

UNAPPROVED

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
OCTOBER 10, 2023**

A Special Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, October 10, 2023, at 11:00 a.m. in Village Hall, 77 Main Street, Warwick, NY. Present was: Chairman, Michael Bertolini and Board Members: Jane Glazman, Chris DeHaan, and Matthew LoPinto. Matthew Finn and Alternate, Glenn Rhein were absent. Also present was Village Clerk, Raina Abramson, Mayor Michael Newhard, Building Inspector, Boris Rudzinski, and applicants Ciro Gagliardi and Linda Gagliardi.

The Village Clerk held the roll call.

**Discussion**

**1. 75 Forester Avenue**

The Board called a Special Meeting due to changes being made in the field which departed from the previous AHDRB approved rendering. The major concerns consisted of the lack of defining characteristics between the units facing Forester, creating a less defined townhouse look, which was prevalent in the final approved renderings, as well as the change of an oval window facing Forester.

Ciro Gagliardi, the applicant, explained that he purchased the project which already included the building permit and was not part of the final approval process. Bo Kennedy reached out to Mr. Gagliardi informing him that there was already an approved design to the project and sent him the renderings, at that point Mr. Gagliardi had already received a delivery of siding. Mr. Gagliardi explained the reasons why changes were made, which consisted of his own interpretation of the 2D plans as well as making tweaks to the plan that he stated didn't translate well from drawings. Mr. Gagliardi further explained he went to Building Inspector, Boris Rudzinski, with the intended changes which led to a meeting with Jane Glazman and Michael Bertolini. At that point there was one full wall facing the courtyard completed, which would be the same as the outside wings of the apartments but not the front. After the meeting, Mr. Gagliardi heard back from Mr. Rudzinski and thought he had the greenlight to continue with the exterior and ordered the material. It was explained that it wasn't until four weeks later that Mr. Gagliardi said he received notice requesting a stop to the process, in which at that point 80% of the project was completed. Mr. Gagliardi stated it was his intention to build something nice for the Village and to not cut corners as he is also a resident of Warwick.

A lengthy discussion ensued regarding the changes made from the approved rendering. The Board decided on the following:

1. On the Forester Avenue facing side of the townhome complex, the delineation between townhomes is to be defined by white or linen white trim. It is preferred that the trim resembles columns such as shown on the permitted drawings.

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2. The doors will be white with white trim. There will be surrounds on the doors. Four doors will be distinctly different with various square, rectangle, arc and flat trims as shown on the permitted drawings.
3. The faux balconies as shown on the permitted drawings will be omitted.
4. Oval windows shall be used as shown on the permitted drawings.
5. The garage doors will be white.
6. The exposed foundation is to be skirted with landscaping.

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Raina Abramson, Village Clerk