

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
JULY 2, 2024  
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, July 2, 2024, at 4:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman, Michael Bertolini and Vice Chairman Chris DeHaan. Review Board Members: Jane Glazman and Matthew LoPinto and Alternate Glenn Rhein. Board Member, Matthew Finn was absent. Also, present was Secretary to the Planning Board, Kristin Bialosky. Other's present: Christopher Collins, Jeffrey Benoit, Patti Fitzkee, Larry Fitzkee and QiuYan Wu.

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 Chris DeHaan, seconded by Jane Glazman, and carried for the Acceptance of Minutes: May 7, 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. **13 Main St. – Applicant QiuYan Wu; JoyFeel Spa**  
Seeking approval of New Permanent Sign; Colors; Font

A. Color, Font

The applicant Ms. Wu presented her sign and the Board approved what Ms. Wu presented a green Aluminum sign with black lettering. Chairperson Michael Bertolini requested the sign be placed higher above the entrance to Ms. Wu's business. The Board all agreed and approved the sign as shown.

The Board Recommended the following:

**APPROVED:** Sign, as presented with green background and black lettering

2. **5 South Street – Applicant Jeff Beniot; Pure Vida**  
Seeking approval of New Permanent Sign; Colors; Font

A. Color, Font

The applicant Jeff Benoit brought his actual sign to present to the Board, stating he was going to freshen the sign up with a new coat of paint in the same colors. Mr. Benoit stated he is going to place the Pure Vida sign right below the lighting on the building as presented. Mr. Benoit also spoke to the Board regarding the amount of traffic on South Street and suggested shifting the parking meters further down the street as the number of businesses have increased on South Street and the corner has become dangerous to pedestrians. The Board recommended he present his suggestion to the Village Board.

The Board Recommended the following:

**APPROVED:** Sign, as presented Black with gold lettering placed as presented

3. **67 Colonial Ave. – Applicants Larry and Patricia Fitzkee**

Seeking approval of Certificate of No Exterior Effect; Garage/Barn Colors; Siding

A. Color and Siding

Mr. and Mrs. Fitzkee brought their architect to present the proposed colors of their new barn. Mr. Fitzkee explained the structure was previously a deteriorated shed that was damaged by falling branches. Over the years the applicants made various repairs but eventually decided to rebuild it completely. The new structure is a barn-style storage building with space for vehicles below and storage on the mezzanine and above. It was stated that the new barn is situated 305 feet from the street, nestled among trees to preserve the view from the house into the yard. The applicants sought to create a structure that looks appropriate and complements the historic aesthetic of the main house. There was significant discussion about the color scheme for the barn to ensure it blends well with the surroundings and does not detract from the main house. Various colors and materials were presented, including grays and greens, to complement the Fitzkee's main house's yellow and white trim. The Board expressed the importance of using darker colors to make the barn less visually intrusive. Chairman Michael Bertolini stated that dark colors will help the structure recede into the background, especially during the winter months when the deciduous trees lose their leaves. It was agreed by the Board that the barn should be painted in a solid dark color and to avoid highlighting it with contrasting trims. The discussion concluded with a consensus to use darker colors to blend the new barn structure with the surroundings and maintain the aesthetic integrity of the property. The owners will return with final samples for approval at the next AHDRB meeting on August 6<sup>th</sup>.

The Board Recommended the following: Design presented was **NOT APPROVED**

- The barn will be painted in a dark gray or dark green to minimize its visual impact.
- The trim will be kept in a matching dark color rather than a contrasting white.
- The windows will be consistent with the dark theme.
- The barn doors will also be painted in a solid color matching the body of the barn
- It was agreed that the final color samples and materials need to be presented at the next meeting for final approval.

**Discussion:**

75 Main Street: Colors: The final colors presented as follows: Body of Building: Hilton Head Cream, Door: Caldwell Green, Trim: Linen White.

The AHDRB Board stated they want to see the design and placement of any proposed signage for the new tenants of the building when ready. Finally, Chairman Michael Bertolini said he wants to also approve the color of the black building behind 75 Main Street if anything is to change on that building at all.

Matthew LoPinto presented the updated AHDRB Guidebook that is being worked on and asked for feedback from the AHDRB. It was discussed that the Architectural Walking Tour was excellent. The Board requested a PDF version. This will be discussed at the next meeting.

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Kristin Bialosky  
Secretary to Building, Planning, Zoning & AHDRB

Please follow the link to the YouTube video of the July 2, 2024, AHDRB meeting:

[https://www.google.com/search?q=July%20%2C%202024%20AHDRB%20Meeting%20site%3Ayoutube.com&rlz=1C1GCEA\\_enUS897US897&oq=youtube&gs\\_lcrp=EgZjaHJvbWUqBwgAEAAAYjwIyBwgAEAAAYjwIyEggBEC4YJxjHARjRAXiABBiKBTINCAIQABiDARixAxiABDIKCA MQABixAxiABDINCAQQABiDARixAxiABDINCAUQABiDARixAxiABDINCA YQABiDARixAxiABDIKCAcQABixAxiABDIHCAgQABiPAjIHCAkQABiPA tIBCTMxMzNqMGoxNagCCLAC AQ&sourceid=chrome&ie=UTF-8&ved=2ahUKEwi8\\_ZakyZCHAxXSEFkFHbUJAOcQ2wF6BAgdEAE&ei=LUGIZvyyE9Kh5NoPtZOAuA4#fpstate=ive&vld=cid:a0b05383,vid:bEXy7TvuUI,st:0Adjournment](https://www.google.com/search?q=July%20%2C%202024%20AHDRB%20Meeting%20site%3Ayoutube.com&rlz=1C1GCEA_enUS897US897&oq=youtube&gs_lcrp=EgZjaHJvbWUqBwgAEAAAYjwIyBwgAEAAAYjwIyEggBEC4YJxjHARjRAXiABBiKBTINCAIQABiDARixAxiABDIKCA MQABixAxiABDINCAQQABiDARixAxiABDINCAUQABiDARixAxiABDINCA YQABiDARixAxiABDIKCAcQABixAxiABDIHCAgQABiPAjIHCAkQABiPA tIBCTMxMzNqMGoxNagCCLAC AQ&sourceid=chrome&ie=UTF-8&ved=2ahUKEwi8_ZakyZCHAxXSEFkFHbUJAOcQ2wF6BAgdEAE&ei=LUGIZvyyE9Kh5NoPtZOAuA4#fpstate=ive&vld=cid:a0b05383,vid:bEXy7TvuUI,st:0Adjournment)