



**VILLAGE OF WARWICK**  
INCORPORATED 1867

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

**MARCH 6, 2018**

The Village of Warwick Architectural and Historic Review Board met on Tuesday, March 6, 2018. Present were: Michael Bertolini, Jane Glazman and Robert Skallerup.

16 ELM ST.                                      NEW CONSTRUCTION                                      16 ELM ST. LLC

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The Board reviewed this application on January 3, 2018 where the architecture and exterior colors were given preliminary approval. The Board requested to re-visit this application if and when the applicant was approved before the Planning Board. The applicant received approval at the February 15, 2018 Planning Board meeting.

The Board re-confirmed their approval of the new construction with the following exterior material and colors.

Material – Vinyl Siding  
Body – Red Brick  
Trim & Scalloped Edge – Almond or Linen

12 MAIN ST.                                      RENOVATION W/ EXTERIOR CHANGE                                      ALFRED NAZARI

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The Board reviewed the architectural and the exterior material and colors proposed. The Board approved of the exterior changes to the building. The applicant submitted a color scheme of Concord Ivory for the body and Gloucester Sage for trim and shutters. The applicant proposes to use Hardie Plank for the exterior material.

The Board approved the architectural plan and the use of Hardie Plank but reserved it's opinion on the proposed colors to explore other yellows and or greens provided in the Hardi Plank material.

The Board reviewed colors available from the Hardi Plank submitted by Mr. Nazari and approved the following:

Body – Woodland Cream

Trim – Monterey Taupe

28 CHURCH ST.

SOLAR PANELS

WARWICK VALLEY BBA

On March 6, 2018 the Architectural and Historic Review Board reviewed the application for solar panels to be located on the roof of a building located at 28 Church St. previously known as Georgia Pacific.

The Board reviewed and approved this application as submitted.

Respectfully submitted;

Maureen J. Evans,  
ARB secretary



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**VILLAGE OF WARWICK**

**THE ARCHITECTURAL AND HISTORIC REVIEW BOARD**

**APRIL 17, 2018**

The Village of Warwick Architectural and Historic Review Board met on Tuesday, April 17, 2018. Present were: Michael Bertolini, Jane Glazman and Robert Skallerup. Others present were Mary Collura.

**WARWICK WALKS**

**SIGN APPROVAL**

**VILLAGE OF WARWICK**

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The Board reviewed the proposed signs for Warwick Walks. The Village is proposing approximately 9 signs to be placed every quarter mile starting and ending at the corner of Grand St. and Maple Ave. and along South St. The Board reviewed the color, lettering, size, material and pole versus post. The Board suggested the following changes to the sign and requested that the applicant return with a new mock up to be reviewed along with discussing posts and poles and locations to be proposed. The Board suggested that the proposed signs should be placed on the black street light poles along Main St. to Oakland Ave. to keep from putting any more signs, posts or poles along that stretch of the Historic District. The Board would like to reserve any comments regarding posts or poles for the other areas until a new mock up is submitted along with a map designating the quarter mile (1/4) marks. The Board suggested the following changes:

- 1) Change the proposed color from Black to Dark Green
- 2) Letters – Gold lettering with the following letters raised WARWICK WALKS & 1/4 MILE MARK. The emblems and municipal seals proposed on the sign to be flat.
- 3) Shape – The Board prefers the smaller oblong one shown on one of the submissions at least for the black lamp posts along Main St. and Oakland Ave.
- 4) The Warwick Walks log/skyline under the word WARWICK is to be removed from the sign.

- 5) For the proposed signs along South St. the Board is fine with the oval shape proposed but the finial should be removed.
- 6) The Board will review poles versus posts when the new version of the sign has been submitted along with the map indicating exactly where the signs will be spaced. The Board will also determine at that time the size of the sign and the height of the pole/posts.

16 MAIN STREET

SIGN APPROVAL

GIUSEPPE'S PIZZERIA

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The Board reviewed an unauthorized installed sign at 16 Main St. The Board had approved a 24 sq. ft. sign submitted in December of 2015.

It was determined by the Board that the applicant remove the unauthorized sign immediately and either install the previously approved sign or submit another sign to be reviewed without the word BROOKLYN.

It also appears that the applicant painted the second story window a glossy black without Board approval and the Board determined that the second story window match the rest of the trim on the building. The records indicate that it is Chestertown Buff.

The Board requests that the Building Inspector have the sign removed immediately.

VILLAGE PARKING LOT SIGNS

VILLAGE OF WARWICK

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The Board reviewed samples of parking lot 3hr, 4hr., and 12 hr. signs submitted by Trustee Eileen Patterson where she indicated that the signs would be 3' x 6'.

The Board determined that there was not enough information i.e., what parking lots, where it would be installed in each parking lot and what a 3' x 6' parking sign would look like.

The Board requested that Trustee Patterson at her convenience either meet with the Board or submit more information to review.

Respectfully submitted;

Maureen J. Evans,  
ARB secretary



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VILLAGE OF WARWICK  
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VILLAGE OF WARWICK  
ARCHITECTURAL AND HISTORIC REVIEW BOARD  
JUNE 5, 2018

The monthly meeting of the Village of Warwick Architectural was held on Tuesday, June 5, 2018. Present were: Jane Glazman, Robert Skallerup and Chris DeHaan. Others present were: Michael Johndrow and John Redman.

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PARKING LOT SIGNAGE	SIGN APPROVAL	VILLAGE OF WARWICK
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Trustee Eileen Patterson was not in attendance.  
The Board tabled this review for the lack of information.

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WARWICK CHAMBER	NEW STRUCTURE	SOUTH ST.
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Mr. Redman – We are proposing an 8ft. wide x 20ft. long, 160 sq. ft. structure with 3 sides to be used as an office and to include one bathroom. We will install a Lucite cover for the back of the Caboose and that is where you will enter the office from the Caboose. It will be approximately 20ft. from the tracks.

Mr. DeHaan – Is the Caboose skirted and or insulated underneath?

Mr. Johndrow – Yes.

Mr. Skallerup – What is the budget?

Mr. Johndrow – About \$25,000.

Mr. Skallerup – Have you consulted an architect?

Mr. Johndrow – No.

Mr. Skallerup – I think if you consulted an architect you could do a lot better than this.

Mr. DeHann – How long has there been a Chamber?

Mr. Johndrow – About 40 years + or -.

Mr. DeHann – If you construct something new it has to be ADA compliant which would mean a lift or ramp and a handicap bathroom, those are just the codes and I don't believe there is enough room for an office and a handicap bathroom plus there is no handicap access.

Mr. Johndrow – We don't have anyone in our office that is handicap.

Mr. DeHaan – Yes, because you have no access for them in the caboose but if you build a new structure by Code you would have to make it handicap accessible including the bathroom.

Mr. Skallerup – Have you considered leaving the Caboose as an office and renting one in the Village, maybe on Railroad Ave.

Mr. Johndrow – We have looked around and the rents are just too high.

Mr. DeHaan – Have you investigated on owns the property?

Mr. Johndrow – We received something from the DPW Supervisor that it is like a no man's land.

Secretary – I actually researched this because if you were putting another structure on the land for an office I felt you really needed a 911 address. The property belongs to the Railroad, I have their name and address in my office so you can get in touch with them about putting another structure on their property whether it is on wheels or not.

Mr. Redman – The Code we would use is the Mobile Office one.

Mr. DeHaan – You would still need a handicap bathroom and entrance, i.e. ramp or lift. What would happen if you or someone in your office fell ill, you can't even get a gurney in either of those places.

Mr. Redman – We can put an emergency door in the back of the structure....

Mr. DeHaan – Yes and put a ramp or lift to make it handicap accessible.

Mr. Skallerup – This just needs more thought. I don't think this is going to work at all.

Ms. Glazman – I agree, it is just too unfinished.

Mr. Skallerup – Maybe you should look for an architect who will do this Pro Bono...

Mr. DeHaan – Have you looked into getting grant money for this project? You also need to talk to the Railroad about this structure, you will need a Building Permit and it needs to be code compliant. Bob Krahulik was helping someone who owned a building on Railroad property so I would certainly go to him and ask for some help or guidance in dealing with the Railroad.

3 THIRD ST.

NEW GARAGE

ESMIR SAHMANOVIC

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The applicant submitted a proposed pre-fab garage. Due to the harsh winter storms that occurred this year his insurance company has deemed the existing garage uninsurable because of the condition it was in and required it to be removed. The applicant has an existing approval to paint the house and is proposing the new garage to be the same colors:

Body – BM Silver Lake

Trim – White

Shutters – Black

The Board accepted the proposed pre-fab garage and the proposed colors.

The Board reviewed the accessory structure/lean-to proposed for the rear of Baird Tavern.

The Board accepted the accessory structure as presented.

Respectfully submitted;

Maureen J. Evans,  
ARB secretary



VILLAGE OF WARWICK  
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VILLAGE OF WARWICK  
ARCHITECTURAL AND HISTORIC REVIEW BOARD  
JULY 10, 2018

The monthly meeting of the Village of Warwick Architectural was held on Tuesday, June 5, 2018. Present were: Michael Bertolini, Jane Glazman, and Robert Skallerup. Others present: Nan Ping-Peng and Sue O'Brien.

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4 WEST ST.	SIGN APPROVAL	FIZZY LIFTING
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The Board reviewed an application for 2 signs, one sign was a 22 sq. ft. wall sign to replace an existing sign and a proposed additional double-sided projecting sign with a total of 6 sq. ft.

The Board found both of the proposed signs acceptable as presented.

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62 WEST ST.	SIGN APPROVAL	RENZO GRACIE JIU-JITSU
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The Board reviewed the sign application.

The Board found the proposed sign acceptable as presented.

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2 OAKLAND AVE.	AWNING APPROVAL	NAN PING-PENG
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The applicant is proposing an awning to be placed over the part of the building where the take-out window is located. The applicant came in with several samples but not enough information regarding the building, height and width of the awning was presented at that time.

The Board tabled the application due to the following reasons:



- 1) Not enough information provided regarding the building and where the awning would be placed.
- 2) The applicant had been notified by the Building Inspector per the ARB several times to remove the bamboo structure with lights and the applicant has not complied.
- 3) The applicant had been notified by the Building Inspector per the ARB several times to remove all of the signs covering the windows and the applicant has not complied.

The applicant cited that she needed to block the sun and that was the reason the paper has not been removed. The Board determined the following:

1. Replace paper in windows with white, cream or beige café curtains.

Respectfully submitted;

Maureen J. Evans,  
ARB secretary



VILLAGE OF WARWICK  
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VILLAGE OF WARWICK  
ARCHITECTURAL AND HISTORIC REVIEW BOARD  
AUGUST 7, 2018

The monthly meeting of the Village of Warwick Architectural was held on Tuesday, August 7, 2018. Present were: Michael Bertolini, Jane Glazman and Robert Skallerup.

7 WEST ST.	SIGN APPROVAL & EXTERIOR DOOR	CRICKET FRAME
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The applicant submitted a sign via e-mail on July 23, 2018 with 3 colors for the background and 3 colors for the lettering. Mr. Bertolini, Ms. Glazman, Mr. Skallerup and Mr. DeHann reviewed the e-mail and the colors and on July 30, 2018 I received e-mails from Mr. Bertolini, Ms. Glazman and Mr. Skallerup approving the following:

Background – Van Duesen Blue  
Lettering – Marblehead Gold

At the meeting the Board reviewed the following application from the same applicant who submitted a glass paned door with mullions to replace an existing solid door. This door is located in the rear of the building. The applicant will paint the door Lafayette Green

The Board approved the proposed glass paned door painted Lafayette Green.

7 WEST ST.	AWNING APPROVAL	BOARD & BRUSH
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The applicants submitted a black cloth awning for the entire front of the building with a valance with the letters "Board & Brush" in white in the center.

The Board approved the application as submitted.

27 OAKLAND AVE.  
& DOORS

REPLACEMENT OF WINDOWS

WOLOSZCZAK LLC

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The applicant submitted an application to replace existing upper windows to match the lower windows that were replaced with vinyl windows. The size of the replacement windows will not change. The applicant would also like to remove existing wood panel doors with white doors with glass center.

The Board approved replacing the existing upper windows to match the lower vinyl windows with no change to size.

The Board denied replacing the wood paneled doors for white with glass center. The doors need to remain full wood and paneled.

7 MAIN ST.

EXTERIOR RENOVATION

GREEN TEAM

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The applicant submitted architectural drawings showing a new pitch to the roof with asphalt shingles, Hardi Board & Batten siding, new windows and shutters. The applicant submitted a picture to show the proposed the following colors:

Body – Light Gray

Trim – White

Shutter – Black

The Board approved the application as submitted with no changes.

Respectfully submitted;

Maureen J. Evans,  
ARB secretary



VILLAGE OF WARWICK  
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VILLAGE OF WARWICK  
ARCHITECTURAL AND HISTORIC REVIEW BOARD  
OCTOBER 2, 2018

The monthly meeting of the Village of Warwick Architectural was held on Tuesday, August 7, 2018. Present were: Michael Bertolini, Jane Glazman and Chris DeHaan.

32 OAKLAND AVE. ROOF LINE CHANGE JOHN PERUSO

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The Board reviewed the drawings submitted by Mr. Peruso indicating the flat roofs along the side and rear of the dwelling. Mr. Peruso is requesting permission to change the existing flat roofs along the side and rear of property to a pitched roof for maintenance reasons.

The Board agreed to the requested changes to the roofline.

25 MAIN ST. SIGN APPROVAL KALIADA

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The applicant submitted a rendering of the proposed double-sided with a total of 16 sq. ft. to replace Mima's previously approved sign. The sign consists of a cream color background with vinyl gold lettering.

The Board agreed to the double-sided sign with:

Background – Cream/Off White  
Lettering – Vinyl gold colored letters

2 OVERLOOK DR. SIGN APPROVAL NOURISH YOUR MIND

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The Board reviewed a proposed 20 sq. ft. wall sign to be installed facing Overlook Dr.

The Board agreed on the proposed sign as presented.

2 OVERLOOK DR.

SIGN APPROVAL

MOVE PHYSIO

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The Board reviewed a proposed 20 sq. ft. wall sign to be installed facing Overlook Dr.

The Board agreed on the proposed sign as presented.

39 MAIN ST.

REPLACEMENT OF FENCE

NEWHARD'S

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The Board reviewed an application to replace an existing wooden fence between Newhard's and Akins Pharmacy. The fence will be painted the same color "cream" as the existing fence.

The Board agreed on the replacement of the fence along with the paint color choice.

54 COLONIAL AVE.

ENTRANCE PILLARS & GATE

WALDMAN'S

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The applicant is requesting permission to install pillars with light fixtures on top and black iron gate across the entrance of the property. The proposed pillars and gate will be almost identical as the adjoining neighbors.

The Board agreed on the installation of pillars and gate as proposed.

GALLOWAY RD.

REPLACEMENT OF SIGN

ST. STEPHENS CEMETARY

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The applicant is proposing to replace an existing sign with a new updated sign in the same colors: Dark Green body and Cream lettering.

The Board agreed on the replacement of the sign as proposed.

62 GALLOWAY RD.  
DENTAL 365

REPLACEMENT OF SIGN

GALLOWAY DENTAL/

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The applicant is proposing to replace existing sign with a similar updated, the same colors with the small addition of the words "Dental 365 Company" at the bottom of the sign.

The Board agreed to the replacement and addition of the sign as proposed.



21 SOUTH ST.

INSTALLING ATM MACHINE

CHASE BANK

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The applicant is proposing to replace the existing Drive-Up/Thru feature of the building on South St./Chase Parking Lot into a Drive-Up/Thru ATM machine. The applicant proposes none or very minor changes to the exterior of the existing building.

The Board agreed to the replacement/change of use to the building with no to very minor exterior change.

7 WEST ST.

SIGN APPROVAL

DREAMWORX

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The applicant is proposing a double-sided sign to be placed directly under CRICKET on a bracket projecting from the edge of the building. The sign will incorporate the same colors as the CRICKET sign. The proposed colors are as follows: Background – White, Blue Lettering – Van Duesen Blue, Gold Lettering & Border – Marblehead Gold – Building – Black Satin.

The Board agreed to the proposed sign with the exception of removing the following words: “2<sup>nd</sup> FLOOR & SIDE ENTRANCE” from the proposed sign.

5 FORESTER AVE.

EXTERIOR PAINT

TIMOTHY BIELING

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The applicant submitted the following colors for review:

Body: Sierra Shadows

Trim: White

Shutters: Black

Foundation: Gray

The Board reviewed the colors and concluded that Sierra Shadows may be too dark especially with white buildings on either side.

The Board suggested the following colors: Body – Gray Shingle

Trim – Soft Linen

Shutters – Dark Charcoal or Black

Foundation – Dark/Dirt Brown

The applicant preferred Seaport as the body color which the Board had discussed.

Respectfully submitted;

Maureen J. Evans;  
ARB secretary



VILLAGE OF WARWICK  
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VILLAGE OF WARWICK  
ARCHITECTURAL AND HISTORIC REVIEW BOARD  
NOVEMBER 6, 2018

The monthly meeting of the Village of Warwick Architectural was held on Tuesday, November 6, 2018. Present were: Michael Bertolini, Jane Glazman, Robert Skallerup and Kerri Foley. Others present were: Celia Cantelmo.

17 MAIN STREET

AWNING

B FREE

The Board reviewed the application of a black and white scalloped edge awning to be located above the door at 17 Main St.

Ms. Cantelmo - I need to have an awning over the doorway, the door is flush with the building so there is no cover from the rain or snow. I have seen the same type of awning on Main and on West St.

Ms. Glazman - Does it need the scalloped edges though?

Mr. Bertolini - plus they are trimmed in white.

Ms. Cantelmo - Yes, I like the scalloped edges and the lettering is in white, I like it and it looks just like the ones I see on Main St. and West St.

Mr. Bertolini - There are two other doorways on the building and it would look so much nicer if every door entrance had an awning.

The Board agreed.

Ms. Cantelmo - Yes, but the candy store has like a vestibule so the entrance is covered from the weather and the Billiards, the outer door to the hallway is flush with the building but...

Mr. Bertolini - We understand.

The Board agreed to the awning as presented.

38 MAIN STREET

TEMPORARY VESTIBULE

WOLFIE'S

The Board reviewed an application proposing a temporary vestibule in front of Wolfie's that could be attached and removed depending on the weather and the seasons. At this time the door

is recessed inside of the building and has almost a tunnel affect presented when the wind and/or inclement weather is happening. It creates a vacuum type effect which makes it difficult to open the door and a lot of wind into the restaurant.

The Boards consensus was that the temporary vestibule would protrude onto the sidewalk and may create other difficulties. The Board believes that a black 12 pane "French door" with 3 hinges that can be installed and removed at will would be a much better solution.

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SOUTH ST.                      PROPOSED CHASE ATM BUILDING                      CHASE BANK

The Board had previously approved a proposed a silver ATM to be installed in the pre-existing Chase Drive-Thru.

The applicant is now proposing a new version because the previously approved ATM was flush with the building and customers would not be able to get close enough to use the machine. The applicant is proposing to bump out the wall that holds the ATM about 18 inches and is going to change the color from silver to Chase Blue.

The Board agreed to the changes.

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62 MAIN ST.                      SIGN APPROVAL                      CONNECTONE BANK

The applicant is proposing to replace the existing Greater Hudson Bank sign and replace it with their own. The applicant is proposing the sign either in White or Blue.

The Board agreed to the Blue sign.

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9 OAKLAND AVE.                      SIGN APPROVAL                      KEVIN VIERNERI

The applicant proposed to replace a 1.25' x 12' pre-existing approved sign beneath an existing sign with the same colors of Burgundy background and Grey lettering.

The Board agreed to replacing the pre-existing sign with the proposed sign with the Burgundy background and Grey lettering.

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FORESTER AVE.                      EXTERIOR FENCE                      SHINGLE HOUSE

The Historic Society is proposing a plank Tom Sawyer like fence to surround the excavation area at the Shingle House.

The Board agreed to a plank Tom Sawyer like fence surrounding the excavation area at the Shingle House.

The applicant is proposing Block Lettering in Red and Blue with a White background.

The Board denied the request indicating that the approved lettering is Script and the approved color of the lettering is Gold. The Board requested that the applicant come back before the Board with a new application.

**DISCUSSION:**

**GRAPPA BUILDING-Railroad Ave.**

The Board discussed painting the condenser units which can be seen from the Railroad Ave. through the railings the same color as the building. The Board also discussed screening the units with some type of living wall behind the railing but with artificial ivy or something of that nature.

**Pledge of Allegiance**

The Board discussed the e-mail sent to the Board from Mayor Newhard pertaining to the Pledge of Allegiance. All Board members present at the meeting agreed to saying the Pledge of Allegiance at the beginning of the meetings.

Respectfully submitted;

Maureen J. Evans,  
ARB secretary