

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
JANUARY 6, 2026
Minutes**

**LOCATION:
VILLAGE HALL
77 MAIN STREET, WARWICK, NY
5:00 P.M.**

The Regular Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, January 6, 2026, at 5:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Board Members: Chris DeHaan, Jane Glazman, Matthew LoPinto and Glen Rhein. Chairman Michael Bertolini was absent. Also present was AHDRB Administrator Kristin Bialosky. Other's present: Tawnya Muhlrod and Jessica Cardella.

Chris DeHaan called the meeting to order and led in the Pledge of Allegiance. Kristin Bialosky 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: November 4, 2025.

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

Michael Bertolini Absent Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

1. 41 Colonial Ave; Fence; Tawnya Muhlrod

Seeking approval of Certificate of No Exterior Effect

- Color and style of Fence

Discussion:

The applicant presented a proposal to install a **six-foot-high fence** at the rear and side yard of the property to provide privacy, reduce road noise, and screen neighboring utilities.

The residence is a historic home dating to the 1890s and is located within the Historic District. The proposed fence will connect to the side of the house and extend to the garage, enclosing the backyard area. A single gate is proposed on one side of the property, with no gate on the opposite side. The fence will terminate at an existing natural stone wall at the rear of the property.

The applicant proposed using a matte-finish vinyl fence to avoid the maintenance associated with cedar fencing while minimizing glare. The fence will be white and include a lattice-style top, consistent with the style shown in submitted images.

The fence placement will also serve to screen neighboring equipment and utilities, including a generator and related installations, while maintaining visibility of the existing stone wall and historic bluestone patio.

The Board reviewed photographs and visual renderings of the property and surrounding context. The proposal was found to be compatible with the character of the Historic District.

Action:

The AHDRB approved the fence as presented. A written letter of approval will be issued for the applicant's records. The applicant has already submitted the Building Permit application and submitted the check at the meeting.

The Board Recommended the following: **APPROVED**

- White 6ft Fence as presented

2. 56 Main St.; The Mountain Store

Seeking approval of Certificate of No Exterior Effect and Alteration/Relocation of Permanent Sign

- Color and style of Sign over store
- Color and Bracket Round Sign
- Mountain Decals on Window Front
- Painting Window Frame Black

Discussion:

Jessica Cardella appeared before the Board to present plans for a new retail store scheduled to open on February 7. She requested approval for storefront signage and minor exterior

modifications to improve curb appeal while maintaining compatibility with the surrounding Main Street context.

The applicant proposed a rectangular wall-mounted sign in the same location and of similar dimensions as the former Flirt sign. The sign will be fabricated from aluminum and finished in green and white. She also requested approval to install a 30-inch round projecting sign mounted perpendicular to the building to improve pedestrian visibility. The projecting sign will use the same materials and colors as the wall sign and will be mounted at a height consistent with neighboring storefronts, subject to Building Department requirements.

In addition, the applicant proposed painting the existing aluminum trim, door frame, window framing, ceiling above the storefront, and the AC mounting board black to create a cohesive appearance consistent with adjacent businesses. The vinyl panel above the storefront sign will remain unchanged.

The applicant withdrew a previously discussed decorative tree element and instead proposed a white, outlined mountain-themed window decal to reflect the store’s outdoor apparel branding. The Board discussed scale and placement and directed that the decal remain subtle and secondary to the merchandise display, with a maximum height not to exceed 24 inches at the peak and an overall width not to exceed 96 inches. The decal will be non-solid and transparent.

The Board found the proposal to be appropriate and compatible with the character of the district and approved the signage, paint treatment, and window decal as discussed. A written letter of approval will be issued to the applicant.

Action:

The AHDRB approved the wall sign as presented, the installation of a projecting round sign with the bracket relocated to align with adjacent storefronts, the black paint treatment of the trim, door, framing, ceiling, and AC board, and the installation of mountain-themed window decals within the approved maximum dimensions.

The Board Recommended the following: **APPROVED**

- Color and style of Sign over store as presented
- Color and Bracket Round Sign as presented
- Mountain Decals on Window Front 24” x 96” or smaller
- Painting Window Frame Black, along with door frame, window framing, ceiling above the storefront, and the AC mounting board

Adjournment

A **MOTION** was made by Matthew LoPinto, seconded by Jane Glazman and carried to adjourn the

regular meeting at approximately 5:45 p.m.

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

Michael Bertolini Absent Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

Kristin Bialosky
Building, Planning, Zoning & AHDRB Administrator

WATCH THE MEETING ON YOU TUBE: https://youtube.com/live/tuX1FL_10v0