

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

April 2, 2024

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 2, 2024, at 4:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman, Michael Bertolini and Vice Chairman Chris DeHaan. Review Board Members: Jane Glazman and Matthew LoPinto. Board Members, Matthew Finn and Alternate Glenn Rhein was absent. Also, present was Secretary to the Planning Board, Kristin Bialosky. Other's present: Aaron Paas, Ron Charlton, Kevin Terry, Bo Kennedy, Joe Irace, Marta O'Connor, Nikii Gregorski and Stephano Salvemini.

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

Acceptance of Minutes

A **MOTION** was made by Jane Glazman, seconded by Chris DeHaan, and carried for the Acceptance of Minutes: March 5, 2024

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

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye

Discussion

80 Main Street – Applicant Lisa Ryan; Historical Society of the Town of Warwick
Seeking approval of New Permanent Sign; Colors; Style and placement on Property

- A. Color, Font
- B. Post
- C. Location

Applicant could not come and has asked to be put on next month's agenda.

1. **13 Forester Avenue – Applicant: Robert Kennedy; Mixed Use Building**

Seeking approval; **Exterior Aesthetic Change** previously approved from AHDRB meeting of June 9, 2022.

- A. Presenting New Exterior Drawings of Front Elevation and Side Elevations of Building

Mr. Kennedy and Mr. Irace presented the amended drawing for 13 Forester Ave. The Board approved the change of the Windows above the proposed Restaurant to have transoms as drawn. Vice Chairperson Chris Dehaan wanted to know if the back window was an operable window and Mr. Kennedy confirmed it was operable and the Board liked that. The sidewalks were discussed not to be white and

that the color of the sidewalk to have a mix in color to be a grey. The colors will be provided to the applicant. It was also established that there is a landscape plan the applicant should follow. The Board was happy with the details of the plan. It was established that any signage should be presented to the AHDRB once Mr. Kennedy has the spaces rented out. The Board would like the look of the signage for each tenant to be consistent. However, each tenant should present their idea to the AHDRB.

The Chairman Michael Bertolini signed the drawing with the date of March 27, 2024.

The Board Recommended the following:

1. **APPROVED: Exterior Aesthetic** Front Elevation, Right side Elevation and Left Side Elevation
2. **22 Maple Ave – Applicant: Aaron and Haley Paas**
Seeking approval Certificate of no Exterior Effect; Paint 22 Maple Ave and replace damaged Windows:
 - A. Wood Porch Floor; Boothbay Gray HC-165, Benjamin Moore
 - B. Entry Door; Lafayette Green HC-135, Benjamin Moore
 - C. Porch Ceiling; Woodlawn Blue HC-147, Benjamin Moore
 - D. Siding; Lancaster Whitewash HC-174, Benjamin Moore
 - E. Replace damaged windows, Elevate by Marvin Windows to match existing windows

Mr. Paas presented his proposed color changes to his home at 22 Maple Ave. The Board was happy with the color choices except for the Trim color which was suggested to change to one-step up or down from the Lancaster whitewash and to change the finish to semi-gloss or gloss to accentuate the Trim and light will reflect off of that.

Jane Glazman suggested the window mullions be pure white to give the windows sparkle and the Board agreed with that suggestion.

The Board all agreed Mr. Paas did not have to re-present again and Mr. Paas could just provide the color of the trim to the Planning Board secretary.

The Board Recommended the following:

1. **APPROVED:** Wood Porch Floor; Boothbay Gray HC-165, Benjamin Moore
2. **APPROVED:** Entry Door; Lafayette Green HC-135, Benjamin Moore
3. **APPROVED:** Porch Ceiling; Woodlawn Blue HC-147, Benjamin Moore
4. **APPROVED:** Siding; Lancaster Whitewash HC-174, Benjamin Moore
5. **APPROVED:** Replace damaged windows, Elevate by Marvin Windows to match
6. **TRIM COLOR: One-step up to be brighter or whiter and change finish to semi-gloss or gloss to accentuate Trim. Trim color to be provided to Planning Board Secretary.**

3. **28 Railroad Ave – Applicant: Deburah Buonsignore; Wanderlust Boutique:**

Seeking approval of Alteration/Relocation of a Permanent Sign Size and Location as presented:

- A. Black sign with pink and font

Mr. Terry presented the sign application for Wanderlust Boutique and the Board liked the color choices and style of the sign. The sign on the window of the door was also approved.

The Board Recommended the following:

- 1. **APPROVED:** Sign Color and Font Style

4. **100 Main Street – Applicant: House of Cade II; 100 Main Restaurant**

Seeking approval of Certificate of No Exterior Effect: Stain Color of Pergola and New stone material and Bench

- A. Stain for Pergola; Whiskey Bar Stain to match shingles on 100 Main Street
- B. Grey stones replace brick surrounds on existing lights in ground and remove planters and construct benches between. Pending Building Department approval.

The applicant, Stephano Salvemini presented the design for benches around his parking lot with lights and stone surrounds which would replace the current flower boxes around the parking lot. Stephano also presented the stain for the pergola, which is in the back side of his building. He wanted it to match the existing shakes on the building with a Whiskey Bar Stain. The Pergola must be cut back as previously explained to the applicant by the Building Inspector before any staining can happen. Vice Chairperson Chris DeHaan requested that the applicant's Architect, Joe Irace put together a site plan that will spell out everything the applicant would like to get approvals on.

The Board Recommended the following

- 1. **APPROVED:** Stain for Pergola; Whiskey Bar Stain to match shingles on 100 Main Street
- 2. **APPROVED:** Grey Stones and benches as presented stain on wood to be grey stain

5. **7 West Street – Applicant: Nikii Gregorewski and Marta O'Connor; Vellvette Boutique**

Seeking approval of a New Permanent Sign; Colors, Font; Material

- A. Colors of Sign; Benjamin Moore, Admiral Blue 2065-10
- B. Font; Premium Oracal Gold Vinyl
- C. LOGO, Matthews Brilliant Gold
- D. Material: Vinyl Mechanically Fastened and Panels Screwed to Wooden Frames

The Applicants Nikii Gregorski and Marta O'Connor presented the signage that would be placed in the three windows. The Board liked the signage presented and colors. It was also discussed to paint the frontage of the store to Benjamin Moore, Admiral Blue. The Board liked that idea, and the applicants were approved to do this now or at a later date. The applicants also discussed changing the window boxes to match the length of the window and the color to be changed to match the building more neutral black or dark blue.

The Board Recommended the following:

1. **APPROVED:** Sign approved as Presented with Colors Specified
2. **APPROVED:** Painting Store Frontage Admiral Blue
3. **APPROVED:** Window Boxes Black or Navy Blue

Discussion:

- ❖ **Concrete mix in Color Suggestions-** Will be provided
- ❖ **Visitors Center; Color for Building, Shutters, Trim** -Jane Glazman provided to the Mayor
- ❖ **Letter to Realtors and Warwick Valley Chamber of Commerce – Board Approved**
- ❖ **Signs Helpful Tips for Public- Board Approved**

Adjournment

A **MOTION** was made Matthew LoPinto, seconded by Vice Chairperson Chris DeHaan and carried to adjourn the regular meeting at approximately 6:00 p.m.

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

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye

Kristin Bialosky

Kristin A. Bialosky, Secretary to the AHDRB