



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

THE FOLLOWING WAS PRESENTED

By: Alderman Green
 Seconded by: Alderman Johnson
 Date of Adoption: November 3, 2025
 Index No: 298-25

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	x			
Ald. Jean-Francois	x			
Ald. Johnson	x			
Ald. Wray	x			
Ald. Kleiner	x			
Ald. Green	x			
Ald. Witt	x			
Ald. Masi	x			
Pres. Rodrigues	x			
Total	9			

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

Richard P. McCormack
 Clerk to the Common Council

I hereby approve the attached Resolution/Local Law.

 Joseph M. DeStefano, Mayor

 Date

Resolution Authorizing an Amendment to City Code Section 475-21.1, DMU Downtown Mixed-Use District as it pertains to Parking and Children's Play Lots

WHEREAS, the City of Middletown Common Council has been presented with a proposal by the Mayor to modify the parking requirements and children's play lots requirements for multiple dwellings and attached dwellings in the DMU Downtown Mixed-Use zoning district, and

WHEREAS, the Mayor's proposal is based upon the actions of other cities in New York and across the country to reduce off-street parking and play-area requirements in their downtown areas to encourage redevelopment, and

WHEREAS, a public hearing was held on this proposed rezoning action on November 3, 2025, and

WHEREAS, the Common Council has issued a Negative Declaration for this proposed

action pursuant to the State Environmental Quality Review Act (“SEQRA”) regulations.

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 475, Zoning, and in particular Section 475-21.1, DMU Downtown Mixed-Use District, be and is hereby amended by adding Paragraphs (7) and (8) to Subsection C, Design and other standards applicable throughout the DMU district, to read as follows:

(7) Notwithstanding anything to the contrary contained in Subsection F(16) of this Section or in any bulk table referenced therein, for any newly constructed or renovated building which includes a multiple dwelling or attached dwelling usage, and which is within five hundred (500) feet of a public park, no children’s play lot or playground shall be required.

(8) Notwithstanding anything to the contrary contained in Subsection F(16) of this Section or in any bulk table referenced therein, for any newly constructed or renovated building which includes a multiple dwelling or attached dwelling usage, the “Off-street parking spaces per DU” line in the bulk table referenced therein shall be modified as follows:

The off-street parking spaces for 1-bedroom multiple and attached dwellings shall be reduced from the current 1.75 spaces to 1.5 spaces.

The off-street parking spaces for 2-bedroom multiple and attached dwellings shall be reduced from the current 2 paces to 1.5 spaces.

The off-street parking spaces for 3-or-more-bedroom multiple and attached dwellings shall be reduced from the current 2.5 spaces to 2.0 spaces.

Section 2 - This ordinance shall take effect immediately.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	DMU Changes
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