

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

March 4, 2025

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, March 4, 2025, at 5:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Board Members: Chris DeHaan, Jane Glazman and Glenn Rhein. Chairman Michael Bertolini, and Board member Matthew LoPinto was absent. Also present was AHDRB Clerk Kristin Bialosky. Other's present: Gabrilla Lindenour and Bo Kennedy.

Vice Chairman Chris DeHaan called the meeting to order and led in the Pledge of Allegiance. The AHDRB Clerk held the roll call.

Acceptance of Minutes

A **MOTION** was made by Jane Glazman, seconded by Glen Rhein, and carried for the Acceptance of Minutes: February 4, 2025.

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

Chris DeHaan Aye Jane Glazman Aye Glen Rhein Aye

Discussion:

1. 4 Second Street; Gabriela Lindeau

Seeking approval of Certificate of No Exterior Effect

A. Color of Building

Discussion:

The applicant, Ms. Lindeau presented proposed exterior paint colors for the property, including selections for the deck surface, front door, and windows. Physical color swatches were provided to illustrate the choices. The applicant explained that the deck surface is proposed to be painted **Chelsea Gray (HC-168)**, a light gray shade chosen to create a brighter and more inviting appearance. For the front door, the applicant proposed **Garrison Red (HC-66)** to serve as an accent color, adding character and contrast to the building's exterior. A discussion followed regarding whether the windows should also be painted in the same accent color or remain white. The board advised that historically, windows are typically painted to match the siding, which is white in this case, to maintain the architectural integrity of the building. The applicant agreed to keep the **windows and trim white** to match the siding. The board clarified that any significant exterior alterations would require review and approval, especially as the property is located in the historic district. However, the applicant confirmed that no additional

changes to the building or landscaping were being proposed at this time, aside from the paint color updates.

The board unanimously approved the proposed color scheme as follows:

- **Deck Surface:** Chelsea Gray (HC-168)
- **Front Door:** Garrison Red (HC-66)
- **Windows & Trim:** White to match the siding

The meeting concluded with the board thanking Ms.Lindeau for her presentation.

The Board Recommended the following: **APPROVED**

- **Deck Surface:** Chelsea Gray (HC-168)
- **Front Door:** Garrison Red (HC-66)
- **Windows & Trim:** White to match the siding

Discussion:

1. Approved Roof colors: Granite Grey or Black Architectural Shingles

The board discussed the process for approving **roof colors** for properties within the historic district. A suggestion was made to require all applicants to present their proposed roof colors individually, rather than issuing a blanket approval for standard black roofs. The board agreed that having each applicant attend a meeting to present their roof color selections would ensure consistency, maintain the architectural integrity of the district, and allow for a more thorough review process. It was noted that roof color applications are typically straightforward and can be addressed quickly during meetings. The board agreed that this approach would provide greater oversight while remaining efficient for both applicants and the board.

2. 44 Colonial Ave: Design Change

Mr. DeHaan has to recuse himself from this project discussion, therefore the project will be put On next months Agenda.

3. 13 Forester Ave; Tenant Signage Uniformity

The board discussed signage design and compliance for the property. The applicant Mr. Kennedy requested approval to modify the layout of signage within the designated sign box area to better accommodate business names with multiple words. The board agreed that while font type should remain consistent across tenants, flexibility in the layout (whether on one line or two) would be allowed as long as the signage adhered to the ordinance size requirements and maintained visual uniformity. The applicant was reminded that any window signage is also subject to review and must comply with the village's sign ordinance. The board acknowledged concerns about existing unapproved window signage throughout the village, noting that many were installed without prior approval. It was agreed that better enforcement is necessary to maintain consistency and compliance across all businesses. A brief update on the property's commercial tenants followed, including the anticipated opening of **Sublime Esthetics & Wellness** by St. Patrick's Day and ongoing efforts

to lease the restaurant space. The board commended the applicant for improvements made to the property, including the enclosure of the dumpster area. The discussion concluded with the board expressing optimism for the property's continued development and aesthetic contributions to the village.

Adjournment

A **MOTION** was made by Jane Glazman, seconded by Glen Rhein and carried to adjourn the regular meeting at approximately 5:30 p.m.

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

Chris DeHaan Aye Jane Glazman Aye Glen Rhein Aye

Kristin Bialosky
Building, Planning, Zoning & AHDRB Clerk