

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
MAY 5, 2026  
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, May 5, 2026, at 5:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was, Board Members: Jane Glazman, and Matthew LoPinto and Glen Rhein. Chairman Michael Bertolini and Board member Chris DeHaan were absent. Also present was AHDRB Administrator Kristin Bialosky. Other’s present: Dana Denise, Larissa Wilberschied, Edward Parsons, Patti Bossolina, Kevin Wilson, Katie Kobylaski, Alexandra Ortiz, Dana Micelli and Bob Reiger.

Board member Matthew LoPinto 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 Glen Rhein, and carried for the Acceptance of Minutes: April 7, 2026.

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

Michael Bertolini Absent      Chris DeHaan Absent      Jane Glazman Aye

Matthew LoPinto Aye      Glen Rhein Aye

1. **7 West Street – Sienna’s Sweet Little Thing Boutique; Dana Denise**

Seeking approval of Certificate of No Exterior Effect & New Permanent Sign

**Discussion:**

The Board reviewed the application for 7 West Street regarding proposed exterior storefront modifications for a retail business. The applicant sought approval for aesthetic changes intended to improve the visibility and branding of the storefront, including repainting the existing dark/navy façade elements, trim, planter boxes, and door. The proposed color palette included white trim and siding accents paired with “cotton candy pink” accents on the door, planter boxes, and decorative painted border elements around the storefront windows. Gold

accent lettering/details were also proposed as part of the storefront branding. The applicant clarified that the proposed window elements would be painted directly onto the glass and were not decals or vinyl applications.

Discussion focused primarily on the visual impact of the painted window treatment and whether the proposed design created excessive visual clutter. Several Board members expressed concern that the painted border surrounding the windows, combined with merchandise displays, could appear overly busy and detract from the storefront itself. The Board acknowledged that the storefront is located off Main Street and that increased visual presence may be necessary to attract customers and improve awareness of the business location. The applicant explained that many potential customers have indicated they were previously unaware the business existed and that the brighter color palette was intended to create a stronger “pop” and recognizable identity consistent with the business branding and interior design aesthetic.

The Board also discussed the role of window displays in the overall appearance of the storefront. The applicant indicated that the current clothing displays in the windows were temporary and intended only to help identify the nature of the business while awaiting approval of the exterior improvements. The applicant stated that future plans were to maintain relatively clean windows to allow visibility into the interior space rather than rely on hanging merchandise displays. Board members noted that maintaining open visibility into the storefront interior would help balance the stronger painted design elements and reduce concerns regarding visual clutter.

Ultimately, the Board reached consensus that while the proposed design was bold, the improvements would provide the storefront with needed visibility and branding presence. Approval was granted with the understanding that the painted window treatment would serve as the primary decorative feature and that additional window clutter or hanging display elements should be avoided in the future.

**Action:** The application was approved as presented.

The Board Recommended the following: **APPROVED**

- White painted trim and storefront elements as presented.
- “Cotton candy pink” accents on the door, planter boxes, and window border details as presented.
- Gold accent signage/detailing as presented.
- Painted window decorative elements in lieu of decals or vinyl signage.

2. **31 Welling Place – G&T Auto Parts of Warwick; Katie Kobylaski**

Seeking approval of Certificate of No Exterior Effect

**Discussion:**

The Board reviewed the application for 31 Wheeler Place (GNT Auto Parts/NAPA) regarding proposed exterior façade improvements to the front elevation of the building. The applicant presented plans to replace the existing wood front façade material with board-and-batten style Hardie plank siding in order to better match the appearance of the remaining sides of the building, which are already finished in a light tan/beige vinyl siding. The proposal was intended to modernize the appearance of the storefront while creating a more cohesive exterior aesthetic across all elevations of the building.

Discussion focused primarily on the proposed material and color selections. The applicant presented sample materials for review, including a “Navajo Beige” board-and-batten siding, which was identified as the closest match to the existing siding on the side elevations. The Board generally agreed that the proposed color and material would create a cleaner and more unified appearance for the building façade. The applicant also explained that the existing dark brown foundation and window trim colors would remain and would continue to serve as accent elements on the building.

Additional discussion addressed minor site and façade details, including removal of the existing flower box located beneath the front window and replacement with new window boxes mounted directly beneath the windows. The applicant confirmed the new window boxes would be painted dark brown to match the existing foundation and trim accents. Existing signage and windows are proposed to remain unchanged as part of the project. Board members noted that the existing signage would likely stand out more prominently against the lighter proposed façade color.

The Board expressed support for the proposed improvements and agreed that the updated façade materials and colors would improve the overall appearance of the building while remaining compatible with the existing structure. The application was approved as presented without additional modifications.

**Action:** The application was approved as presented.

The Board Recommended the following: **APPROVED**

- Navajo Beige board-and-batten style façade material as presented.
- Maintaining the existing dark brown foundation and trim accents.
- New dark brown window boxes mounted beneath the windows.
- Existing signage, windows, and doors to remain unchanged.
- Replacement of the existing wood front façade with Hardie plank style siding as presented.

3. **15 Clinton Ave – Larissa Wilberschied and Ed Parsons**

Seeking approval of Certificate of No Exterior Effect

**Discussion:**

The Board reviewed the application for 15 Clinton Avenue regarding proposed exterior painting and façade improvements to the existing residence. The applicant presented a proposal to repaint the main body of the house in “Brewster Gray” with trim elements in “Chalk White.” The proposal also included repainting the porch floor and steps in a lighter gray tone while maintaining the existing black foundation elements beneath the porch. In addition, the applicant requested approval to remove the existing shutters from the home, citing both deterioration and historical research indicating that the original architectural style of the home was not intended to include shutters.

Discussion focused primarily on the proposed color palette and the removal of the shutters. The applicant explained that many of the existing shutters were damaged, loose, or falling from the house, with some posing safety concerns. The Board acknowledged that while shutters are commonly associated with historic homes in the Village, the architectural style is traditionally simpler in appearance and may not have originally included decorative shutters. Some Board members expressed hesitation regarding complete removal of the shutters, particularly on the front façade, noting that shutters contribute to the traditional streetscape appearance of the neighborhood. However, the applicant stated a preference for a cleaner appearance without shutters and emphasized that the addition of white trim around the windows would maintain sufficient architectural definition.

The Board also discussed the proposed gray body color in detail. While members generally supported the selected color palette, there was concern that the proposed “Brewster Gray” could appear darker once applied across the full two-story structure. The applicant presented a secondary color option, “Beneath the Clouds,” which the Board generally felt would read lighter and may ultimately be more appropriate for the home. Board members noted that the lighter gray alternative would better complement the white trim and existing roof color while avoiding an overly dark appearance. The Board advised the applicant to test paint samples prior to proceeding and indicated support for either gray option.

Additional discussion addressed trim details and window framing. The Board emphasized the importance of maintaining white trim around the windows to preserve visual definition between the siding and window openings. The applicant confirmed that the fascia, porch railings, trim boards, and porch ceiling would all be painted white to create a cohesive appearance throughout the façade.

Overall, the Board supported the proposed improvements and agreed that the updated paint scheme and removal of deteriorated shutters would improve the appearance and maintenance of the home while remaining compatible with the architectural character of the neighborhood.

**Action:** The application was approved as presented, including support for the alternate lighter gray color option if selected during painting.

The Board Recommended the following: **APPROVED**

- “Brewster Gray” exterior body color as presented.
- “Chalk White” trim, fascia, porch railings, and porch ceiling as presented.
- Maintaining black foundation elements beneath the porch.
- Removal of existing deteriorated shutters.

- White trim detailing around the windows to maintain architectural definition.
- Alternate gray color option “Beneath the Clouds” also approved if selected in place of Brewster Gray during painting.

4. **21 Oakland Ave; Julia Jeong**

Seeking approval of Certificate of No Exterior Effect & New Permanent Sign

**Discussion:**

The Board reviewed the application for 21 Oakland Avenue regarding a proposed replacement sign for an orthodontic practice following a change in ownership. The applicant explained that the practice was formerly operated by Dr. Jeong and is now transitioning to ownership under Dr. Julia Jeong. As part of the rebranding effort, the applicant proposed a revised sign design featuring updated text, colors, and typography intended to reflect the practice’s new identity and emphasis on Family orthodontic care.

Discussion focused primarily on the readability and overall visual composition of the proposed sign. Board members noted that while the sign retained a similar layout and overall concept as the existing approved sign, the revised version incorporated multiple font styles and colors, creating what several members felt was an overly busy appearance. Particular concern centered on the use of script lettering for Dr. Julia Jeong and the use of script lettering for Family, combined with additional contrasting colors and decorative elements, which the Board felt reduced readability for passing motorists. Members emphasized that signs within the Village should remain visually clear and legible, especially considering traffic speeds along the roadway.

The Board discussed simplifying the design by reducing the number of font styles and colors used throughout the sign. Members generally agreed that the decorative pink heart element could remain as part of the branding concept; however, they recommended modifying the “Dr. Julia Jung” lettering to improve visibility and visual consistency. Specifically, the Board recommended changing “Dr. Julia Jung” to the same block-style font used for the word “Orthodontics” and limiting the lettering color to either white or gold. The Board felt this adjustment would create a more cohesive sign while allowing the “Family” script element and decorative heart to remain as part of the branding identity.

Additional comments addressed the hierarchy of information presented on the sign. Several Board members noted that the current emphasis on the word “Family” visually overpowered the orthodontic branding and could create confusion regarding the nature of the business. The proposed font and color revisions were intended to better balance the branding message while maintaining the applicant’s desired family-oriented identity.

The applicant agreed to discuss the recommended revisions with the business owner and acknowledged the Board’s concerns regarding readability and simplicity. The Board indicated support for the overall concept provided the recommended modifications were incorporated.

**Action:** The application was approved with modifications to simplify the sign typography and improve readability.

The Board Recommended the following: **APPROVED WITH MODIFICATIONS**

- Retaining the overall sign layout and branding concept as presented.
- The decorative pink heart element may remain.
- “Dr. Julia Jung” to be revised to the same block-style font as “Orthodontics.”
- “Dr. Julia Jung” lettering to be either white or gold for improved readability.
- The word “Family” may remain in script lettering as presented.
- Encouragement to simplify the overall sign design by reducing competing fonts and colors to improve visibility from the roadway

5. **25 Main St.; Dana and Ray Micelle; Sweet D’s**

Seeking approval of Certificate of No Exterior Effect

**Discussion:**

The Board reviewed the application for 5 Main Street regarding proposed exterior color modifications to the storefront of an existing ice cream shop. The applicant explained that the storefront sign had previously been approved and installed and that the current request focused primarily on repainting portions of the first-floor commercial façade and awning to improve the overall appearance of the building. The applicant noted that the existing white storefront surfaces had become visibly dirty and difficult to maintain and expressed interest in incorporating colors that would better coordinate with the approved signage and branding.

Initial discussion centered on the applicant’s proposal to repaint portions of the storefront in hunter green to complement the existing sign, which features hunter green, gold accents, and pink tones associated with the ice cream branding. Board members expressed concern that applying a dark hunter green across the storefront façade could create an overly dark appearance and diminish the inviting atmosphere appropriate for an ice cream shop. The Board acknowledged the applicant’s desire to move away from the difficult-to-maintain white façade but encouraged consideration of lighter and more vibrant colors that would better reflect the seasonal and family-oriented character of the business.

Significant discussion focused on the awning and its relationship to the neighboring storefronts. The Board suggested repainting the existing metal awning black rather than green, noting that a black awning would create visual continuity with adjacent storefront elements while providing a cleaner and more modern appearance. Members generally agreed that the

black awning would allow the approved signage to stand out more prominently and would provide flexibility for lighter façade colors below.

The conversation then shifted toward alternative body colors for the storefront. The Board reviewed several lighter green and mint-toned options and ultimately expressed preference for softer colors such as “Fresh Mint” and “Light Pistachio.” Members felt these lighter tones would create a brighter and more welcoming appearance while still coordinating appropriately with the hunter green signage and gold accent details. Additional discussion included the possibility of incorporating warm yellow or gold undertones to complement the gold trim present within the sign itself; however, the Board acknowledged that yellow tones can be difficult to execute successfully and generally favored the mint and pistachio options.

The applicant agreed to obtain larger paint samples and test the colors on-site before proceeding. The Board encouraged the applicant to begin with repainting the awning black and then evaluate the lighter green body color options in conjunction with the existing signage and neighboring storefront context. The Board indicated support for proceeding with the black awning and either the “Fresh Mint” or “Light Pistachio” color palettes.

**Action:** The application was approved with direction to proceed with a black awning and lighter storefront body colors, including “Fresh Mint” or “Light Pistachio,” as discussed by the Board.

The Board Recommended the following: **APPROVED**

- Repainting the existing metal awning black.
- Use of lighter storefront body colors, specifically “Fresh Mint” or “Light Pistachio,” as discussed.

6. **7 West Street – Ste. 2R, Our House Real Estate Group; Karen Gauvin**

Seeking approval of Certificate of No Exterior Effect & Alt. of New Permanent Sign

**Discussion:**

The Board reviewed the application for 7 West Street regarding a proposed round sign for a second-floor business occupancy. The applicant explained that the proposed sign would replace an existing blade sign previously utilized by a former tenant and that the building provides only one practical opportunity for exterior signage visibility from the street. The applicant proposed a round, double-sided metal sign for “Our House Real Estate Group” with secondary lettering for “Our Office Co-Working,” which shares the office space.

Discussion focused primarily on the size, placement, and overall design of the proposed sign. Board members reviewed the sign dimensions and mounting location to ensure compliance with required clearance above the sidewalk and consistency with the existing mounting bracket and sign location. Although some initial concern was expressed regarding the apparent height

of the sign in submitted photographs, the applicant clarified that the sign would maintain the proper elevation and setback requirements from the sidewalk.

The Board also discussed the branding and graphic design of the sign. The applicant explained that the colorful branding and stylized cow graphic were intentionally developed to distinguish the locally owned real estate business from larger franchise competitors while creating a more approachable and community-oriented identity reflective of Warwick’s local character. The Board generally responded positively to the sign’s creative branding and noted that despite the multiple graphic elements and colors, the overall design remained cohesive and visually clear due to the consistent typography and color palette.

Additional discussion confirmed that the sign would be fabricated as a solid double-sided metal sign rather than a cut-through or perforated design. The applicant also clarified that the outer band of the sign would feature a gold appearance consistent with the branding materials and website design. Board members commented favorably on the unique and playful branding approach and agreed that the sign would contribute positively to the streetscape while remaining visually appropriate for the building and surrounding district.

The Board expressed unanimous support for the application and approved the sign as presented without modifications.

**Action:** The application was approved as presented.

The Board Recommended the following: **APPROVED**

- Round double-sided metal sign as presented.
- Placement on existing bracket
- Use of the proposed branding colors, typography, and graphic elements.
- Inclusion of both “Our House Real Estate Group” and “Our Office Co-Working” on the sign as presented.

### **Adjournment**

A **MOTION** was made by Glen Rhein, seconded by Jane Glazman and carried to adjourn the regular meeting at approximately 6:00 p.m.

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

Michael Bertolini Absent      Chris DeHaan Absent      Jane Glazman Aye

Matthew LoPinto Aye      Glen Rhein Aye

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Kristin Bialosky  
Building, Planning, Zoning & AHDRB Administrator



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<https://studio.youtube.com/video/S2lzgrnCBE4/edit>