

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
FEBRUARY 4, 2025  
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, February 4, 2025, at 5:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Michael Bertolini, Board Members: Jane Glazman, Matthew LoPinto and Chris DeHaan. Glenn Rhein was absent. Also present was AHDRB Clerk Kristin Bialosky. Other's present: Sydney Edwards and Bo Kennedy.

Chairman Michael Bertolini called the meeting to order and led in the Pledge of Allegiance. The AHDRB Clerk held the roll call.

**Acceptance of Minutes**

A **MOTION** was made by Chris DeHaan, seconded by Jane Glazman, and carried for the Acceptance of Minutes: January 7, 2025.

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

Michael Bertolini Aye Chris DeHaan Aye

Jane Glazman Aye Matthew LoPinto Aye

**Discussion:**

**1. 9 Main Street Ms. Sydney Edwards- Crystals of Quartz**

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

A. Color of building

B. New Permanent Sign

**Discussion:**

The applicant introduced herself and her daughter before presenting her request for new signage at her store, recently opened at 9 Main Street. Ms. Edwards explained that the proposed signs would be placed in the same locations as the previous signage, ensuring no structural changes to the building. The hanging sign would be made of wood, and the applicant intended to use an existing metal bracket, though she acknowledged that it was in disrepair and expressed willingness to replace it with a new, sturdier bracket if necessary.

During the discussion, the Board reviewed the proposed design and raised concerns regarding compliance with village signage regulations. Specifically, the amount of lettering, use of colors, and inclusion of decorative elements such as symbols, flowers, and other imagery exceeded what was permitted by the code. The Board explained that signs are limited to five words, and symbols or logos count as words under the regulation. Additionally, they emphasized the importance of readability, particularly for drivers passing by the business at 20 miles per hour. Some members noted that the original design appeared too busy, making it difficult to read from a distance. The applicant engaged in a discussion with the Board about potential modifications to bring the sign into compliance while maintaining the aesthetic vision for her store. Initially, she proposed simplifying the design by keeping only the store name, “Soul & Summit,” with a plain-colored background. However, further feedback from the Board indicated that the multi-colored lettering and excessive decorative elements still posed a concern. The Board suggested using a maximum of two colors and eliminating additional details that could detract from clarity.

After further deliberation, the applicant agreed to the following modifications:

- The hanging sign would feature the business name, “Soul & Summit,” in a single, solid color blue for the lettering. The sign over the window would have a blue background with orange lettering and a white cloud around the lettering with no other elements on the sign.
- The background on the hanging sign would be simplified, with a natural wood color.
- Instead of multiple symbols and illustrations, on the hanging sign the design would be limited to a single purple crystal at the bottom of the sign and a rainbow outline encircling the name.
- The rainbow would remain as a unifying design element, replacing the original assortment of imagery.

With these revisions, the Board determined that the proposed sign would comply with regulations and be more visually effective. The applicant also mentioned that she was eager to install the signage as soon as possible to help attract more foot traffic, as her business had already opened.

### **Discussion on Painting the Storefront**

The applicant also sought preliminary feedback on her intention to paint the storefront. While she received approval from her landlord to repaint her section of the building, the Board recommended reaching out to the other retail tenants to coordinate a unified appearance. Members noted that inconsistent painting across different storefronts in a shared building could result in a fragmented aesthetic. Ideally, if the entire first-floor façade could be repainted cohesively, it would enhance the building’s historic character while allowing for individual business distinctions.

### **Replacement of Sign Bracket**

The discussion concluded with the applicant asking whether she should use the existing metal bracket for the hanging sign or install a new one. She noted that the current bracket was rusty and in poor condition. She had a new black metal bracket with a simple swirl design and offered to submit a photo for Board review. The Board advised her to provide an image of the new bracket before making any changes to ensure it aligned with the village’s design

standards. Ms. Edwards presented a photo on her phone of the proposed black metal bracket and the Board all agreed that it was fine to use for the hanging sign.

With these considerations and adjustments, the applicant's revised signage design was approved. She expressed appreciation for the Board's guidance and their willingness to help her navigate the approval process.

The Board Recommended the following: **APPROVED**

- Hanging sign to have natural wood background with blue lettering, purple crystal at the bottom right corner and a rainbow encircling the lettering. Black metal bracket.
- Window sign to have blue background and orange lettering with a white cloud around the lettering.

### **Discussion:**

1. 13 Forester Ave; Tenant Signage Uniformity & Restaurant Front Awning and Review of Previously approved Dunkin Signage

The board reviewed and reaffirmed previously approved signage changes for Dunkin' Donuts, which include removing the word "Donuts," updating awnings to the same uniform color, and completing interior renovations. Additionally, a discussion took place regarding tenant signage uniformity at 13 Forester, with a decision to maintain consistent black channel lettering on a white background for all businesses. The tenant signage must be all on one line. The board approved a specific font style, attached as exhibit "A" and confirmed that tenants would NOT need to return for approval if they adhered to these guidelines. Plans for the restaurant signage were discussed, with a proposal for a marquee-style sign similar to The Fed. The Board requested further review of this design. The discussion concluded with the board expressing satisfaction with the project's progress.

2. Approved Roof colors: Granite Grey or Black Architectural Shingles

The board discussed approved roof colors to streamline the process for residents, allowing them to proceed without needing individual approvals. The primary focus was on selecting a standardized color that aligns with the village's aesthetic. After reviewing options, the board agreed that "granite black" would be an acceptable choice that residents could use without further review. Other colors, such as deep brown and silvery grays, were considered but ultimately not approved due to concerns about visual inconsistency and patchwork appearances. It was noted that any color outside of the approved selection would still require review.

3. AHDRB: Mission statement for AHDRB Guidebook:

The discussion revolved around reviewing and revising the mission statement for the Architectural and Historic District Review Board (AHDRB). Initially, the original statement, derived from the Village of Warwick's rules and regulations, was proposed, but several committee members felt it was outdated and overly formal. Suggestions were made to simplify the language and update the mission statement to be more flexible and current, allowing for changes and growth within the village while still respecting its historical character. After considering multiple options (A through F), the group agreed that Option F, a simplified version, was the best choice. It retains the key elements of protecting, preserving, and promoting the historic beauty and character of the village but uses more

accessible language. The committee concluded by adopting Option F:  
F. To protect, preserve and promote the beauty and historic character of the Village of Warwick.

### **Adjournment**

A **MOTION** was made by Matthew LoPinto, seconded by Chris DeHaan and carried to adjourn the regular meeting at approximately 6:00 p.m.

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

Michael Bertolini Aye Chris DeHaan Aye

Jane Glazman Aye Matthew LoPinto Aye

---

Kristin Bialosky  
Building, Planning, Zoning & AHDRB Clerk

Please follow the link to the YouTube video of the February 4, 2025, AHDRB meeting:  
<https://www.youtube.com/live/RmgY59HJQ5I>