

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK**

April 1, 2025

Minutes

LOCATION:

VILLAGE HALL

77 MAIN STREET, WARWICK, NY

4:30 P.M.

The Regular Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, April 1, 2025, at 5:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Michael Bertolini, Board Members: Chris DeHaan, Jane Glazman, Matthew LoPinto and Glenn Rhein. Also present was AHDRB Clerk Kristin Bialosky. Other's present: Jeff DeGraw, Brock, DeGraw and Kat Parrella.

Chairman Michael Bertolini called the meeting to order and led in the Pledge of Allegiance. Chairman Bertolini held the roll call.

Acceptance of Minutes

A **MOTION** was made by Chris DeHaan, seconded by Matthew LoPinto, and carried for the Acceptance of Minutes: March 4, 2025.

The vote on the foregoing motion was as follows: **APPROVED**

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

Discussion:

1. 26 Main Street; Merrily Home + Gifts; Kat Parrella

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

- A. Color of Hanging Sign
- B. Window Stickers
- C. Door Color

Discussion:

Chairman Michael Bertolini called the applicant to the table to discuss her proposed signage. The applicant Mrs. Parella explained she would be opening her new store at 26 Main Street, the new location for Merrily Home and Gifts. She introduced herself, mentioning her prior business experience in Sugarloaf, where she also operates Merrily Home and Gifts. Mrs.

Parella presented her proposed signage, which includes a hanging sign and white vinyl window and door lettering, in line with the store's simple and clean aesthetic. The board approved her request to paint the door black and discussed if there was going to be potential changes to the awning. Mrs. Perella told the board nothing was going to change with the awning, though Mrs. Perella noted she would consult the building owner before making any modifications to the awning if it were to be removed. Concerns were raised about window lettering visibility from passing traffic, but Mrs. Parella explained her design choices were meant to maintain an uncluttered look while still being functional for foot traffic to see her signage on the windows. There was also discussion about the storefront colors, particularly the trim by the door, with varying opinions on keeping the existing creamy yellow or changing to black. Ultimately, her proposed signage and design elements were approved by the Board as presented. Mrs. Perella shared that she plans to open Merrily Home and Gifts by the end of April and will hold a grand opening event after joining the Chamber of Commerce. The Board welcomed her to the Village and congratulated her on the new business.

The Board Recommended the following: **APPROVED**

- **Door: Black**
- **Color and Design of Hanging Sign as presented**
- **Window and Door White Vinyl Signage as presented**

Discussion:

44 Colonial Ave: Design Change to three car garage attached

Chris DeHaan recused himself but provided an explanation of the revisions made to the original design. The changes included removing the detached garage, expanding it into a three-car garage, and refining the elevation. The Board compared the original submission with the revised design, noting the loss of shutters and some trim details, particularly around the main focal window by the doors. While some Board members expressed regret over the missing trim, it was explained that the reduction in windows made the original design unnecessary. Overall, the Board approved the modifications.

63 Wheeler Ave – Field Changes

Chris DeHaan recused himself from the discussion. The project team and the applicant reviewed proposed modifications to the previously approved boutique hotel design due to rising construction costs, which have led to necessary material and aesthetic changes. Initially, the project was designed with natural wood siding, but the applicant is now considering a more cost-effective Hardy plank alternative. Additionally, the siding orientation has shifted from vertical to horizontal. While the original plan featured a white exterior, the applicant now proposes a darker color scheme with Rich Espresso and Monterey Taupe as presented. The board approved these colors, which complement the boutique hotel's modern yet sophisticated aesthetic. The windows will remain bronze, maintaining a sleek, contemporary look by omitting window grills. The board discussed the overall symmetry and design appeal, with differing opinions on how these changes impact the boutique hotel's character.

Some elements, such as the number of windows, have been reduced for practicality and cost savings. The removal of a roof over the entrance was noted, though it was suggested that this feature could be reconsidered to enhance the hotel's curb appeal. The placement and size of windows were also reviewed, with modifications influenced by internal spatial needs, such as staircases and bathrooms. Further discussion focused on the boutique hotel's main entrance, privacy features, and signage. It was clarified that the entrance has been designed to provide guests with a private, exclusive experience, requiring key or cipher access. The hotel entrance is distinctly separated from the restaurant and market entrance, which remains on the opposite side of the building. Guests of the boutique hotel will now need to walk around a privacy screen to enter. Several windows have been removed from the shorter side of the building, which has slightly altered the overall aesthetic. The board reviewed past approvals, confirming that the roof, siding, and window specifications had already been approved. However, due to increasing costs, reconsideration of materials was necessary, though the window color selection remains unchanged. The conversation continued regarding the boutique hotel's entrance and the necessity of the privacy screen. The applicant proposed an outdoor privacy screen to maintain exclusivity and to prevent confusion between the hotel and restaurant entryways. While some board members supported the screen for added privacy, concerns were raised about whether it disrupts the traditional architectural style. There was debate over whether strategic landscaping could serve the same purpose without obstructing the hotel's façade. The team agreed that some level of screening is necessary but discussed alternative solutions, such as incorporating greenery or making subtle architectural modifications to blend the screen into the design more seamlessly. Regarding the building's symmetry, Board member Mr. LoPinto raised concerns about the differing sizes of two windows on the boutique hotel's façade, with one significantly taller than the other. The design team explained that the smaller window is part of a guest room, while the larger window is centered on a staircase to create a visually appealing interior effect. Board member Mr. LoPinto suggested to add a third window in the lounge area and adjust the boutique hotel room window placement to restore balance. The discussion then shifted to exterior colors. The final plan confirms that the windows previously approved will remain dark bronze, with the new approved colors by the Board, Rich Espresso and Monterey Taupe applied to different sections of the building to create contrast. The front portion of the building will feature Monterey Taupe, while the rear will be finished in Rich Espresso for a warm, inviting appearance. Trim around the windows will remain consistent to ensure cohesion. The Board emphasized the importance of maintaining Warwick's traditional architectural style while incorporating modern boutique hotel elements that cater to contemporary travelers. Throughout the discussion, there was a clear tension between preserving the historical character of the boutique hotel and adapting to modern design preferences. The Board acknowledged that while some members favored a more traditional look, the applicant's design team aimed to introduce contemporary elements, such as larger windows and more open spaces, to enhance the hotel's functionality and guest experience. Ultimately, the Board and the applicant worked to find a middle ground that balanced historical charm with modern boutique accommodations. In the final deliberations, the Board was initially split in its decision, with Board member Ms. Glazman and Mr. Rhein in favor of the changes and Chairman Bertolini and Board member Mr. LoPinto against. It was clarified that a majority of three votes was required for approval. Ultimately, Chairman Bertolini chose to vote in favor to avoid further delays, emphasizing that the overall aesthetic of the boutique hotel outweighed minor concerns, such as the placement of a single window. Concerns were also raised about entrance visibility and whether additional signage might be needed to guide guests. Despite some reservations, the Board approved the project, three to one with Mr. LoPinto opposed to the window design change.

The Board recognized the significant improvements made to the boutique hotel. Once in deteriorated condition, the structure now stands as a symbol of revitalization and thoughtful architectural evolution. The Board approval not only advances the project but also highlights the broader conversation about how boutique hotel design can evolve while still respecting Warwick's historical integrity. The project will continue to be refined, ensuring that it remains cohesive with its surroundings while embracing modern influences.

Adjournment

A **MOTION** was made by Matthew LoPinto, seconded by Glen Rhein and carried to adjourn the regular meeting at approximately 6:30 p.m.

The vote on the foregoing **motion** was as follows: **APPROVED:**

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

Kristin Bialosky
Building, Planning, Zoning & AHDRB Clerk

<https://www.youtube.com/live/q5SEZDwxis4>
and



Proposed Front Elevation







Proposed Side Elevations



