

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



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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 <u>1/10/26</u>
Name: <u>NICK MCEIRY</u>	
[REDACTED]	

Project Information
Business Name (if applicable) <u>JND WARWICK LLC</u>
Project Address: <u>40 High St Warwick NY</u> S/B/L # _____
Property Owner: <u>NICK MCEIRY</u>
<small>* 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.</small>

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.

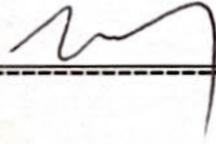
B. No application shall be approved and no permit shall be granted by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees regarding the alteration of any improvement located within the district unless a certificate of no exterior effect or of appropriateness has been 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



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 that reads "Christopher Collins". The signature is written in a cursive, flowing style with a large initial "C" and a distinct "JP" in the middle.

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

GENERAL NOTES

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SUBJECT TO THE FINDINGS OF A **COMPLETE AND UP TO DATE** TITLE SEARCH.

SUBJECT TO ANY EASEMENTS OF RECORD.

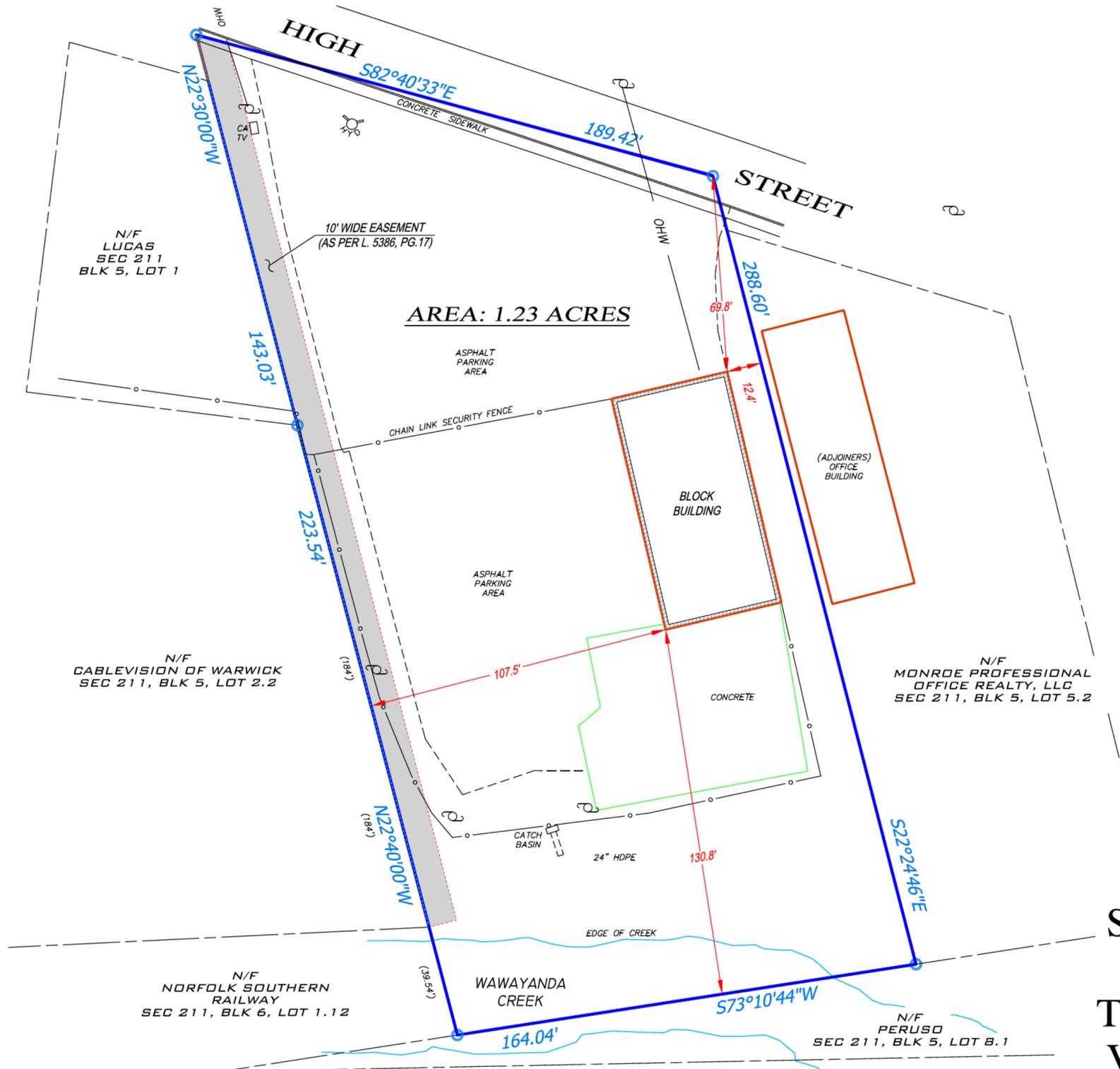
REFERENCES

- DEED: LIBER 15549, PAGE 135
- BEING SECTION 211, BLOCK 5, LOT 4.1, AS SHOWN ON THE VILLAGE OF WARWICK TAX MAPS. PREMISES KNOWN AS: (NO NUMBER) HIGH STREET
- A CERTAIN MAP TITLED: "SURVEY OF PROPERTY FOR THE WARWICK VALLEY TELEPHONE COMPANY" PREPARED BY ROBERT H. SCHMICK, PLS, DATED SEPTEMBER 17, 1990.

CERTIFICATIONS

CERTIFIED ONLY TO THE FOLLOWING:
- TENLAKE MONROE, LLC.

SURVEY OF PROPERTY FOR TENLAKE MONROE, LLC VILLAGE OF WARWICK ORANGE COUNTY NEW YORK SCALE: 1" = 30' DATE: MARCH 21, 2025

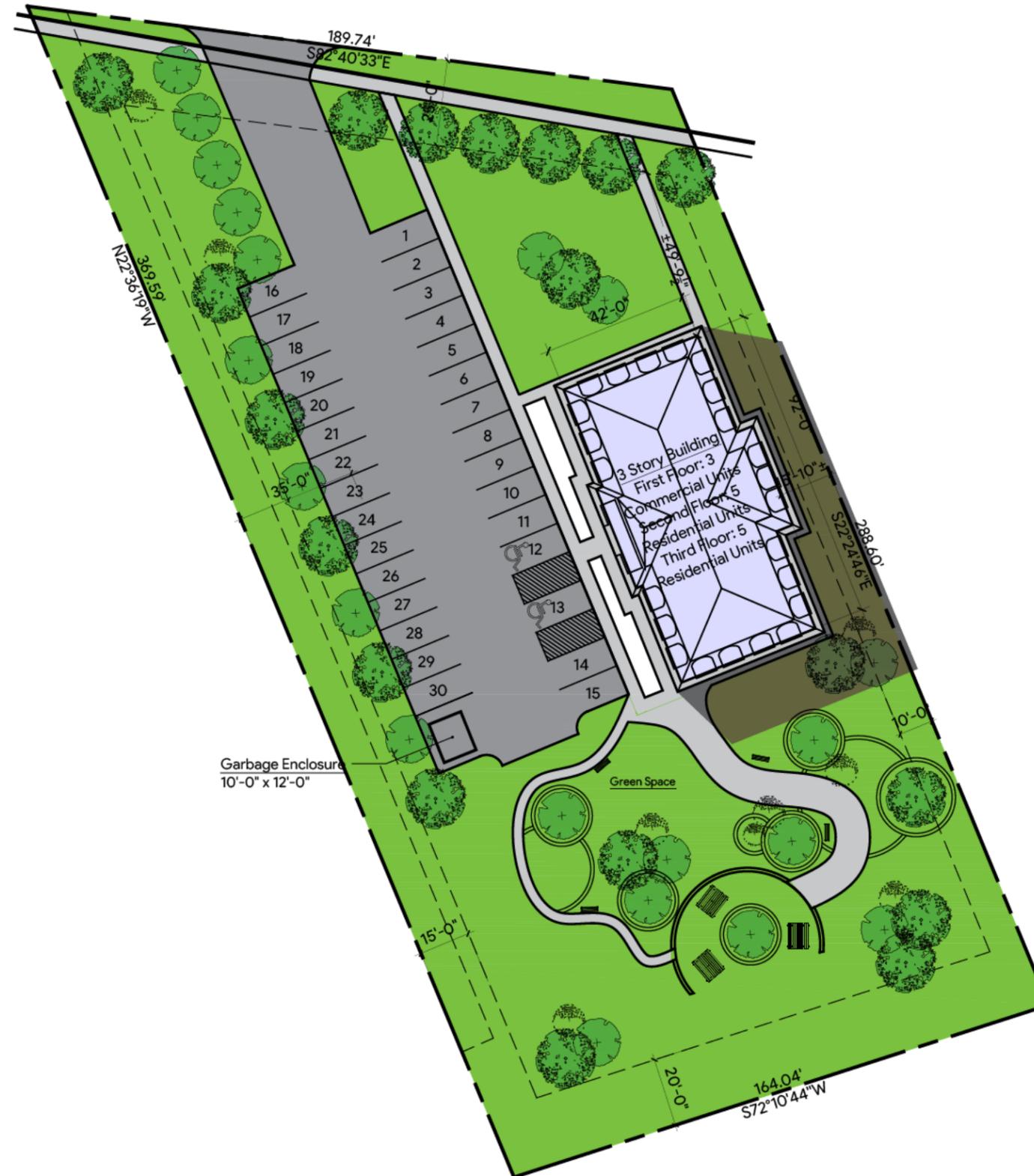


SCHMICK SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
WARWICK, NEW YORK 10990

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Robert H. Schmick, Jr., P.L.S.
N.Y. Lic. No. 050573

SURVEY No. 25-120



40 High St - Existing Building Location

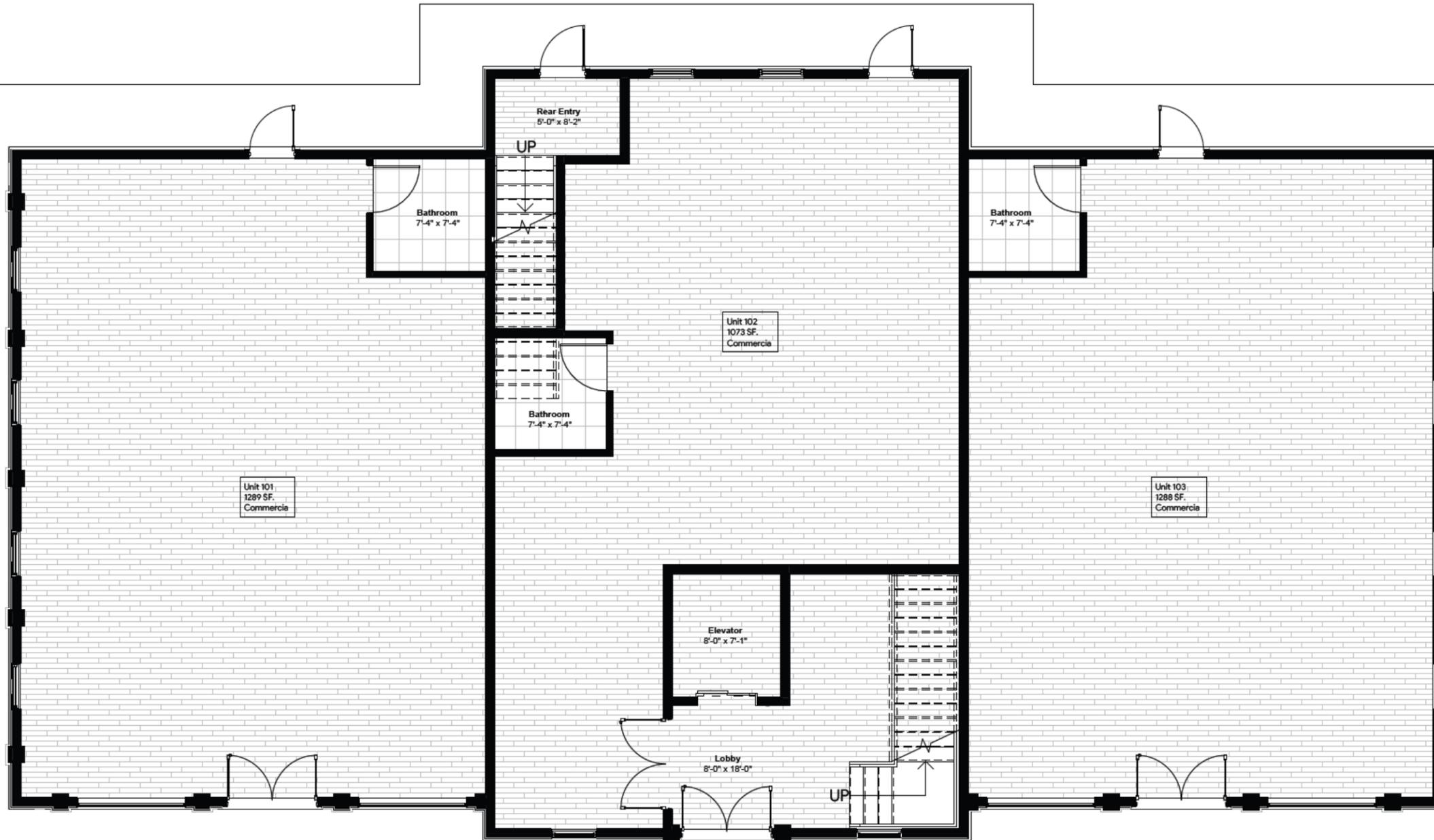
Site Plan: One Three-Story Building - 3 Commercial & 10 Residential Units - Studio, 1 and 2 Bedroom Units

Jan. 12, 26

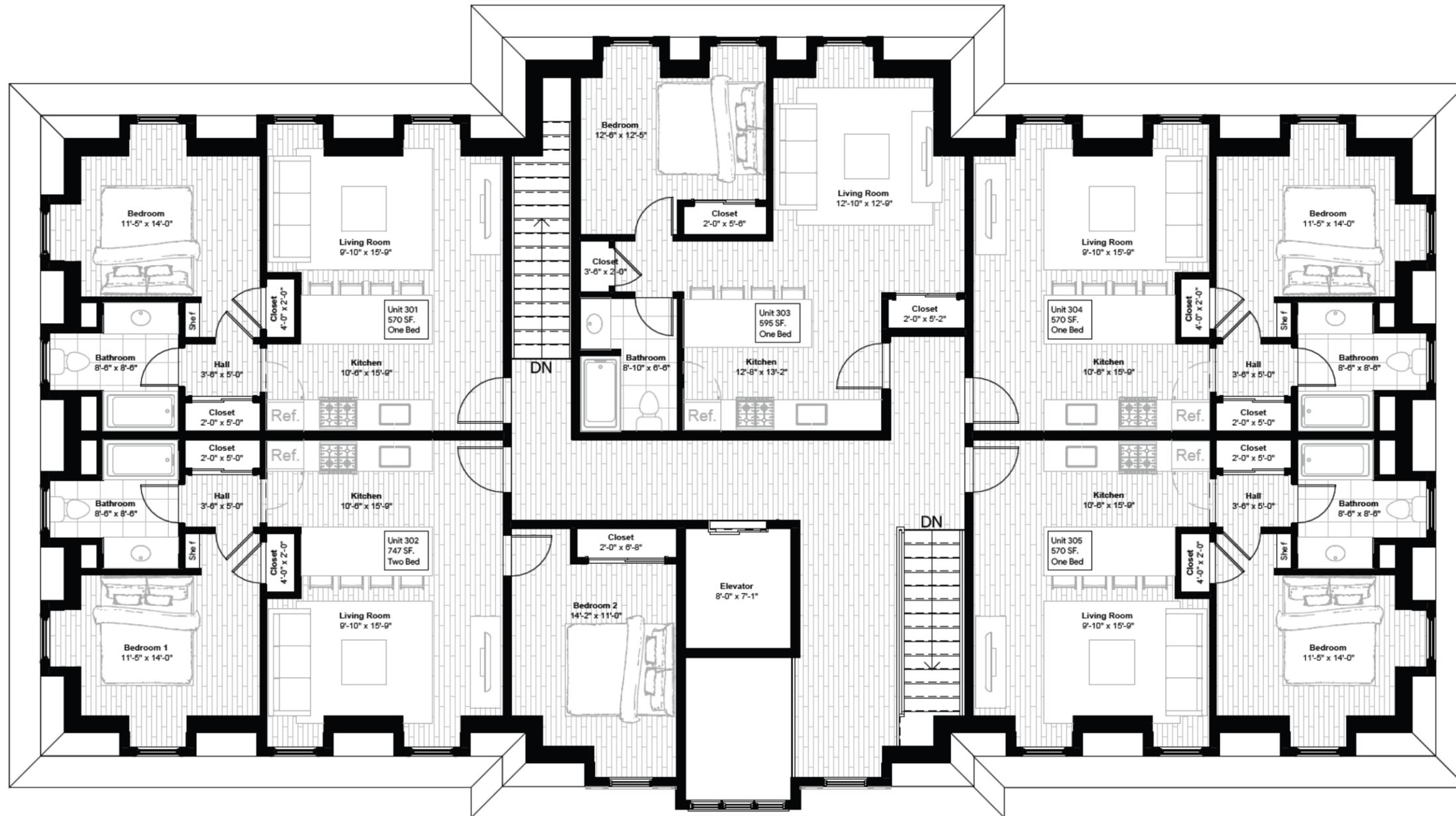
Scale: 1" = 40'-0"

BASE10 ARCHITECTURE • PLLC
 10 Nieland Drive | Warwick, NY 10090
 845-988-0233 | archie@base10arch.com
 Base10Arch.com











40 High St - Existing Photographs

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40 High St - Street View Rendering

Jan. 12, 26

BASE  **10**

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



Base10arch.com



Right Side (Parking Lot Side) View



Front-Right Corner View at Road



Front View (Street Side)



Rear Left Corner View





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 - Lap Siding

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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



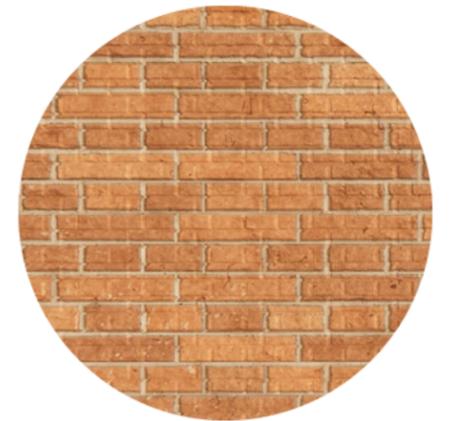
Masonry Brick Aesthetic



LP SmartSide Lap Siding
in ExpertFinish: Tundra Gray



JamesHardie Smooth Panel in
Sherwin-Williams 2840 Hammered Silver



Acme Brick - Academy - Modular-
in Heritage Tone