

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
DECEMBER 3, 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, December 3, 2024, at 4:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Michael Bertolini, Vice Chairperson Chris DeHaan, Board Members: Jane Glazman, Matthew LoPinto and Alternate Member Glenn Rhein. Also present was Secretary to the Planning Board, Kristin Bialosky. Other's present: Luis Leyva, Kasandra Nrecaj, Sean Keenan, Angel Garecos, Searra Bell, Stephen Gioradano, Mariam Gelashili, Jeff DeGraw and Tyler Folino.

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 Michael Bertolini, seconded by Chris DeHaan, and carried for the Acceptance of Minutes: November 5, 2024.

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

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glenn Rhein Aye

**Discussion:**

**1. 11 Linden Place- Mr. Keenan**

Seeking approval of Certificate of No Exterior Effect – for New Windows

A. Design of Windows Replacements

**Discussion:**

The first agenda item was a presentation by Mr. Keenan regarding window replacement. He detailed his plans to replace all the windows on the second floor of the property, which are original to the house from 1895 and in poor condition. He shared a booklet with details and explained that the windows will be replaced with double-hung white windows in some areas and casement windows in others, ensuring they meet fire code requirements. The three windows in the bedrooms will be replaced with double-hung windows, matching the grid work of the house's lower floor. The attic dormer windows will remain casement style, as required by fire code. On one side of the house, two end windows will remain casements while the middle window will switch to a double-hung style to accommodate a fan for ventilation. All new windows will feature white grid work to match the house's existing style.

The board discussed the historical significance of the house, originally built by Clinton Wheeler Wisner, and emphasized the importance of preserving the architectural integrity. There was debate over fire code compliance versus historical accuracy for some window styles. Mr. Keenan clarified that all grid work will align with the existing design to maintain visual consistency while meeting safety requirements. After thorough discussion, including the cost considerations and the challenges of replicating original designs exactly, the board concluded that the proposed replacements, which aim to balance functionality and historical aesthetics, are acceptable. The board approved the plans unanimously, expressing appreciation for the effort to match the historical character of the property.

The Board Recommended the following: **APPROVED**

- ProVia Windows Endure Window EN601 Series Double Hung White Window
- ProVia Windows Endure Window EN624 – Lite Casement White Window

## **2. 23 West Street – Oakwell Development**

Seeking approval of Certificate of No Exterior Effect – for painting building

A. Color of building

### **Discussion:**

The second agenda item was a presentation by Oakwell Development regarding updates to 23 West Street. The representative apologized for a printing issue and presented the proposed changes via email renderings. The discussion focused on the building's exterior paint colors, materials, and window designs. The proposal retained the previously approved black window frames and introduced a color scheme featuring dark gray (Sherwin Williams SW 7674 "Peppercorn") for the building's base and lighter gray (Sherwin Williams SW 7801 "Sensuous Gray") for the soffits. The fascia and window trim would be painted black (Sherwin Williams HGSW 6258 "Tricorn Black"). Red brick on the front of the building would remain to align with the neighborhood's character, while the existing white block sections would be painted gray for consistency. White panels on the building were discussed as visually stark and would either be replaced with a more complementary material or painted to match the darker gray of the building. The board also reviewed plans to replace the top window panels with clear glass and agreed that this change would improve the building's appearance. After addressing the color scheme, materials, and general design, the board approved the proposed updates, emphasizing the need for a cohesive color palette with fewer competing tones.

The Board Recommended the following: **APPROVED**

Colors of Portion of Brick base, Soffits and Fascia

- Sherwin Williams SW 7674 Peppercorn for Base of building and Side
- Sherwin Williams SW 7801 Sensuous Gray for the soffits
- Sherwin Williams HGSW 6258 Tricorn Black; Window Trim & Fascia
- Sherwin William SW 7674 Peppercorn for White Panels

### **3. 6 Third Street-Thompson**

Seeking approval of Certificate of No Exterior Effect – for Solar Panels

#### **Discussion:**

The applicant's representative, Mr. Leyva, from Tesla, sought approval to install solar panels on the property at 6 Third Street. While the panels were originally proposed to be placed on both the front (north-facing) and rear elevations, the Board raised concerns about the visibility of panels on the front elevation, which faces Third Street. Given the lower efficiency of north-facing panels and aesthetic considerations, the Board recommended omitting the panels from the front elevation and focusing the array on the rear (south-facing) side of the property. The applicant's representative, Mr. Leyva, agreed to revise the plans accordingly. The Board confirmed that the associated equipment would be installed on the left side of the house, away from Oakland Avenue. The applicant's representative, Mr. Leyva, was reminded to update the plans to reflect the approved changes, submit them to the Building Department, and apply for a building permit from the Building Inspector, Boris Rudzinski. The Board approved the revised application with these conditions.

The Board Recommended the following: **APPROVED – Omitting Solar Panels from front Elevation**

- Solar Panels approved Omitting Solar from Front Elevation
- Tesla to submit revised plans to Building Inspector

### **4. 32 Main Street – G's Warwick Diner**

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

A. Color and Design of Sign

#### **Discussion:**

During the meeting, the discussion centered around the front door number stickers and the sign for the business. It was noted that the current numbers on the front door were simply stickers, which do not

meet the AHDRB requirements. The suggestion was made to replace them with proper numbers like those on other buildings, removing the stickers from the door. Regarding the sign presented, the business owner, Mr. Garces, expressed a desire for a larger, more cohesive design that would include the business name and logo. The sign presented was approved by the AHDRB. The owner was encouraged to submit a new design for consideration if he would like a larger more cohesive design. The owner also inquired about adding back lighting to the sign, but it was clarified that back lighting is not permitted, although an existing light above the sign could remain. The business owner was advised to submit a sketch of the proposed new sign, and to present the colors and design. If the owner would like to change the existing light fixture, he will need to present that when he presents a new sign design.

The Board Recommended the following: **APPROVED**

- Sign Presented Approved
- Red background with White lettering

#### **5. 5 ½ South Street -Kazi Hair Lounge**

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

#### **Discussion:**

At the meeting, Ms. Nrecaj from 5 ½ South Street, presented her signage for Kazi Hair Lounge. She shared that the sign for Pure Vita is positioned above where her sign is proposed to be installed and noted the clean and simple design of the Kazi Hair Lounge's sign, which was praised by the AHDRB. There were no objections, and the board unanimously approved the signage. The discussion concluded with positive feedback, and Ms. Nrecaj expressed her gratitude.

The Board Recommended the following: **APPROVED**

- Sign Color 2061 Bermuda Blue background
- Sign Font Color OC-148 Montgomery White
- Sign Carved from High Density Urethane

#### **6. 10 Main Street – Mariam Gelashuili - Maries Floral Shop**

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

- A. Color of Sign and Design
- B. Placement

**Discussion:**

Ms. Gelashuili presented her signs, the Board reviewed the new flower shop signs, and the AHDRB was in agreement that the new signs looked much better—clean, neat, and simple. Two specific signs were discussed, both of which were approved. The group expressed no concerns about the design and agreed that the updated signs were suitable. Additionally, it was noted that older signs, including one on a door, had been removed. The new signs were approved unanimously.

The Board Recommended the following: **APPROVED**

- Sign with Purple Flowers on all 4 Corners
- Sign Font with Maries Floral Designs and Phone Number
- Second Sign with Purple Flowers on all 4 Corners and Writing that says “Same Day Delivery”

**7. 44 Colonial Ave – Frank & Lisa Madonna**

Seeking approval of Certificate of No Exterior Effect

**Discussion:**

Chairperson Chris DeHaan recused himself from the discussion regarding this project as DeGraw and DeHaan are the architects and builders on this project. Jeff DeGraw, Tyler Folino and Searra Bell presented a proposed design for 44 Colonial Ave, a residential property. The project involves constructing a house with a complementary detached garage on one of the last open lots on Colonial Ave, near a wetland buffer. The design emphasizes an arts-and-crafts, bungalow-style aesthetic, featuring elements like Hardy board siding, cedar shake dormers, white divided-light windows, and asphalt roofing. The house is strategically set back to align with neighboring properties and preserve the area’s visual character. The team highlighted key architectural and landscaping details, such as the stonework, garage placement, and the house’s light-filled design. The board commended the careful consideration given to the property’s visibility and integration into the surrounding community, particularly as it will be prominently seen by those entering the village. After reviewing the materials, colors, and overall design, the board unanimously approved the project, praising its tasteful and thoughtful execution. Construction is expected to begin in March or April.

The Board Recommended the following: **APPROVED**

- Carriage House Door BM – Natural Linen
- Sierra Pacific H3 White Finish Window
- Thermatru Smooth Star Door- BM Natural Linen
- Timberlane Shutters Louver and Raised Panel BM – Natural Cream
- Connecticut Stone
- Tamko Titan XT Weathered Wood Color
- Boral Exterior Trim BM- Natural Cream

- James Hardie It's about Thyme Color
- James Hardie Smooth Hardie Plank It's about Thyme Color

### **Adjournment**

A **MOTION** was made Jane Glazman, seconded by Chris DeHaan and carried to adjourn the regular meeting at approximately 6:15 p.m.

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

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glenn Rhein Aye

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Kristin Bialosky  
Secretary to Building, Planning, Zoning & AHDRB

Please follow the link to the YouTube video of the December 3, 2024, AHDRB meeting:

<https://www.youtube.com/live/NbFcYwyI8yI>