

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK**

July 1, 2025

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, July 1, 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 Glenn Rhein. Chris DeHaan was absent. Also present was AHDRB Clerk Kristin Bialosky. Other's present: Stephen Hoey, Erin Scoville, and Cathy White.

Chairman Michael Bertolini 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 Glen Rhein, and carried for the Acceptance of Minutes: June 3, 2025.

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

Michael Bertolini Aye Chris DeHaan Absent Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

Discussion

1. 2 Oakland Ave; Oak & Rail; Erin Scoville

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

A. Color and Design of Sign

Discussion:

The first application on the agenda was for a projecting sign at 2 Oakland Avenue, submitted by Erin Scoville for her new business, "Oak & Rail Studio." Erin appeared before the Board accompanied by her daughter, creating a warm, multi-generational moment that was appreciated by those present. She introduced her project by sharing the story and inspiration behind Oak & Rail Studio, explaining that while she is a hair artist by trade, her vision for Oak & Rail Studio goes beyond a traditional salon. Erin aims to create a hybrid business that functions as both a hair studio and a community art gallery, dedicated to showcasing the work of local artists from the Warwick area and the broader Hudson Valley region. Erin spoke passionately about her commitment to fostering creativity and supporting fellow

artists, highlighting how her location on Oakland Avenue offers unique visibility for this purpose. She noted that she has worked in the industry for 13 years, splitting her time between New Paltz and Warwick, and that she was born and raised in nearby Florida, New York. The name “Oak & Rail” itself is a nod to the studio’s location—combining “Oakland Avenue” and “Railroad Avenue”—symbolizing a meeting point for creativity and community. The proposed sign for Oak & Rail Studio will be affixed to an existing bracket on the building that was previously used for the Acola hair salon business. Erin is working with Sonic Signs on the fabrication, and the sign will match the previous one in both size and hardware compatibility. The design includes a matte black background with gray lettering, and the sign will be double-sided for visibility from both directions. Erin emphasized that the aesthetic will be clean, neutral, and artistic—an intentional choice to reflect the creative nature of the space while remaining consistent with the character of the neighborhood. The Board reviewed the visuals presented and was pleased with the simplicity and appropriateness of the design. Board members responded positively to Erin’s thoughtful approach and the broader artistic mission of the studio. There were no objections to the proposed signage. In fact, Board members expressed support and encouragement for her efforts, with one member complimenting her on her goals and another asking about her planned grand opening, which Erin mentioned will likely take place in late September or October, once the weather is cooler. The Board concluded the discussion with well wishes for the success of Oak & Rail Studio, expressing enthusiasm for its potential contribution to the cultural and artistic life of the community. The atmosphere was supportive and welcoming, and the application was met with full approval from the Board.

The Board Recommended the following: **APPROVED**

- Matt Black sign with Light Gray Font 30”X16” double sided

2. 26 Main St.; Cathy White

Seeking approval of Certificate of No Exterior Effect

A. Seeking approval of Colors for Building and Doorway

Discussion:

Cathy White, the owner of 26 Main Street, appeared before the Board to present her proposal for exterior updates to the building’s façade. She explained that the existing siding color would remain unchanged, but she is seeking approval to paint the front door to match the siding, creating a cohesive appearance. Additionally, she plans to paint all trim in a black finish, which will provide a classic and clean contrast to the neutral tone of the siding. Cathy also shared her intention to make necessary repairs to the top portion of the building, which is currently in deteriorating condition. These repairs are intended to restore the façade’s overall appearance while preserving the building’s historic charm. Board members recalled a similar presentation from a previous tenant at the same address during a meeting two sessions prior, where a comparable proposal was discussed but never executed. Kathy’s proposal now brings the intended improvements back to the Board for final approval. Board members responded enthusiastically to Cathy’s plans. They reviewed the visual materials presented and agreed that the updates would enhance the appearance of the building without compromising its historic character. One member commented that the changes looked “wonderful,” and others agreed that the improvements were tasteful and appropriate for the building’s location in the Village’s

historic district. Cathy was thanked for her efforts and participation, and when asked if she needed to submit color samples, she confirmed that all the necessary color information was submitted. No concerns or objections were raised during the discussion, and the meeting moved forward on a positive and approving note.

The Board Recommended the following: **APPROVED**

- Siding, & Door Benjamin Moore HC-86 Kingsport Gray
- Trim Benjamin Moore HC-190 Black

3. 8 Forester Ave; Edward Jones; Ryan O’Leary

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

Seeking approval of New Permanent sign

Discussion:

The owner of Raven Lakes Studio, Stephen Hoey presented the proposed sign at 8 Forester Ave., Edward Jones. Mr. Hoey proposed a new sign which would be placed where the old sign was previously, noting that there would be no other exterior changes to the building and no request for permanent lighting at this time. The new sign will feature Edward Jones’s standard corporate branding: a dark green background with large silver lettering, along with the business’s address. The Board was shown both a digital rendering and a printed sample of the sign, which was produced on a high-quality wall covering material. Members expressed appreciation for the quality and professionalism of the design. However, a discussion ensued about the potential visibility of the sign, particularly because of its dark color scheme. Several Board members voiced concern that the sign may not stand out, especially in lower light conditions or as drivers pass by at higher speeds. It was noted that while the sign is visually appealing, the darker palette could result in the lettering appearing muted, which may reduce its effectiveness in capturing attention from the street. It was acknowledged that Edward Jones has strict branding requirements, and the color scheme cannot be modified to suit the preferences of the Board. While the Board respected this limitation, they suggested that the applicant consider supplemental lighting to improve visibility, especially as daylight hours shorten in the fall and winter. Options such as ground-mounted solar lights or small uplighting cans were discussed as potential solutions that would not require extensive electrical work or trenching. Members emphasized the importance of visibility for businesses in that corridor of Forester Avenue, noting that signage needs to be clear and easily legible from the street to be effective, particularly given the traffic conditions in that area. Despite concerns over visibility, the overall design and presentation of the sign were well received. The Board appreciated the effort that went into the design and agreed that it was a tasteful and professional addition to the building façade. The discussion concluded with unanimous support for the application as presented, with the informal suggestion that the applicant explore the addition of lighting in the future to enhance visibility and presence.

The Board Recommended the following: **APPROVED**

- Double sided HDU sign as presented

Discussion:

The Board discussed two administrative matters that did not require formal application review. First, a sign replacement was noted for 7 Grand Street, where a new business will be added to the existing sign in front of the building. The current sign, which reads “EK Transportation,” will be updated to reflect the new tenant. It was confirmed that the design, size, colors, and structure of the sign will remain exactly the same. No objections were raised, and the Board agreed that such replacements are consistent with past practice and do not require additional review, as long as the overall appearance of the sign remains unchanged.

Secondly, the Board was informed of a potential upcoming request to update cellular antennas on the roof of St. Anthony’s Hospital, which is located within the Village’s historic district. While three existing antennas are expected to be replaced with similar equipment, the proposal also includes the addition of new antennas. Because St. Anthony’s Hospital lies within the historic district and any changes to the roofline could alter its visual profile—particularly if antenna height is increased, the Board agreed that a formal presentation should be required. It was recommended that the applicant provide a current photograph of the building with a simple drawing or overlay to indicate the proposed placement and height of the antennas. This would allow the Board to clearly assess any potential visual impacts. The discussion concluded with unanimous agreement that continued oversight of these types of modifications is essential to maintaining the historic character of the district.

Adjournment

A **MOTION** was made by Matthew LoPinto, seconded by Glen Rhein and carried to adjourn the regular meeting at approximately 5:15 p.m.

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

Michael Bertolini Aye Chris DeHaan Absent Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

Kristin Bialosky
Building, Planning, Zoning & AHDRB Clerk

<https://www.youtube.com/live/uldNlpojJz4>