

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

June 3, 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, June 3, 2025, at 5:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Michael Bertolini, Board Members: Matthew LoPinto, Glenn Rhein, Jane Glazeman and Chris DeHaan . Also present was AHDRB Clerk Kristin Bialosky. Other's present: Kevin Wilson and Dana Micelli.

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 Jane Glazman, seconded by Matthew LoPinto, and carried for the Acceptance of Minutes: May 6, 2025.

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

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

Discussion:

1. 36 Colonial Ave; Warwick Counseling Center

Seeking approval of Certificate of No Exterior Effect

A. Demolition of Garage

B. Color of Shutters and Body of Home

Discussion:

The builder, Kevin Wilson from Warwick Millworks, presented a request for approval of a new exterior color scheme for the property located at 36 Colonial Ave. The proposed colors include a dark body color AF -645 and mauve/blush shutters 2115-40, with white trim throughout. Paint codes were provided to confirm the use of standard, non-custom colors.

While these colors have been used previously on other homes and businesses in Warwick—such as the Wine Garden property—they are not adjacent to the subject property. The intent is to reflect a historically consistent and visually appropriate design for the neighborhood. In terms of architectural elements, the aluminum awning currently attached to the house will be removed, with approval from the Board. The existing lattice will remain. No changes are being made to the size of the windows or doors; all replacements will match the existing dimensions and use Andersen Canvas trim and window colors to maintain continuity. Additional approved modifications include the demolition of the existing deck, which will be replaced with a small landing and three steps. The garage and chicken coop will also be completely removed with approval from the Board. There was also a brief mention of a potential driveway loop-around at the back of the property, though it was noted that this would fall under the jurisdiction of the Planning Board and is not part of the current review. Overall, the proposed changes were well received, and approvals were granted where applicable.

The Board Recommended the following: **APPROVED**

- **Body of Exterior of Home AF-645, Chambourd Benjamin Moore**
- **Shutters on Exterior of Home 2115-40, Mauve Blush Benjamin Moore**
- **Demolition of Garage & Chicken Coop**

2. 25 Main St.; Sweet D's Ice Cream Shop

A. Seeking approval of NEW Color feeling previously approved for sign

Discussion:

The applicant Mrs. Micelli for Sweet D's Ice Cream Shop at 25 Main Street returned to seek approval for a revised exterior color scheme. The new design maintains the previously approved layout for signage and structural elements but introduces a different colorway. The applicant explained that they chose a darker body color, believing it would be a better fit for the building. Visual samples were provided, and the applicant confirmed that the new image represents the updated color selection. It was clarified that the only change is the color scheme—the signage design itself remains as previously approved. Upon review, the Board expressed satisfaction with the update, and the revised colors were officially approved and recorded.

The Board Recommended the following: **APPROVED**

- **Colors approved as presented**

Adjournment

A **MOTION** was made by Chris DeHaan, seconded by Matthew LoPinto and carried to adjourn the regular meeting at approximately 5:30 p.m.

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

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

Kristin Bialosky
Building, Planning, Zoning & AHDRB Clerk

<https://www.youtube.com/live/wNFXc--pIFE>