

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
FEBRUARY 3, 2026
AGENDA**

**LOCATION:
VILLAGE HALL
77 MAIN STREET, WARWICK, NY
5:00 P.M.**

**Call to Order
Pledge of Allegiance
Roll Call**

1. Introduction by Chair Michael Bertolini.
2. Acceptance of Minutes: January 6, 2026

The vote on the foregoing motion was as follows:

Michael Bertolini _____ Chris DeHaan _____ Jane Glazman _____

Matthew LoPinto _____ Glenn Rhein _____

Discussion

1. 19 Welling Place; Base 10 Architecture; Chris Collins

Seeking approval of Certificate of No Exterior Effect; New Permanent Sign

Color and style of Sign

Decals on Door

2. 19 Welling Place; Bossolina Construction; Charlie and Patty Bossolina

Seeking approval of Certificate of No Exterior Effect and Alteration/Relocation of Permanent Sign

Color and style of Sign

Decals on Door

**3. 30 Brady Rd.; Alice Rutherford ** Should the PB site plans change the applicant
must come back the AHDRB****

Seeking approval of Certificate of No Exterior Effect

4. **40 High St.; Nick McElroy ** Should the PB site plans change the applicant must come back the AHDRB****

Seeking approval of Certificate of No Exterior Effect

5. **67 Colonial Ave; Larry Fitzkee**

Seeking approval of No Exterior Effect

6. **T-Mobil; David Kenny, Esq.**

Seeking approval of No Exterior Effect

Discussion:

- **Review letter Mr. Tein – 48 Main Street to put up a fence to block out garbage area**

Adjournment



VILLAGE OF WARWICK
INCORPORATED 1867

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$75.00

☐ Paid Check #

with money
CASH
\$150
11/15/24

Applicant Information

Date 1/12/2026

Name: Christopher Collins, RA | Base 10 Architecture, PLLC

Mailing Address: 19 Welling Place, Suite 1a

Phone Number: [REDACTED] Alt. Phone Number C [REDACTED] 10 [REDACTED]

Email Address: chris@base10arch.com

Project Information

Business Name (if applicable) Base 10 Architecture, PLLC

Project Address: 19 Welling Place, Warwick NY 10990 S/B/L # 207-5-25

Property Owner: C. Bossolina Group, LLC

* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district.

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Warwick Village Historic District §145-24 through §145-24.1, for information such as criteria, procedure, exceptions, etc.

The Zoning Code is available on the Village's website: www.villageofwarwickny.gov

Please read the Village of Warwick Code, Architectural and Historic District §5-1 through §5-6 and §7-1 through §7-14. The Village of Warwick Code is available on the Village's website:

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The following information must be included with the application:

1. A typed letter addressed to the Architectural and Historic Review Board describing the intent of the project, please be sure to include details such as exterior aesthetic renovations, additions, and changes.
2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
 - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

Completed applications along with all required paperwork can be dropped off or mailed to Village Hall, Attn. Building/Planning Department, P.O. Box 369, 77 Main Street, Warwick, NY 10990 and/or emailed to: planning@villageofwarwick.org

The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the district; including but not limited to houses, stores, warehouses, churches, schools, barns, fences, outhouses, pumps, gravestones, light fixtures, outdoor signs and other outdoor advertising fixtures. §7-3

§ 7-6. Regulation of alterations.

- A. It shall be unlawful for any owner or person occupying property located within the district, or any other person, to make, permit or maintain any alteration to any improvement located within the district unless the Board has previously issued a certificate of no exterior effect or a certificate of appropriateness.
- B. No application shall be approved and no permit shall be granted by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees regarding the alteration of any improvement located within the district unless a certificate of no exterior effect or of appropriateness has been obtained from the Board. When such an application is received by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees, a copy shall be sent to the Board, accompanied by a request for a certificate of appropriateness in relation to the work specified in the application.

The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Applicant Signature



Date 1/12/2026

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK

INCORPORATED 1867

New Permanent Sign Application

Application Fee \$75.00

☐ Paid Check #

\$150.00 Total
CASH

Project Information		Date: _____
Applicant Name: _____		
Name of Business: _____		
Project Location: <i>Chris Collins</i>		S/B/L # _____
Mailing Address: _____		
Phone Number: _____		Alt. Phone Number: _____
Email Address: _____		
I, the applicant, am the property owner of the project location		
<input type="checkbox"/> Yes, _____		Date: _____
<small>owner's signature</small>		
<input type="checkbox"/> No <i>*If the applicant is not the property owner, then the applicant must present a notarized Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.</i>		

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.

The Zoning Code is accessible on the Village's website www.villageofwarwickny.org

1. For signs to be located on buildings, linear frontage of the building is required _____ feet/inches

2. Zoning district: _____
**To find your district go to: <https://villageofwarwickny.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>*

3. Sign Design: a scaled drawing of the sign showing the following:

***For sign guidelines, please visit the Zoning Code listed above.**

- Type of sign, shape, size, and materials.
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- The visual message, text, copy or content of the sign.
- The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.

e. Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.

4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:
- a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
 - b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.
5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.
6. Attach or email a typed description describing the project in detail to planning@villageofwarwick.org

Permanent new signs require the approval of the Planning Board. The Planning Board, within ten (10) days of its receipt of an application for a sign permit at a regularly scheduled Planning Board meeting, shall refer the application to the Architectural and Historic District Review Board (AHDRB) for comment. The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application and shall approve, approve with modifications, or deny the application and notify the Code Enforcement Officer of its decision on this matter. If the sign application is approved, the Code Enforcement Officer shall issue a sign permit within fifteen (15) days of the Planning Board's decision. §145-81.B.2

A permit issued for an approved sign shall be valid for installation and/or erection of the sign for six (6) months from the date of the permit but may be renewed within thirty (30) days prior to the expiration, for good cause shown, for an additional six (6) months, upon payment of one-half (½) of the original fee. §145-81.B.4

Any person desiring to procure a permit for a new sign shall file with the Planning Board a written application on a form prescribed by the Village, including payment of the applicable fee as outlined in Chapter 63 "Fees" of the Village of Warwick Code. §145-81.C

(For projects located within the Historic District) The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

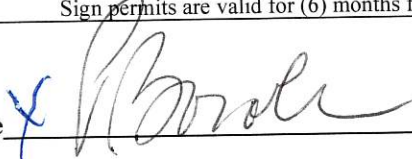
The Planning Board meets the 2nd Tuesday of the month. The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

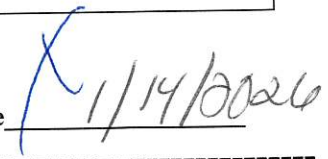
Any missing information will cause delays in the procedure.

Sign permits are valid for (6) months from the issue date.

Applicant Signature



Date



77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwickny.gov



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

Property Owner Acknowledgement Form
(for use with sign applications)

Project Information

Applicant Name: Christopher Collins
Name of Business: Architecture Firm Office | Professional Office
Address of Proposed Sign: 19 Welling Place, Suite 1a

Property Owners Information

Name: C Bossolina Group, LLC
Mailing Address: 21 Union Corners Road Warwick
Phone Number: 201-481-8700 Alt. Phone Number _____
Email Address: cbossolina@janco.com

I, C. Bossolina Group LLC, Patricia Bossolina owner of 19 Welling Place, Warwick NY 10990,
(printed name of property owner) managing member (address of property)
Warwick, NY 10990, grant permission to Christopher Collins, RA | Base 10 Architecture, PLLC
(printed name of applicant) to add a new sign or to

modify/relocate an existing sign located on my property.

Patricia Bossolina
Signature of Owner

1/14/2026
Date

Form must be notarized.

State of NY

County of Orange

Subscribed and sworn before me this

14 day of January, 2026
Kristin A. Bialosky
(signature of notary)

STAMP

KRISTIN A. BIALOSKY
A Notary Public of New Jersey
ID# 50208896
My Commission Expires April 10, 2028

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)
Missing paperwork will cause a delay in the review process.

Jan 13, 2026

The Village of Warwick

77 Main Street
PO Box 369
Warwick, NY 10990

RE:

Base 10 Architecture, PLLC Signage
19 Welling Place, Warwick, NY

Attn:

**To the Members of the Village of Warwick Architectural and Historic District
Review Board:**

We submit the attached application for a new sign for Base 10 Architecture, PLLC. We propose to locate the new sign on the front facade at 19 Welling Plac. The proposed sign shall be laser-cut aluminum, depicting our logo and the business name, Base 10 Architecture, PLLC. We will hang a smaller blade sign from the soffit of the lower roof, displaying only the business name. In addition, we plan to add our name and contact information to the door glazing.

Wall Sign:

Location: We proposed installing the sign to the right of our entrance when viewed from the street. The sign will be approximately 63 inches off the ground, and depicted as shown in the attached composite image.

Material and Color: The sign is cut from an aluminum plate, with both positive and negative (voids) areas comprising the letters and logo. We plan to leave the metal in its unfinished aluminum state.

Area: The sign is 20½ inches wide by 30 inches tall for a total area of 4.26 sq. ft.

Illumination: None

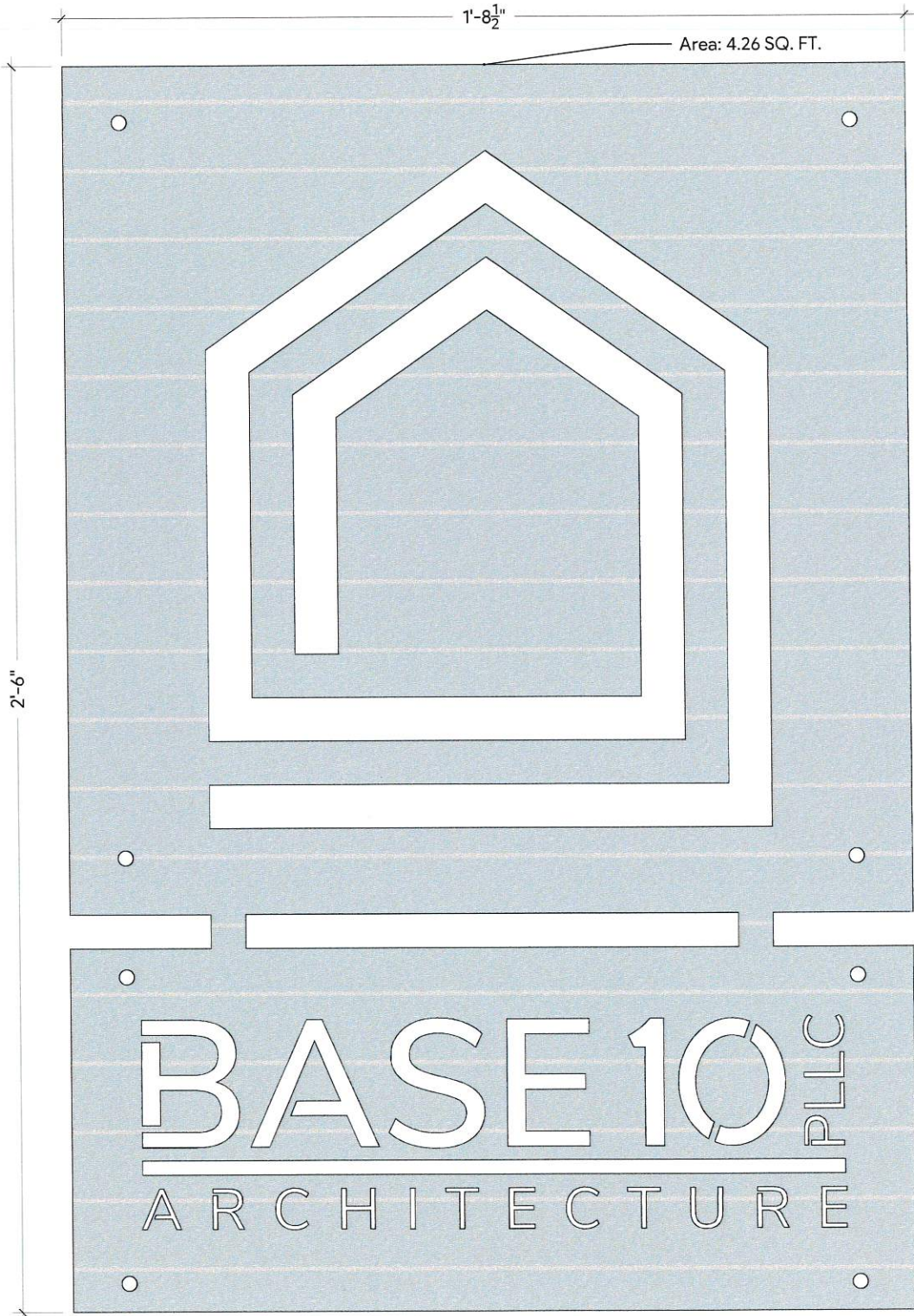
Hanging Sign:

Location: The door identifier blade sign will hang from the soffit above each entranceway, perpendicular to the road.

Material: The sign is cut from an aluminum plate, with both positive and negative areas (voids) forming the letters and logo. We plan to leave the metal in its unfinished aluminum state.

Area: The blade sign is 14.5The total area of this sign is 0.60 square feet.

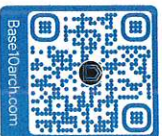
19-WELLING PLACE, SUITE 1A, WALL SIGN

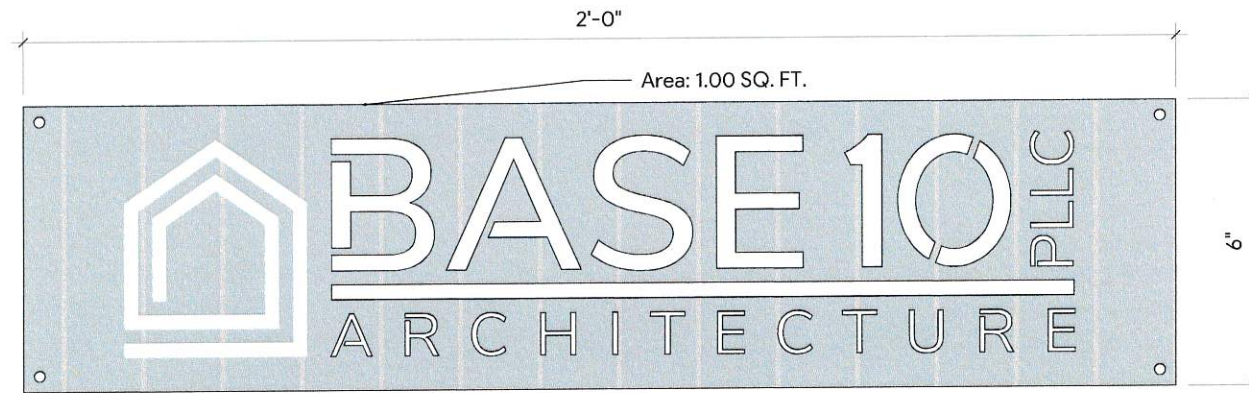


JAN. 12, 26

SCALE 3" = 1'-0"

BASE 10
ARCHITECTURE • PLLC
10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com





19-WELLING PLACE, SUITE 1A, SOFFIT HANGING SIGN

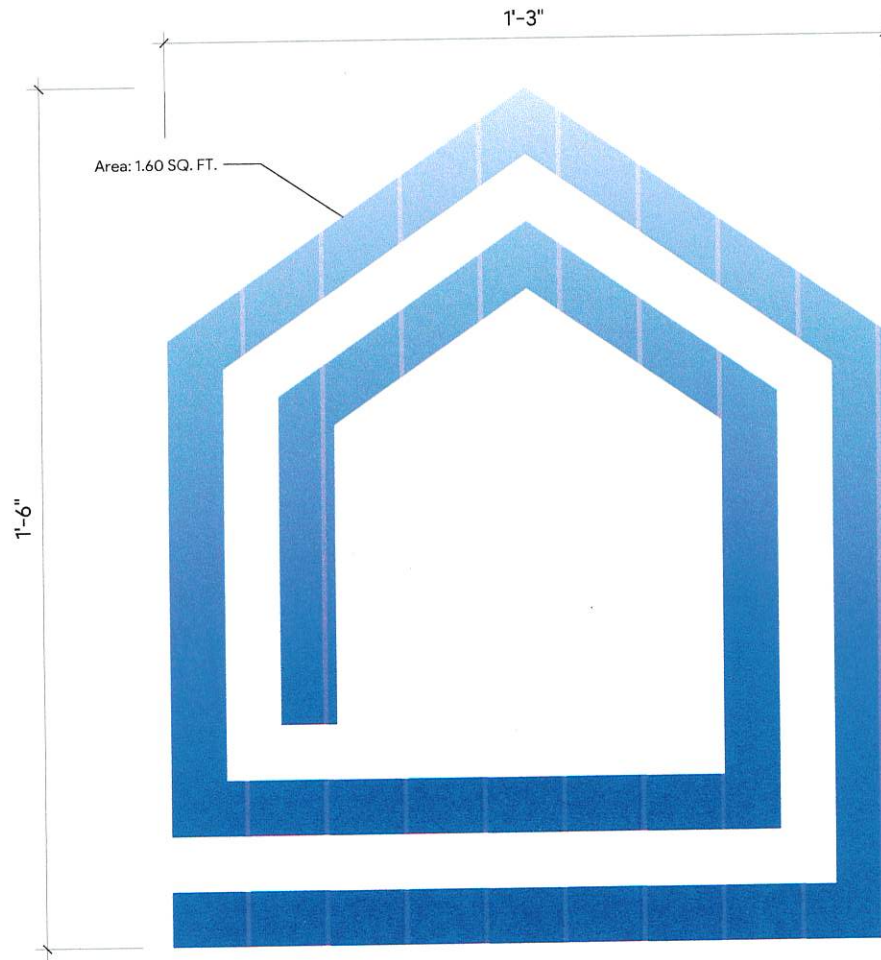
JAN. 12, 26

SCALE: 3" = 1'-0"

BASE 10
 ARCHITECTURE • PLLC
 10 Nieland Drive | Warwick, NY 10090
 845-988-0233 | archie@base10arch.com







19-WELLING PLACE, SUITE 1A, DOOR LOGO

JAN. 12, 26
SCALE: 3" = 1'-0"

BASE  **10**
ARCHITECTURE • PLLC
10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com



Business Signage: 19-Welling Place, Warwick

Village of Warwick, NY, Part II General Legislation, Chapter 145 Zoning, 145-81 Sign Regulations, Section D(5)

Street Frontage: 72.71 feet

Zoning District

Item	Requirement	Formula	Permitted (sq. ft.)	Designed Size
Entire Building	2 square feet per 1 linear foot of street frontage	Frontage x 2 sq. ft.	= Permitted Area	
Section D(5)(a)		72.71 * 2 sq. ft	145.42	
Base 10 Architecture, PLLC	Half the total area		72.71	
Wall-mounted Sign	5052 H32 Aluminum (.250")	20-5/8" x 30"		4.26
Hanging Sign (Identification)	5052 H32 Aluminum (.250")	14.5" x 6"		0.60
Entry Door Logo	Adhesive Vinyl	15" x 18"		1.60
Entry Door Lettering	Adhesive Vinyl	20.5" x 13.5"		1.93
Total Area as designed				8.39
C. Bossolina Construction	Half the total area		72.71	
Wall-mounted Sign	5052 H32 Aluminum (.250")	36" x 36"		4.94
Hanging Sign (Identification)	5052 H32 Aluminum (.250")	24" x 6"		1
Entry Door Logo	Adhesive Vinyl	20" x 18"		1.56
Entry Door Lettering	Adhesive Vinyl	20" x 13.5"		1.92
Total Area as designed				9.42



19-WELLING PLACE, EXTERIOR SIGNAGE

JAN. 13, 2026

BASE10
ARCHITECTURE • PLLC
10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com





19-WELLING PLACE, SUITE 1A, EXTERIOR SIGNAGE

JAN. 13, 2026

BASE10 ARCHITECTURE • PLLC
10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com



Base10arch.com



VILLAGE OF WARWICK
INCORPORATED 1867

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDORB)

Application Fee \$75.00

☒ Paid Check #

150
1094

Applicant Information

Date 1/12/2026

Name: Charlie Bossolina, | C. Bossolina Construction Inc

Mailing Address: 19 Welling Place, Suite 1b

Phone Number: [REDACTED]

Alt. Phone Number: [REDACTED]

Email Address: [REDACTED]

Project Information

Business Name (if applicable) C. Bossolina Construction, Inc

Project Address: 19 Welling Place, Warwick NY 10990

S/B/L # 207-5-25

Property Owner: C. Bossolina Group, LLC

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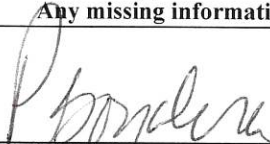
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The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Applicant Signature



Date

1/14/2026

77 Main Street
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FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK

INCORPORATED 1867

Property Owner Acknowledgement Form (for use with sign applications)

Project Information

Applicant Name: Christopher Collins
Name of Business: Architecture Firm Office | Professional Office
Address of Proposed Sign: 19 Welling Place, Suite 1a

Property Owners Information

Name: C Bossolina Group, LLC
Mailing Address: 21 Union Corners Road Warwick
Phone Number: 201-481-8700 Alt. Phone Number _____
Email Address: cbossolina@vobee.com

I, C. Bossolina Group LLC, Patricia Bossolina owner of 19 Welling Place, Warwick NY 10990,
(printed name of property owner) managing member (address of property)

Christopher Collins, RA | Base 10 Architecture, PLLC
Warwick, NY 10990, grant permission to _____ to add a new sign or to
(printed name of applicant)

modify/relocate an existing sign located on my property.

Patricia Bossolina
Signature of Owner

1/14/2026
Date

Form must be notarized.

State of NY

County of Orange

Subscribed and sworn before me this

14 day of January, 2026
Kristin A. Bialosky
(signature of notary)

STAMP

KRISTIN A. BIALOSKY
A Notary Public of New Jersey
ID# 50208896
My Commission Expires April 10, 2028

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)
Missing paperwork will cause a delay in the review process.

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VILLAGE OF WARWICK

INCORPORATED 1867

New Permanent Sign Application

Application Fee \$75.00

☐ Paid Check # _____

Project Information	Date: _____
Applicant Name: _____	
Name of Business: _____	
Project Location: _____	S/B/L # _____
Mailing Address: _____	
Phone Number: _____	Alt. Phone Number: _____
Email Address: _____	
I, the applicant, am the property owner of the project location	
<input checked="" type="checkbox"/> Yes, _____	Date: _____
owner's signature	
<input type="checkbox"/> No *If the applicant is not the property owner, then the applicant must present a notarized Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.	

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3. Sign Design: a scaled drawing of the sign showing the following:

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- a. Type of sign, shape, size, and materials.
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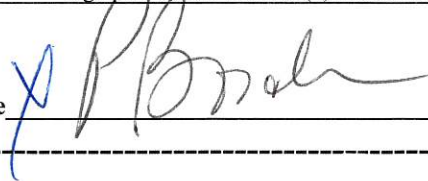
The Planning Board meets the 2nd Tuesday of the month. The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

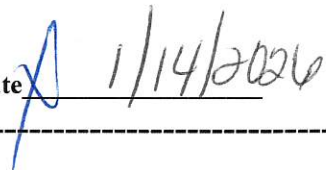
Any missing information will cause delays in the procedure.

Sign permits are valid for (6) months from the issue date.

Applicant Signature



Date



Jan 13, 2026

The Village of Warwick

77 Main Street
PO Box 369
Warwick, NY 10990

RE:

C. Bossolina Construction, Inc Signage
19 Welling Place, Suite 1B, Warwick, NY

Attn:

**To the Members of the Village of Warwick Architectural and Historic District
Review Board:**

We submit the attached application for a new sign for C. Bossolina Construction Inc. We propose to locate the new sign on the front facade at 19 Welling Place. The proposed sign shall be laser-cut aluminum, depicting our logo and the business name C. Bossolina Construction Inc. We will hang a smaller blade sign from the soffit of the lower roof, displaying only the business name. In addition, we plan to add our name and contact information to the door glazing.

Wall Sign:

Location: We proposed installing the sign to the right of our entrance when viewed from the street. The sign will be approximately 60 inches off the ground, and depicted as shown in the attached composite image.

Material and Color: The sign is cut from an aluminum plate, with both positive and negative (voids) areas comprising the letters and logo. We plan to leave the metal in its unfinished aluminum state.

Area: The sign is 36 inches wide by 36 inches tall for a total area of 4.94 sq. ft.

Illumination: None

Hanging Sign:

Location: The door identifier blade sign will hang from the soffit above each entranceway, perpendicular to the road.

Material: The sign is cut from an aluminum plate, with both positive and negative areas (voids) forming the letters and logo. We plan to leave the metal in its unfinished aluminum state.

Area: The blade sign is 24 inches wide by 6 inches tall. The total area of this sign is 1.0 square feet.

Illumination: None

Door Logo:

Location: The door logo will be above the push-bar

Material and Color: The material will be adhesive vinyl in White.

Area: The area consumed by the door lettering 20 1/4 inches wide by 18 inches tall. The total area of the door logo is 1.56 square feet.

Door Lettering:

Location: The door lettering will be on the area of the door below the push-bar

Material and Color: The material will be adhesive vinyl in White.

Area: The area consumed by the door lettering 20 inches wide by 13 7/8 inches tall. The total area of the door logo is 1.92 square feet.

Illumination: None

Total sign area:

Our total sign area is 9.42 square feet. We are permitted 46 square feet of sign. Please see the attached calculations.

According to Article VIII, Section 145-81, Sign Regulations, *each building shall be limited to a total sign area of two (2) square feet for every one (1) linear foot of ground-floor street frontage occupied by an establishment.*

We hope our revisions are viewed favorably by the board.

Thank you for your time and dedication to the Village of Warwick.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Collins". The signature is fluid and cursive, with a large initial "C" and a stylized "J" and "P" for the middle initials.

Christopher JP Collins, R.A. LEED^{AP}
Registered Architect, NYS License #028679

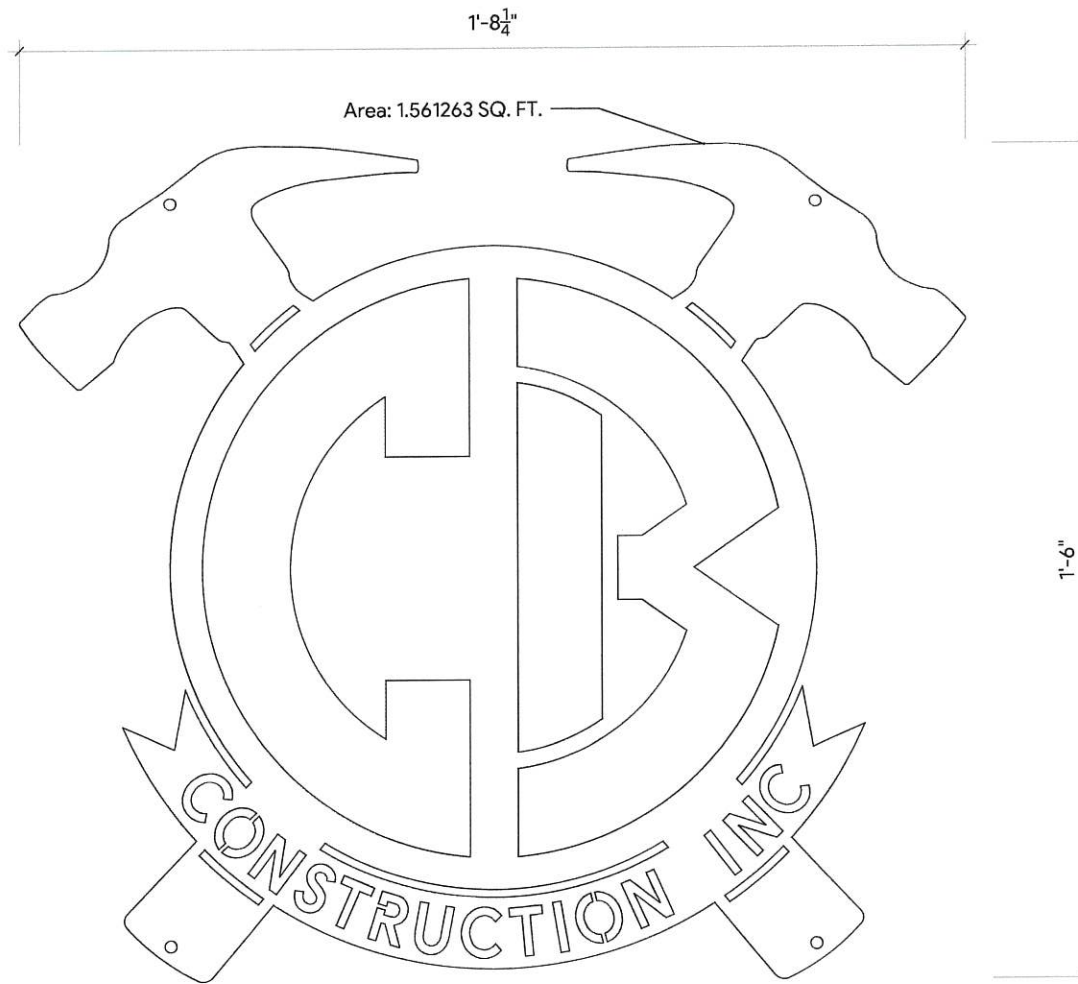
Business Signage: 19-Welling Place, Warwick

Village of Warwick, NY, Part II General Legislation, Chapter 145 Zoning, 145-81 Sign Regulations, Section D(5)

Street Frontage: 72.71 feet

ZoningDistrict

Item	Requirement	Formula	Permitted (sq. ft.)	Designed Size
Entire Building	2 square feet per 1 linear foot of street frontage	Frontage x 2 sq. ft.	= Permitted Area	
Section D(5)(a)		72.71 * 2 sq. ft	145.42	
Base 10 Architecture, PLLC	Half the total area		72.71	
Wall-mounted Sign	5052 H32 Aluminum (.250")	20-5/8" x 30"		4.26
Hanging Sign (Identification)	5052 H32 Aluminum (.250")	14.5" x 6"		0.60
Entry Door Logo	Adheasive Vinyl	15" x 18"		1.60
Entry Door Lettering	Adheasive Vinyl	20.5" x 13.5"		1.93
Total Area as designed				8.39
C. Bossolina Construction	Half the total area		72.71	
Wall-mounted Sign	5052 H32 Aluminum (.250")	36" x 36"		4.94
Hanging Sign (Identification)	5052 H32 Aluminum (.250")	24" x 6"		1
Entry Door Logo	Adhesive Vinyl	20" x 18"		1.56
Entry Door Lettering	Adhesive Vinyl	20" x 13.5"		1.92
Total Area as designed				9.42



19 WELLING PLACE, SUITE 1B, DOOR LOGO

JAN. 13, 26

SCALE: 3" = 1'-0"



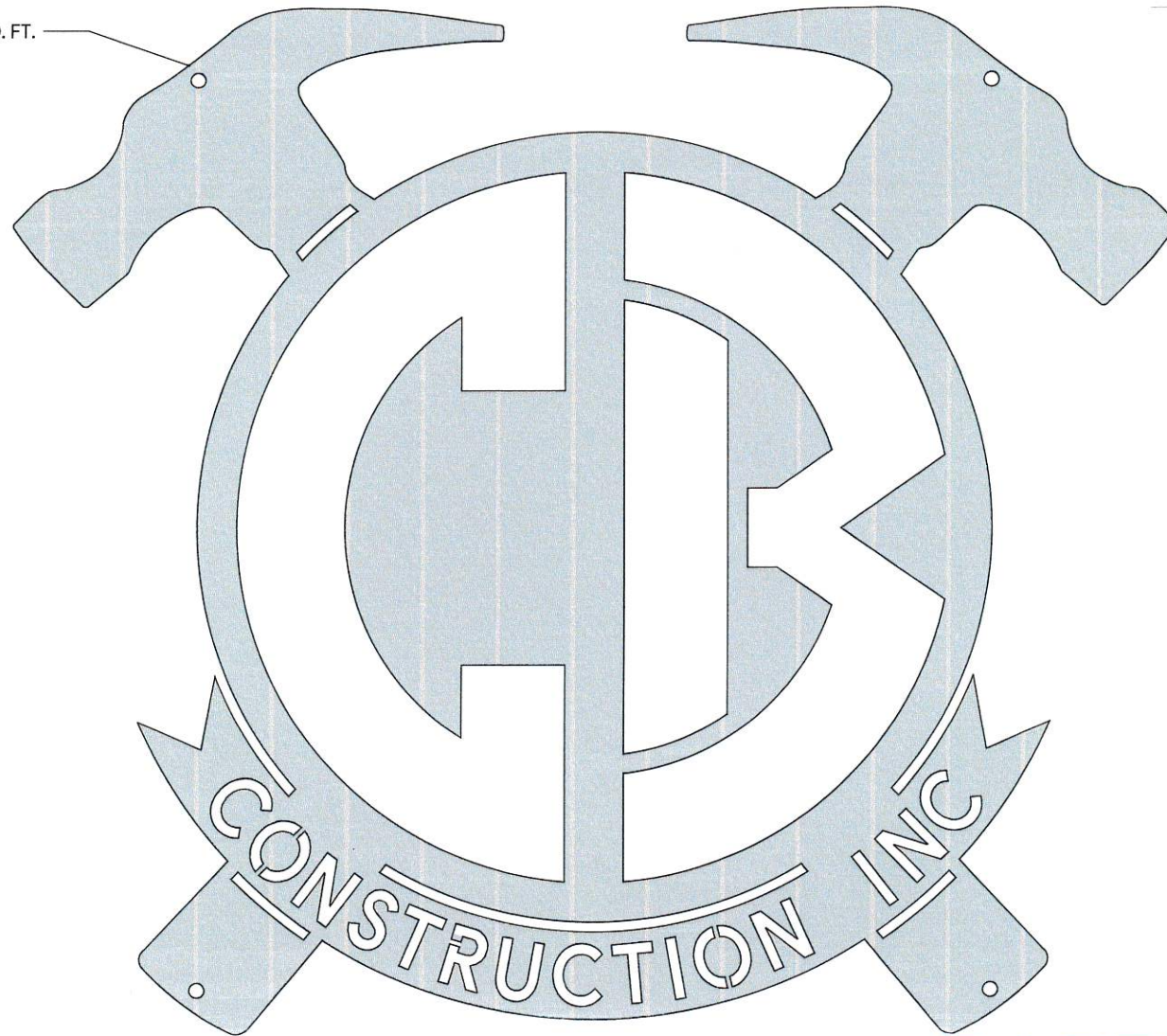


2'-2 $\frac{1}{4}$ "

Total Area: 4.94266 SQ. FT.

Area: 2.629266 SQ. FT.

1'-11 $\frac{3}{8}$ "



19 WELLING PLACE, SUITE 1B, WALL SIGN LOGO

JAN. 13, 26

SCALE: 3" = 1'-0"

BASE  **10**

ARCHITECTURE • PLLC
10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com



Area: 2.250000 SQ. FT.

C. BOSSOLINA
CONSTRUCTION INC

3'-0"

9"

19 WELLING PLACE, SUITE 1B, WALL SIGN LETTERING

JAN. 13, 26

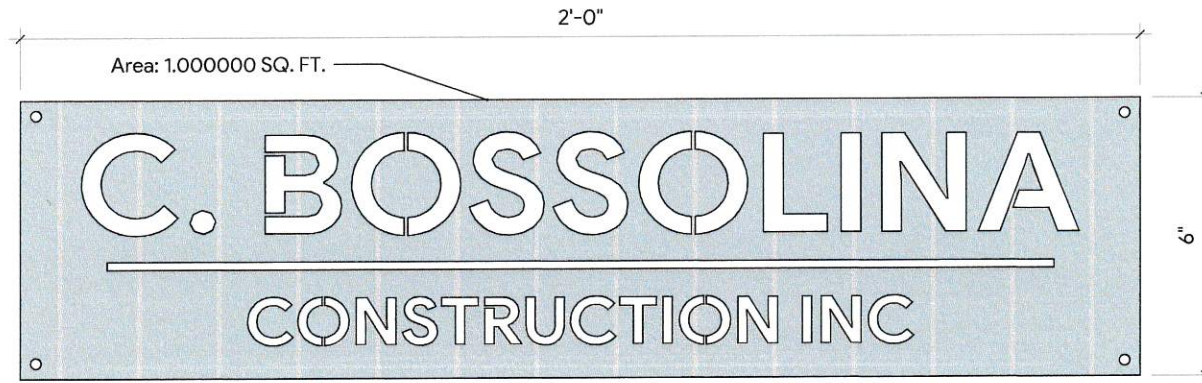
SCALE: 3" = 1'-0"

BASE  **10**

ARCHITECTURE • PLLC

10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com





19 WELLING PLACE, SUITE 1B, SOFFIT SIGN

JAN. 13. 26

SCALE: 3" = 1'-0"

BASE  **10**
ARCHITECTURE • PLLC
10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com



Base10arch.com



19-WELLING PLACE, EXTERIOR SIGNAGE

JAN. 13, 2026

BASE10 ARCHITECTURE • PLLC
10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com





19-WELLING PLACE, SUITE 1B, EXTERIOR SIGNAGE

JAN. 13, 2026



VILLAGE OF WARWICK
INCORPORATED 1867

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$75.00

☐ Paid Check # _____

Applicant Information

Date 1/9/20

Name: Alice M Rutherford

Mailing Address: 101 Center Court Goshen, NY 10924

Project Information

Business Name (if applicable) _____

Project Address: 30 Brady RD S/B/L # 218-1-4

Property Owner: Alice M Rutherford

* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Warwick Village Historic District §145-24 through §145-24.1, for information such as criteria, procedure, exceptions, etc.

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Please read the Village of Warwick Code, Architectural and Historic District §5-1 through §5-6 and §7-1 through §7-14. The Village of Warwick Code is available on the Village's website:

www.villageofwarwickny.gov

The following information must be included with the application:

1. A typed letter addressed to the Architectural and Historic Review Board describing the intent of the project, please be sure to include details such as exterior aesthetic renovations, additions, and changes.
2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
 - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

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§ 7-6. Regulation of alterations.

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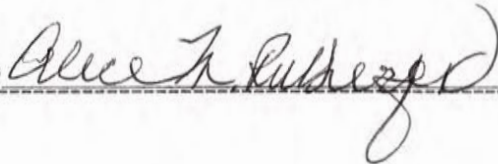
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The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Applicant Signature



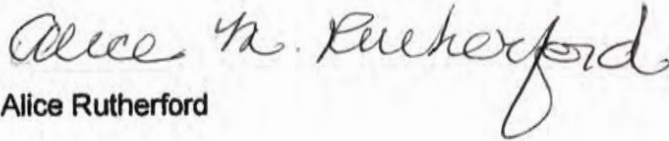
Date

1/9/2026

To whomever it may concern,

Please let this letter be permission to allow Base 10 to act on your behalf during the AHDRB process.

Best regards,

A handwritten signature in cursive script that reads "Alice M. Rutherford". The signature is written in dark ink and is positioned above the printed name.

Alice Rutherford

Jan 13, 2026

Attn: Members of the Village of Warwick Architectural & Historical Review Board

The following documents and materials are representative of the proposed historically inspired residence at 30 Brady Rd in the Village of Warwick.

The intention with this project is to demolish the existing single family home in disrepair and construct a larger cohesive structure with four two-bedroom dwelling units. The design intent and visual narrative are intended to be that of a single-family home that has evolved over time in the Village, like many such structures throughout.

The visual “journey through time” starts from right to left, and from ground level upward.

The right pulls queues from traditional Warwick farmhouses with traditional detailing, which would have been constructed next to the ruins of an old barn or stone wall. The next elements are the center and left side forms. The center portion containing the stone elements is reminiscent of structures throughout the village that were either originally constructed with stacked stone or which utilized stone through repurposing barn foundations. The left side is a logical “traditional end-cap” to this center portion. These additional elements create a balance of a large center mass with a historic base and historical detailing and trimwork above, flanked by two less ornate forms but with complementary presence.

The interplay of materials, textures, colors, and forms curate a visually striking compositional palette that looks at home in the village.

Sincerely,



Christopher JP Collins, R.A. LEED^{AP}
Registered Architect, NYS License #028679



EXISTING LEFT SIDE PHOTOGRAPH



EXISTING FRONT CORNER PHOTOGRAPH



EXISTING FRONT PHOTOGRAPH



EXISTING FRONT RIGHT CORNER PHOTOGRAPH

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

JAN. 12, 26

BASE10

ARCHITECTURE • PLLC

10 Nieland Drive | Warwick, NY 10090

845-988-0233 | archie@base10arch.com



FRONT VIEW RENDERING



RIGHT SIDE RENDERING



REAR VIEW RENDERING



LEFT SIDE RENDERING

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

JAN. 12, 26

BASE10

ARCHITECTURE • PLLC

10 Nieland Drive | Warwick, NY 10090

845-988-0233 | archie@base10arch.com



FRONT LEFT CORNER



FRONT RIGHT CORNER



REAR RIGHT CORNER



REAR LEFT CORNER

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

JAN. 12, 26

BASE

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ARCHITECTURE • PLLC

10 Nieland Drive | Warwick, NY 10090

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LP SMARTSIDE LAP SIDING IN
TUNDRA GRAY



LP SMARTSIDE LAP SIDING IN
MIDNIGHT SHADOW



LP SMARTSIDE SHAKE LAP SIDING
IN MIDNIGHT SHADOW



LP SMARTSIDE LAP SIDING IN
SNOWSCAPE WHITE



OWENS CORNING DURATION
TRUDEFINITION SHINGLES IN
SLATESTONE GRAY



HAMMERED COPPER
GUTTERS & LEADERS



DOOR FINISH: BENJAMIN
MOORE: THATCHED ROOF
WOODLUXE SOLID STAIN

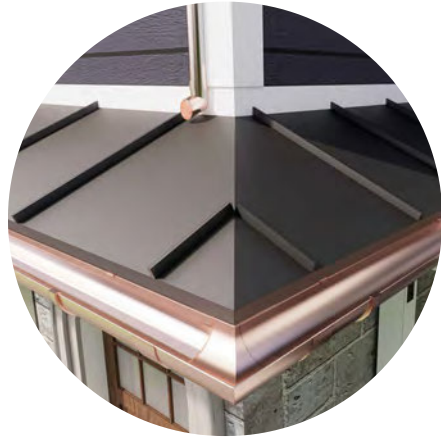
DOOR FINISH: BENJAMIN
MOORE W09601 WHITE SOFT
GLOSS ACRYLIC EXTERIOR



TRIM COLOR:
BENJAMIN MOORE W09601
WHITE SOFT GLOSS ACRYLIC
EXTERIOR PAINT



STANDING SEAM METAL ROOF
IN BLACK



STONE VENEER - FIELDSTONE
REMINISCENT OF LOCAL
GEOLOGICAL COLOR PALETTES



MARVIN ESSENTIAL WINDOWS
FINISHED IN BRONZE



TIMBERTECH
PORCH DECKING IN
ENGLISH WALNUT



77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwickny.gov



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$75.00

☒ Paid Check # 196

Applicant Information

Date 1/10/26

Name: NICK MCEIRY

Project Information

Business Name (if applicable) IND WARWICK LLC

Project Address: 40 High St Warwick NY S/B/L # _____

Property Owner: NICK MCEIRY

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§ 7-6. Regulation of alterations.

A. It shall be unlawful for any owner or person occupying property located within the district, or any other person, to make, permit or maintain any alteration to any improvement located within the district unless the Board has previously issued a certificate of no exterior effect or a certificate of appropriateness.

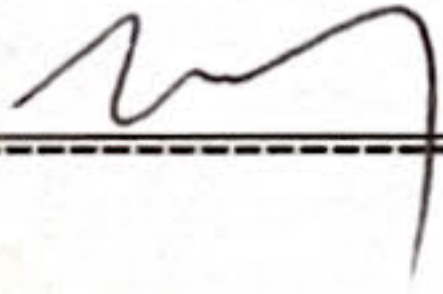
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The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Applicant Signature



Date

1/10/26

JND Warwick LLC

3136 Route 207 – Suite 101

Campbell Hall NY 10916

January 12, 2026

To Whom It May Concern,

I, Nicholas McElroy, acting as an authorized representative of JND Warwick LLC, hereby grant permission for Base 10 to act on our behalf throughout the AHDRB process. This authorization includes communicating with relevant parties, submitting required documentation, and performing any tasks necessary to support and advance our application.

This letter serves as formal confirmation of our consent for Base 10 to represent JND Warwick LLC for the duration of the AHDRB process.

If additional information or verification is required, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to be 'N. McElroy', with a stylized, flowing script.

Nicholas McElroy

Jan 13, 2026

Attn: Members of the Village of Warwick Architectural & Historical Review Board

The following documents and materials are representative of the proposed site development and historically considerate mixed-use building project at 40 High Street in the Village of Warwick.

The project proposes to take the existing utility building and largely paved site and both:

1. Construct a three story mixed use building with a main level consisting of three commercial spaces, a second story with five apartments (ranging from studio to two-bedroom), and a third story containing five apartments that vary between one and two-bedrooms
2. Develop the site to eliminate unnecessary paving and add back green spaces for patrons and residents at the street side and rear of the property.

The architectural aesthetic of the building is heavily inspired by the traditional and ornate brickwork found on the masonry-heavy buildings along Main Street in the Village of Warwick - While Warwick is known for its range of architectural styles throughout the greater area, the charm and expression of the village lends itself heavily to the craftsmanship and warmth of its masonry structures. With this in mind, the massing and form of the proposed building at 40 High Street utilizes a combination of traditional trimmed panel treatments at the main level, terminating in a trimmed datum band around the structure. Masonry brick adorns the mid-height, and a prominent slate mansard roof with arched dormers complete the upper-most level for a soft rhythm that evokes craftsmanship and beauty.

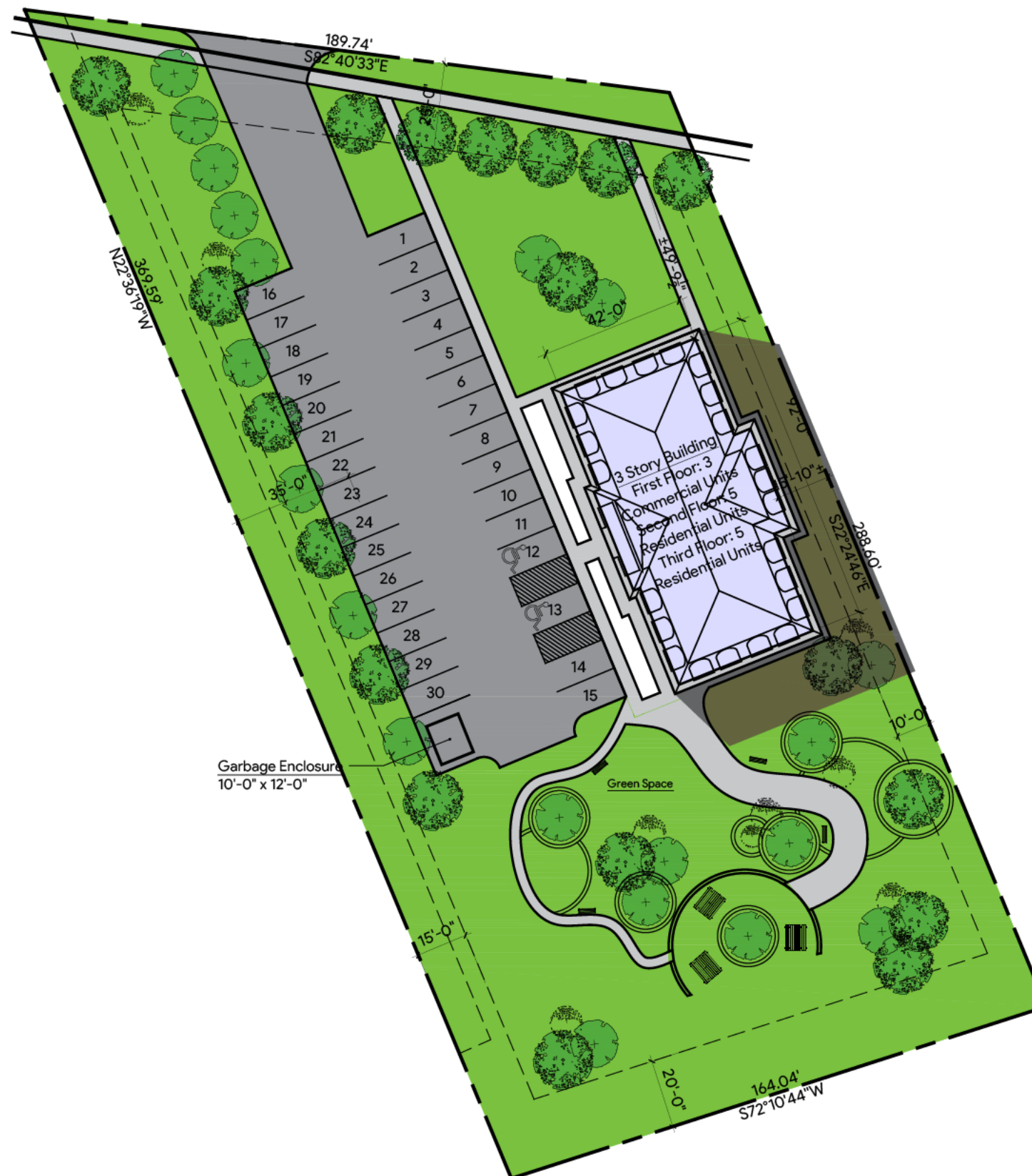
Also provided is an alternate material option showing a wood lap-siding in place of the brick, which retains the historical essence with an emphasis on wood craftsmanship rather than masonry.

Overall, this project strives toward a return-to-form, and is intended to pay homage to a time where pride in craftsmanship and trade were commonplace, in a Village that has managed to preserve the aesthetic and feel of said time.

Sincerely,

A handwritten signature in black ink, reading "Christopher Collins". The signature is fluid and cursive, with a large initial "C" and a stylized "J" and "P" for the middle initials.

Christopher JP Collins, R.A. LEED^{AP}
Registered Architect, NYS License #028679



40 High St - Existing Building Location

Site Plan: One Three-Story Building - 3 Commercial & 10 Residential Units - Studio, 1 and 2 Bedroom Units

Jan. 12, 26

Scale: 1" = 40'-0"

BASE

10

ARCHITECTURE • PLLC

10 Nieland Drive | Warwick, NY 10090

845-988-0233 | archie@base10arch.com



40 High St - Existing Photographs

Jan. 12, 26



40 High St - Street View Rendering

Jan. 12, 26





Right Side (Parking Lot Side) View



Front-Right Corner View at Road



Front View (Street Side)



Rear Left Corner View

40 High St - Building Renderings - Brick

Jan. 12, 26



Right Side (Parking Lot Side) View



Front-Right Corner View at Road



Front View (Street Side)



Rear Left Corner View



TruExterior Engineered Trim Color:
Sherwin-Williams 2840 Hammered Silver



Windows: Marvin Elevate
in Pebble Gray



True Slate Roof or EnviroSlate
Engineered Slate Roof in Stone Grey



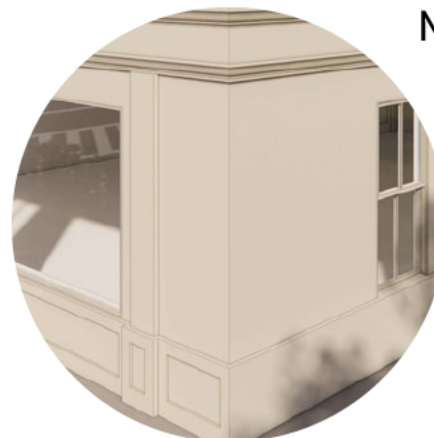
Lap Siding Aesthetic



Masonry Brick Aesthetic



LP SmartSide Lap Siding
in ExpertFinish: Tundra Gray



JamesHardie Smooth Panel in
Sherwin-Williams 2840 Hammered Silver



Acme Brick - Academy - Modular-
in Heritage Tone





VILLAGE OF WARWICK

INCORPORATED 1867

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$75.00

☒ Paid Check # 6212

Applicant Information

Date 1/9/2026

Name: Lawrence Fitzkee

Mailing Address: 67 Colonial Avenue, Warwick, NY 10990

Phone Number: [REDACTED]

Project Information

Business Name (if applicable) n/a

Project Address: 67 Colonial Avenue, Warwick, NY 10990 S/B/L # 205 / 1 / 8

Property Owner: Lawrence and Patricia Fitzkee

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The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

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Applicant Signature Lawrence J. Fitzkee Date 1/9/2026

Lawrence and Patricia Fitzkee

67 Colonial Avenue

Warwick, NY 10990

January 9, 2026

Village of Warwick

Planning Department

77 main Street

PO Box 369

Warwick, NY 10990

Re: Fitzkee property located at 67 Colonial Avenue - AHDRB Application 2026

To whom it may concern,

Lawrence and Patricia Fitzkee have retained BASE 10 Architecture PLLC to work on our behalf with the Village of Warwick – Architectural Historic Design and Review Board to advise and gain approval for an addition design for our property at 67 Colonial Avenue in the Village of Warwick, New York.

Please contact me directly if there any questions or concerns about this matter.

Sincerely,



Lawrence Fitzkee



Jan 13, 2026

Attn: Members of the Village of Warwick Architectural & Historical Review Board

The following documents and materials are representative of the proposed historically respectful addition to the residence of Lawrence and Patricia Fitzkee at 67 Colonial Avenue in the Village of Warwick.

The intent is to remove the existing sitting room addition to the right side of the residence that had been constructed after the original residence with less historical detail or contextual intention than the existing structure, and construct a replacement that not only fits the needs of the client better than the existing area, but does a better job of working in context with the original portions of the residence.

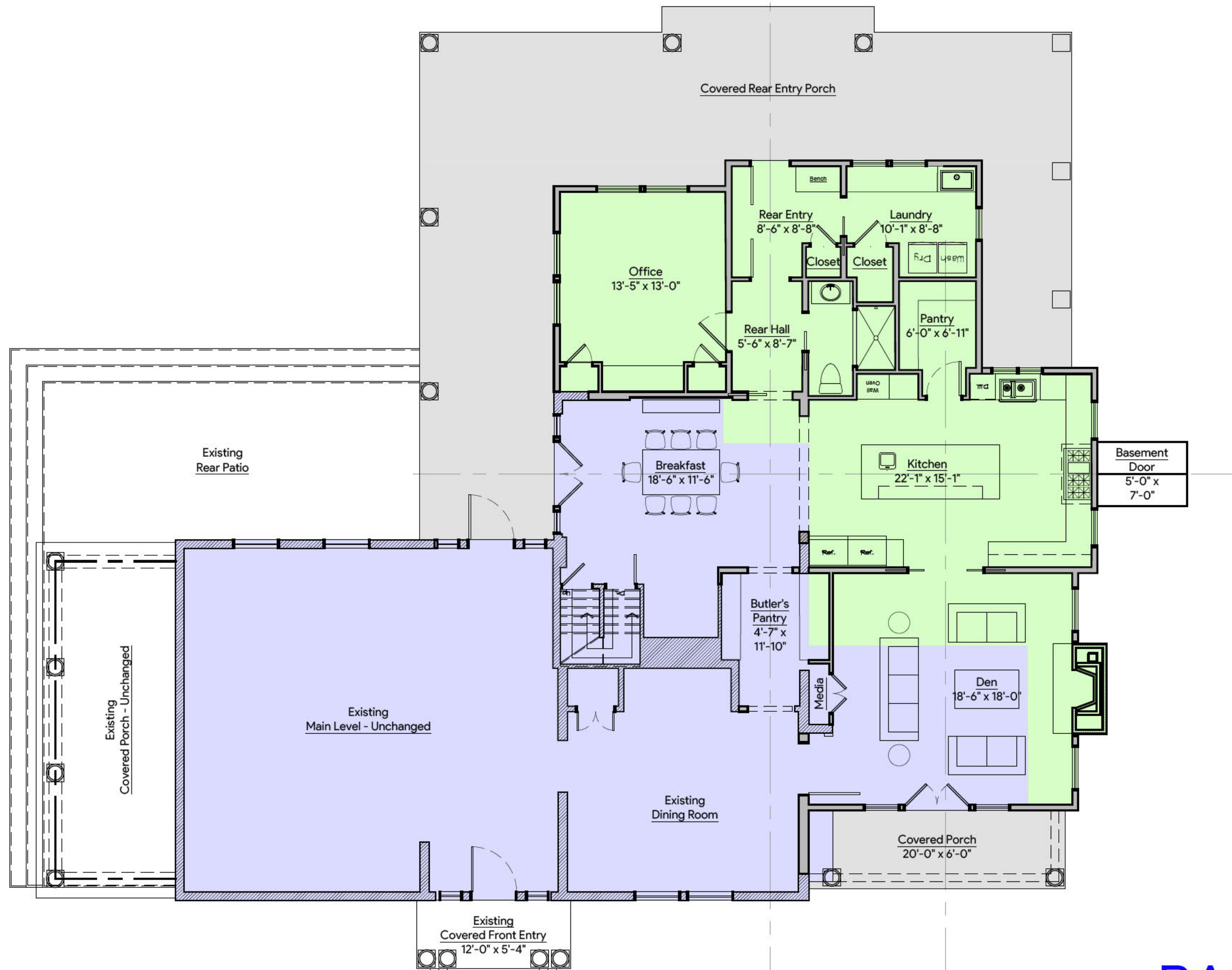
The addition, which replaces the existing family room addition and rear covered entry with an extended rear covered entry and porch will pull queues from the existing colonial residence by balancing visual weight on the right side of the structure, utilizing cohesive details in a weighted hierarchy which lend themselves to accentuating the existing details without distracting from them, which in turn will strengthen the overall composition.

Contextual queues like the inclusion of a true masonry brick chimney, colonial trimwork, a complementary siding profile and color, and traditional forms will all work toward the end goal to construct an addition that looks as if it was always part of the original structure.

Sincerely,



Christopher JP Collins, R.A. LEED^{AP}
Registered Architect, NYS License #028679





EXISTING - FRONT "ELEVATION"



EXISTING - FRONT RIGHT CORNER



EXISTING - REAR RIGHT CORNER



EXISTING - REAR "ELEVATION"



EXISTING - REAR LEFT CORNER



PROPOSED FRONT WALK VIEW



PROPOSED FRONT "ELEVATION"



PROPOSED FRONT RIGHT CORNER

FITZKEE - PROPOSED RENDERINGS



PROPOSED RIGHT SIDE "ELEVATION"

JAN. 13, 26



PROPOSED REAR RIGHT CORNER



PROPOSED REAR "ELEVATION"



PROPOSED REAR VIEW - SLIGHT ANGLE

FITZKEE - PROPOSED RENDERINGS



PROPOSED REAR LEFT CORNER

JAN. 13, 26



PROPOSED FRONT ELEVATION



PROPOSED FRONT RIGHT CORNER ELEVATION



PROPOSED RIGHT SIDE ELEVATION



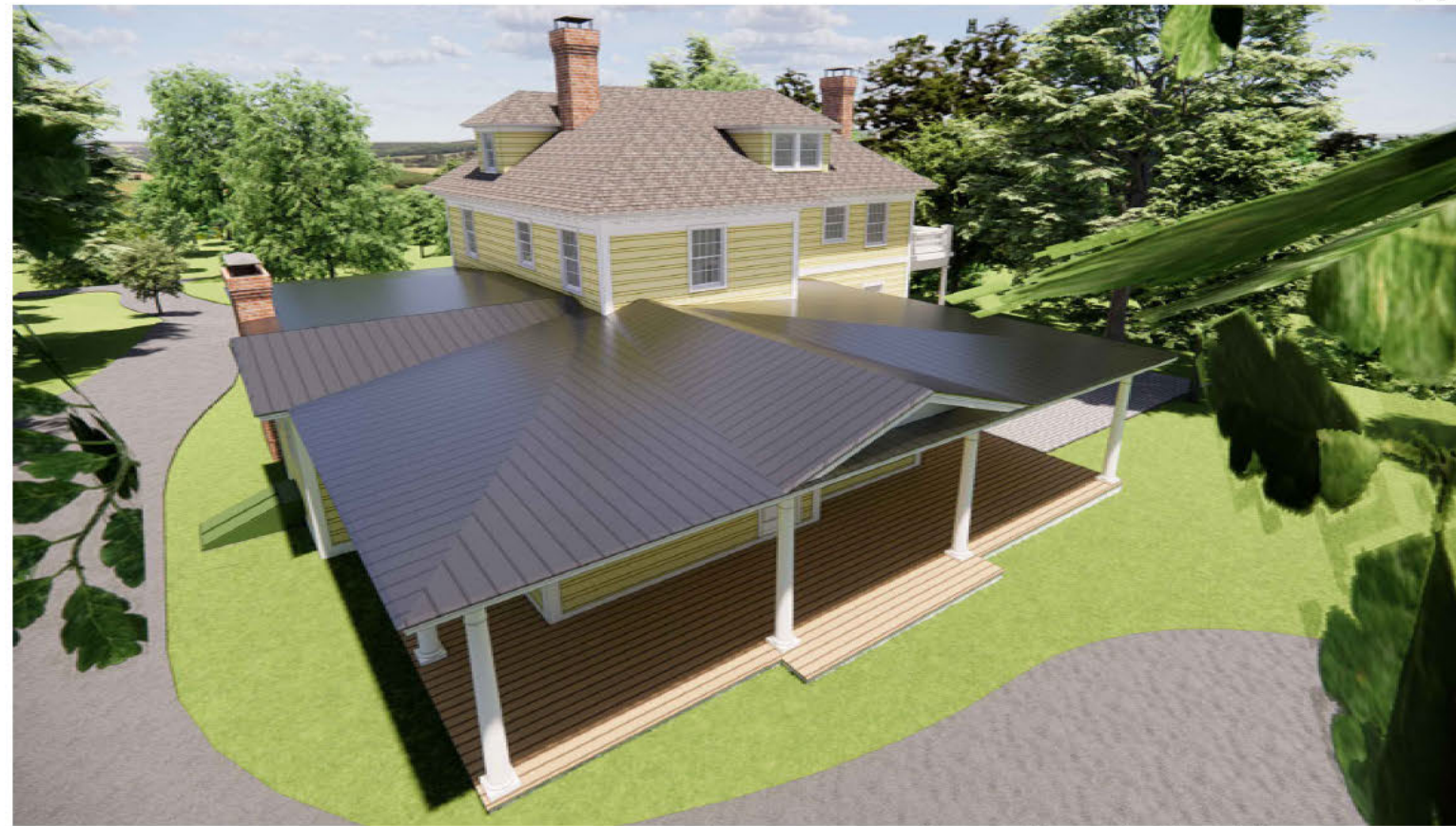
PROPOSED RIGHT REAR CORNER ELEVATION



PROPOSED REAR ELEVATION



PROPOSED REAR LEFT CORNER ELEVATION



PROPOSED REAR BIRD'S EYE VIEW



TRIM COLOR: BENJAMIN MOORE
W09601 WHITE SOFT GLOSS
ACRYLIC EXTERIOR PAINT



BRICK TO MATCH EXISTING
ACME BRICK: AMARETTO -
MODULAR - VELOUR (OR SIMILAR)



ROOFING MATERIAL & COLOR:
EITHER BLACK OR DARK GREY STANDING SEAM METAL -OR-
BUILT UP BITUMINOUS MEMBRANE OR SIMILAR (DARK)



EXISTING - FRONT VIEW



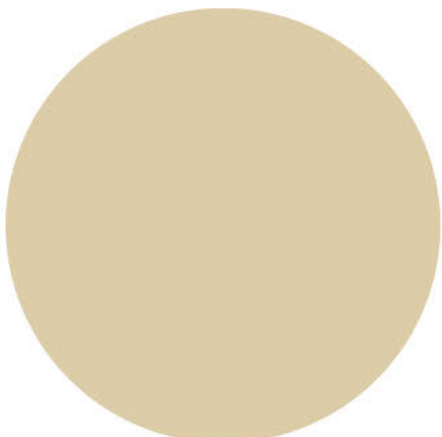
PROPOSED FRONT VIEW RENDERING



SIDING TO MATCH EXISTING
IN BENJAMIN MOORE #325
WILDFLOWERS, LOW LUSTER
ACRYLIC EXTERIOR PAINT



WINDOWS: ANDERSEN 400
SERIES IN WHITE



PORCH DECKING:
BENJAMIN MOORE
"DECK GREY" ALKYD ENAMEL
(ES-70 SILVER GREY SHOWN)



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WRITER'S E-MAIL ADDRESS

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REPLY TO:

Tarrytown Office

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DOUGLAS W. WARDEN
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DAVID KENNY (NY/NJ)

February 2, 2026

DAVID L. SNYDER
(1956-2012)

Hon. Chair Michael Bertolini and
Members of the Village Architectural and Historic
District Review Board
Village of Warwick
77 Main Street Warwick, NY

RE: T-Mobile Northeast LLC
Eligible Facilities Request Application
17 Maple Avenue, Warwick, NY 10990

Hon. Chair Bertolini and Members of
the Village Architectural and Historic District Review Board:

We represent T-Mobile Northeast LLC ("T-Mobile") in connection with its application to renew the special permit for the existing facility ("Existing Facility") located on the rooftop of the existing building ("Existing Building") at the above referenced property ("Property"). The application also includes a modification request that qualifies as an eligible facilities request in accordance with section 6409 (codified as 47 U.S.C. 1455(a)) of the Middle Class Tax Relief and Job Creation Act of 2012 ("Tax Relief Act"), and its implementing regulations 47 C.F.R. §1.6100.

As set forth in the materials submitted herewith, T-Mobile's proposed modification involves the replacement and addition of transmission equipment that does not substantially change the physical dimensions of the Existing Facility. All of T-Mobile's equipment is located, and will continue to be located, behind existing stealth screenwalls to conceal from public view.

Specifically, T-Mobile's proposed upgrade includes replacing antennas and installing related transmission equipment at the Existing Facility. There will be no "substantial change" to the physical dimensions of the Existing Facility for the following reasons. First, the proposed antennas will not increase the height of the Existing Facility by more than 10 feet. In fact, there is no proposed increase in height to Existing Facility. Second, the proposed antennas will not protrude further from the edge of the Existing Facility by more than 6 feet. Third, the number of equipment cabinets will not be increased by more than 4. Fourth, there will be no excavation or deployment outside the current site. Fifth, the proposed modification will not

defeat the concealment elements of the existing base station. Sixth, the proposed modification will not defeat any prior conditions of approval.

It is noted that T-Mobile's Existing Facility is existing but the Village has stated that a new special permit must be issued for T-Mobile's Existing Facility as the prior special permit expired. Please note that T-Mobile's application for a new special permit is also an eligible facilities request as it is a collocation at an existing wireless facility and the Town is required by federal law to approve such modification as it does not create a substantial change. See 47 C.F.R § 1.6100.

In furtherance of the foregoing enclosed please AHDRB Application form.

Thank you for your prompt consideration. Please contact my office if you have any questions regarding this application.

Sincerely yours,
Snyder & Snyder, LLP

By: 

David J. Kenny

Enclosures

cc: T-Mobile

Z:\SSDATA\WPDATA\SS3\RDG\T-Mobile\Warwick, Village\Filing Letter AHDRB NY10253 2.2.26.rtf

T-Mobile

(A)

Please see Sheets A-05 through A-12 of the Plans.

12. Provide the type, size and location of all proposed and existing landscaping.

No landscaping has been proposed or is existing for the Existing Facility as it is a rooftop wireless facility and all antennas are concealed behind screenwalls.

13. Provide the number, type and design of the wireless telecommunications facility(s) antenna(s) proposed and the basis for the calculations of the wireless telecommunications facility's capacity to accommodate multiple users.

Please see the RF Justification Letter and Plan Sheets A-09 and A-12. It is also respectfully submitted that this is an existing facility using an existing rooftop structure that already supports multiple users. Previously submitted with the application are structural reports that confirm the Existing Building can support the new equipment.

14. Provide make, model and manufacturer of the wireless facility and antenna(s). Clarify what the table at the top of Sheet A-12 refers to (existing equipment?).

This information has been included on Sheet A-12 and the tables on Sheet A-12 have been updated to better clarify existing and proposed equipment.

15. Provide a description of the proposed wireless facility and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting.

The antennas will continue to be concealed behind a stealth screenwall that mimics the buildings texture and color, see Sheet A-11 of the Plans.

16. Provide the frequency, modulation and class of service of radio or other transmitting equipment.

Please see T-Mobile's Non-Interference Letter submitted herewith.

17. Provide the transmission and maximum effective radiated power of the antenna(s).

Please see T-Mobile's Non-Interference Letter submitted herewith.

18. Provide the direction of maximum lobes and associated radiation of the antenna(s).

Please see T-Mobile's Non-Interference Letter submitted herewith.

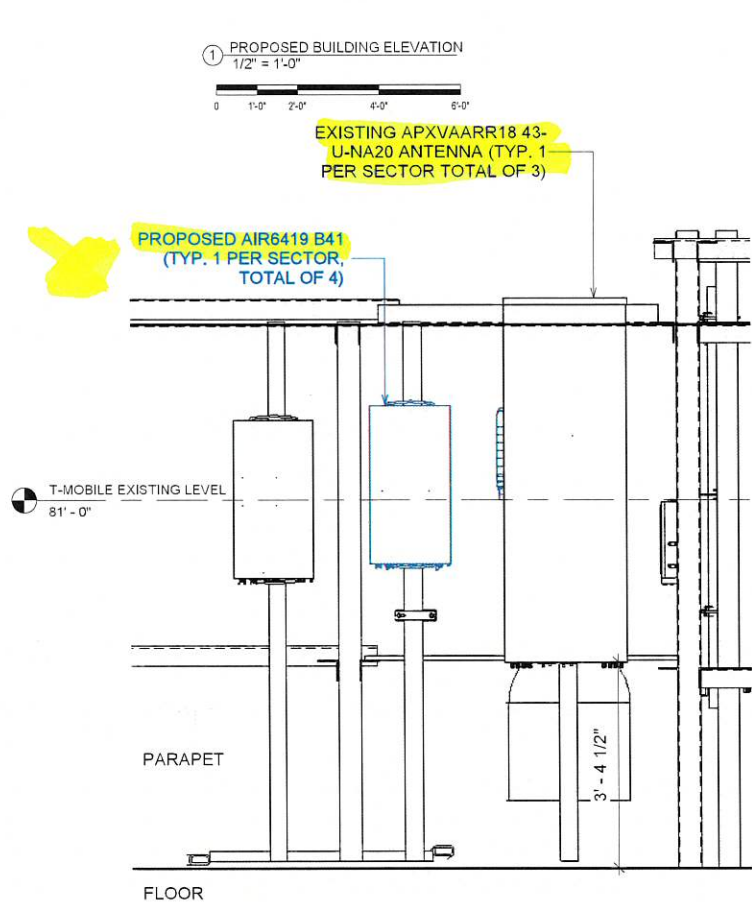
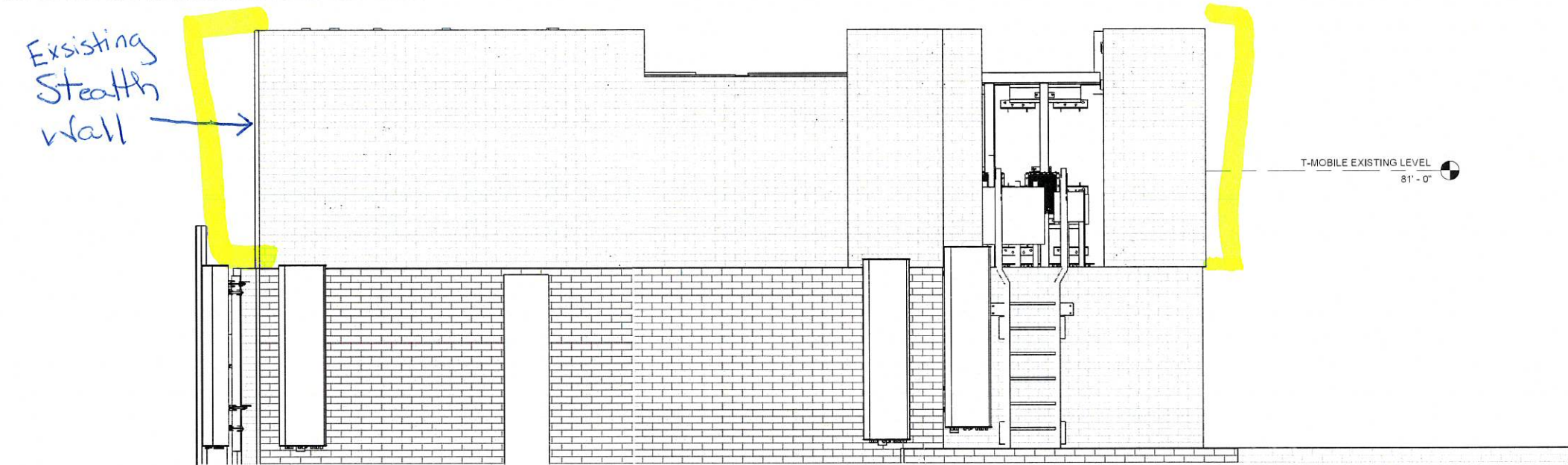
19. Provide the Applicant's proposed wireless facility maintenance and inspection procedures and related system of record.

The Facility is remotely monitored and inspected in compliance with federal, state and local requirements, including annual NIER Certification inspections as required by the Village Code. See Sheet A-02 of the Plans.

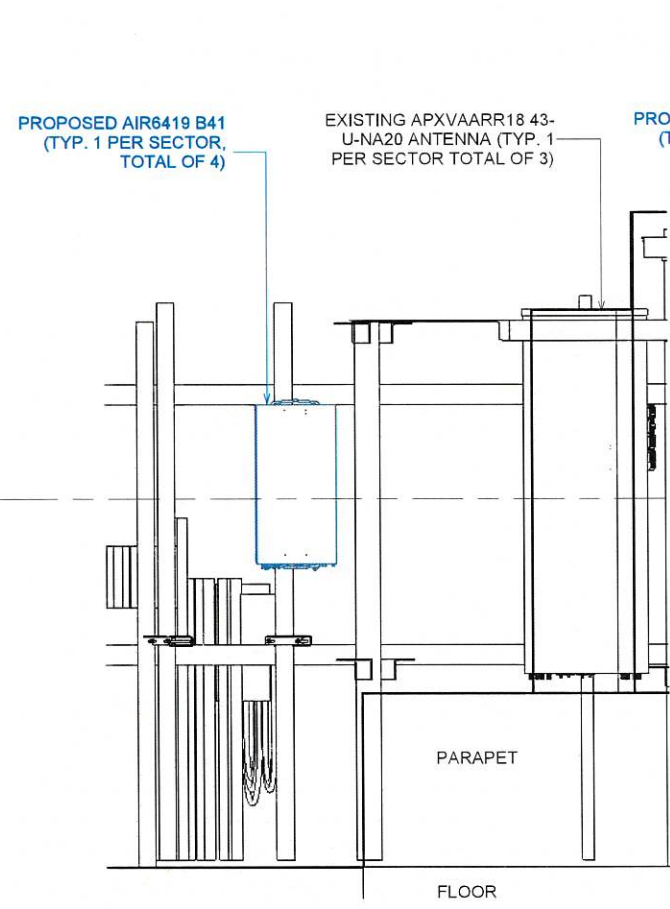
20. Provide certification that NEIR levels at the proposed site are within the threshold levels adopted by the FCC.

The FCC Compliance Report previously filed includes such certification, which has also been further supported by the Non-Interference Letter submitted herewith.

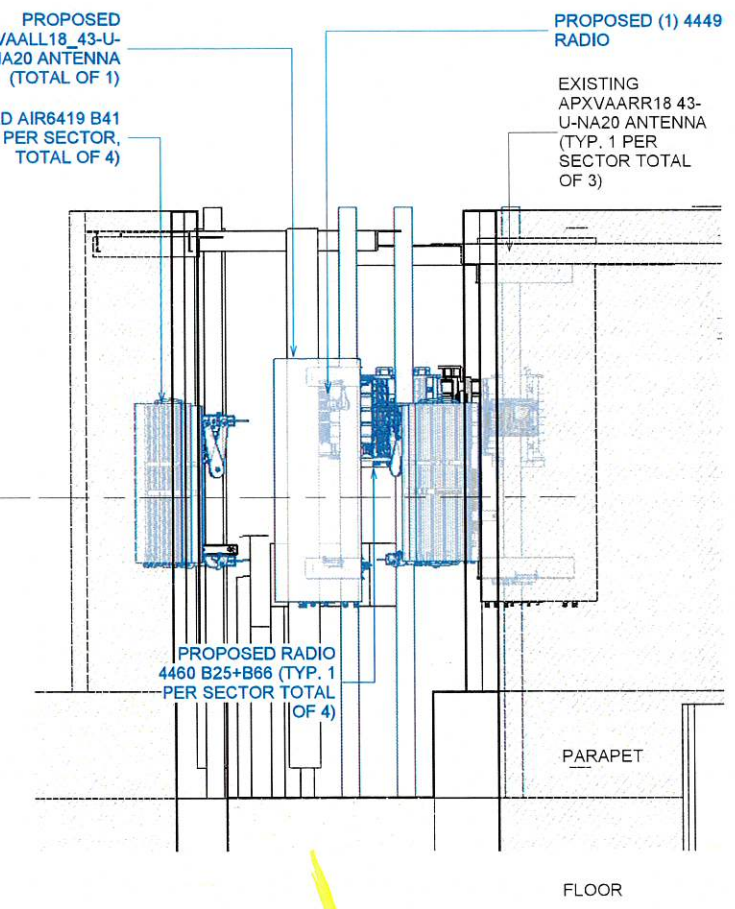
NOTES:
TMO INSPECTS SITES IN PERSON BI-ANUALLY AND REMOTELY 24/7.



2 PROPOSED ALPHA SECTOR ELEVATION
3/4" = 1'-0"



3 PROPOSED BETA SECTOR ELEVATION
3/4" = 1'-0"



4 PROPOSED GAMMA & DELTA SECTOR ELEVATION
3/4" = 1'-0"

PLANS PREPARED FOR

T-Mobile

4188 GUARDIAN STREET, SUITE 101
SIMI VALLEY, CALIFORNIA 93063

DEM & PLANS PREPARED BY

ERICSSON

8300 LEGACY DRIVE
PLANO, TX 75024

MLA PARTNER

ENGINEERING SEAL

STATE OF NEW YORK
Professional Engineer
11/14/2025

DRAWING NOTICE:
THESE DOCUMENTS ARE
CONFIDENTIAL AND ARE THE SOLE
PROPERTY OF T-MOBILE AND MAY NOT
BE REPRODUCED, DISSEMINATED OR
REDISTRIBUTED WITHOUT THE
EXPRESS WRITTEN CONSENT OF T-
MOBILE.

REVISIONS:

DESCRIPTION	DATE	BY	CH	REV
Replacement	03/20/24			1
Zoning Addition	05/22/25			2
Notes Addition	11/09/25			3
Notes Addition	11/04/25			4

SITE NAME:

**ST. ANTHONY
COMMUNITY HOSPITAL**

SITE NUMBER:

NY10253B

SITE ADDRESS:

**17 MAPLE AVENUE
WARWICK, NY 10990**

SHEET DESCRIPTION:

PROPOSED ELEVATIONS

SHEET NUMBER:

A-11

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwickny.gov



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK

INCORPORATED 1867

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$75.00

☐ Paid Check # _____

Applicant Information

Date 2/2/26

Name: T-Mobile Northeast LLC

Mailing Address: c/o Snyder & Snyder, LLP - 94 White Plains Road, Tarrytown, NY 10591

Phone Number: (914) 333-0700

Alt. Phone Number _____

Email Address: DKenny@snyderlaw.net

Project Information

Business Name (if applicable) T-Mobile

Project Address: 15 Maple Avenue (St. Anthony's Hospital)

S/B/L # 207-1-2, 3 & 4.2

Property Owner: St. Anthony Community Hospital

* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district.

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Warwick Village Historic District §145-24 through §145-24.1, for information such as criteria, procedure, exceptions, etc.
The Zoning Code is available on the Village's website: www.villageofwarwickny.gov

Please read the Village of Warwick Code, Architectural and Historic District §5-1 through §5-6 and §7-1 through §7-14. The Village of Warwick Code is available on the Village's website: www.villageofwarwickny.gov

The following information must be included with the application:

1. A typed letter addressed to the Architectural and Historic Review Board describing the intent of the project, please be sure to include details such as exterior aesthetic renovations, additions, and changes.
2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
 - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

Completed applications along with all required paperwork can be dropped off or mailed to Village Hall, Attn. Building/Planning Department, P.O. Box 369, 77 Main Street, Warwick, NY 10990 and/or emailed to: planning@villageofwarwick.org

The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the district; including but not limited to houses, stores, warehouses, churches, schools, barns, fences, outhouses, pumps, gravestones, light fixtures, outdoor signs and other outdoor advertising fixtures. §7-3

§ 7-6. Regulation of alterations.

A. It shall be unlawful for any owner or person occupying property located within the district, or any other person, to make, permit or maintain any alteration to any improvement located within the district unless the Board has previously issued a certificate of no exterior effect or a certificate of appropriateness.

B. No application shall be approved and no permit shall be granted by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees regarding the alteration of any improvement located within the district unless a certificate of no exterior effect or of appropriateness has been obtained from the Board. When such an application is received by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees, a copy shall be sent to the Board, accompanied by a request for a certificate of appropriateness in relation to the work specified in the application.

The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

 **Applicant Signature** _____ as attorney for Applicant **Date** February 2, 2026