

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

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

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

1. Introduction by Chair Michael Bertolini.
2. Acceptance of Minutes: November 4, 2025

The vote on the foregoing motion was as follows:

Michael Bertolini _____ Chris DeHaan _____ Jane Glazman _____

Matthew LoPinto _____ Glenn Rhein _____

Discussion

1. 41 Colonial Ave; Fence; Tawnya Muhlod

Seeking approval of Certificate of No Exterior Effect

Color and style of Fence

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: No discussion items

Adjournment



VILLAGE OF WARWICK
INCORPORATED 1867



RECEIVED
9/28/25

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$75.00

☒ Paid Check # 266

Applicant Information	
Name: <u>Tawnya Muhlrad</u>	Date: <u>9/24/25</u>
Mailing Address: <u>13 White Tail Dr</u>	
Phone Number: <u>845-590-0962</u> Alt. Phone Number _____	
Email Address: <u>tgmulhrad@gmail.com</u>	

Project Information	
Business Name (if applicable) <u>41 Colonial LLC</u>	
Project Address: <u>41 Colonial Ave</u>	S/B/L # <u>205-1-13</u>
Property Owner: <u>Tawnya Muhlrad</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.
The Zoning Code is available on the Village's website: www.villageofwarwickny.gov

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.villageofwarwickny.gov

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.

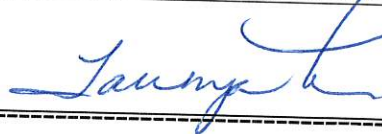
B. No application shall be approved and no permit shall be granted by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees regarding the alteration of any improvement located within the district unless a certificate of no exterior effect or of appropriateness has been 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



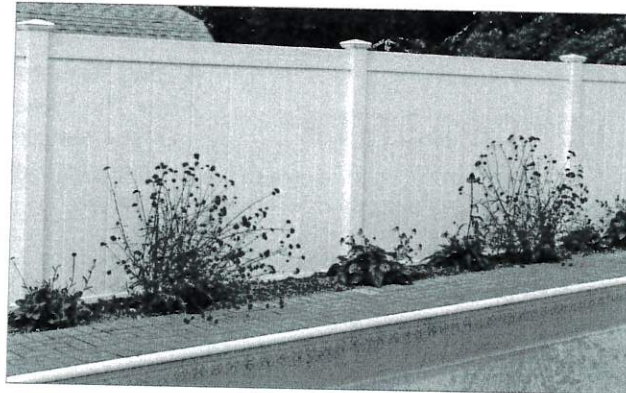
Date



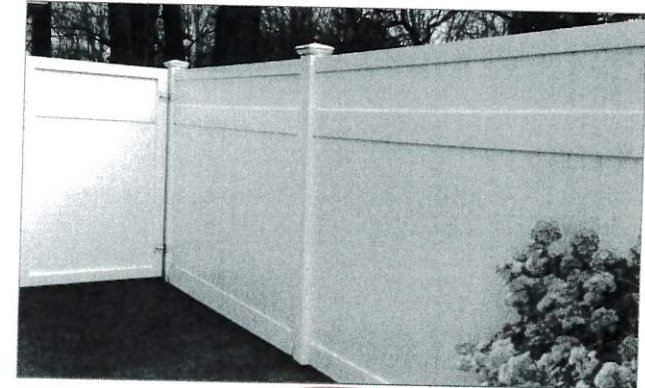
PRIVACY STYLES | OKLAHOMA SOLID

The Oklahoma Style is the most commonly sold vinyl fence style for its diverse applications and maximum privacy. These sections are manufactured with our full privacy interlocking tongue & groove board and heavy duty 2" x 6" steel reinforced bottom rail. We offer the Oklahoma fence and matching gate in scalloped and crowned designs.

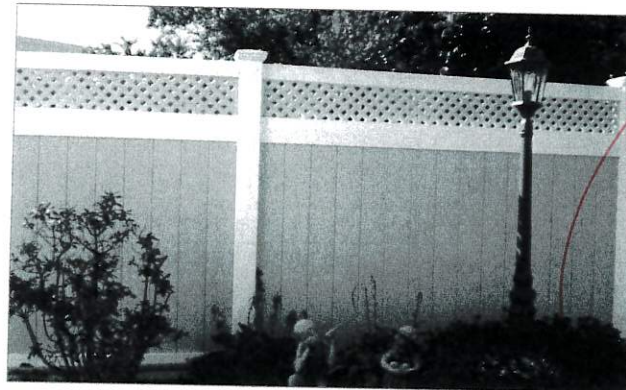
The Oklahoma Privacy styles are available in heights ranging from 3 to 8 feet.



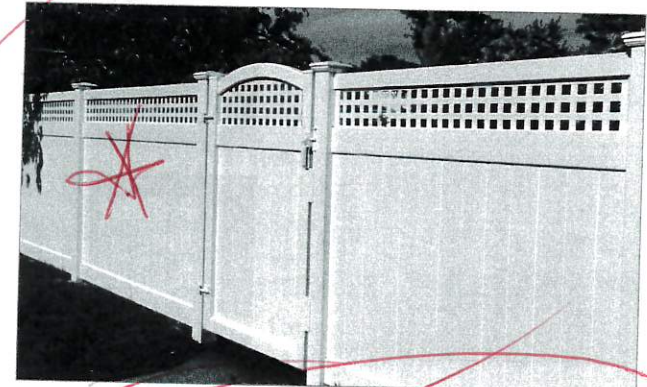
| OKLAHOMA |



| OKLAHOMA with OKLAHOMA TOPPER |

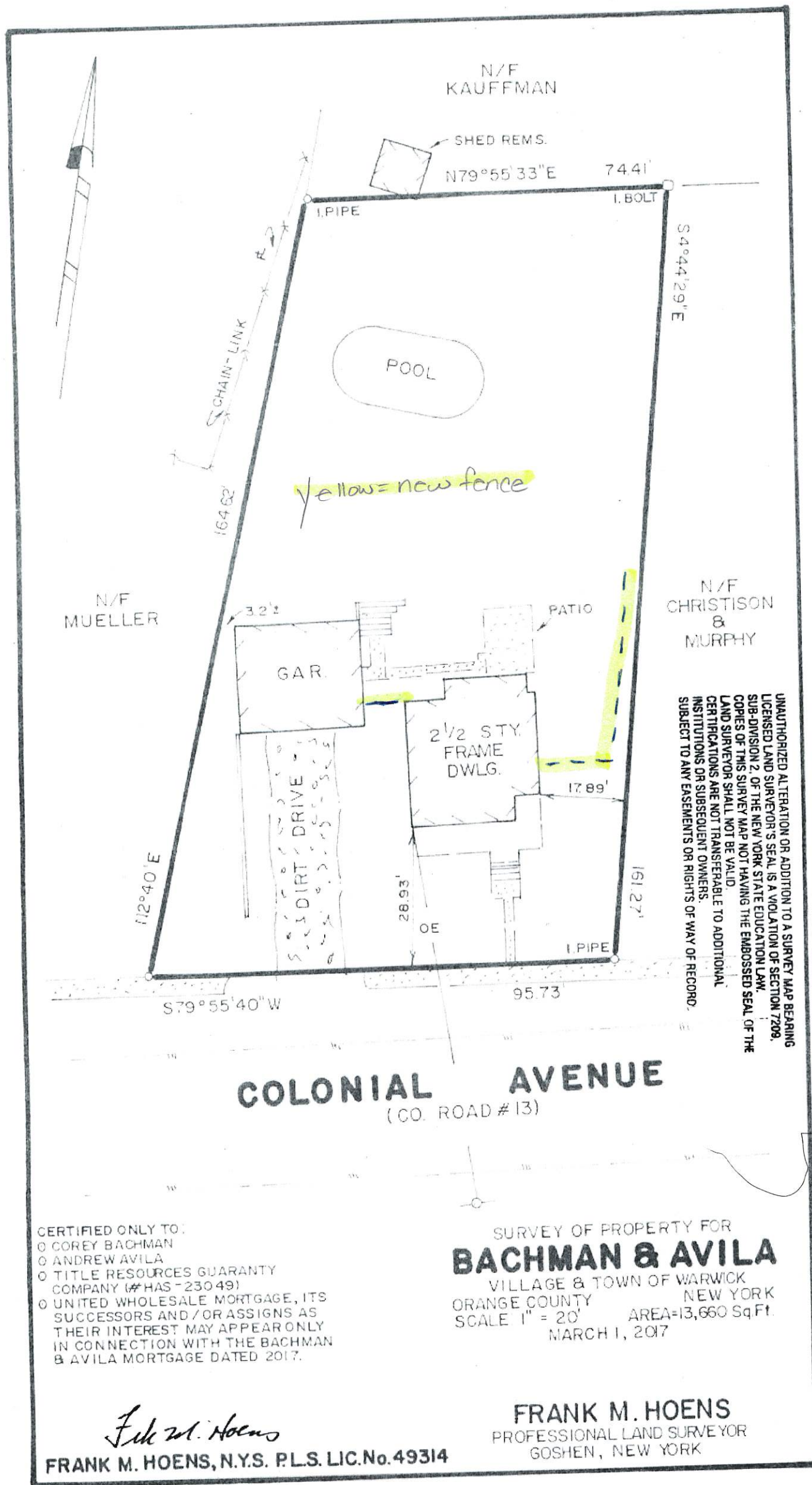


| OKLAHOMA with DIAGONAL MINI LATTICE TOPPER | 2 Tone



| OKLAHOMA with SQUARE MINI LATTICE TOPPER |







VILLAGE OF WARWICK
INCORPORATED 1867

Alteration/Relocation of a Permanent Sign Application

Application Fee \$75.00

☒ Paid Check #

75

Project Information		Date: 12/23/25
Applicant Name: The Mountain Store LLC		
Name of Business: The Mountain Store		
Project Location: 56 Main St. Warwick ny 10990		
Mailing Address: Same		
Phone Number: 845-222-2957 Alt. Phone Number:		
Email Address: jessica@atthemtn.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)		

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.villageofwarwickny.gov

- For signs to be located on buildings, linear frontage of the building is required 18'4" feet/inches
- Zoning district: Central Business (CB) District
*To find your district go to: <https://villageofwarwickny.gov/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>
 - The project is zoned within the Historic District: ☒ Yes ☐ No

*Please use the following link to see the Historic District boundaries:

https://villageofwarwickny.gov/postings/compplan/Fig4--historic_district.pdf

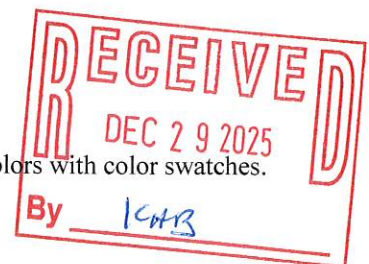
*For projects located within the Historic District, A Certificate of No Effect or of Appropriateness is required from the Architectural Historic District Review Board (AHDRB). The review process takes place at an AHDRB regularly scheduled meeting. The Alteration/Relocation of a permanent sign within the Historic District does not need to be presented before the Planning Board. §7-3B.

- 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.
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.

Amended 9.3.25



ORIGINAL

- c. The visual message, text, copy or content of the sign.
 - d. 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.
 - e. 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:
- 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.
6. Attach or email a typed description describing the project in detail to planning@villageofwarwick.org

The Code Enforcement Officer shall determine that the sign will meet the criteria in §145-81.D and §145-81.J. If, in the judgment of the Code Enforcement Officer, sufficient doubt exists as to whether the application can comply with the design criteria, referral shall be made to the Planning Board within ten (10) days of receipt of the application at a regularly scheduled Planning Board meeting. §145-81.B.3

The Planning Board, within ten (10) days of its receipt of an application at a regularly scheduled Planning Board meeting, for a permanent sign alteration or relocation, shall refer the application to the Architectural Historic District Review Board (AHDRB) for comment. §145-81.B.3

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 shall then consider the design criteria §145-81.B.3

(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.

Jenna Cardella 12/23/25
Applicant Signature **Date**

77 Main Street
Post Office Box 369
Warwick, NY 10990
www.villageofwarwickny.gov



(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: The Mountain Store LLC
Name of Business: The Mountain Store
Address of Proposed Sign: 56 Main Street Warwick, ny 10990

Property Owners Information

Name: Robert Repose 56-58 main st LLC
Mailing Address: 58 main st WARWICK NY 10990
Phone Number: 914 850 1981 Alt. Phone Number _____
Email Address: Robert.Repose@nyghco.com

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

Warwick, NY 10990, grant permission to The Mountain Store LLC to add a new sign or to
(printed name of applicant)

modify/relocate an existing sign located on my property.

[Signature]
Signature of Owner

12/23/25
Date

Form must be notarized.

State of New York
County of ORANGE

Subscribed and sworn before me this

23rd day of December, 2025
[Signature]
(signature of notary)

STAMP

KIRRE A. CAIAZZA
NOTARY PUBLIC, STATE OF NEW YORK
REGISTRATION NO. 01CA6079861
QUALIFIED IN ORANGE COUNTY
MY COMMISSION EXPIRES SEPTEMBER 3, 2026

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.



VILLAGE OF WARWICK
INCORPORATED 1867

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee **\$75.00**

☒ Paid Check #

\$ 75 -
1470

Applicant Information

Date 12/23/25

Name: The Mountain Store LLC

Mailing Address: 56 Main Street Warwick NY 10990

Phone Number: 845-222-2957 Alt. Phone Number _____

Email Address: jessica@atthemtn.com

Project Information

Business Name (if applicable) The Mountain Store

Project Address: 56 Main Street Warwick NY S/B/L # _____

Property Owner: Robert Repose

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Date

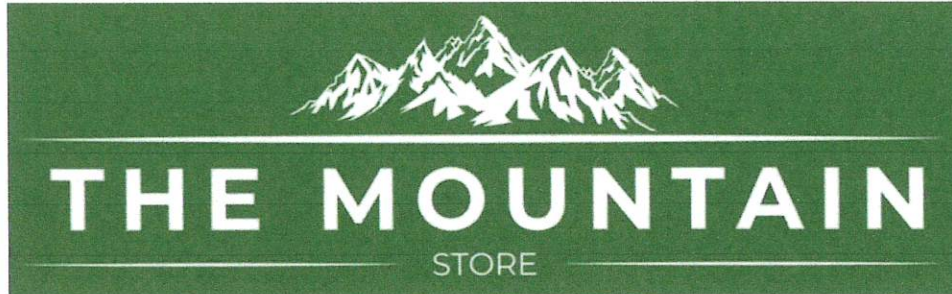
12/23/25

Storefront Sign (In Existing Location)

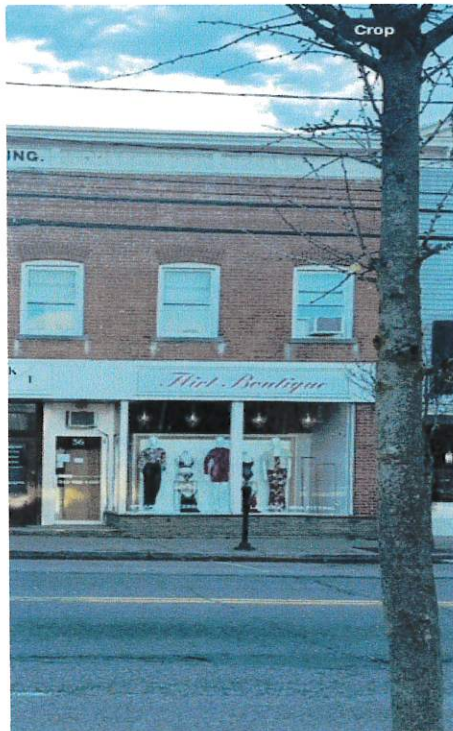
Attn: The Architectural and Historic Review Board

From: The Mountain Store LLC, The Mountain Store, 56 Main Street, Warwick, NY 10990

Below is an image of my proposed storefront sign. It will be made of ¼ inch Durabond Aluminum Board. The sign will be made by Sonic Signs in Chester, NY.



The sign will replace the existing sign currently on the building and will be the same dimensions as the current sign, 11'5" x 25 ¼". I am keeping the white vinyl trim currently on the building around the Flirt sign and will just be laying my new sign in to replace the current sign. I will not be changing any of the mounting or framing for the new sign.



Storefront Sign (Moving Existing Hanging Bracket)

Attn: The Architectural and Historic Review Board

From: The Mountain Store LLC, The Mountain Store, 56 Main Street, Warwick, NY 10990

Below is an image of my proposed hanging sign that I would like to mount perpendicular to my store, to match other hanging signs along Main Street. It will be made of ¼ inch Durabond Aluminum Board, double sided. The sign will be made by Sonic Signs in Chester, NY.

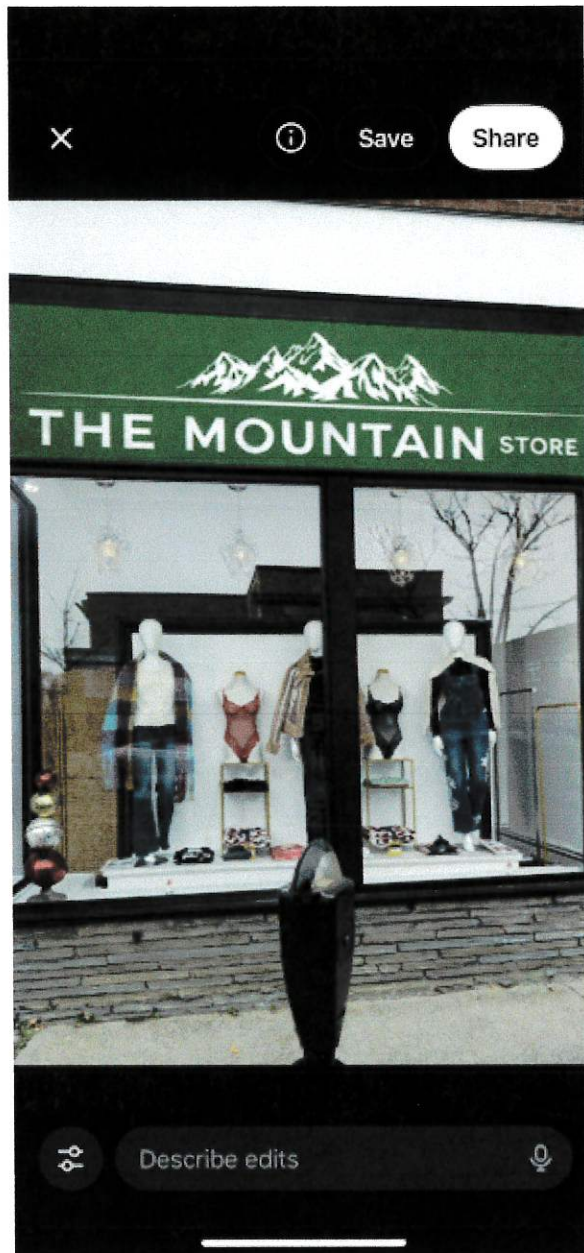


The sign will be 30" in dimension. There is currently an empty black bracket before Etched in Time that I would like to move closer to my store/front door. I am proposing to take down the bracket and re-attach it in the same manner as the bracket on Etched in time, closer to my store. It would be placed at the same height as the corresponding Etched in Time bracket, and the sign will not hang below 8 feet to the sidewalk.

I would like to place a decal of white and green trees along the bottom front of the store window. They will be laser cut on 10 mil mylar, and sheet size is 21.7" x 30", they will be made by Sonic Signs.



I will be changing the window frame color and front door from silver to black, to match Etched in Time. My landlord/owner of the building (Robert Repose) has confirmed he is fine with me painting the trim (see below).



Lastly, I would like to place a decal of my logo on my front door, with 'Outdoor Apparel' written below in matching lettering and the store phone number. The front door decal will also be made by Sonic Signs.



Current location of empty bracket



Where I would like to move the bracket



VILLAGE OF WARWICK
INCORPORATED 1867

Date Submitted: 12/29/25

* meeting
JAN. 6th

SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: The Mountain Store

Address: 56 Main Street

Sign Design is Approved:

1. Zoning District: CB
2. Sign Type: WALL SIGN, PROJECTING SIGN AND DOOR DECAL
3. Size: 145-81 D.5.a & 145-81 I WALL & PROJECTING SIGN OK
NO INFO PROVIDED FOR DOOR DECAL
4. Design: 145-81 J.2.d & e WALL & PROJECTING SIGN OK
EXAMPLE NOT PROVIDED FOR DOOR DECAL
5. Lettering Percentage: 145-81 J.3 WALL & PROJECTING SIGN OK
EXAMPLE NOT PROVIDED FOR DOOR DECAL
6. Location of Sign: 145-81 D.5.a WALL SIGN OK, 145-81 D.5.c & 145-81 J.2.d
PROJECTING SIGN OK, 145-81 J.2.f DOOR DECAL
7. Illumination: NO ILLUMINATION PROPOSED

COMMENTS: DOOR DECAL IS THIRD "SIGN" 145-81 D.5.a

Boris Rudzinski, Building Inspector:

[Signature] 1/5/2025