

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
MARCH 3, 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: February 3, 2026

The vote on the foregoing motion was as follows:

Michael Bertolini _____ Chris DeHaan _____ Jane Glazman _____

Matthew LoPinto _____ Glenn Rhein _____

1. **30 Brady Rd.; Alice Rutherford ** Should the PB site plans change the applicant must come back the AHDRB****

Seeking approval of Certificate of No Exterior Effect

2. **40 High St.; Hartman ** Should the PB site plans change the applicant must come back the AHDRB**Second Updated Submission**

Seeking approval of Certificate of No Exterior Effect

Discussion:

93 Main St. CBC Beer Bar:

Adjournment



VILLAGE OF WARWICK
INCORPORATED 1867

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$75.00

Paid Check # _____

Applicant Information	Date <u>1/9/20</u>
Name: <u>Alice M Rutherford</u>	
Mailing Address: <u>107 Canter Court Goshen, NY 10924</u>	
Phone Number: <u>[REDACTED]</u>	Alt. Phone Number <u>[REDACTED]</u>
Email Address: <u>[REDACTED]</u>	

Project Information
Business Name (if applicable) _____
Project Address: <u>30 Brady RD</u> S/B/L # <u>218-1-4</u>
Property Owner: <u>Alice M Rutherford</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

Alice T. Rubino

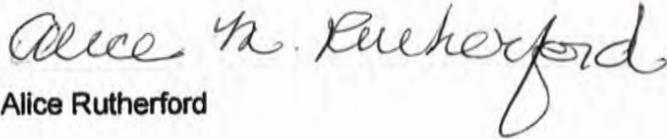
Date

1/9/2026

To whomever it may concern,

Please let this letter be permission to allow Base 10 to act on your behalf during the AHDRB process.

Best regards,

A handwritten signature in cursive script that reads "Alice M. Rutherford". The signature is written in black ink and is positioned to the right of the typed name.

Alice Rutherford

Jan 13, 2026

Attn: Members of the Village of Warwick Architectural & Historical Review Board

The following documents and materials are representative of the proposed historically inspired residence at 30 Brady Rd in the Village of Warwick.

The intention with this project is to demolish the existing single family home in disrepair and construct a larger cohesive structure with four two-bedroom dwelling units. The design intent and visual narrative are intended to be that of a single-family home that has evolved over time in the Village, like many such structures throughout.

The visual “journey through time” starts from right to left, and from ground level upward.

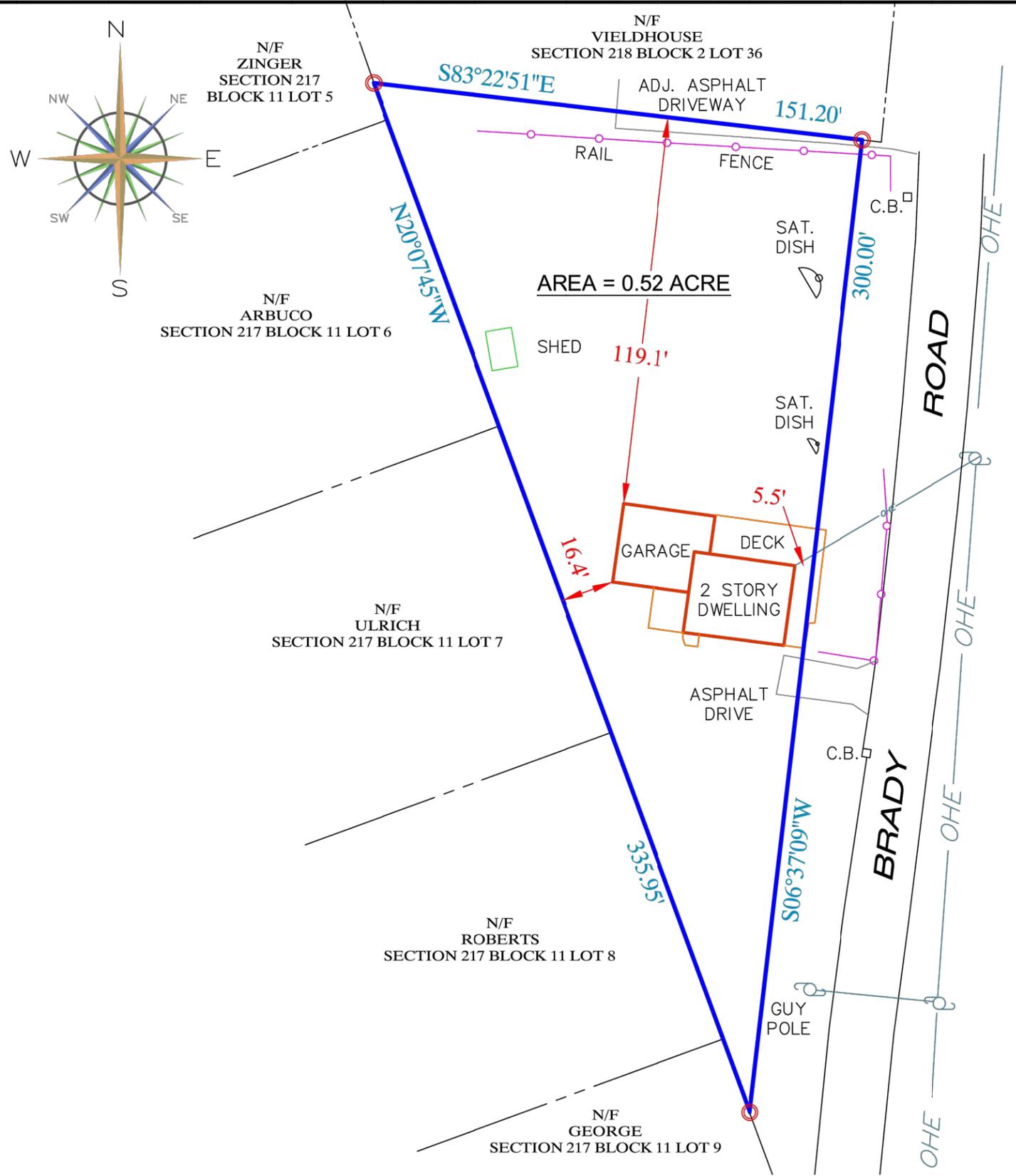
The right pulls queues from traditional Warwick farmhouses with traditional detailing, which would have been constructed next to the ruins of an old barn or stone wall. The next elements are the center and left side forms. The center portion containing the stone elements is reminiscent of structures throughout the village that were either originally constructed with stacked stone or which utilized stone through repurposing barn foundations. The left side is a logical “traditional end-cap” to this center portion. These additional elements create a balance of a large center mass with a historic base and historical detailing and trimwork above, flanked by two less ornate forms but with complementary presence.

The interplay of materials, textures, colors, and forms curate a visually striking compositional palette that looks at home in the village.

Sincerely,



Christopher JP Collins, R.A. LEED^{AP}
Registered Architect, NYS License #028679



GENERAL NOTES

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LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO THE ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS.

"SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE **PROHIBITED**.

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CERTIFICATIONS ARE **NOT** TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE **NOT** VISIBLE ARE **NOT SHOWN**.

SUBJECT TO THE FINDINGS OF A **COMPLETE AND UP TO DATE** TITLE SEARCH.

SUBJECT TO ANY EASEMENTS OF RECORD.

REFERENCES

1. BEING KNOWN AS SECTION 218 BLOCK 1 LOT 4 AS SHOWN ON THE VILLAGE OF WARWICK TAX MAPS.
2. PREMISES KNOWN AS 30 BRADY ROAD
3. DEED LIBER 2107, PAGE 852

OWNERS OF RECORD

- RICHARD RUTHERFORD & ALICE O'SHEA
30 BRADY ROAD
WARWICK, NEW YORK 10990

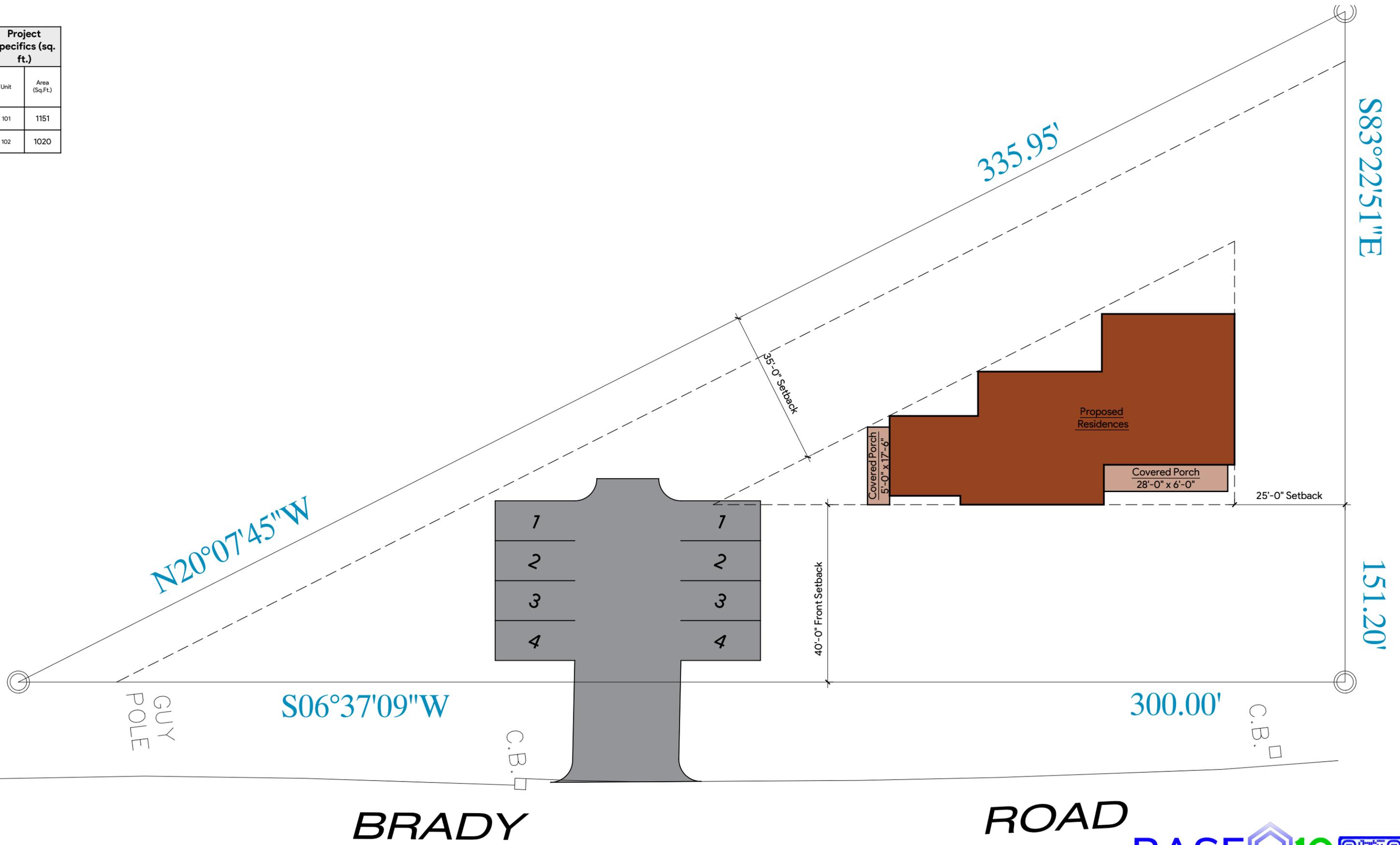
SURVEY OF PROPERTY FOR RUTHERFORD VILLAGE OF WARWICK ORANGE COUNTY - NEW YORK

SCALE: 1" = 40' FEBRUARY 15, 2025
PROJECT No. 21-104B

ROBERT H. SCHMICK, JR. P.L.S.
N.Y. Lic. No. 050573

SCHMICK SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
WARWICK, NEW YORK 10990

Project Specifics (sq. ft.)	
Unit	Area (Sq.Ft.)
101	1151
102	1020



BRADY

ROAD

30 BRADY ROAD - PROPOSED SITE PLAN

JAN. 12, 26

BASE10

GROUND FLOOR UNITS ARE TYPE B ACCESSIBLE

SCALE: 1" = 20'

ARCHITECTURE • PLLC
10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com

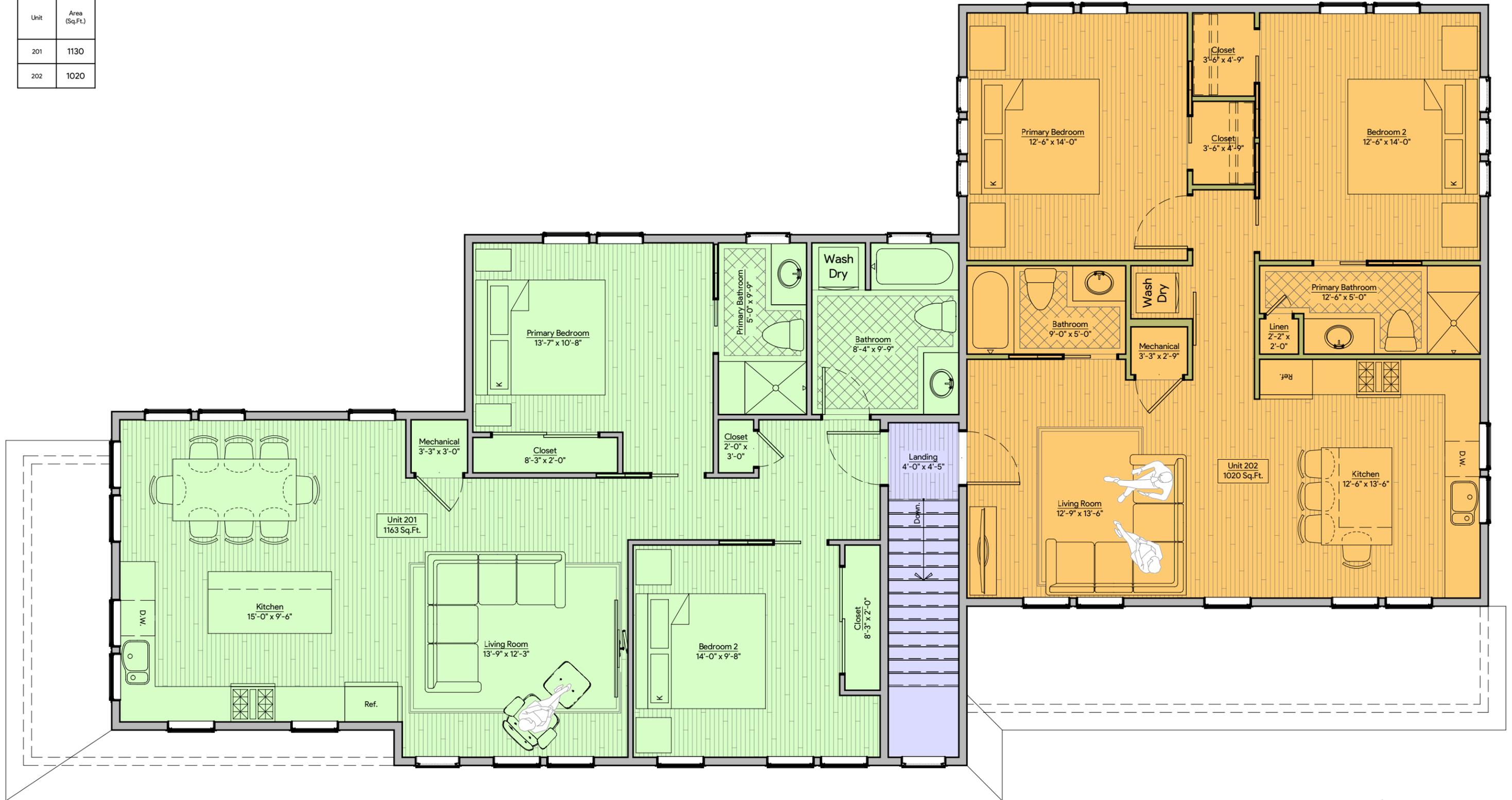


Base10arch.com

Project Specifics (sq. ft.)	
Unit	Area (Sq.Ft.)
101	1151
102	1020



Project Specifics (sq. ft.)	
Unit	Area (Sq.Ft.)
201	1130
202	1020





EXISTING LEFT SIDE PHOTOGRAPH



EXISTING FRONT CORNER PHOTOGRAPH



EXISTING FRONT PHOTOGRAPH



EXISTING FRONT RIGHT CORNER PHOTOGRAPH

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

JAN. 12, 26





FRONT VIEW RENDERING



RIGHT SIDE RENDERING



REAR VIEW RENDERING



LEFT SIDE RENDERING

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

JAN. 12, 26

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FRONT LEFT CORNER



FRONT RIGHT CORNER



REAR RIGHT CORNER



REAR LEFT CORNER

30 BRADY ROAD - PROPOSED EXTERIOR RENDERINGS

JAN. 12, 26

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LP SMARTSIDE LAP SIDING IN TUNDRA GRAY



LP SMARTSIDE LAP SIDING IN MIDNIGHT SHADOW



LP SMARTSIDE SHAKE LAP SIDING IN MIDNIGHT SHADOW



LP SMARTSIDE LAP SIDING IN SNOWSCAPE WHITE



OWENS CORNING DURATION TRUDEFINITION SHINGLES IN SLATESTONE GRAY



HAMMERED COPPER GUTTERS & LEADERS



DOOR FINISH: BENJAMIN MOORE: THATCHED ROOF WOODLUXE SOLID STAIN

DOOR FINISH: BENJAMIN MOORE W09601 WHITE SOFT GLOSS ACRYLIC EXTERIOR



TRIM COLOR:

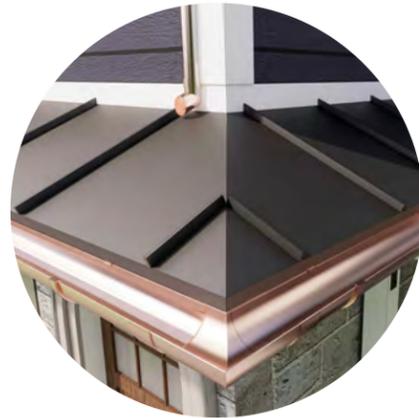
BENJAMIN MOORE W09601 WHITE SOFT GLOSS ACRYLIC EXTERIOR PAINT

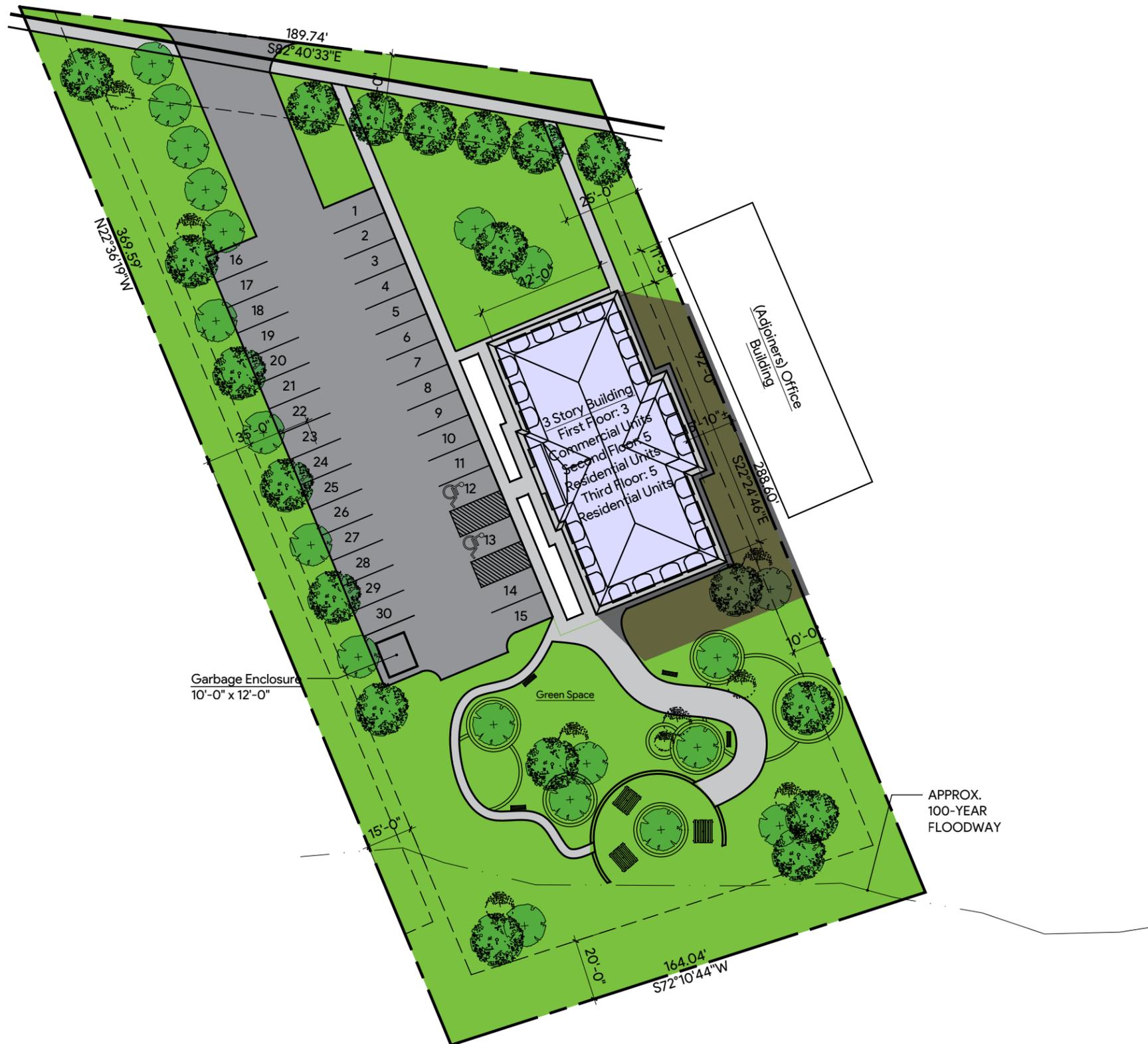
STANDING SEAM METAL ROOF IN BLACK

STONE VENEER - FIELDSTONE REMINISCENT OF LOCAL GEOLOGICAL COLOR PALETTES

MARVIN ESSENTIAL WINDOWS FINISHED IN BRONZE

TIMBERTECH PORCH DECKING IN ENGLISH WALNUT





40 High St - Existing Building Location

Site Plan: One Three-Story Building - 3 Commercial & 10 Residential Units - Studio, 1 and 2 Bedroom Units

Feb. 25, 26

Scale: 1" = 40'-0"



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40 High Street Bulk Requirements			
Existing Building Renovated - 3 Stories			12/4/2025
CB Zone	Permitted / Conditional	Existing	Proposed
Light Industrial (g)	Permitted *	3524 sq. ft. Light Industrial (g)	Light Industrial (g)
Residences on 2nd & 3rd Floor (g)	Conditional * Not special Use	Residences on 2nd & 3rd Floor of existing bldg. (j)	Residences on 2nd & 3rd Floor of existing bldg. (j)
Use Group	j	j	j
Minimum Lot Area (sq. ft) (see also Note 4)	5,000	54,028 sq. ft. or 1.23 Acres	Unchanged
Lot Width (ft.)	50	164	164
Front Setback (ft.)	Note 1	40	40
Front Yard (ft.)	n/a	n/a	n/a
Side Setback (ft.)	10	10	10
Total Side Setback (ft.)	60	60	60
Side Yard (ft.)	10	16	15 ft +
Side Yards within 25' of Residence District Boundary	15	n/a	15
Rear Setback (ft.)	10	10	10
Rear Yard (ft.)	10	10	10
Rear Yard within 25' of Residence District Boundary	20	n/a	20
Street Frontage (ft.)	50	189.74	189.74
Max Height (ft.)	40	21	36
Development Coverage (%) (see also Note 4)	80	60.2%	63.6%
Building Coverage (%) (see also Note 4)	40%	n/a	7.50%
Floor Area Ratio (F.A.R.)	0.4	0.22	0.22
Lot Depth (ft.)	50	288.6	288.6
Livable Floor Area/ Dwelling Unit (sq. ft.)	600		644
Lot Area/ Dwelling Unit (sq. ft.)	n/a		n/a
Bedrooms / Acre of Lot Area	n/a		n/a
Note 1: The required front setback need not be greater than the average setback of the two nearest neighboring structures located on the same side of the street within 150 feet of the proposed building.		Note 3: Efficiency - 400 sq. ft. One bedroom - 550 sq. ft. Two bedroom - 750 sq. ft.	Existing Building Area: 3524.70 sq. ft. Lot Area: 1.23 Acres or 54,028 square Feet Proposed Floor Area: 12,234 sq. ft.
Note 2: The maximum building height shall not exceed thirty-five (35) feet, except that new construction may include one building which shall not exceed forty (40) feet in height. Hotels/motels shall not exceed thirty (30) feet in height.		Note 4: Lot area shall be defined in § 145-181 for columns 2, 15, 15A, 19 and 20 per Local Law #1 of 2001.	Lot Area: The total horizontal area included within the property lines of a lot, after it has been adjusted as set forth in § 145-42A.

40 High Street Parking and Loading Requirements				
Existing Building Renovated - 3 Stories				5/29/2025
Parking	Proposed Occupancy Business and Professional Office Occupancy 3524 sq. ft.	Proposed Occupancy Mixed-use Dwelling 7048 sq. ft.	Total Required	Provided
Village of Warwick Requirement	3.6 / 1,000 square feet GFA for GFA up to 20,000 square feet	1.25 spaces/studio, 1.5 spaces/1 bedroom, 2 spaces / 2 or more bedrooms		
Existing	1 Parking Space	2 Spaces		
Proposed	3683 sq. ft. Business 1000 / 3.6=277.78 sq ft 3683 / 277.78=13.26 or 13 off-street parking spaces required	Proposed: 8 Units at 1 Bedrm Each, 2 Units at 2 Bedrm Each Required: 16 Total Off-street Parking Spaces required	29 Spaces	29 Spaces
Loading Spaces	Proposed Occupancy Business and Professional Office Occupancy 3524 sq. ft.	Proposed Occupancy Mixed-use Dwelling 7048 sq. ft.	Total Required	Provided
Village of Warwick Requirement	Business Occupancy None Required	1 space / 100-199 units then 1/ space / each additional 100 units		
Existing	None	None	None	None
Proposed	None	None	None	None



APPROX. 100-YEAR FLOODWAY

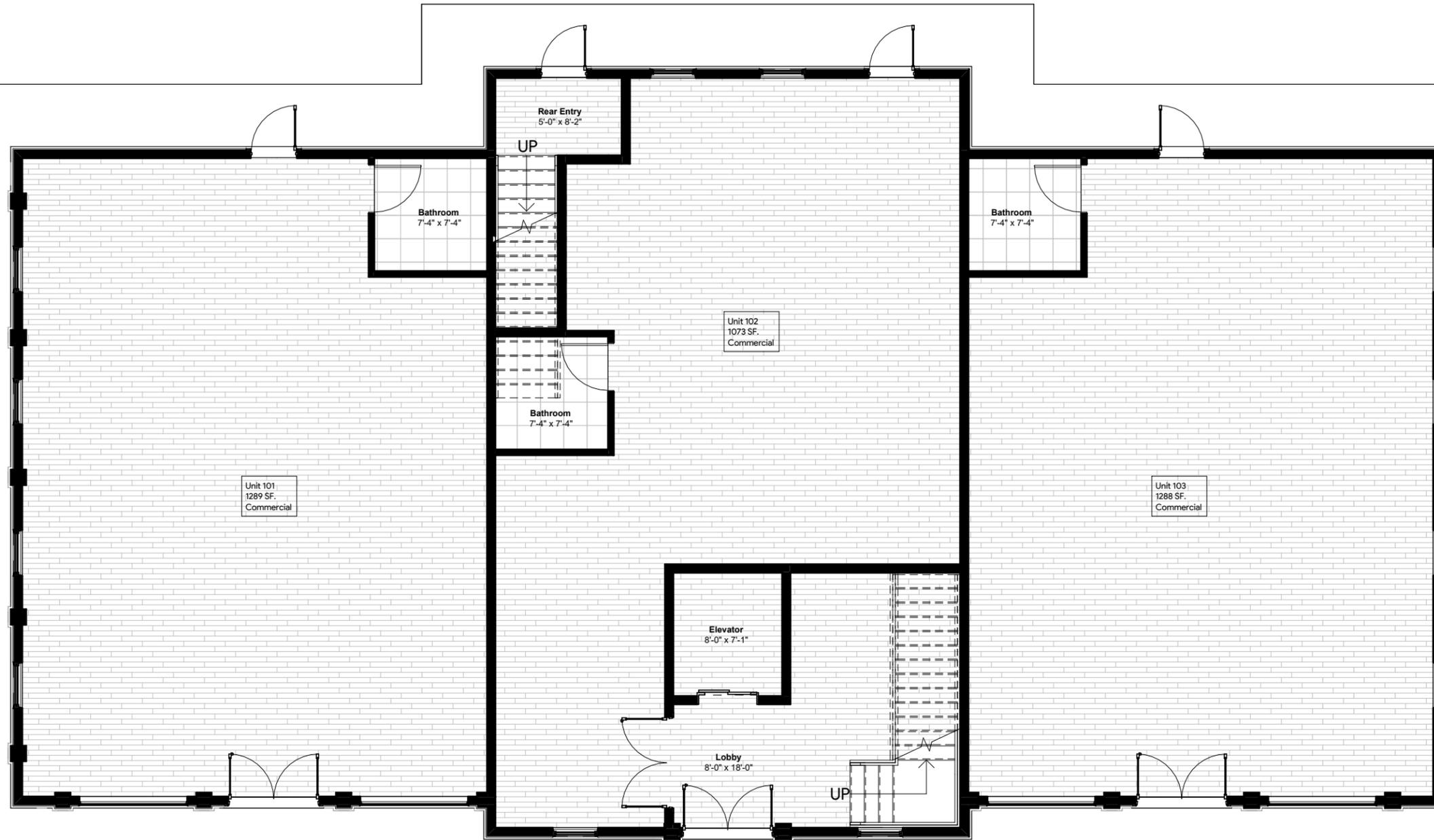
40 High St - Existing Building Location

Site Plan: One Three-Story Building - 3 Commercial & 10 Residential Units - Studio, 1 and 2 Bedroom Units

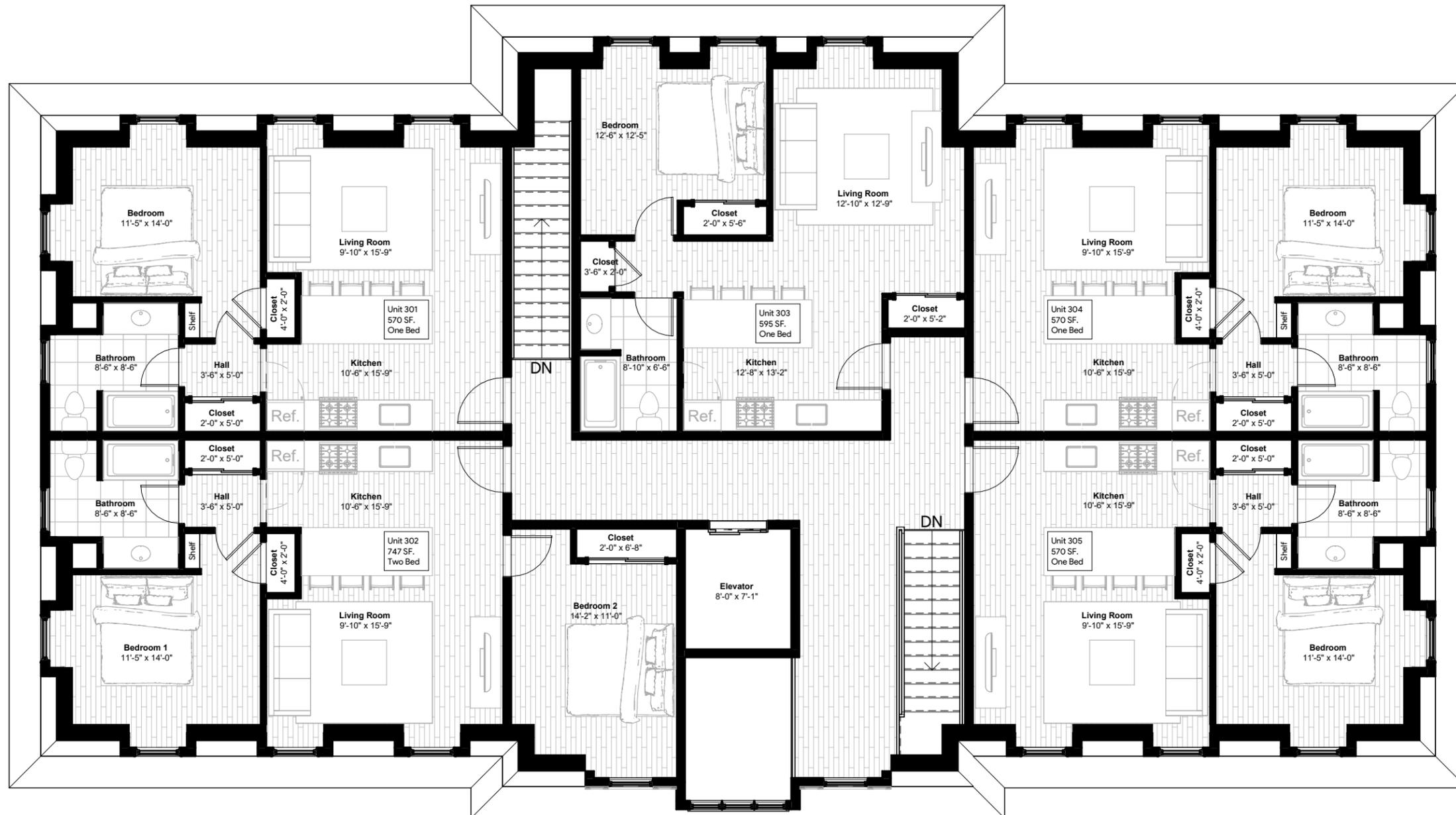
Feb. 25, 26

Scale: 1" = 40'-0"

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40 High St - Building Renderings - Brick

Feb. 25, 26





40 High St - Building Renderings - Lap Siding

Feb. 25, 26





40 High St - Existing Photographs

Feb. 25, 26



40 High St - Street View Rendering

Feb. 25, 26

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TruExterior Engineered Trim Color: Sherwin-Williams 2840 Hammered Silver



Windows: Marvin Ultimate in color Gunmetal



Windows: Marvin Elevate in color Pebblegray



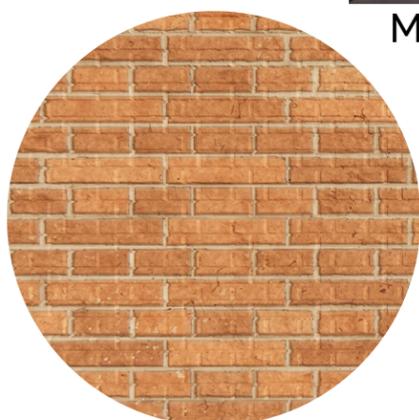
True Slate Roof or Enviroslate Engineered Slate Roof in Stone Grey



Masonry Brick Aesthetic



Lap Siding Aesthetic



Acme Brick - Academy - Modular - in Heritage Tone



JamesHardie Smooth Panel in Sherwin-Williams 2840 Hammered Silver



JamesHardie Smooth Panel in Sherwin-Williams 9560 Night Out



LP SmartSide Lap Siding in ExpertFinish: Tundra Gray



