

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
JUNE 2, 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: May 5, 2026

The vote on the foregoing motion was as follows:

Michael Bertolini _____ Chris DeHaan _____ Jane Glazman _____

Matthew LoPinto _____ Glenn Rhein _____

1. **8 Linden Place; Wade Grayson**

Seeking approval of Certificate of No Exterior Effect

2. **28 Railroad Ave; Rakesh Nayak; Mr. Croissant**

Seeking approval of Certificate of No Exterior Effect

3. **25 Main St.; Dana and Ray Micelle; Sweet D's**

Seeking approval of Certificate of No Exterior Effect

Adjournment

To Whom It May Concern:

Located at 8 Linden Place in the Village of Warwick, we're proposing the addition of two additional storage areas – one on the side porch behind the existing enclosed porch area, and one near the back property line. Neither will be converted into livable space.

Side porch lean-to storage: Measures 10' wide x 4' deep x 8' high, is minimally visible (if at all) from street view and will be painted the same colors as the house - Hamilton Blue by Benjamin Moore with November Rain trim by Benjamin Moore. It will be used as weatherproof storage for household items. The side porch measures 22' x 8' so there's ample room without impeding movement on the side porch which is otherwise unused.

Backyard storage shed: Measures 20' wide x 10' deep x 8' high and will be positioned near the back property line, not visible from the street. The area in the back where the shed will be measures 32' wide x 20' deep, again allowing ample room around the shed without encroaching on the property line. The shed will also be painted the same colors as the house and existing garage. It will be used as excess storage for my local business.

Thank you for your consideration and please let me know if you need any more information.

Kindest Regards,

Wade Grayson, homeowner
(646) 492-9734
wgrayson@gmail.com





8'-5½"
Peak
Height

6'-3"
Sidewall
Height

20'
Length

10'
Width



8-ft

4-ft

10-ft









VILLAGE OF WARWICK
INCORPORATED 1867

Date Submitted: 5/18/20

SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: Mr. Crossian +

Address: 28 Railroad Ave

Sign Design is Approved:

1. Zoning District: CB

2. Sign Type: ~~Business~~ PROTECTING SIGN

3. Size: OK 145-81 D.5.a TOTAL FRONTAGE EXCEEDS MAXIMUM FOR COMBINED SIGNS FOR ALL BUSINESSES SIGNS

4. Design: OK 145-81 J.2.d

5. Lettering Percentage: OK 145-81 J.3.b

6. Location of Sign: OK 145-81 J.2.d

7. Illumination: NO PROPOSED ILLUMINATION

COMMENTS: SIGN WILL PROTECT OVER 4 FEET ABOVE SIDEWALK 145-81 D.5.c

Boris Rudzinski, Building Inspector: BR 5/22/2020

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

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$75.00

Paid Check #

2043

Applicant Information	Date
Name: <u>Rakesh Nayak</u>	<u>5/3/26</u>
Mailing Address: <u>28 Railroad Ave, Warwick NY 10990</u>	
Phone Number: <u>518 518 1111</u> Alt. Phone Number _____	
Email Address: <u>Rakesh@Mister-Croissant.com</u>	

Project Information
Business Name (if applicable) <u>Mister Croissant Bakery & Cafe</u>
Project Address: <u>28 Railroad Ave, Warwick</u> S/B/L # _____
Property Owner: <u>Jeffrey Alario</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.

Amended 9.3.25

* gave BR 5/18/26 sheet

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

Z. Zayak

Date

5/6/2026

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Post Office Box 369
Warwick, NY 10990
www.villageofwarwick.org



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VILLAGE OF WARWICK
INCORPORATED 1867

**Property Owner Acknowledgement Form
(for use with sign applications)**

Project Information
 Applicant Name: Rakesh Nayak
 Name of Business: Mister Croissant Bakery cafe.
 Address of Proposed Sign: 28 Railroad Ave. Warwick, NY, 10990

Property Owners Information
 Name: Demerest Hotel, LLC
 Mailing Address: 28 Railroad Ave. Warwick, NY, 10990
 Phone Number: 845-986-8717 Alt. Phone Number _____
 Email Address: _____

I, Jeffrey D. Alario, owner of 28 RAILROAD AVENUE,
(printed name of property owner) (address of property)
 Warwick, NY 10990, grant permission to RAKESH NAYAK to add a new sign or to
(printed name of applicant)
 modify/relocate an existing sign located on my property.

Jeffrey D. Alario 5/6/2026
 Signature of Owner Date

Form must be notarized.

State of New York
 County of Orange

Subscribed and sworn before me this
6th day of May, 20 26
[Signature]
(signature of notary)

STAMP

RYAN BEDROSS
 Notary Public, State of New York
 Reg. No. 01BE0036163
 Qualified in Orange County
 Commission Expires 04/15/2029

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.

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VILLAGE OF WARWICK INCORPORATED 1867

New Permanent Sign Application

2043

Application Fee \$75.00

Paid Check # _____

Project Information	Date: <u>04/30/2026</u>
Applicant Name: <u>Rakesh Nayak</u>	
Name of Business: <u>Mister Croissant Bakery cafe</u>	
Project Location: <u>28 Railroad Ave, Warwick, NY, 10990</u>	S/B/L # _____
Mailing Address: <u>28 North St, Middletown, NY, 10941</u>	
Phone Number: <u>850-359-0992</u>	Alt. Phone Number: _____
Email Address: <u>Rakesh@mister-croissant.com</u>	
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) See attached form.	

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.org

- For signs to be located on buildings, linear frontage of the building is required _____ feet/inches
- Zoning district: _____
*To find your district go to: <https://villageofwarwickny.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>
- 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.
 - The visual message, text, copy or content of the sign.
 - 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.



MISTER CROISSANT
BAKERY & CAFE

GA



GB



GC

