

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
OCTOBER 1, 2024  
Minutes**

**LOCATION:  
VILLAGE HALL  
77 MAIN STREET, WARWICK, NY  
4:30 P.M.**

The Regular Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, October 1, 2024, at 4:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Michael Bertolini, Vice Chairperson Chris DeHaan, Board Members: Jane Glazman and Matthew LoPinto. Board member Matthew Finn and Alternate Member Glenn Rhein were absent. Also present was Secretary to the Planning Board, Kristin Bialosky. Other's present: Bo Kenndy, Chris Collins, Patti and Charlie Bossolina.

Chairman Michael Bertolini called the meeting to order and led in the Pledge of Allegiance. The Planning Board Secretary held the roll call.

**Acceptance of Minutes**

A **MOTION** was made by Chris DeHaan, seconded by Jane Glazman, and carried for the Acceptance of Minutes: September 3, 2024.

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

Michael Bertolini Aye Chris DeHaan Aye

Jane Glazman Aye Matthew LoPinto Aye

**Discussion:**

**1. 10 Main Street – Mariam Gelashuili**

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

- A. Color of Sign and Design
- B. Placement

**Discussion:**

The applicant, Mariam Gelashuili failed to attend the scheduled meeting. It was established that she installed all signage for her flower shop without prior approval, having only submitted an application. Vice Chairperson Mr. DeHaan emphasized the correct procedure for signage approval, stating that applicants must apply for a permit and have their signage approved by the Board before installation. In this case, the Board had not approved any of the signage. Mr. DeHaan further noted that this issue should be referred to the Building Department to ensure code enforcement.

Board member Jane Glazman remarked that there was excessive signage on the storefront, which further violated village codes. Chairman Michael Bertolini confirmed with the Planning Board Secretary that the applicant was aware of the need to present her signage to the AHDRB for review and approval. Chairman Bertolini instructed that all unapproved signage be removed. Chairman Bertolini also questioned why the Building Inspector sought the Board's input on this matter, stressing that it is the Building Inspector's responsibility to enforce signage codes.

The Board Recommended the following: Permanent Signs and Lettering on Doors: **NOT APPROVED**

- The Building Inspector needs to enforce the code.

## **2. 19 Welling Place – Collins/Bossolina**

Seeking approval of Certificate of No Exterior Effect

### **Discussion:**

Chris Collins presented the project of 19 Welling Place the old Mr. Bill's Garage to be renovated. Mr. DeHaan described the renovation plans of taking a one-story rear portion to two stories and asked if the brick veneer would be replaced. Mr. Collins stated they would be renovating the entire building, and the brick was not in good condition so they would be siding over it. Board member Jane Glazman and other Board members expressed concerns about the dark color scheme proposed for the building. Chairman Bertolini debated the aesthetic appeal of the dark colors, and he expressed concern about the building looking too dark and industrial, some board members preferred a lighter color scheme. Board member Mr. LoPinto suggested a different color metal roof could make the color scheme more appealing. Board member Jane Glazman suggested finding a lighter gray color to make the building more appealing. It was decided that the applicants present a lighter gray siding and a matte black metal roof. It was discussed to use a board and batten design for the first floor to create a more traditional look. Chairman Bertolini and the Board all agreed that the overall design of the building is acceptable, but the color scheme needs adjustment.

The Board Recommended the following: **NOT APPROVED**

- New Color Scheme needs to be presented

## **3. 8 Forester Ave – Bo Kennedy**

Seeking approval of Certificate of No Exterior Effect

**Discussion:**

Mr. Kennedy came back before the board to re-present the color scheme of the Hardi-Board being installed as he felt the color needed to be re-addressed. He presented pictures of the building, and the current colors were discussed. The Board choose the color Edgecomb Gray to be the color of the Hardi-Board. The stucco to stay the Georgian brick color.

The Board Recommended the following: **APPROVED**

- Hardi-Board painted Edgecomb Gray

**Discussion: Old Business:**

Vice Chairperson Mr. DeHaan wanted to discuss again the opening commentary regarding the signage. He raised concerns regarding the enforcement of signage regulations in the village. It was reiterated that while the Board's role is to assess the aesthetics and visual impact of signage, it is not responsible for enforcing code compliance. Enforcement is the responsibility of the Building Inspector, who has the authority to issue stop work orders, fines, and appearance orders. The discussion emphasized that non-compliant applications should not come before the Board for approval and that the Board's authority is limited to aesthetic evaluation. The Board cannot "police" code violations, and allowing non-compliant signage to proceed sets a bad precedent for future cases. This was particularly relevant to the case of the flower shop, where the applicant proceeded with unapproved signage. It was agreed that the signage must be removed, and the applicant must start the approval process from scratch. The Board also discussed how some municipalities impose daily fines for non-compliance, highlighting the need for strict enforcement to prevent similar issues in the future.

**Discussion: New Business:**

In new business, the Board addressed a request for the installation of shutters on a building at First Street/Railroad Avenue. The applicant had provided limited information, and the Board requires detailed drawings that specify the size, style, material, and placement of shutters before moving forward. It was suggested that a design professional should provide the necessary details. The Board wanted that communicated with The Building Inspector, Boris Rudzinski, that more complete plans must be submitted before the project can be reviewed further. The Board acknowledged that this project has been ongoing and should not be rushed but must have the proper documentation for consideration.

**Adjournment**

A **MOTION** was made Chris DeHaan, seconded by Matthew LoPinto and carried to adjourn the regular meeting at approximately 6:20 p.m.

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

Michael Bertolini Aye Chris DeHaan Aye

Jane Glazman Aye Matthew LoPinto Aye

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Kristin Bialosky  
Secretary to Building, Planning, Zoning & AHDRB

Please follow the link to the YouTube video of the October 1, 2024, AHDRB meeting:

<https://www.youtube.com/live/-NJOHyBrAKk>