

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

November 4, 2025

Minutes

LOCATION:

VILLAGE HALL

77 MAIN STREET, WARWICK, NY

5:00 P.M.

The Regular Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, November 4, 2025, at 5:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Michael Bertolini. Board Members: Chris DeHaan, Jane Glazman, Matthew LoPinto and Glen Rhein. Also present was AHDRB Administrator Kristin Bialosky. Other's present: William Geiger, Jack Ellias, Amy Easton-Fritzsky, Tom Fritzky, and Corrian Iurato.

Chairman Michael Bertolini called the meeting to order and led in the Pledge of Allegiance. Kristin Bialosky held the roll call.

Acceptance of Minutes

A **MOTION** was made by Jane Glazman, seconded by Matthew LoPinto, and carried for the Acceptance of Minutes: October 7, 2025.

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

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

1. 7 Forester Ave.; Historical Society

Seeking approval of Certificate of No Exterior Effect

A. Removal of Annex

Discussion:

Chairman Michael Bertolini introduced the applicants Corrine Iurato and Jack Ellias. Chairman Bertolini asked Corrine Iurato to read the letter that was submitted on behalf of the Historical Society.

Dear Members of the Architectural and Historic Review Board,

On behalf of the Warwick Historical Society, I am writing to formally present our intent to remove the annex attached to the historic Shingle House, located at 7 Forester Avenue, Warwick, N.Y.

The Shingle House, as one of the oldest surviving structures in the Village and a cornerstone of Warwick's architectural and cultural heritage, remains a vital part of our mission to preserve, share, and celebrate the history of the Town of Warwick. Over time, the annex-an addition constructed well after the original house-has deteriorated significantly and now poses both maintenance and structural concerns. More importantly, its removal will allow for a more historically accurate presentation of the property and the opportunity to restore the grounds to a condition more in keeping with the original 18th-century setting.

The Society's plan is to remove the annex in its entirety while ensuring that no damage occurs to the historic portion of the Shingle House. Once removed, the grounds will be carefully restored and landscaped to reflect the property's historic character. The project will be undertaken with full attention to preservation standards and with guidance from professionals experienced in historic restoration.

We respectfully seek the Board's review and approval to proceed with this work. The removal of the annex and restoration of the grounds will allow us to more accurately interpret the Shingle House for the public and preserve the integrity of this important landmark for future generations.

Thank you for your time and consideration. We appreciate your continued support of the Warwick Historical Society's efforts to protect and maintain our community's historic legacy.

The Board discussed the condition and history of the annex behind the Shingle House, noting that it was located on the opposite side of the property from Forester Avenue and was not visible from the street. Members explained that the site had been subject to archaeological exploration for over a decade. Approximately twelve years earlier, artifacts and structural remnants such as stone walls, wells, and privies were discovered during tours and excavations. The group conducting the work funded it independently and cataloged the artifacts, which are now stored in the Sly Barn adjacent to the property. It was explained that the annex itself had no true foundation and was not considered a historic structure, having been more of a shed added to the main building in 1959. Excavations beneath it revealed parts of an older stone structure, possibly an early outdoor cooking area or Indigenous preserve. The archaeological work concluded last year, and the group determined not to continue further excavation. The Historical Society initially explored preserving the annex as a small museum but found the costs prohibitive. Consultations with the Orange County Archaeological Association confirmed that they lacked the resources or interest to take on the project. Two plans were considered: preservation or removal. The Board ultimately agreed to approve removing the annex while approving restoring the rear façade of the Shingle House and preserving the discovered artifacts in the Sly Barn.

It was noted that the annex was not historically significant, nor was there any involvement required from the State Historic Preservation Office (SHPO). A 1959 newspaper article indicated that the annex had once been intended as a museum space but was only ever used for storage. Members of the Historical Society unanimously supported the decision to remove it. The Board approved the plan, with Chairman Michael Bertolini recusing himself from the vote due to serving on the Historical Society's board. The decision marked the formal conclusion of the archaeological project, with plans to focus next on displaying the preserved artifacts and sharing the site's history through educational means.

The Board Recommended the following: **APPROVED**

- Remove the annex attached to the historic Shingle House

2. 38 Colonial Ave; Solar; Chris Smith

Seeking approval of Certificate of No Exterior Effect

B.Solar Panels

Discussion:

The Board reviewed plans for a proposed solar panel installation at a residence on Colonial Avenue. The applicant clarified the orientation of the panels, noting that they would be located on the rear roof of the house, facing away from the street. Members confirmed that Colonial Avenue runs along the left side of the site plan and that the solar panels would not be visible from the main frontage, though they might be slightly visible from an angle down the side of the property.

The Board agreed that placing the panels on the back roof was appropriate, consistent with prior discussions about minimizing visibility from the street and maintaining the character of the surrounding neighborhood. The installation had not yet taken place, and the applicant sought approval before proceeding. It was noted that the Historical Society generally prefers solar panels to be positioned at the rear of homes, both for aesthetic reasons and because this placement typically aligns with the southern exposure needed for optimal solar performance. The equipment associated with the system would be located along the left side of the house.

The Board expressed agreement with the plan, and the proposal was approved.

The Board Recommended the following: **APPROVED**

- Solar panels to be installed as presented at the rear of the home

3. 41 Colonial Ave; Fence; Tawnya Muhlod; No Show tabled

Seeking approval of Certificate of No Exterior Effect

- a. Color and style of Fence

Discussion:

The Board reviewed a separate fence application for 341 Colonial Avenue. The applicant submitted samples showing the proposed color and style of the fence but was absent for a second consecutive meeting. No action was taken, pending the applicant's appearance before the Board

4. 29 Main St.; Acorn; Amy Easton -Fritzky

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

- A. Color and style of Sign
- B. Window Decals

Discussion:

The Board reviewed a sign application for 429 Main Street for *Village Acorn*, a new baby and children's boutique that will serve as a sister store to *The Bungalow*. The applicant, Amy Easton- Fritzky explained that the store would occupy the former Village Barkery space, previously known as Yesterday's. Mrs. Easton-Fritzky described the new signage, which included a smaller, round sign to replace the Barkery sign and several window decals. The main sign would have a beige background and be mounted slightly higher than the previous one.

During discussion, the Board noted that the proposed sign exceeded the Village's word limit by one word. Members reviewed the window decals, which included the store name, logo, and additional descriptive wording such as "clothing, accessories, and toys." Some members expressed concern that the additional text along the bottom of the windows created visual clutter and blurred the storefront's appearance. The Board emphasized the importance of maintaining consistency and avoiding precedent for excessive wording on window signage.

The consensus was to approve the main round sign and the three window logos but to omit the additional descriptive wording across the bottom of the windows. The applicant agreed with this modification. The Board approved the signage with the noted revision.

Before concluding, the applicant mentioned minor damage to the storefront façade—peeling paint and plywood along the upper portion—which he planned to repair when weather permitted. It was also noted that similar wear had occurred above the neighboring storefronts.

The Board commended the applicant for expanding the business within the Village and contributing to the continued revitalization of Main Street. The application was approved with the agreed adjustment to exclude the bottom wording from the window signage.

The Board Recommended the following: **APPROVED**

- Round sign as presented with Three Window Decals (excluding the bottom wording)

Adjournment

A **MOTION** was made by Chris DeHaan, seconded by Matthew LoPinto and carried to adjourn the regular meeting at approximately 6:00 p.m.

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

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Aye

Kristin Bialosky
Building, Planning, Zoning & AHDRB Administrator

WATCH THE MEETING ON YOU TUBE: https://studio.youtube.com/video/ZGbWzB_U1gI/edit