

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**

77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
[www.villageofwarwickny.gov](http://www.villageofwarwickny.gov)



(845) 986-2031  
FAX (845) 986-6884  
[mayor@villageofwarwick.org](mailto:mayor@villageofwarwick.org)  
[clerk@villageofwarwick.org](mailto: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 # *1115/24*

#### Applicant Information

Date 1/12/2026

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

Mailing Address: 19 Welling Place, Suite 1a

Phone Number: 914-273-1110 Alt. Phone Number Christopher.Collins@base10arch.com

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](http://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](mailto:planning@villageofwarwick.org)

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**§ 7-6. Regulation of alterations.**

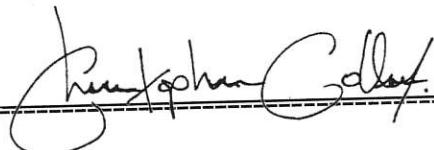
- A. It shall be unlawful for any owner or person occupying property located within the district, or any other person, to make, permit or maintain any alteration to any improvement located within the district unless the Board has previously issued a certificate of no exterior effect or a certificate of appropriateness.
- 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 1<sup>st</sup> 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  
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clerk@villageofwarwick.org

## VILLAGE OF WARWICK INCORPORATED 1867

### New Permanent Sign Application

Application Fee \$75.00

Paid Check #

CASH

\$ 150.00 Total

#### 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

Yes, \_\_\_\_\_ Date: \_\_\_\_\_  
owner's signature

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.

**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](http://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.**

- a. Type of sign, shape, size, and materials.
- b. Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- c. The visual message, text, copy or content of the sign.
- d. 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](mailto: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

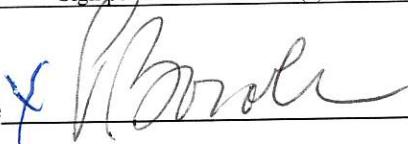
The Planning Board meets the 2<sup>nd</sup> Tuesday of the month. The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.

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

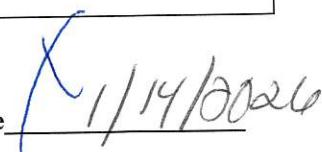
**Any missing information will cause delays in the procedure.**

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

Applicant Signature



Date



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# 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

I, C. Boesolina Group LLC, Patricia Boesolina, 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.

Signature of Owner

Date

**Form must be notarized**

Subscribed and sworn before me this

State of NY

County of Orange

14 day of January, 2026

(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 Place. 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:**

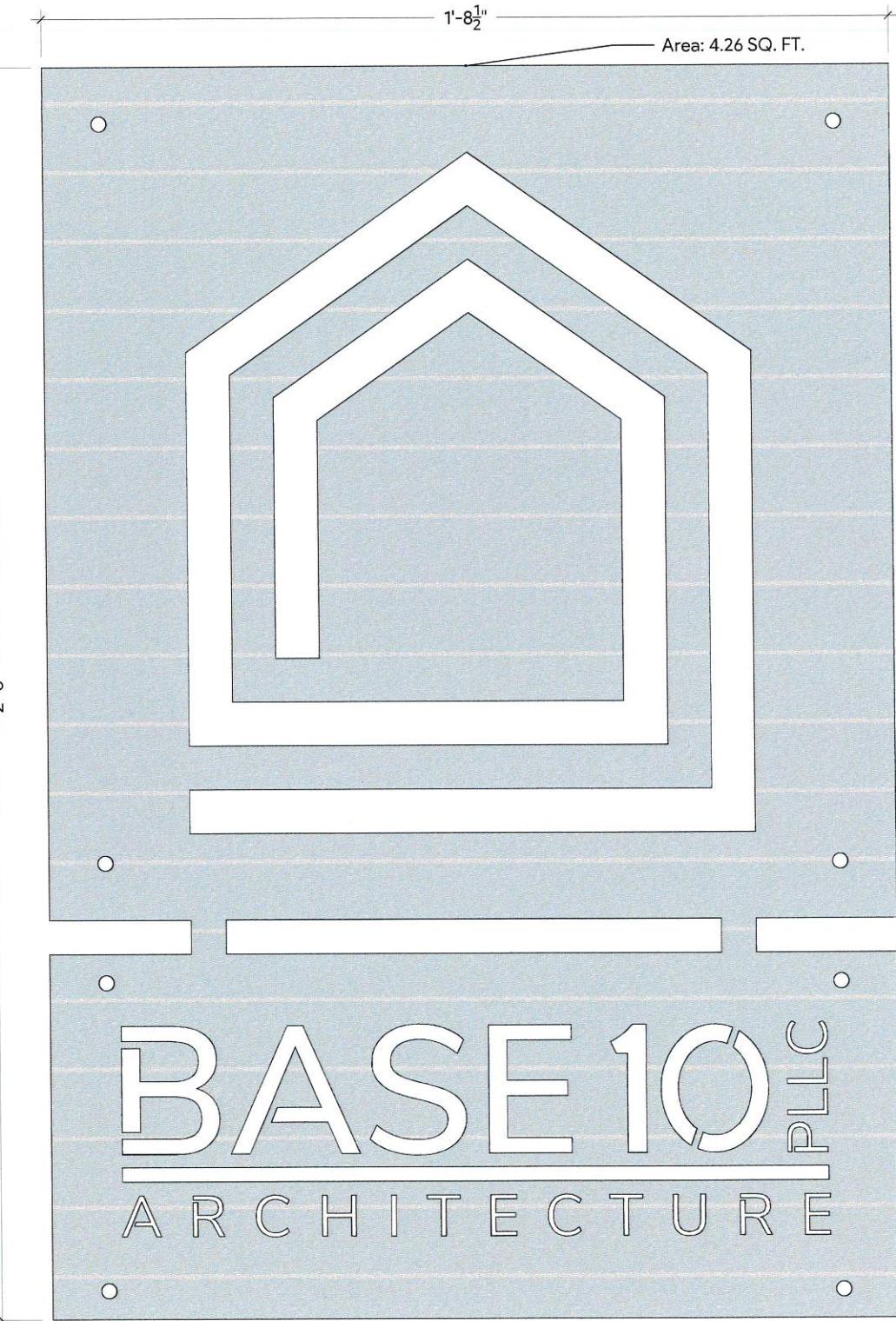
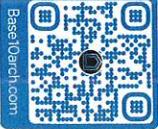
**Location:** The door identifier blade sign will hang from the soffit above each entranceway, perpendicular to the road.

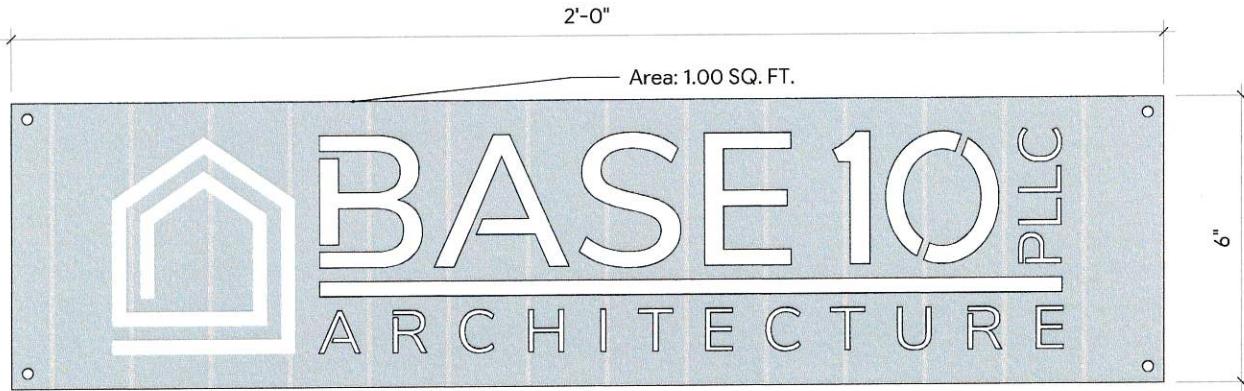
**Material:** The sign is cut from an aluminum plate, with both positive and negative areas (voids) forming the letters and logo. We plan to leave the metal in its unfinished aluminum state.

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

19-WELLING PLACE, SUITE 1A, WALL SIGN

JAN 12, 26





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

JAN. 12, 26

SCALE: 3" = 1'-0"



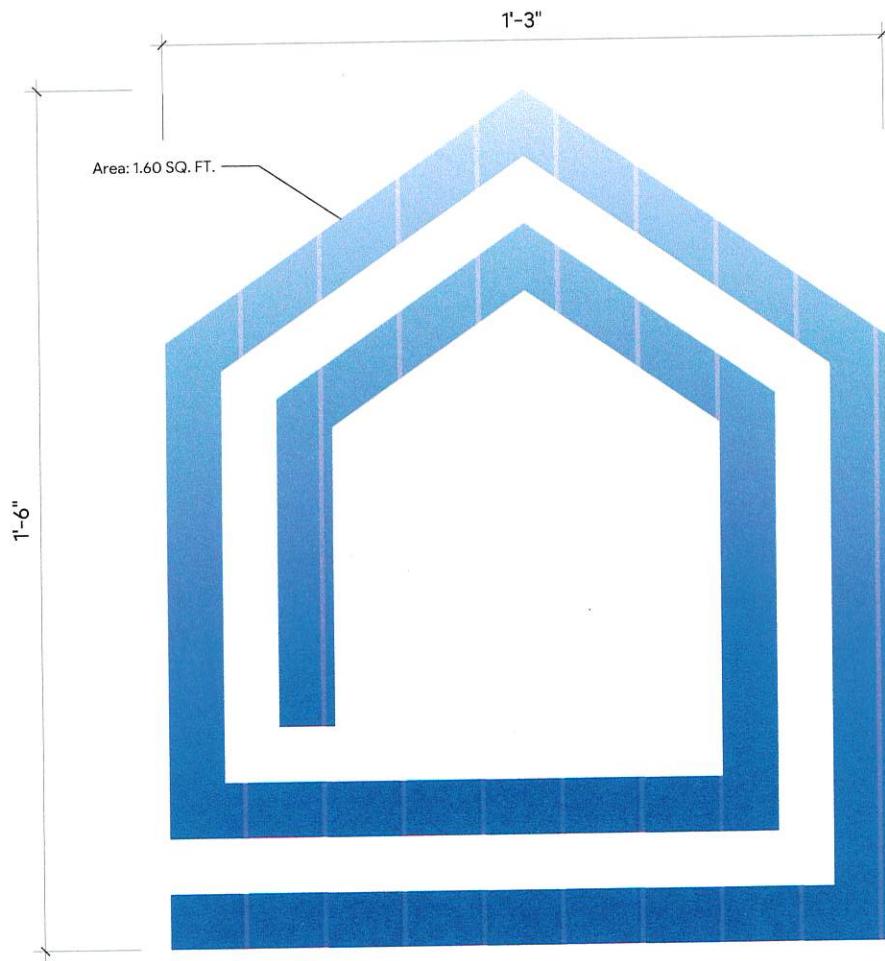
19-WELLING PLACE, SUITE 1A, DOOR LETTERING

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
<b>Entire Building</b>	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	<b>145.42</b>	
<b>Base 10 Architecture, PLLC</b>	Half the total area		<b>72.71</b>	
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
<b>Total Area as designed</b>				<b>8.39</b>
<b>C. Bossolina Construction</b>	Half the total area		<b>72.71</b>	
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
<b>Total Area as designed</b>				<b>9.42</b>



19-WELLING PLACE, EXTERIOR SIGNAGE

JAN. 13, 2026

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



Base10arch.com



19-WELLING PLACE, SUITE 1A, EXTERIOR SIGNAGE

JAN. 13, 2026

**BASE**  **10**  
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 (AHDRB)

Application Fee \$75.00

Paid Check # 1094

150  
1094

#### Applicant Information

Date 1/12/2026

Name: Charlie Bossolina, | C. Bossolina Construction Inc

Mailing Address: 19 Welling Place, Suite 1b

Phone Number: 845-588-8215

Alt. Phone Number: Cell: 804-424-9755

Email Address: bossolina@yahoo.com

#### 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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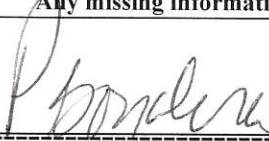
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The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.  
Please carefully review your application to ensure all required information is included with submission.

**Any missing information will cause delays in the procedure.**

**Applicant Signature**



**Date**

*1/14/2026*





## VILLAGE OF WARWICK INCORPORATED 1867

### New Permanent Sign Application

Application Fee \$75.00

Paid Check # \_\_\_\_\_

Project Information		Date: _____
Applicant Name: <i>Patricia Bossolina</i>		
Name of Business:		
Project Location: <i>Patricia Bossolina</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, <i>X</i>		Date: <i>X</i>
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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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.

- a. Type of sign, shape, size, and materials.
- b. Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
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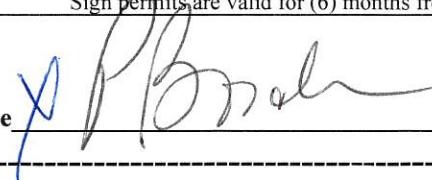
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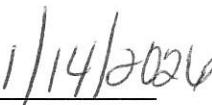
**Any missing information will cause delays in the procedure.**

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,



Christopher JP Collins, R.A. LEED<sup>AP</sup>  
Registered Architect, NYS License #028679

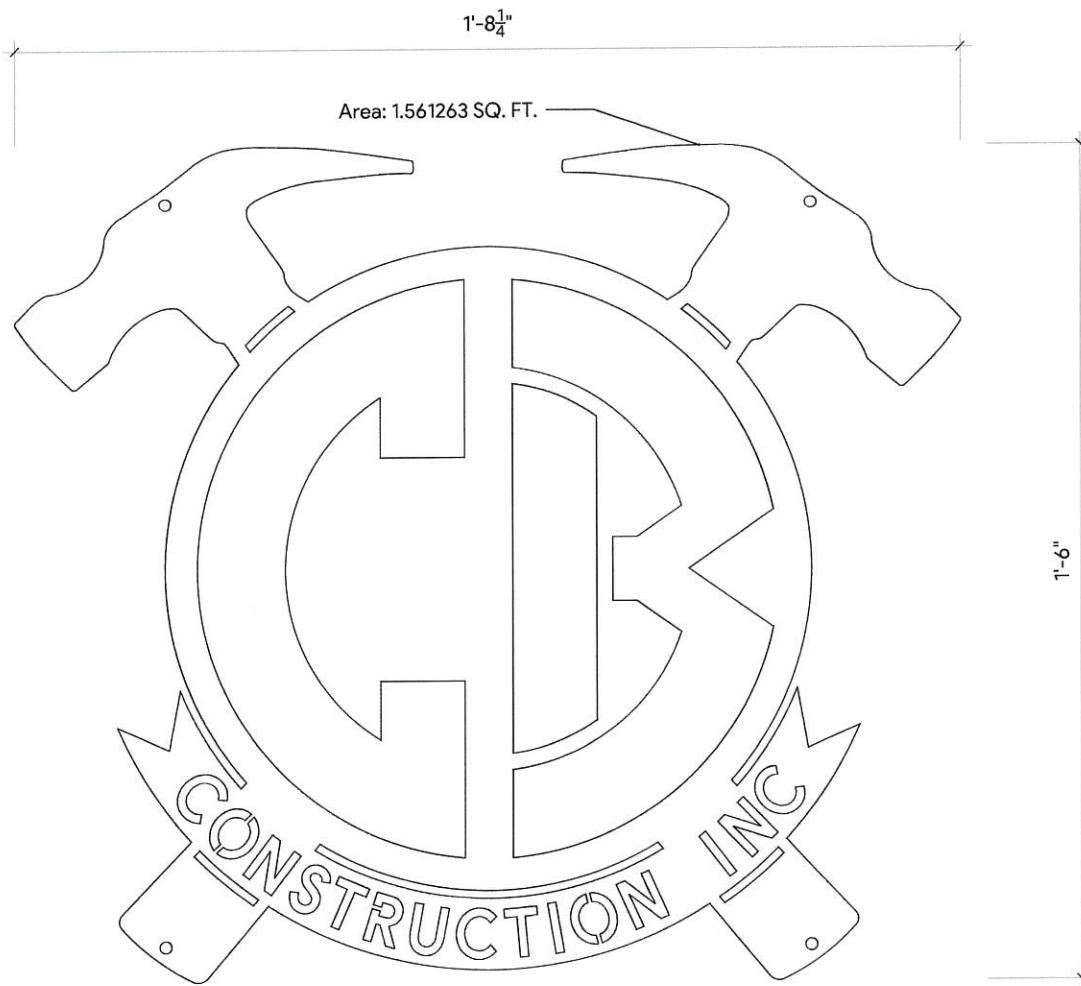
# Business Signage: 19-Welling Place, Warwick

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

Street Frontage: 72.71 feet

Zoning District

Item	Requirement	Formula	Permitted (sq. ft.)	Designed Size
<b>Entire Building</b>	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	<b>145.42</b>	
<b>Base 10 Architecture, PLLC</b>	Half the total area		<b>72.71</b>	
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
<b>Total Area as designed</b>				<b>8.39</b>
<b>C. Bossolina Construction</b>	Half the total area		<b>72.71</b>	
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
<b>Total Area as designed</b>				<b>9.42</b>



19 WELLING PLACE, SUITE 1B, DOOR LOGO

JAN. 13, 26

SCALE: 3' = 1'-0"

1'-8"

Area: 1.922078 SQ. FT.

**C. BOSSOLINA**

---

**CONSTRUCTION INC**

**SUITE 1B**

**201-722-9200**

**845-988-5219**

1'-<sup>7</sup><sub>16</sub>"

19 WELLING PLACE, SUITE 1B, DOOR LETTERING

JAN. 13, 26

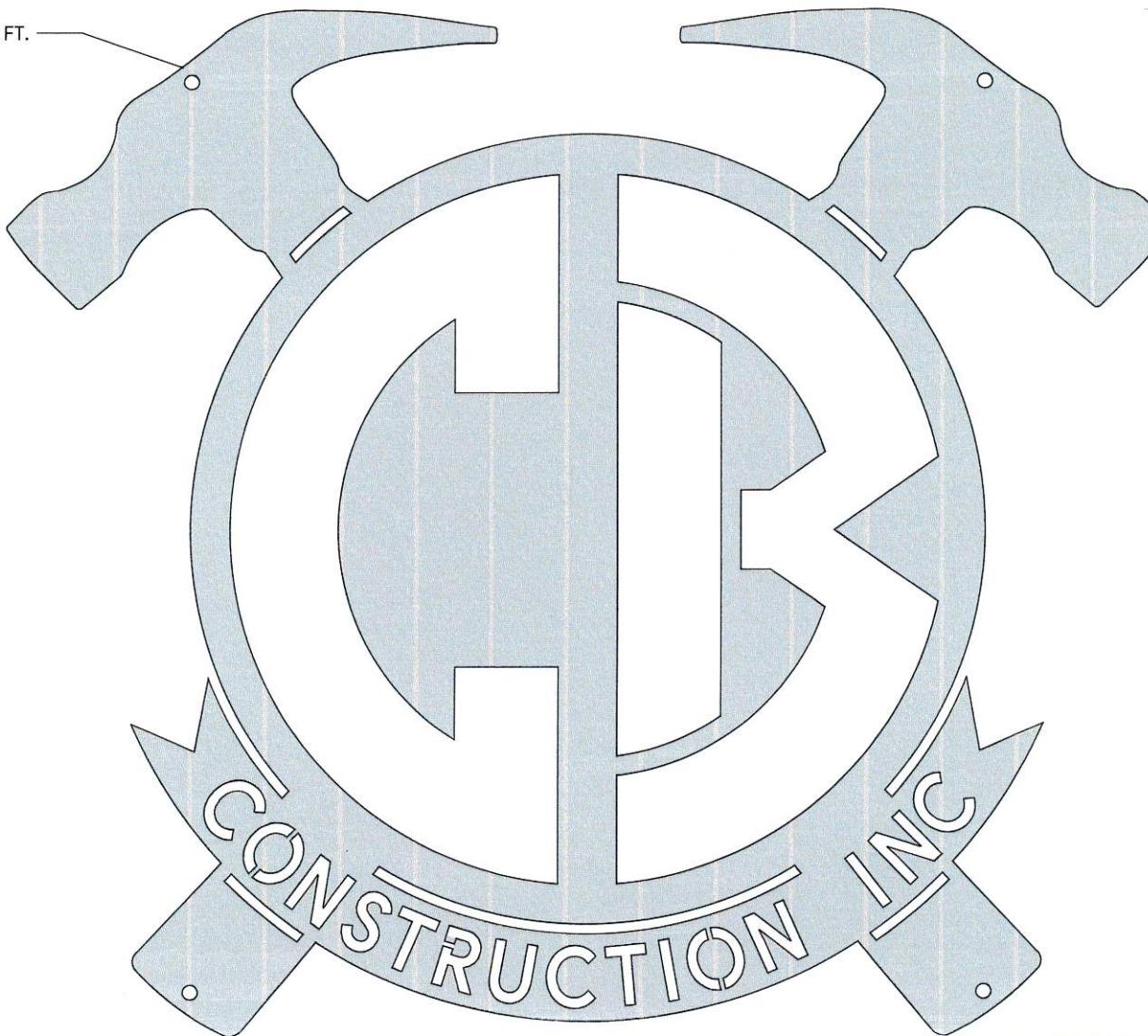
SCALE: 3' = 1'-0"

2'-2<sup>1</sup>/<sub>4</sub>"

Total Area: 4.94266 SQ. FT.

Area: 2.629266 SQ. FT.

1'-11<sup>3</sup>/<sub>8</sub>"



19 WELLING PLACE, SUITE 1B, WALL SIGN LOGO

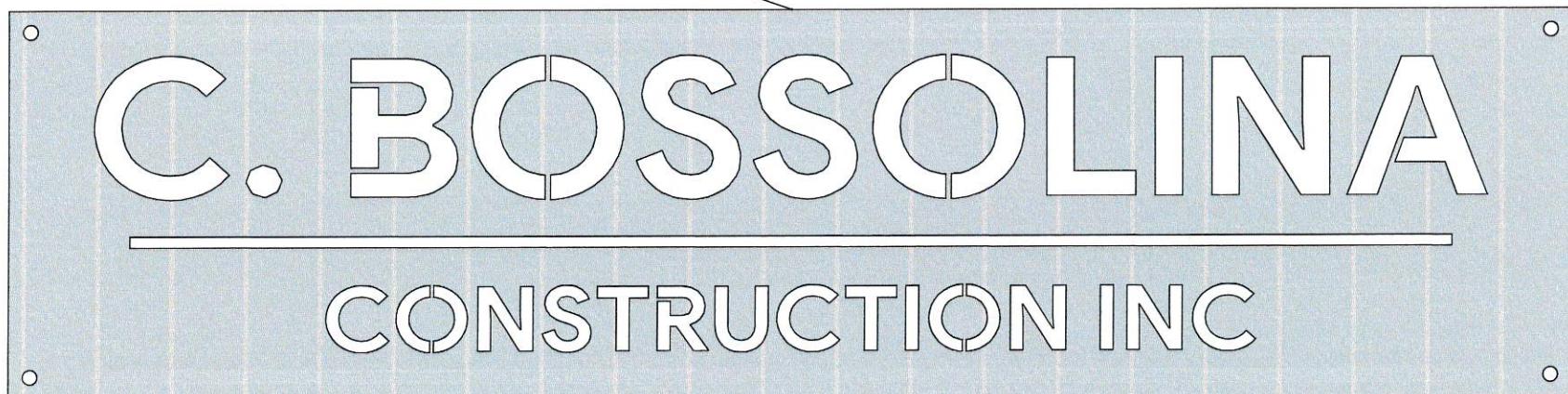
JAN. 13, 26

SCALE: 3" = 1'-0"

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



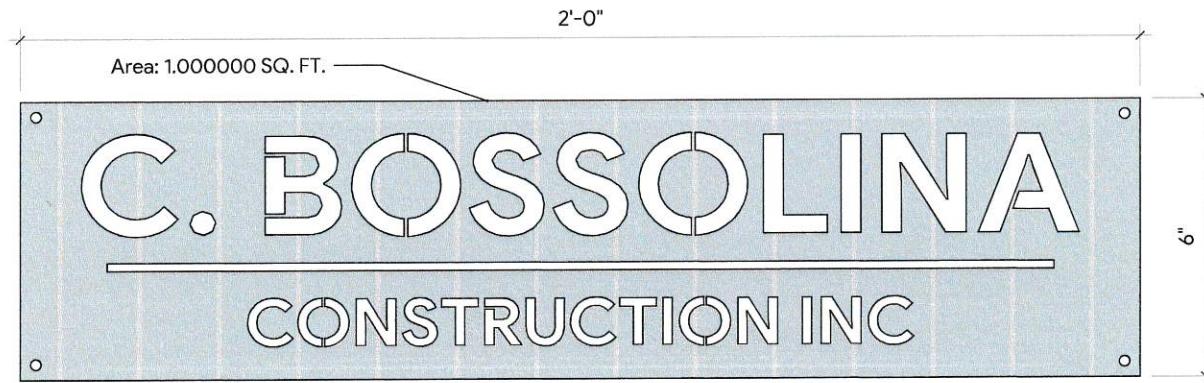
Area: 2.250000 SQ. FT.



19 WELLING PLACE, SUITE 1B, WALL SIGN LETTERING

JAN. 13, 26

SCALE: 3' = 1'-0"



19 WELLING PLACE, SUITE 1B, SOFFIT SIGN

JAN. 13, 26

SCALE: 3' = 1'-0"



19-WELLING PLACE, EXTERIOR SIGNAGE

JAN. 13, 2026



19-WELLING PLACE, SUITE 1B, EXTERIOR SIGNAGE

JAN. 13, 2026

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



Base10arch.com

77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
[www.villageofwarwickny.gov](http://www.villageofwarwickny.gov)



(845) 986-2031  
FAX (845) 986-6884  
[mayor@villageofwarwick.org](mailto:mayor@villageofwarwick.org)  
[clerk@villageofwarwick.org](mailto:clerk@villageofwarwick.org)

## VILLAGE OF WARWICK<sup>®</sup>

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$75.00

Paid Check # \_\_\_\_\_

Applicant Information	Date <u>1/9/20</u>
Name: <u>Alice M Rutherford</u>	
Mailing Address: <u>107 Center Court Goshen, NY 10924</u>	
[Redacted]	

#### 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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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](mailto:planning@villageofwarwick.org)

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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.

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 1<sup>st</sup> 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 Alice K. Rutherford 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,

*Alice M. Rutherford*  
Alice Rutherford



19 Welling Place, Suite 1a, Warwick, New York 10990  
T: 845-988-0233 | archie@base10arch.com

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,

A handwritten signature in black ink that reads "Christopher JP Collins".

Christopher JP Collins, R.A. LEED<sup>AP</sup>  
Registered Architect, NYS License #028679



EXISTING LEFT SIDE PHOTOGRAPH



EXISTING FRONT CORNER PHOTOGRAPH



EXISTING FRONT PHOTOGRAPH

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS



EXISTING FRONT RIGHT CORNER PHOTOGRAPH

JAN. 12, 26

**BASE**   
ARCHITECTURE•PLLC

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





FRONT VIEW RENDERING



RIGHT SIDE RENDERING



REAR VIEW RENDERING

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS



LEFT SIDE RENDERING

JAN. 12, 26

**BASE**  10  
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

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





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 W09601 WHITE SOFT  
GLOSS ACRYLIC EXTERIOR



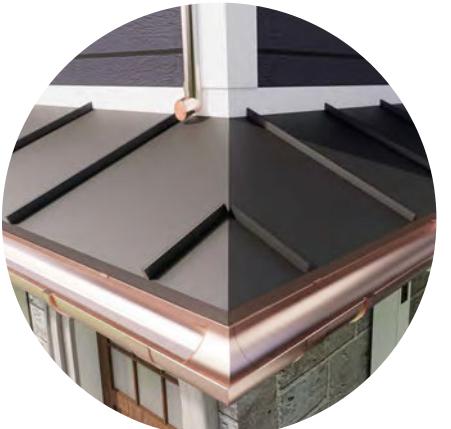
DOOR FINISH: BENJAMIN  
MOORE W09601 WHITE SOFT  
GLOSS ACRYLIC EXTERIOR



TIMBERTech  
PORCH DECKING IN  
ENGLISH WALNUT



30 BRADY ROAD - PROPOSED MATERIALS



STANDING SEAM METAL ROOF  
IN BLACK



STONE VENEER - FIELDSTONE  
REMINISCENT OF LOCAL  
GEOLOGICAL COLOR PALETTES



MARVIN ESSENTIAL WINDOWS  
FINISHED IN BRONZE



JAN. 12, 26

BASE 10

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



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 McElroy

#### Project Information

Business Name (if applicable) JND WARWICK LLC

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

Property Owner: Nick McElroy

\* 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.

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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.**

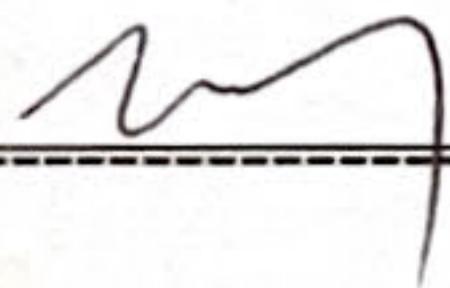
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The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.

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

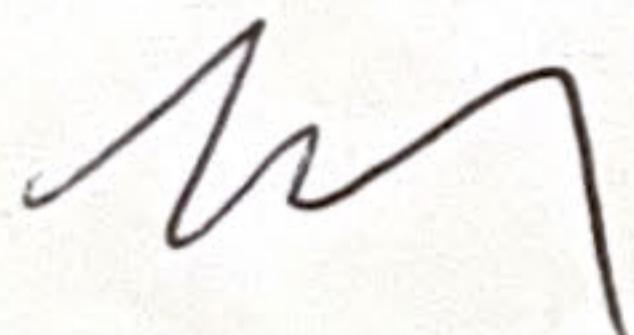
To Whom It May Concern,

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,



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.

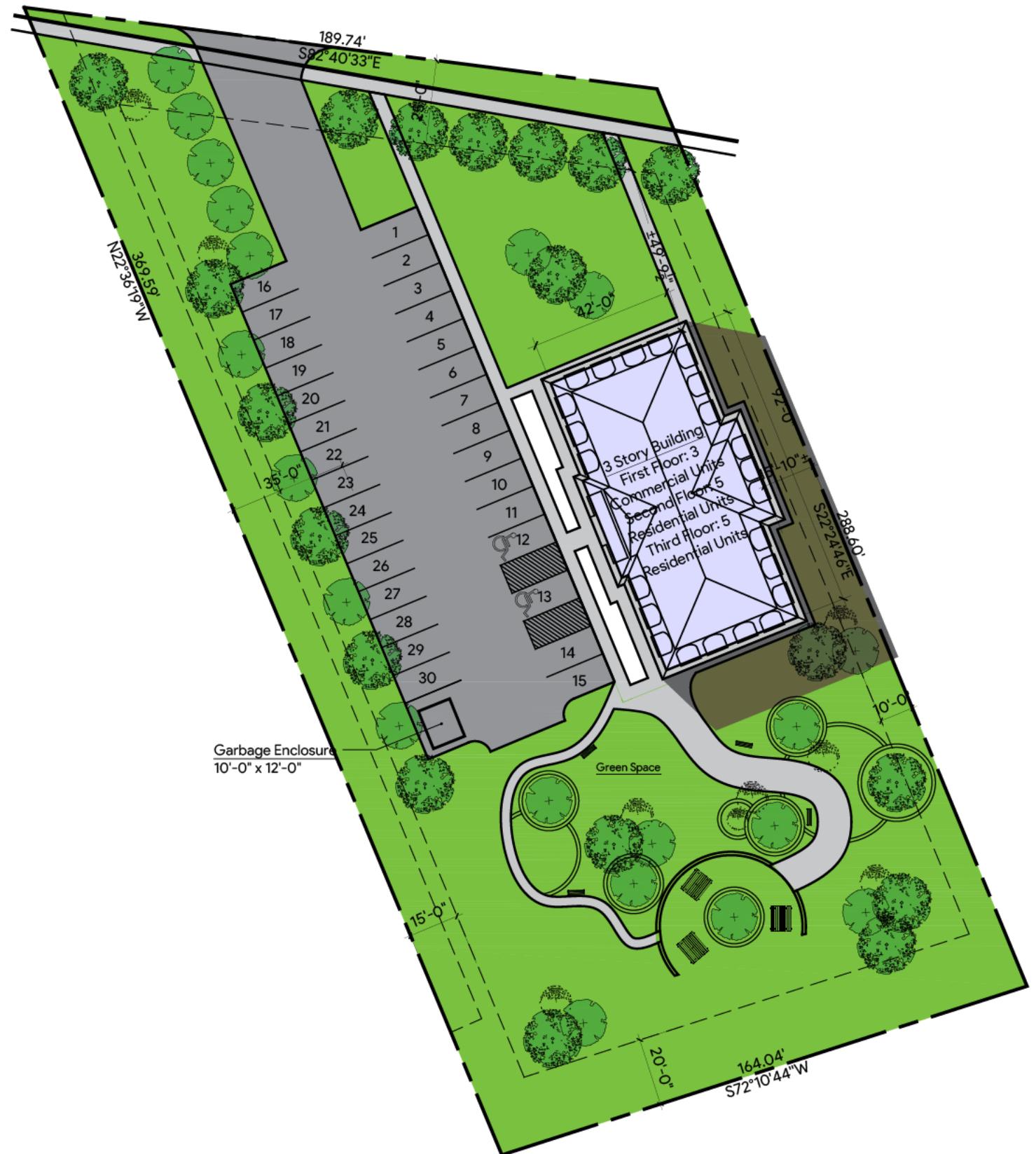
Also provided is an alternate material option showing a wood lap-siding in place of the brick, which retains the historical essence with an emphasis on wood craftsmanship rather than masonry.

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, appearing to read "Christopher JP Collins".

Christopher JP Collins, R.A. LEED<sup>AP</sup>  
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

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845-988-0233 | archie@base10arch.com





40 High St - Street View Rendering

Jan. 12, 26

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Right Side (Parking Lot Side) View



Front View (Street Side)

## 40 High St - Building Renderings - Brick



Front-Right Corner View at Road



Rear Left Corner View

Jan. 12, 26

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





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



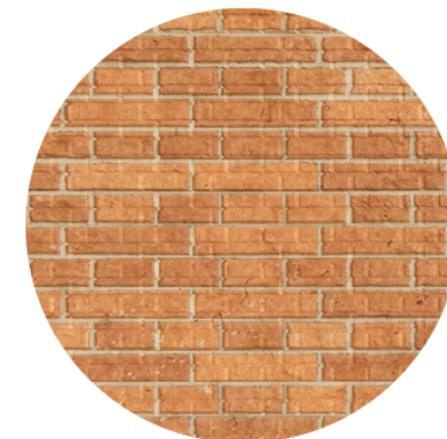
Masonry Brick Aesthetic



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 <u>1/9/2026</u>
Name: <u>Lawrence Fitzkee</u>	
Mailing Address: <u>67 Colonial Avenue, Warwick, NY 10990</u>	
Phone Number: <u>██████████</u>	
<u>██████████</u>	

<b>Project Information</b>	
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
<p>* 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.</p>	

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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**

*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 J. Fitzkee*  
Lawrence Fitzkee



19 Welling Place, Suite 1a, Warwick, New York 10990  
T: 845-988-0233 | archie@base10arch.com

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.

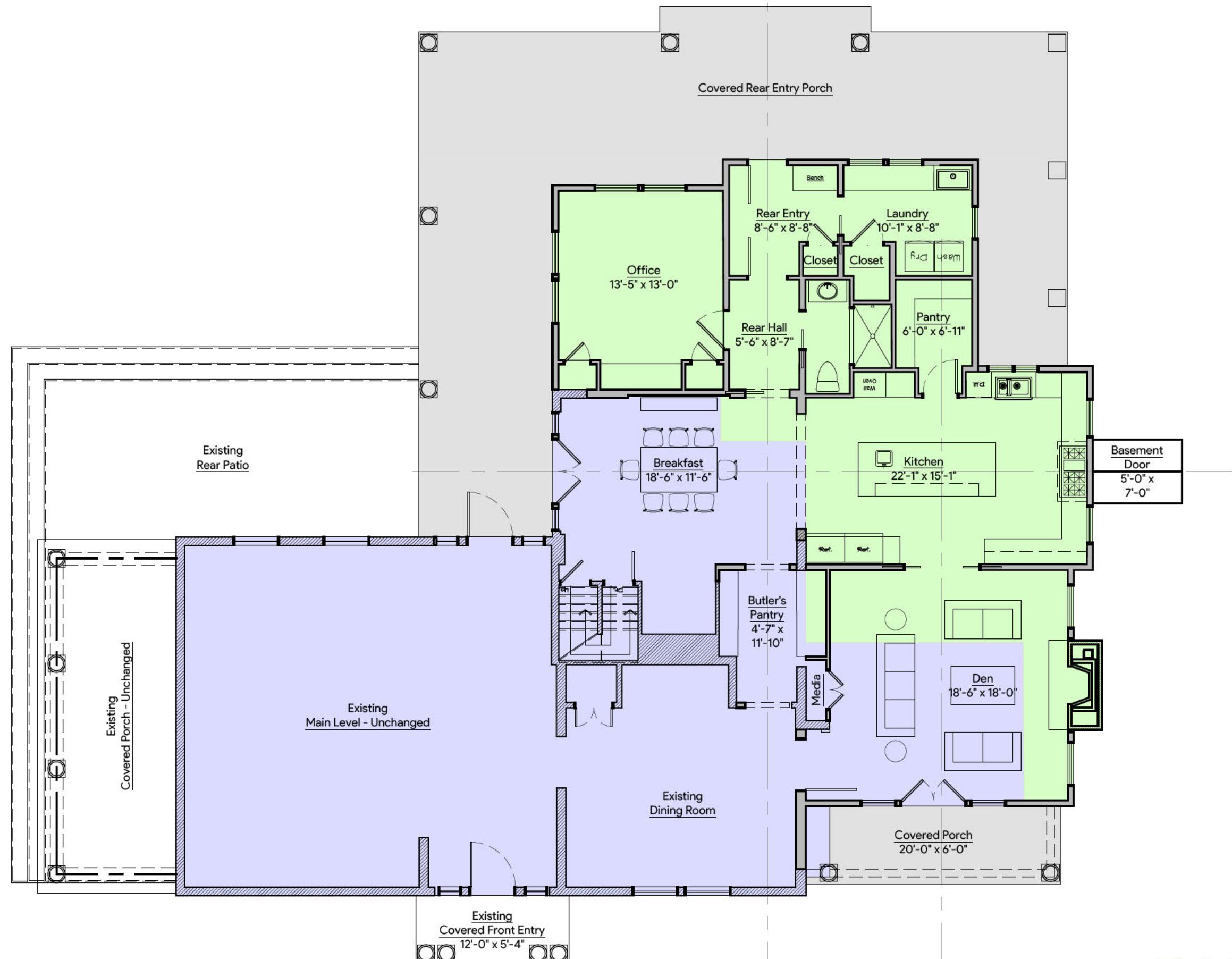
The addition, which replaces the existing family room addition and rear covered entry with an extended rear covered entry and porch will pull queues from the existing colonial residence by balancing visual weight on the right side of the structure, utilizing cohesive details in a weighted hierarchy which 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,

A handwritten signature in black ink that reads "Christopher JP Collins".

Christopher JP Collins, R.A. LEED<sup>AP</sup>  
Registered Architect, NYS License #028679





EXISTING - FRONT "ELEVATION"



EXISTING - FRONT RIGHT CORNER



EXISTING - REAR RIGHT CORNER



EXISTING - REAR "ELEVATION"



EXISTING - REAR LEFT CORNER

FITZKEE - EXISTING PHOTOS

JAN. 13, 26

**BASE**10  
ARCHITECTURE PLLC

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





PROPOSED FRONT WALK VIEW



PROPOSED FRONT RIGHT CORNER

FITZKEE - PROPOSED RENDERINGS



PROPOSED FRONT "ELEVATION"



PROPOSED RIGHT SIDE "ELEVATION"

JAN. 13, 26

**BASE**   
ARCHITECTURE PLLC

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845-988-0233 | archie@base10arch.com





PROPOSED REAR RIGHT CORNER



PROPOSED REAR VIEW - SLIGHT ANGLE

FITZKEE - PROPOSED RENDERINGS



PROPOSED REAR "ELEVATION"



PROPOSED REAR LEFT CORNER

JAN. 13, 26

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845-988-0233 | archie@base10arch.com





PROPOSED FRONT ELEVATION



PROPOSED FRONT RIGHT CORNER ELEVATION



PROPOSED RIGHT SIDE ELEVATION

FITZKEE - PROPOSED RENDERED ELEVATIONS



PROPOSED RIGHT REAR CORNER ELEVATION

JAN. 13, 26

**BASE 10**  
ARCHITECTURE PLLC

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

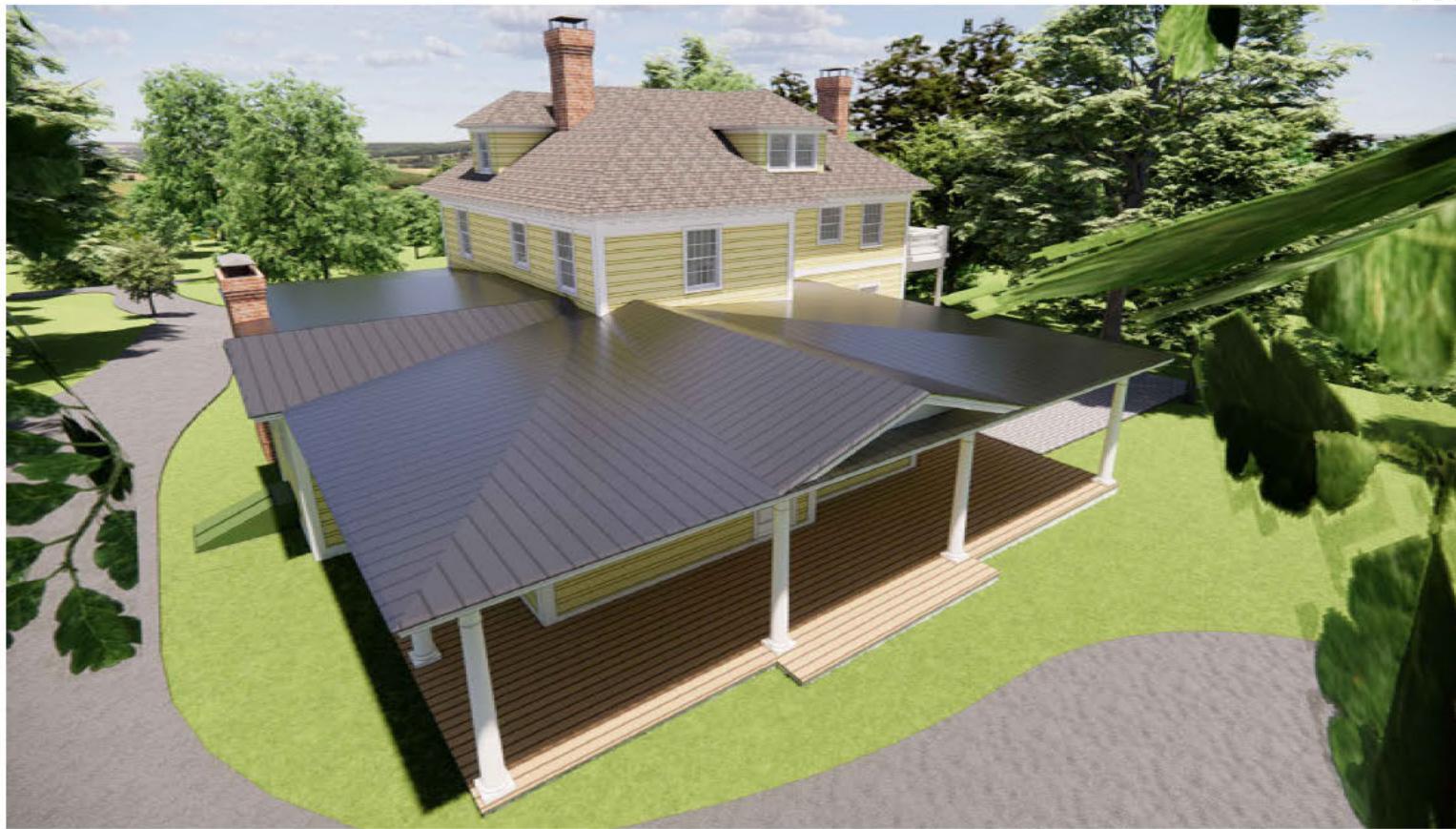




PROPOSED REAR ELEVATION



PROPOSED REAR LEFT CORNER ELEVATION



PROPOSED REAR BIRD'S EYE VIEW

FITZKEE - PROPOSED RENDERED ELEVATIONS

JAN. 13, 26

**BASE**10  
ARCHITECTURE PLLC

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





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



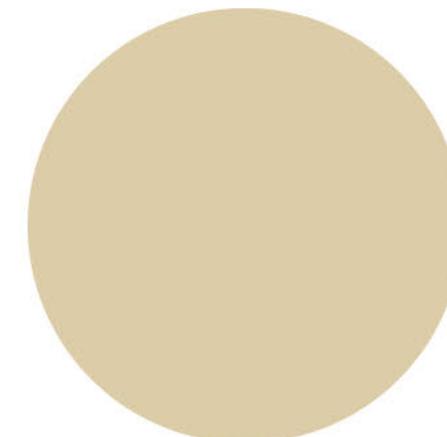
PROPOSED FRONT VIEW RENDERING



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)

FITZKEE - PROPOSED MATERIALS

JAN. 13, 26

**BASE**10  
ARCHITECTURE PLLC

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



LAW OFFICES OF  
**SNYDER & SNYDER, LLP**

NEW YORK OFFICE  
445 PARK AVENUE, 9TH FLOOR  
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LESLIE J. SNYDER  
ROBERT D. GAUDIOSO (NY/NJ)  
DOUGLAS W. WARDEN  
JORDAN M. FRY (NY/NJ)  
MICHAEL SHERIDAN (NY/NJ)  
DAVID KENNY (NY/NJ)

DAVID L. SNYDER  
(1956-2012)

94 WHITE PLAINS ROAD  
TARRYTOWN, NEW YORK 10591  
(914) 333-0700  
FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

Dkenny@snyderlaw.net

NEW JERSEY OFFICE  
ONE GATEWAY CENTER, SUITE 2600  
NEWARK, NEW JERSEY 07102  
(973) 824-9772  
FAX (973) 824-9774

REPLY TO:

Tarrytown Office

February 2, 2026

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

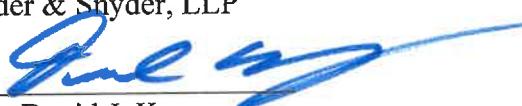
defeat the concealment elements of the existing base station. Sixth, the proposed modification will not defeat any prior conditions of approval.

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

T-Mobil

(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.

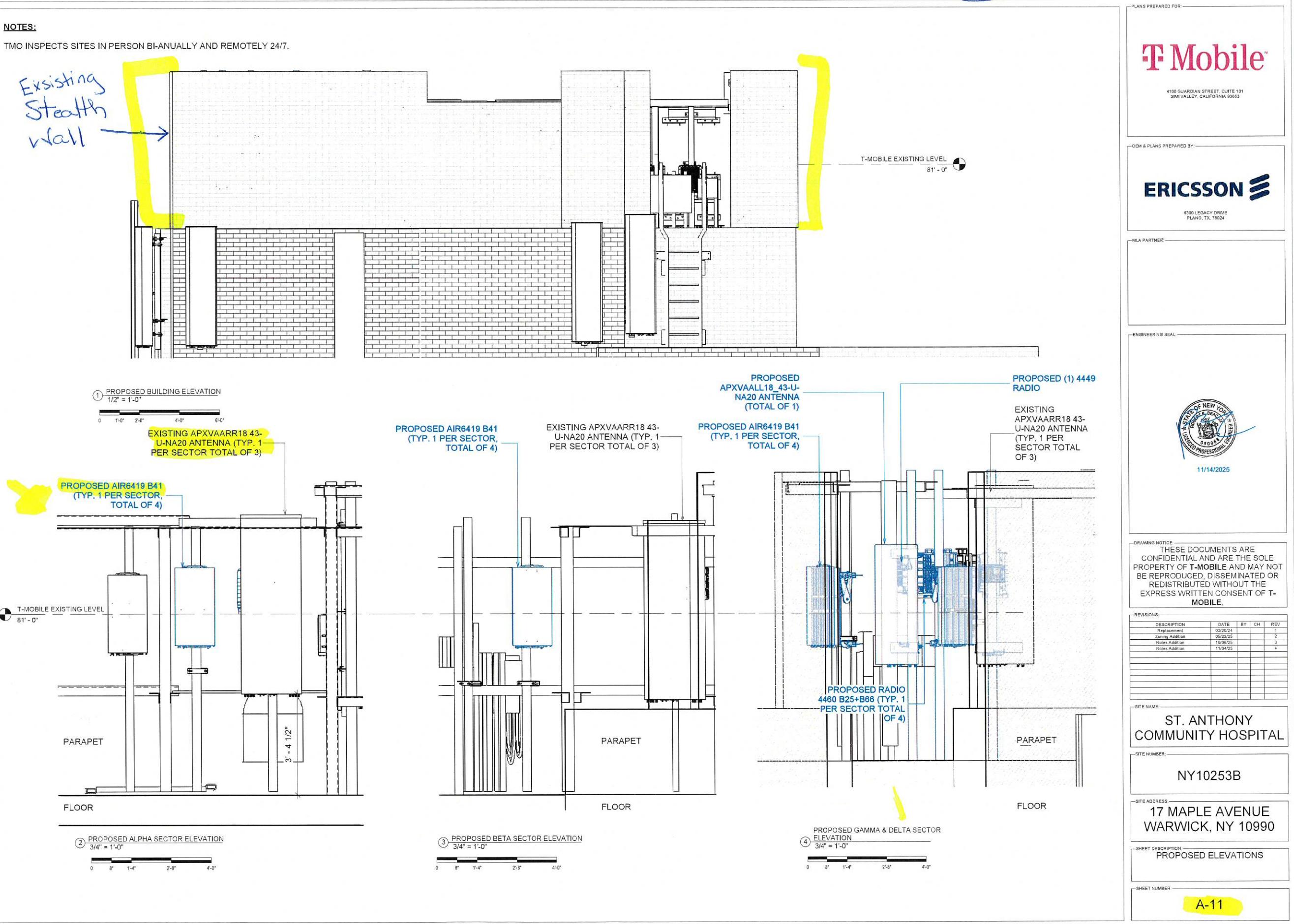
**19. Provide the Applicant's proposed wireless facility maintenance and inspection procedures and related system of record.**

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.

B



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 <u>2/2/24</u>
Name: <u>T-Mobile Northeast LLC</u>	
Mailing Address: <u>c/o Snyder &amp; Snyder, LLP - 94 White Plains Road, Tarrytown, NY 10591</u>	
Phone Number: <u>(914) 333-0700</u>	Alt. Phone Number _____
Email Address: <u>DKenny@snyderlaw.net</u>	

Project Information	
Business Name (if applicable) <u>T-Mobile</u>	
Project Address: <u>15 Maple Avenue (St. Anthony's Hospital)</u> S/B/L # <u>207-1-2, 3 &amp; 4.2</u>	
Property Owner: <u>St. Anthony Community Hospital</u>	
* 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](http://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](http://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](mailto: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 1<sup>st</sup> 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