDERMAN JUDE JEAN-FRANCOIS: Okay.

COMMISSIONER JACOB TAWIL: We tried that. There is no rental.

ALDERMAN JUDE JEAN-FRANCOIS: Okay.

All right. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: We can do bumper boats. Police chief.

CHIEF JOHN EWANCIW: Good evening. The first Tuesday of August will be our National Night Out event at Thrall Park. I'd like to thank Senator Skoufis. As you'll see on the resolutions this evening, he's once again provided us \$10,000 in grant funding to help support that program, so we greatly appreciate that. I believe this is the fourth year in a row that he's done it, so definitely appreciate that. Other than that, I have nothing unless you have anything for me.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the police chief? Alderman Johnson.

ALDERMAN PAUL JOHNSON: Chief, it appears to be stop sign season, and I appreciate with the resident at 91 California. Are you at liberty to discuss your findings on the speed part of that? I know you posted the results of me with the sign. And what do you think is happening with the stop sign with people running

that stop sign?

CHIEF JOHN EWANCIW: I'm sure they are running it just like the other stop signs. We're finding people --

ALDERWOMAN KATE WRAY: Absolutely, yes, they are.

CHIEF JOHN EWANCIW: They run stop signs, and some drastically run through it, but we see most of the people just come to a slow rolling stop as they go through that. So I don't have specific data that could tell me what they're actually doing. Same as in the Second Ward. We can't tell you exactly how they're doing, but they're running the stop sign.

ALDERMAN PAUL JOHNSON: I see.

CHIEF JOHN EWANCIW: As far as the speed, I don't have -- actually I have it in my phone. I did send it to you. I believe it's 22 miles an hour.

ALDERMAN PAUL JOHNSON: And it's kind of the back -- back to the perception is not necessarily reality.

PRESIDENT J. MIGUEL RODRIGUES: Yes and no. And as I've said in other times when I've presented that -- let me just get this up so I

don't mess this up.

ALDERMAN PAUL JOHNSON: We seem to be a high level of compliance other than on a Sunday maybe. I didn't want to put you on the spot. I just thought, since we've been discussing it throughout the evening on other committees.

CHIEF JOHN EWANCIW: For whatever reason, I can't open it up. I believe it was 22 miles per hour, if I'm not mistaken. What that software does not take into account is those outlying speeders. That's giving us the average speed. So obviously there's less and there's more. The volume isn't drastic there, but the time of day, very similar to other areas of the city, our commuting times are the most voluminous. But that's also the times where you see speeds come down a little bit because of the volume of traffic.

ALDERMAN PAUL JOHNSON: Because of the traffic?

CHIEF JOHN EWANCIW: Yeah. And it does break it down by day. I don't recall specifically what it says per day, but I do recall one of the weekend days being a little bit less than others --

ALDERMAN PAUL JOHNSON: Correct.

CHIEF JOHN EWANCIW: -- on both speed and volume.

ALDERMAN PAUL JOHNSON: Okay.

CHIEF JOHN EWANCIW: The chart, the little purple chart, it breaks it down by the seven categories and seven days a week.

ALDERMAN PAUL JOHNSON: Right.

CHIEF JOHN EWANCIW: I want to say, like, the highest we saw in there was, like, 25, --

ALDERMAN PAUL JOHNSON: You're correct.

CHIEF JOHN EWANCIW: -- if I'm not mistaken.

ALDERMAN PAUL JOHNSON: So, well, obviously --

CHIEF JOHN EWANCIW: (Indiscernible).

ALDERMAN PAUL JOHNSON: -- there's two issues, the speeding and the rolling stops.

CHIEF JOHN EWANCIW: Yes.

ALDERMAN PAUL JOHNSON: So thank you for getting back to us in a timely manner. I appreciate it.

CHIEF JOHN EWANCIW: Yeah, the software is great, and it's a great tool for us to get an

assessment of it, but it is not the whole picture. As I've said, you know, speaking with the other aldermen, the people that live there get to see it day in and day out. I know Alderwoman Wray lives with a stop sign right there in front of her house.

ALDERMAN PAUL JOHNSON: She lives right at the stop sign.

ALDERWOMAN KATE WRAY: (Indiscernible).

CHIEF JOHN EWANCIW: A majority of that is probably your neighbors as well, you know, coming and going to wherever they're going to, cutting through. And we do see that quite often, that it is our own neighbors that are doing the violations.

ALDERMAN PAUL JOHNSON: Thank you again.

PRESIDENT J. MIGUEL RODRIGUES: Anyone else for the police chief? All right. Thank you, Chief. City clerk?

CLERK RICHARD MCCORMACK: Good evening. Just a few items. In response to the National Night Out Against Crime, just a reminder, our next common council meeting will be held on Monday, August 3rd, and not on Tuesday night to

allow our residents and our council members to attend that great event.

This evening on your agenda is a resolution that I'm asking for your support on. It's to do an amended agreement with Permutium. They are our vital records processor. We are looking to digitize and bring our dog licensing and renewals online. Passage of this resolution will result in our constituents and our residents in Middletown not having to take time off from work to come into the office to register their dogs and provide the paperwork necessary to do so.

It'll take the entire process. Should they choose to use it online, they'll be able to submit their paperwork, their rabies vaccines, their registration information all online. It'll also automate the process for reminding folks to send updated rabies vaccination certificates and remind them on a regular basis that their licenses are either coming up for renewal or have expired. It will reduce greatly the amount of paperwork coming out of the city clerk's office as I continue to try to reduce our paper waste, and also save on postage as stamps are going up

and we're sending out probably close to 80 to 90 letters a month reminding folks to come in and register their dog.

So there's no cost to the city. It is -- there's a technology fee of I think \$2 for an \$11 transaction and a \$3 technology fee for the \$23 transaction that the resident will have to pay, but I think that it'll be a good help in making sure that we have a large cadre of registered and vaccinated dogs here in the city.

Also, in between the mayor's comments and mine, I was asked to share the number for the Community and Economic Development Office for rent-related issues and concerns. You can reach Ms. Bruni's office at 845-346-4170. And the tenant hotline will be on our Facebook page and on the cover of our website by tomorrow morning.

For any residents that need to access those services through For the Many. They're a nonprofit who have volunteers that will assist you in navigating the good-cause eviction laws here in the city. And that concludes my comments.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the city clerk? Alderman Johnson.

ALDERMAN PAUL JOHNSON: I just want to thank you for your due diligence on the Spectrum investigation.

CLERK RICHARD MCCORMACK: Thank you.

ALDERMAN PAUL JOHNSON: Sounds like we made a little bit of progress, at least having one contact person. And obviously it's a multifactorial situation. But thank you for following it up.

CLERK RICHARD MCCORMACK: Welcome. And we have been in touch. And since he left, he's texted me twice, and they do believe there is a wire down someplace. He's still working on IDing that exact thing. But I do have his cell phone number now, and now we're text buddies.

ALDERMAN PAUL JOHNSON: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Anyone else? All right. Thank you, City Clerk. Remarks of Aldermen. Alderman Rodriguez.

ALDERMAN ALEX RODRIGUEZ: I have a lot to say. You shouldn't have done that. I'm kidding, I'm kidding, I'm kidding. I love the RECAP Head Start idea. I think it's an amazing program to get started, anything for the kids.

So I wanted just to talk about that because I think that -- I just want to say I really feel -- myself, personally, I wasn't born here. I didn't grow up here, but I see a change happening in Middletown. It's growing immensely, like, and really, really fast.

So I see all these things, and I start to think about with all this happening and talking about, you know, no parkings and taking away parking from some people and stop signs everywhere, you know, I understand the necessity for them. But as the chief mentioned, 241 tickets, you know, I mean we're still getting tickets. People are still running them.

I feel like I know there has to be a solution that will solve or mitigate most of this, and I don't know what it is 100 percent, but I just feel like a stop sign on every corner, it might not be the exact -- I just kind of wanted to mention it. I didn't get a chance the other way around. We went too quickly.

What else did I want to talk about? I think we're doing a great job. That's really it. I'm going to cut it short. I have my allergies bad today, so you're saved. But thank you for

letting me go first.

PRESIDENT J. MIGUEL RODRIGUES: Jean-Francois.

ALDERMAN JUDE JEAN-FRANCOIS: Yes, kudos to our street department that's doing a great job with the paving, and these guys are out there no matter what the weather is. Thank you, Commissioner. Your team is doing a great job. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Johnson.

ALDERMAN PAUL JOHNSON: Thank you. I will join in congratulating the mayor and the administration on the O&W. It's been quite the slog to get to where we are today, but it sounds like the ending may be in sight, and that's a great thing. I did go to see the Odyssey movie. I wanted to thank Ms. Bruni for getting a very first run. It just came out, and now we could go right and see it. And Paramount is a great accommodation.

ICE, I think we look at the national level, and regardless of your persuasion on politics, it is an escalating problem. I will review the portrayal that you alluded to earlier.

And I don't know what we can do, but I will support any suggestion the mayor makes with a collaborative motion to work with Newburgh.

We mentioned the BOA committee, the community campus committee. That is the major goal, but our secondary goal is to figure out ways to engage in community involvement. And the restaurant is a great destination point, and we compliment the college for taking that initiative. We had an earlier moderately spirited discussion of the Orange Terrace project. And I would need someone to explain to me now or later where are we now that we did not move forward to a public hearing. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Wray?

ALDERWOMAN KATE WRAY: Good evening. Yeah, I mean, in respect to the Orange Terrace, I think I'd feel more comfortable, you know, having that conversation next time as well with Alex present. I think it's important at this stage of the game and with all that's gone on in that project that we, you know, make no moves on this without him in the room anyway. This is going to -- that's my opinion.

I'm really disturbed by the thought

that -- the fact that ICE has come to Middletown. I knew it was a matter of time. I think we all live with that reality. We knew they were flying into Stewart. I work in an elementary school. I have spent this school year with children asking me, can they come take me off a playground? Can they get in the building and take me out of class?

And I have to tell our children here in this community that, no, our school district won't let anybody in this building. No one's coming in here. But this is a scary reality for so much of our community, and for all of us, frankly, because for the people who have been shot and killed, it is not just the Latino community.

This is -- I'm sorry, I'm just going to say it out loud, this is in no way a legitimate law enforcement operation in any capacity, in their execution of their orders, alleged orders, in the complete lack of judicial warrants. And I am sorry. To me, this, and I'm going to say it, qualifies as domestic terrorism because people are living in terror.

Every community they go into is chaos

and destruction and, as we're seeing, murder. That's what's happening. This is America. I don't recognize it right now. I absolutely agree to support Newburgh and every other community. I appreciate the efforts by the state to step in to stop these things, but this is scary stuff. It's real. It's inside our city limits. That's concerning. I'm in full support of all -- of anything we can do to help protect our residents. All of them. That's all I have.

PRESIDENT J. MIGUEL RODRIGUES: Gomez?

ALDERMAN KEVIN GOMEZ: Thank you. Give me your tired, your poor, your huddled masses yearning to breathe free, the wretched refuse of your teeming shore. Send these, the homeless tempest, to me. I lift my lamp beside the golden door. Hearing the mayor speak today breaks my heart and brings me to reflect on these words of the young Jewish immigrant girl that are today forever engraved on the Statue of Liberty.

Are we turning the light off, the lamp, to the golden door? Are we forgetting of our heritage? Yes, protect our borders. If people are committing crimes, hold them accountable. They don't belong here. Comprehensive

immigration reform. I thank God for Congressman Ryan supporting the Dignity Act to find a pathway for citizenship, which most of our immigrant community want. But keep your hands off our schoolchildren. Keep your hands off our mothers or our young entrepreneurs who only yearn to be American.

In my capacity as a lawyer the last several years, the bulk of my cases has been helping children, many from our community, through the family court obtain what's called juvenile immigration status that will protect them from deportation and allow them to become American. Now that's been taken away. When will this end?

And I am committed to making sure that that lamp lights -- shines strongly and the opportunity to be an American is there. For these families, many who escaped hardship so that they too could be part of the American dream. And again, I join my colleagues and anything we could do to support the mayor here, whether it be a resolution or whatever be the best way to go about to address this.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Green.

ALDERMAN ANDREW GREEN: Thank you very much. Yeah, I was on Facebook this afternoon just doing what now everyone calls doom scrolling, and I understand why. Because the video says it all. A picture's worth a thousand words. The video leaves you speechless. It's just so disheartening. And, you know, we just -- we can pray. We can help our neighbors out.

And certainly we will support whatever we can. I'm sure I can -- I won't put words in everyone's mouths here on the council, but I think you've heard it from everyone so far. So I just know that, you know, that no place for -- certainly for, you know, bad actors or criminals, but there's no place for terrorizing good people on the streets of -- people just trying to work hard, find a living, and, you know, certainly trying their best.

So hopefully we can see some good in the future. But right now, we're all together, all, you know, fearful, but certainly we will do our part. And I just -- you know, again, I know we mentioned it in other committees.

On a lighter note, just a thank you to

all those -- everyone here who came out to our constituent meeting. It was very, very informative. A lot was brought up. It was nice to have our aldermen from other wards involved, police chief, mayor, DPW commissioner. It's nice to get insight from everyone. And really, you know, we're going to start -- not that we haven't seen progress already. Like I said, we've gotten a million compliments on the enforcement and things that are going on already. But I think with stop signs and that, we'll start to see some more changes. And I think everything's going great and we're in the right direction. So thank you all.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Witt.

ALDERMAN KEVIN WITT: Thank you. I have a great appreciation for this room right now. I really do. And we've been here for a couple of hours now and talked about a lot of things. And there's a lot of depth and a lot of thought, and I feel good about it.

You know, I feel good that we've created something in our community where people will reach out to our mayor about things like ICE

and about this -- these rent issues. I mean, these are things that were passionate discussions and like this room -- like and for the commissioner and the chief and Maria, all the things that are going on. I mean, there's just a lot of depth. And I don't know, I'm grateful that even with thing -- the stop signs and the transportation issues, I mean, people are not just -- there's depth because we've been doing this for a while.

And that we don't always agree, and we sort of figure out a way to get there on a couple of things tonight, and I think we will, but I just thank you, everybody.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Masi?

ALDERMAN JOSEPH MASI: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: New business.

CLERK RICHARD MCCORMACK: Good evening. We have a resolution sponsored by Alderman Rodriguez authorizing an amended agreement with Permitium for the licensing director portal to begin online dog registrations and renewals.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Rodriguez,
seconded by Alderman Jean-Francois. Any
discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. We

have a resolution sponsored by Alderwoman Wray accepting \$9,000 for the second stop DWI enforcement period.

PRESIDENT J. MIGUEL RODRIGUES: 10,000?

ALDERMAN JUDE JEAN-FRANCOIS: 10,000.

CLERK RICHARD MCCORMACK: 10,000.

ALDERMAN JOSEPH MASI: I was going to say, is it 10?

CLERK RICHARD MCCORMACK: Yeah, it's the Skoufis one.

ALDERMAN JUDE JEAN-FRANCOIS: You skipped one.

ALDERMAN JOSEPH MASI: Oh, I was going to say.

CLERK RICHARD MCCORMACK: I apologize. Resolution authorizing an award and acceptance from Senator Skoufis' office for \$10,000 from National Night Out Against Crime.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by --

ALDERMAN JUDE JEAN-FRANCOIS: There you go.

PRESIDENT J. MIGUEL RODRIGUES: --
Alderman Masi, seconded by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. We have a resolution sponsored by Alderman Jean-Francois authorizing the app -- oh.

PRESIDENT J. MIGUEL RODRIGUES: No.

CLERK RICHARD MCCORMACK: Skipped

backwards.

ALDERMAN JOSEPH MASI: (Indiscernible).

CLERK RICHARD MCCORMACK: Resolution sponsored by Alderwoman Wray accepting \$9,000 for the second stop DWI enforcement period.

PRESIDENT J. MIGUEL RODRIGUES: A second -- by Alderwoman Wray, seconded by Alderman Gomez. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.
Resolution sponsored by Alderman Jean-Francois,
authorizing the application for grant funds
through the consolidated funding application for
the Paramount Theater roof replacement.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Jean-Francois,
seconded by Alderman Johnson. Any discussion?
Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Witt authorizing an agreement with Harry F. Rotolo and Sons for fire alarm monitoring services at the new courthouse.

PRESIDENT J. MIGUEL RODRIGUES:

Sponsored by Alderman Witt, seconded by Alderman Gomez. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.
Resolution sponsored by Alderman Green
authorizing a public -- oh yeah. No, that's
right. Resolution sponsored by Alderman Green
authorizing a public hearing on a proposed two-
lot subdivision at 10-22 Railroad Avenue.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Green, seconded
by Alderman Masi. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES:
Abstain.

CLERK RICHARD MCCORMACK: President
Rodriguez abstains. The motion still carries.

ALDERMAN PAUL JOHNSON: Yes.

CLERK RICHARD MCCORMACK: Resolution
sponsored by Alderman Gomez authorizing an
amendment to City Code Section 475-25, I-2 Heavy
Industry Districts to allow outdoor vehicle
storage.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Gomez, seconded
by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President

Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

Audit?

ALDERMAN JOSEPH MASI: Mr. President, I
move the accounts be audited, the claims be
adjusted, and the city treasurer be authorized to
issue warrants for their payment.

PRESIDENT J. MIGUEL RODRIGUES:

Sponsored by Alderman Masi, seconded by Alderman
Johnson. Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

PRESIDENT J. MIGUEL RODRIGUES: Move

for adjournment.

ALDERMAN JOSEPH MASI: So move.

C E R T I F I C A T I O N

I, Sonya Ledanski Hyde, certify that the
foregoing transcript is a true and accurate
record of the proceedings.



Sonya M. Ledanski Hyde

Veritext Legal Solutions

330 Old Country Road

Suite 300

Mineola, NY 11501

Date: July 30, 2026



**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 July 7, 2026
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 Permittium 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 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
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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

Accept the Minutes of July 7, 2026

Accept the Minutes of July 7, 2026

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	07.07.26 CC Minutes
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CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman, 4th Ward
Rodriguez
Seconded by: Alderman Jean-Francois
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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

7/22/2026

Joseph M. DeStefano, Mayor

Date

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

WHEREAS, the City of Middletown has successfully utilized Permutium'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, Permutium 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: *Joseph M. DeStefano*

Printed Name: Joseph M. DeStefano

Title: Mayor

Date: 7/22/2026

Permitium

Signature: *P. Walker*

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



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Green
Date of Adoption: July 21, 2026
Index No: 180-26

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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

7/22/2026

Joseph M. DeStefano, Mayor

Date

Resolution Accepting a \$10,000 Grant from the Office of New York State Senator James Skoufis to support the 2027 National Night Out Against Crime Event

WHEREAS, the City of Middletown Police Department has been awarded a **\$10,000** grant sponsored by the office of Senator James Skoufis to support the City's 2027 National Night Out Against Crime event; and

WHEREAS, the grant funds will be used for eligible operating expenses associated with the event.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council concurs with the Board of Estimate and Apportionment and hereby accepts the **\$10,000** grant for the 2027 National Night Out Against Crime event, authorizes the funds to be deposited into the appropriate

DCJS/Skoufis grant revenue accoun

Prepared by:
John Ewanciw, Chief of Police

Attachments:

1.	image65896
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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.

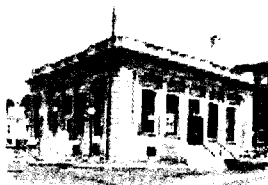
James Skoufis
Senator, 42nd District

CC: City of Middletown Mayor Joseph DeStefano

A handwritten note in black ink that reads 'Congrats!' followed by '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

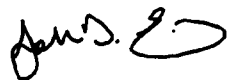
Dear Mayor DeStefano and members of the BOE,

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,



John Ewanciw
Chief of Police

JE:ccd



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: Aldermwan, 2nd Ward Gomez
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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

7/22/2026

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.

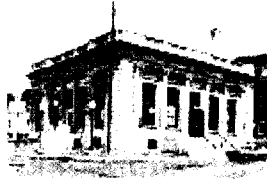
Attached to this Award Letter are the following to be completed at the end of the "second" enforcement period for the "second" enforcement period award:

- 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 "E".

John Ewanciw
Chief of Police

JE: ccd



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: Alderman Johnson
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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

7/22/2026

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
----	---------------------------



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: Alderman Johnson
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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

7/22/2026

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
----	---------------------------

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

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: Aldermwan, 2nd Ward Gomez
Date of Adoption: July 21, 2026
Index No: 183-26

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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

7/22/2026

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.

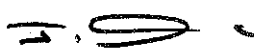
The fee for Fire Alarm Service is \$39.00 a month with a 4% increase every year.

Thank you.

JT/mc

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

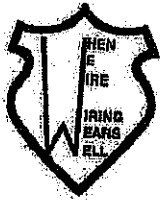
Date: June 1, 2026
To: Honorable Mayor DeStefano, Members of the Board of Estimate
and Apportionment, Members of the Common Council
Cc: Leonora Liz, Treasurer and Richard McCormack, City Clerk
From: Jacob Tawil, Commissioner of Public Works 
Re: Approval of Agreement from Harry F Rotolo & Son's for Fire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

Joseph M. DeStefano

Date

7/22/2026

Please sign and return original document

PRIMARY ACCOUNT #
NED19634

BACKUP ACCOUNT #

CHECK IF: ☒ SPECIAL INSTRUCTIONS OR ADDITIONAL INFORMATION ATTACHED AS ADDITIONAL PAGE(S)

NationWideDigital

Monitoring Co.

P.O. BOX 7297 FREEPORT, NY 11820
T: 1-800-221-0826 F: 1-800-245-7111
E: dataentry@nationwidedigital.com

Alarm Monitoring Agreement

DATE
7/27/2026

INSTALLER #

ACCOUNT TYPE
☒ BURGLARY ☒ COMMERCIAL
☒ FIRE ☒ RESIDENTIAL
☒ OTHER

SUBSCRIBER

NAME: City of Middletown Courthouse

ADDRESS: 25 South Street

CITY: Middletown STATE: NY ZIP: 10940

CROSS ST:

PHONE #1: 845-476-3630

PHONE #2:

ENHANCED CALL VERIFICATION REQUIRES TWO PHONE NUMBERS ☒

PASS CODE:
MAX OF 20 CHARACTERS

INSTALLER

COMPANY: Harry P. Rotolo & Son, Inc.

Herein referred to as "Installer." Installer consents to the terms and conditions of this agreement including those on the reverse (page 2).

X

INSTALLER SIGNATURE

PANEL INFORMATION

PANEL MAKE: Honeywell

PANEL FORMAT:

PANEL PHONE #:

ALARM CONDITION				
WE ARE NOT RESPONSIBLE FOR RESPONDING TO SIGNALS RECEIVED THAT ARE NOT LISTED BELOW				
REPORTING CODE	DESCRIPTION	VERIFY SIGNAL	AGENCY (P/F/M/T/I)	NOTIFY CALL LIST
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N
		☐ Y ☐ N	☐ FIRE	☐ Y ☐ N

COMMERCIAL HOLD UP & FIRE SIGNALS ARE NOT VERIFIED. BURGLAR SIGNALS ARE VERIFIED UNLESS SPECIFICALLY NOTED ABOVE

CALL LIST

PLEASE LIST IN ORDER OF PRIORITY

	PHONE NUMBER	TYPE	NAME
1			
2			
3			
4			
5			
6			

AUTHORITY NOTIFICATION

	NAME	PHONE NUMBER	PERMIT #
POLICE (P)	City of Middletown	845-343-3169	
FIRE (F)	Central Fire House	845-343-4169	
MEDICAL (M)			
GUARD (T)			
INSTALLER (I)			

CHECK ALL THAT APPLY

OPEN/CLOSE: ☒ SUPERVISED SCHEDULE ATTACH SCHEDULE TO FORM Email: ☐ LOG ONLY ☐ WEEKLY REPORT ☐ MONTHLY REPORT

TEST TIMER: ☒ TWICE DAILY ☐ DAILY ☐ WEEKLY ☐ MONTHLY ☐ NO TEST

Herein referred to as "Subscriber." Subscriber consents to the terms and conditions of this agreement including those on the reverse (page 2).

X *Joseph M. Testafano* 7/27/2026

SUBSCRIBER SIGNATURE DATE

FOR OFFICE USE ONLY
Nationwide Digital Monitoring Co. Central Station

X *Central Station Signature* DATE

CENTRAL STATION SIGNATURE DATE

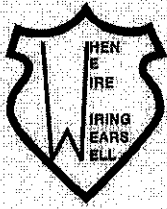
Rev. 4-17

Submit

7/22/2026

Reset Form

Page 1 of 2



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: Alderman Green
Seconded by: Alderman Masi
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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues			X	
Total	8		1	

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

7/22/2026

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
----	--

EXHIBIT "A"

1"=30' (WHEN DRAWING PRINTED AT 11"X17" SIZE)



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Aldermwan, 2nd Ward
Gomez
Seconded by: Alderman Green
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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

7/22/2026

Joseph M. DeStefano, Mayor

Date

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:

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- (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.



PO Box 631202 Cincinnati, OH 45263-1202

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

My commission expires

Publication Cost: \$55.13

Tax Amount: \$0.00

Payment Cost: \$55.13

Order No: 12440149

Customer No: 684389

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Johnson
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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

7/22/2026

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



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF PUBLIC HEARING**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 3, 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

Public Hearing: 2 Lot Subdivision (Lot Line Change): 161 & 159 Wawayanda Ave

Prepared by:

Attachments:

1.	Subdivision 159 and 161 Wawayanda Ave
2.	Subdivision 159 and 161 Wawayanda Ave
3.	PH Subdivision 159 and 161 Wawayanda Ave
4.	159 and 161 Wawayanda Ave Lot Line Change Affidavit of Publication



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

RECEIVED
JUL 20 2026
CITY CLERK
CITY OF MIDDLETOWN

Number of Lots of the Subdivision 2 Current Zone R-1

Section 44 Block 2 Lot 18.2 & 19

Address of Subject Property 159 & 161 Wawayanda Avenue

Owner of Property Dean Vance / Mario C. Gareri

Owner Address 161 Wawayanda Avenue

City Middletown State NY Zip 10940

Telephone: Home [REDACTED] Cell: None provided

Email None provided

Applicant Name Dean Vance / Mario C. Gareri

If different from Owner

Applicant Address 161 Wawayanda Avenue

City Middletown State NY Zip 10940

Telephone: Home [REDACTED] Cell: None provided

Email None provided

Minor (2-3 lots) \$250.00 Paid

Plus Escrow \$100.00 Paid

Major (over 3 lots) \$500.00 Paid

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.

Lot line change between 2 adjoining pieces of property.

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.

Not applicable.

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.

None applicable.

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 Dean Vance

Print Name and title Dean Vance Date 6/25/2026

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



FROM THE OFFICE OF THE
CLERK OF THE
COMMON COUNCIL

John C. Naumchik

CITY OF MIDDLETOWN NY

WWW.MIDDLETOWN-NY.COM

Email: jnaumchik@middletown-ny.com

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Mario C. Gareri being duly sworn, deposes and says that he/she resides

at 159 Wawayanda Ave in the County of Orange and

State of NY and that he/she is the owner in fee or N/A
OFFICIAL TITLE

of the N/A Corporation which is the owner
in fee of the premises described in the forgoing application and that he/she has authorized
N/A to make the foregoing application for
approval as described herein.

Sworn before me this 27th day of June 2026


NOTARY PUBLIC

SCOTT D. BUCHHOLZ
NOTARY PUBLIC
STATE OF NEW YORK
QUALIFIED IN SULLIVAN CO.
NO. 01BU4936094

EXPIRES 7/5/26
16 James Street
Middletown, NY 10940


Mario C. Gareri
OWNERS SIGNATURE

Phone 845-346-4168
Fax 845-344-5428



FROM THE OFFICE OF THE
CLERK OF THE
COMMON COUNCIL

John C. Naumchik

CITY OF MIDDLETOWN NY

WWW.MIDDLETOWN-NY.COM

Email: jnaumchik@middletown-ny.com

=====

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Dean Vance being duly sworn, deposes and says that he/she resides

at 161 Wawayanda Avenue in the County of Orange and

State of NY and that he/she is the owner in fee or N/A
OFFICIAL TITLE

of the N/A Corporation which is the owner

in fee of the premises described in the forgoing application and that he/she has authorized

N/A to make the foregoing application for

approval as described herein.

Sworn before me this day of 20

NOTARY PUBLIC

Dean Vance

OWNERS SIGNATURE

16 James Street
Middletown, NY 10940

Phone 845-346-4168
Fax 845-344-5428

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

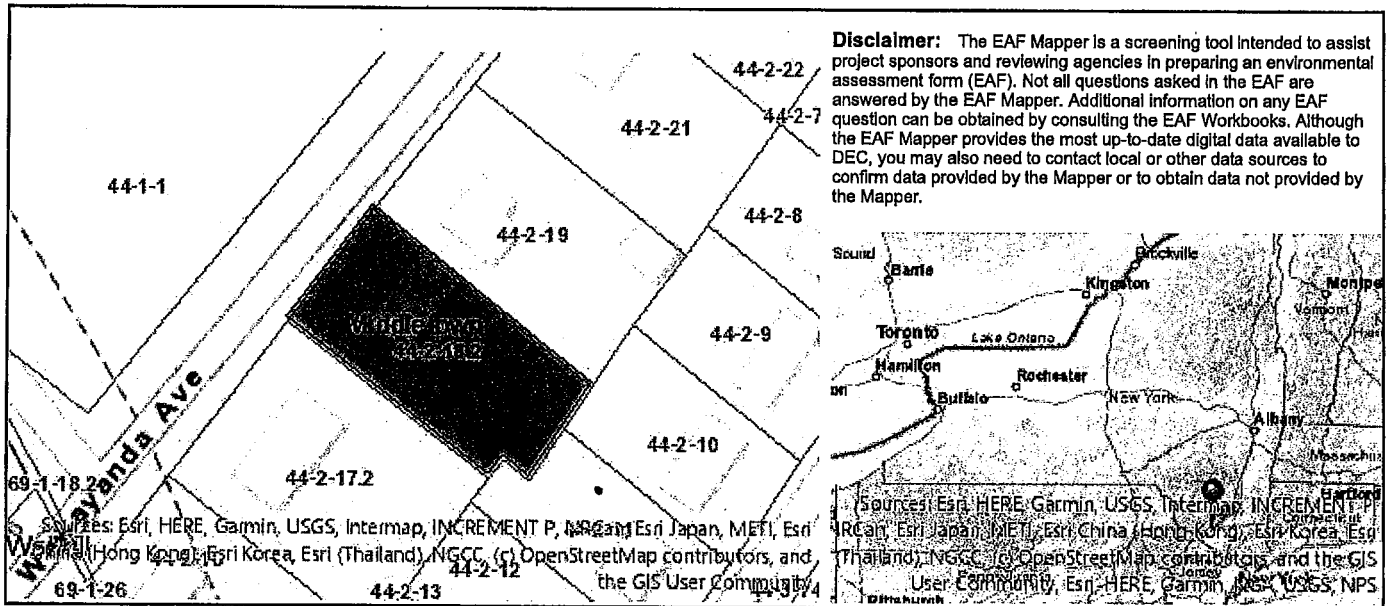
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 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							
Dean Vance							
Name of Action or Project: Lot line change							
Project Location (describe, and attach a location map): 161-159 Wawayanda Avenue							
Brief Description of Proposed Action: A diagonal lot line change which gives Lot 44-2-18.2 a little more than 14 feet of the rear boundary of lot 44-2-19. The ot line change will not remove any frontage from either lot.							
Name of Applicant or Sponsor: Dean vance / Alfred Fusco Jr.		Telephone: 845-551-4196					
		E-Mail: None Provided					
Address: 161 Wawayanda Avenue							
City/PO: Middletown		State: NY	Zip Code: 10940				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		0.7 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.7 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ 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: N/A	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Already Connected	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Already Connected	☐	☒	
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 or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If 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:	NO	YES
	☒	☐
	☐	☐
	☐	☐
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:	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
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question.	NO	YES
	☐	☒
	☐	☐
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): No impacts forseen.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Alfred Fusco Jr.</u> Date: <u>6/25/2026</u>		
Signature: <u><i>Alfred Fusco Jr.</i></u> Title: <u>Project Engineer</u>		



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes

DATE: 07/20/2026 TIME: 14:43:23
CITY OF MIDDLETOWN

Receipt # 20264388

Trans # 656834 Batch: 77

SUBDIVISION-PLANNING 250.00

SUB TOTAL 250.00

TAX .00

CHECK 250.00

AMT TENDERED 250.00

TOTAL 250.00

CHANGE .00

CHECK #: 3128

FUSCO

REF NO: SUBD

THANK YOU!



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

RECEIVED
JUL 20 2026
CITY CLERK
CITY OF MIDDLETOWN

Number of Lots of the Subdivision 2 Current Zone R-1

Section 44 Block 2 Lot 18.2 & 19

Address of Subject Property 159 & 161 Wawayanda Avenue

Owner of Property Dean Vance / Mario C. Gareri

Owner Address 161 Wawayanda Avenue

City Middletown State NY Zip 10940

Telephone: Home [REDACTED] Cell: None provided

Email None provided

Applicant Name Dean Vance / Mario C. Gareri

If different from Owner

Applicant Address 161 Wawayanda Avenue

City Middletown State NY Zip 10940

Telephone: Home [REDACTED] Cell: None provided

Email None provided

Minor (2-3 lots) \$250.00 Paid

Plus Escrow \$100.00 Paid

Major (over 3 lots) \$500.00 Paid

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.

Lot line change between 2 adjoining pieces of property.

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.

Not applicable.

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.

None applicable.

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 Dean Vance

Print Name and title Dean Vance Date 6/25/2026

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



FROM THE OFFICE OF THE
CLERK OF THE
COMMON COUNCIL

John C. Naumchik

CITY OF MIDDLETOWN NY

WWW.MIDDLETOWN-NY.COM

Email: jnaumchik@middletown-ny.com

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Mario C. Gareri being duly sworn, deposes and says that he/she resides

at 159 Wawayanda Ave in the County of Orange and

State of NY and that he/she is the owner in fee or N/A
OFFICIAL TITLE

of the N/A Corporation which is the owner
in fee of the premises described in the forgoing application and that he/she has authorized
N/A to make the foregoing application for
approval as described herein.

Sworn before me this 27th day of June 2026

Scott D. Buchholz
NOTARY PUBLIC

SCOTT D. BUCHHOLZ
NOTARY PUBLIC
STATE OF NEW YORK
QUALIFIED IN SULLIVAN CO.
NO. 01BU4936094

EXPIRES 7/5/26
16 James Street
Middletown, NY 10940

Mario C. Gareri
OWNERS SIGNATURE

Phone 845-346-4168
Fax 845-344-5428



FROM THE OFFICE OF THE
CLERK OF THE
COMMON COUNCIL

John C. Naumchik

CITY OF MIDDLETOWN NY

WWW.MIDDLETOWN-NY.COM

Email: jnaumchik@middletown-ny.com

=====

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Dean Vance being duly sworn, deposes and says that he/she resides

at 161 Wawayanda Avenue in the County of Orange and

State of NY and that he/she is the owner in fee or N/A
OFFICIAL TITLE

of the N/A Corporation which is the owner
in fee of the premises described in the forgoing application and that he/she has authorized
N/A to make the foregoing application for
approval as described herein.

Sworn before me this day of 20

NOTARY PUBLIC

Dean Vance

OWNERS SIGNATURE

16 James Street
Middletown, NY 10940

Phone 845-346-4168
Fax 845-344-5428

Short Environmental Assessment Form

Part 1 - Project Information

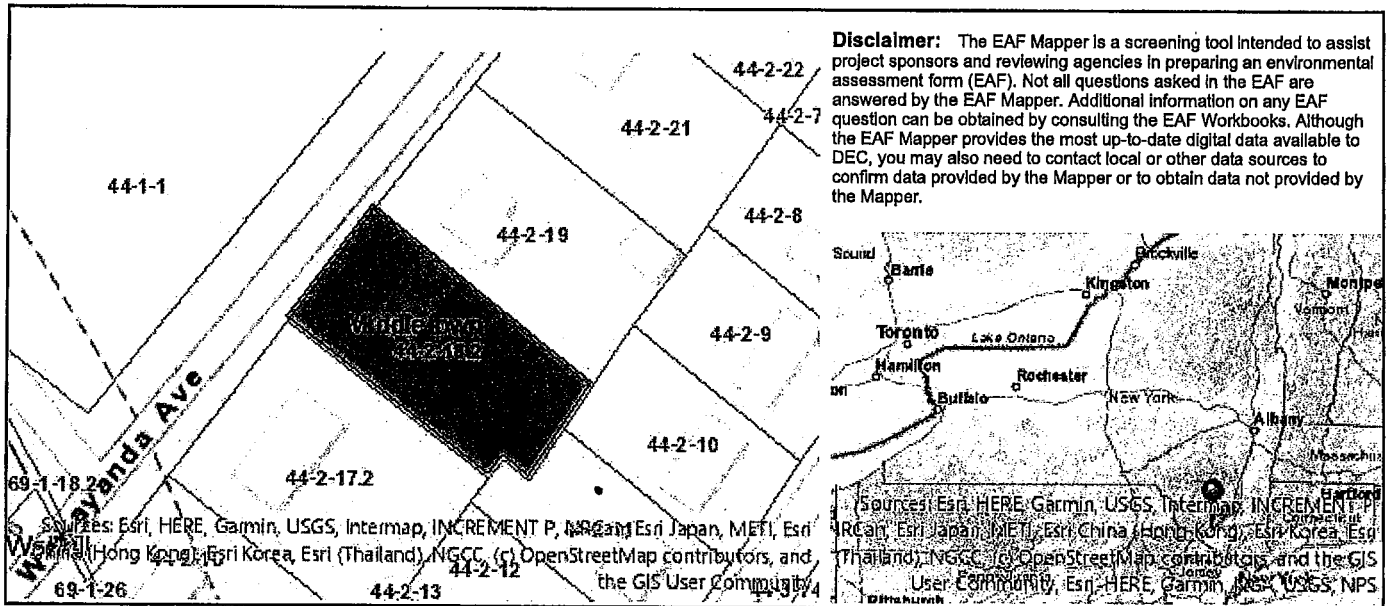
Instructions for Completing

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 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							
Dean Vance							
Name of Action or Project: Lot line change							
Project Location (describe, and attach a location map): 161-159 Wawayanda Avenue							
Brief Description of Proposed Action: A diagonal lot line change which gives Lot 44-2-18.2 a little more than 14 feet of the rear boundary of lot 44-2-19. The ot line change will not remove any frontage from either lot.							
Name of Applicant or Sponsor: Dean vance / Alfred Fusco Jr.		Telephone: 845-551-4196					
		E-Mail: None Provided					
Address: 161 Wawayanda Avenue							
City/PO: Middletown		State: NY	Zip Code: 10940				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		0.7 _____ acres					
b. Total acreage to be physically disturbed?		0 _____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.7 _____ acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ 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: N/A	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Already Connected	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Already Connected	☐	☒	
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: _____			



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes

DATE: 07/20/2026 TIME: 14:43:23
CITY OF MIDDLETOWN

Receipt # 20264388

Trans # 656834

Batch: 77

SUBDIVISION-PLANNING 250.00

SUB TOTAL 250.00

TAX .00

CHECK 250.00

AMT TENDERED 250.00

TOTAL 250.00

CHANGE .00

CHECK #: 3128

FUSCO

REF NO: SUBD

THANK YOU!

**CITY OF MIDDLETOWN
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on **Monday, August 3, 2026**, on or as near to **7:30 p.m.** as possible, in the Common Council Chambers, 2nd Floor, City Hall, 16 James Street, Middletown, New York, to hear any and all persons wishing to be heard on the proposed **lot line change subdivision involving properties located at 159 Wawayanda Avenue (Section 44, Block 2, Lot 19) and 161 Wawayanda Avenue (Section 44, Block 2, Lot 18.2) on the City of Middletown Tax Map.**

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed lot line change subdivision.

The complete application and subdivision map are available for public inspection in the Office of the Common Council Clerk, City Hall, 16 James Street, Room 12, Middletown, New York, and on the City's website.

For any person unable to participate at the time of the public hearing, written comments may be submitted in advance by email to rmccormack@middletownny.gov.

By order of the Common Council.

Richard P. McCormack

Clerk of the Common Council

USA TODAY CO.



PO Box 631202 Cincinnati, OH 45263-1202

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:

07/29/2026

and that the fees charged are legal.
Sworn to and subscribed before on 07/29/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$46.78

Tax Amount: \$0.00

Payment Cost: \$46.78

Order No: 12511631

Customer No: 684389

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

CITY OF MIDDLETOWN NOTICE OF PUBLIC HEARING

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By order of the Common Council.

Richard P. McCormack
Clerk of the Common Council



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF PUBLIC HEARING**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 3, 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

Public Hearing: 2 Lot Subdivision 10-22 Railroad Avenue

Prepared by:

Attachments:

1.	PH 2 Lot Subdivision 10-22 Railroad Avenue
2.	10-22 Railroad Ave Notice of Public Hearing
3.	Lot 2 Description
4.	Lot 1 Description
5.	Subdivision for 97 Belmont Ave Realty Corp 7-20-26

**CITY OF MIDDLETOWN
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on **Monday, August 3, 2026**, on or as near to **7:30 p.m.** as possible, in the Common Council Chambers, 2nd Floor, City Hall, 16 James Street, Middletown, New York, to hear any and all persons wishing to be heard on the proposed **2-lot subdivision of property located at 10–22 Railroad Avenue, identified as Section 31, Block 2, Lot 18.2 on the City of Middletown Tax Map.**

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed subdivision.

The complete application and subdivision map are available for public inspection in the Office of the Common Council Clerk, City Hall, 16 James Street, Room 12, Middletown, New York, and on the City's website.

For any person unable to participate at the time of the public hearing, written comments may be submitted in advance by email to rmccormack@middletownny.gov.

By order of the Common Council.

Richard P. McCormack

Clerk of the Common Council



Account Number:	684389
Customer Name:	Middletown, City
Customer Address:	City of Middletown 16 James ST Middletown NY 10940-5724
Contact Name:	City of Middletown
Contact Phone:	845.346.4168
Contact Email:	Rmccormack@MiddletownNY.gov
PO Number:	

Date:	07/24/2026
Order Number:	12511597
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	2.7622
Height in Inches:	2.7600

Print

Product	#Insertions	Start - End	Category
MDL Times Herald-Record	1	07/30/2026 - 07/30/2026	Govt Public Notices
MDL recordonline.com	1	07/30/2026 - 07/30/2026	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$46.39
Tax Amount	\$0.00
Service Fee 3.99%	\$1.85
Cash/Check/ACH Discount	-\$1.85
Payment Amount by Cash/Check/ACH	\$46.39
Payment Amount by Credit Card	\$48.24

Order Confirmation Amount	\$46.39
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**CITY OF MIDDLETOWN
NOTICE OF PUBLIC HEARING**

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By order of the Common Council.

Richard P. McCormack

Clerk of the Common Council

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

Lot 2 Lands of 97 Belmont Ave. Realty Corp. Metes & Bounds Description

All that certain lot, piece or parcel of land situate in the City of Middletown, the County of Orange and the State of New York and being shown as Lot 2 on a map entitled “Subdivision for 97 Belmont Avenue Realty Corp.” more accurately bounded and described as follows:

Beginning at point in the southerly line of Railroad Ave in the easterly most corner of the lands reputedly of 105-107 North St. Building LLC; thence from said point or place of beginning and along the southerly line of Railroad Avenue, South 57°00’00” East a distance of 193.20 feet to an iron pin found; thence, South 13°30’00” West a distance of 1.65 feet to a point; thence along the northerly line of the lands reputedly of the City of Middletown, SBL: 31-2-20.2) curve to the left having a radius of 1,303.00 feet for an arc length of 177.59 feet to a point (chord bearing: North 80°27’56” West 177.45’) thence; along the westerly line of Lot 2 the following three courses and distances:

- 1.) North 04°03’24” East a distance of 38.82 feet to point;
- 2.) South 84°53’19” East a distance of 9.92 feet to point;
- 3.) North 01°03’10” East a distance of 39.61 feet to point;

to the point and place of beginning and containing 6,721+- square feet of land more or less as surveyed by Fusco Engineering & Land Surveying, D.P.C.



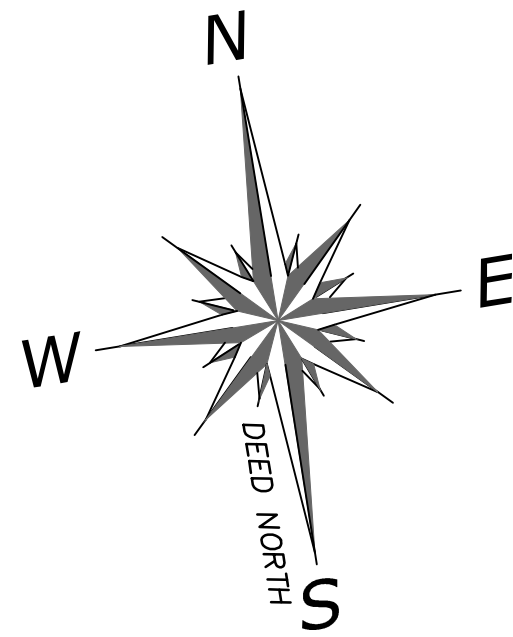
Lot 1 Lands of 97 Belmont Ave. Realty Corp. Metes & Bounds Description

All that certain lot, piece or parcel of land situate in the City of Middletown, the County of Orange and the State of New York and being shown as Lot 1 on a map entitled "Lot Line Change for 97 Belmont Avenue Realty Corp. and the City of Middletown" more accurately bounded and described as follows:

Beginning at an iron rod found in the southerly line of Railroad Ave in the northwesterly most corner of Lot 2; thence from said point or place of beginning and along the westerly line of Lot 2 the following three (3) courses and distances:

- 1.) South 01°03'10" West a distance of 39.61 feet to point;
- 2.) North 84°53'19" West a distance of 9.92 feet to point;
- 3.) South 04°03'24" West a distance of 38.82 feet to point (said line is parallel and 0.5' from the existing building)

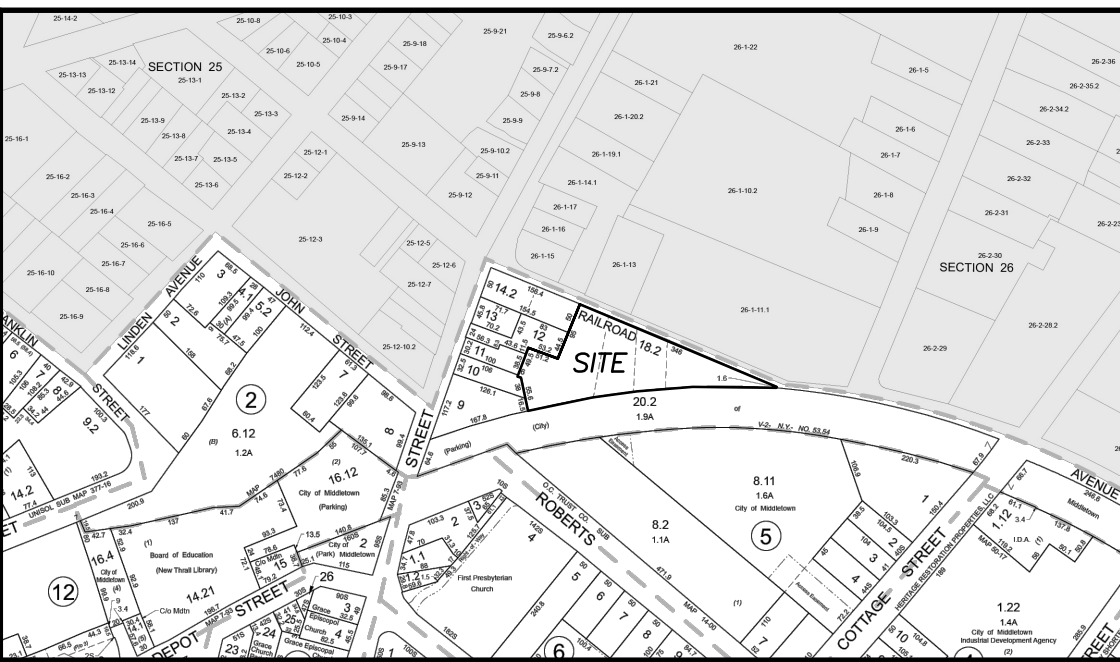
Thence; along the northerly line of the lands of the City of Middletown (SBL: 31-2-20.2) and along a curve to the left having a radius of 1,303.00 feet for an arc length of 229.32 feet to a point (chord bearing North 89°24'43" West 229.03'); thence the lands reputedly of 91-95 North Street Inc. (SBL: 31-2-9) and passing along the face of a block building, North 02°20'37" West a distance of 55.61 feet to a point; thence continuing along the same, North 61°27'48" West a distance of 6.01 thence along the lands reputedly of Godinez (SBL: 31-2-11) and partially along the lands reputedly of Quezada (SBL: 31-2-12), North 30°26'39" East a distance of 49.55 feet to a point; thence continuing along the lands of Quezada, and passing partially along the northeasterly edge of a concrete curb, South 60°15'00" East a distance of 51.71' to a point; thence continuing along the lands of Quezada and along the lands reputedly of 105-107 North St. Building LLC (SBL: 31-2-14.2), North 32°00'00" East a distance of 95.00 feet to point; thence along the southerly line of Railroad Avenue, South 58°00'00" East a distance of 152.79 feet to the point or place of beginning and containing 25,467+- square feet of land more or less as surveyed by Fusco Engineering and Land Surveying, D.P.C.



DMU-1 DISTRICT

TABLE OF ZONING REQUIREMENTS							
MINIMUM REQUIREMENTS	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD
EACH LOT	7,500 SF	75'	N/A	0'	0'	0'	0'

LOTS AND BUILDINGS AS SHOWN							
LOT NO. (AS SHOWN)	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD
1	25,467 SF	152'	105'	42.3'	0.5'	77'	0.9'
2	6,720 S.F.	193'	45'	VACANT LAND			



LOCATION MAP
N.T.S.

REFERENCE
TAX MAP DATA: SECTION 31 BLOCK 2 LOT 18.2
DEED LIBER: 14717, PAGE: 542

LEGEND

- IRON PIPE FOUND
- UTILITY POLE
- WATER VALVE
- E.M. ELECTRIC METER
- SANITARY MANHOLE
- CATCH BASIN
- HYDRANT

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- NEW LOT LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITIES
- EXISTING GUIDE RAIL

- PAVEMENT
- CONCRETE
- GRAVEL

P.O.B. DEED POINT OF BEGINNING

RECORD OWNER
97 BELMONT AVENUE REALTY
84-39 139th AVE.
HOWARD BEACH, N.Y. 11414

GENERAL NOTES:

SUB-SURFACE STRUCTURES WHERE NOT VISIBLE OR READILY APPARENT, WILL NOT BE SHOWN AND THEIR EXTENT WILL NOT BE CERTIFIED.

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF POLES, FENCES, RETAINING WALLS, BUILDING ADDITIONS, OR ANY OTHER STRUCTURES OR PLANTINGS AND SHOULD NOT BE USED FOR SUCH PURPOSES.

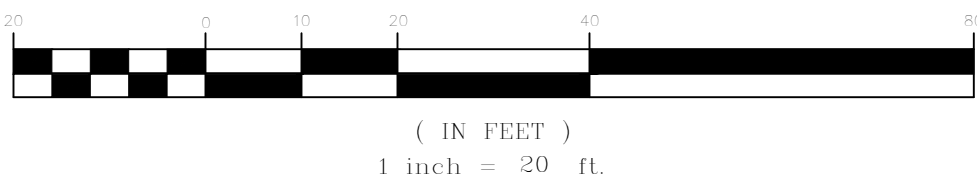
SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.

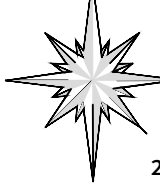
ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY FUSCO ENGINEERING AND LAND SURVEYING, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

I HEREBY CERTIFY TO:
97 BELMONT AVENUE REALTY CORP.;
CITY OF MIDDLETOWN;
THIS IS AN ACTUAL SURVEY THAT WAS COMPLETED IN THE FIELD ON JANUARY 15, 2026.

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

GRAPHIC SCALE



INITIALS	DATE	ISSUED FOR
UNAUTHORIZED ALTERATION OR ADDITION TO A 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 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, D.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, D.P.C. 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, D.P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-5863 FAX: (845) 956-5863		
PROJECT TITLE: SUBDIVISION OF PROPERTY FOR 97 BELMONT AVE. REALTY CORP. & THE CITY OF MIDDLETOWN		
CITY OF MIDDLETOWN PREPARED FOR:	APPROVED BY: EJ REVIEWED BY: EJ DRAWN BY: NM	SCALE: 1"=20' REVISION DATE: 07/20/26 DATE: 01/15/26 ADDRESS OF PROPERTY 10-22 RAILROAD AVE CITY OF MIDDLETOWN ORANGE COUNTY NEW YORK STATE OF NEW YORK COUNTY OF ORANGE REFERENCE NUMBER: 26-003 SHEET NUMBER: 1 PAGE 1 OF 1



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 3, 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

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 Increase in the Pay Rate for Two Permanent Part-Time Employees

Be it resolved that the Common Council concurs with the Board of Estimate and Apportionment and authorizes an increase in the hourly rate of pay for the following permanent part-time employees in recognition of their years of dedicated service to the City and to bring their compensation more in line with comparable positions, as recommended by the City Treasurer, effective August 3, 2026:

Christina Flynn, Part-Time Clerk, Clerk's Office – \$18.00 per hour
Donna Masci, Part-Time Clerk, Mayor's Office – \$18.00 per hour.

Prepared by:
Leonora Liz, Treasurer

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 3, 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

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 \$10,448 Budget Transfer Within the 2026 Fire Department Operating Budget

Be it resolved that the Common Council concurs with the Board of Estimate and Apportionment and authorizes the following transfer within the 2026 Fire Department Operating Budget, purchase of replacement thermal imaging cameras, as the Fire Department's existing cameras have become unreliable and are in need of replacement to ensure dependable equipment for emergency response.

From	Amount	To
A.3410.440 – Repairs to Equipment	\$10,448.00	A.3410.200 – Other Equipment

Prepared by:
Robert Brady, Chief FD

Attachments:

1.	2026 Transfer TIC's
----	---------------------

81 East Main Street
Middletown, NY 10940
www.MiddletownFireDept.com



Phone: 845-344-5003
Fax: 845-344-5031
Facebook.com/MiddletownFireDepartment

July 14,2026

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

The Fire Department respectfully requests the Board of Estimate recommend and the Common Council approve a resolution to transfer the following monies in the 2026 Fire Department Operating Budget:

FROM	AMOUNT	TO
A.3410.440 Repairs to Equipment	\$ 10,448.	A.3410.200 Other Equipment
To replace Thermal Imaging Camera		

Sincerely,

Bob Brady
Fire Chief

Robert Brady, Fire Chief
Randy MacLean, 1st Asst. Chief • Nick Elia, 2nd Asst. Chief • Kevin Predmore,Sr., 3rd Asst. Chief
Andrew Green, Secretary, William R. Kelder, Treasurer
Monhagen Eagle Excelsior McQuoid Phoenix Ontario Waalkill IAFF Local 1027



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 3, 2026
Index No: 188-26

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 Amending Section 460-11(B) of the Code of the City of Middletown to Establish
a Stop Street on State Street at Its Intersection with Waverly Avenue**

Be it resolved that the Common Council hereby amends **Section 460-11(B), Stop Streets**, of the Code of the City of Middletown by **establishing a stop street on State Street at its intersection with Waverly Avenue.**

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: August 3, 2026
Index No: 189-26

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 Amending Section 460-11(B) of the Code of the City of Middletown to Establish
a Stop Street on Eisenhower Drive for Southbound Traffic**

Whereas, the Common Council has determined that establishing a three-way stop intersection at Wisner Avenue, Rockwell Avenue, and Eisenhower Drive is necessary to promote the safe and orderly movement of traffic; and

Be it resolved that the Common Council hereby amends **Section 460-11(B), Stop Streets**, of the Code of the City of Middletown by designating **Eisenhower Drive** as a stop street for **southerly traffic** at its intersection with **Wisner Avenue and Rockwell Avenue**, thereby creating a three-way stop intersection.

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: August 3, 2026
Index No: 190-26

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 Amending Chapter 460 of the Code of the City of Middletown to Establish Additional Regulations and Enforcement Provisions for Electric Scooters and Bicycles with Electric Assist

WHEREAS, the Police Chief is recommending that the Common Council add further enforcement provisions regarding scooters and electric scooters to the City's Vehicle and Traffic Code.

NOW THEREFORE BE IT Resolved, and be it Ordained, by the Common Council of the City of Middletown, New York, as follows:

Section 1 – The Code of the City of Middletown, N.Y., Chapter 460, Vehicles and Traffic, is hereby amended by redesignating Subsection J of Section 460-35, Bicycles and motorcycles, and scooters, as Subsection L, to read in its entirety as follows:

L. A violation of this Section is an offense punishable by a fine not less than \$50 nor more than \$500 or by imprisonment for a period not exceeding 15 days, or by both such fine and imprisonment. In the event that the violator is less than 16 years of age, a summons may be issued to the parent and/or guardian. In addition, a second or subsequent violation of this Section is also punishable by impoundment of the subject vehicle for a period not to exceed sixty (60) days. A vehicle that is impounded in violation of this Section shall only be released to the titled and/or registered owner, as listed on a valid title and/or registration, or to a subject with a proper notarized bill of sale that includes the vehicle identification number and indicates he/she is the owner of said vehicle. No vehicle shall be released until the owner pays all towing and storage fees associated with the impoundment. If the electric scooter or bicycle with electric assist is taken by the Police Department and inventoried as safekeeping and no valid claim is made for the seized electric scooter or bicycle with electric assist within thirty (30) days of the seizure may result in destruction of the scooter or bicycle with electric assist in the discretion of the Police Department.

Section 2 – The Code of the City of Middletown, N.Y., Chapter 460, Vehicles and Traffic, is hereby amended by adding new Subsections J and K of Section 460-35, Bicycles and motorcycles, and scooters, to read in their entirety as follows:

J. No person shall operate an electric scooter or bicycle with electric assist in a reckless fashion, to include:

- (1) Without due regard for the safety and rights of pedestrians and drivers and occupants of all other vehicles, and so as to endanger the life, limb, or property of any person while in lawful use of the streets or sidewalks or any other public or private property;
- (2) By weaving or steering in a zig-zagging course around motor vehicles in operation on the roadway, unless such irregular course is necessary for safe operation in compliance with this article and the New York [Vehicle and Traffic Law](#); and
- (3) While trick riding on roads or parking lots which actively have motor vehicle or other road user traffic, including pedestrians and cyclists.

K. No person shall flee from a police officer while operating an electric scooter or bicycle with electric assist in the City of Middletown. The operator of an electric scooter or bicycle with electric assist is required to stop or pull over when directed to do so by a police officer, or by their marked vehicle by the activation of either its lights or siren. Additionally, no person operating an electric scooter or bicycle with electric assist shall flee from a police officer at an unsafe speed, recklessly, or in any manner that would constitute a danger to other motor vehicles, pedestrians, or property.

Section 3 - Severability. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional or illegal by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

Section 4 - This Resolution and Ordinance shall take effect immediately.

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: August 3, 2026
Index No: 191-26

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 and Notice of Determination of Non-Significance Pursuant To 6 NYCRR 617.10
for a 2-Lot Subdivision at 10–22 Railroad Avenue (SBL 31-2-18.2)**

**CITY OF MIDDLETOWN COMMON COUNCIL
RESOLUTION AND NOTICE OF DETERMINATION
OF NON-SIGNIFICANCE PURSUANT TO 6 NYCRR 617.10**

WHEREAS, the City of Middletown Common Council has been presented with a proposal for a 2-lot subdivision of property located at 10–22 Railroad Avenue, identified as Section 31, Block 2, Lot 18.2 on the City of Middletown Tax Map.

WHEREAS, the proposed subdivision 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 subdivision request, and

WHEREAS, the Common Council has received a Short Environmental Assessment Form describing this action, and

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

NOW, THEREFORE, BE IT RESOLVED that the City of Middletown Common Council declares itself Lead Agency with respect to this subdivision request pursuant to 6 NYCRR § 617.6(b)(1), and be it

FURTHER RESOLVED that the Common Council, after reviewing the Application materials, including the Short EAF, hereby determines that the application is an Unlisted Action under SEQRA.

FURTHER RESOLVED that the 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.

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: August 3, 2026
Index No: 192-26

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

Approval of a 2 Lot Sub Division at 10-22 Railroad Avenue (SBL 31-2-18.2)

WHEREAS, the applicant, 97 Belmont Ave Realty Corp., has presented the City of Middletown Common Council with a proposal for a 2-lot subdivision for a lot line change involving one property located at 10-22 Railroad Avenue, Middletown, New York, known as Middletown tax parcel Section 31, Block 2, Lot 18.2, and

WHEREAS, the purpose of the lot line change is to allow the City to acquire one of the lots in order to facilitate the development of the Transportation Center, and

WHEREAS, the Common Council has issued a Negative Declaration for SEQRA purposes pursuant to Article 8 of the Environmental Conservation Law, and

WHEREAS, the applicant has complied with all applicable requirements for final subdivision

approval, and

WHEREAS, a public hearing was held on August 3, 2026.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Middletown that final subdivision approval be and hereby is granted to the application to subdivide the property located at tax parcel Section 31, Block 2, Lot 18.2 as shown on a map entitled “Sub-Division of Property for 97 Belmont Avenue Realty Corp & the City of Middletown” prepared by Fusco Engineering & Land Surveying D.P.C, dated July 20, 2026, and filed in the Office of the Middletown Common Council Clerk, and

BE IT FURTHER RESOLVED by the Common Council that the City Department of Public Works is directed to submit all necessary documents to the Office of the Orange County Clerk to file and record this subdivision within 60 days of this Resolution.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	10-22 Railroad Ave Notice of Public Hearing
2.	Lot 1 Description
3.	Lot 2 Description
4.	Subdivision for 97 Belmont Ave Realty Corp 7-20-26



Account Number:	684389
Customer Name:	Middletown, City
Customer Address:	City of Middletown 16 James ST Middletown NY 10940-5724
Contact Name:	City of Middletown
Contact Phone:	845.346.4168
Contact Email:	Rmccormack@MiddletownNY.gov
PO Number:	

Date:	07/24/2026
Order Number:	12511597
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	2.7622
Height in Inches:	2.7600

Print

Product	#Insertions	Start - End	Category
MDL Times Herald-Record	1	07/30/2026 - 07/30/2026	Govt Public Notices
MDL recordonline.com	1	07/30/2026 - 07/30/2026	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$46.39
Tax Amount	\$0.00
Service Fee 3.99%	\$1.85
Cash/Check/ACH Discount	-\$1.85
Payment Amount by Cash/Check/ACH	\$46.39
Payment Amount by Credit Card	\$48.24

Order Confirmation Amount	\$46.39
----------------------------------	----------------

**CITY OF MIDDLETOWN
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on **Monday, August 3, 2026**, on or as near to **7:30 p.m.** as possible, in the Common Council Chambers, 2nd Floor, City Hall, 16 James Street, Middletown, New York, to hear any and all persons wishing to be heard on the proposed **2-lot subdivision of property located at 10-22 Railroad Avenue, identified as Section 31, Block 2, Lot 18.2 on the City of Middletown Tax Map.**

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed subdivision.

The complete application and subdivision map are available for public inspection in the Office of the Common Council Clerk, City Hall, 16 James Street, Room 12, Middletown, New York, and on the City's website.

For any person unable to participate at the time of the public hearing, written comments may be submitted in advance by email to rmccormack@middletownny.gov.

By order of the Common Council.

Richard P. McCormack

Clerk of the Common Council



Lot 1 Lands of 97 Belmont Ave. Realty Corp. Metes & Bounds Description

All that certain lot, piece or parcel of land situate in the City of Middletown, the County of Orange and the State of New York and being shown as Lot 1 on a map entitled "Lot Line Change for 97 Belmont Avenue Realty Corp. and the City of Middletown" more accurately bounded and described as follows:

Beginning at an iron rod found in the southerly line of Railroad Ave in the northwesterly most corner of Lot 2; thence from said point or place of beginning and along the westerly line of Lot 2 the following three (3) courses and distances:

- 1.) South 01°03'10" West a distance of 39.61 feet to point;
- 2.) North 84°53'19" West a distance of 9.92 feet to point;
- 3.) South 04°03'24" West a distance of 38.82 feet to point (said line is parallel and 0.5' from the existing building)

Thence; along the northerly line of the lands of the City of Middletown (SBL: 31-2-20.2) and along a curve to the left having a radius of 1,303.00 feet for an arc length of 229.32 feet to a point (chord bearing North 89°24'43" West 229.03'); thence the lands reputedly of 91-95 North Street Inc. (SBL: 31-2-9) and passing along the face of a block building, North 02°20'37" West a distance of 55.61 feet to a point; thence continuing along the same, North 61°27'48" West a distance of 6.01 thence along the lands reputedly of Godinez (SBL: 31-2-11) and partially along the lands reputedly of Quezada (SBL: 31-2-12), North 30°26'39" East a distance of 49.55 feet to a point; thence continuing along the lands of Quezada, and passing partially along the northeasterly edge of a concrete curb, South 60°15'00" East a distance of 51.71' to a point; thence continuing along the lands of Quezada and along the lands reputedly of 105-107 North St. Building LLC (SBL: 31-2-14.2), North 32°00'00" East a distance of 95.00 feet to point; thence along the southerly line of Railroad Avenue, South 58°00'00" East a distance of 152.79 feet to the point or place of beginning and containing 25,467+- square feet of land more or less as surveyed by Fusco Engineering and Land Surveying, D.P.C.

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

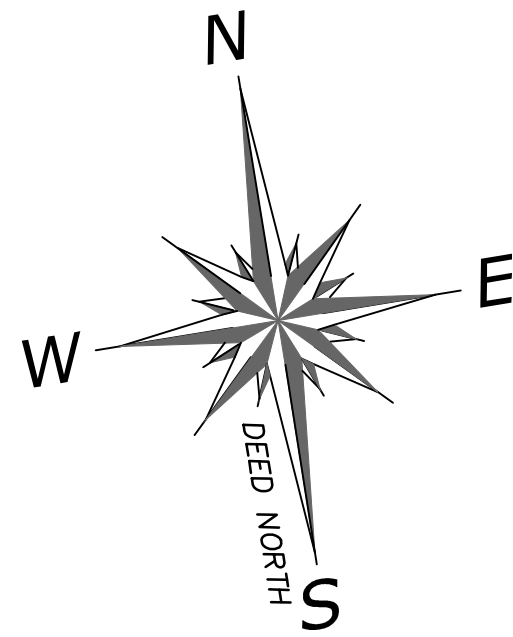
Lot 2 Lands of 97 Belmont Ave. Realty Corp. Metes & Bounds Description

All that certain lot, piece or parcel of land situate in the City of Middletown, the County of Orange and the State of New York and being shown as Lot 2 on a map entitled “Subdivision for 97 Belmont Avenue Realty Corp.” more accurately bounded and described as follows:

Beginning at point in the southerly line of Railroad Ave in the easterly most corner of the lands reputedly of 105-107 North St. Building LLC; thence from said point or place of beginning and along the southerly line of Railroad Avenue, South 57°00’00” East a distance of 193.20 feet to an iron pin found; thence, South 13°30’00” West a distance of 1.65 feet to a point; thence along the northerly line of the lands reputedly of the City of Middletown, SBL: 31-2-20.2) curve to the left having a radius of 1,303.00 feet for an arc length of 177.59 feet to a point (chord bearing: North 80°27’56” West 177.45’) thence; along the westerly line of Lot 2 the following three courses and distances:

- 1.) North 04°03’24” East a distance of 38.82 feet to point;
- 2.) South 84°53’19” East a distance of 9.92 feet to point;
- 3.) North 01°03’10” East a distance of 39.61 feet to point;

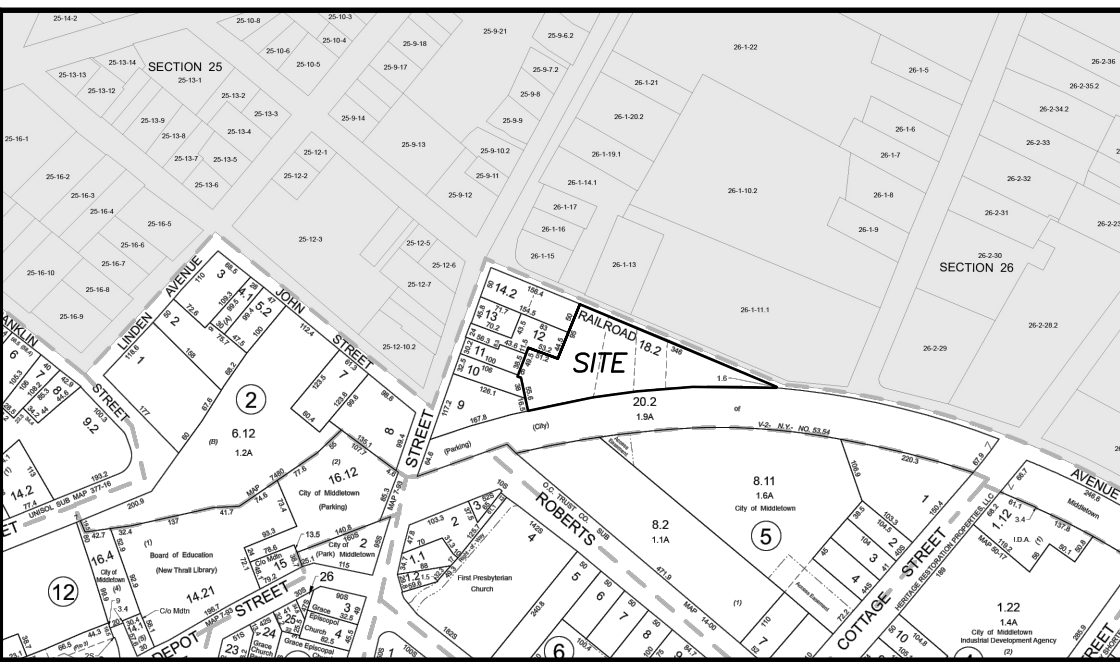
to the point and place of beginning and containing 6,721+- square feet of land more or less as surveyed by Fusco Engineering & Land Surveying, D.P.C.



DMU-1 DISTRICT

TABLE OF ZONING REQUIREMENTS							
MINIMUM REQUIREMENTS	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD
EACH LOT	7,500 SF	75'	N/A	0'	0'	0'	0'

LOTS AND BUILDINGS AS SHOWN							
LOT NO. (AS SHOWN)	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD
1	25,467 SF	152'	105'	42.3'	0.5'	77'	0.9'
2	6,720 S.F.	193'	45'	VACANT LAND			



LOCATION MAP
N.T.S.

REFERENCE
TAX MAP DATA: SECTION 31 BLOCK 2 LOT 18.2
DEED LIBER: 14717, PAGE: 542

LEGEND

- IRON PIPE FOUND
- UTILITY POLE
- WATER VALVE
- E.M. ELECTRIC METER
- SANITARY MANHOLE
- CATCH BASIN
- HYDRANT

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- NEW LOT LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITIES
- EXISTING GUIDE RAIL

- PAVEMENT
- CONCRETE
- GRAVEL

P.O.B. DEED POINT OF BEGINNING

RECORD OWNER
97 BELMONT AVENUE REALTY
84-39 139th AVE.
HOWARD BEACH, N.Y. 11414

GENERAL NOTES:

SUB-SURFACE STRUCTURES WHERE NOT VISIBLE OR READILY APPARENT, WILL NOT BE SHOWN AND THEIR EXTENT WILL NOT BE CERTIFIED.

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF POLES, FENCES, RETAINING WALLS, BUILDING ADDITIONS, OR ANY OTHER STRUCTURES OR PLANTINGS AND SHOULD NOT BE USED FOR SUCH PURPOSES.

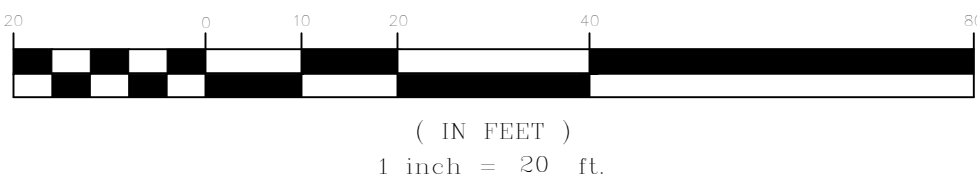
SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.

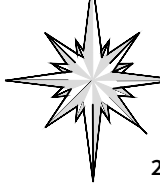
ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY FUSCO ENGINEERING AND LAND SURVEYING, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

I HEREBY CERTIFY TO:
97 BELMONT AVENUE REALTY CORP.;
CITY OF MIDDLETOWN;
THIS IS AN ACTUAL SURVEY THAT WAS COMPLETED IN THE FIELD ON JANUARY 15, 2026.

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

GRAPHIC SCALE



INITIALS	DATE	ISSUED FOR
UNAUTHORIZED ALTERATION OR ADDITION TO A 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 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, D.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, D.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, D.P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-5863 FAX: (845) 956-5863		
PROJECT TITLE: SUBDIVISION OF PROPERTY FOR 97 BELMONT AVE. REALTY CORP. & THE CITY OF MIDDLETOWN		
CITY OF MIDDLETOWN PREPARED FOR:	APPROVED BY: EJ REVIEWED BY: EJ DRAWN BY: NM	SCALE: 1"=20' REVISION DATE: 07/20/26 DATE: 01/15/26 ADDRESS OF PROPERTY 10-22 RAILROAD AVE CITY OF MIDDLETOWN ORANGE COUNTY NEW YORK STATE OF NEW YORK COUNTY OF ORANGE REFERENCE NUMBER: 26-003 SHEET NUMBER: 1 PAGE 1 OF 1



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 3, 2026
Index No: 191-26

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 and Notice of Determination of Non-Significance Pursuant To 6 NYCRR 617.10
for a 2-Lot Subdivision at 161 Wawayanda Avenue (SBL 44-2-18.2) and 159 Wawayanda
Avenue (SBL 31-2-18.2)**

**CITY OF MIDDLETOWN COMMON COUNCIL
RESOLUTION AND NOTICE OF DETERMINATION
OF NON-SIGNIFICANCE PURSUANT TO 6 NYCRR 617.10**

WHEREAS, the City of Middletown Common Council has been presented with a proposal for a 2-lot subdivision of property located at 161 Wawayanda Avenue identified as Section 44, Block 2, Lot 18.2 and 159 Wawayanda Avenue identified as Section 44, Block 2, Lot 19 on the City of Middletown Tax Map.

WHEREAS, the proposed subdivision 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 subdivision request, and

WHEREAS, the Common Council has received a Short Environmental Assessment Form describing this action, and

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

NOW, THEREFORE, BE IT RESOLVED that the City of Middletown Common Council declares itself Lead Agency with respect to this subdivision request pursuant to 6 NYCRR § 617.6(b)(1), and be it

FURTHER RESOLVED that the Common Council, after reviewing the Application materials, including the Short EAF, hereby determines that the application is an Unlisted Action under SEQRA.

FURTHER RESOLVED that the 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.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	Dean Vance Application - Executed
----	-----------------------------------



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

Number of Lots of the Subdivision 2 Current Zone R-1

Section 44 Block 2 Lot 18.2 & 19

Address of Subject Property 159 & 161 Wawayanda Avenue

Owner of Property Dean Vance / Mario C. Gareri

Owner Address 161 Wawayanda Avenue

City Middletown State NY Zip 10940

Telephone: Home 845-551-4196 Cell: None provided

Email None provided

Applicant Name Dean Vance / Mario C. Gareri

If different from Owner

Applicant Address 161 Wawayanda Avenue

City Middletown State NY Zip 10940

Telephone: Home 845-551-4196 Cell: None provided

Email None provided

Minor (2-3 lots) \$250.00

Paid

Plus Escrow \$100.00

Paid

Major (over 3 lots) \$500.00

Paid

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.

Lot line change between 2 adjoining pieces of property.

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.

Not applicable.

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.

None applicable.

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 Dean Vance

Print Name and title Dean Vance Date 6/25/2026

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

Application & Instructions for Subdivisions

A subdivision application is deemed to be accepted by the Common Council when completed applications along with the required fees are in possession of the Clerk.

All applications will be referred to the Common Council Planning Committee. Placement on the agenda is on a first come, first serve basis. The Committee chairperson will schedule the meeting and you will be notified of the date and time. Applications must be in possession of the chair of the Committee at least two weeks before the scheduled meeting.

Each application for a subdivision shall be accompanied by a non-refundable fee of \$250.00 and an escrow fee of \$100.00 used for the public hearing notice. If the entire escrow amount is not used the balance will be refunded to the applicant. The clerk office will require 14 copies of the application and subdivision maps submitted with all the fees.

Additional fees may be required if the Common Council determines that an engineer's review is necessary. If an engineer's review is necessary the applicant must deposit \$500.00 with the clerk to cover engineering fees. If the entire amount is not used the balance will be refunded to the applicant. Additional amounts may be required if necessary.

The Common Council shall fix the time of the public hearing after the Committee has approved the subdivision. Notice of the public hearing shall be published in the official City newspaper for two successive days. Publication of such notice shall begin at least five days before the hearing. The Common Council may require giving additional notice to persons particularly interested or affected in any given location.

A list of names and addresses will be given to you after the Committee approves the subdivision. A letter when the public hearing will be scheduled will be supplied to you and you will be required to mail to all names and addresses when the public notice is in the official newspaper. You will be required to supply a proof of mailing from the post office at the public hearing. If this proof of mailing is not supplied at the public hearing, the hearing will be canceled.

At the public hearing, a presentation of the facts of the subdivision is required by the applicant. You may present all information and data you desire. You may be represented by anyone of your choice. The public will also be provided an opportunity to speak. The members of the Common Council or staff may ask you questions.

If the Common Council approves, at the next scheduled meeting the resolution will be on the agenda to approve the subdivision.

If the subdivision is granted you will have to provide final plans with any changes for the Commissioner of Public Works and the City Clerk to sign and then you will also be required to submit to the County. The City of Middletown will require two (2) final signed paper copies and one (1) PDF copy submitted to the City Clerk.



FROM THE OFFICE OF THE
CLERK OF THE
COMMON COUNCIL

John C. Naumchik

CITY OF MIDDLETOWN NY

WWW.MIDDLETOWN-NY.COM

Email: jnaumchik@middletown-ny.com

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Mario C. Gareri being duly sworn, deposes and says that he/she resides

at 159 Wawayanda Ave in the County of Orange and

State of NY and that he/she is the owner in fee or N/A
OFFICIAL TITLE

of the N/A Corporation which is the owner
in fee of the premises described in the forgoing application and that he/she has authorized
N/A to make the foregoing application for
approval as described herein.

Sworn before me this 27th day of June 2026

Scott D. Buchholz
NOTARY PUBLIC

SCOTT D. BUCHHOLZ
NOTARY PUBLIC
STATE OF NEW YORK
QUALIFIED IN SULLIVAN CO.
NO. 01BU4936094

EXPIRES 7/5/26
16 James Street
Middletown, NY 10940

Mario C. Gareri
OWNERS SIGNATURE

Phone 845-346-4168
Fax 845-344-5428



FROM THE OFFICE OF THE
CLERK OF THE
COMMON COUNCIL

John C. Naumchik

CITY OF MIDDLETOWN NY

WWW.MIDDLETOWN-NY.COM

Email: jnaumchik@middletown-ny.com

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Dean Vance being duly sworn, deposes and says that he/she resides

at 161 Wawayanda Avenue in the County of Orange and

State of NY and that he/she is the owner in fee or N/A
OFFICIAL TITLE

of the N/A Corporation which is the owner

in fee of the premises described in the forgoing application and that he/she has authorized

N/A to make the foregoing application for

approval as described herein.

Sworn before me this 17 day of July 2026

NOTARY PUBLIC

FRANCES MARIE DULLAGHAN
Notary Public, State of New York
No. 01DU6033744

Qualified in Orange County
Commission Expires November 22, 2029

Dean Vance
Dean Vance

OWNERS SIGNATURE

16 James Street
Middletown, NY 10940

Phone 845-346-4168
Fax 845-344-5428

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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

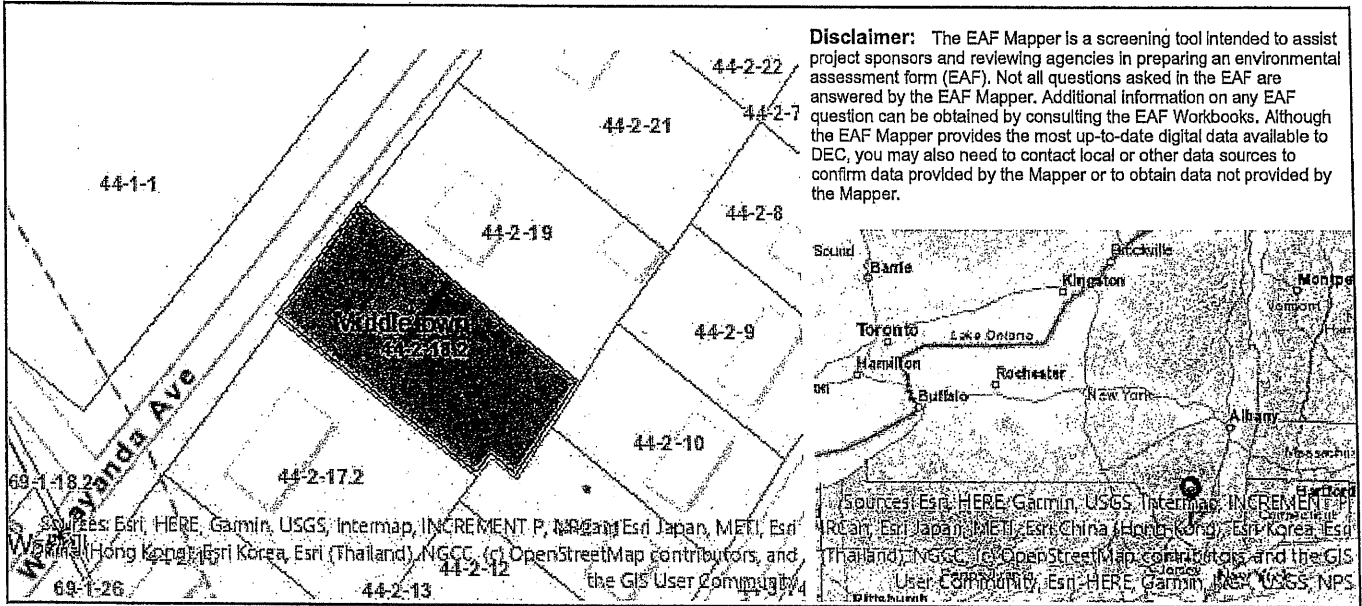
Part 1 – Project and Sponsor Information							
Dean Vance							
Name of Action or Project: Lot line change							
Project Location (describe, and attach a location map): 161-159 Wawayanda Avenue							
Brief Description of Proposed Action: A diagonal lot line change which gives Lot 44-2-18.2 a little more than 14 feet of the rear boundary of lot 44-2-19. The lot line change will not remove any frontage from either lot.							
Name of Applicant or Sponsor: Dean Vance / Alfred Fusco Jr.		Telephone: 845-551-4196					
		E-Mail: None Provided					
Address: 161 Wawayanda Avenue							
City/PO: Middletown		State: NY	Zip Code: 10940				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		0.7 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.7 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ 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: N/A	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Already Connected	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Already Connected	☐	☒	
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 or 500-year flood plain?	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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: 	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: 	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: 	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	NO	YES
If No, could impacts from the project affect a disadvantaged community?	☐	☒
If Yes to either question in 21, answer the following question.	☐	☐
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): No impacts foreseen.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Alfred Fusco Jr.</u> Date: <u>6/25/2026</u>		
Signature: <u><i>Alfred Fusco Jr.</i></u> Title: <u>Project Engineer</u>		

EAF Mapper Summary Report

Thursday, June 25, 2026 2:46 PM



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 3, 2026
Index No: 192-26

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

Approval of a 2 Lot Sub Division at 161 Wawayanda Avenue (SBL 44-2-18.2) and 159 Wawayanda Avenue (SBL 31-2-18.2)

WHEREAS, the City of Middletown Common Council has been presented with a proposal for a 2-lot subdivision of property located at 161 Wawayanda Avenue identified as Section 44, Block 2, Lot 18.2 and 159 Wawayanda Avenue identified as Section 44, Block 2, Lot 19 on the City of Middletown Tax Map. and

WHEREAS, the purpose of the lot line change is to create a diagonal line which gives lot 44-2-18.2 a little more than 14 feet of the rear boundary of lot 44-2-19, and

WHEREAS, the Common Council has issued a Negative Declaration for SEQRA purposes pursuant to Article 8 of the Environmental Conservation Law, and

WHEREAS, the applicant has complied with all applicable requirements for final subdivision approval, and

WHEREAS, a public hearing was held on August 3, 2026.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Middletown that final subdivision approval be and hereby is granted to the application to subdivide the property located at 161 Wawayanda Avenue identified as Section 44, Block 2, Lot 18.2 and 159 Wawayanda Avenue identified as Section 44, Block 2, Lot 19 on the City of Middletown Tax Map as shown on a map entitled “Lot Line Change Between Lands of Vance & Gareri” prepared by Fusco Engineering & Land Surveying D.P.C, dated June 18, 2026, and filed in the Office of the Middletown Common Council Clerk, and

BE IT FURTHER RESOLVED by the Common Council that the City Department of Public Works is directed to submit all necessary documents to the Office of the Orange County Clerk to file and record this subdivision within 60 days of this Resolution.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	Vance Lot Line Change
----	-----------------------

GENERAL NOTES:

SUB-SURFACE STRUCTURES WHERE NOT VISIBLE OR READILY APPARENT, WILL NOT BE SHOWN AND THEIR EXTENT WILL NOT BE CERTIFIED.

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF POLES, FENCES, RETAINING WALLS, BUILDING ADDITIONS, OR ANY OTHER STRUCTURES OR PLANTINGS AND SHOULD NOT BE USED FOR SUCH PURPOSES.

SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.

ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY FUSCO ENGINEERING AND LAND SURVEYING, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

RECORD OWNERS:

DEAN VANCE
161 WAWAYANDA AVE
MIDDLETOWN, NY, 10940
(SBL: 44-2-18.2)
MARIO C GARERI
159 WAWAYANDA AVE
MIDDLETOWN, NY, 10940
(SBL: 44-2-19)

LEGEND

- PROPERTY LINE
ADJOINING PROPERTY LINE
OVERHEAD UTILITY WIRES
WATER VALVE
GAS VALVE
STONEWALL
EXIST UTILITY POLE
IRON PIPE FOUND
IRON ROD TO BE SET
CATCH BASIN
WIRE FENCE
VINYL FENCE
CHAIN LINK FENCE
WOOD FENCE
IRON STAKE FOUND
GAS METER
CONCRETE
PAVERS
PROPOSED NEW PROPERTY LINE
PROPERTY LINE TO BE DELETED

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REPUTED OWNER:
LI
TAX MAP #44-2-21

TAX LOT #19
TAX LOT 19 EXISTING AREA 0.38± ACRES
AREA TO TAX LOT 18.2 - 0.03± ACRES
TAX LOT 19 NEW AREA 0.35± ACRES

REPUTED OWNER:
GARERI
TAX MAP #44-2-19

REPUTED OWNER:
BEHRENT
TAX MAP #44-2-9

R-1-DISTRICT

TABLE OF ZONING REQUIREMENTS

MINIMUM REQUIREMENTS	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD
EACH LOT	7,500 SQFT	75'	N/A	30'	5'	30% OF LOT WIDTH	30'

LOTS AND BUILDINGS AS SHOWN

LOT NO. (AS SHOWN)	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD
18.2	15374± SF	85.1'	162.4'	35.7'	10.2'	40.5'	95.1'
19	15122± SF	97.5'	167.6'	35.6'	5.0'	52.0'	95.7'

INITIALS DATE ISSUED FOR

UNAUTHORIZED ALTERATION OR ADDITION TO A 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 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, D.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, D.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, D.P.C.
CONSULTING ENGINEERS

233 EAST MAIN ST.
MIDDLETOWN, NY 10940

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

PROJECT TITLE:

LOT LINE CHANGE BETWEEN
LANDS OF VANCE &
GARERI

CITY OF MIDDLETOWN PREPARED FOR: DEAN VANCE	APPROVED BY: EJ REVIEWED BY: EJ DRAWN BY: NRC	SCALE: 1"=20' REVISION DATE: DATE: 6/18/2026	ADDRESS OF PROPERTY 161-159 WAWAYANDA AVE CITY OF MIDDLETOWN ORANGE COUNTY NEW YORK	STATE OF NEW YORK COUNTY OF ORANGE REFERENCE NUMBER: 26-114 SHEET NUMBER: 1 PAGE 1 OF 1
---	--	--	---	---

I HEREBY CERTIFY TO:

DEAN VANCE;

THIS IS AN ACTUAL SURVEY THAT WAS COMPLETED
IN THE FIELD ON JUNE 18, 2026.

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



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 3, 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**

Prepared by:

Attachments:

None