

**ARCHITECTURAL BOARD OF REVIEW  
CITY OF MIDDLETOWN  
AGENDA  
October 5, 2023**

1. Roll Call

Gef Chumard  
Kathy Rifkin  
Maria Bruni  
Anna Madden  
Alvaro Garcia

2. Approval of Minutes: September 7, 2023

3. New Business:

- a. 7 South Street – Signage
- b. 127 East Main Street – Signage

4. Old Business:

5. Next Meeting: November 2, 2023

6. Adjournment

**The agenda items may be updated, eliminated or added at any time.**

**Meeting will be held in the Common Council Chambers in  
City Hall  
16 James Street – Middletown, NY 10940**

ARCHITECTURAL BOARD OF REVIEW  
CITY OF MIDDLETOWN  
Minutes  
September 7, 2023

1. ROLL CALL

Gef Chumard  
Kathy Rifkin  
Maria Bruni  
Anna Madden - absent  
Alvaro Garcia

2. APPROVAL OF MINUTES: August 3, 2023

Motion to approve minutes made by Chumard; seconded by Rifkin  
Motion carried 4-0

3. NEW BUSINESS:

- a. 67 North Street – Carmen Grecia Marquez ,business owner – SIGNAGE  
The owner of Mis Ninas Beauty Salon is proposing to replace a blade sign by placing a sign flush above the entrance to the business. The color is a muted orange and conforms to the historic color palette.

Motion to approve made by Rifkin; seconded by Garcia  
Motion carried 4-0

- b. 90 North Street – Dean Meci of Quality Signs representing the business owner Juana Leandry – SIGNAGE  
A slat sign will be placed at the side of the building at the entrance and a matching, larger, sign on the front.

Motion to approve made by Garcia; seconded by Chumard  
Motion carried 4-0

- c. 22 East Main Street – Eric Suen, business owner – SIGNAGE  
In order to cover the old signage area, the sign will be longer than most. It will be made from Durabond with a black aluminum frame in the front and a plain polished chrome color in the back.

Motion to approve made by Chumard; seconded by Rifkin  
Motion carried 4-0

4. Old Business:

- a. 24 East Main Street – Dean Meci of Quality Signs representing the business owner Juan Cosme – SIGNAGE

The new background color is a deep burnt orange that conforms to the historic color palette.

Motion to approve made by Rifkin; seconded by Garcia

Motion carried 4-0

- b. 29-35 North Street – Jian Hu, architect representing the owner, Shen Yuen Collections - Façade – Public Hearing

The new fabric sample for the awnings and banner blade signs are in a deep burnt orange. The sign material is brushed brass. The sign letters will be backlit in a warm light. The sconces will have warm lights as well. New stone will cover the current cement base of the building along the ground. Other existing stone and brick will be cleaned. There being no attendees and no comments a motion was made.

Motion to approve made by Rifkin; seconded by Chumard

Motion carried 4-0

- c. 48-54 North Street –Patrick Ciccone, architect and owner Isaac Jacobsen - Façade – Public Hearing

On the left and right elevations the sills will be brick recycled from opening the window spaces. All windows will be black aluminum clad wood windows, except the historic front façade windows which will be a dark green.

The rear elevation balconies will be aluminum rails with TimberTech bases in espresso.

Walkways on the left side will need an easement for residential access. The owner will come back to the board after an easement is negotiated there and at the rear elevation. There being no attendees and no comments a motion was made:

Motion to approve made by Rifkin; seconded by Chumard

Motion carried 4-0

5. Next Meeting: October 5, 2023

6. Adjournment

Motion to adjourn made by Rifkin; seconded by Garcia

Motion carried 4-0

**Please refer to the original applications for color swatches, plans and designs.**