

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

**October 7, 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, September 2, 2025, at 5:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Board Members: Chris DeHaan, Jane Glazman and Matthew LoPinto. Chairman Michael Bertolini was absent and Board member Glen Rhein was absent. Also present was AHDRB Administrator Kristin Bialosky. Other's present: Lenny Connors, Tony Donato, Patrick and Hazel Corcoran, Ilysa Memmer and Tara Whitsitt.

Board member Chris DeHaan 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: September 2, 2025.

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

Michael Bertolini Absent      Chris DeHaan Aye      Jane Glazman Aye

Matthew LoPinto Aye      Glen Rhein Absent

**Discussion**

The Board reviewed the previously approved application for 43 Wheeler Avenue submitted by Patrick and Hazel Corcoran. The applicants explained that the project remains as originally approved, with the exception of a few material and color changes. The roof will remain charcoal as approved, and the windows will be black, consistent with prior approval. The only modification is the change of the front doors and garage doors from a wood tone to black. There will be posts installed at the Front Doors. The Board approved the proposed changes.

**1. 36 Colonial Ave; Warwick Counseling Center**

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

A. Color of Sign and Design

**Discussion:**

The Board reviewed the application of Warwick Counseling Center, 36 Colonial Ave., for the Warwick Counseling Center business sign. The applicant, Ilysa Memmer confirmed that the proposed sign matches the color and style of the recently renovated building. The property, formerly a residence, is now being converted to a business and the building is located within the Limited Office Overlay District. The sign is new, not a replacement of an existing one. The Board approved the sign as presented.

The Board Recommended the following: **APPROVED**

- Warwick Counseling Center as presented at the meeting and attached

**2. 5 Oakland Ave; Arcade Alley**

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

A. Color of Sign and Design

**Discussion:**

The Board reviewed the application for signage at 5 Oakland Avenue. The applicant, Lenny Connors, explained that there are two separate signs. The business occupies the former Toy Chest location, and the proposed signage will replace the previous Toy Chest signs that were oversized and extended above the building façade. The applicant presented detailed renderings showing the locations and dimensions of both signs. One sign will be installed above the main entrance door, and the second will be placed on the angled side wall of the building. It was noted that the new design eliminates the black border that surrounded the previous signage, giving the signs a cleaner and more updated appearance. The applicant also discussed the proposed bracket detail for the hanging sign, confirming that the bottom of the sign will comply with code requirements by maintaining a minimum clearance of eight feet above grade. The Board reviewed the color, materials, and design of both signs and found them to be appropriate for the building and in keeping with the character of the area. After discussion, the Board approved the signage as presented.

The Board Recommended the following: **APPROVED**

- Two signs as presented and attached

### **3. 2 Oakland Ave, Ste 1A; Drifter Ferments**

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

A. Color of Awning, Sign and Design

#### **Discussion:**

The Board reviewed the application for 2 Oakland Avenue, submitted by Tara Whitsitt, owner of the café specializing in fermented foods such as sauerkraut, kimchi, sourdough bread, and other fermented vegetables. The applicant explained that she has operated at the location for five years and recently completed an interior renovation to expand the kitchen into the entire interior space, leaving no room for indoor seating. The business now offers takeout and outdoor seating, and she is seeking approval for an awning to provide shade and protection for the outdoor area. The proposed awning would also enhance the building's appearance and create a more inviting atmosphere for customers. The applicant presented photos and sketches showing the awning's placement to the right-hand side of the Dispatch building entrance. She described the awning as retractable rather than fixed, noting that she is still obtaining quotes for the most cost-effective option. The awning color will be a soft cream tone consistent with her brand's color palette, with the lettering in a soft dark gray. The Board discussed the design and agreed that the proposed colors were appropriate. The applicant also stated that she would remove her existing sign and that the lettering on the awning would serve as her primary signage. The Building Department Administrator referenced the Building Inspector's sign application form, which cites the Village Code stating that lettering may not be placed on the slope of an awning. The Board agreed that, in this case, the proposal was tasteful, appropriate to the building, and consistent with prior approvals.

The Board approved the awning and signage as presented.

The Board Recommended the following: **APPROVED**

- Awning approved as presented Cream #E8DBBE and Gray Lettering #444244 attached

### **38 Colonial Ave; Solar; Chris Smith : No Show tabled**

Seeking approval of Certificate of No Exterior Effect

A. Solar Panels

**41 Colonial Ave; Fence; Tawnya Muhlod; Fence : No Show tabled**

Seeking approval of Certificate of No Exterior Effect

B.Color and style of Fence

**Adjournment**

A **MOTION** was made by Jane Glazman, seconded by Matthew LoPinto and carried to adjourn the regular meeting at approximately 5:20 p.m.

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

Michael Bertolini Absent      Chris DeHaan Aye      Jane Glazman Aye

Matthew LoPinto Aye      Glen Rhein Absent

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Kristin Bialosky  
Building, Planning, Zoning & AHDRB Administrator

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