

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

May 6, 2025

**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: April 1, 2025

The vote on the foregoing motion was as follows:

Michael Bertolini \_\_\_\_\_ Chris DeHaan \_\_\_\_\_ Jane Glazman \_\_\_\_\_

Matthew LoPinto \_\_\_\_\_ Glenn Rhein \_\_\_\_\_

**Discussion**

1. **5 First Street; Ash Hopper; Matthew Donnelly; pgs 3-9**

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

- A. Color of Sign
- B. Type Style

2. **29 Oakland Ave; Chris DeHaan; pgs 10-46**

Seeking approval of Certificate of No Exterior Effect

- A. Color of Shutters
- B. Window Style

3. **20 Main St; Rio & Co; Sylvia Pilawa ; pgs 47-55**

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

Vinyl Signage

- A. Color of Sign

B. Type Style

4. **26 Main St.; The Lash Specialist; Nykia Denggli; pgs 56-64**

Seeking approval of Certificate of No Exterior Effect & Alteration/Relocation  
of a Permanent Sign

A. Color of Sign

B. Type Style

5. **16 Railroad Ave; Blu Aesthetics Med Spa; Amanda Rand; pgs 65-72**

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

A. Color of Sign

B. Color of Awning and Store Front

C. Type Style

D. Window Sticker

6. **25 Main Street; Sweet D's; Dana and Ray Micelli; pgs 73-80**

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

A. Color of Sign

B. Type Style

**Discussion:**

No discussion items

**Adjournment**



VILLAGE OF WARWICK  
INCORPORATED 1867

Date Submitted: 3/26/25

SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: Ash Hopper  
Address: 5 First St

Sign Design is Approved:

1. Zoning District: CB - CENTRAL BUSINESS
2. Sign Type: WALL SIGN 145-81 J.2.e
3. Size: OK 145-81 D.5.a
4. Design: OK 145-81 J.1.a-d, J.2.e, J.3
5. Lettering Percentage: OK 145-81.3.b
6. Location of Sign: OK 145-81 J.2.e
7. Illumination: OVERHEAD SHIELDED LIGHT POINTING DOWN OVER  
SIGN & DOORWAY, OF 145-81 H.1.a-d

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

Boris Rudzinski, Building Inspector: *[Signature]* 3/28/2025



## VILLAGE OF WARWICK

INCORPORATED 1867

### New Permanent Sign Application

Application Fee \$50.00

☒ Paid Check # 50

Project Information		Date: <u>3/25/25</u>
Applicant Name: <u>Matthew Donnelly</u>		
Name of Business: <u>Ash Hopper</u>		
Project Location: <u>5 First St. Warwick NY 10990</u>		S/B/L # <u>211-7-1</u>
Mailing Address: <u>5 First St. Warwick NY 10990</u>		
Phone Number: <u>845-344-7887</u>		Alt. Phone Number: _____
Email Address: <u>Hello @ Ash Hopper . com</u>		
I, the applicant, am the property owner of the project location		
<input type="checkbox"/> Yes, _____		Date: _____
<small>owner's signature</small>		
<input checked="" type="checkbox"/> No <i>*If the applicant is not the property owner, then the applicant must present a notarized Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.</i>		

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 Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.

The Zoning Code is accessible on the Village's website [www.villageofwarwick.org](http://www.villageofwarwick.org)

- For signs to be located on buildings, linear frontage of the building is required 18" X 60"  
feet/inches
- Zoning district: Central Business  
\*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>
- Sign Design: a scaled drawing of the sign showing the following:

**\*For sign guidelines, please visit the Zoning Code listed above.**

- Type of sign, shape, size, and materials.
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- The visual message, text, copy or content of the sign.
- The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.
- Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.



4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:
  - a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
  - b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.
5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.
6. Attach or email a typed description describing the project in detail to [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)

Permanent new signs require the approval of the Planning Board. The Planning Board, within ten (10) days of its receipt of an application for a sign permit at a regularly scheduled Planning Board meeting, shall refer the application to the Architectural and Historic District Review Board (AHDRB) for comment. The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application and shall approve, approve with modifications, or deny the application and notify the Code Enforcement Officer of its decision on this matter. If the sign application is approved, the Code Enforcement Officer shall issue a sign permit within fifteen (15) days of the Planning Board's decision. §145-81.B.2

A permit issued for an approved sign shall be valid for installation and/or erection of the sign for six (6) months from the date of the permit but may be renewed within thirty (30) days prior to the expiration, for good cause shown, for an additional six (6) months, upon payment of one-half (½) of the original fee. §145-81.B.4

Any person desiring to procure a permit for a new sign shall file with the Planning Board a written application on a form prescribed by the Village, including payment of the applicable fee as outlined in Chapter 63 "Fees" of the Village of Warwick Code. §145-81.C

(For projects located within the Historic District) 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. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

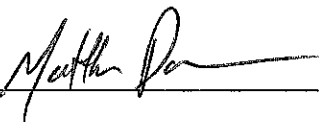
The Planning Board meets the 2<sup>nd</sup> Tuesday of the month. The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

**Any missing information will cause delays in the procedure.**

Sign permits are valid for (6) months from the issue date.

Applicant Signature



Date

3/25/25



## VILLAGE OF WARWICK

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☒ Paid Check # 50

#### Applicant Information

Date 3/25/25

Name: Matthew Donnelly

Mailing Address: 5 First St. Warwick NY 10990

Phone Number: 845 344 7887 Alt. Phone Number \_\_\_\_\_

Email Address: Hello @ AshHopper.com

#### Project Information

Business Name (if applicable) Ash Hopper

Project Address: 5 First St Warwick NY 10990 S/B/L # \_\_\_\_\_

Property Owner: Tom Torres

\* 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.

**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.villageofwarwick.org](http://www.villageofwarwick.org)**

**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.villageofwarwick.org](http://www.villageofwarwick.org)**

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](mailto: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.

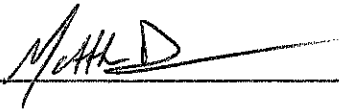
B. No application shall be approved and no permit shall be granted by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees regarding the alteration of any improvement located within the district unless a certificate of no exterior effect or of appropriateness has been 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 1<sup>st</sup> 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



Date

3/25/25

Internal Use Only

☐ Application complete as per code

☐ Application reviewed by the AHDRB on \_\_\_\_\_ meeting date

☐ Approved

☐ Approved with modifications

☐ Denied

☐ Certificate of No Exterior Effect issued \_\_\_\_\_ date

☐ Applicant notified via email/letter

☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B

77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
www.villageofwarwick.org



(845) 986-2031  
FAX (845) 986-6884  
mayor@villageofwarwick.org  
clerk@villageofwarwick.org

## VILLAGE OF WARWICK

INCORPORATED 1867

### Property Owner Acknowledgement Form (for use with sign applications)

Project Information	
Applicant Name:	<u>Ash Hopper - Matthew Donnelly</u>
Name of Business:	
Address of Proposed Sign:	<u>5 First Street</u>

Property Owners Information	
Name:	<u>R. Thomas Torres</u>
Mailing Address:	<u>1 OAKLAND AVE</u>
Phone Number:	<u>845-548-2762</u> Alt. Phone Number
Email Address:	<u>tomtorres32@hotmail.com</u>

I, RAFAEL TORRES, owner of 5 FIRST STREET,  
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to \_\_\_\_\_ to add a new sign or to  
(printed name of applicant)

modify/relocate an existing sign located on my property.

[Signature]  
Signature of Owner

3/25/25  
Date

Form must be notarized.

State of New York  
County of Orange

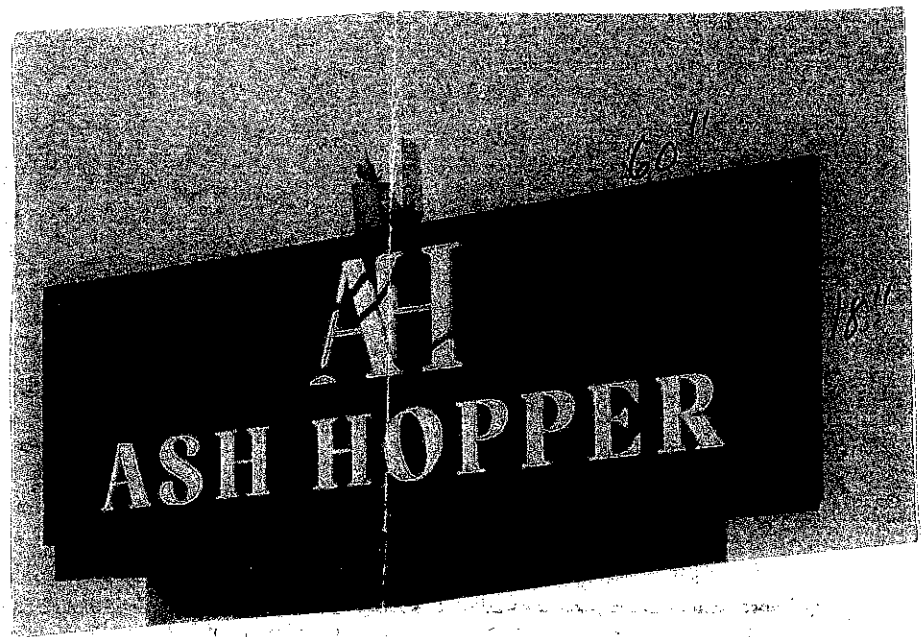
Subscribed and sworn before me this

25<sup>th</sup> day of March, 2025  
[Signature]

(signature of)  
ROBERT E. KRAHULIK  
Notary Public, State of New York  
No. 4940119  
Qualified in Orange County  
Commission Expires August 8, 2026

STAMP

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)  
Missing paperwork will cause a delay in the review process.





77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
www.villageofwarwick.org



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## VILLAGE OF WARWICK

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☒ Paid Check # 741

#### Applicant Information

Date 3/31/2025

Name: SHELLY & CHRISTOPHER DEHAAN

Mailing Address: 29 OAKLAND AVE., WARWICK N.Y. 10990

Phone Number: 845-222-6615 Alt. Phone Number 845-986-1964

Email Address: CDEHAAN@WARWICK.NY

#### Project Information

Business Name (if applicable) \_\_\_\_\_

Project Address: 29 OAKLAND AVE., WARWICK N.Y. S/B/L # 213-4-23

Property Owner: SHELLY & CHRISTOPHER DEHAAN

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  - 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.

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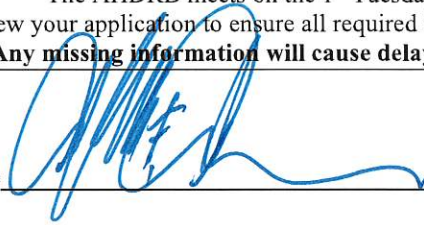
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The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.

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



Date

3/31/2025

-----  
Internal Use Only

☐ Application complete as per code

☐ Application reviewed by the AHDRB on \_\_\_\_\_  
meeting date

☐ Approved

☐ Approved with modifications

☐ Denied

☐ Certificate of No Exterior Effect issued \_\_\_\_\_  
date

☐ Applicant notified via email/letter

☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B

Shelly & Christopher DeHaan  
29 Oakland Ave  
Warwick, New York 10990

March 10<sup>th</sup>, 2025

Village of Warwick  
Architectural and Historic District Review Board (AHDRB)  
77 Main Street  
P.O. Box 369  
Warwick, New York 10990

Attn: Michael Bertolini - Chairman

Re: Certificate of No Exterior Effect Application  
Shelly & Christopher DeHaan  
29 Oakland Avenue  
Warwick, New York 10990

SBL: 213-4-23

Dear Mr. Chairman:

My wife & I are the owners and stewards of 29 Oakland Avenue located in the Village of Warwick's Historic District. The house was built in 1892 and is primarily a Colonial Revival with Italianate and Queen Anne features. We are planning to replace a number of existing windows with new Marvin Double Hung replacement windows. We are proposing to use Marvin's "Elevate" Collection as they are a very close match to the existing. In addition, we are planning on removing all of the aluminum storm windows that are not historically correct for the house. Once done with the window replacement we will be reinstalling all of the shutters on the house. The shutters on both sides (North & South) and rear (East) of the house will be restored while the front (West) shutters will be replaced with new matching Timberlane shutters. We will also be installing new shutters on the Carriage house as well.

Regarding paint colors there are no changes proposed. The new Marvin windows will be ordered in "Cashmere" which is a very close match to the house trim color Benjamin Moore HC-174 "Lancaster Whitewash". The shutter color will remain the same and is HC-145 "Van Courtland Blue"

I have enclosed supporting documentation for your review.

If you have any questions, or need additional information, please feel free to call.

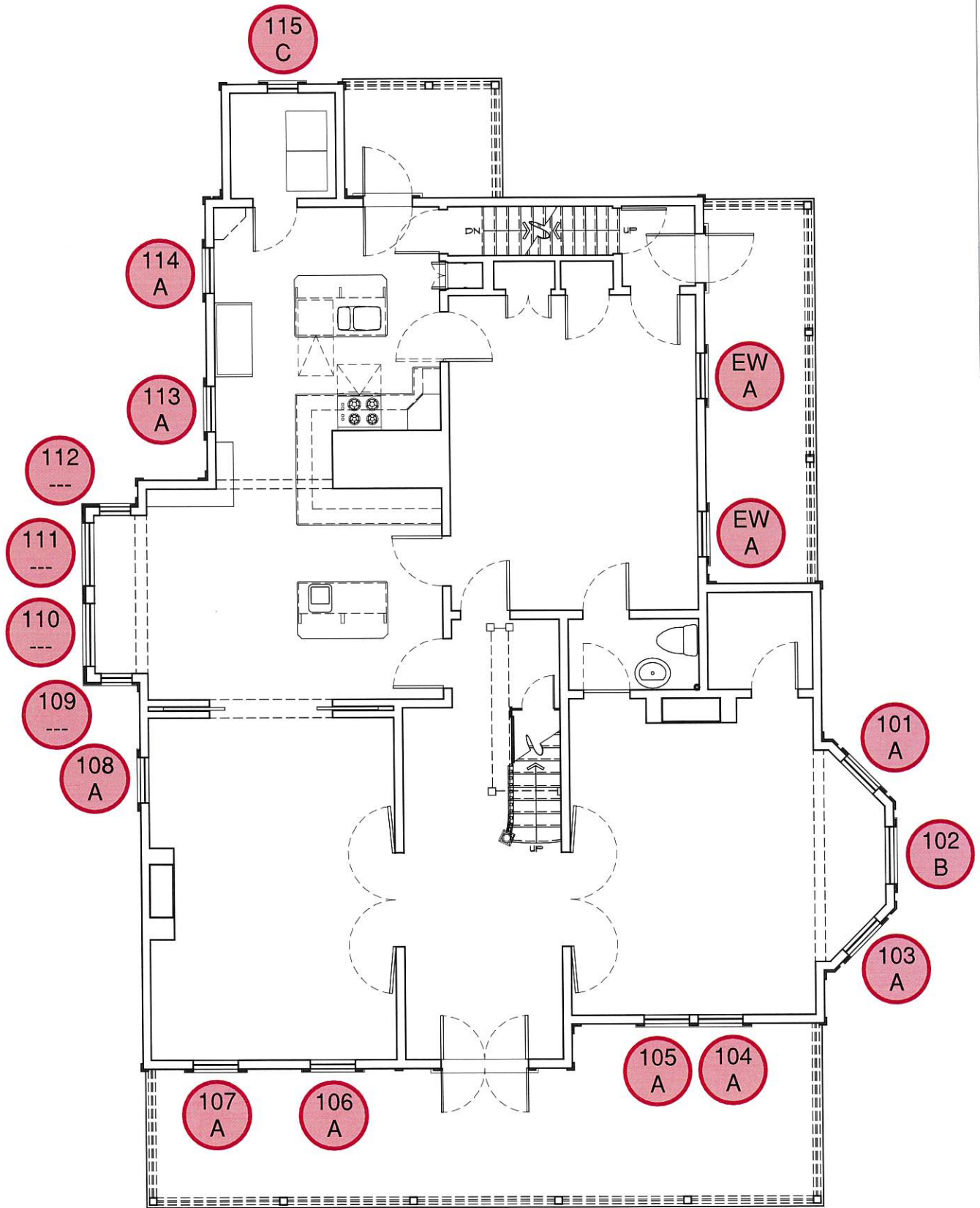
Very truly yours,

Christopher DeHaan



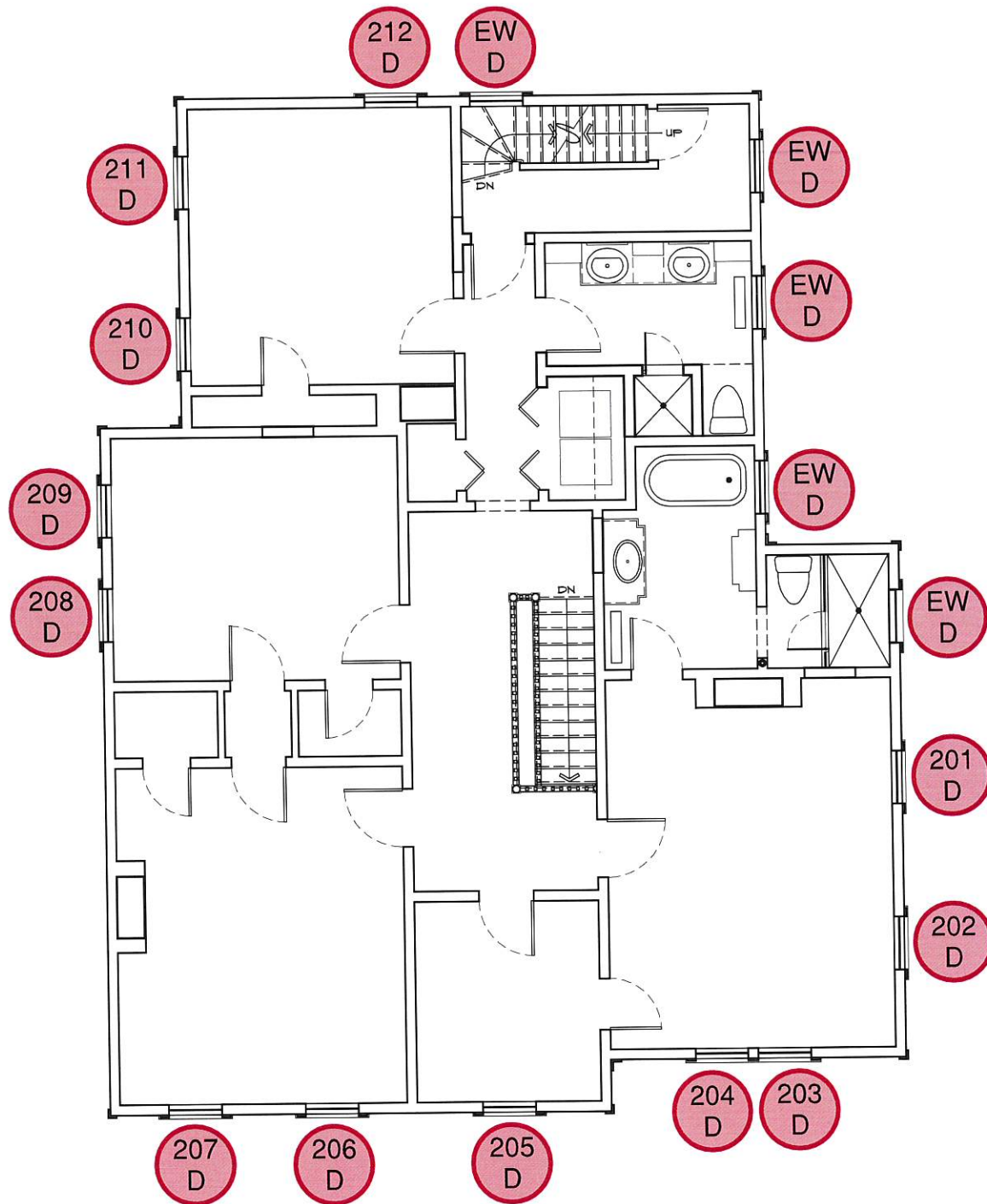
Encl.





- 000 --- Window Number (Note: EW - Denotes "Existing Window")  
 A-J --- Shutter Size Letter (Note: --- Denotes "No Shutters")

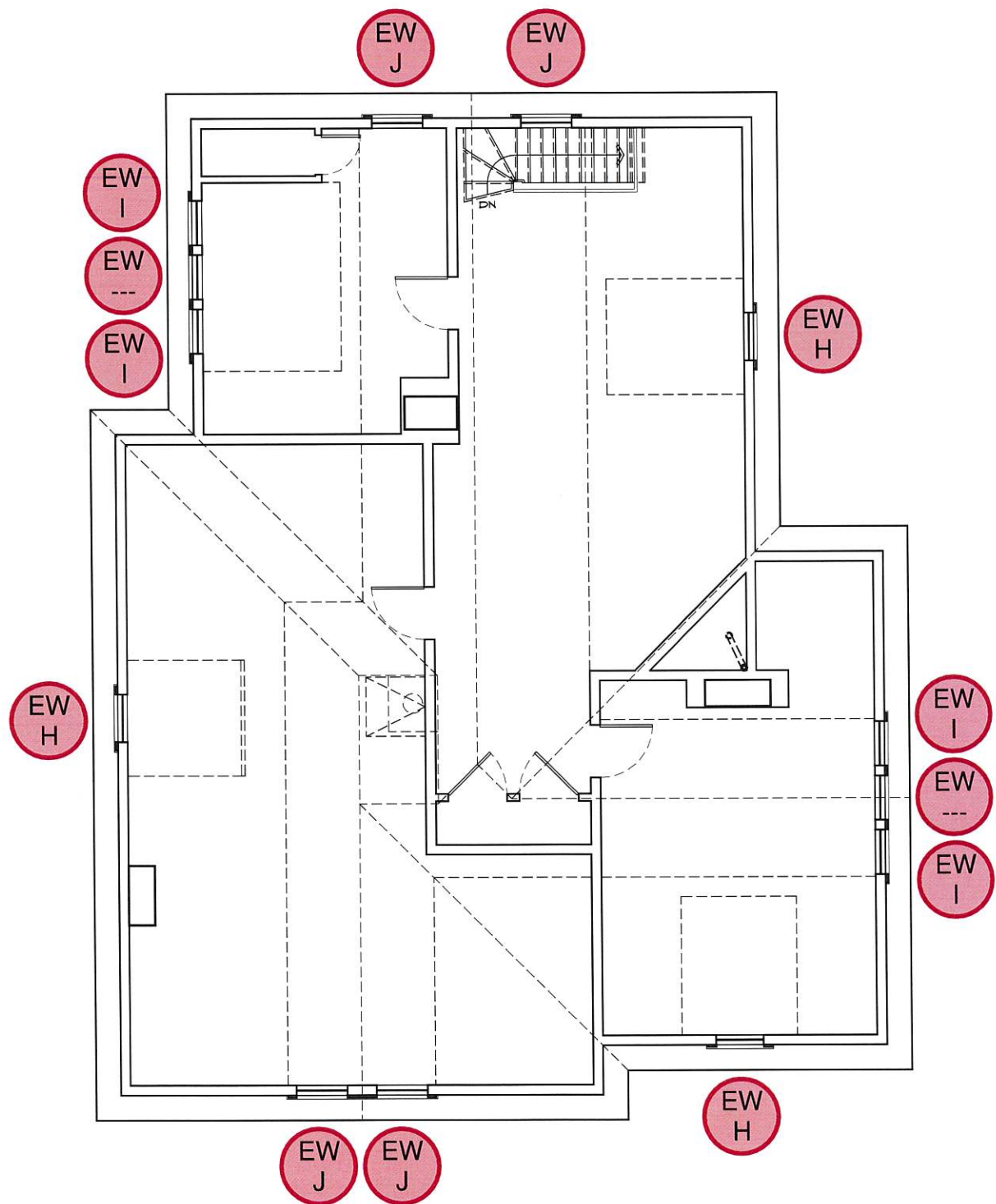
### First Floor Plan (1,804 Sq.Ft.)



- 000 ← Window Number (Note: EW - Denotes "Existing Window")  
 A-J ← Shutter Size Letter (Note: --- Denotes "No Shutters")

## Second Floor Plan (1,687 Sq.Ft.)



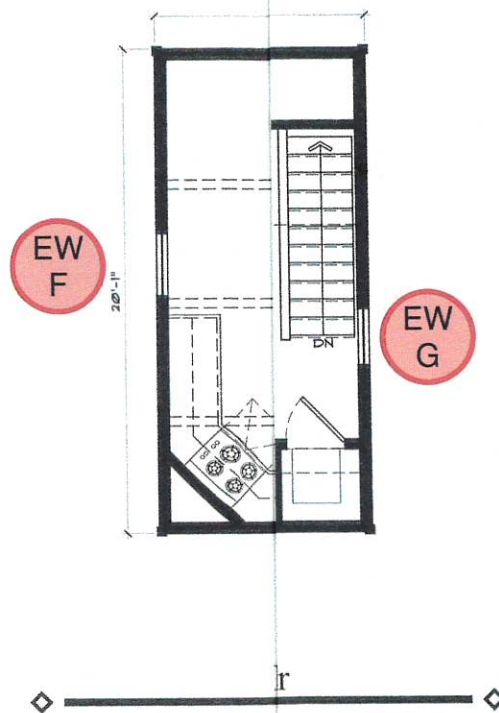


000  
A-J

← Window Number (Note: EW - Denotes "Existing Window")

← Shutter Size Letter (Note: --- Denotes "No Shutters")

### Attic Plan (1,687 Sq.Ft.)



Carriage or = 400 Sq.Ft.) (Second Floor = 400 Sq.Ft.)

# Dehaan Residence Elevate Collection- Rev.11/19/2024

Quote #: 7YAHXV5

A Proposal for Window and Door Products prepared for:

**Job Site:**

29 Oakland Ave  
Warwick, NY 10990

Email: tfolino@degrowanddehaan.com

**Shipping Address:**

AWD MARVIN DESIGN GALLERY  
5 Odell Plz Ste 141  
Yonkers, NY 10701-1406



A LAVITT GROUP COMPANY

NATACHA MONTOYA  
AWD MARVIN DESIGN GALLERY  
5 ODELL PLZ STE 141  
YONKERS, NY 10701-1406  
Phone: (914) 644-4800  
Fax: (914) 644-4843  
Email: nmontoya@authenticwindow.com

This report was generated on 11/19/2024 12:12:06 PM using the Marvin Order Management System, version 0004.12.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

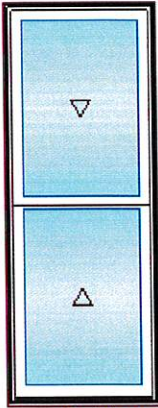
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	■101/103/106/107/108/113/114	Elevate	Double Hung Insert IO 31" X 82 1/2" Entered as FS 30 5/8" X 82 13/16"		7	
2	■102	Elevate	Double Hung Insert IO 39" X 82 1/2" Entered as FS 38 5/8" X 82 13/16"		1	
3	■104/105	Elevate	Double Hung Insert IO 30 3/4" X 82 1/2" Entered as FS 30 3/8" X 82 13/16"		2	
4	109/112	Elevate	Double Hung Insert IO 21" X 82 1/2" Entered as FS 20 5/8" X 82 13/16"		2	
5	110/111	Elevate	Double Hung Insert IO 43" X 82 1/2" Entered as FS 42 5/8" X 82 13/16"		2	
6	■115 Glue Chip	Elevate	Double Hung Insert IO 20 3/4" X 58 7/8" Entered as FS 20 3/8" X 59 3/16"		1	
7	■201/202/205/206/207/208-212	Elevate	Double Hung Insert IO 31" X 66 3/4" Entered as FS 30 5/8" X 67 1/16"		10	
8	■203/204	Elevate	Double Hung Insert IO 30 3/4" X 66 3/4" Entered as FS 30 3/8" X 67 1/16"		2	
9	Delivery	AWD	Curbside Delivery		1	

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: ■101/103/106/107/108/113/114	Net Price:	
Qty: 7		Ext. Net Price:	USD

MARVIN 



As Viewed From The Exterior

Entered As: FS  
FS 30 5/8" X 82 13/16"  
IO 31" X 82 1/2"  
Egress Information  
Width: 26 31/32" Height: 35 59/64"  
Net Clear Opening: 6.73 SqFt  
Performance Information  
**U-Factor: 0.29**  
Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00708-00001

Cashmere Exterior  
Bare Pine Interior  
Elevate Double Hung Insert  
Frame Size 30 5/8" X 82 13/16"  
Inside Opening 31" X 82 1/2"  
8 Degree Frame Bevel  
Top Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
1 Oil Rubbed Bronze Sash Lock  
Exterior Aluminum Screen  
Cashmere Surround  
Bright View Mesh  
3 1/4" Jambs  
Thru Jamb Installation  
Existing Sill Angle 7  
1" Frame Expander  
\*\*\*Frame Expander Ship Loose  
\*\*\*Note: Frame Size shown is measured from the exterior of the unit.  
\*\*\*Note: Unit Availability and Price is Subject to Change

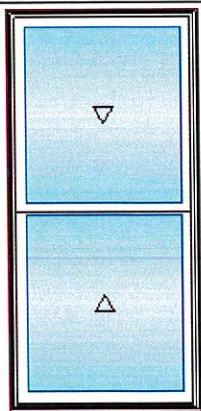
Initials required  
  
Seller: \_\_\_\_\_  
  
Buyer: \_\_\_\_\_

Line #2	Mark Unit: ■102	Net Price:	
Qty: 1		Ext. Net Price:	USD

MARVIN 

Cashmere Exterior  
Bare Pine Interior  
Elevate Double Hung Insert  
Frame Size 38 5/8" X 82 13/16"  
Inside Opening 39" X 82 1/2"  
8 Degree Frame Bevel  
Top Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar





As Viewed From The Exterior

Entered As: FS

FS 38 5/8" X 82 13/16"

IO 39" X 82 1/2"

**Egress Information**

Width: 34 31/32" Height: 35 59/64"

Net Clear Opening: 8.72 SqFt

**Performance Information**

**U-Factor: 0.29**

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.53

Condensation Resistance: 56

CPD Number: MAR-N-424-00708-00001

Bottom Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
1 Oil Rubbed Bronze Sash Lock  
Exterior Aluminum Screen  
Cashmere Surround  
Bright View Mesh  
3 1/4" Jamb  
Thru Jamb Installation  
Existing Sill Angle 7  
1" Frame Expander  
\*\*\*Frame Expander Ship Loose  
\*\*\*Note: Frame Size shown is measured from the exterior of the unit.  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Initials required

Seller: \_\_\_\_\_

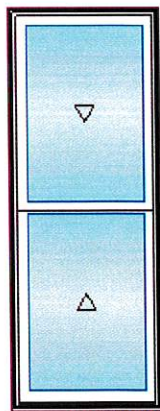
Buyer: \_\_\_\_\_

Line #3  
Qty: 2

Mark Unit: ■104/105

Net Price:  
Ext. Net Price: USD

**MARVIN** 



As Viewed From The Exterior

Entered As: FS

FS 30 3/8" X 82 13/16"

IO 30 3/4" X 82 1/2"

**Egress Information**

Width: 26 23/32" Height: 35 59/64"

Net Clear Opening: 6.66 SqFt

**Performance Information**

**U-Factor: 0.29**

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.53

Condensation Resistance: 56

CPD Number: MAR-N-424-00708-00001

Cashmere Exterior  
Bare Pine Interior  
Elevate Double Hung Insert  
Frame Size 30 3/8" X 82 13/16"  
Inside Opening 30 3/4" X 82 1/2"  
8 Degree Frame Bevel  
Top Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
1 Oil Rubbed Bronze Sash Lock  
Exterior Aluminum Screen  
Cashmere Surround  
Bright View Mesh  
3 1/4" Jamb  
Thru Jamb Installation  
Existing Sill Angle 7  
1" Frame Expander  
\*\*\*Frame Expander Ship Loose  
\*\*\*Note: Frame Size shown is measured from the exterior of the unit.  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

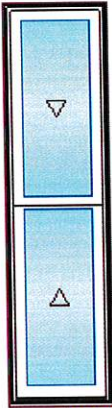
Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #4 Qty: 2	Mark Unit: 109/112	Net Price: Ext. Net Price:	USD	
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**MARVIN** 



As Viewed From The Exterior

Entered As: FS  
FS 20 5/8" X 82 13/16"  
IO 21" X 82 1/2"  
**Egress Information**  
Width: 16 31/32" Height: 35 59/64"  
Net Clear Opening: 4.23 SqFt  
**Performance Information**  
**U-Factor: 0.29**  
Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00708-00001

Cashmere Exterior  
Bare Pine Interior  
Elevate Double Hung Insert  
Frame Size 20 5/8" X 82 13/16"  
Inside Opening 21" X 82 1/2"  
8 Degree Frame Bevel  
Top Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
1 Oil Rubbed Bronze Sash Lock  
Exterior Aluminum Screen  
Cashmere Surround  
Bright View Mesh  
3 1/4" Jambs  
Thru Jamb Installation  
Existing Sill Angle 7  
1" Frame Expander  
\*\*\*Frame Expander Ship Loose  
\*\*\*Note: Frame Size shown is measured from the exterior of the unit.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Initials required

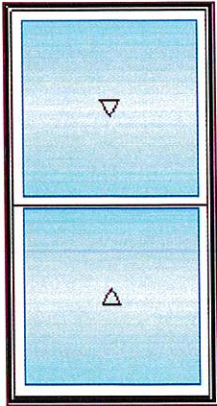
Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #5 Qty: 2	Mark Unit: 110/111	Net Price: Ext. Net Price:	USD	
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**MARVIN** 

Cashmere Exterior  
Bare Pine Interior  
Elevate Double Hung Insert  
Frame Size 42 5/8" X 82 13/16"  
Inside Opening 43" X 82 1/2"  
8 Degree Frame Bevel  
Top Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar



As Viewed From The Exterior

Entered As: FS

FS 42 5/8" X 82 13/16"

IO 43" X 82 1/2"

**Egress Information**

Width: 38 31/32" Height: 35 59/64"

Net Clear Opening: 9.72 SqFt

**Performance Information**

**U-Factor: 0.29**

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.53

Condensation Resistance: 56

CPD Number: MAR-N-424-00708-00001

Bottom Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
2 Oil Rubbed Bronze Sash Lock  
Exterior Aluminum Screen  
Cashmere Surround  
Bright View Mesh  
3 1/4" Jambs  
Thru Jamb Installation  
Existing Sill Angle 7  
1" Frame Expander  
\*\*\*Frame Expander Ship Loose

\*\*\*Note: Frame Size shown is measured from the exterior of the unit.

\*\*\*Note: Unit Availability and Price is Subject to Change

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #6

Mark Unit: ■115 Glue Chip

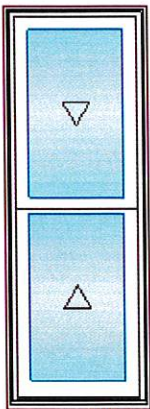
Qty: 1

Net Price:

Ext. Net Price:

USD

**MARVIN** 



As Viewed From The Exterior

Entered As: FS

FS 20 3/8" X 59 3/16"

IO 20 3/4" X 58 7/8"

**Egress Information**

Width: 16 23/32" Height: 24 7/64"

Net Clear Opening: 2.80 SqFt

**Performance Information**

**U-Factor: 0.29**

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.52

Condensation Resistance: 54

CPD Number: MAR-N-424-00728-00002

Cashmere Exterior  
Bare Pine Interior  
Elevate Double Hung Insert  
Frame Size 20 3/8" X 59 3/16"  
Inside Opening 20 3/4" X 58 7/8"  
8 Degree Frame Bevel  
Glass Add For All Sash  
Top Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 Glue Chip w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 Glue Chip w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
1 Oil Rubbed Bronze Sash Lock  
Exterior Aluminum Screen  
Cashmere Surround  
Bright View Mesh  
3 1/4" Jambs  
Thru Jamb Installation  
Existing Sill Angle 7  
1" Frame Expander  
\*\*\*Frame Expander Ship Loose

\*\*\*Note: Frame Size shown is measured from the exterior of the unit.

\*\*\*Note: Unit Availability and Price is Subject to Change



Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

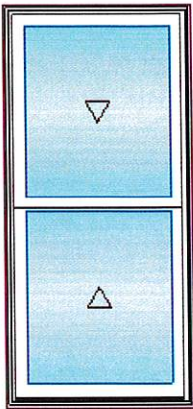
Line #7  
Qty: 10

Mark Unit: ■201/202/205/206/207/208-212

Net Price:  
Ext. Net Price:

USD

**MARVIN** 



As Viewed From The Exterior

Entered As: FS

FS 30 5/8" X 67 1/16"

IO 31" X 66 3/4"

**Egress Information**

Width: 26 31/32" Height: 28 3/64"

Net Clear Opening: 5.25 SqFt

**Performance Information**

**U-Factor: 0.29**

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.53

Condensation Resistance: 56

CPD Number: MAR-N-424-00708-00001

Cashmere Exterior  
Bare Pine Interior  
Elevate Double Hung Insert  
Frame Size 30 5/8" X 67 1/16"  
Inside Opening 31" X 66 3/4"  
8 Degree Frame Bevel  
Top Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
1 Oil Rubbed Bronze Sash Lock  
Exterior Aluminum Screen  
Cashmere Surround  
Bright View Mesh  
3 1/4" Jamb  
Thru Jamb Installation  
Existing Sill Angle 7  
1" Frame Expander  
\*\*\*Frame Expander Ship Loose  
\*\*\*Note: Frame Size shown is measured from the exterior of the unit.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #8  
Qty: 2

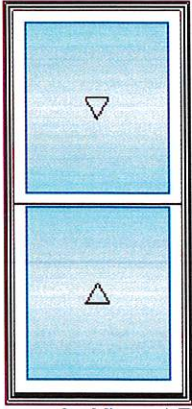
Mark Unit: ■203/204

Net Price:  
Ext. Net Price:

USD

**MARVIN** 

Cashmere Exterior  
Bare Pine Interior  
Elevate Double Hung Insert  
Frame Size 30 3/8" X 67 1/16"  
Inside Opening 30 3/4" X 66 3/4"  
8 Degree Frame Bevel  
Top Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon



As Viewed From The Exterior

**Entered As: FS**

FS 30 3/8" X 67 1/16"

IO 30 3/4" X 66 3/4"

**Egress Information**

Width: 26 23/32" Height: 28 3/64"

Net Clear Opening: 5.20 SqFt

**Performance Information**

**U-Factor: 0.29**

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.53

Condensation Resistance: 56

CPD Number: MAR-N-424-00708-00001

Stainless Perimeter Bar  
Bottom Sash  
Cashmere Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
1 Oil Rubbed Bronze Sash Lock  
Exterior Aluminum Screen  
Cashmere Surround  
Bright View Mesh  
3 1/4" Jambs  
Thru Jamb Installation  
Existing Sill Angle 7  
1" Frame Expander  
\*\*\*Frame Expander Ship Loose  
\*\*\*Note: Frame Size shown is measured from the exterior of the unit.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #9	Mark Unit: Delivery	Net Price:		
Qty: 1		Ext. Net Price:	USD	

Curbside- Deliver all products to job site.

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_



**PURCHASE APPROVAL/SIGN OFF**

**Project Subtotal Net Price: USD**  
**Delivery: USD**  
**8.125% Sales Tax: USD**  
**Project Total Net Price: USD**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

**BUYER:**

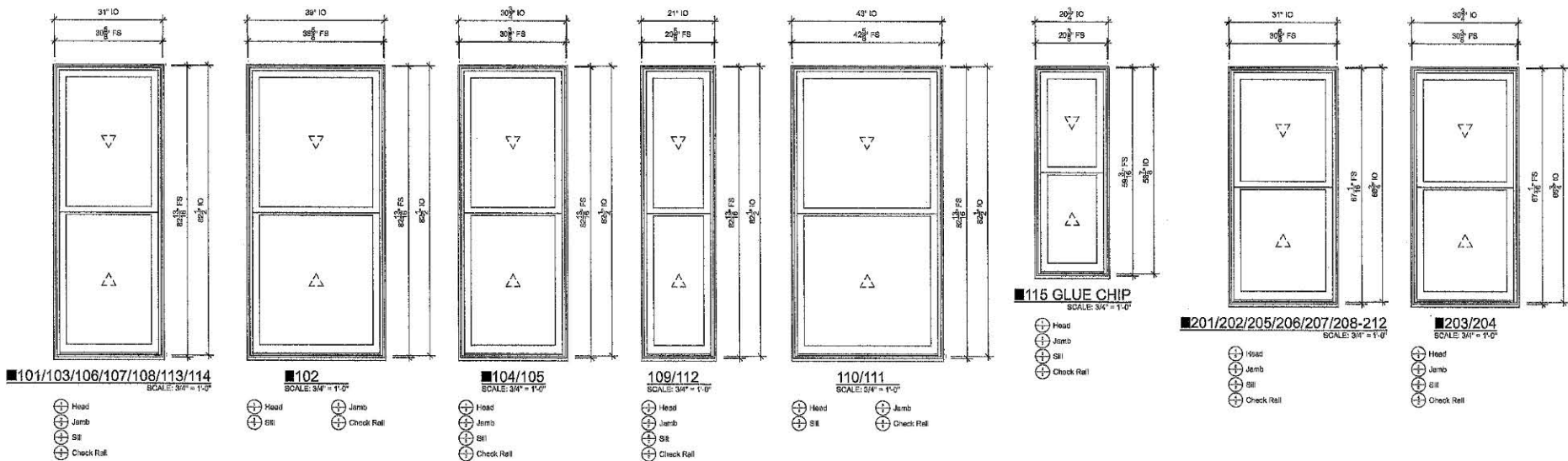
Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

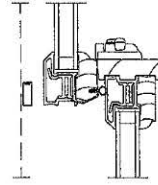
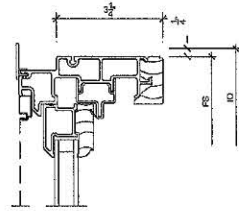


Line #	Qty	Mark Unit	Product Line	Unit Description	Rough Opening	Frame Size	Exterior Finish	Interior Finish	Cell Number	Divider Type	Hardware Color	Screen Surround Color	Screen Mesh Type
1	7	111/103/106/107/108/113/114	Elevate	Double Hung Inset	31\" X 52 1/2\"	30 9/8\" X 52 13/16\"	Cashmere	Bare	None	None	Oil Rubbed Bronze	Cashmere	Bright View Mesh
2	1	102	Elevate	Double Hung Inset	30\" X 52 1/2\"	29 5/8\" X 52 13/16\"	Cashmere	Bare	None	None	Oil Rubbed Bronze	Cashmere	Bright View Mesh
3	2	104/105	Elevate	Double Hung Inset	30 3/4\" X 52 1/2\"	30 3/8\" X 52 13/16\"	Cashmere	Bare	None	None	Oil Rubbed Bronze	Cashmere	Bright View Mesh
4	2	109/112	Elevate	Double Hung Inset	21\" X 52 1/2\"	20 6/8\" X 52 13/16\"	Cashmere	Bare	None	None	Oil Rubbed Bronze	Cashmere	Bright View Mesh
5	2	110/111	Elevate	Double Hung Inset	41\" X 52 1/2\"	40 5/8\" X 52 13/16\"	Cashmere	Bare	None	None	Oil Rubbed Bronze	Cashmere	Bright View Mesh
6	1	115 Glue Chip	Elevate	Double Hung Inset	20 3/4\" X 52 1/2\"	20 3/8\" X 52 13/16\"	Cashmere	Bare	None	None	Oil Rubbed Bronze	Cashmere	Bright View Mesh
7	10	201/202/205/206/207/208-212	Elevate	Double Hung Inset	31\" X 66 3/4\"	30 6/8\" X 67 1/8\"	Cashmere	Bare	None	None	Oil Rubbed Bronze	Cashmere	Bright View Mesh
8	2	203/204	Elevate	Double Hung Inset	33 5/8\" X 66 3/4\"	33 3/8\" X 67 1/8\"	Cashmere	Bare	None	None	Oil Rubbed Bronze	Cashmere	Bright View Mesh



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
Before ordering Marvin Windows and Door products, please refer to the Marvin Windows and Door product literature for the most current information. The approved signature of the purchaser must be obtained from the Architectural Division of Marvin Windows & Doors, P.O. Box 100, Walnut, Minnesota 55079. This is to ensure that the products are manufactured to the approved shop drawings. Marvin Windows and Door assumes no responsibility for guaranteeing product coordination with the drawings.

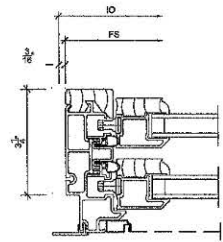
PROJ: JOB: Dorian Residence / Elevate Collection  
DIST/DEALER: AWD MARVIN DESIGN GALLERY  
DRAWN: NATACHA MONTOYA  
QUOTE# 7YVJXVS  
PK VERSION: 0004.12.DD  
CREATED: 11/19/2024  
REVISION:



4  
2 Check Rail SCALE: 8" = 1'-0"

7 NOT USED  
2 SCALE: 8" = 1'-0"

10 NOT USED  
2 SCALE: 6" = 1'-0"



2 Jamb

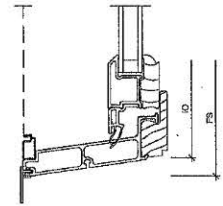
5  
2

NOT USED

SCALE: 6" = 1'-0"

8 NOT USED  
2 SCALE: 6" = 1'-0"

11 NOT USED  
2 SCALE: 6" = 1'-0"



3 Sill  
2

SCALE: 0" = 1'-0"

6  
2 NOT USED SCALE: 0' = 1'-0"

3 NOT USED  
2 SCALE: 8" = 1'-0"

12 NOT USED  
2 SCALE: 6" = 1'-0"

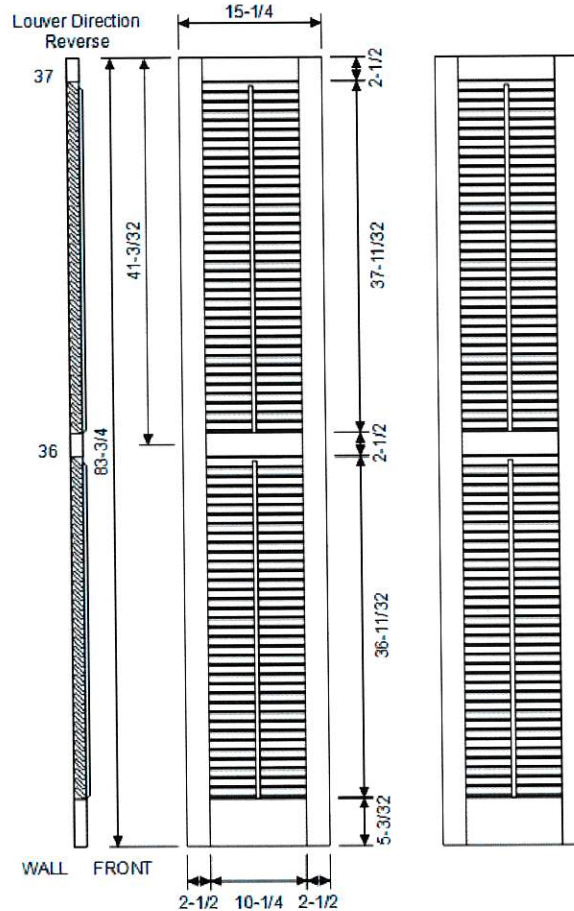
**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Winnetka, Minnesota 55783. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the design.

PROJ/JOB: Dehnen Residence / Ellipse Collection	PK VERSION: 0004.12.00	CREATED: 11/19/2024	REVISION:
DIST/DEALER: AWD MARVIN DESIGN GALLERY			
DRAWN: NATASHA MONTVOYA			
QUOTE# 7YAHXVE			

SHEET  
2  
OF 2

## DRAWING #1

A



### Shutter Reference Tag Window A

Style:	Fixed Louver	Thickness:	1-5/16"
Profile:	LB1	Width:	30-1/2"
Material:	Endurian	Height:	83-3/4"
Color:	Custom Color	Quantity:	(3) Pair

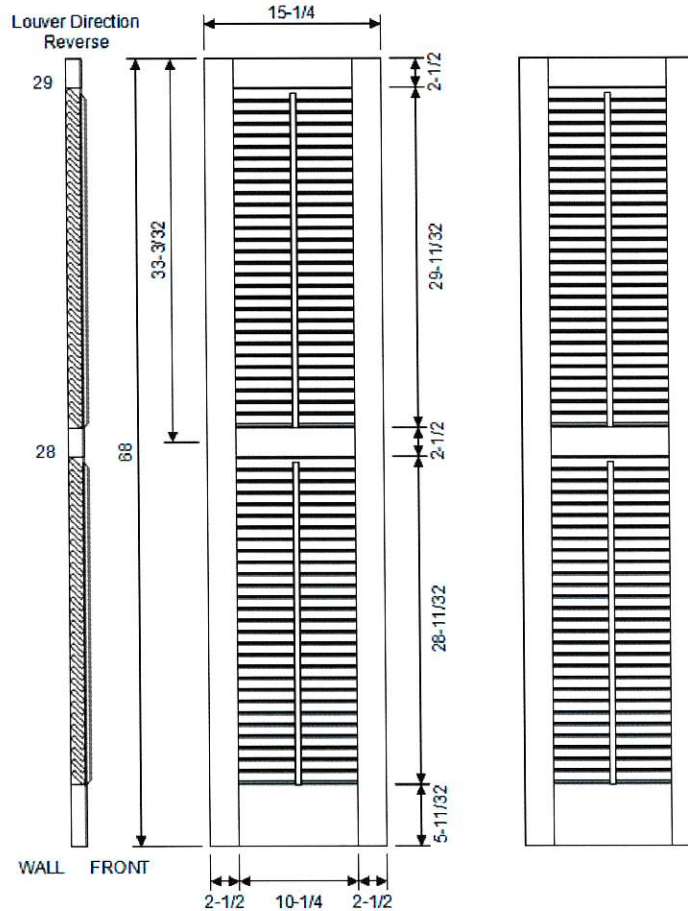
### Cross Section (Not an exact representation)



Option Code	Option Description	Option Details
CCAP	Copper Cap	
CUSPAINT	Custom Paint Service Charge	
REVLOUV	Reverse Louver	
Finished	Order has finishing	
Primed	Order is primed	
1251	Tilt Rod 1/2in (Large)	Field 1,Field 2

## DRAWING #2

D

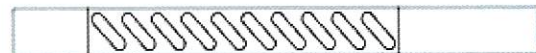


### Shutter Reference Tag Window D

Style:	Fixed Louver	Thickness:	1-5/16"
Profile:	LB1	Width:	30-1/2"
Material:	Endurian	Height:	68"
Color:	Custom Color	Quantity:	(4) Pair

### Cross Section

(Not an exact representation)

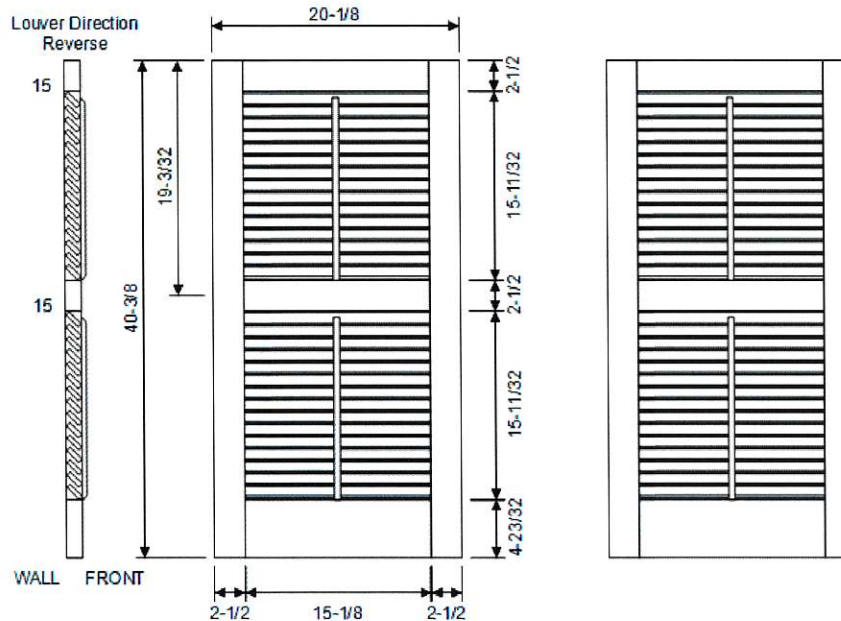


Option Code	Option Description	Option Details
CCAP	Copper Cap	
CUSPAINT	Custom Paint Service Charge	
REVLOUV	Reverse Louver	
Finished	Order has finishing	
Primed	Order is primed	
1251	Tilt Rod 1/2in (Large)	Field 1,Field 2



## DRAWING #3

E



### Shutter Reference Tag Window E

Style:	Fixed Louver	Thickness:	1-5/16"
Profile:	LB1	Width:	40-1/4"
Material:	Endurian	Height:	40-3/8"
Color:	Custom Color	Quantity:	(1) Pair

### Cross Section (Not an exact representation)



Option Code	Option Description	Option Details
CCAP	Copper Cap	
CUSPAINT	Custom Paint Service Charge	
REVLOUV	Reverse Louver	
Finished	Order has finishing	
Primed	Order is primed	
1251	Tilt Rod 1/2in (Large)	Field 1,Field 2

# TIMBERLANE

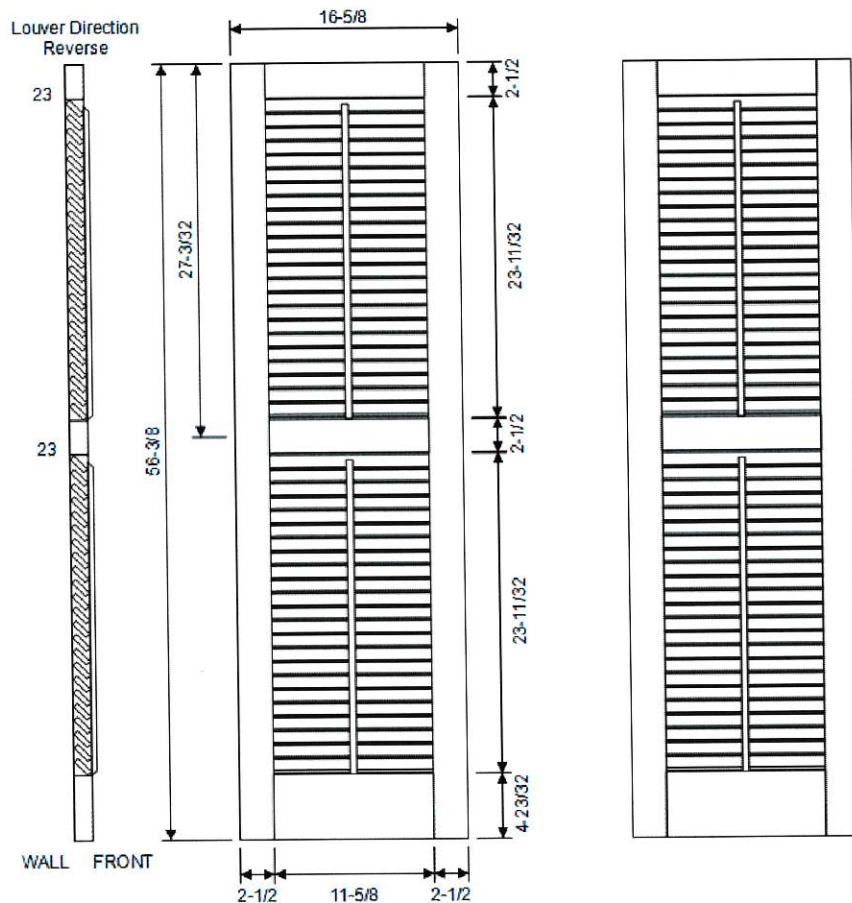
Because every "Welcome Home" moment should be extraordinary

31

Quote #: KBQ-23719 - Valid for 14 days  
Date Prepared: Friday, November 22, 2024  
Account Executive: Jonathan Brodzik  
Customer #: 331501  
Customer Name: Tyler Folino  
Ship To Address: 29 Oakland Ave, Warwick, NY 10990

## DRAWING #4

F



### Shutter Reference Tag Window F

Style:	Fixed Louver	Thickness:	1-5/16"
Profile:	LB1	Width:	33-1/4"
Material:	Endurian	Height:	56-3/8"
Color:	Custom Color	Quantity:	(2) Pair

### Cross Section (Not an exact representation)

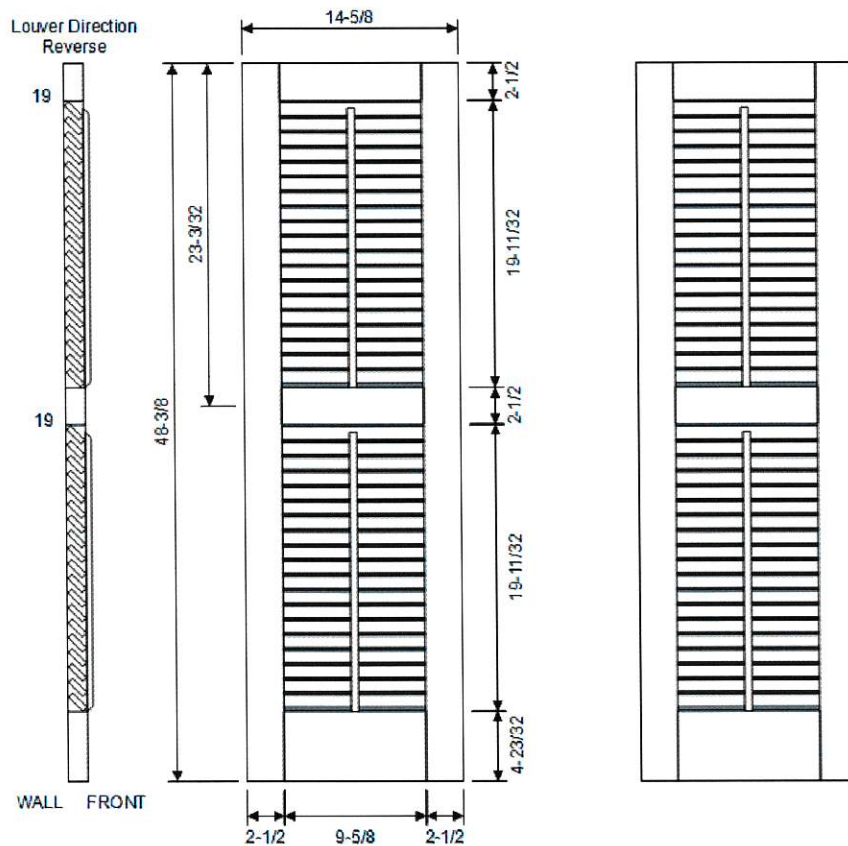


Option Code	Option Description	Option Details
CCAP	Copper Cap	
CUSPAINT	Custom Paint Service Charge	
REVLOUV	Reverse Louver	
Finished	Order has finishing	
Primed	Order is primed	
1251	Tilt Rod 1/2in (Large)	Field 1,Field 2

Quote #: KBQ-23719 - Valid for 14 days  
 Date Prepared: Friday, November 22, 2024  
 Account Executive: Jonathan Brodzik  
 Customer #: 331501  
 Customer Name: Tyler Folino  
 Ship To Address: 29 Oakland Ave, Warwick, NY 10990

## DRAWING #5

G



### Shutter Reference Tag Window G

Style:	Fixed Louver	Thickness:	1-5/16"
Profile:	LB1	Width:	29-1/4"
Material:	Endurian	Height:	48-3/8"
Color:	Custom Color	Quantity:	(2) Pair

### Cross Section (Not an exact representation)

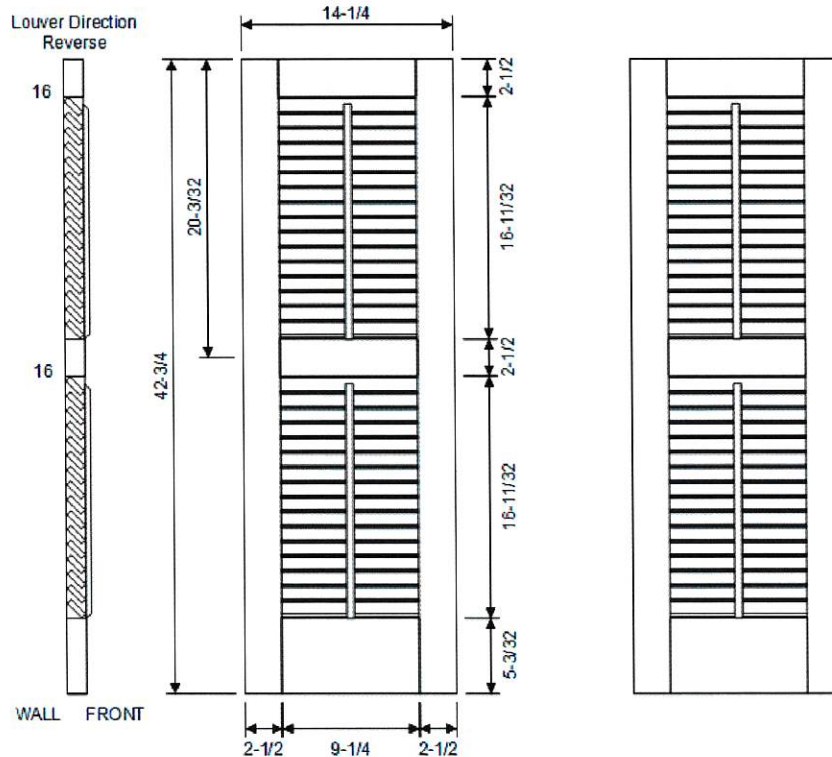


Option Code	Option Description	Option Details
CCAP	Copper Cap	
CUSPAINT	Custom Paint Service Charge	
REVLOUV	Reverse Louver	
Finished	Order has finishing	
Primed	Order is primed	
1251	Tilt Rod 1/2in (Large)	Field 1,Field 2



## DRAWING #6

H



### Shutter Reference Tag Window H

Style:	Fixed Louver	Thickness:	1-5/16"
Profile:	LB1	Width:	28-1/2"
Material:	Endurian	Height:	42-3/4"
Color:	Custom Color	Quantity:	(1) Pair

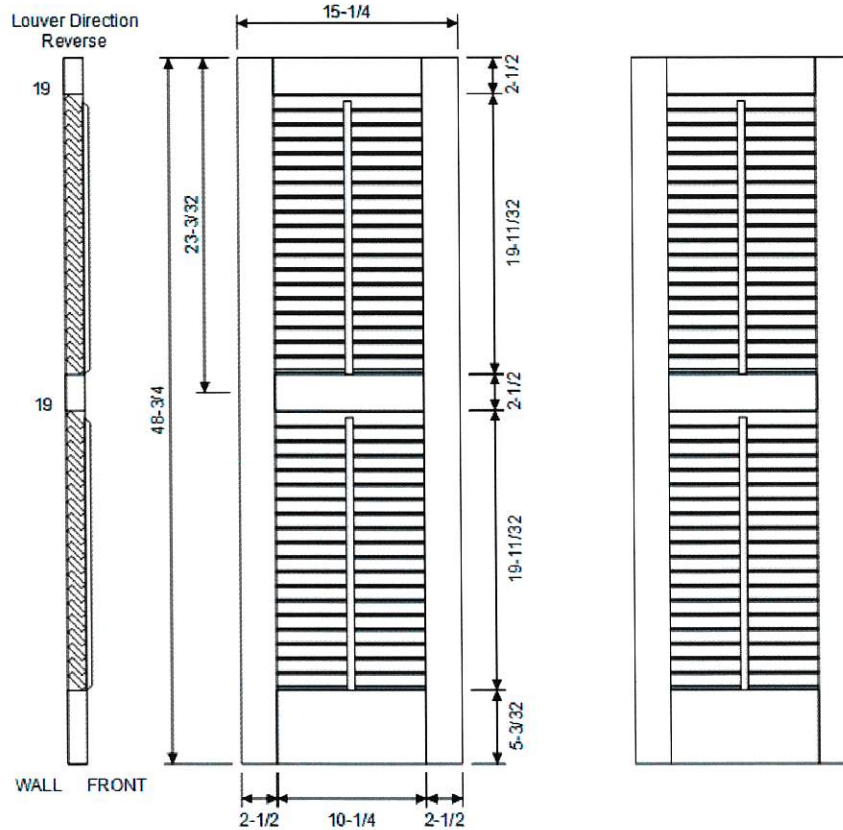
### Cross Section

(Not an exact representation)



Option Code	Option Description	Option Details
CCAP	Copper Cap	
CUSPAINT	Custom Paint Service Charge	
REVLouv	Reverse Louver	
Finished	Order has finishing	
Primed	Order is primed	
1251	Tilt Rod 1/2in (Large)	Field 1,Field 2

## DRAWING #7

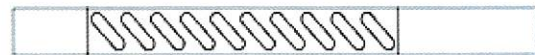


### Shutter Reference Tag Window J

Style:	Fixed Louver	Thickness:	1-5/16"
Profile:	LB1	Width:	30-1/2"
Material:	Endurian	Height:	48-3/4"
Color:	Custom Color	Quantity:	(1) Pair

### Cross Section

(Not an exact representation)



Option Code	Option Description	Option Details
CCAP	Copper Cap	
CUSPAINT	Custom Paint Service Charge	
REVLOUV	Reverse Louver	
Finished	Order has finishing	
Primed	Order is primed	
1251	Tilt Rod 1/2in (Large)	Field 1,Field 2





















































VILLAGE OF WARWICK  
INCORPORATED 1867

Date Submitted: 4/11/25

SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: Rio d Co

Address: 20 Main St

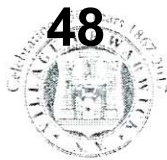
Sign Design is Approved:

1. Zoning District: CB - CENTRAL BUSINESS
2. Sign Type: WALL SIGN AND WINDOW SIGNS/DECALS
3. Size: OK WALL SIGN 145-81 D.5.a  
OK WINDOW SIGNS/DECALS 145-81 D.5.a + 145-81 I.5
4. Design: OK WALL SIGN 145-81 J.3  
OK WINDOW SIGNS/DECALS 145-81 J.3
5. Lettering Percentage: OK WALL SIGN 145-81 J.3.b  
OK WINDOW SIGNS/DECALS 145-81 J.3.b
6. Location of Sign: OK WALL SIGN 145-81 J.2.e  
OK WINDOW SIGNS/DECALS 145-81 J.2.f
7. Illumination: ~~NO~~ ILLUMINATION EXISTS, RECESSED/SHIELDED OK

COMMENTS: NO DOOR SIGN WAS SUBMITTED

Boris Rudzinski, Building Inspector: 

77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
www.villageofwarwick.org



(845) 986-2031  
FAX (845) 986-6884  
mayor@villageofwarwick.org  
clerk@villageofwarwick.org

## VILLAGE OF WARWICK

INCORPORATED 1867

### Property Owner Acknowledgement Form (for use with sign applications)

#### Project Information

Applicant Name: Sylvia Pilawa  
Name of Business: Rio and Co.  
Address of Proposed Sign: 20 Main St.

#### Property Owners Information

Name: X JEZARD SCHLICHTING - WARWICK READY PARTNERS, LLC  
Mailing Address: 24 MAIN ST. WARWICK, NY 10990  
Phone Number: 845-988-5080 Alt. Phone Number 203-223-7772  
Email Address: JEZARD@FRAZZLEREZZIES.COM

I, JEZARD SCHLICHTING, owner of 20 Main St.,  
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to Sylvia Pilawa to add a new sign or to  
(printed name of applicant)

modify/relocate an existing sign located on my property.

[Signature]  
Signature of Owner

4/11/2025  
Date

Form must be notarized.

State of NY  
County of Orange

KRISTIN A. BIALOSKY  
A Notary Public of New Jersey  
ID# 50208896  
My Commission Expires April 10, 2028

STAMP

Subscribed and sworn before me this

11 day of April, 20 25  
[Signature]  
(signature of notary)

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)  
Missing paperwork will cause a delay in the review process.





## VILLAGE OF WARWICK

INCORPORATED 1867

### New Permanent Sign Application

Application Fee \$50.00

☒ Paid Check # 100

Project Information	Date: <u>4/10/25</u>
Applicant Name: <u>Sylvia Pilawna</u>	
Name of Business: <u>Rio and Co.</u>	
Project Location: <u>20 Main Street Warwick</u> S/B/L # _____	
Mailing Address: <u>18 House Rd Warwick 10990</u>	
Phone Number: <u>929-239-7526</u> Alt. Phone Number: _____	
Email Address: <u>Riotheboutique@gmail.com</u>	
I, the applicant, am the property owner of the project location	
<input type="checkbox"/> Yes, _____ Date: _____	
<input checked="" type="checkbox"/> No <i>*If the applicant is not the property owner, then the applicant must present a notarized Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.</i>	

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 Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.

The Zoning Code is accessible on the Village's website [www.villageofwarwick.org](http://www.villageofwarwick.org)

- For signs to be located on buildings, linear frontage of the building is required \_\_\_\_\_ feet/inches
- Zoning district: \_\_\_\_\_  
\*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>
- Sign Design: a scaled drawing of the sign showing the following:  
**\*For sign guidelines, please visit the Zoning Code listed above.**
  - Type of sign, shape, size, and materials.
  - Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
  - The visual message, text, copy or content of the sign.
  - The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.
  - Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.

4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:
  - a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
  - b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.
5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.
6. Attach or email a typed description describing the project in detail to [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)

Permanent new signs require the approval of the Planning Board. The Planning Board, within ten (10) days of its receipt of an application for a sign permit at a regularly scheduled Planning Board meeting, shall refer the application to the Architectural and Historic District Review Board (AHDRB) for comment. The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application and shall approve, approve with modifications, or deny the application and notify the Code Enforcement Officer of its decision on this matter. If the sign application is approved, the Code Enforcement Officer shall issue a sign permit within fifteen (15) days of the Planning Board's decision. §145-81.B.2

A permit issued for an approved sign shall be valid for installation and/or erection of the sign for six (6) months from the date of the permit but may be renewed within thirty (30) days prior to the expiration, for good cause shown, for an additional six (6) months, upon payment of one-half (½) of the original fee. §145-81.B.4

Any person desiring to procure a permit for a new sign shall file with the Planning Board a written application on a form prescribed by the Village, including payment of the applicable fee as outlined in Chapter 63 "Fees" of the Village of Warwick Code. §145-81.C

(For projects located within the Historic District) 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. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

The Planning Board meets the 2<sup>nd</sup> Tuesday of the month. The AHDRB meets on the 1<sup>st</sup> 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.**

Sign permits are valid for (6) months from the issue date.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_



## Internal Use Only

☐ Application complete as per code ☐ Property Owner Acknowledgement Form, if applicable

☐ Planning Board referred to the AHDRB via a motion on \_\_\_\_\_  
meeting date

☐ Application reviewed by the AHDRB for appropriateness on \_\_\_\_\_  
meeting date

## Recommendation of AHDRB

- ☐ Meets aesthetics criteria  
☐ Concerns (attached discussion from AHDRB)

The project is zoned within the Historic District:

☐ Yes *\*If yes and approved, the AHDRB will issue a Certificate of No Effect or of Appropriateness to be given back to the Planning Board where the application for a sign permit is to be approved, modified, or denied via motion during a regular scheduled meeting.*

☐ No *\*If no, the application will receive a review and recommendation by the AHDRB which is handed back to the Planning Board for a final decision during a regular scheduled meeting. A Certificate of No Effect or of Appropriateness is not needed.*

☐ Recommendation/Certificate presented to the Planning Board on \_\_\_\_\_  
meeting date

☐ Approved by Planning Board

☐ Approved with modifications \_\_\_\_\_

☐ Denied, reason \_\_\_\_\_

☐ Sign Permit issued by the Code Enforcement Officer, \_\_\_\_\_ on \_\_\_\_\_  
name of licensing authority date

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[clerk@villageofwarwick.org](mailto:clerk@villageofwarwick.org)

## VILLAGE OF WARWICK

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☒ Paid Check # 100

#### Applicant Information

Date 4/10/2025

Name: Sylvia Pilawski

Mailing Address: 18 House Rd Warwick NY 10990

Phone Number: 929-239-7526 Alt. Phone Number \_\_\_\_\_

Email Address: Riotheboutique@gmail.com \*

#### Project Information

Business Name (if applicable) Rio and Co.

Project Address: 20 Main St. Warwick NY S/B/L # \_\_\_\_\_

Property Owner: JEFFREY SCHLICHTING - WARWICK RENTAL PARTNERS

\* 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.

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.villageofwarwick.org](http://www.villageofwarwick.org)

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.villageofwarwick.org](http://www.villageofwarwick.org)

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](mailto: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 1<sup>st</sup> 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

*Susan Polanco*

Date

4/10/25

Internal Use Only

☐ Application complete as per code

☐ Application reviewed by the AHDRB on \_\_\_\_\_  
meeting date

☐ Approved

☐ Approved with modifications

☐ Denied

☐ Certificate of No Exterior Effect issued \_\_\_\_\_  
date

☐ Applicant notified via email/letter

☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B

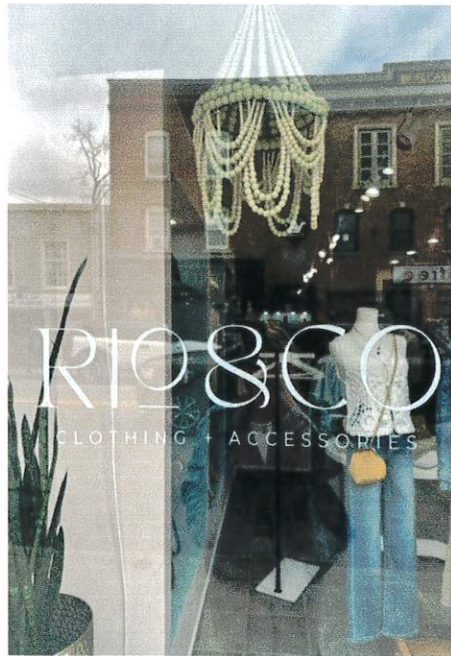


***Proposed Storefront Signage for Rio & Co.***

I am requesting approval for the installation of a new storefront sign for my retail business, Rio & Co. Clothing + Accessories, located at 20 Main Street. The proposed sign is 96 inches wide by 24 inches high and features a clean, modern design with a black background and white text. The sign showcases our logo, "Rio & Co.," in a minimalist serif font that aligns with the aesthetic of both our brand and the historic charm of the neighborhood.

The sign is designed to be tasteful, professional, and visually consistent with the overall style of the storefront and surrounding buildings. It is intended to enhance visibility while maintaining the character and appeal of the local streetscape.





#### Window Vinyl Signage for Rio & Co

In addition to the proposed main storefront sign, I have installed two small vinyl decals on the interior of the front display windows of Rio & Co. Clothing + Accessories. Each vinyl measures 23 inches wide by 7 inches high and is centered on its respective window panel.

The decals mirror the design of our primary branding, featuring the Rio & Co. logo in a simple white font that complements the aesthetic of the store's overall look. The signage is subtle and elegant, helping identify the business while maintaining visibility into the store's displays.

The vinyls are non-obtrusive and applied cleanly to the inside of the windows, ensuring they are protected from weather and wear. Their size and placement were chosen intentionally to respect the architectural character of the building and surrounding streetscape.





VILLAGE OF WARWICK  
INCORPORATED 1867

Date Submitted: 4/11/25

SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: LASH SPECIALIST

Address: 26 MAIN ST.

Sign Design is Approved:

1. Zoning District: CB - CENTRAL BUSINESS
2. Sign Type: PROJECTING SIGN
3. Size: 17" x 15" OR 145-81 D.5.a 145-81 J
4. Design: OR 145-81 D.5.c 145-81 J.2.d
5. Lettering Percentage: OR 145-81 J.3.b
6. Location of Sign: OR 145-81 D.5.c 145-81 J.2.d
7. Illumination: NO ILLUMINATION PROPOSED

COMMENTS: BOTTOM OF SIGN SHALL BE MIN. 8" FROM SIDEWALK SURFACE.

EXCEEDS 5 WORDS/SYMBOLS 145-81 J.3.c

Boris Rudzinski, Building Inspector: [Signature] 4/14/2025



77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
[www.villageofwarwick.org](http://www.villageofwarwick.org)



(845) 986-2031  
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[mayor@villageofwarwick.org](mailto:mayor@villageofwarwick.org)  
[clerk@villageofwarwick.org](mailto:clerk@villageofwarwick.org)

## VILLAGE OF WARWICK

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☐ Paid Check #

CASH

Applicant Information		Date	4/10/23
Name: Nykia Penggli			
Mailing Address: 52 McEwen St Warwick Ny 10990			
Phone Number: 845 545 0205		Alt. Phone Number	
Email Address: thelashspecialistny@gmail.com			

Project Information	
Business Name (if applicable) The Lash Specialist	
Project Address: 26 Main St. Warwick Ny 10990 S/B/L #	
Property Owner: Cathie White	
<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.villageofwarwick.org](http://www.villageofwarwick.org)

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.villageofwarwick.org](http://www.villageofwarwick.org)

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](mailto: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 1<sup>st</sup> 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

Date

Internal Use Only

☐ Application complete as per code

☐ Application reviewed by the AHDRB on \_\_\_\_\_ meeting date

☐ Approved

☐ Approved with modifications

☐ Denied

☐ Certificate of No Exterior Effect issued \_\_\_\_\_ date

☐ Applicant notified via email/letter

☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B



- Type of sign, shape, size, and materials.
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- The visual message, text, copy or content of the sign.

- d. The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.
  - e. Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.
4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:
- a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
  - b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.
5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.
6. Attach or email a typed description describing the project in detail to [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)

The Code Enforcement Officer shall determine that the sign will meet the criteria in §145-81.D and §145-81.J. If, in the judgment of the Code Enforcement Officer, sufficient doubt exists as to whether the application can comply with the design criteria, referral shall be made to the Planning Board within ten (10) days of receipt of the application at a regularly scheduled Planning Board meeting. §145-81.B.3

The Planning Board, within ten (10) days of its receipt of an application at a regularly scheduled Planning Board meeting, for a permanent sign alteration or relocation, shall refer the application to the Architectural Historic District Review Board (AHDRB) for comment. §145-81.B.3

The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application shall then consider the design criteria §145-81.B.3

(For projects located within the Historic District) 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. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

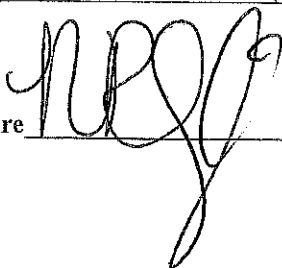
The Planning Board meets the 2<sup>nd</sup> Tuesday of the month. The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

**Any missing information will cause delays in the procedure.**

Sign permits are valid for (6) months from the issue date.

Applicant Signature



Date

4/10/25



77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
www.villageofwarwick.org



(845) 986-2031  
FAX (845) 986-6884  
mayor@villageofwarwick.org  
clerk@villageofwarwick.org

VILLAGE OF WARWICK  
INCORPORATED 1867

Property Owner Acknowledgement Form  
(for use with sign applications)

Project Information

Applicant Name: Nyria Rengali  
Name of Business: The Last Specialist  
Address of Proposed Sign: 26 Main Street Warwick, NY 10990

Property Owners Information

Name: Catherine S. White 26 Main St Raynor's Building LLC  
Mailing Address: P.O. Box 266 WARWICK N.Y.  
Phone Number: 845-234- Alt. Phone Number \_\_\_\_\_  
Email Address: cswhite19@gmail.com

I, Catherine S. White, owner of 26 Main St. Warwick NY.  
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to Nyria Rengali to add a new sign or to  
(printed name of applicant)  
modify/relocate an existing sign located on my property.

Catherine S. White  
Signature of Owner

April 11, 2025  
Date

Form must be notarized.

State of New York  
County of Orange

Subscribed and sworn before me this

11 day of April, 2025  
Matthew Michael Guy  
(signature of notary)

STAMP

MATTHEW MICHAEL GUY  
Notary Public, State of New York  
Reg. No. 01GU6396888  
Qualified in Orange County  
Commission Expires September 3, 2027

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)  
Missing paperwork will cause a delay in the review process.

## Internal Use Only

☐ Application complete as per code ☐ Property Owner Acknowledgement Form, if applicable

☐ Reviewed by Code Enforcement Officer, or one of similar authority

The project is zoned within the Historic District:

☐ Yes *\*If yes, then the application must be submitted to the AHDRB for review at a regular scheduled AHDRB meeting. Application is to be approved, modified, or denied via motion. A Certificate of No Effect or of Appropriateness is then issued to the applicant along with a sign permit. The Alteration/Relocation of a permanent sign within the Historic District does not need to be presented before the Planning Board. §7-3B.*

☐ Reviewed by AHDRB on \_\_\_\_\_ meeting date

☐ Approved with modifications \_\_\_\_\_

☐ Certificate of No Effect/Appropriateness issued

☐ No *\*If no, the application can be approved by the Code Enforcement Officer if deemed appropriate. If doubt exists, the Code Enforcement Officer refers to the Planning Board, who refers to the AHDRB creating a recommendation for the Planning Board to approve, modify, or deny. All final decisions, excluding the Code Enforcement Officer, must be made via motions at regular scheduled meetings.*

☐ Approved by Code Enforcement Officer, \_\_\_\_\_ on \_\_\_\_\_ date  
name of licensing authority

☐ Referred to Planning Board on \_\_\_\_\_ date

☐ Planning Board referred to the AHDRB via a motion on \_\_\_\_\_ meeting date

Recommendation of AHDRB

☐ Meets aesthetics criteria

☐ Approved with modifications \_\_\_\_\_

☐ Concerns (attached discussion from AHDRB)

☐ Recommendation presented to the Planning Board on \_\_\_\_\_ meeting date

☐ Approved by Planning Board

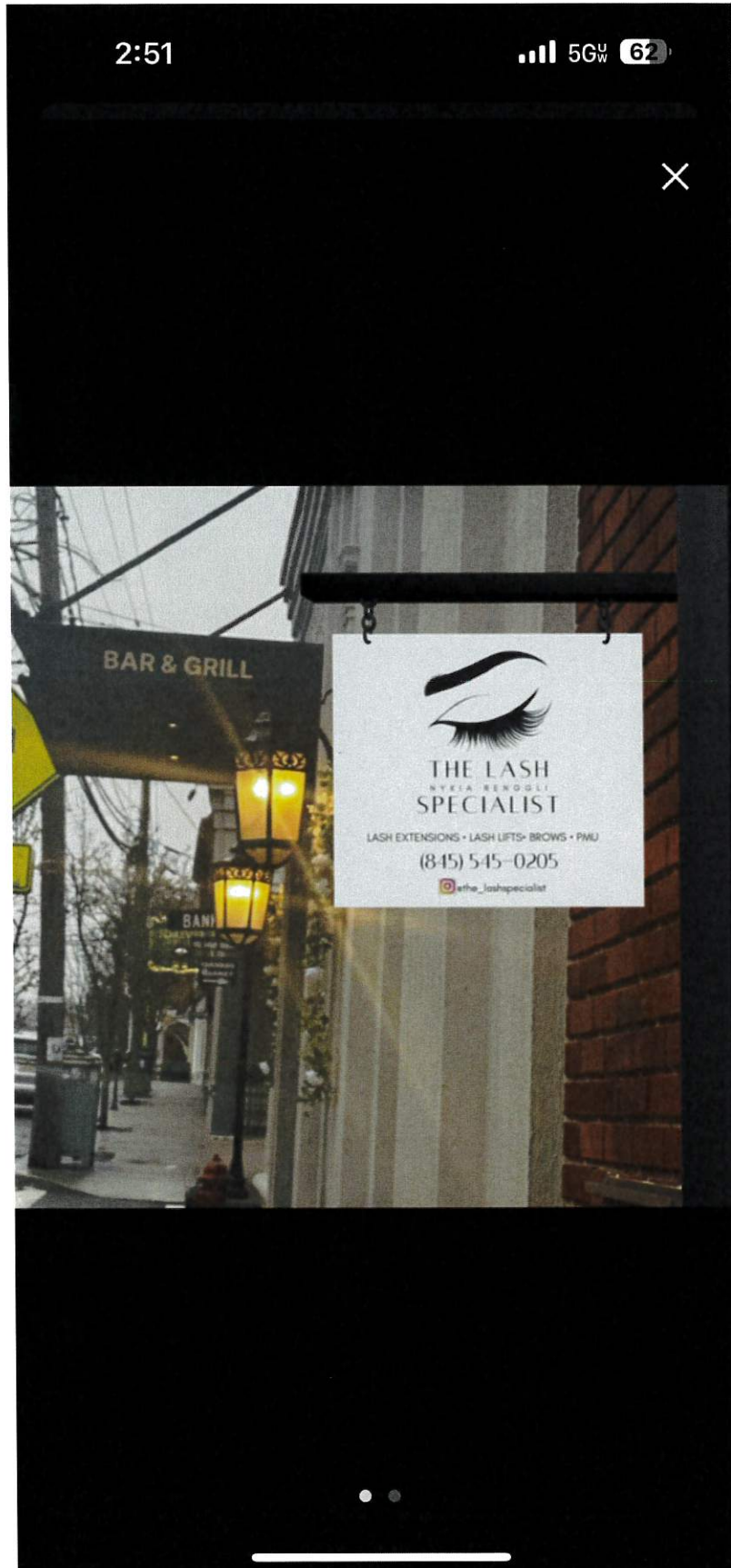
☐ Approved with modifications \_\_\_\_\_

☐ Denied, reason \_\_\_\_\_

☐ Sign Permit issued by the Code Enforcement Officer, \_\_\_\_\_ on \_\_\_\_\_ date  
name of licensing authority







17x15





VILLAGE OF WARWICK  
INCORPORATED 1867

Date Submitted: 4/15/25



SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: BLU Aesthetics Med SpA  
Address: 16 Railroad Ave

Sign Design is Approved:

1. Zoning District: CB-CENTRAL BUSINESS
2. Sign Type: CANOPY SIGN, ~~W~~ WINDOW SIGN AND PROJECTING SIGN
3. Size: CANOPY SIGN SIZE OR 145-81 D.5.g WINDOW SIGN OR 145-81 D.5.h PROJECTING SIGN OR 145-81 D.5.a COMBINED SIGN ALLOWANCE OR 145-81 D.5.a
4. Design: CANOPY SIGN OR 145-81 J.2.a WINDOW SIGN OR 145-81 J.2.f PROJECTING SIGN OR 145-81 J.1
5. Lettering Percentage: CANOPY SIGN OR 145-81 J.3. WINDOW SIGN OR 145-81 J.3 PROJECTING SIGN OR 145-81 J.3.b
6. Location of Sign: CANOPY SIGN OR 145-81 J.2.a WINDOW SIGN OR 145-81 J.2.f PROJECTING SIGN OR 145-81 J.2.d
7. Illumination: EXISTING SHIELDED ILLUMINATION FOR CANOPY SIGN, NO PROPOSED ILLUMINATION FOR PROJECTING SIGN

COMMENTS: 3 SIGNS PROPOSED, ONLY 2 PERMITTED 145-81 D.5.a

Boris Rudzinski, Building Inspector: *Boris Rudzinski* 4/17/2025

77 Main Street  
Post Office Box 389  
Warwick, NY 10980  
www.villageofwarwick.org



(845) 988-2031  
FAX (845) 988-8884  
mayor@villageofwarwick.org  
clerk@villageofwarwick.org

# VILLAGE OF WARWICK

INCORPORATED 1781

## Property Owner Acknowledgement Form (for use with sign applications)

### Project Information

Applicant Name: Trevor McGinley, MD, Blu Aesthetics

Name of Business: \_\_\_\_\_

Address of Proposed Sign: 16 Railroad Ave, Suite 1, Warwick, NY 10980

### Property Owners Information

Name: Railroad Holdings, LLC

Mailing Address: 16 Railroad Ave., Suite 1

Phone Number: 718-248-5525

Alt. Phone Number 845-412-6050

Email Address: 622projectmanagement@gmail.com

I, Railroad Holdings, LLC, owner of 16 Railroad Ave, Warwick, NY  
(printed name of property owner) (address of property)

Warwick, NY 10980, grant permission to Trevor McGinley to add a new sign or to  
(address of property) (printed name of applicant)

modify/replace the existing sign located on my property.

Signature of Owner

4/16/2025  
Date

Form must be notarized.

State of Florida

County of Palm Beach

Subscribed and sworn before me this

16<sup>th</sup> day of April, 2025

Marie Sailer  
MARIE SAILLER  
Notary Public-State of Florida  
Commission # HH 456842  
My Commission Expires  
February 17, 2028

STAMP

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Removal Sign Application only if the sign applicant is not the property owner. (§ 145-88.2.6)  
Missing paperwork will cause a delay in the review process.



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(845) 986-2031  
FAX (845) 986-6884  
[mayor@villageofwarwick.org](mailto:mayor@villageofwarwick.org)  
[clerk@villageofwarwick.org](mailto:clerk@villageofwarwick.org)

## VILLAGE OF WARWICK

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☐ Paid Check # \_\_\_\_\_

CASH  
100

#### Applicant Information

Date \_\_\_\_\_

Name: Trevor McGinley

Mailing Address: PO Box 143 Central Valley NY 10917

Phone Number: (281) 636-0232 Alt. Phone Number: (845) 235-0884

Email Address: amanda.rand.blu@gmail.com

#### Project Information

\* Amanda Rand 845-235-0884 \*

Business Name (if applicable) BU Aesthetics Email Amanda.Rand.Blu@gmail.com \*

Project Address: 16 Railroad Ave, SW S/B/L # 1

Property Owner: John (718) 344-5505

\* 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.

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.villageofwarwick.org](http://www.villageofwarwick.org)

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.villageofwarwick.org](http://www.villageofwarwick.org)

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](mailto: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 1<sup>st</sup> 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 \_\_\_\_\_

Date \_\_\_\_\_

4/15/25

Internal Use Only

☐ Application complete as per code

☐ Application reviewed by the AHDRB on \_\_\_\_\_ meeting date

☐ Approved

☐ Approved with modifications

☐ Denied

☐ Certificate of No Exterior Effect issued \_\_\_\_\_ date

☐ Applicant notified via email/letter

☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B





VILLAGE OF WARWICK  
INCORPORATED 1867

New Permanent Sign Application

Application Fee \$50.00

☒ Paid Check # \_\_\_\_\_

CASH 100 -

Project Information		Date: 3/24/2025
Applicant Name: Trevor McGinley		
Name of Business: (DRA) B10 Aesthetics (Trevor McGinley Medical)		
Project Location: 16 Railroad Ave Fort +		S/B/L # 1
Mailing Address: 453 Rte 211 East Suite 210 Middletown NY 10940		
Phone Number: 845-281-0137		Alt. Phone Number: _____
Email Address: info@B10-Aesthetics.com		
I, the applicant, am the property owner of the project location		
<input type="checkbox"/> Yes, _____		Date: _____
owner's signature		
<input checked="" type="checkbox"/> No *If the applicant is not the property owner, then the applicant must present a <b>notarized</b> Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.		

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 Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.

The Zoning Code is accessible on the Village's website [www.villageofwarwick.org](http://www.villageofwarwick.org)

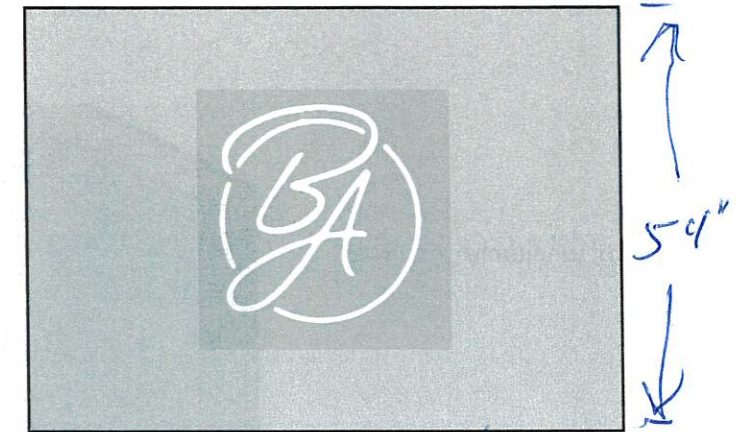
- For signs to be located on buildings, linear frontage of the building is required \_\_\_\_\_ feet/inches
- Zoning district: \_\_\_\_\_  
\*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>
- Sign Design: a scaled drawing of the sign showing the following:  
\*For sign guidelines, please visit the Zoning Code listed above.
  - Type of sign, shape, size, and materials.
  - Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
  - The visual message, text, copy or content of the sign.
  - The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.
  - Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.

Blade Sign Location:  
Bottom of Sign - 8' From Sidewalk



**Proposed Signage**

Vinyl Window Graphic



**Window Vinyl**



**Blade Sign**

Windows 32.25 sq ft  
DECAL @ 4.69  
LESS THAN 25% OK



Raven Lake Studio  
28 Church Street Suite 10  
Warwick, NY 10990  
(914) 310-1365  
www.ravenlakestudio.com

**Blue Aesthetics**  
16 Railroad Avenue, Warwick NY

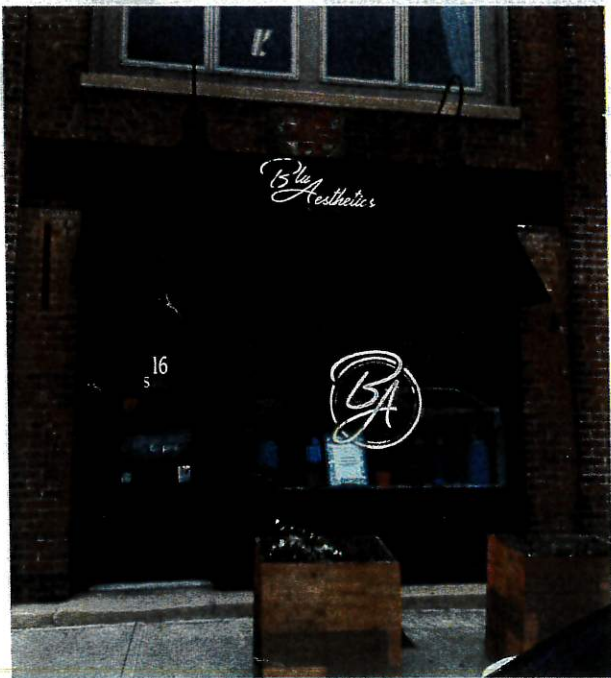
**Exterior Signage**

REVISIONS		
	MM/DD/YY	REMARKS
1		
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

**A 02**

**A**





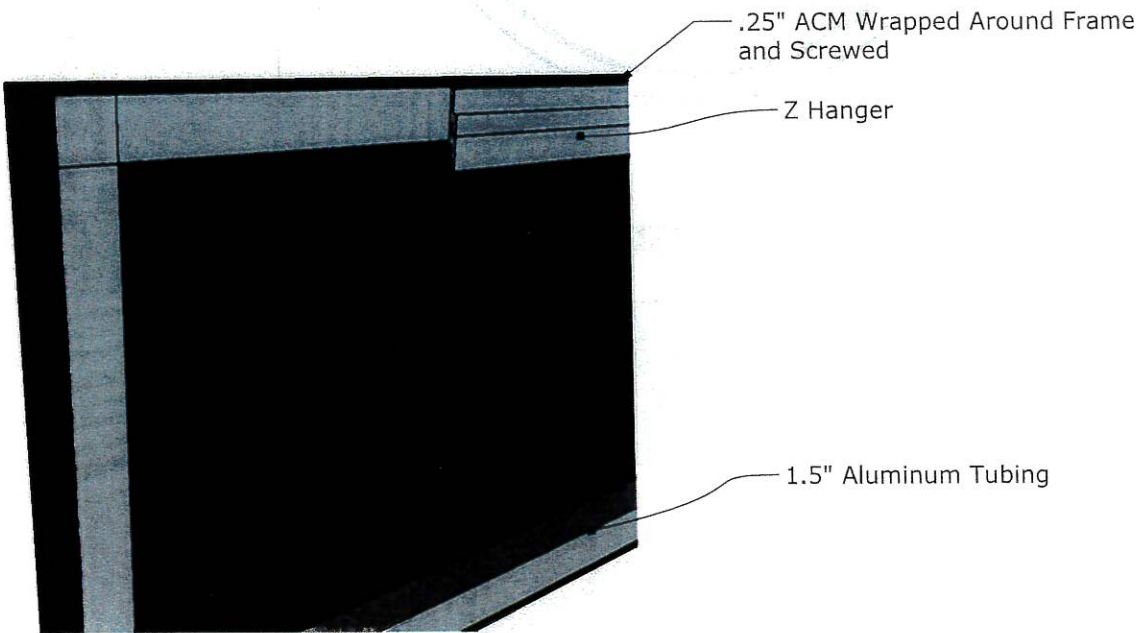
Proposed Signage



Front View  
1.5" Deep Matte Black ACM Panel Over Aluminum Frame



Front View: Letter Sizing



Back View: Aluminum Frame



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www.ravenlakestudio.com

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16 Railroad Avenue, Warwick NY

Exterior Signage

REVISIONS		
	MM/DD/YY	REMARKS
1		
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...







VILLAGE OF WARWICK  
INCORPORATED 1867

Date Submitted: 4/24/25

SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: Sweet D's

Address: 25 Main St.

Sign Design is Approved:

1. Zoning District: CB-CENTRAL BUSINESS

2. Sign Type: PROTECTIVE SIGN

3. Size: OK 145-81 D.5.a

4. Design: OK 145-81 J.2.d

5. Lettering Percentage: OK 145-81 J.3.b & c

6. Location of Sign: OK 145-81 D.5.c & 145-81 J.2.d

7. Illumination: NO ILLUMINATION PROPOSED

COMMENTS: OK

Boris Rudzinski, Building Inspector: [Signature] 4/28/2025

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[clerk@villageofwarwick.org](mailto:clerk@villageofwarwick.org)

## VILLAGE OF WARWICK

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☒ Paid Check # 141

#### Applicant Information

Date 4/17/05

Name: Dana Miceli

Mailing Address: 29 Conklin Rd Warwick

Phone Number: 845 527 2335 Alt. Phone Number \_\_\_\_\_

Email Address: DM.SweetDs@gmail

#### Project Information

Business Name (if applicable) Sweet D's

Project Address: 25 Main St S/B/L # \_\_\_\_\_

Property Owner: Anand, Ram

\* 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.

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.

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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.

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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.**

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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 1<sup>st</sup> 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 \_\_\_\_\_

Date \_\_\_\_\_

4/15/25

Internal Use Only

☐ Application complete as per code

☐ Application reviewed by the AHDRB on \_\_\_\_\_ meeting date

☐ Approved

☐ Approved with modifications

☐ Denied

☐ Certificate of No Exterior Effect issued \_\_\_\_\_ date

☐ Applicant notified via email/letter

☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B

77 Main Street  
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\$100.00

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mayor@villageofwarwick.org  
clerk@villageofwarwick.org

## VILLAGE OF WARWICK

INCORPORATED 1867

### New Permanent Sign Application

Application Fee \$50.00

☒ Paid Check #

141

Project Information		Date: _____
Applicant Name: <u>Dana Miceli</u>		
Name of Business: <u>Sweet's</u>		
Project Location: <u>25 Main St</u>		S/B/L # _____
Mailing Address: <u>29 Conklin Rd Warwick NY 10990</u>		
Phone Number: <u>845 507 2335</u>		Alt. Phone Number: _____
Email Address: <u>Dm.Sweet@s@gmail.com</u>		
I, the applicant, am the property owner of the project location		
<input type="checkbox"/> Yes, _____		Date: _____
owner's signature		
<input checked="" type="checkbox"/> No *If the applicant is not the property owner, then the applicant must present a notarized Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.		

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 Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.

The Zoning Code is accessible on the Village's website [www.villageofwarwick.org](http://www.villageofwarwick.org)

1. For signs to be located on buildings, linear frontage of the building is required \_\_\_\_\_ feet/inches

2. Zoning district: 1

\*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>

3. Sign Design: a scaled drawing of the sign showing the following:

**\*For sign guidelines, please visit the Zoning Code listed above.**

- Type of sign, shape, size, and materials.
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- The visual message, text, copy or content of the sign.
- The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.
- Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.



4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:
  - a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
  - b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.
5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.
6. Attach or email a typed description describing the project in detail to [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)

Permanent new signs require the approval of the Planning Board. The Planning Board, within ten (10) days of its receipt of an application for a sign permit at a regularly scheduled Planning Board meeting, shall refer the application to the Architectural and Historic District Review Board (AHDRB) for comment. The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application and shall approve, approve with modifications, or deny the application and notify the Code Enforcement Officer of its decision on this matter. If the sign application is approved, the Code Enforcement Officer shall issue a sign permit within fifteen (15) days of the Planning Board's decision. §145-81.B.2

A permit issued for an approved sign shall be valid for installation and/or erection of the sign for six (6) months from the date of the permit but may be renewed within thirty (30) days prior to the expiration, for good cause shown, for an additional six (6) months, upon payment of one-half (½) of the original fee. §145-81.B.4

Any person desiring to procure a permit for a new sign shall file with the Planning Board a written application on a form prescribed by the Village, including payment of the applicable fee as outlined in Chapter 63 "Fees" of the Village of Warwick Code. §145-81.C

(For projects located within the Historic District) 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. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

The Planning Board meets the 2<sup>nd</sup> Tuesday of the month. The AHDRB meets on the 1<sup>st</sup> 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.**

Sign permits are valid for (6) months from the issue date.

Applicant Signature



Date

4/17/25

## Internal Use Only

☐ Application complete as per code ☐ Property Owner Acknowledgement Form, if applicable

☐ Planning Board referred to the AHDRB via a motion on \_\_\_\_\_  
meeting date

☐ Application reviewed by the AHDRB for appropriateness on \_\_\_\_\_  
meeting date

## Recommendation of AHDRB

- ☐ Meets aesthetics criteria  
☐ Concerns (attached discussion from AHDRB)

The project is zoned within the Historic District:

☐ Yes *\*If yes and approved, the AHDRB will issue a Certificate of No Effect or of Appropriateness to be given back to the Planning Board where the application for a sign permit is to be approved, modified, or denied via motion during a regular scheduled meeting.*

☐ No *\*If no, the application will receive a review and recommendation by the AHDRB which is handed back to the Planning Board for a final decision during a regular scheduled meeting. A Certificate of No Effect or of Appropriateness is not needed.*

☐ Recommendation/Certificate presented to the Planning Board on \_\_\_\_\_  
meeting date

- ☐ Approved by Planning Board  
☐ Approved with modifications \_\_\_\_\_  
☐ Denied, reason \_\_\_\_\_

☐ Sign Permit issued by the Code Enforcement Officer, \_\_\_\_\_ on \_\_\_\_\_  
name of licensing authority date





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clerk@villageofwarwick.org

## VILLAGE OF WARWICK

INCORPORATED 1867

### Property Owner Acknowledgement Form (for use with sign applications)

#### Project Information

Applicant Name: Dan Miceli  
Name of Business: Sweet D's  
Address of Proposed Sign: 25 Main St

#### Property Owners Information

Name: Ramsnehl LLC  
Mailing Address: 10, KNOLL CROFT TERR, WARWICK, N.Y. 10990  
Phone Number: (845) 731-9693 Alt. Phone Number (845) 367-2214  
Email Address: ashish1340@gmail.com

I, RAM N. Awanda, owner of 25, Main St, Warwick  
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to \_\_\_\_\_ to add a new sign or to  
(printed name of applicant)

modify/relocate an existing sign located on my property.

Ram N. Awanda  
Signature of Owner

04/21/25  
Date

Form must be notarized.

State of New York  
County of Orange

Subscribed and sworn before me this

21<sup>st</sup> day of April, 2025  
[Signature]  
(signature of notary)

JENNIFER LEIGH MANTE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. MA6429047  
Qualified in Orange County  
My Commission Expires Feb. 07, 2026

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)  
Missing paperwork will cause a delay in the review process.



80  
3ft in Diameter Colors Similar  
Brighter Pink & Mint Green

