

**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

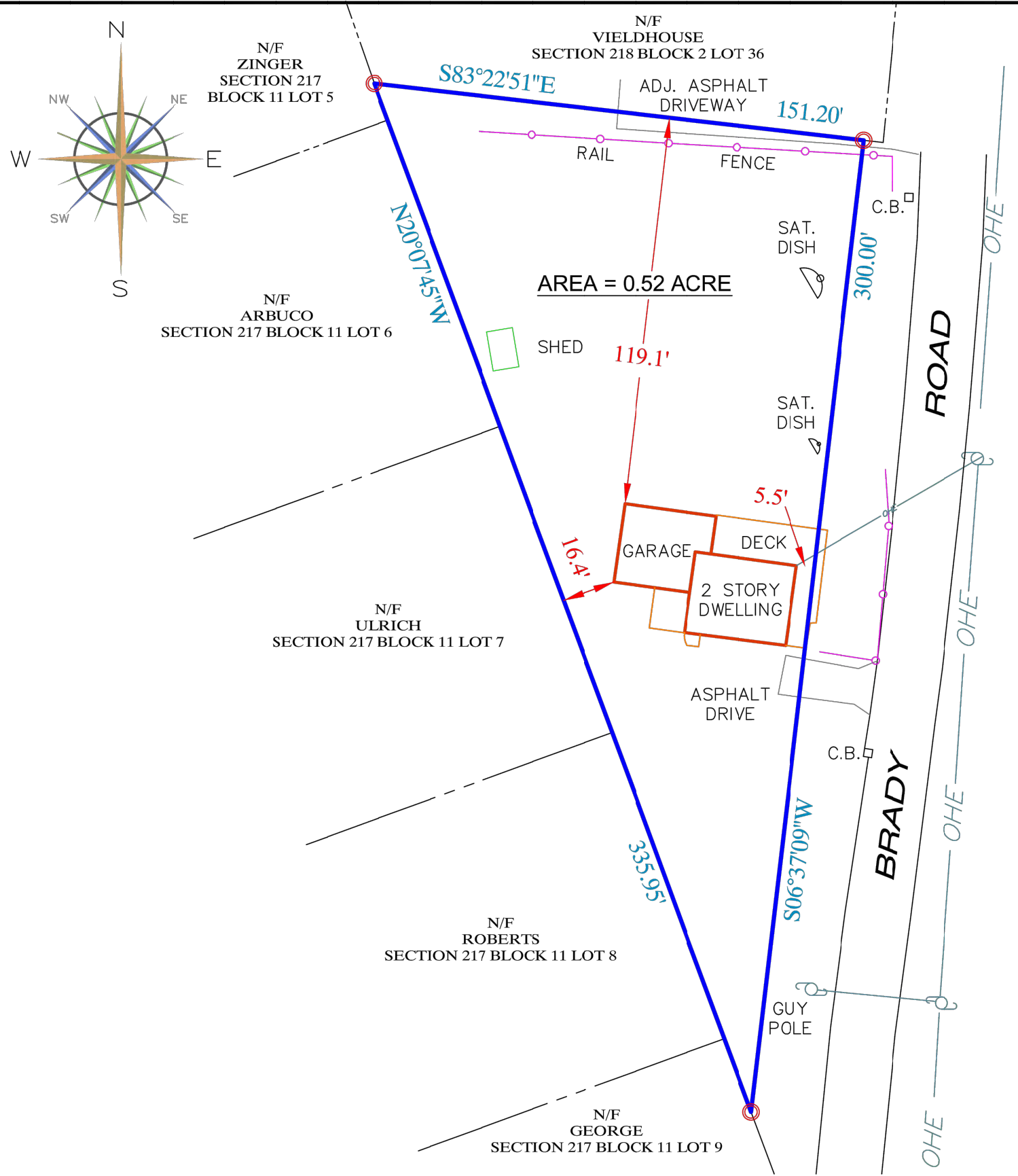
3. **19 Welling Place; Base 10 Architecture; Chris Collins**

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

Increasing Size of Previously approved Sign

Discussion: 44 Colonial Ave: Exterior Color Revision

Adjournment



GENERAL NOTES

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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

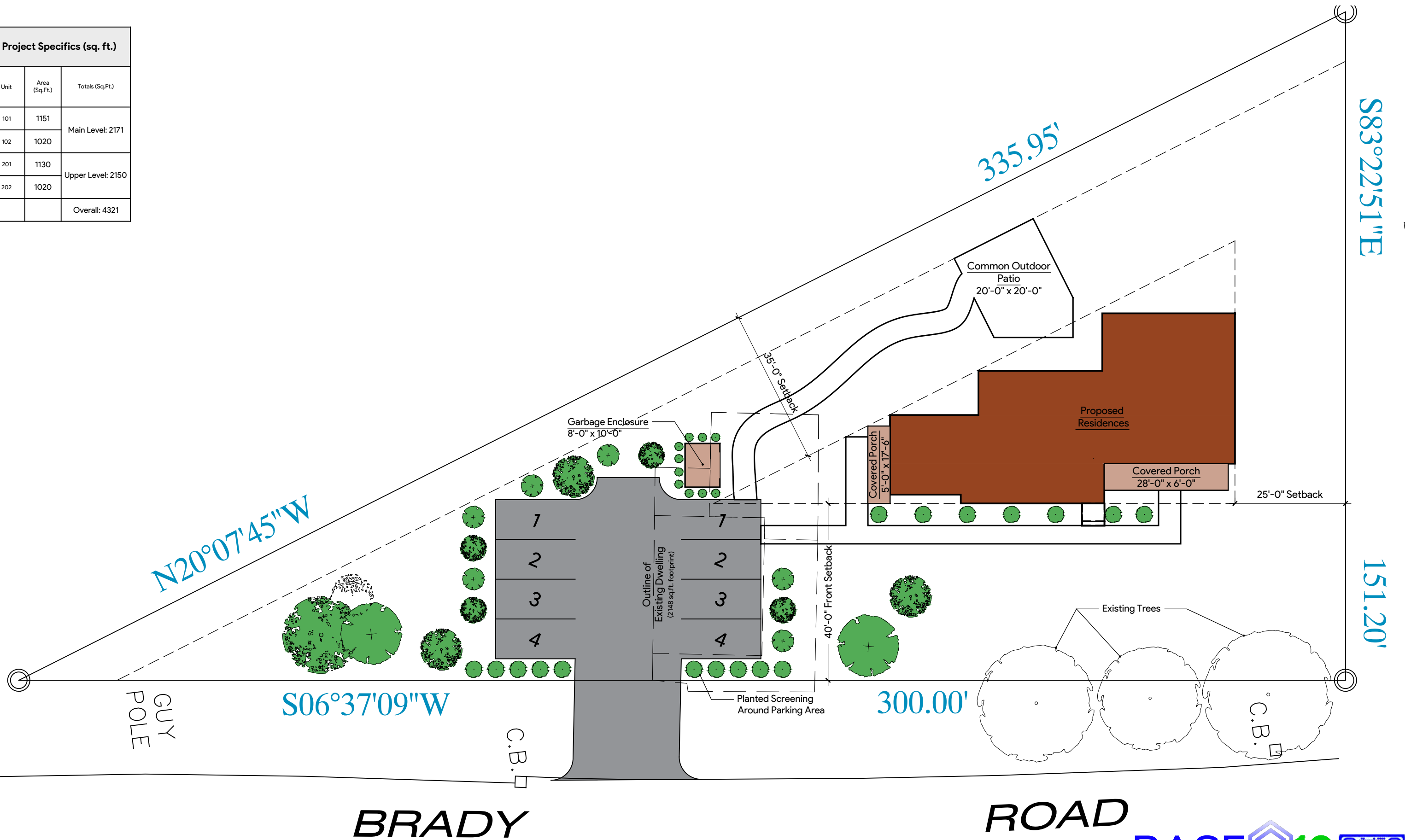
SURVEY OF PROPERTY FOR RUTHERFORD VILLAGE OF WARWICK ORANGE COUNTY - NEW YORK

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



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.)		
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101	1151	Main Level: 2171
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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

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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

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FRONT VIEW RENDERING



RIGHT SIDE RENDERING



REAR VIEW RENDERING



LEFT SIDE RENDERING

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

MAR. 16, 26

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FRONT LEFT CORNER



FRONT RIGHT CORNER



REAR RIGHT CORNER



REAR LEFT CORNER

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

MAR. 16, 26

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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



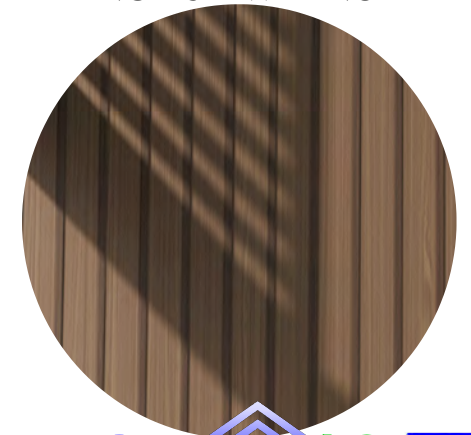
SIDE LIGHT FINISH: BENJAMIN
MOORE W09601 WHITE SOFT
GLOSS ACRYLIC EXTERIOR

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

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40 High St - Existing Building Location

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

Apr. 6, 26

Scale: 1" = 40'-0"



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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



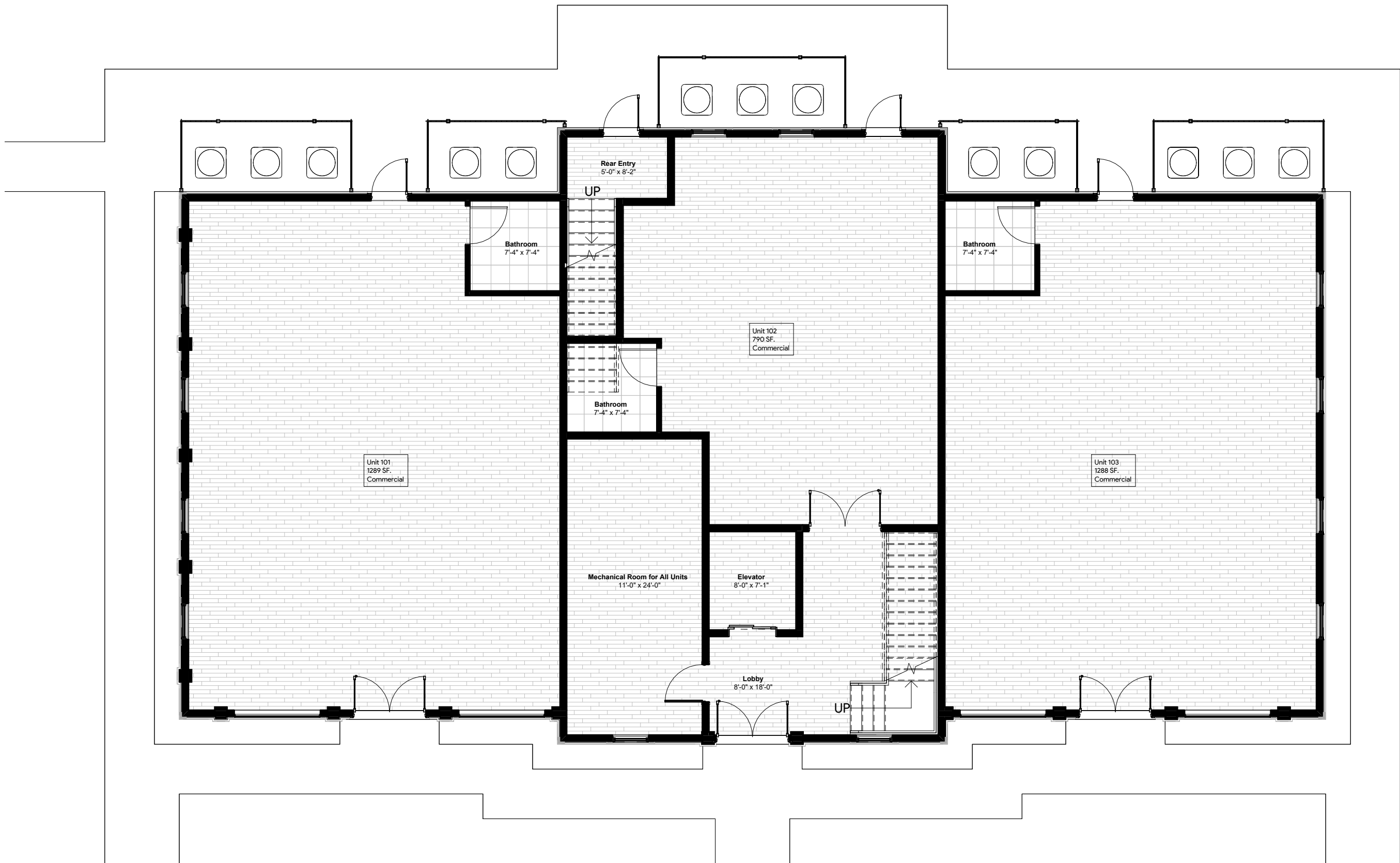
JamesHardie Smooth Panel in Sherwin-Williams 2840 Hammered Silver



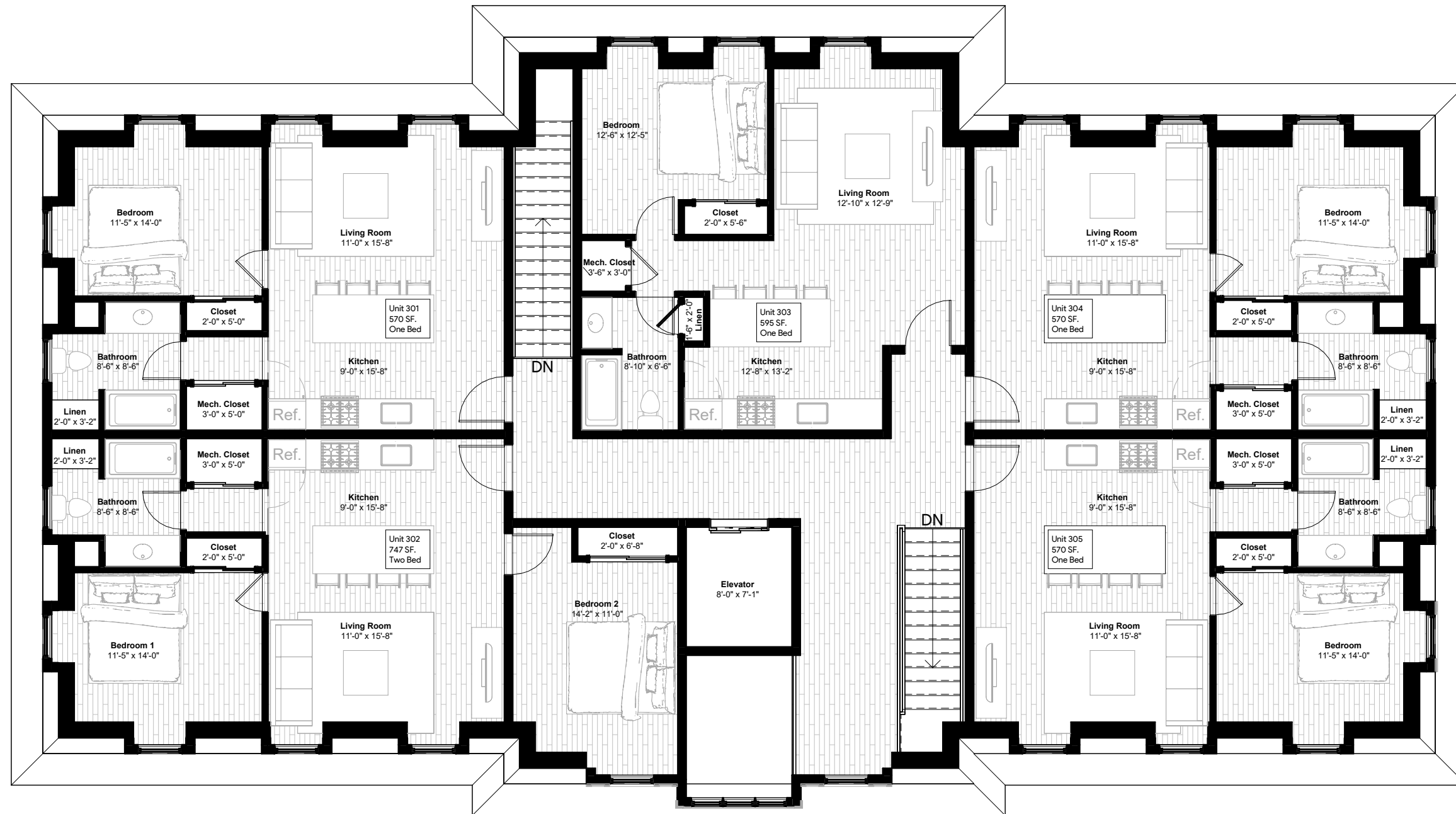
JamesHardie Smooth Panel in Sherwin-Williams 9560 Night Out



LP SmartSide Lap Siding in ExpertFinish: Tundra Gray







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.*

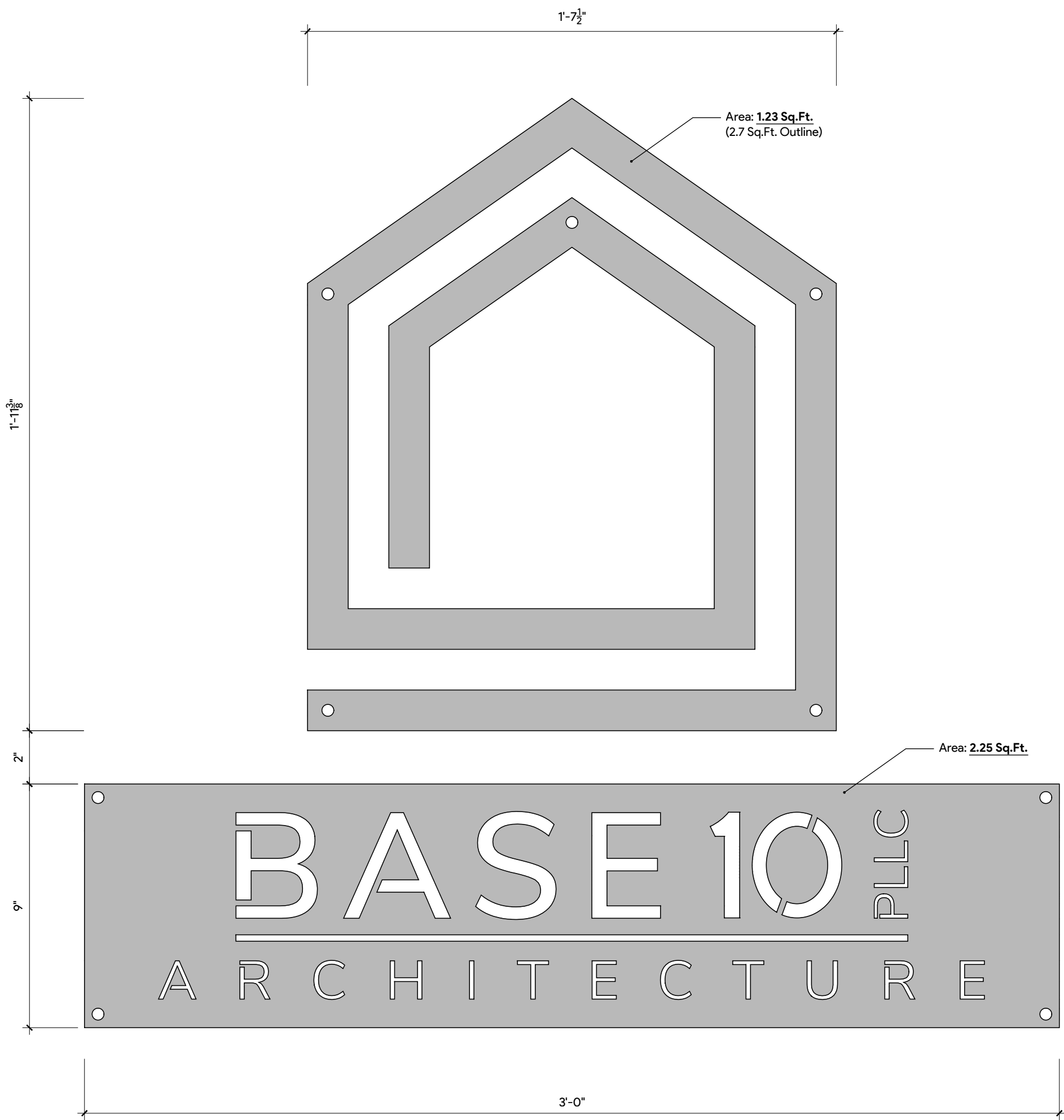
We hope our revisions are viewed favorably by the board.

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





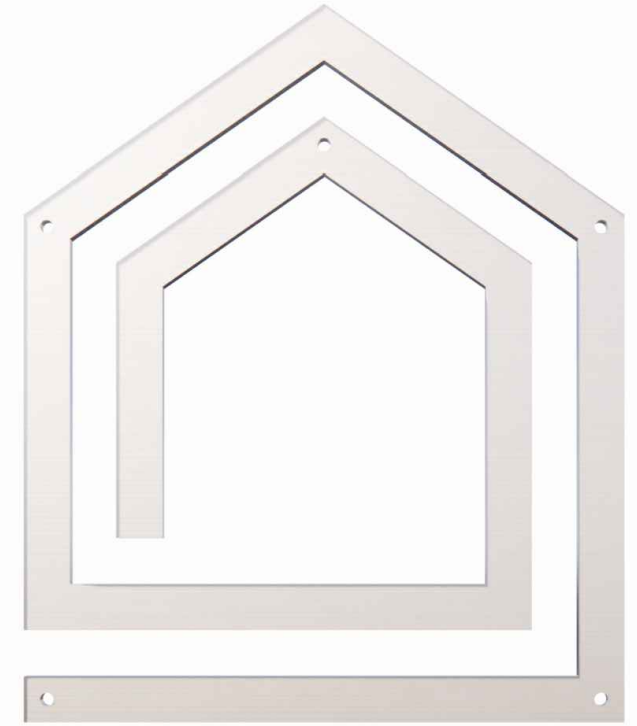
19 WELLING PLACE SUITE 1A WALL SIGNAGE UPDATE (BASE 10 ARCHITECTURE PLLC)

MAR. 30, 26

BASE 10
ARCHITECTURE • PLLC
19 Welling Pl, 1a | Warwick, NY 10090
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19 WELLING PLACE SUITE 1A WALL SIGNAGE UPDATE (BASE 10 ARCHITECTURE PLLC)

MAR. 30, 26

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845-988-0233 | archie@base10arch.com



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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.

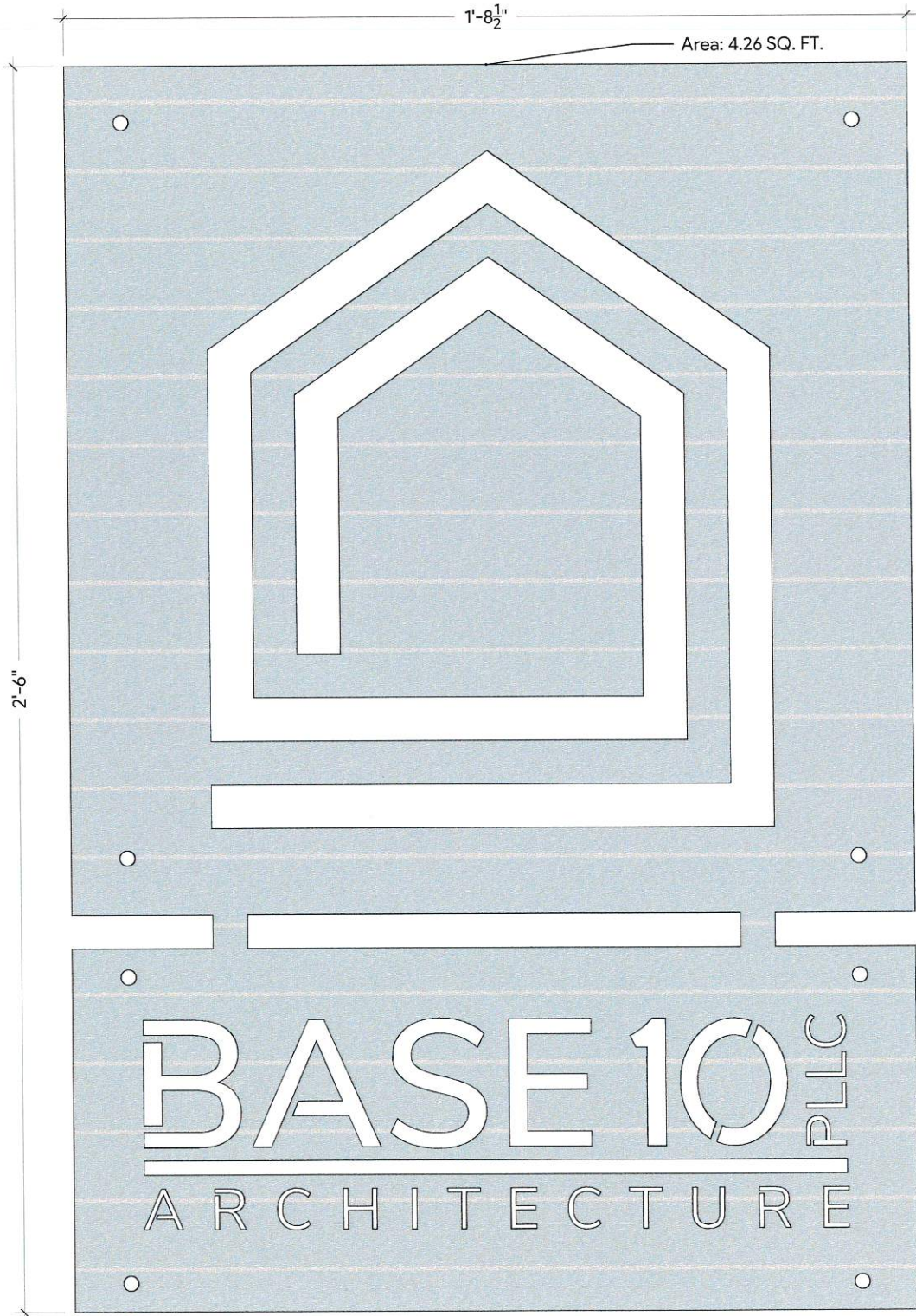
The Board Recommended the following: **APPROVED**

- 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

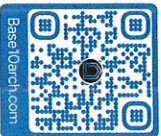
19-WELLING PLACE, SUITE 1A, WALL SIGN

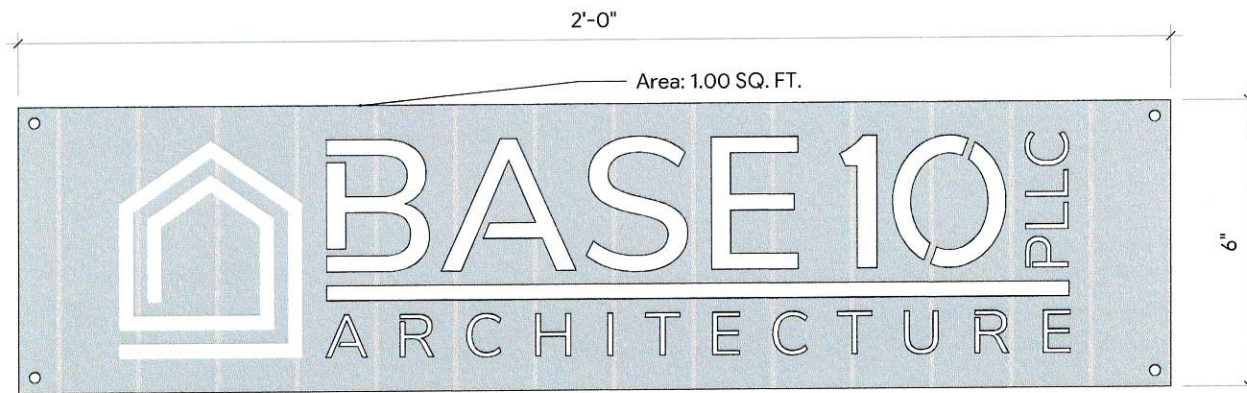


JAN. 12, 26

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



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19-WELLING PLACE, EXTERIOR SIGNAGE

JAN. 13, 2026

BASE10
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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



Townsend Harbor Brown

MADONNA RESIDENCE
MARCH 27, 2026

DEGRAW & DEHAAN