

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
DECEMBER 5, 2023
AGENDA**

**LOCATION:
VILLAGE HALL
77 MAIN STREET, WARWICK, NY
4:30 P.M.**

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

1. Introduction by Chair Michael Bertolini.
2. Acceptance of Minutes: October 10, 2023 Special Meeting

The vote on the foregoing motion was as follows:

Michael Bertolini ____ Jane Glazman ____ Matthew LoPinto ____
Matthew Finn ____ Chris DeHaan ____

3. Acceptance of Minutes: November 7, 2023

The vote on the foregoing motion was as follows:

Michael Bertolini ____ Jane Glazman ____ Matthew LoPinto ____
Matthew Finn ____ Chris DeHaan ____

Discussion

1. Prime, 36 Oakland Avenue - seeking approval of an additional egress door and sign approval. Sign has been reviewed by Boris and meets sign specifications according to Village Code.
2. 8 Forester Avenue - seeking approval of exterior colors/materials
3. 43 – 45 Colonial Avenue – seeking approval of door, under deck esthetics, and balusters
4. K/T Wealth Management, 56 Main Street – seeking approval for a sign application. Pending Boris's review for sign specifications according to Village Code
5. 8 West Street, Wine Bar – seeking approval for Pergola and fencing surround for front paver stone patio

Motion

1. **MOTION** to accept the AHDRB Rules of Meeting Procedure.

The vote on the foregoing motion was as follows:

Michael Bertolini ____ Jane Glazman ____ Matthew LoPinto ____

Matthew Finn ____ Chris DeHaan ____

Adjournment



VILLAGE OF WARWICK

INCORPORATED 1867

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☐ Paid Check # 10

Applicant Information

Date 11/28/23

Name: Arben Dantay

Mailing Address: 36 Oakland Ave Warwick NY 10990

Phone Number: 201-2483163 Alt. Phone Number _____

Email Address: Thewarwickinn@gmail.com

Project Information

Business Name (if applicable) Prime 36 Chevalier Inn

Project Address: 36 Oakland Ave S/B/L # 213-3-11

Property Owner: Arben Dantay

* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district.

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Warwick Village Historic District §145-24 through §145-24.1, for information such as criteria, procedure, exceptions, etc.

The Zoning Code is available on the Village's website: www.villageofwarwick.org

Please read the Village of Warwick Code, Architectural and Historic District §5-1 through §5-6 and §7-1 through §7-14. The Village of Warwick Code is available on the Village's website: www.villageofwarwick.org

The following information must be included with the application:

1. A typed letter addressed to the Architectural and Historic Review Board describing the intent of the project, please be sure to include details such as exterior aesthetic renovations, additions, and changes.
2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
 - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

Completed applications along with all required paperwork can be dropped off or mailed to Village Hall, Attn. Building/Planning Department, P.O. Box 369, 77 Main Street, Warwick, NY 10990 and/or emailed to: planning@villageofwarwick.org

The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the district; including but not limited to houses, stores, warehouses, churches, schools, barns, fences, outhouses, pumps, gravestones, light fixtures, outdoor signs and other outdoor advertising fixtures. §7-3

§ 7-6. Regulation of alterations.

A. It shall be unlawful for any owner or person occupying property located within the district, or any other person, to make, permit or maintain any alteration to any improvement located within the district unless the Board has previously issued a certificate of no exterior effect or a certificate of appropriateness.

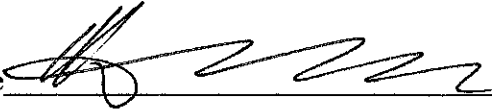
B. No application shall be approved and no permit shall be granted by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees regarding the alteration of any improvement located within the district unless a certificate of no exterior effect or of appropriateness has been obtained from the Board. When such an application is received by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees, a copy shall be sent to the Board, accompanied by a request for a certificate of appropriateness in relation to the work specified in the application.

The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Applicant Signature



Date

11/28/23

Internal Use Only

☐ Application complete as per code

☐ Application reviewed by the AHDRB on _____ meeting date

☐ Approved

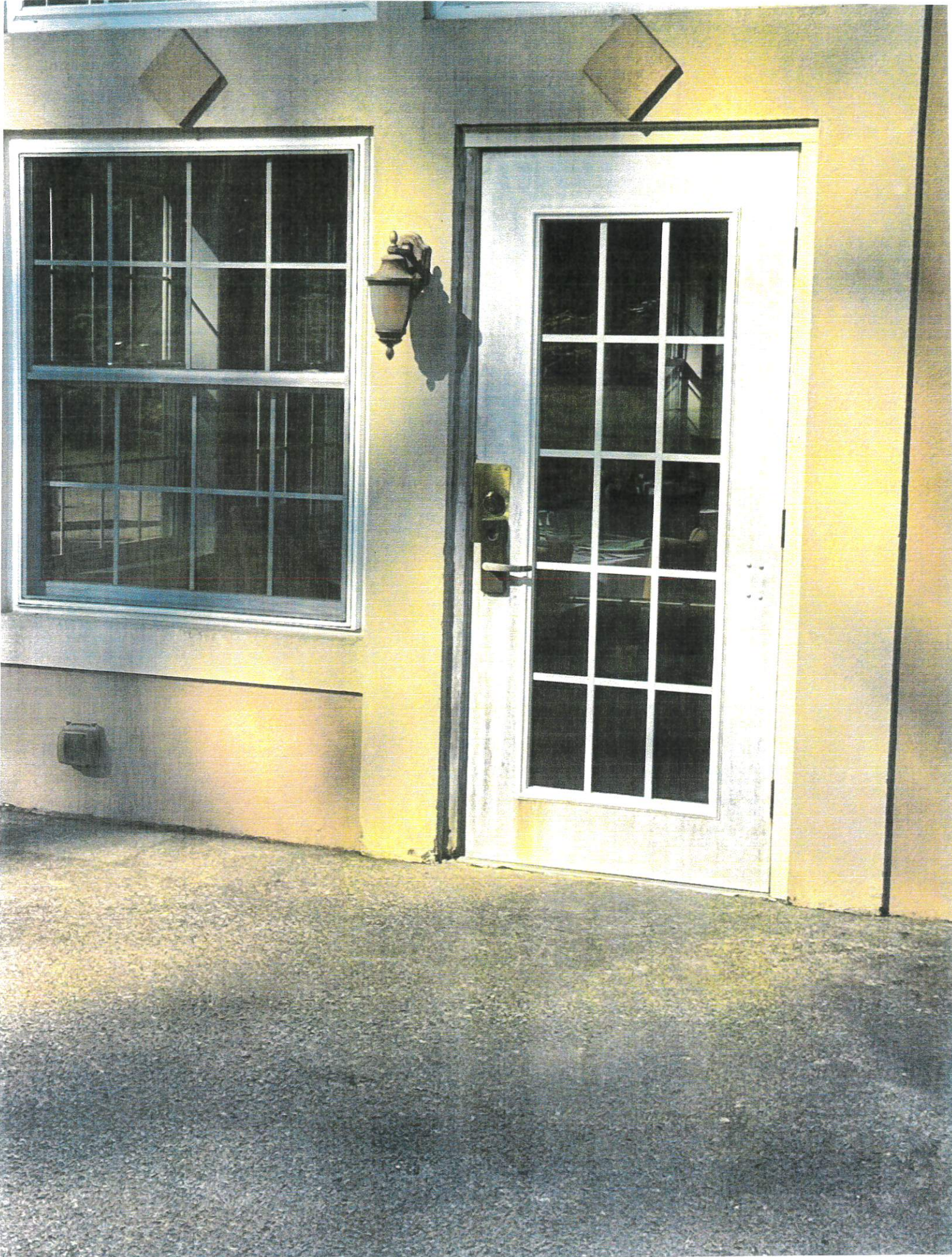
☐ Approved with modifications

☐ Denied

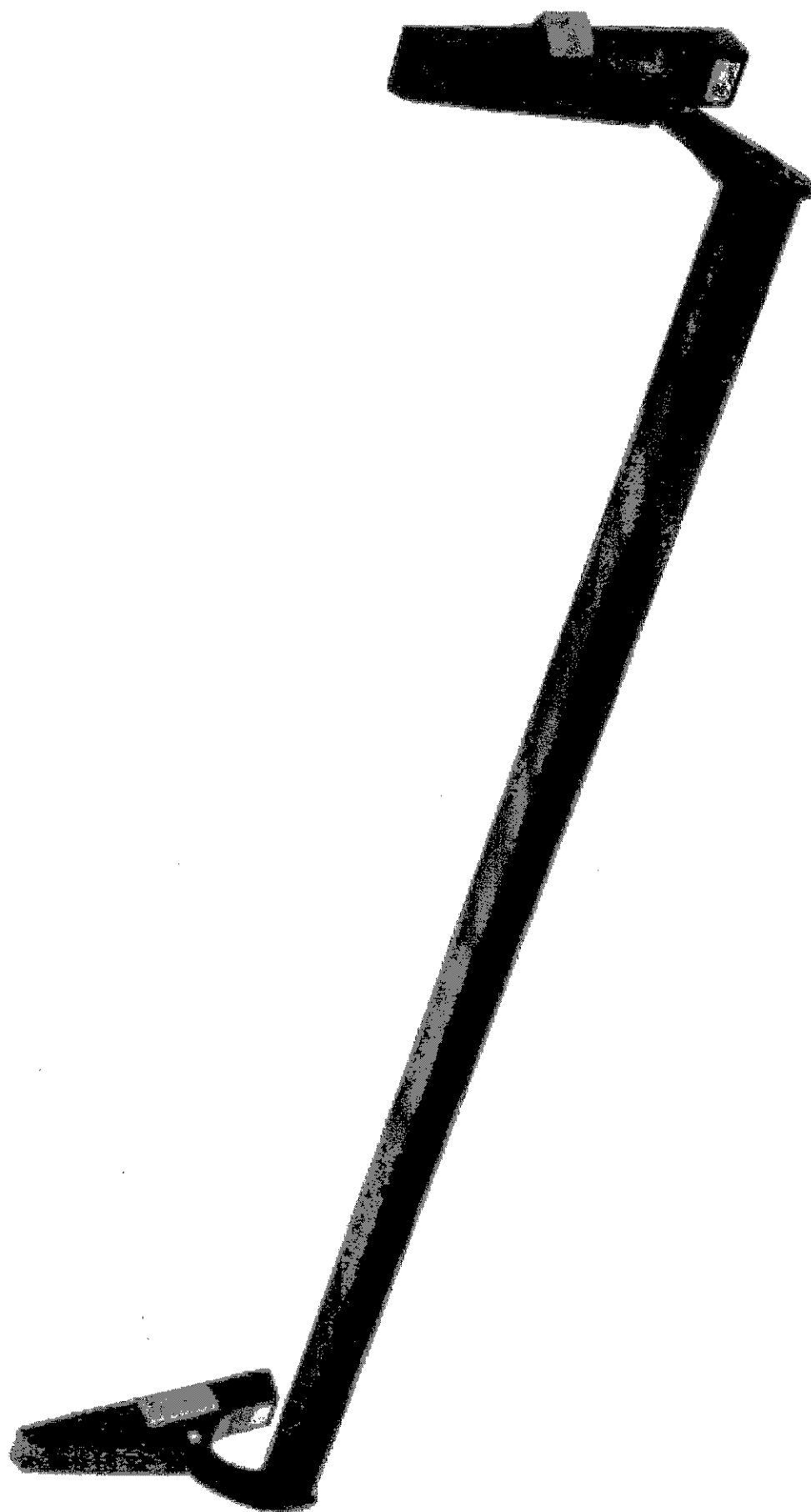
☐ Certificate of No Exterior Effect issued _____ date

☐ Applicant notified via email/letter

☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B







77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK

INCORPORATED 1867

RECEIVED
NOV 02 2023

VILLAGE OF WARWICK
CLERK'S OFFICE

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☒ Paid Check # 1368

Applicant Information	Date <u>11/2/2023</u>
Name: <u>Warwick, LLC</u>	
Mailing Address: <u>P.O. Box 600, Warwick, New York 10990</u>	
Phone Number: <u>845-986-4111</u> Alt. Phone Number _____	
Email Address: <u>rmk@kenedycoinc.com</u>	

Project Information	
Business Name (if applicable) <u>Warwick, LLC</u>	
Project Address: <u>8 Forester Avenue</u>	S/B/L # <u>207-3-3</u>
Property Owner: <u>Warwick, LLC</u>	
<small>* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district.</small>	

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Warwick Village Historic District §145-24 through §145-24.1, for information such as criteria, procedure, exceptions, etc.
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2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
 - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

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The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Applicant Signature

[Handwritten Signature]

Date

11/2/2023

Internal Use Only

☒ Application complete as per code

☐ Application reviewed by the AHDRB on _____ meeting date

☐ Approved

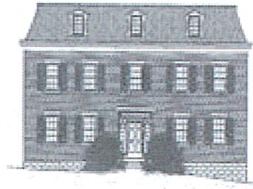
☐ Approved with modifications

☐ Denied

☐ Certificate of No Exterior Effect issued _____ date

☐ Applicant notified via email/letter

☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B



KENNEDY COMPANIES

8 Forester Avenue • PO Box 600 • Warwick NY 10990
845.986.4111 • 845.986.6734 fax

November 2, 2023

Architectural & Historic Review Board
77 Main Street
PO Box 369
Warwick, New York 10990

Dear Board Members:

We are interested in adding a second story to our vacant office building located at 8 Forester Avenue in the Village of Warwick (West side of building). The existing office is approximately 2,400 SF. Our addition would consist of adding a second story equal to an additional 2,400 +/- SF for a total of 4,800 SF. The additional level will keep the same look as the existing building as depicted in the renderings submitted. We intend to use Hardie Board with the same color paint which exists on the building today and will provide exact paint colors with our submittal. The renovation/second floor will have a Gable roof with a dark color shingle, matching the existing slate roof as closely as possible. Roof shingle sample to be provided with submittal. A set of stairs on the rear of the building (Northwest corner) will be added and will match the existing stairs on the building, using brick with stone treads. Black metal railings to be installed matching the existing railings in and around the building. Lighting, to match existing lights on the building, will be added to the rear entrance. No other changes are proposed. We respectfully request your input with regard to our project.

Sincerely,
Warwick, LLC



Robert M. Kennedy
President



CHURCH STREET ELEVATION

SK-1

Drawn by
KMRR
Job #
2306034
Date
SEPTEMBER 18, 2023

PROPOSED ALTERATIONS TO:
8 FORESTER AVENUE
VILLAGE OF WARWICK, NY

IRACE
ARCHITECTURE
15 ELM STREET
WARWICK, NEW YORK 10990
P-845-988-10198
F-845-988-10298



COLONIAL AVENUE ELEVATION

SK-2

Drawn by
KMRR

Job #
2306034

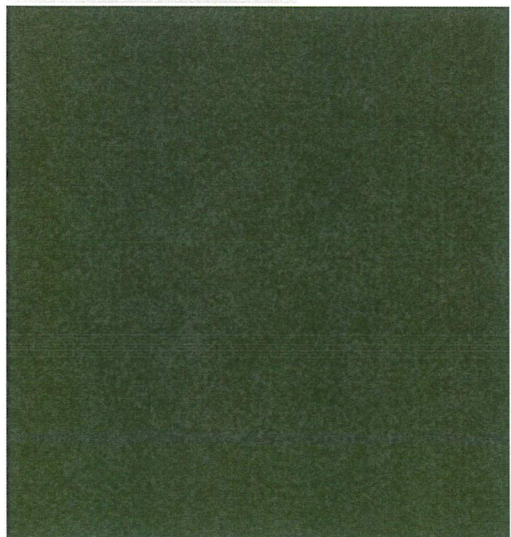
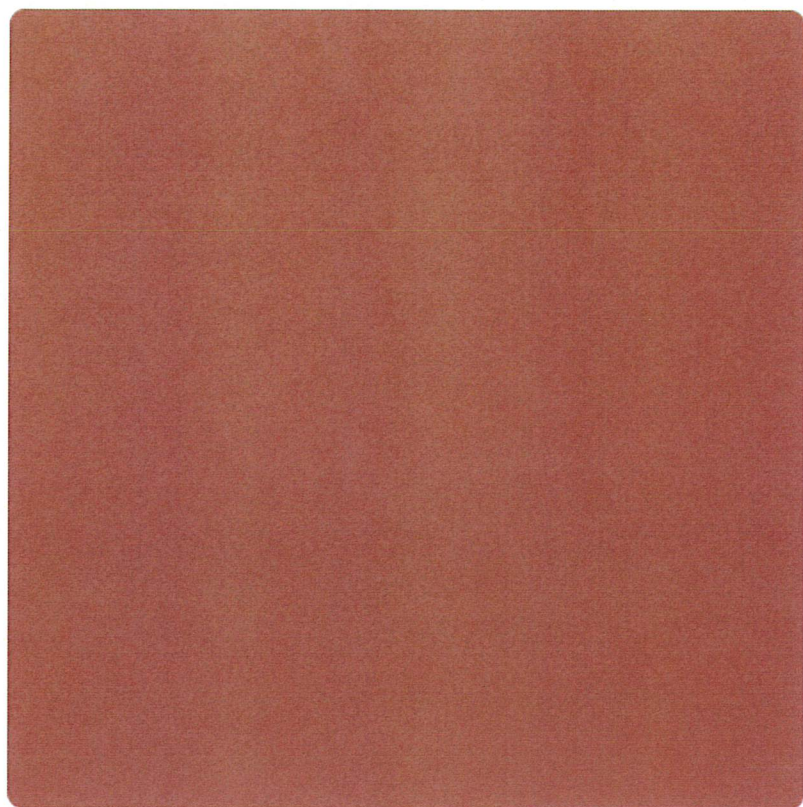
Date
SEPTEMBER 18, 2023

PROPOSED ALTERATIONS TO:

8 FORESTER AVENUE

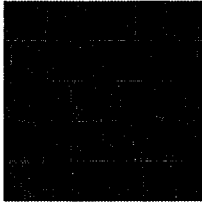
VILLAGE OF WARWICK, NY

IRACE
ARCHITECTURE
15 ELM STREET
WARWICK, NEW YORK 10990
P-845-988-0198
F-845-988-0298

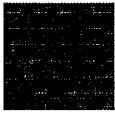


Roof Shingle Color –

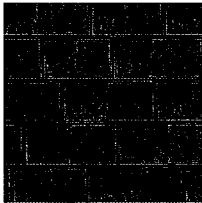
Timberline Hdz Charcoal



Timberline Hdz Pewter Gray



Timberline Hdz Slate





MANUEL ANTONIO ANDRADE, AIA
KENNETH IRVING ARCHITECT PC

NEUSS RESIDENCE

43-45 COLONIAL AVENUE, WARWICK, NY



Architectural Review Board

43–45 Colonial Ave, Warwick, NY 10990

Joyce Neuss

Date: **9/10/2023**

Approval requested:

- **Siding;** Mountain Sage horizontal and cedar shake (approved), all trim around perimeters (doors, windows, Inside/outside corners, fascia and soffit) to be Cobble Stone



Mountain Sage



Cobble Stone

- **Windows;** Anderson Architectural Series black exterior with window panes



- **Exterior Front Door;** Reeb Total Eclipse



Contractor:

WARWICK MILLWORKS, INC.

**KEVIN WILSON (845) 492-9323
7 SPRING ST, WARWICK, NY 10990**

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



VILLAGE OF WARWICK
INCORPORATED 1867

(845) 986-2031
(845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

RECEIVED
NOV 28 2023
VILLAGE OF WARWICK
CLERK'S OFFICE

New Permanent Sign Application

Application Fee \$50.00

☒ Paid Check # 164

Project Information	Date: 11/28/2023
Applicant Name: Kerim Tulun	
Name of Business: KT Wealth Management	
Project Location: 56 main st, warwick NY 10990 S/B/L #	
Mailing Address: 56 main st, suite 1, warwick NY 10990	
Phone Number: 631-389-3810 Alt. Phone Number: 516-547-1649	
Email Address: Kerim@KTwealthmanagement.com	
I, the applicant, am the property owner of the project location	
<input type="checkbox"/> Yes, _____ Date: _____ owner's signature	
<input checked="" type="checkbox"/> No *If the applicant is not the property owner, then the applicant must present a notarized Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.	

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.

The Zoning Code is accessible on the Village's website www.villageofwarwick.org

1. For signs to be located on buildings, linear frontage of the building is required 26.75 in X 41 in
feet/inches

2. Zoning district: CENTRAL BUSINESS (CB)
*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>

3. Sign Design: a scaled drawing of the sign showing the following:

***For sign guidelines, please visit the Zoning Code listed above.**

- Type of sign, shape, size, and materials. SEE ATTACHED
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- The visual message, text, copy or content of the sign.
- The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.
- Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.

4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:

ATTACHED

- a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
- b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.

5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.

ATTACHED

6. Attach or email a typed description describing the project in detail to planning@villageofwarwick.org

Permanent new signs require the approval of the Planning Board. The Planning Board, within ten (10) days of its receipt of an application for a sign permit at a regularly scheduled Planning Board meeting, shall refer the application to the Architectural and Historic District Review Board (AHDRB) for comment. The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application and shall approve, approve with modifications, or deny the application and notify the Code Enforcement Officer of its decision on this matter. If the sign application is approved, the Code Enforcement Officer shall issue a sign permit within fifteen (15) days of the Planning Board's decision. §145-81.B.2

A permit issued for an approved sign shall be valid for installation and/or erection of the sign for six (6) months from the date of the permit but may be renewed within thirty (30) days prior to the expiration, for good cause shown, for an additional six (6) months, upon payment of one-half (½) of the original fee. §145-81.B.4

Any person desiring to procure a permit for a new sign shall file with the Planning Board a written application on a form prescribed by the Village, including payment of the applicable fee as outlined in Chapter 63 "Fees" of the Village of Warwick Code. §145-81.C

(For projects located within the Historic District) The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

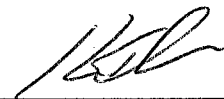
The Planning Board meets the 2nd Tuesday of the month. The AHDRB meets on the 1st Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Sign permits are valid for (6) months from the issue date.

Applicant Signature



Date

11/28/2023

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

Property Owner Acknowledgement Form
(for use with sign applications)

Project Information

Applicant Name: Kerim Tulun
Name of Business: KT WEALTH MANAGEMENT
Address of Proposed Sign: 56 main st, Warwick NY 10990

Property Owners Information

Name: Robert Repose
Mailing Address: 58 main st WARWICK NY 10990
Phone Number: 914 850 1981 Alt. Phone Number 914 850 4239
Email Address: Robert.Repose@yahoo.com

I, Robert Repose, owner of 56 main st WARWICK
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to Kerim Tulun to add a new sign or to
(printed name of applicant)

modify/relocate an existing sign located on my property.

[Signature]
Signature of Owner

11/28/23
Date

Form must be notarized.

State of New York

County of Orange

Subscribed and sworn before me this

28th day of November, 2023

[Signature]
(signature of notary)

KATHLEEN A. ROTONDELLI
NOTARY PUBLIC-State of New York
No. 01R05071772
Qualified in Orange County
Comm Exp. January 21, 2027

STAMP

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)
Missing paperwork will cause a delay in the review process.



WEALTH MANAGEMENT

28th November 2023

Jennifer Mante
Cc Boris Rudzinski
Village of Warwick
77 Main street/ P.O. Box 369
Warwick, NY 10990

Dear Jennifer,

Please find additional information to accompany my New Permanent Sign Application.

3.

- a. Product- Dimensional Signs
Description- Carved HDU Sign, Above Entrance
Single Sided Dimensional Sign - 26.75 in x 41 in
Made from HDU: 2in 15# Duna 48-96
Painting: Custom painting from Mathews Paint
Primer: Jay Cooke's Primer
3 colors: White, Black, Green

6. Project includes a Wall sign located above the entrance to 56 Main St, Warwick NY 10990.(attached photo) Dimensions are 41" x 26.75" . Also included is a second, smaller sign on the white wall next to the door. 20" x 18" (photo attached)

Sincerely,

Kerim Tulun

56 Main St, Suite 1
Warwick, NY 10990
631-389-3810
kerim@ktwealthmanagement.com

Tel: 631.845.5100 • Woodbury, NY • Warwick, NY • www.ktwealthmanagement.com

KT Wealth Management is not a registered broker-dealer nor a registered investment advisor.
KT Wealth Management and Vanderbilt Financial Group are separate and unaffiliated entities.
Vanderbilt Financial Group is the marketing name for Vanderbilt Securities, LLC and its affiliates
Securities offered through Vanderbilt Securities, LLC. Member FINRA, SIPC. Registered with MSRB.
Clearing agent: Fidelity Clearing & Custody Solutions
Advisory Services offered through Vanderbilt Advisory Services & Consolidated Portfolio Review.
Clearing agents: Fidelity Clearing & Custody Solutions, Charles Schwab & TD Ameritrade
Insurance Services offered through Vanderbilt Insurance and other agencies
For additional information on services, disclosures, fees, and conflicts of interest, please visit www.vanderbiltfg.com/disclosures



