



VILLAGE OF WARWICK

INCORPORATED 1867

The Architectural and Historic District Review Board (AHDRB)

63 Wheeler Avenue, applicant John Contreras

The following recommendations for exterior aesthetics occurred at the October 3, 2023, regular AHDRB meeting. Board members present at the meeting were: Chairman, Michael Bertolini, Jane Glazman, Matthew LoPinto, and Chris DeHaan. Glenn Rhein and Matthew Finn were absent.

Applicant, John Contreras and architect, Jeff DeGraw presented the most current color rendition and site plans for 63 Wheeler. Mr. DeGraw explained there were no specific colors chosen at this time but wanted to introduce the project to the AHDRB and get some commentary of what the Board thought of the overall project.

The Board expressed their excitement over the project. The Board thought the current color rendering was headed in the right direction, besides the dark windows. The Board suggested keeping the color light and thought the rendering, especially the siding color choices of white/blonde on one end and stained wood on the other was aesthetically pleasing. Although difficulty in the upkeep of stained wood was mentioned. Mr. Bertolini suggested keeping everything simple with the possibility of outside space.

Mr. Contreras stated he wanted to keep the front of the building open for aesthetic purposes instead of adding additional parking, the Board agreed that was the best use of the space.

The Board asked the applicant to come back when specific colors and materials have been chosen and they would be happy to give their input and assistance.

I, JENNIFER MANTE, Deputy Village Clerk of the Village of Warwick, in the County of Orange, State of New York HEREBY CERTIFY that the above motion was made at a special meeting of the Architectural and Historic District Review Board of the Village of Warwick duly called and held on Tuesday, October 3, 2023, and has been compared by me with the original minutes as officially recorded in the AHDRB Minute Book of the Planning Department and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matter.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Warwick this 4th day of October 2023.

Jennifer Mante, Deputy Village Clerk

For Internal Use Only

☐ Approved by Planning Board on _____
meeting date

Modifications ☐ No ☐ Yes *if yes attach notes

☐ Presented to Village Board (if relevant) _____
meeting date

☐ Letter set to applicant on _____

VILLAGE OF WARWICK
ARCHITECTURAL and HISTORIC DISTRICT REVIEW BOARD
WARWICK, NEW YORK

PERMIT

Date: 9/28/23

Location of Property: 63 WHEELER AVE, WARWICK NY 10940

Sec: 210 Blk: 5 Lot: 3

Owner/Agent Name WESTERN ADDITION LLC

Address 12 BLACK WALNUT DR, WARWICK NY 10990

Telephone 1 (951) 587-5727

Description of Work Proposed:

THE GOAL OF THE PROJECT IS TO
CONVERT THE EXISTING BUILDING INTO A SMALL BOUTIQUE
HOTEL W/ A MARKET & RESTURANT. THE GOAL FOR THE
EXTERIOR WORK IS TO RESTORE & RE-USE AS MUCH
AS THE EXISTING AS POSSIBLE. IN ANY AREAS WHERE
THIS IS NOT FEASIBLE, THE WORK WILL BE DONE IN A "LIKE"
MANOR IN REGARDS TO THE EXISTING STRUCTURE.

ARB Chairman _____

Date: _____

Please attach any samples, pictures or computer generated images to be reviewed

RECEIVED
SEP 29 2023
VILLAGE OF WARWICK
CLERK



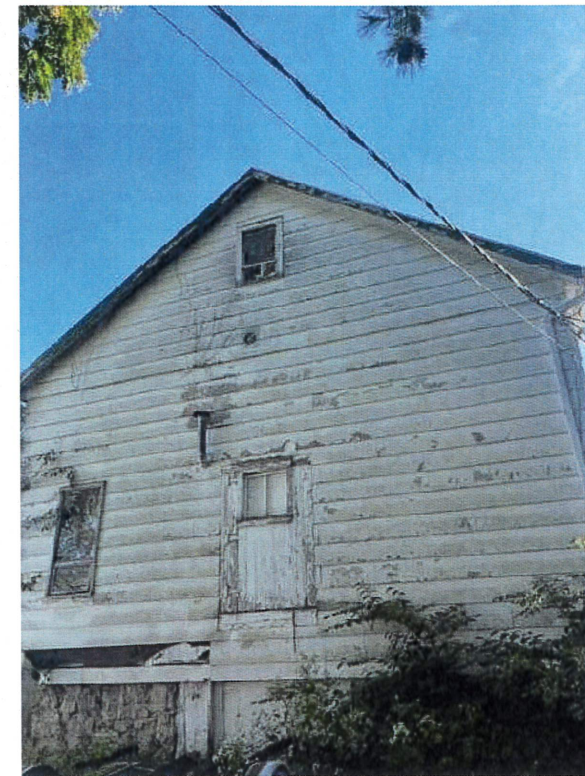
PROPOSED PERSPECTIVES



DEGRAW & DEHAAN ARCHITECTS

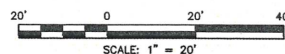
63 Wheeler
09/28/2023






EXISTING PERSPECTIVES






 Bradley G. Cleverley
 BRADLEY G. CLEVERLEY - PE
 NY PROFESSIONAL ENGINEER NO. 72492

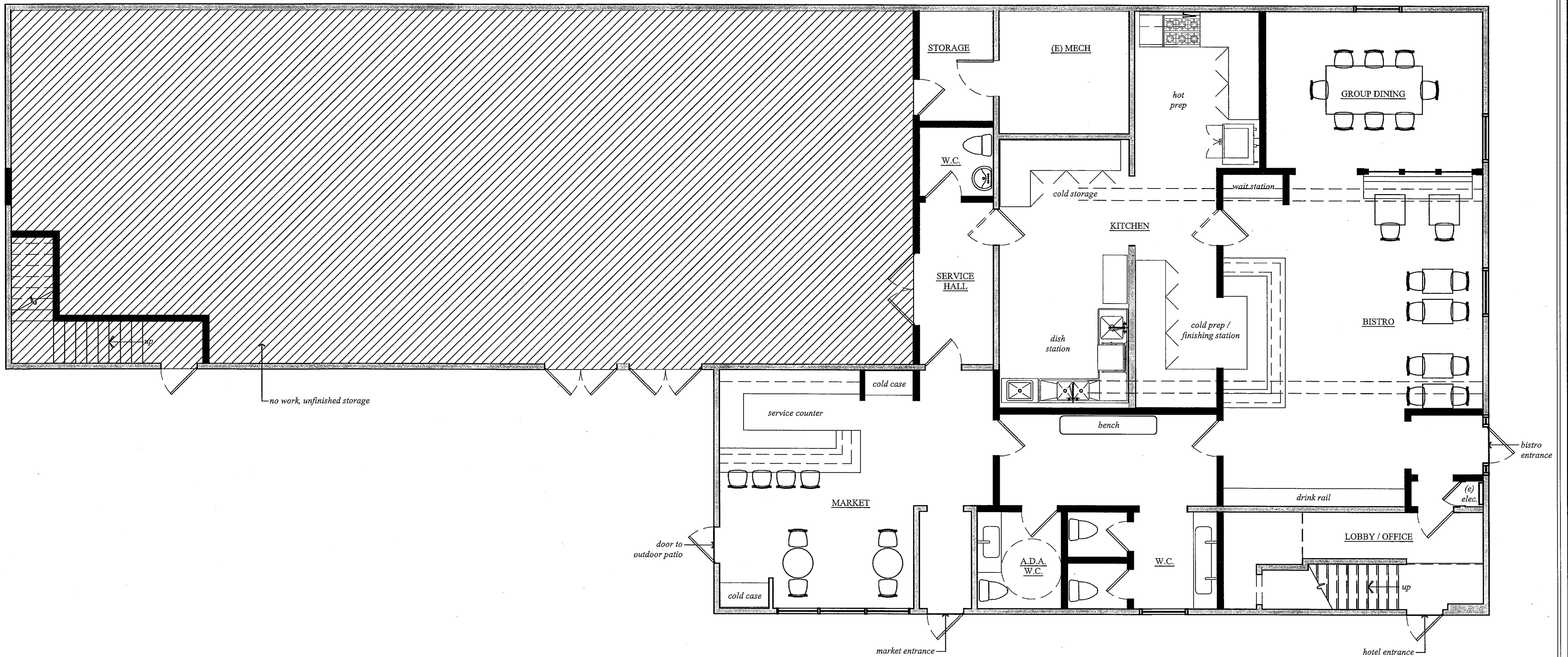
MJS ENGINEERING &
LAND SURVEYING, PC

261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

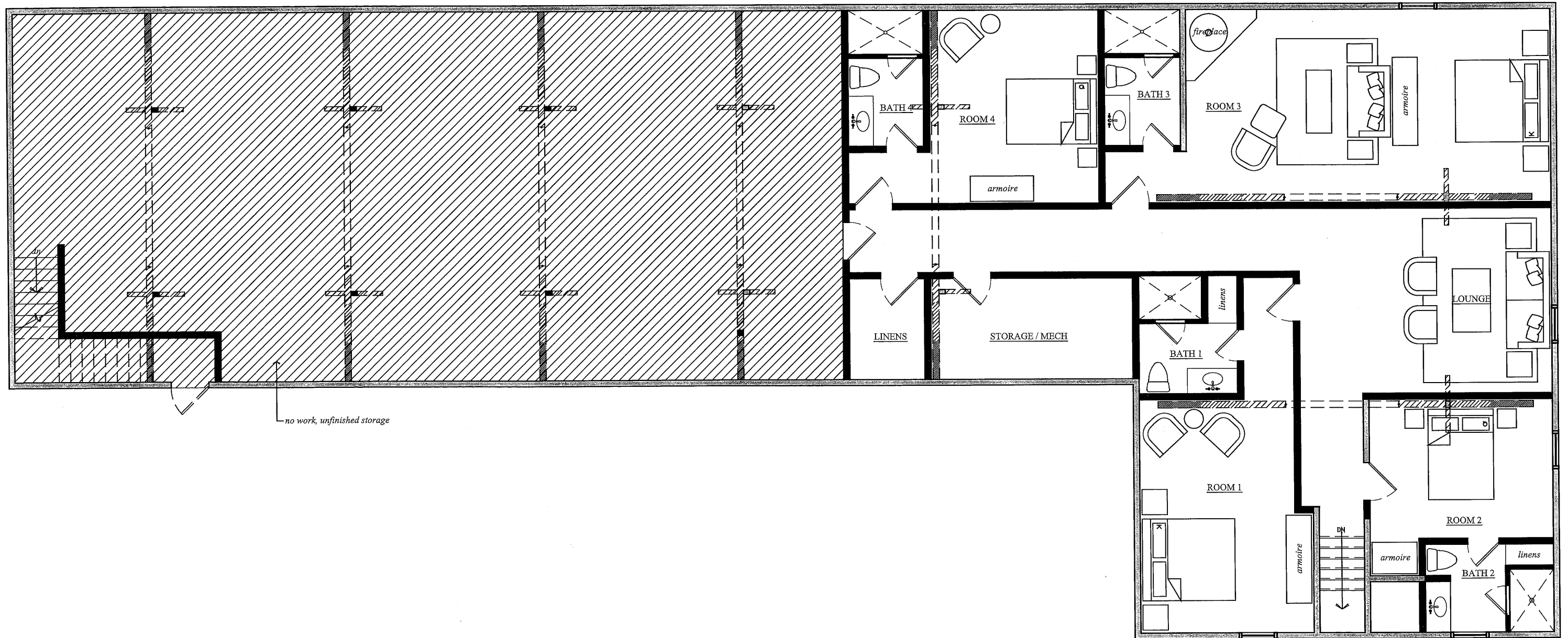
SITE PLAN

WESTERN
ADDITION LLC
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 04/25/22	REV. NO. E
JOB NO. 220115	DWG. NO. C-1
SCALE: 1" = 20'	SHEET 1 OF 7



First Floor Plan



Second Floor Plan