

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

September 2, 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 Chairman Michael Bertolini, Board Members: Chris DeHaan, Jane Glazman and Matthew LoPinto. Board member Glen Rhein was absent. Also present was AHDRB Administrator Kristin Bialosky. Other's present: Maureen Kohler, Keith Yodice, Mobey Avango and Wade Grayson.

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 Chris DeHaan, seconded by Jane Glazman, and carried for the Acceptance of Minutes: August 5, 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 Absent

Discussion

1. 41 South Street; Synergy Mortgage; Maureen Kohler

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

Changing Name to: Homestead Funding Corp.

Discussion:

The Board reviewed the application of Maureen Kohler, 41 South Street, for the replacement of her existing business sign. Ms. Kohler stated that the new sign will occupy the same footprint as the current one, with no changes to the frame or post. The updated design reflects her new company name and features a white background with a red circle containing a house image; no phone number will be included. After discussion, the Board found the proposal consistent with the existing sign and unanimously approved the application.

The Board Recommended the following: **APPROVED**

- Homestead Funding Corp Black and White sign with minor red accents

2. 8 West Street; Warwick Wine Bar; Keith Yodice

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

Changing Name to: Café e Dolci PM

Discussion:

The Board heard from the applicant Mr. Keith Yodice regarding proposed changes at 8 West Street's Wine Bar. He explained that the former Wine Bar concept will be replaced with a new café and social lounge under the name *Café e Dolci PM*. The existing signage will remain the same size and in the same location but will be updated with the new logo and name. Keith also requested permission to repaint the front façade beneath the pergola in a lighter gray ("Pelican Gray") to better match the pavers, while leaving the rest of the building unchanged. Mr. Keith Yodice described the new concept as a late-night café and social lounge, offering pastries, light food, and a more flexible environment for business meetings and gatherings. He has applied for a full liquor license and intends for the space to complement his other businesses in the Village, Café Dolci. After discussion, the Board found the proposed signage and paint changes appropriate and consistent with the character of the building. The application was approved.

The Board Recommended the following: **APPROVED**

- Exterior Paint Color under pergola Pelican Gray Benjamin Moore
- Sign Black and White with Yellow accent

3. 8 Linden Place; Wade Grayson

Seeking approval of Certificate of No Exterior Effect

Enclosing Porch from Open Porch – Using same colors and materials

Discussion:

The applicant presented the project to enclose a side porch on their home, which had originally been a screened porch. Mr. Grayson explained that the porch had become primarily a storage area and that the recent work consisted of removing the old screens and replacing them with siding to match the existing house. The siding is cedar, painted Hamilton Blue, consistent with the current exterior. Mr. Grayson emphasized that the space is not heated and is intended solely for storage, not for habitable use. No other changes were made to the front porch, and none are planned at this time. After reviewing photos and discussing the scope of work, the Board confirmed that the siding matches the existing house and found the project acceptable. The application was approved.

The Board Recommended the following: **APPROVED**

- Enclosed portion of porch as shown

Adjournment

A **MOTION** was made by Chris DeHaan, 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 Aye Chris DeHaan Aye Jane Glazman Aye

Matthew LoPinto Aye Glen Rhein Absent

Kristin Bialosky
Building, Planning, Zoning & AHDRB Administrator

WATCH THE MEETING ON YOU TUBE: <https://www.youtube.com/live/N65H-IO4N1k>