

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
APRIL 7, 2026
AGENDA**

**LOCATION:
VILLAGE HALL
77 MAIN STREET, WARWICK, NY
5:00 P.M.**

**Call to Order
Pledge of Allegiance
Roll Call**

1. Introduction by Chair Michael Bertolini.
2. Acceptance of Minutes: March 3, 2026

The vote on the foregoing motion was as follows:

Michael Bertolini _____ Chris DeHaan _____ Jane Glazman _____

Matthew LoPinto _____ Glenn Rhein _____

1. **30 Brady Rd.; Alice Rutherford ** Should the PB site plans change the applicant must come back the AHDRB****

Seeking approval of Certificate of No Exterior Effect

2. **40 High St.; Hartman ** Should the PB site plans change the applicant must come back the AHDRB**Second Updated Submission**

Seeking approval of Certificate of No Exterior Effect

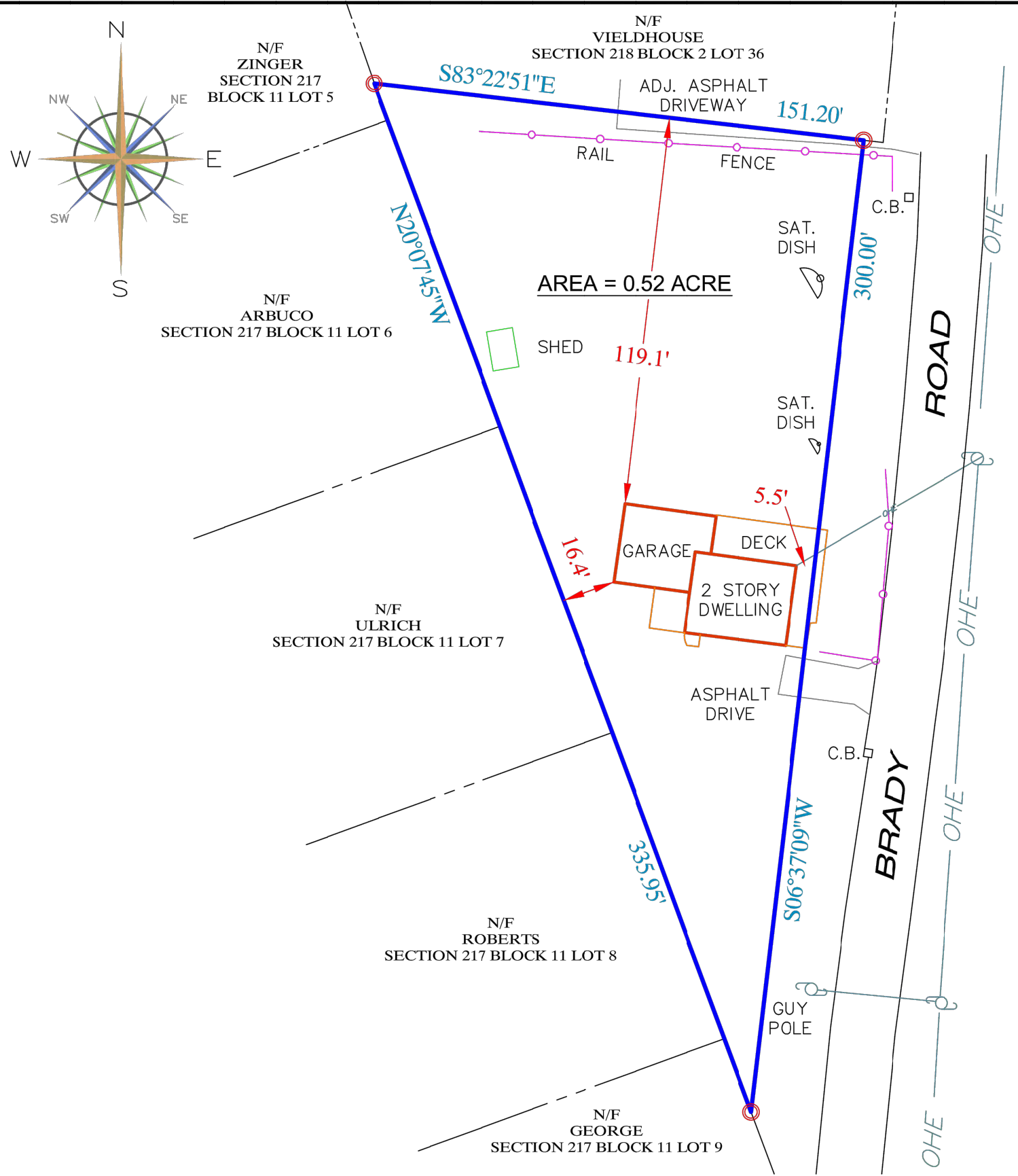
3. **19 Welling Place; Base 10 Architecture; Chris Collins**

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

Increasing Size of Previously approved Sign

Discussion:

Adjournment



GENERAL NOTES

THIS SURVEY IS BASED ON A FIELD SURVEY BY SCHMICK SURVEYING, INC., COMPLETED ON FEBRUARY 14, 2025.

LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO THE ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS.

"SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE **PROHIBITED**.

THIS MAP **MAY NOT BE COPIED** IN WHOLE OR IN PART.

THIS MAP **MAY NOT BE** USED FOR OTHER PURPOSES OR TRANSACTIONS.

THIS MAP IS COPYRIGHTED BY SCHMICK SURVEYING, INC., AND **MAY NOT** BE SOLD, RENTED, LEASED, PHOTOCOPIED, TRACED, ENLARGED, REDUCED, OR TRANSFERRED IN ANY OTHER WAY **WITHOUT** THE PRIOR **WRITTEN CONSENT** OF SCHMICK SURVEYING, INC.

ONLY COPIES OF THIS MAP BEARING THE **EMBOSSSED OR ORIGINAL** SEAL OF A NEW YORK STATE LICENSED LAND SURVEYOR ARE **VALID**.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A **VIOLATION** OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS ARE **NOT** TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE **NOT** VISIBLE ARE **NOT SHOWN**.

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

SUBJECT TO ANY EASEMENTS OF RECORD.

REFERENCES

1. BEING KNOWN AS SECTION 218 BLOCK 1 LOT 4 AS SHOWN ON THE VILLAGE OF WARWICK TAX MAPS.
2. PREMISES KNOWN AS 30 BRADY ROAD
3. DEED LIBER 2107, PAGE 852

OWNERS OF RECORD

- RICHARD RUTHERFORD & ALICE O'SHEA
30 BRADY ROAD
WARWICK, NEW YORK 10990

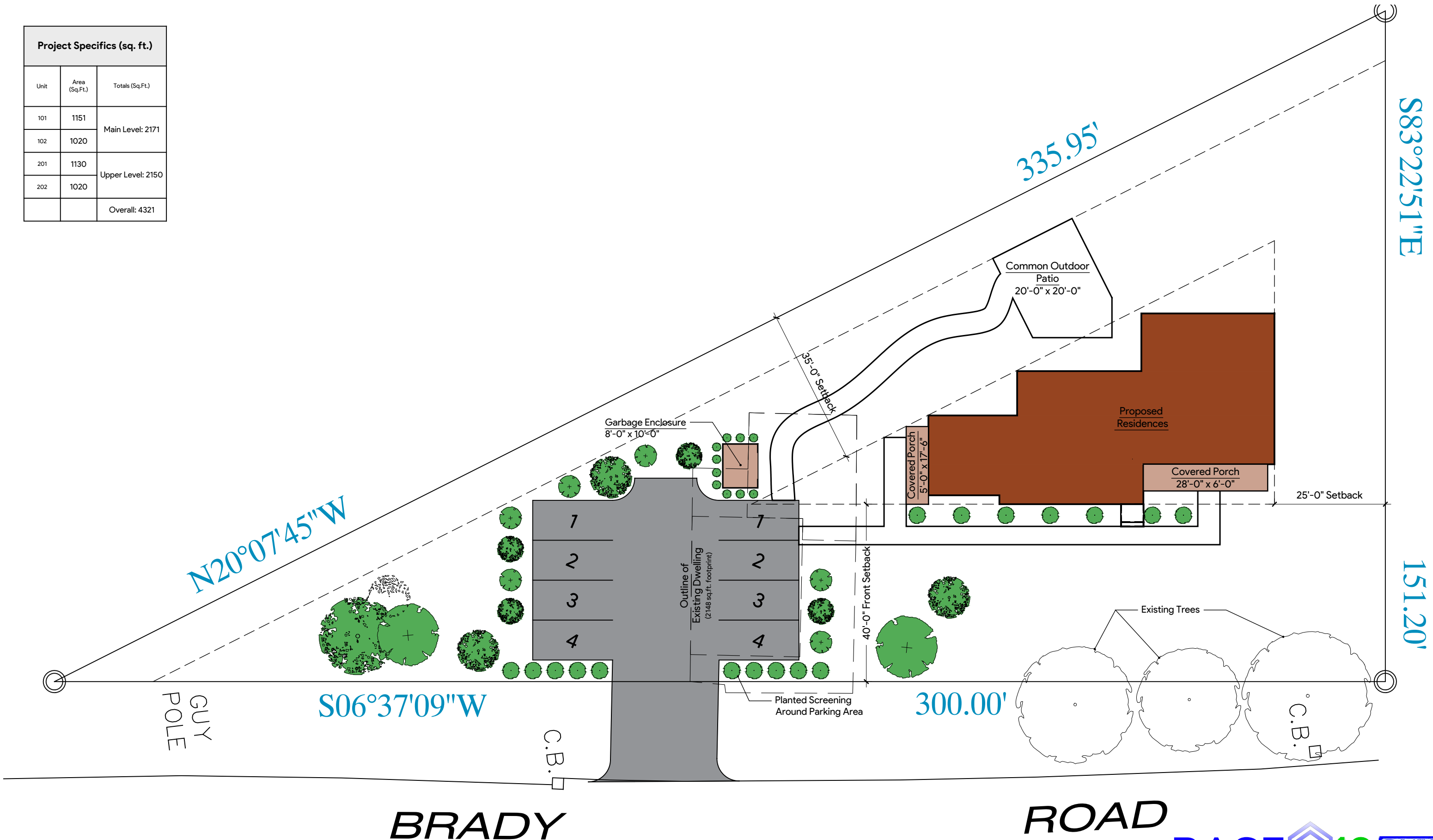
SURVEY OF PROPERTY FOR RUTHERFORD VILLAGE OF WARWICK ORANGE COUNTY - NEW YORK

SCALE: 1" = 40' FEBRUARY 15, 2025
PROJECT No. 21-104B

ROBERT H. SCHMICK, JR. P.L.S.
N.Y. Lic. No. 050573

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

| Project Specifics (sq. ft.) | | |
|-----------------------------|---------------|-------------------|
| Unit | Area (Sq.Ft.) | Totals (Sq.Ft.) |
| 101 | 1151 | Main Level: 2171 |
| 102 | 1020 | |
| 201 | 1130 | Upper Level: 2150 |
| 202 | 1020 | |
| | | Overall: 4321 |



BRADY

ROAD

30 BRADY ROAD - PROPOSED SITE PLAN

MAR. 16, 26

SCALE: 1" = 20'

BASE10

ARCHITECTURE • PLLC
19 Welling Pl, 1a | Warwick, NY 10090
845-988-0233 | archie@base10arch.com



Base10arch.com

| Project Specifics (sq. ft.) | | |
|-----------------------------|---------------|-------------------|
| Unit | Area (Sq.Ft.) | Totals (Sq.Ft.) |
| 101 | 1151 | Main Level: 2171 |
| 102 | 1020 | |
| 201 | 1130 | Upper Level: 2150 |
| 202 | 1020 | |
| | | Overall: 4321 |



30 BRADY ROAD - FIRST FLOOR PLAN DESIGN - 2 UNITS PER FLOOR - 4 TOTAL UNITS

GROUND FLOOR UNITS ARE TYPE B ACCESSIBLE

MAR. 16, 26

SCALE: 3/16" = 1'-0"

BASE10 ARCHITECTURE • PLLC
 19 Welling Pl, 1a | Warwick, NY 10090
 845-988-0233 | archie@base10arch.com
 Base10arch.com

| Project Specifics (sq. ft.) | | |
|-----------------------------|---------------|-------------------|
| Unit | Area (Sq.Ft.) | Totals (Sq.Ft.) |
| 101 | 1151 | Main Level: 2171 |
| 102 | 1020 | |
| 201 | 1130 | Upper Level: 2150 |
| 202 | 1020 | |
| | | Overall: 4321 |





EXISTING LEFT SIDE PHOTOGRAPH



EXISTING FRONT CORNER PHOTOGRAPH



EXISTING FRONT PHOTOGRAPH



EXISTING FRONT RIGHT CORNER PHOTOGRAPH

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

MAR. 16, 26





PROPOSED CONCEPTUAL STREET-VIEW RENDERING



PROPOSED CONCEPTUAL SITE CONTEXT



EXISTING STREET VIEW



EXISTING SITE CONTEXT

30 BRADY ROAD - EXISTING & PROPOSED SITE CONTEXT

MAR. 16, 26





FRONT VIEW RENDERING



RIGHT SIDE RENDERING



REAR VIEW RENDERING



LEFT SIDE RENDERING

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

MAR. 16, 26

BASE10
 ARCHITECTURE • PLLC
 19 Welling Pl, 1a | Warwick, NY 10090
 845-988-0233 | archie@base10arch.com





FRONT LEFT CORNER



FRONT RIGHT CORNER



REAR RIGHT CORNER



REAR LEFT CORNER

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

MAR. 16, 26

BASE10
ARCHITECTURE • PLLC
19 Welling Pl, 1a | Warwick, NY 10090
845-988-0233 | archie@base10arch.com





LP SMARTSIDE LAP SIDING IN
TIMBERLAND SUEDE



LP SMARTSIDE LAP SIDING IN
SNOWSCAPE WHITE



OWENS CORNING DURATION
TRUDEFINITION SHINGLES IN
SLATESTONE GRAY



DOOR FINISH: BENJAMIN
MOORE: THATCHED ROOF
WOODLUXE SOLID STAIN



SIDE LIGHT FINISH: BENJAMIN
MOORE W09601 WHITE SOFT
GLOSS ACRYLIC EXTERIOR

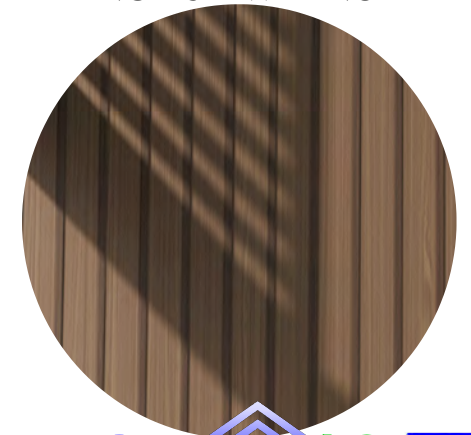


TRIM COLOR:
BENJAMIN MOORE W09601
WHITE SOFT GLOSS ACRYLIC
EXTERIOR PAINT

STANDING SEAM METAL ROOF
IN MATTE BLACK (METAL SALES)

MARVIN ESSENTIAL WINDOWS
FINISHED IN STONE WHITE

TIMBERTECH
PORCH DECKING IN
ENGLISH WALNUT





OPTION 1: WHITE W/ SUEDE FLANK [WHITE WINDOWS]



OPTION 2: BEIGE W/ BROWN FLANK [BRONZE WINDOWS]



OPTION 3: BEIGE CENTER & FLANKING SIDES W/ WHITE WINDOWS



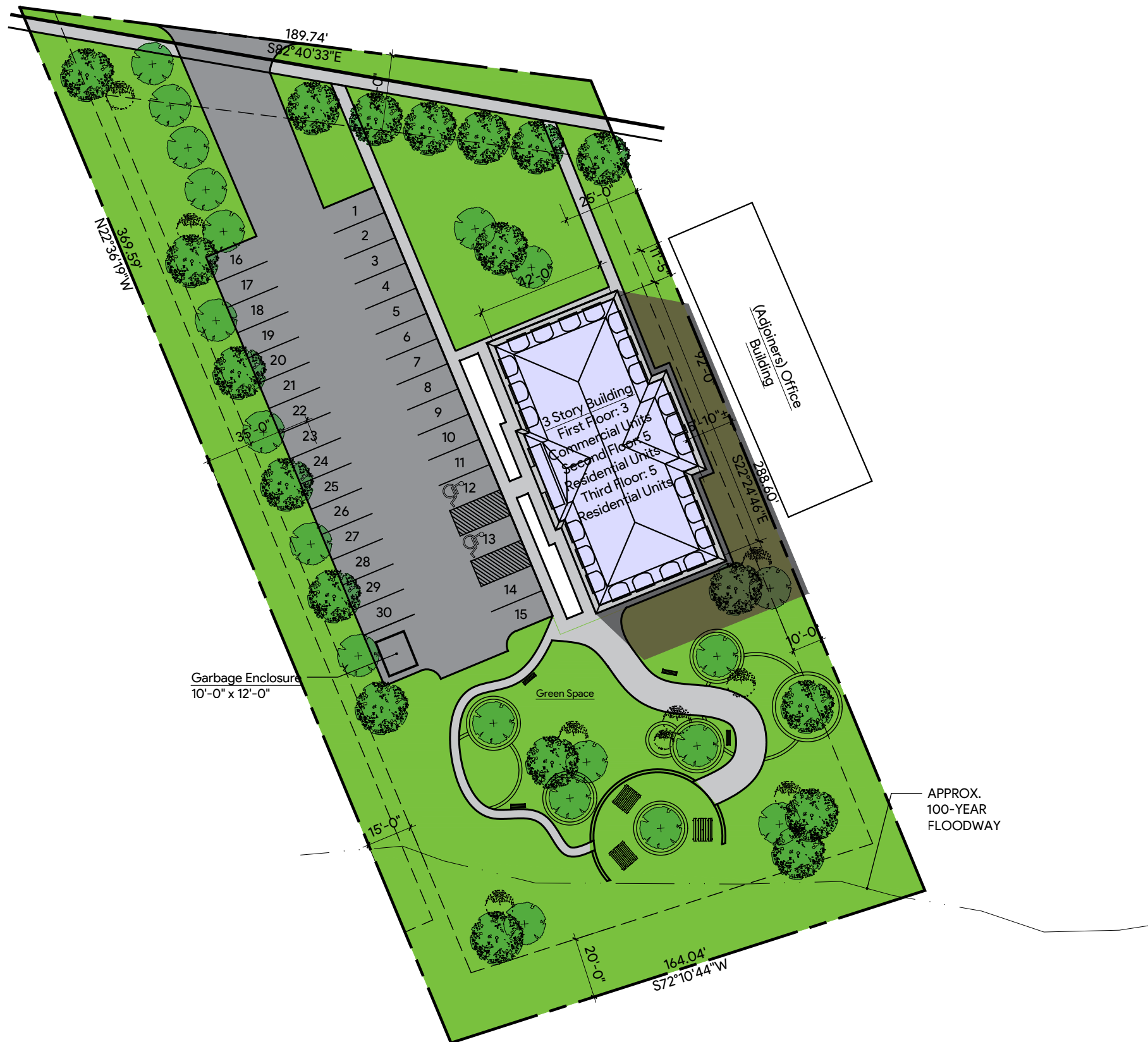
OPTION 4: BEIGE CENTER & FLANKING SIDES W/ BRONZE WINDOWS

30 BRADY ROAD - PROPOSED COLOR SCHEME OPTIONS

MAR. 16, 26

BASE10
 ARCHITECTURE • PLLC
 19 Welling Pl, 1a | Warwick, NY 10090
 845-988-0233 | archie@base10arch.com





40 High St - Existing Building Location

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

Mar. 16, 26

Scale: 1" = 40'-0"



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



Base10arch.com



40 High Street Bulk Requirements

Existing Building Renovated - 3 Stories 12/4/2025

| CB Zone | Permitted / Conditional | Existing 3024 sq. ft. | Proposed 12,234 sq. ft. |
|--|-------------------------------|---|---|
| Permitted Uses | Permitted * | Light Industrial (g) | Light Industrial (g) |
| Residences on 2nd & 3rd Floor (g) | Conditional * Not special Use | Residences on 2nd & 3rd Floor of existing bldg. (j) | Residences on 2nd & 3rd Floor of existing bldg. (j) |
| Use Group | i | j | j |
| Minimum Lot Area (sq. ft) (see also Note 4) | 5,000 | 54,028 sq. ft. or 1.23 Acres | Unchanged |
| Lot Width (ft.) | 50 | 164 | 164 |
| Front Setback (ft.) | Note 1 | 40 | 40 |
| Front Yard (ft.) | n/a | n/a | n/a |
| Side Setback (ft.) | 10 | 10 | 10 |
| Total Side Setback (ft.) | 60 | 60 | 60 |
| Side Yard (ft.) | 10 | 16 | 15 ft + |
| Side Yards within 25' of Residence District Boundary | 15 | n/a | 15 |
| Rear Setback (ft.) | 10 | 10 | 10 |
| Rear Yard (ft.) | 10 | 10 | 10 |
| Rear Yard within 25' of Residence District Boundary | 20 | n/a | 20 |
| Street Frontage (ft.) | 50 | 189.74 | 189.74 |
| Max Height (ft.) | 40 | 21 | 36 |
| Development Coverage (%) (see also Note 4) | 80 | 60.2% | 63.6% |
| Building Coverage (%) (see also Note 4) | 40% | n/a | 7.50% |
| Floor Area Ratio (F.A.R.) | 0.4 | 0.22 | 0.22 |
| Lot Depth (ft.) | 50 | 288.6 | 288.6 |
| Livable Floor Area/ Dwelling Unit (sq. ft.) | 800 | | 644 |
| Lot Area/ Dwelling Unit (sq. ft.) | n/a | | n/a |
| Bedrooms / Acre of Lot Area | n/a | | n/a |

Note 1: The required front setback need not be greater than the average setback of the two nearest neighboring structures located on the same side of the street within 150 feet of the proposed building.

Note 2: The maximum building height shall not exceed thirty-five (35) feet, except that new construction may include one building which shall not exceed forty (40) feet in height. Hotels/motels shall not exceed thirty (30) feet in height.

Note 3: Efficiency - 400 sq. ft. One bedroom - 550 sq. ft. Two bedroom - 750 sq. ft.

Note 4: Lot area shall be defined in § 148-181 for columns 2, 15, 15A, 19 and 20 per Local Law #1 of 2001.

Existing Building Area: 3524.70 sq. ft. **Lot Area:** 1.23 Acres or 54,028 square Feet **Proposed Floor Area:** 12,234 sq. ft.

Lot Area: The total horizontal area included within the property lines of a lot, after it has been adjusted as set forth in § 145-42A.

40 High Street Parking and Loading Requirements

Existing Building Renovated - 3 Stories 5/29/2025

| Parking | Proposed Occupancy Business and Professional Office Occupancy 3524 sq. ft. | Proposed Occupancy Mixed-use Dwelling 7048 sq. ft. | Total Required | Provided |
|---------------------------------------|--|--|----------------|-----------|
| Village of Warwick Requirement | 3.6 / 1,000 square feet GFA for GFA up to 20,000 square feet | 1.25 spaces/studio, 1.5 spaces/1 bedroom, 2 spaces / 2 or more bedrooms | | |
| Existing | 1 Parking Space | 2 Spaces | | |
| Proposed | 3683 sq. ft. Business 1000 / 3.6=277.78 sq ft 3683 / 277.78=13.26 or 13 off-street parking spaces required | Proposed: 8 Units at 1 Bedrm Each, 2 Units at 2 Bedrm Each Required: 16 Total Off-street Parking Spaces required | 29 Spaces | 29 Spaces |
| Loading Spaces | Proposed Occupancy Business and Professional Office Occupancy 3524 sq. ft. | Proposed Occupancy Mixed-use Dwelling 7048 sq. ft. | Total Required | Provided |
| Village of Warwick Requirement | Business Occupancy None Required | 1 space / 100-199 units then 1/ space / each additional 100 units | | |
| Existing | None | None | None | None |
| Proposed | None | None | None | None |

40 High St - Existing Building Location

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

Mar. 16, 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 - Building Renderings - Lap Siding

Mar. 16, 26



40 High St - Building Renderings - Lap- Gable Dormers

Mar. 16, 26



40 High St - Existing Photographs

Mar. 16, 26



TruExterior Engineered Trim Color: Sherwin-Williams 2840 Hammered Silver



Windows: Marvin Ultimate in color Gunmetal



Windows: Marvin Elevate in color Pebblegray



True Slate Roof or EnviroSlate Engineered Slate Roof in Stone Grey



Exterior Lighting



Lap Siding Aesthetic



AC Unit Enclosures



Building Signage



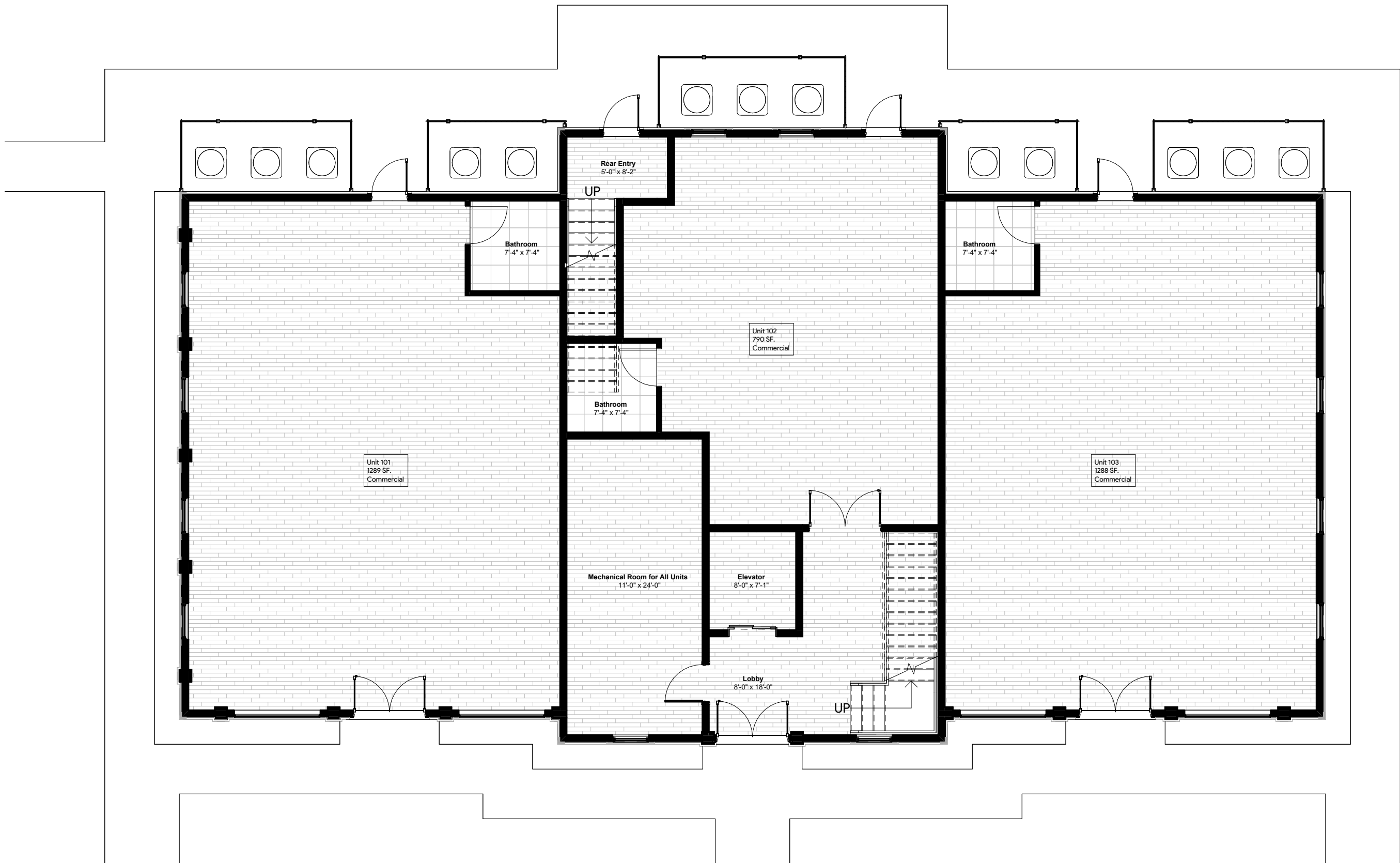
JamesHardie Smooth Panel in Sherwin-Williams 2840 Hammered Silver



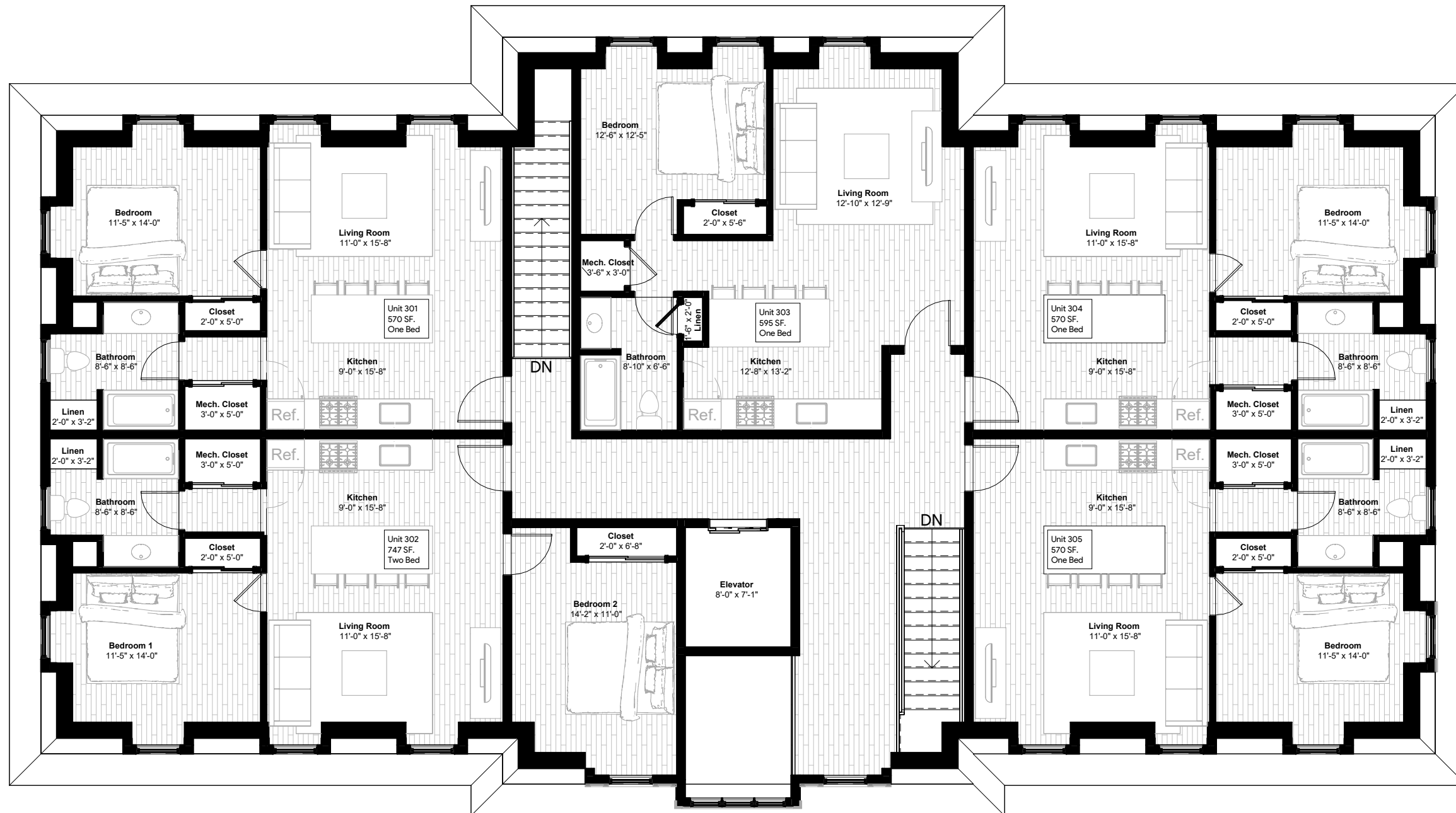
JamesHardie Smooth Panel in Sherwin-Williams 9560 Night Out

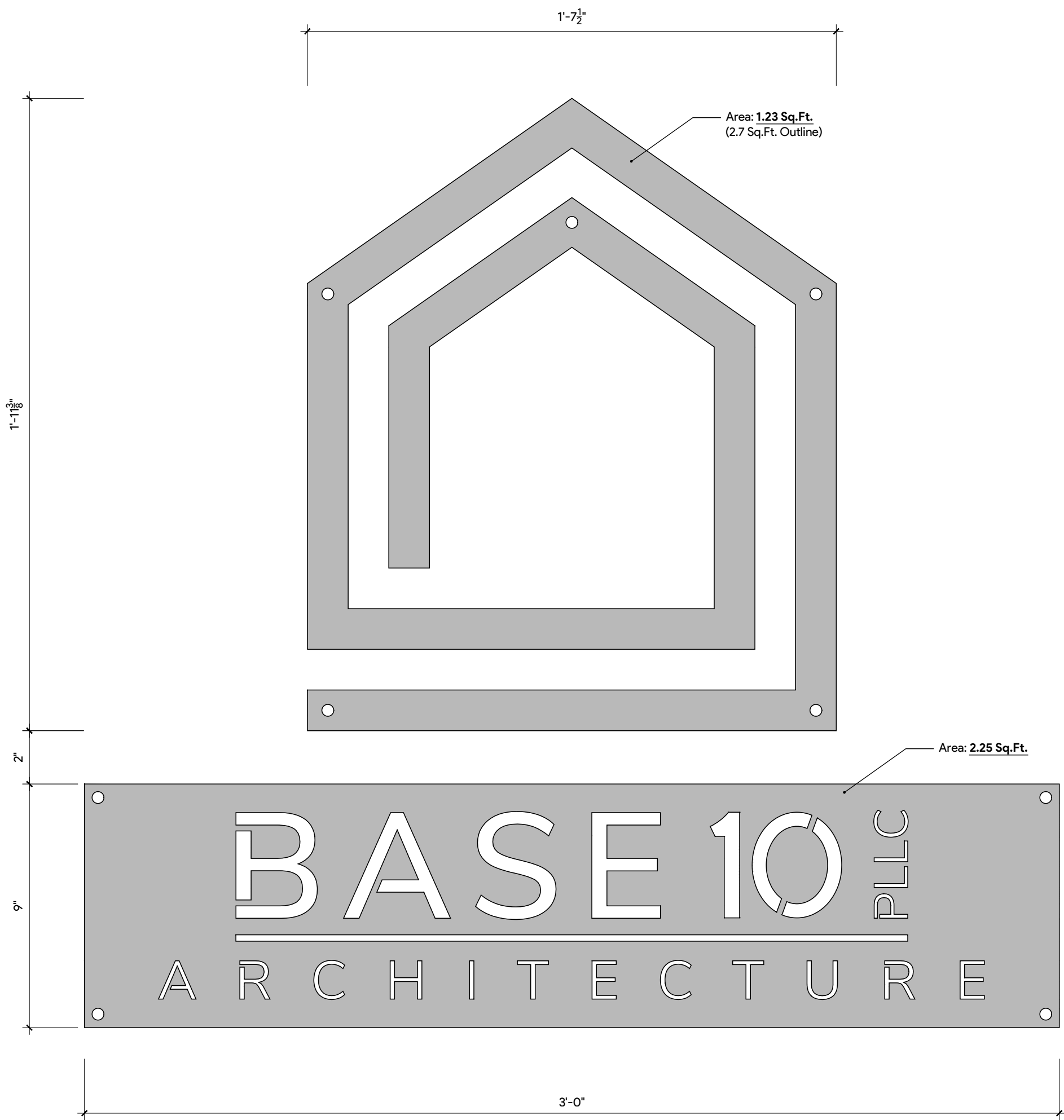


LP SmartSide Lap Siding in ExpertFinish: Tundra Gray











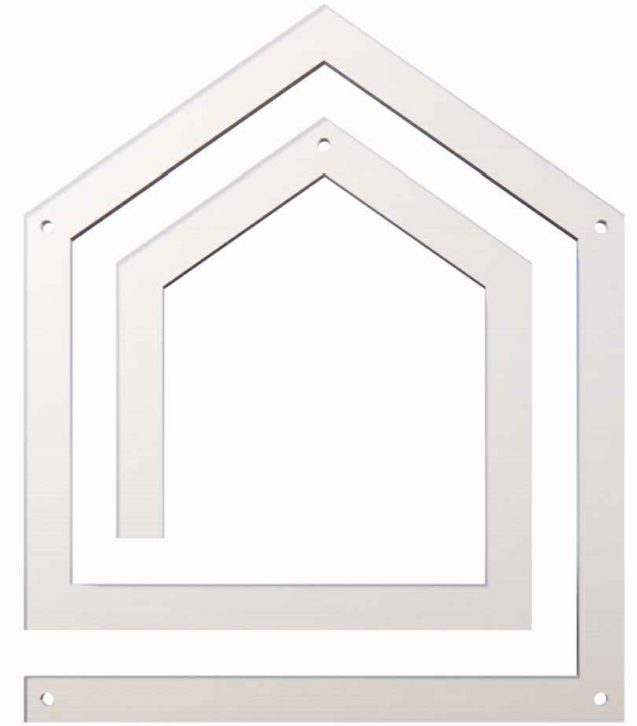
19 WELLING PLACE SUITE 1A WALL SIGNAGE UPDATE (BASE 10 ARCHITECTURE PLLC)

MAR. 17, 26

BASE**10**
ARCHITECTURE • PLLC
19 Welling Pl, 1a | Warwick, NY 10090
845-988-0233 | archie@base10arch.com



Base10arch.com



19 WELLING PLACE SUITE 1A WALL SIGNAGE UPDATE (BASE 10 ARCHITECTURE PLLC)

MAR. 17, 26

BASE  **10**
ARCHITECTURE • PLLC
19 Welling Pl, 1a | Warwick, NY 10090
845-988-0233 | archie@base10arch.com



Base10arch.com

Mar 17, 2026

The Village of Warwick

77 Main Street
PO Box 369
Warwick, NY 10990

RE:

Base 10 Architecture, PLLC Signage
19 Welling Place, Suite 1A, Warwick, NY

Attn:

To the Members of the Village of Warwick Architectural and Historic District Review Board:

We submit the attached application for a revision to our new sign for Base 10 Architecture, PLLC. We propose to locate the new sign on the front facade at 19 Welling Place. The proposed sign shall be laser-cut aluminum, depicting our logo and the business name, Base 10 Architecture, PLLC.

Wall Sign:

Location: We proposed installing the sign to the right of our entrance when viewed from the street. The sign will be approximately 63 inches off the ground, and depicted as shown in the attached composite image.

Material and Color: The sign is cut from an aluminum plate, with both positive and negative (voids) areas comprising the letters and logo. We plan to leave the metal in its unfinished aluminum state.

Area: The overall sign outline is approximately 36 inches wide by 36 inches tall, with considerable negative space for a total area of 3.48 sq. ft.

Illumination: None

Total sign area:

This brings our total area of signage down from 8.39 square feet to 7.61 square feet through a better usage of positive vs negative space and better alignment and cohesion with the scale of the signage on the adjacent unit. We are permitted 72 square feet of sign. Please see the attached calculations.

According to Article VIII, Section 145-81, Sign Regulations, *each building shall be limited to a total sign area of two (2) square feet for every one (1) linear foot of ground-floor street frontage occupied by an establishment.*

We hope our revisions are viewed favorably by the board.

Thank you for your time and dedication to the Village of Warwick.

Sincerely,

A handwritten signature in black ink that reads "Christopher Collins". The signature is written in a cursive style with a large initial "C" and a period at the end.

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

Business Signage: 19-Welling Place, Warwick

Village of Warwick, NY, Part II General Legislation, Chapter 145 Zoning, 145-81 Sign Regulations, Section D(5)

| Street Frontage: | 72.71 feet | | | |
|-----------------------------------|--|----------------------|---------------------|---------------|
| Zoning District | | | | |
| | | | | |
| Item | Requirement | Formula | Permitted (sq. ft.) | Designed Size |
| Entire Building | 2 square feet per 1 linear foot of street frontage | Frontage x 2 sq. ft. | = Permitted Area | |
| Section D(5)(a) | | 72.71 * 2 sq. ft | 145.42 | |
| Base 10 Architecture, PLLC | Half the total area | | 72.71 | |
| Wall-mounted Sign | 5052 H32 Aluminum (.250") | 36" x ~36" | | 3.48 |
| Hanging Sign (Identification) | 5052 H32 Aluminum (.250") | 14.5" x 6" | | 0.60 |
| Entry Door Logo | Adhesive Vinyl | 15" x 18" | | 1.60 |
| Entry Door Lettering | Adhesive Vinyl | 20.5" x 13.5" | | 1.93 |
| Total Area as designed | | | | 7.61 |
| C. Bossolina Construction | Half the total area | | 72.71 | |
| Wall-mounted Sign | 5052 H32 Aluminum (.250") | 36" x 36" | | 4.94 |
| Hanging Sign (Identification) | 5052 H32 Aluminum (.250") | 24" x 6" | | 1 |
| Entry Door Logo | Adhesive Vinyl | 20" x 18" | | 1.56 |
| Entry Door Lettering | Adhesive Vinyl | 20" x 13.5" | | 1.92 |
| Total Area as designed | | | | 9.42 |



VILLAGE OF WARWICK

INCORPORATED 1867

February 5, 2026

The Architectural and Historic District Review Board (AHDRB) issued approvals on:

1. 19 Welling Place; Base 10 Architecture; Chris Collins

The following approvals for the No Exterior Effect Application and New Permanent Sign occurred at the February 3, 2026, AHDRB meeting. Board members present at the meeting were: Board members: Jane Glazman, Matthew LoPinto, Chris DeHaan and Glenn Rhein. Chairman Michael Bertolini was absent.

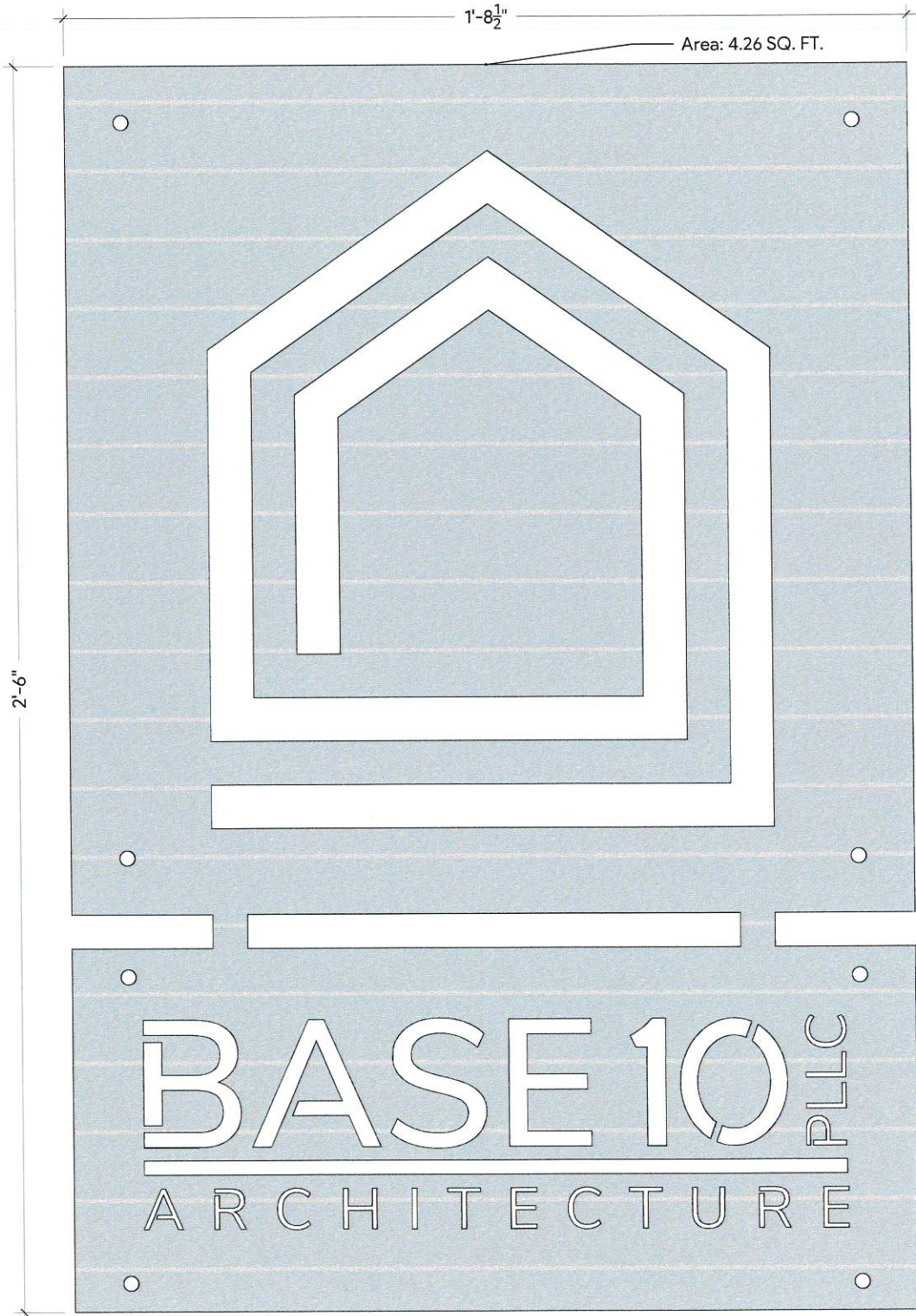
The Board Recommended the following: **APPROVED**

- Color and style of Sign over store as presented
- Color and Sign as presented
- Decals on Door as presented omitting 19 Welling Place and
base10arch.com, center and capitalize Suite 1a over the phone number

Kristin Bialosky

Kristin Bialosky, Planning Board Administrator

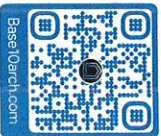
19-WELLING PLACE, SUITE 1A, WALL SIGN

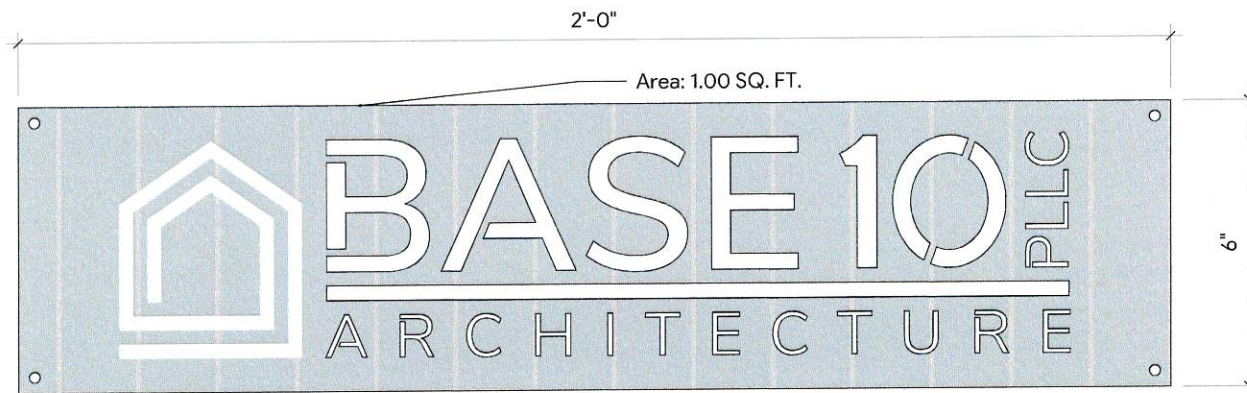


JAN. 12, 26

SCALE: 3" = 1'-0"

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





19-WELLING PLACE, SUITE 1A, SOFFIT HANGING SIGN

JAN. 12, 26

SCALE: 3" = 1'-0"

BASE  **10**

ARCHITECTURE • PLLC

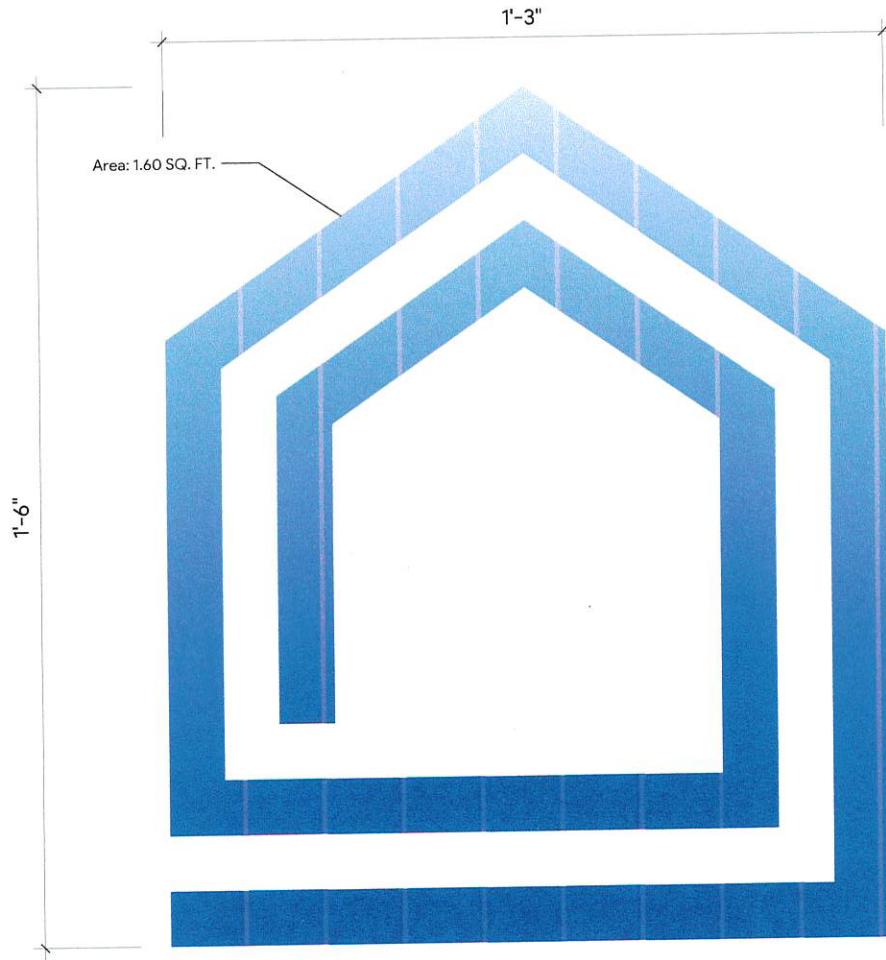
10 Nieland Drive | Warwick, NY 10090

845-988-0233 | archie@base10arch.com



Base10arch.com





19-WELLING PLACE, SUITE 1A, DOOR LOGO

JAN. 12, 26
SCALE: 3" = 1'-0"

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



Business Signage: 19-Welling Place, Warwick

Village of Warwick, NY, Part II General Legislation, Chapter 145 Zoning, 145-81 Sign Regulations, Section D(5)

Street Frontage: 72.71 feet

Zoning District

| Item | Requirement | Formula | Permitted (sq. ft.) | Designed Size |
|-----------------------------------|--|----------------------|---------------------|---------------|
| Entire Building | 2 square feet per 1 linear foot of street frontage | Frontage x 2 sq. ft. | = Permitted Area | |
| Section D(5)(a) | | 72.71 * 2 sq. ft | 145.42 | |
| | | | 72.71 | |
| Base 10 Architecture, PLLC | Half the total area | | | |
| Wall-mounted Sign | 5052 H32 Aluminum (.250") | 20-5/8" x 30" | | 4.26 |
| Hanging Sign (Identification) | 5052 H32 Aluminum (.250") | 14.5" x 6" | | 0.60 |
| Entry Door Logo | Adhesive Vinyl | 15" x 18" | | 1.60 |
| Entry Door Lettering | Adhesive Vinyl | 20.5" x 13.5" | | 1.93 |
| Total Area as designed | | | | 8.39 |
| C. Bossolina Construction | Half the total area | | 72.71 | |
| Wall-mounted Sign | 5052 H32 Aluminum (.250") | 36" x 36" | | 4.94 |
| Hanging Sign (Identification) | 5052 H32 Aluminum (.250") | 24" x 6" | | 1 |
| Entry Door Logo | Adhesive Vinyl | 20" x 18" | | 1.56 |
| Entry Door Lettering | Adhesive Vinyl | 20" x 13.5" | | 1.92 |
| Total Area as designed | | | | 9.42 |



19-WELLING PLACE, EXTERIOR SIGNAGE

JAN. 13, 2026

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





19-WELLING PLACE, SUITE 1A, EXTERIOR SIGNAGE

JAN. 13, 2026

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



Base10arch.com