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

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	otes			
Presented to Village Board (if relevant) meeting date Letter set to applicant on meeting date				

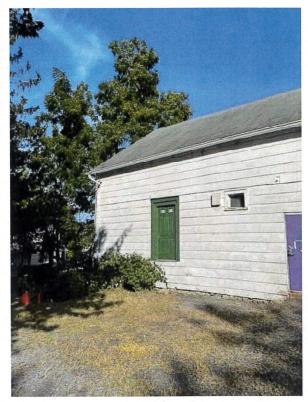
VILLAGE OF WARWICK

ARCHITECTURAL and HISTORIC DISTRICT REVIEW BOARD WARWICK, NEW YORK

PERMIT Date: $\frac{9/28/23}{}$				
Location of Property: 63 WHEELER AVE, WARNICK NY 10940				
Sec: 210 Blk: 5 Lot: 3				
Owner/Agent Name WESTERN APPITION LLC				
Address 12 BLACK WALNUT DR, WARWICK NY 10990				
Telephone I (951) 587 - 5727				
Description of Work Proposed: THE GOAL OF THE PROJECT IS TO				
CONVERT THE EXISTING BUILDING INTO A SMALL BOTIQUE				
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 to ictures or computer generated images to be reviewed				
Please attach any samples voictures or computer generated images to be reviewed				

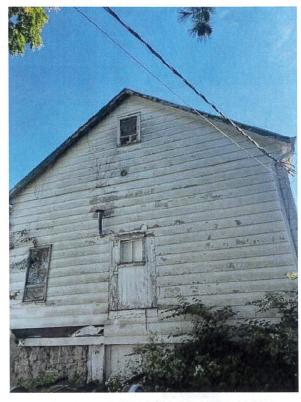


PROPOSED PERSPECTIVES







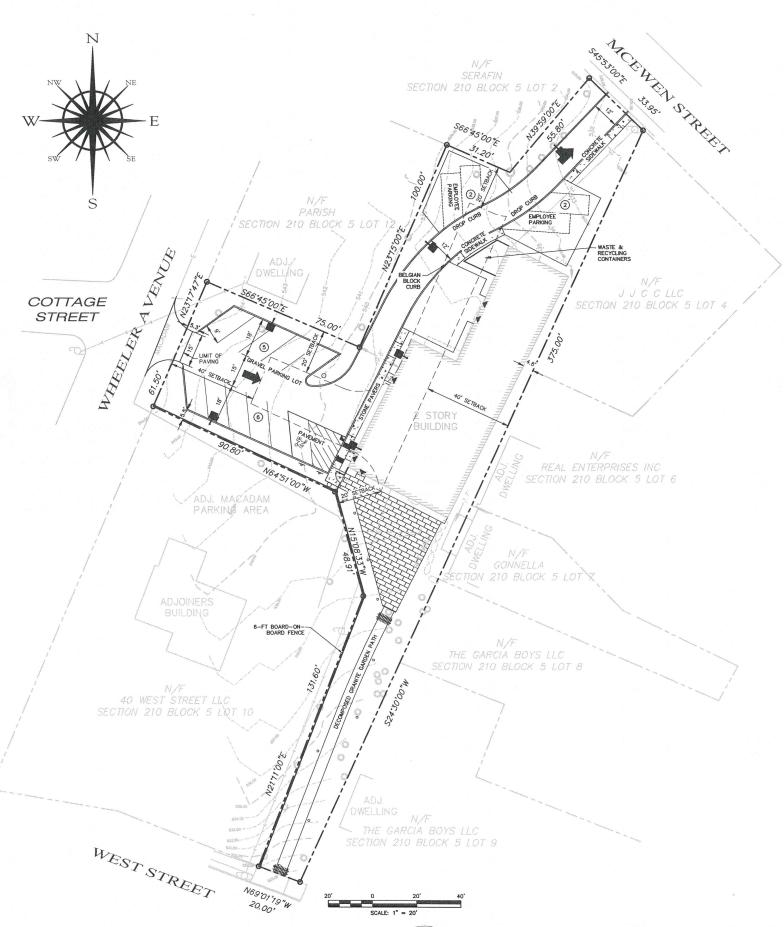


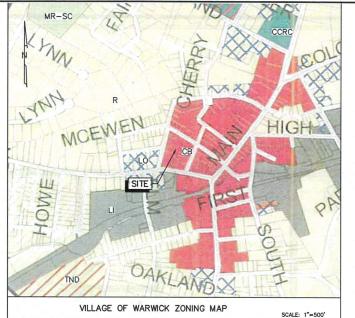


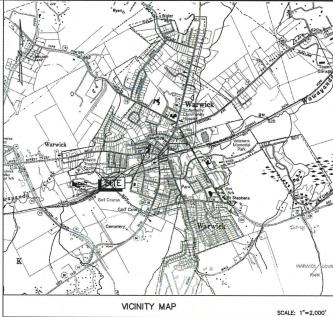












SHEET INDEX

C-1 SITE PLAN
C-2 EXISTING CONDITIONS
C-3 GRADING & DRAINAGE PLAN
C-4 DETAILS
C-5 LANDSCAPING PLAN
C-6 LIGHTING PLAN

GENERAL NOTES

RECORD OWNER: JAMES E. HENRY & LUCINDA N. HENRY PO BOX 171 BELLVALE, NY 10912

2. APPLICANT:
WESTERN ADDITION LLC
SHELLEY GARRY
12 BLACK WALNUT DRIVE
WARWICK, NY 10990

3. TAX MAP NUMBER: SECTION 210, BLOCK 5, LOT 3

5. AREA: 0. 549 ACRES

6. ZONING DISTRICT: CB - CENTRAL BUSINESS

USE GROUPS: K (RETAIL, EATING & DRINKING) & M (HOTELS)
LOT AREA:
LOT WIDTH:
REPORT VAPO GROUPS REQUIRED PROPOSED 40,000 SF 23,943 SF* 63'* FRONT YARD SETBACK: 5.3' (WHEELER AVE, PARKING)* 12.7* 5.5'* (PARKING) FRONT YARD: FRONT YARD:
SIDE YARD SETBACK:
SIDE YARD:
SIDE YARD RESIDENTIAL ADJACENT:
REAR YARD SETBACK:
REAR YARD:
REAR YARD:
REAR YARD RESIDENTIAL ADJACENT: 19.8°°
3'°
3'°
4.8'°
61.5'°
<40'
19.8%
150' 40' MIN. 40' MIN. 20' MIN. 35' MIN. 100' MIN. 40' MAX. 40% MAX. 150' MIN. STREET FRONTAGE: BUILDING HEIGHT: BUILDING COVERAGE: PARKING REQUIRED EATING & DRINKING 12 SP/1.000 GLA 1.752 SF PARKING REQUIRED LODGING HOUSES TOTAL PARKING SPACES 4 ROOMS 15 SP* PARKING SPACE DIMENSION 9'X18' 24' 12'* 9'x18' TWO-WAY AISLE WIDTH 90" PARKING
ONE-WAY AISLE WIDTH 60" PARKING
DENOTES VARIANCE GRANTED ON JUNE 27, 2023

- SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, P.C. A SUBSURFACE UTILITY SURVEY WAS NOT CONTRACTED FOR OR PERFORMED AS PART OF THIS APPLICATION. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKING DAYS EFORE YOU DIG. CALL 1-800-962-7962.
- IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY MAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

4	Ε	07/21/23	SUBMITTED	то	PLANNING	BOARD	JCD	BGC
2	D	06/20/23	SUBMITTED	то	ZBA		JCD	BGC
	С	05/05/23	SUBMITTED	то	ZBA		JCD	BGC
	В	06/24/22	SUBMITTED	то	PLANNING	BOARD	TW	BGC
5	Α	04/25/22	SUBMITTED	то	PLANNING	BOARD	JCD	BGC
3	NO	DATE			DEVISION		DV	CV

DRAWN BY: J. DEJESUS DEPT. CK. B. CLEVERLEY DEP. APPR. COORD. CK. P.M. APPR. CLIENT APPR.

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 YO

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

