

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
MARCH 5, 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, March 5, 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, Matthew LoPinto and Glenn Rhein. Board Member, Matthew Finn was absent. Also, present was Secretary to the Planning Board, Kristin Bialosky. Other's present: Brian O'Conner, Ron Charlton, Bo Kennedy, John Schwaffer, Lisa H. Ryan, Jennifer O'Conner, Keith Yodice, Norbey Aranas, Stephen Giordano, Nancy John, Erik Loberg, and Louis Pasciuto.

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 Matthew LoPinto, and carried for the Acceptance of Minutes: February 6, 2024.

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. **13 Forester Avenue – Applicant: Robert Kennedy; Mixed Use Building**

Seeking approval; **Field Change** from previously approved Wood Doors to Aluminum Doors; Door Style, Color and Material

- A. Aluminum Material
- B. Door Color
- C. Door Style

The applicant Robert Kennedy presented the field change of Black Aluminum Doors by Kawneer. Mr. Kennedy also presented bricks in the color 53-DD. The Board agreed with the field change of Wooden Doors to Black Aluminum. The Hardy Plank was also shown in Cobble Stone with an Artic White trim which the Board liked and asked if it would be smooth, or wood grained. Mr. Kennedy stated it would be smooth if that is what the Board would like. Matthew LoPinot stated we need final renderings of the project. The Board all agreed updated drawings need to be presented at the next AHDRB meeting in April.

The Board Recommended the following:

1. **APPROVED:** Black Aluminum Kawneer Doors and Black Paneling to Match Doors as shown
2. **APPROVED:** Smooth Hardi Plank Siding 5” Exposure, Cobblestone with Artic White Trim
3. **APPROVED:** Black Aluminum Windows
4. **APPROVED:** 53-DD Brick

2. **14 Railroad Ave – Applicant: Louis Pasciuto; 14 Railroad Ave Restaurant**

Seeking approval to paint Doors and Frontage

A. Color; Historic Benjamin Moore Black HC – 190

The applicant Louis Pasciuto requested to change the paint color of 14 Railroad Ave Restaurant to Benjamin Moore Black HC – 190. Chairman Michael Bertolini said he would like to see a different Black color that was very close to a Black and Board member Jane Glazman said she would provide the name and color finish. The Board agreed with this change. Mr. Pasciuto was amiable to this color. Mr. Pacituo also requested to replace one window to match the existing windows on 14 Railroad and the Board agreed with the change. Mr. Pasciuto also requested to change the sidewalk in front of 14 Railroad to Blue Stone set in concrete. The Board agreed with the change.

The Board Recommended the following:

1. **APPROVED:** Benjamin Moore Black Forest Green HC-187 Finish \* Satin Soft Gloss; to be painted as shown on attached diagram.
2. **APPROVED:** New Window to match existing windows on 14 Railroad Restaurant
3. **APPROVED:** Sidewalk to be Blue Stone set in concrete

4. **8 West Street – Applicant: Keith Yodice; Warwick Wine Bar**

Seeking approval of a Permanent Sign

- a. Size and Location; (Requesting additional sign, that was previously approved as a larger sign.)

The applicant, Mr. Yodice presented his New Permanent Sign that matched the previously approved larger sign on the roof of the building at 8 West Street. Chairman Michael Bertolini requested that a blue border to be added to the sign, but the Board suggested a black framing be added to the sign and Chairman Bertolini said to paint the chains black as well. The applicant said he would put his sign in a black frame 3 ¼ with a black frame. The Board approved that the sign can swing from the chains and not be mounted.

5. **13 Oakland Avenue – Applicant: Durland Properties LLC; Acrisure LLC**

Seeking approval of Alteration/Relocation of a Permanent Sign; Colors, Font; Material

- a. Colors of Sign; PMS 540 C; PMS 2150 C and PMS 290 C
- b. Font; As shown
- c. Material; Aluminum Post

Brian Frohling the sign designer presented the design for the Applicant and stated they were replacing the old insurance sign that is in front of Durland Properties. The proposed sign will say Acrisure.

Board member Matthew LoPinto requested to see a picture of the existing building to make sure the colors of the sign do not clash with the Historic Building. The Vice Chairman Mr. DeHaan requested confirmation that the Building Inspector had approved the sign dimensions, and it was confirmed that the sizing specifications were met and complied with our Village Codes. The Board approved the sign as presented.

The Board Recommended the following:

1. **APPROVED:** Colors of Sign; PMS 540 C; PMS 2150 C and PMS 290 C
2. **APPROVED:** Font; As shown
3. **APPROVED:** Material; Aluminum Post
4. **APPROVED:** Sign as Shown in picture

5. **12 Oakland Ave – Applicant: John Schlaffer; Clearview Realty**

Seeking approval of Alteration/Relocation of a Permanent Sign; Style of Sign

- a. Style of sign; Wood post with white sleeves and round ball caps
- b. PVC post with capped top white
- c. Aluminum Sign frame
- d. Font style
- e. Sign Colors

The applicant John Schlaffer presented his sign with three different options for signposts and graphics. The Board was able to choose which Graphics and Posts they felt fit the Historic Building best. Board member Jane Glazeman liked the posted with the balls on the top and the Board agreed. The Building Inspector reviewed the sign, and it was established that two of the signs' graphics presented did not meet our Village Code 145-81; exceeds 5 words including symbol. The Board approved the sign that meets our Sign Code 145-81, which does not exceed 5 words including the symbol.

The Board Recommended the following:

1. **APPROVED:** Colors of Sign; as shown
2. **APPROVED:** Font; As shown
3. **APPROVED:** Material; White Posts with Ball on top as shown
4. **APPROVED:** Illumination to be up lite ground black

6. **23 West Street – Applicant: Erik Loberg; Oakwell Development**

Seeking approval of New Windows; Style and Color

- a. Window Style; As shown
- b. Color; Black

The applicant Mr. Loberg bought 23 West Street and would like to improve the building and the first start is asking for approval to put new windows in. He presented new Black Aluminum Windows to be installed. They will be having glass all the way up. Board member Jane Glazeman asked if the windows would be tinted and the Applicant said that was a good suggestion, but at this time no tinting. The Board approved the Black Aluminum windows.

The Board Recommended the following:

1. **APPROVED:** Window Style; As shown
2. **APPROVED:** Color; Black

7. **80 Main Street – Applicant Lisa Ryan; Historical Society of the Town of Warwick**

Seeking approval of New Permanent Signs; Colors; Style

- a. Color
- b. Font
- c. 3 Signs to be hung on Building Eve as previously were with New wording

The applicant Lisa Ryan, first, presented three signs that were previously attached to Beam/ Fascia of the Historic Building. She requested to re-install them with the words preserving, sharing, celebrating in the same font and coloring that was on the previous signs. The Board approved the signs. Lisa Ryan presented the Historical Society sign to be hung off the building with an iron bracket which was not approved and requested she show the sign directly installed on a straight post.

The Board Recommended the following: **\*\*With Chairman Michael Bertolini recusing himself from the discussions.\*\***

1. **APPROVED:** Preserving, Sharing and Celebrating to be hung on fascia board as shown in font and colors presented
2. **UNAPPROVED:** Sign that hangs off the building. To be represented at next AHDRB meeting.

**Discussion:**

- ❖ **Concrete mix in Color Suggestions-** will be provided at next meeting
- ❖ **Visitors Center; Color for Building, Shutters, Trim -** will be discussed and provided at next meeting.
- ❖ **Signs Helpful Tips for Public-** The AHDRB Secretary presented a Printed sheet explaining what applicants would need when submitting a sign, in addition to Permits, and discussed with the AHDRB what additional needs they would want on the sheet so the applicants will have a through list.

**Adjournment**

A **MOTION** was made by Vice Chairman Chris DeHaan, seconded by Chairman Michael Bertolini and carried to adjourn the regular meeting at approximately 6:30 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

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Kristin A. Bialosky, Secretary to the AHDRB