

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
FEBRUARY 6, 2024  
AGENDA**

The Regular Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, February 6, 2024, at 4:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman, Michael Bertolini, Review Board Members: Jane Glazman, Chris DeHaan, and Matthew LoPinto. Board Member, Matthew Finn and Alternate Glenn Rhein were absent. Also, present was Mayor, Michael J. Newhard and Secretary to the Planning Board, Kristin Bialosky. Other's present: Brandon, Anthony Donato and Michelle Foster.

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 Matthew LoPinto, seconded by Jane Glazman, and carried for the Acceptance of Minutes: January 2, 2024.

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

Michael Bertolini Aye      Chris DeHaan Aye

Jane Glazman Aye                      Matthew LoPinto Aye

**Discussion**

1. **16 Railroad Ave, Suite #2 (17&Orchard Studio)** – Seeking approval of Alteration/Relocation of a Permanent Sign; Colors, Font and Door Color
  - A. Sign
  - B. Door Color

The Applicant Michelle Foster presented her sign for 17&Orchard Studio. The Board liked the sign material, colors and style presented. The board also approved of the Black door, Historic Collection-190 Benjamin Moore. The applicant also wished to change the awning to Black #47 Sunbrella fabric in the same style as the current awning and The Board approved the color change.

The Board Approved the following:

1. **APPROVED:** Sign and Materials; black background, white letters and font style
2. **APPROVED:** Door color; Black Historic Color 190
3. **APPROVED:** Awning; Black Sunbrella #47 same style as previous awning

2. **75 Forester Avenue** – Seeking approval of New Permanent Sign COLORS; Color and Lighting
  - A. Colors of Sign
  - B. Lighting Color to match Sign

The sign maker, Tony, presented the colors for the sign design previously presented and approved at 75 Forester Ave in lieu of the property owner. The Board liked the colors Tony presented and approved him to proceed with the sign, colors and lighting as presented.

The Board Approved the following:

1. **APPROVED:** Sign Color Choices: Valspar; New York Jets Green and Poseidon's Gold 3004-5A. **Lighting will Match;** New York Jets Green
3. **93-95 Main Street (CBC Beer Bar)** – Seeking approval of Alteration/Relocation of a Permanent Sign; Colors, Font
  - A. Color
  - B. Font

Brandon presented the Alteration of the current sign which will now be CBC Beer Bar. The Altered signage will keep the same Font, Letter Size and Color as the existing Craft Beer Cellar sign. The Board approved the sign change as presented.

The Board Approved the following:

1. **APPROVED:** Font, Letter Size and Color to match existing Craft Beer Cellar signage but altering signage to read CBC Beer Bar.

**Discussion: Village Street Lights:** Mayor, Michael J. Newhard presented some examples of Historic Village Street Lights asking for the AHDRB's input of style choice. The mayor explained when the DOT does the major rehab starting at St. Anthony's Hospital, going down Main Street, Historic Street Lights will be included. Board member Chris DeHaan said he would email Mayor Newhard information regarding a representative for Holophane who also represents many different companies, to source the same lights on Railroad Green. Mayor Newhard explained sidewalks will be installed but the sidewalks can't be pavers as they are not handicap compliant, instead it will be poured concrete. Chairman Michael Bertolini suggested a poured concrete with an additive so the sidewalks will not be a bright white. Board member Jane Glazman suggested they all come back to the next meeting with more information after they

do some research on additives to concrete. Mayor Newhard said the current Slate sidewalks would be taken up and used for a restoration project of the Fowler Garden at Robin Bray which calls for beautiful slate walkways. Mayor Newhard asked for a recommendation from the Board for a color for the concrete, so he could pass the information to the DOT. The Board requested to be kept informed on the DOT project by email. The project should start in the Fall of 2025.

**Discussion: Designation of Vice Chairperson:** Chairman Michael Bertolini said he would like to have Board member Chris DeHaan as the Vice Chairperson as he felt Mr. DeHaan has been on the Board for a long period of time and knows the ins and outs of how the AHDRB/ARB operates. A discussion ensued and a motion was made for Board member Chris DeHaan to become the Vice Chairperson of the AHDRB/ARB.

The Board then was welcomed over, by Mayor Newhard, to look at the progress happening at the building next store to The Village Hall which will become the Visitors Center for Warwick. Mayor Newhard asked the AHBRB/ARB to come up with color suggestions for the building, he suggested the exterior colors pop. Board member Jane Glazman felt there should be a correlation between the two buildings, whether it's a similar color to The Village Hall and then doing the shutters as an accent color so the two buildings look cohesive like a little campus. The Board will come up with colors and submit them to Mayor Newhard for the new Visitors Center.

**Adjournment**

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



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

VILLAGE OF WARWICK  
INCORPORATED 1867

SIGN APPLICATION TO BE APPROVED BY  
BUILDING INSPECTOR

Sign Design is Approved for:

Project Name 16 Railroad Ave; 17 Orchard  
Size ✓  
Design ✓  
Illuminations ✓  
Date Approved 1/25/24

Sign is NOT Approved for:

Project Name \_\_\_\_\_  
Reason \_\_\_\_\_

☒ email Applicant

  
Boris Rudzinski, Building Inspector

1/25/2024



**VILLAGE OF WARWICK**  
INCORPORATED 1867

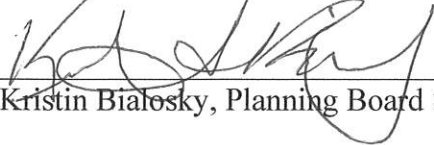
February 8, 2024

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

**16 Railroad Ave, Suite #2 17&Orchard Studio**

The following approvals for **ALTERATION/RELOCATION** of a **PERMANENT SIGN** occurred at the February 6, 2024, AHDRB meeting. Board members present at the meeting were: Chairman, Michael Bertolini, Jane Glazman, Matthew LoPinto and Chris DeHaan. Glenn Rhein and Matthew Finn were absent.

1. **APPROVED:** Sign and Materials; black background, white letters and font style
2. **APPROVED:** Door color; Black Historic Color 190
3. **APPROVED:** Awning; Black Sunbrella #47 same style as previous awning

  
\_\_\_\_\_  
Kristin Bialosky, Planning Board Secretary

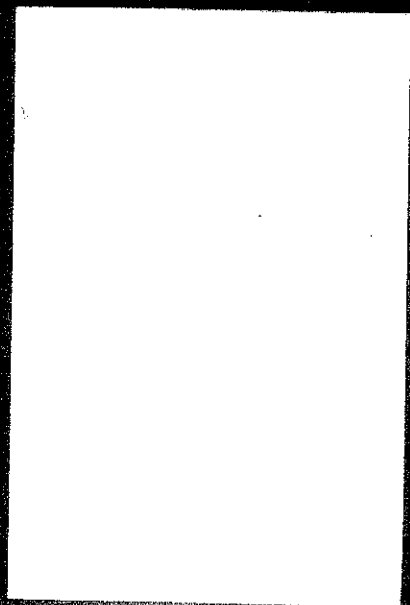
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For Internal Use Only

☐ Approved by Planning Board on \_\_\_\_\_  
meeting date  
Modifications ☐ No ☐ Yes \*if yes attach notes

☐ Presented to Village Board (if relevant) \_\_\_\_\_  
meeting date

☐ Letter sent to applicant on \_\_\_\_\_  
date



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2506-

# Black

100% Sunbrella® Acrylic

4608-0000	46" (116.8 cm)
6008-0000	60" (152.4 cm)
8408-0000	60" Plus
83008-0000	60" Clarity
9408-0000	60" Supreme
9408-0001	60" Supreme Linen flock
80008-0000	80" (203.2 cm)
84008-0000	80" Plus

47

 sunbrella

\* New Awning \*

# MICHELLE FOSTER

✉ hello@17andorchard.com

👤 @17andorchard

🌐 17andorchard.com

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Architectural and Historic Review Board,

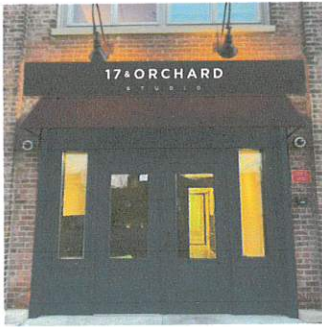
I am writing in regards to the Certificate of No Exterior Effect Application. The intent of this project is to bring 17&Orchard Candle Co. brand consistency through to our new retail location, while also abiding by all village codes. Staying true to our style, it will be a chic, minimalist design, that will fit in beautifully with the rest of Railroad Avenue's storefronts.

Please see the images attached to help illustrate the changes we propose to the exterior. We plan to add a matte black aluminum overhead sign with acrylic white lettering featuring our logo (physical samples will be provided for meeting, since these are raw materials/no paint swatches), we would like to replace the existing awning with a black one, and once warmer weather permits, we plan to freshen up the front door paint with Benjamin Moore's "Historical Collection" in color Black HC-190.

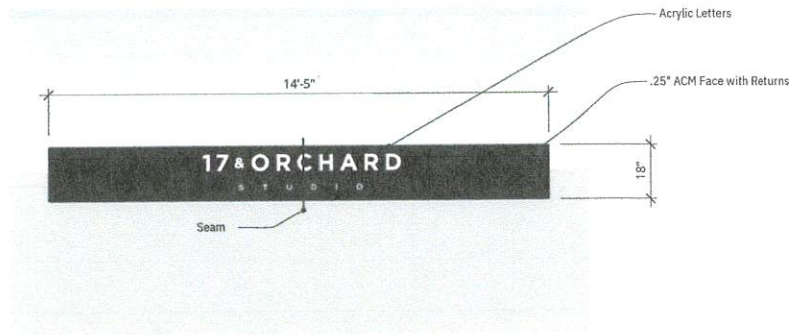
There will be no changes to lighting fixtures, brick siding, roofing, landscaping, etc. Please let me know if you require any other details. We look forward to the next AHDRB meeting on February 6th and opening our business to the public!

All the best,  
Michelle Foster

# DETAILS

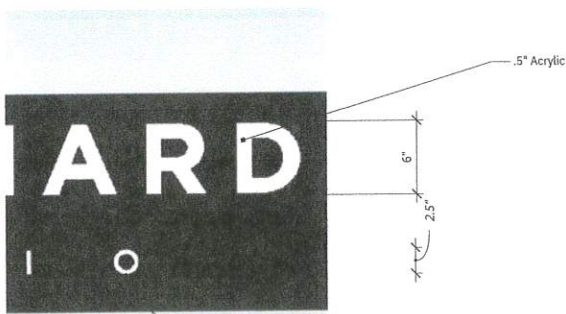


**Proposed Signage**

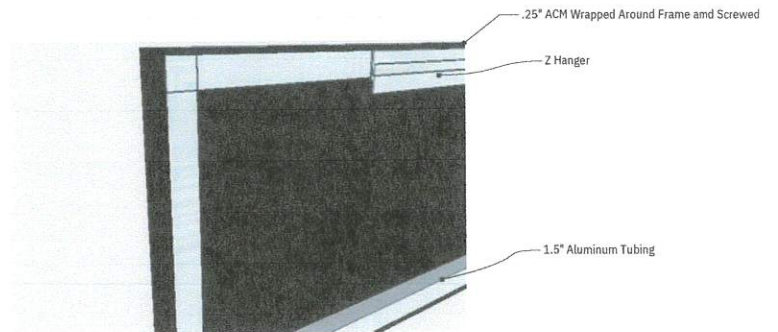


**Front View**

1.5" Deep Matte Black ACM Panel Over Aluminum Frame



**Front View: Letter Sizing**



**Back View: Aluminum Frame**



Raven Lake Studio  
28 Church Street Suite 10  
Warwick, NY 10990  
(914) 310-1365  
www.ravenlakestudio.com

17 & Orchard

Exterior Signage

REVISIONS	
NO.	REMARKS
1	Initial Design
2	Revised Design
3	Final Design
4	Final Design
5	Final Design



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Shop Online

## Explore the Collection



⊖ Historical Colors

Best Selling ☐

Jamestown Blue  
HC-148

Newburyport Blue  
HC-155

Brewster Gray  
HC-162

Coventry Gray  
HC-169

Annapolis Gray  
HC-176

Country Redwood  
HC-183

Black  
HC-190

Buxton Blue  
HC-149

Van Deusen Blue  
HC-156

Duxbury Gray  
HC-163

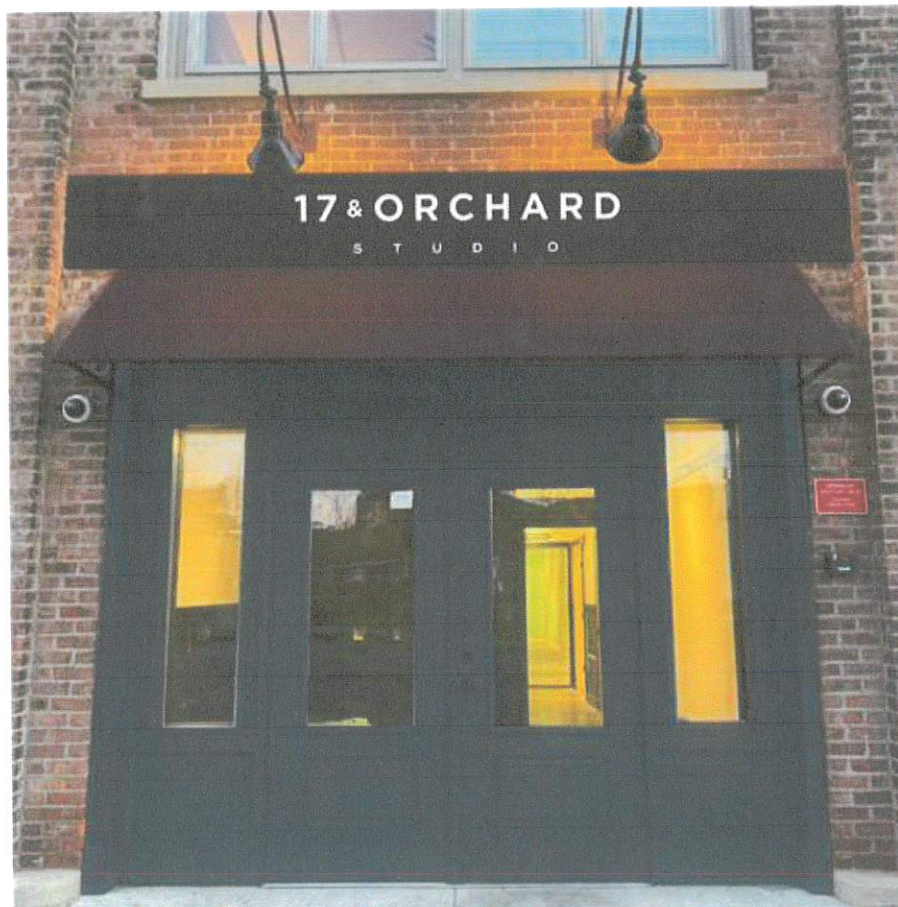
Stonington Gray  
HC-170

Richmond Bisque  
HC-177

Cottage Red  
HC-184

Hamilton Blue  
HC-191

**BEFORE**



**AFTER**

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

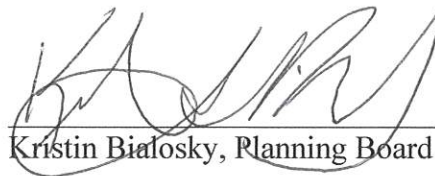
February 8, 2024

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

**75 Forester Avenue, Applicant Linda Gagliardi**

The following approvals for a **PERMANENT SIGN** occurred at the February 6, 2024, AHDRB meeting. Board members present at the meeting were: Chairman, Michael Bertolini, Jane Glazman, Matthew LoPinto and Chris DeHaan. Glenn Rhein and Matthew Finn were absent.

1. **APPROVED:** COLOR CHOICES; Valspar; Poseidon's Gold 3004-5A and New York Jets Green



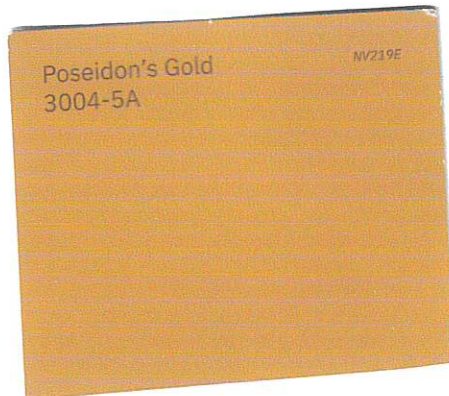
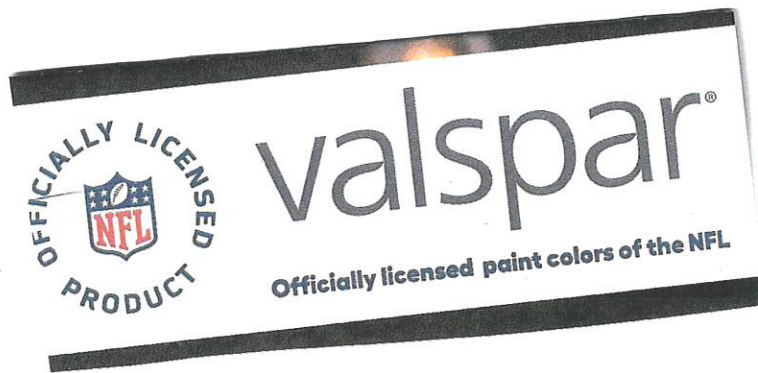
Kristin Bialosky, Planning Board Secretary

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For Internal Use Only

- ☐ Approved by Planning Board on \_\_\_\_\_ meeting date
- Modifications ☐ No ☐ Yes \*if yes attach notes
- ☐ Presented to Village Board (if relevant) \_\_\_\_\_ meeting date
- ☐ Letter sent to applicant on \_\_\_\_\_ date

# 75 Forester Sign Colors



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



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mayor@villageofwarwick.org  
clerk@villageofwarwick.org

## VILLAGE OF WARWICK

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### SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

#### Sign Design is Approved for:

Project Name	<u>CBC Beer Bar</u>
Size	<u>✓</u>
Design	<u>✓</u>
Illuminations	<u>✓</u>
Date Approved	<u>1/25/24</u>

#### Sign is NOT Approved for:

Project Name	<u>                    </u>
Reason	<u>                    </u>

  
\_\_\_\_\_  
Boris Rudzinski, Building Inspector

☒ email  
Applicant

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## VILLAGE OF WARWICK

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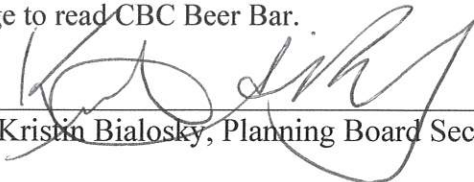
February 8, 2024

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

**93-95 Main Street (CBC Beer Bar)**

The following approvals for **ALTERATION/RELOCATION** of a **PERMANENT SIGN** occurred at the February 6, 2024, AHDRB meeting. Board members present at the meeting were: Chairman, Michael Bertolini, Jane Glazman, Matthew LoPinto and Chris DeHaan. Glenn Rhein and Matthew Finn were absent.

1. **APPROVED:** Font, Letter Size and Color to match existing Craft Beer Cellar signage but altering signage to read CBC Beer Bar.

  
\_\_\_\_\_  
Kristin Bialosky, Planning Board Secretary

---

For Internal Use Only

☐ Approved by Planning Board on \_\_\_\_\_ meeting date  
Modifications ☐ No ☐ Yes \*if yes attach notes

☐ Presented to Village Board (if relevant) \_\_\_\_\_ meeting date

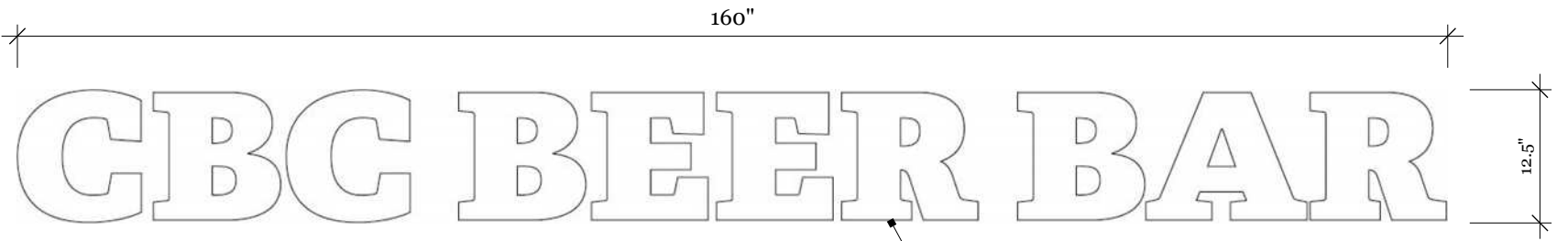
☐ Letter sent to applicant on \_\_\_\_\_ date



1. Existing Signage

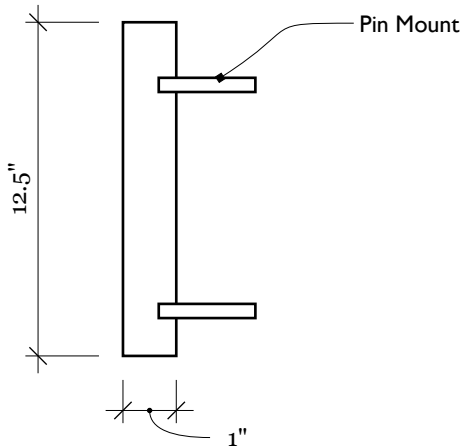


2. Proposed Signage



3. Front View

Font, Letter Size and Color to Match Existing Sign



4. Letter Side View and Mount



Raven Lake Studio  
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Warwick, NY 10990  
(914) 310-1365  
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CBC Beer Bar

Exterior Signage

REVISIONS		
	MM/DD/YY	REMARKS
1		
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

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**VILLAGE OF WARWICK**  
INCORPORATED 1867

**Vice Chairperson of the ARB/AHDRB**

A **MOTION** was made by Jane Glazman, seconded by Michael LoPinto to designate Chris DeHaan as Vice Chairperson of the Architectural Historic District Review Board.

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

Michael Bertolini Aye     Jane Glazman Aye

Matthew LoPinto Aye     Chris DeHaan Aye

I, Kristin Bialosky, Planning Board Secretary of the Village of Warwick, in the County of Orange, State of New York HEREBY CERTIFY that the above motion was made at the regular meeting of the ARB/AHDRB of the Village of Warwick duly called and held on Tuesday, February 6, 2024 and has been compared by me with the original minutes as officially recorded in the Planning & Zoning Office in the Minute Book of the ARB/AHDRB and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 6<sup>th</sup> day of February 2024.

  
\_\_\_\_\_  
Kristin Bialosky, Planning Board Secretary